



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

March 2017



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Acronyms:

AA	Appropriate Assessment
AHBs:	Approved Housing Bodies
AQIH:	Air Quality Index for Health
B2R:	Build-to-Rent
CDP:	County Development Plan 2016-2012
CFRAM:	Catchment Flood Risk Assessment and Management
CIRIA:	Construction Industry Research and Information Association
CMP:	Construction Management Plan
CSO:	Central Statistics Office
DART:	Dublin Area Rapid Transit
DCC:	Dublin City Council
DES:	Department of Education and Skills
DMURS:	Design Manual for Urban Roads and Streets
DHPCLG:	Department of Housing, Planning, Community & Local Government
DoAHG:	Department of Arts, Heritage and the Gaeltacht
DoAHGI:	Department of Arts, Heritage, Gaeltacht and the Islands
DoECLG:	Department of the Environment, Community and Local Government
DEHLG:	Department of the Environment, Heritage and Local Government
DTTaS:	Department of Transport, Tourism and Sport
EIA:	Environmental Impact Assessment
EIS:	Environmental Impact Statement
EPA:	Environmental Protection Agency
ERFB:	Eastern Regional Fisheries Board
ESB:	Electricity Supply Board
EU:	European Union
FRA:	Flood Risk Assessment
GDA:	Greater Dublin Area
GDSDS:	Greater Dublin Strategic Drainage Study
GI:	Green Infrastructure
HSE:	Health Service Executive
IROPI:	Imperative Reasons for Overriding Public Interest
IE:	Iarnród Éireann
IW:	Irish Water
LAP:	Local Area Plan
LECP:	Local Economic and Community Plan
LIHAF:	Local Infrastructure Housing Activation Fund
LUTS:	Land Use and Transportation Study

MUGA: Multi Use Games Areas

MUHDS: Major Urban Housing Development Site

NAMA: National Asset Management Agency

NHA: Natural Heritage Area

(p)NHA: (proposed) Natural Heritage Area

NIAH: National Inventory of Architectural Heritage

NIS: Natura Impact Statement

NPWS: National Parks and Wildlife Service

NSS: National Spatial Strategy 2002 - 2020

NTA: National Transport Authority

NTMA: National Treasury Management Agency

OPW: Office of Public Works

PFRA: Preliminary Flood Risk Assessment

PS: Protected Structure

QBN: Quality Bus Network

RBMP: River Basin Management Plan

RMP: Record of Monuments and Places

RPG: Regional Planning Guidelines for the Greater Dublin Area 2010-2022

RPS: Record of Protected Structures

SAC: Special Area of Conservation

(c)SAC: (Candidate) Special Area of Conservation

SDZ: Strategic Development Zone

SEA: Strategic Environmental Assessment

SFRA: Strategic Flood Risk Assessment

SHLI: Social Housing Leasing Initiative

SLO: Specific Local Objective

SPA: Special Protection Area

S2S: Sutton to Sandycove Promenade and Cycleway

SSFRA: Site-Specific Flood Risk Assessment

SuDS: Sustainable Drainage Solutions

TII: Transport Infrastructure Ireland

TTA: Traffic and Transport Assessment

UCD: University College Dublin

WFD: Water Framework Directive

WWTP: Waste Water Treatment Plant



Woodbrook - Shanganagh

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1. Introduction

1.1 Preamble

The original Woodbrook-Shanganagh Local Area Plan (LAP) (2006) was adopted by Dún Laoghaire-Rathdown County Council in November 2006. Local Area Plans generally have a six-year lifespan, however, that Plan was extended for a further five years from October 2011 and subsequently expired in November 2016. The LAP identified two discrete development parcels – lands at Shanganagh Castle and Woodbrook – incorporated within a wider environs (see map 2).

To date no development has taken place at Shanganagh or Woodbrook – in part as a consequence of the significant downturn in house-building activity since 2008 but primarily due to on-going strategic deficiencies in relation to water and drainage infrastructure impacting on the southern part of the County. These infrastructural shortcomings are, however, now being addressed by the relevant statutory agencies and it is anticipated that the substantial development potential of the LAP lands will be ‘unlocked’ in the near future.

It is a requirement of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 to review the 2006 Local Area Plan and advance the preparation of its replacement as expeditiously as possible. Neither of the two development parcels can be developed upon until such time that a new Local Area Plan is adopted due to the land use zoning objective imposed by the County Development Plan: Objective A1: “To provide for new residential communities in accordance with approved local area plans”.

1.2 Changes 2006 - 2017

1.2.1 What's New in the 2017 Local Area Plan?

The Woodbrook-Shanganagh Local Area Plan (2006) requires substantial updating. Since 2006 there have been two subsequent County Development Plans, as well as significant amendments to planning legislation and policy guidance – most notably the provisions in relation to Core Strategies, Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment.

The Core Strategy as set out in Section 1.2 of the 2016-2022 County Development Plan identifies growth areas, with Woodbrook-Shanganagh designated as a ‘Future Development Area’. Section 1.3.4 ‘Local Area Plans in Dún Laoghaire-Rathdown’ sets out the guiding principles for the review of the now expired LAP.

This new LAP seeks to reinvigorate the development potential for each of the development parcels identified. This Plan will provide amended site frameworks aimed at kick-starting the development of a substantial and sustainable residential community in the Plan Area. The Plan Area extends beyond these development parcels, incorporating parkland, recreation, green infrastructure and existing properties all of which have been considered in the preparation of this Local Area Plan.

In general terms, the main provisions - such as land use - of the new LAP (2017) remain broadly in line with, and unchanged from, the original LAP of 2006. The main differences between the 2006 LAP and the 2017 LAP can be summarised as follows:

- Reflecting Land Use Zoning Changes, implemented as part of the County Development Plan 2010-2016 – notably re-zoning Shanganagh Castle Lands from A to A1. This change was subsequently retained as part of the County Development Plan 2016-2022.
- Environmental Assessments of the Plan – ‘Strategic Environmental Assessment’ (SEA) and Appropriate Assessment Screening (AA).
- Revisions to the Site Framework Strategies for each of the two development parcels having regard to more considered density parameters and provisions to facilitate the ‘kick-start’ initiative.

- General updates to the Written Statement to reflect new County Development Plan polices and changes in national planning/environmental legislation and involvement of new and emerging stakeholders such as Irish Water.
- Revisions to the scale of the Neighbourhood Centre and DART ‘node’ within the Woodbrook lands to include a reduction in commercial, retail and office-based land uses.
- Potential to provide publically accessible community-based facilities within Shanganagh Castle.
- Incorporation of the County-wide Green Infrastructure Strategy with the inclusion of local level principles.
- Inclusion of a Strategic Flood Risk Assessment (SFRA) and incorporation of Sustainable Drainage (SuDS) measures.



Map 1: Location within Dún Laoghaire - Rathdown

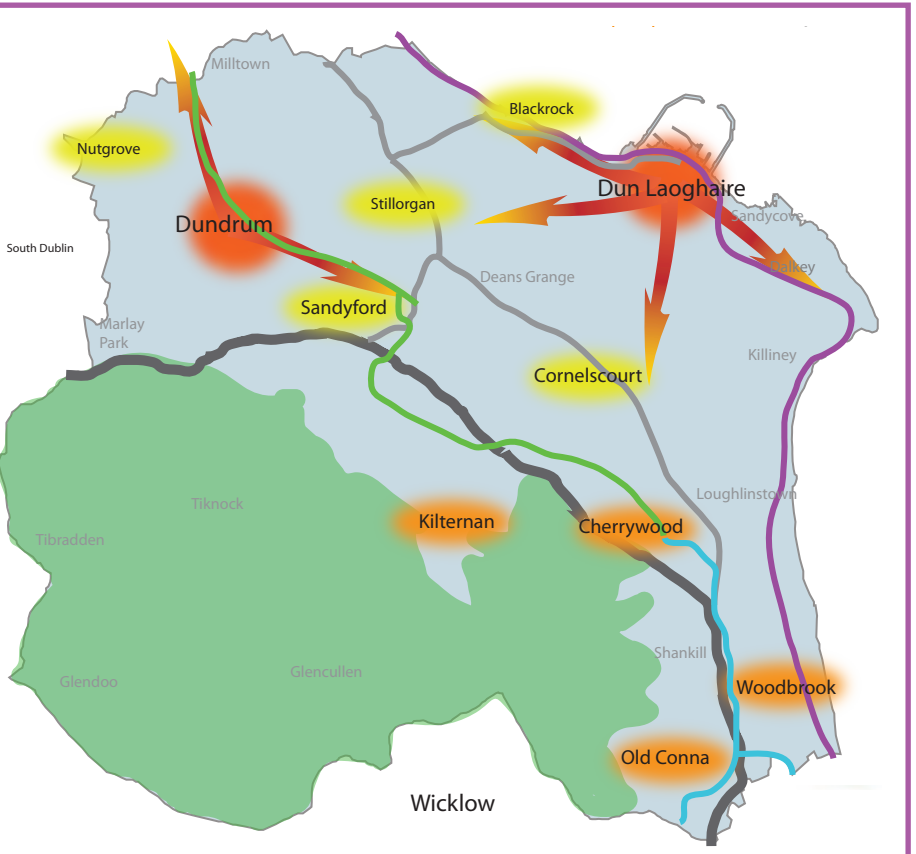
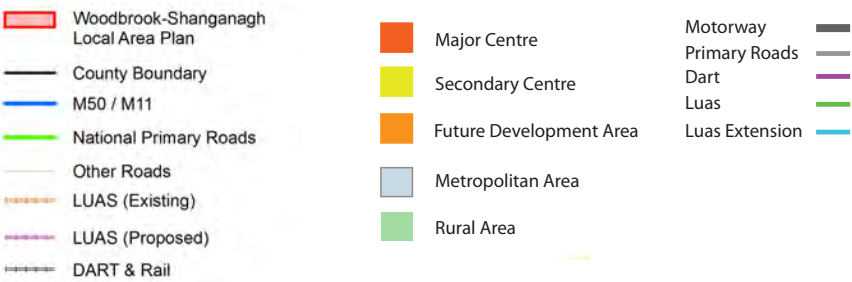


Figure 1: Core Strategy Map



- Revisions to transportation-based objectives having regard to National Transport Authority (NTA) requirements and the Greater Dublin Area Transportation Strategy 2016-2035 which places a much greater emphasis on sustainable transportation modes.
- Upgrading of the Wilford Interchange and associated road networks which will be informed by the recommendations of ongoing corridor studies being carried out by both the NTA and Transport Infrastructure Ireland (TII). The former North Bray & Environs Land Use & Transportation Study (LUTS) is now out-dated.



Photo 1: St. James Church

1.2.2 Updated National and Regional Policy and Guidance

A new National Planning Framework is currently being prepared by the Department of Housing, Planning, Community and Local Government. Until such time as its publication, however, the Woodbrook-Shanganagh LAP is required to have regard to the National Spatial Strategy 2002-2020.

In addition to National and Regional updates, there have also been a number of EU Directives issued, many of which have been transposed into Irish legislation and are required to be taken into account in policy and guidance documents including LAPs. A full list of EU Directives, as well as relevant National and Regional policy and guidance documents is set out in Appendix 1.

The main focus of this Plan is to create a sustainable residential community in line with Government policy. In this regard, the most relevant policy and guidance issued in relation to achieving this objective within the Plan Area are listed in Table 1.

Table 1: National and Regional Policy & Guidance Documents

Level	Title
National	Smarter Travel – A Sustainable Transport Future (2009)
	Construction 2020 – A Strategy for a Renewed Construction Sector (2014)
	Irish Water Proposed Capital Investment Plan 2014-2106
	Social Housing Strategy 2020, Support, Supply and Reform
	Rebuilding Ireland - Action Plan for Housing and Homelessness, 2016
Regional	Regional Planning Guidelines for the Greater Dublin Area 2010-2022
	Greater Dublin Area Transport Strategy 2016 – 2035
	Greater Dublin Strategic Drainage Study (2005)
	Planning and Development of Large-Scale, Rail Focussed Residential Areas in Dublin (2013)
	Eastern River Basin District River Basin Management Plan 2009-2015
Ministerial Guidance	Sustainable Residential Development in Urban Areas (2009)
	Urban Design Manual Best Practice Guidelines (2009)
	Sustainable Urban Housing: Design Standards for New Apartments (2015)
	Delivering Homes, Sustaining Communities (2007)
	Quality Housing for Sustainable Communities (2007)
	The Planning System and Flood Risk Management (2009)
	Irish Design Manual for Urban Roads and Streets (2013)
	Code of Practice on the Provision of Schools and the Planning System (2008)
	Local Area Plans Guidelines for Local Authorities and Manual for Local Area Plans (2013)

1.2.3 County Development Plan 2016-2022

The current County Development Plan 2016-2022 (CDP) incorporates a considerable number of policies and objectives relating to the future development of the Plan Area and are set out below. These overarching policies and objectives guide the content and direction of this Local Area Plan. Consequently, this Plan is consistent with the objectives and the provisions of the County Development Plan, its Core Strategy and Interim Housing Strategy.

As can be seen from Map 3 overleaf the Plan Area contains a number of land use zoning objectives as set out within Map 10 and 14 of the County Development Plan 2016-2022:

- Each of the two development parcels at Shanganagh Castle and Woodbrook are zoned Objective – ‘A1’: *“To provide for new residential communities in accordance with approved local area plans”*.
- Lands already built on, and located immediately to the south of Crinken Lane are zoned Objective – ‘A’: *“To protect and/or improve residential amenity”*.
- Shanganagh Park and Cemetery are zoned Objective – ‘F’: *“To preserve and provide for open space with ancillary active recreational facilities”*.
- All remaining lands within the Plan Area are zoned Objective – ‘GB’: *“To Protect and enhance the open nature of lands between urban areas”*



Map 2: Aerial View of LAP

Section 9 of the County Development Plan 2016-2022 lists a number of Specific Local Objectives (SLO) relating to the LAP area as follows:

Table 2: Specific Local Objectives

SLO Number	Specific Local Objective Text
54	To implement and develop the Woodbrook and Shanganagh area in accordance with the Woodbrook/Shanganagh Local Area Plan.
56	To investigate the potential upgrading of the Wilford Interchange to provide connectivity to lands west of the M11 and Old Conna Village with any such improvements to be informed by the outcome of the TII` s on-going Corridor Studies.
61	To encourage the development of a crematorium at Shanganagh Cemetery.
66	To provide pedestrian/cycle access across the M11 corridor at Allies River Road.
76	To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park.
93	To promote the development of the S2S Promenade and Cycleway as a component part of the National East Coast Trail Cycle Route. It should be noted that these coastal routes will be subject to a feasibility study, including an assessment of the route options. Any development proposals shall be subject to Appropriate Assessment Screening in accordance with the requirements of the EU Habitats Directive to ensure the protection and preservation of all designated SACs, SPAs, and pNHAs in Dublin Bay and the surrounding area.
105	To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas. Note: The locations of SLO symbol 105 on Map 14 are notional only and not a geographic identification of specific sites.
127	To provide a DART Station at Woodbrook.

Maps 10 and 14 of the County Development Plan 2016-2022 also include a number of objectives within the LAP area as follows:

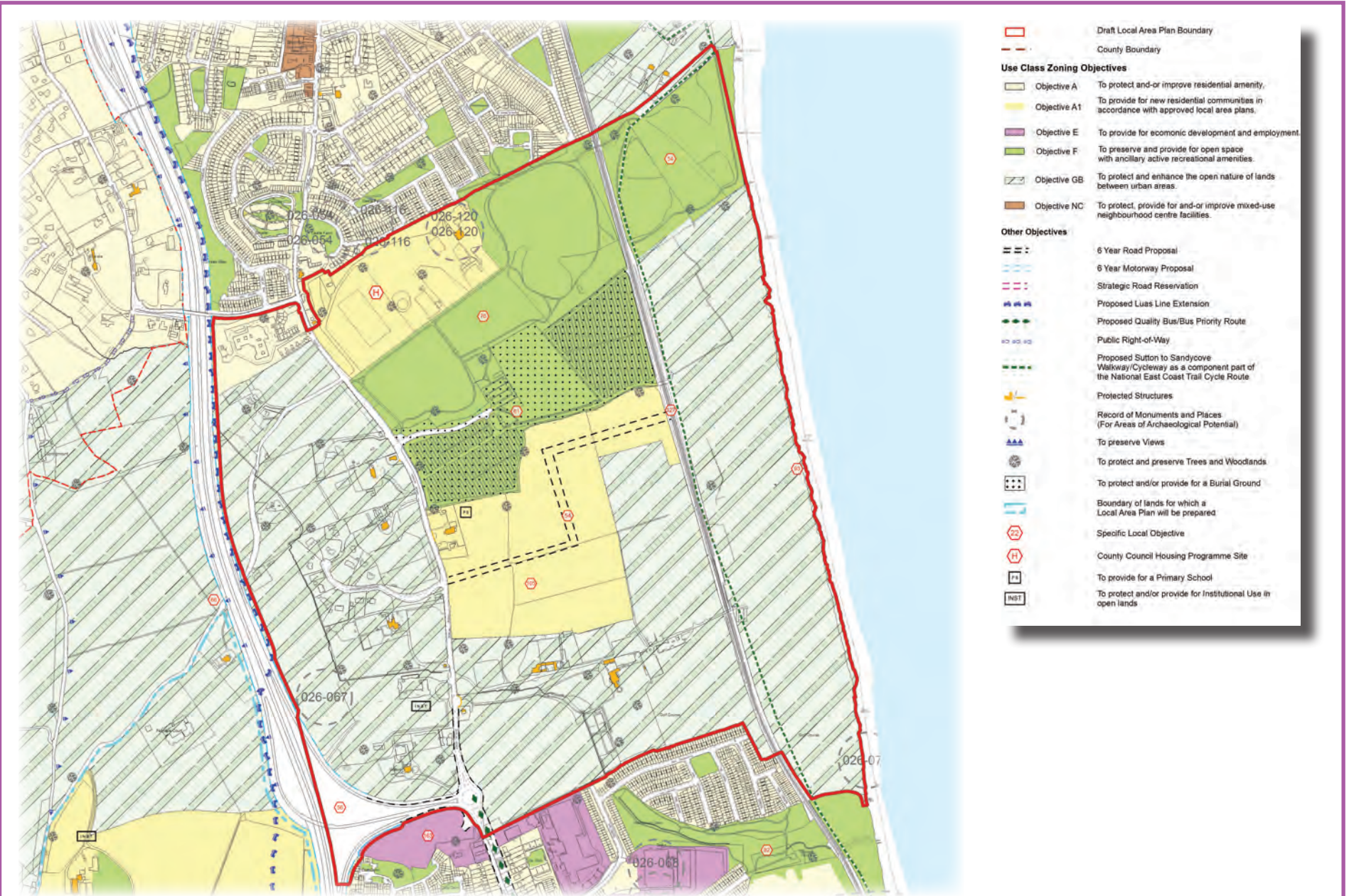
- ‘H’ symbol (Shanganagh Castle site) – “County Council Housing Programme Site”
- ‘PS’ symbol (Woodbrook Site) – “To provide for a primary school”
- Record of Monuments and Places (see Appendix 3)

- Protected Structures throughout the Plan Area (see Appendix 3)
- ‘6 year road proposal’ at the southern end of the LAP boundary at the Wilford Interchange and through the Woodbrook site.
- The ‘proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route’ is located to the east of the DART line.
- A ‘proposed quality bus/bus priority route’ commences from the Wilford Interchange south into Bray.
- There are a number of ‘tree’ symbols “to protect and preserve trees and woodlands” scattered throughout the LAP area.
- Supplementary Flood Zone Maps identify a track of ‘Flood Zone A’ and ‘Flood Zone B’ along the Crinken stream. All flood zones are, however, located within the GB lands.

- The Industrial Heritage Survey set out within Appendix 5 of the Development Plan identifies a ‘Milestone on the west side of Dublin Road at Crinken’.

There are also a number of objectives located outside of the Plan Area, but which nevertheless impact upon and affect the LAP lands:

- ‘Preserve Views’ seawards from Ferndale Road
- ‘Preserve Prospects’ towards Carrickgollogan to the west.
- ‘Proposed Luas line extension’ runs along the western boundary of the LAP.



Map 3: County Development Plan Land Use Zoning Objectives

Appendix 9 of the County Development Plan sets out the Building Height Strategy for the County. Section 4.2 of this Strategy states that Local Area Plans would "include specific policy on building height" as LAP's "are the most appropriate vehicle for providing the kind of fine-grained analysis which can determine if taller buildings are appropriate or not to any given location."

In addition to the above objectives, the LAP falls within 'Corridor 1 - Coastal' and 'Corridor 6 – Gateway Parks' as set out within the Green Infrastructure Strategy (Appendix 14 of the CDP). The Plan Area is located within Landscape Character Area 12: Shanganagh (Appendix 7 of the CDP).

1.3 Local Area Plan Process

1.3.1 Purpose of a Local Area Plan

The purpose of a Local Area Plan is to help guide the future development of an area through a series of principles and objectives that will clearly set out a framework for appropriate development. The Woodbrook-Shanganagh Local Area Plan, which covers an area of approximately 2.2km² is located in the south of the County between Shankill and Bray, consists largely of green-field, undeveloped lands.

Woodbrook-Shanganagh has the potential to deliver a new sustainable residential community with the capacity to provide circa 1,600 - 2,300 housing units which will contribute significantly towards addressing the acute housing shortage both in Dún Laoghaire-Rathdown County and the wider Dublin Region.

1.3.2 Legislative Context

A Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18 – 20 of the Planning and Development Act 2000 (as amended). The Act states:

'19.(2) A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan and shall consist of a written statement and a plan or plans which may include –

objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

(b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures'.

A Local Area Plan must include a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) and undergo a statutory consultation process.

Once adopted by the Elected Members of Dún Laoghaire-Rathdown County Council, the Planning Authority must have regard to the provisions of the Woodbrook-Shanganagh Local Area Plan when determining any planning applications for sites located within the Plan Area.

The LAP will have effect for a period of six-years from the date of adoption, unless otherwise amended or revoked, as per the Planning and Development Act 2000 (as amended). Prior to the fifth year from adoption, the Planning Department will carry out a review of the LAP to inform whether the Plan should be extended (for a maximum of another five years), reviewed or revoked.

1.3.3 Policy Context

The Draft Woodbrook-Shanganagh Local Area Plan is informed by the hierarchy of European, National, Regional and Local planning policy documents and guidelines, and in a particular the Development Plan Core Strategy.

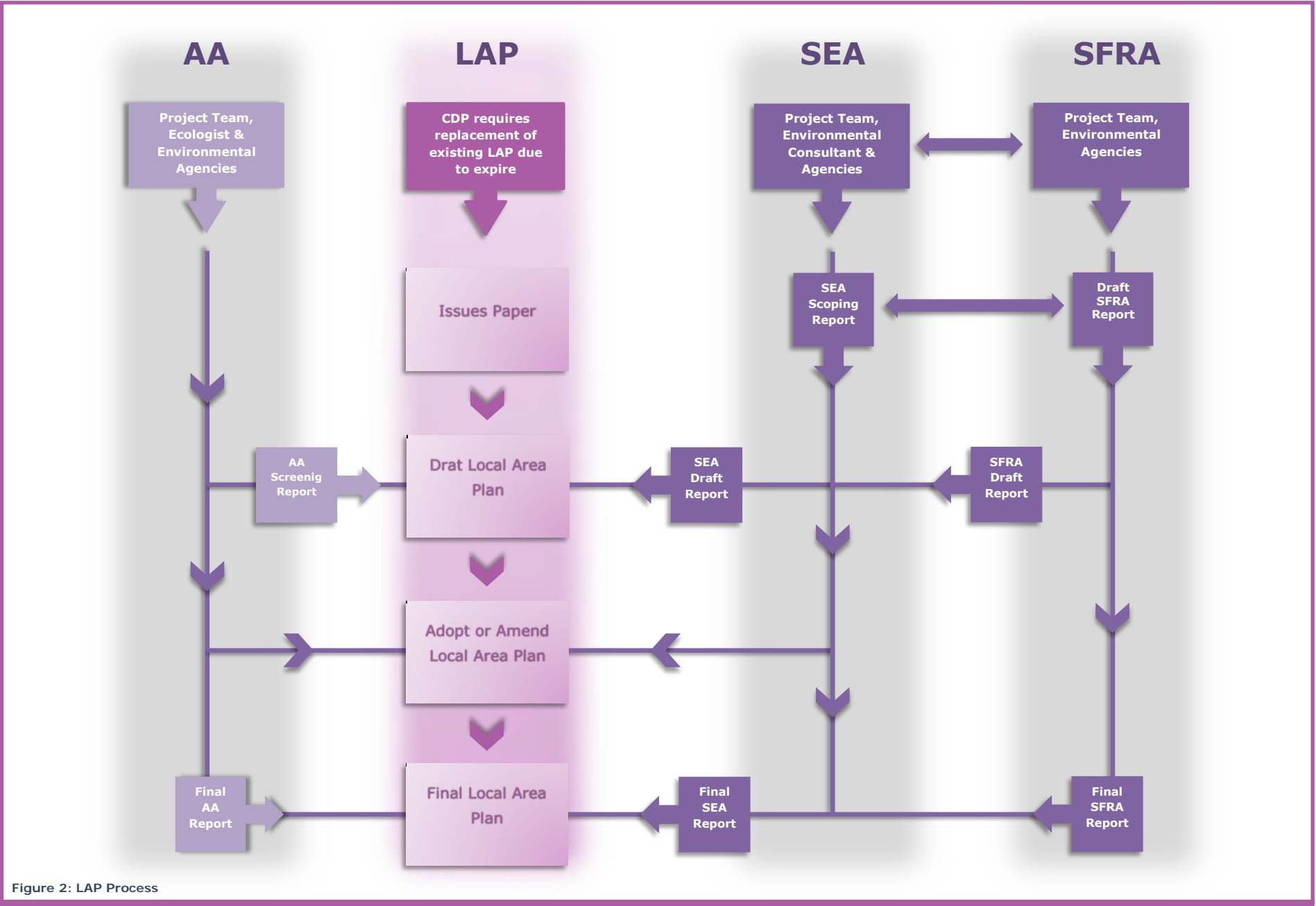
The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as part of County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in so doing

to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines 2010-2022 (RPGs).

The Core Strategy seeks to ensure a level of equilibrium between residential land supply in the County and forecast household growth. The LAP lands are an integral part of the Council's residential land supply and are highlighted in the Core Strategy as a Future Development Area. The Core Strategy identifies that the lands have the capacity to potentially deliver up to 2,300 homes.

In addition to the Core Strategy, the Local Area Plan must be consistent with the provision of the County's Interim Housing Strategy (and any subsequent Strategy) set out in Appendix 2 of the County Development Plan 2016-2022.

It is important at this juncture to highlight the fact this Plan Area is identified as a 'Major Urban Housing Development Site' (MUHDS) within the Government's 'Rebuilding Ireland – Action Plan for Housing and Homelessness', 2016.



The Plan Area is also included in the Strategic Housing Sites Programme, launched by the Department of Housing, Planning Community and Local Government (DHPCLG) in 2016. In order to realise the development potential of the area, the Planning Authority is working closely with the DHPCLG's Housing Delivery Office in order to deliver a sustainable residential community.

The Planning Authority is also working closely with other key agencies such as the NTA and Irish Water in order to deliver the strategic infrastructure required to facilitate the delivery of housing at this key location.

1.3.4 Environmental Assessment Requirement

Changes in planning and environmental legislation introduced since the preparation of the 2006 LAP have meant that it is necessary for the LAP to engage with the 'Strategic Environmental Assessment' (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes.

Accordingly, there are three environmental documents accompanying this Written Statement – an SEA 'Environmental Report', an AA Screening Report and a Strategic Flood Risk Assessment Report, all of which are included in the Appendices to the LAP

i. Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) as transposed into Irish legislation requires a systematic evaluation of likely significant environmental effects of implementing any Plan prior to its adoption.

Having regard to the reasoning and considerations as set out in the SEA Environmental Report (Appendix 6) and having consulted the prescribed bodies in accordance with the SEA Regulations 2004 (as amended), Dún Laoghaire-Rathdown County Council has determined that the Woodbrook-Shanganagh LAP is not likely to have significant effects on the environment.

ii. Appropriate Assessment (AA)

The EU Directive on Habitats as transposed into Irish law requires the assessment as to whether the implementation of an LAP is likely to have any significant effect on any Natura 2000 site(s).

Having regard to the reasoning and considerations as set out in the AA Screening Document (Appendix 7) and having consulted the prescribed bodies in accordance with the Birds and Natural Habitats Regulations, Dún Laoghaire-Rathdown County Council determined that the Woodbrook-Shanganagh LAP is not likely to have significant effects on any Natura 2000 sites.

iii. Strategic Flood Risk Assessment (SFRA)

A Flood Risk Assessment (FRA) of the Woodbrook Shanganagh Local Area Plan (LAP) has been prepared (Appendix 8) and informed having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', 2009 (DEHLG & OPW) and the Strategic Flood Risk Assessment (SFRA) undertaken at County level for Dún Laoghaire-Rathdown undertaken as part of County Development Plan 2016-2022 process.

1.3.5 Public Consultation

A notice of the Councils intent to prepare a Draft Local Area Plan was published on 12th October 2016 and submissions were invited from prescribed bodies, the general public and other stakeholders in relation to ideas or suggestions to be included as part of the Draft Plan. A total of 17 submissions were received by the Planning Authority during the 4-week consultation period. A brief summary of the issues raised by the submissions received are listed within Appendix 5.

1.3.6 The Plan Boundary and Structure

A Local Area Plan boundary was agreed during the process for the original LAP adopted in 2006. The LAP boundary remains consistent with the provisions of the original Plan.

This Plan consists of a Written Statement and a series of Maps. It also includes a number of objectives which are intended to be implemented during the lifetime of the Plan.

1.3.7 Next Steps

Upon publication of the Draft Local Area Plan, it must be placed on public display for a minimum 6 weeks during which submissions and observations are invited from the public and other interested parties.

A report summarising the issues raised and the Chief Executive's responses and recommendations is then presented to the Elected Members not later than 6 weeks after publication of Draft Plan.

The Elected Members then have up to 6 weeks to consider the report and adopt, amend or reject the Local Area Plan. Any Material Alterations to the Draft Local Area Plan must go on public display for a period of not less than 4 weeks.

It should be noted that the Plan is subject to environmental assessment at each separate stage of the overall process.

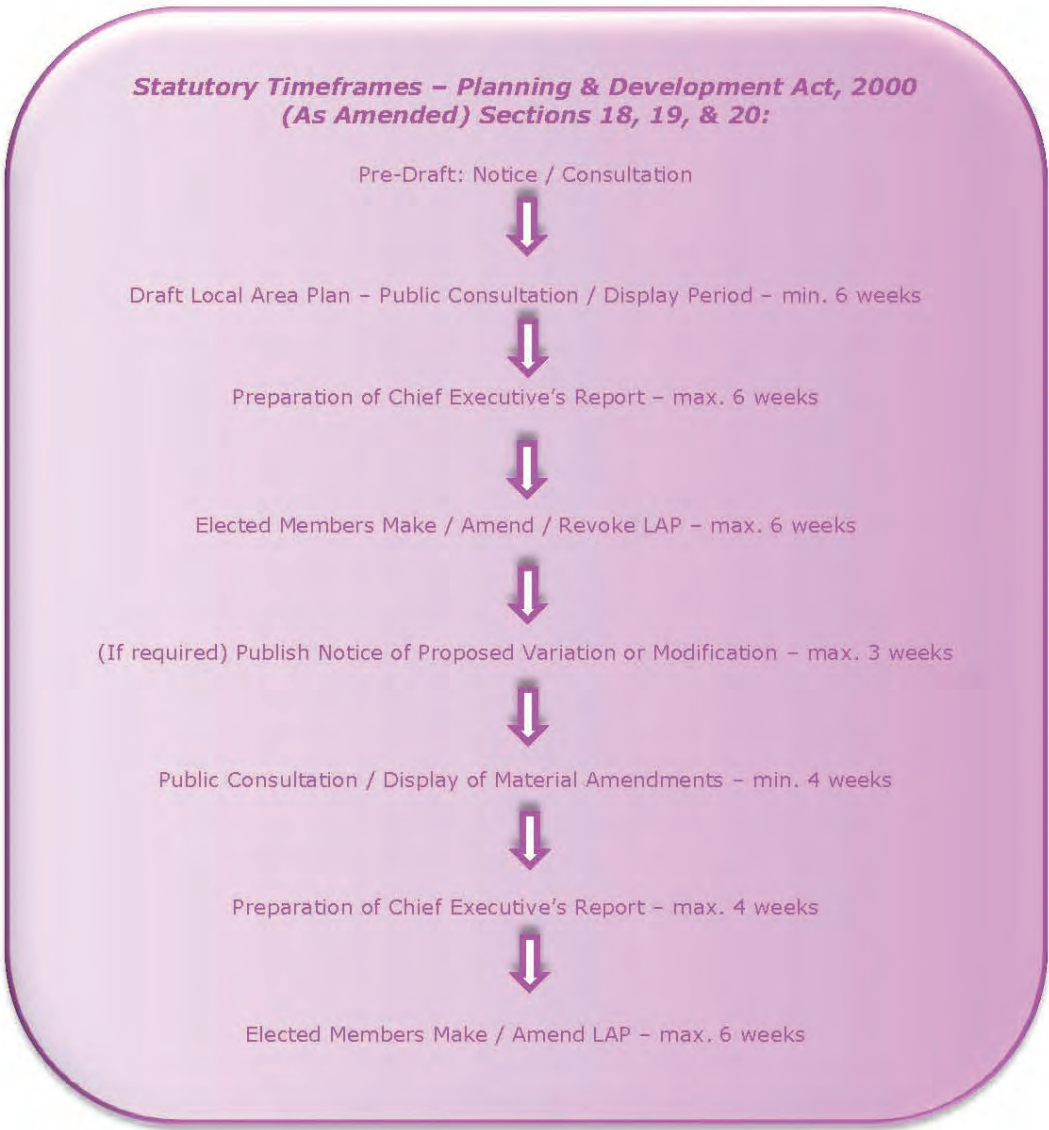


Figure 3: Statutory Timeframe



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

2. Plan Area Context & Appraisal

2.1 Introduction

This Section provides a brief overview of the Plan Area, setting the context, identifying key characteristics and existing strengths, weaknesses and opportunities for the development within the Plan Area. The subsequent Sections that follow set out more focussed and detailed appraisals of various aspects and provide a strategy for future development of the area.

2.2 Location

The Woodbrook-Shanganagh Local Area Plan Area is within the Greater Dublin Metropolitan Area and within the functional area of Dún Laoghaire-Rathdown County Council. The Plan Area is located to the south-east of Dún Laoghaire-Rathdown (see Map 14). The Plan Area is positioned between Shankill Village and Bray and largely consists of a green-belt area between these two built-up urban settlements. The Plan Area does, however, contain two parcels identified for future development – lands at Shanganagh Castle and lands at Woodbrook (See Map 2).

2.3 Existing Landscape

The Plan Area is located adjacent to the coastline of the Irish Sea and is on a relatively flat coastal plain, set against the backdrop of the Dublin and Wicklow Mountains. The Local Area Plan Area is approximately 2.2km² in area with its boundary extending from, and incorporating, the coastline, Shanganagh Park and Cemetery, Shanganagh Castle, Woodbrook Golf Club and adjoining greenfield development lands, the existing residential settlement at Woodbrook Downs, the Wilford Interchange and Green Belt lands located to the east of the M11 and between Shankill and Bray.

Section 4.1: Landscape, Heritage and Biodiversity of the County Development Plan 2016-2022 states that *"the landscape, heritage and biodiversity of Dún Laoghaire-Rathdown represent some of the most important intrinsic assets of the County"*. The Plan Area contains a number of attractive local vistas and views of the wider area. There are a number of Protected Views and Prospects set out within the County Development Plan that affects the Plan Area.

It is noted that the Crinken Stream traverses the LAP area in a northwest to southeast direction. Flooding of this stream has been identified within Appendix 13: Strategic Flood Risk Assessment, of the County Development Plan 2016-2022. Flood Zones are, however, limited to lands zoned as greenbelt. The development parcels at Shanganagh Castle and Woodbrook are well removed from any identified Flood Zones.

2.4 Built Form & Urban Context

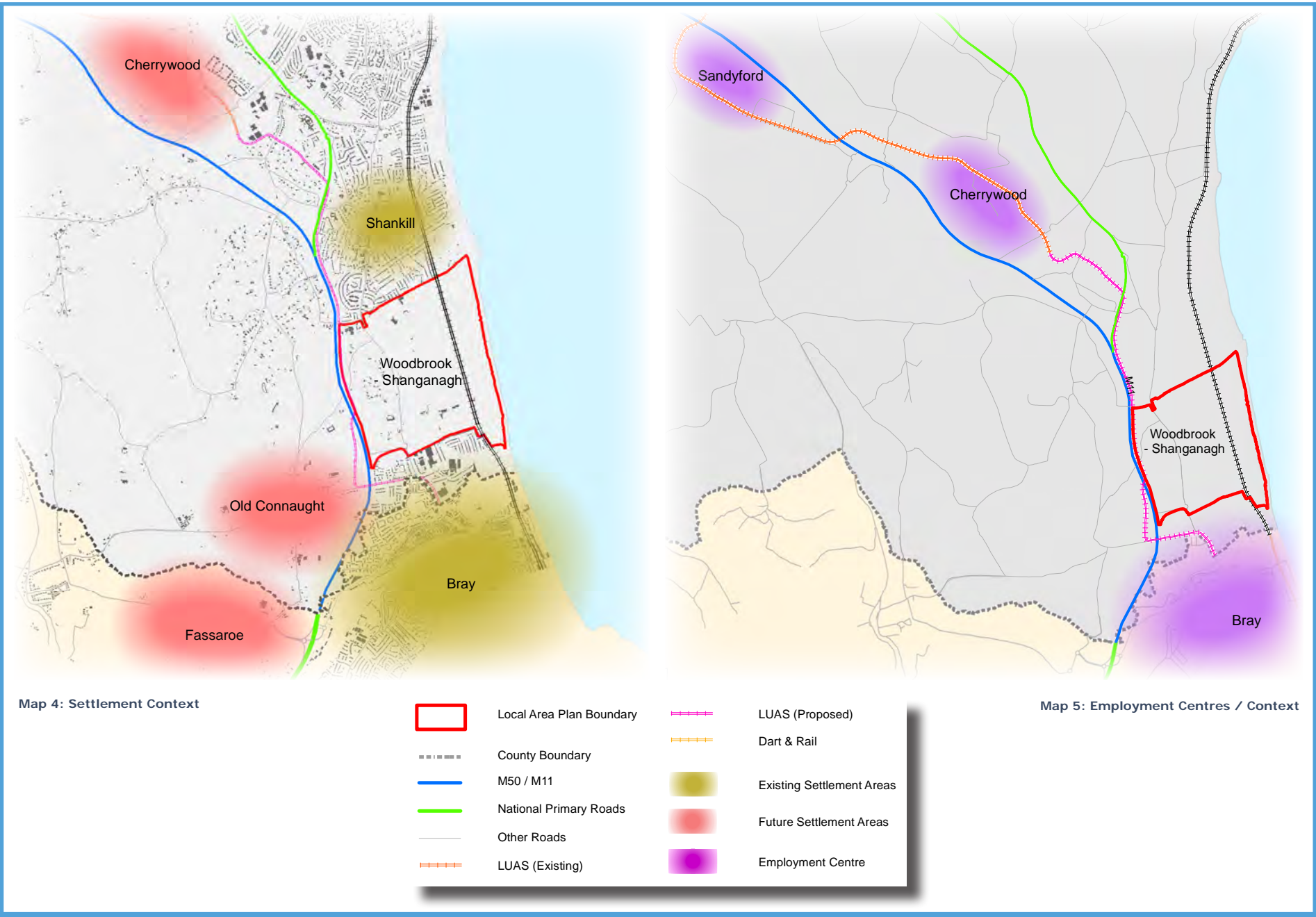
The Woodbrook-Shanganagh Area consists largely of undeveloped lands and contains a relatively small number of existing residential properties. The Plan Area contains one relatively small residential development at Woodbrook Downs, a number of one-off dwellings, traveller accommodation and a residential care facility.

There are 15 No. Protected Structures within the Plan Area as listed within Appendix 3 and shown on Map 14 of the County Development Plan 2016-2022. The majority of the Protected Structures within the Plan Area are located within the greenbelt lands. Shanganagh Castle is located within lands identified for future development and St James Church adjoins the Woodbrook lands identified for development. An assessment of the built heritage is contained within Section 3.5 of this Plan.

Immediately adjoining the Plan Area to the north is the established settlement of Shankill which largely consists of a more traditional village settlement pattern with a central main street – containing more localised shops and facilities – surrounded by relatively low density housing estates constructed through the seventies and eighties. A number of newer medium-to-high density residential developments, however, have been constructed in Shankill during the lifetime of the original LAP, for example – Olcovar, Aubrey and The Bridge (See Map 4).

Bray, to the south of the Plan Area, is designated in the Wicklow County Development Plan 2016-2022 as a Level 1 – Metropolitan Consolidation Town. Bray Town Centre is much larger and provides a higher-order retail offering than Shankill. North Bray, which immediately adjoins the Plan boundary, predominantly consists of low density, two-storey dwellings.

One notable change to the wider urban context is the designation of Cherrywood as a Strategic Development Zone. The Plan Area is well connected



to Bray, Dún Laoghaire, Cherrywood and Sandyford, all of which contain large employment zones (See Map 5).

The existing DART line also provides the Plan Area with good links to Dún Laoghaire which is identified as a Major Town Centre in the County Development Plan. As with Bray, Dún Laoghaire provides a higher-order retail offering together with employment opportunities.

2.5 Transport & Infrastructure

2.5.1 Transport Links

The Plan Area sits within a major multi-modal transport corridor of Local, Regional and National importance that runs along the eastern coast of the Country. The existing transport infrastructure includes the South East Rail line (DART), the M11/N11 National Road Corridor and the R119 (Dublin Road). The Plan Area is served by good public transport links in the form of both bus and DART (See Map 6).

The R119 (Dublin Road) traverses the Plan Area in a north-south direction providing direct access to Shankill, Bray and the M11 via the Wilford Interchange. Both the R119 and the M11 provide access to the N11 serving Cherrywood and Sandyford as major employment centres, as well as the City Centre. The M11 links Dublin with the south-east of the Country and provides access to the M50, which in turn offers easy access to all major national routes. The R119 (Dublin Road) provides a route northwards towards Dún Laoghaire as a Major Town Centre and also the eastern fringes of the County.

In terms of sustainable transport modes, the existing road network through the Plan Area serves a number of Dublin Bus Routes which connect Woodbrook-Shanganagh to the City Centre and also Dún Laoghaire (Route Nos. 145 & 45A). The R119 as a part of the Quality Bus Network (QBN) also provides for cycle lanes and footpaths on both side of the road in the vicinity of the proposed development.

The South East Rail Line (Suburban Rail) traverses the Plan Area in a north-south direction along the coast. This rail line connects Dublin to the south-east of the Country and crucially accommodates the Dublin Area Rapid Transit (DART). The County Development Plan 2016-2022 includes a Specific Local Objective to provide a new DART Station within the Plan Area. Indeed, the very genesis of the Woodbrook-Shanganagh Plan Area as a future residential growth node is very much predicated on the delivery of the DART Station at Woodbrook.

The County Development Plan also includes a 'Proposed Luas Line Extension' objective along the western boundary of the LAP.

2.5.2 Utilities

The Plan Area is located within the supply area of the Rathmichael Water Supply Scheme and existing development in the Plan Area is served by connections from a 6-inch water main located along the Dublin Road. The Scheme in the Plan Area is currently adequate for existing developments only. However, in order to address all of the water requirements of new development in the southern part of the County (and north Wicklow), the Old Connaught-Woodbrook Water Supply and Sewerage Schemes have been included in Irish Water's Capital Investment Programme 2017-2021.

The Shanganagh Bray Main Drainage Scheme and Shanganagh Wastewater Treatment Works have been completed and will facilitate increased development to the south of the County (including the Bray Catchment) via a transfer pipeline between Bray and Shanganagh.

Currently a 10 kV line traverses the Plan Area. A new HV substation is envisaged for the redevelopment of the Old Bray Golf Course lands in Bray. The ESB has advised the capacity of this sub-station will be adequate to feed the Woodbrook / Shanganagh anticipated load.

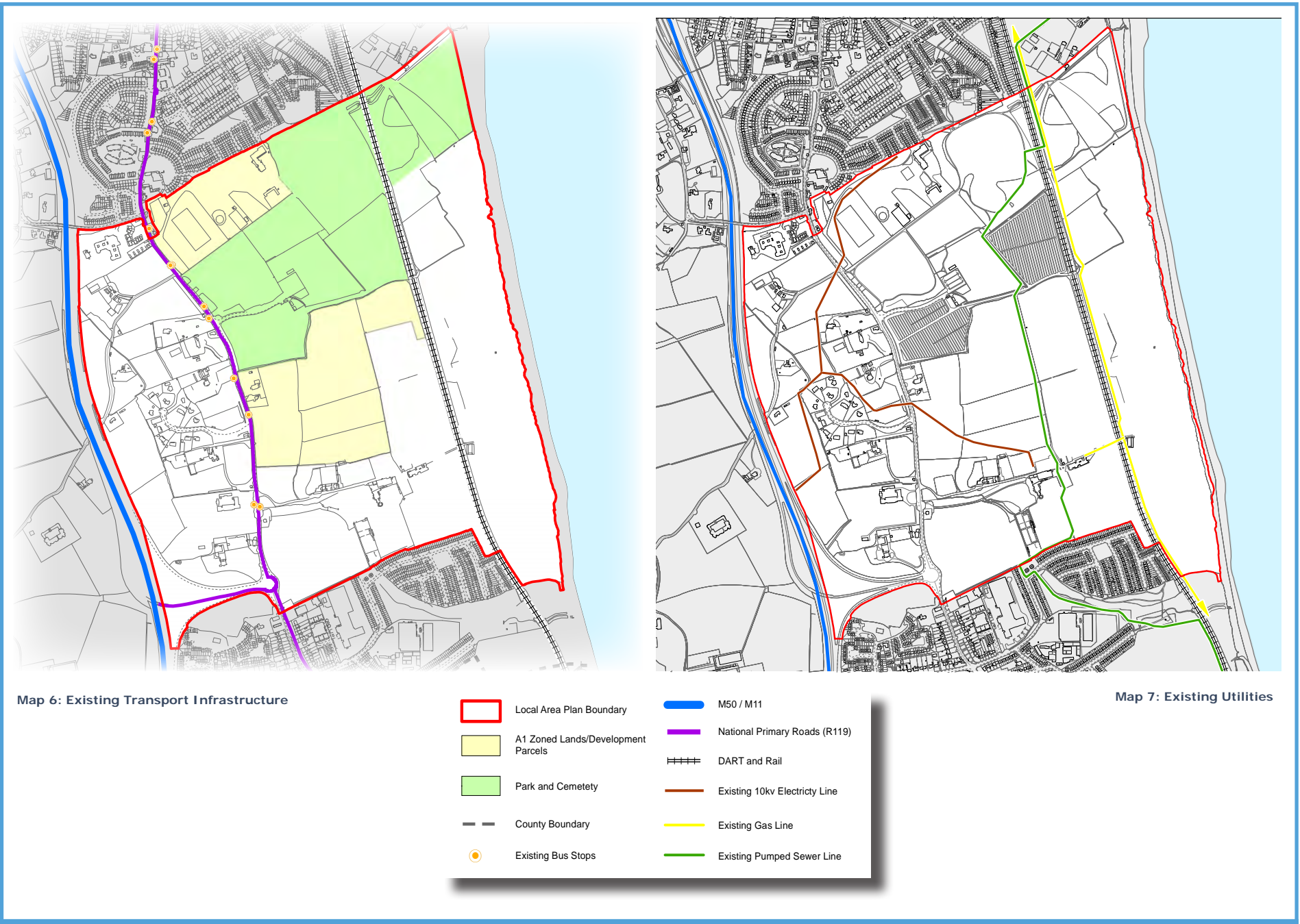
A gas distribution pipeline runs along the east side of the DART line. Connections to this pipeline from the new development parcels will be arranged and/or co-ordinated with relevant service providers (See Map 7).

2.6 Community & Social Infrastructure

A community audit for the Plan and wider area was carried out as part of this Plan preparation process (See Section 3.2 & Appendix 2).

One significant asset of the Plan Area, is Shanganagh Park, which offers an expansive c.46 ha public open space amenity with good sport and recreation facilities. A Master Plan is being prepared for Shanganagh Park which, in conjunction with the Castle, will result in the Park being upgraded to 'Regional' status offering an array of improved and additional recreational and community facilities.

The Plan Area is served by an existing post-primary school – Woodbrook College – which has been recently redeveloped while there is also an objective within the Woodbrook lands to provide for a new primary school. (This objective was provided for within the original 2006 LAP and remains unaltered).



2.7 Analysis & Appraisal

Having regard to the context set out above, a study of the Strengths, Weaknesses, Opportunities and Threats – SWOT Analysis – that exist within the Plan Area has been carried out. This analysis identifies key issues, constraints and opportunities that exist within Woodbrook-Shanganagh and will in turn help inform the development strategy for the area.

Table 3: SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
Shanganagh Park	Poor relationship between each development parcel	Reuse of Shanganagh Castle and its integration with the park	Increased traffic volumes
Shanganagh Castle			Impact on existing views
Green field development lands	Inadequate water and drainage infrastructure	Upgrading of the park	Risk of inappropriate residential densities failing to meet core Strategy objectives
Good transport links	Community and social infrastructures deficiencies	Development of key residential lands in a sustainable manner	Under provision of supporting non-residential uses
Proximity to established and emerging town centres	Disconnect to Shanganagh Castle and the coast	Provision of a new DART station and associated car parking	Risk of impact upon biodiversity
		Potential to reconnect Shanganagh Castle with the coast	

Based upon the context of the Plan Area and the SWOT analysis, a number of general objectives can be formed that in turn will help inform the development strategy of the area:

- Protection and enhancement of the existing landscape, biodiversity and views.
- Creation of new sustainable residential neighbourhoods offering a range of densities, building heights and house types in line with the Core Strategy whilst protecting immediately adjoining residential amenities.
- Facilitate adequate provision of community and social infrastructure to support emerging residential developments that do not compete with facilities in adjoining town and village centres.
- Enhance existing public transport, cycle and pedestrian links within and throughout the Plan Area and improve connectivity to the wider area.

2.8 Vision for Woodbrook-Shanganagh

The vision of this LAP is to create a new compact sustainable residential community at Woodbrook-Shanganagh. The following elements will help deliver this vision:

- To create an attractive residential neighbourhood at Woodbrook-Shanganagh where people will want to live through all stages of life.
- To create a walkable neighbourhood with key facilities within a 5-10min walk from future residential properties
- To improve pedestrian and cycle connections to, and through, Shanganagh Park providing both strategic and local routes through the LAP area and into the wider area
- To create a distinctive and vibrant community offering an attractive place to live and visit underpinned by a high standard of urban design
- To achieve a thriving community with high-quality residential, community, civic and recreational amenities
- To promote a modal shift to more sustainable modes of transportation – with priority afforded to walking and cycling – to include the provision of a new DART Station at Woodbrook
- To facilitate and accelerate the delivery of key infrastructure that will, in turn, enable development
- To enhance the landscape, environmental and architectural heritage within the Plan Area
- To implement the Site Framework Strategies for the two identified residential areas at Shanganagh Castle and Woodbrook and the objectives pertaining to the wider Plan Area.



Photo 2: DART Line, Shanganagh Park



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

3.1 Delivering Homes & Creating Sustainable Residential Communities

3.1.1 Introduction

The Woodbrook-Shanganagh Area is identified as a 'Future Development Area' in the County Development Plan Core Strategy. The A1 zoned lands within the Plan Area have an important contribution to make in terms of future housing supply and accommodating future population growth over the lifetime of the 2016-2022 Development Plan and, probably subsequent Development Plans. It is acknowledged that it may take ten-fifteen years to roll-out a newly emerging development area and to deliver the vision of a sustainable community at Woodbrook-Shanganagh.

There are circa 31 Ha of residential lands in the Plan Area, which at sustainable density levels have the potential to deliver circa 1,600-2,300 new homes across a range of tenure types and typologies.

The ambition is to create a new urban neighbourhood with a strong sense of place and where people will want to live, one that will attract a variety of residents and family types, providing an opportunity to live in a safe people-friendly environment with easy access to the area's unique recreational and amenity assets, including a range of neighbourhood facilities and social infrastructure.

3.1.2 Assets & Achievements

The Plan Area has a number of strong assets which have the potential to make a significant contribution to the creation of a new sustainable residential community. Positives such as the area's public transport accessibility, unique coastal location, wealth of recreational amenities, rich heritage and proximity to established centres means that there will be an inherent sustainability and strong identity to any future development, notwithstanding the existing greenfield nature of the lands.

In particular, access to high quality public transport such as the future DART Station planned in the immediate future for Woodbrook and, in the longer-term, the extension of Luas Green Line to the Woodbrook / Bray Environs Area, will help establish sustainable travel patterns and afford high levels of accessibility to major employment centres in the County and Region.

Meanwhile, Shanganagh Park which is to be enhanced and upgraded to Regional Status, is strategically located between the two development parcels and will be a valuable recreational and amenity resource for future residents.

Similarly, Shanganagh Castle, as a potentially publically accessible building for community, cultural or leisure uses is a tremendous asset and has the potential to become a focal point of integration between residents of both new and existing communities.

A further asset is the locational proximity of Shankill as a neighbouring village and Bray as a Major Town Centre with its higher order services and retail function, both of which are easily accessible by slow modes of transport, as in cycling or walking.

3.1.3 Challenges & Opportunities

Notwithstanding the immense assets of the Woodbrook-Shanganagh Area, there will be a number of challenges in the making of a new quality residential community, namely, to expedite the delivery of new homes whilst maintaining quality, affordability, a diversity and range of accommodation types, and also to deliver a significant quantum of development through sustainable density levels.

The low levels of housing provision since the economic collapse in 2008 has resulted in an under provision of housing to cater for a growing economy, and especially so in urban areas. The complexity of housing provision and the acute housing shortage in the four Dublin Local Authorities is well documented by the Housing Agency, the Dublin Housing Supply Task Force, and the Government's Action Plan for Housing and Homelessness 'Rebuilding Ireland'.

The persistent lack of housing provision means that to address the accumulated under-supply and meet future needs, supply levels may need to be in excess of 25,000 per annum nationally. With the most significant pressures for accommodation being in the Metropolitan Dublin Area, the annual new home requirement in the Greater Dublin Area is estimated at circa 10,000 units (Rebuilding Ireland, 2016).

For Dún Laoghaire Rathdown, analysis indicates that there is a requirement of circa 3,300 units per annum until 2022 (Dún Laoghaire-Rathdown Housing Supply Report, July 2016). Notwithstanding, the comparatively positive performance of housing construction within the County, on a Regional basis the scale and magnitude of the challenge to deliver this quantum of units is significant.

It will also be a challenge to provide a diversity and range of accommodation types so as to ensure a socially-balanced community. A range of typologies, along with adaptable homes, will also be necessary to meet the changing needs of residents over their life-cycle to meet the objectives underpinning a sustainable community.

A fundamental challenge to the delivery of a significant quantum of new homes in the immediate-near future will be to ensure the lands develop at sustainable density levels given that market demand, developer preference and conventional funding models all favour lower-density housing.

New housing in the Plan Area will aspire to create a lasting legacy and a positive contribution to the housing stock in the County, creating an attractive new neighbourhood as a long term choice for residents.

3.1.4 The Way Forward

Housing supply is currently one of the most important issue at National, Regional and local level with stakeholders across government departments, local authorities, housing agencies, voluntary bodies and the construction sector working on a collaborative basis to expedite the accelerated delivery of units across the social housing, private housing and the rental sectors in order to increase the overall housing supply.

The low levels of housing provision since the economic collapse in 2008 has resulted in an under provision of housing to cater for a growing economy, and especially so in urban areas. The complexity of housing provision and the acute housing shortage in the four Dublin Local Authorities is well documented by the Housing Agency, the Dublin Housing Supply Task Force, and the Government's Action Plan for Housing and Homelessness 'Rebuilding Ireland'.

i. Housing Supply

The Government's 'Rebuilding Ireland - Action Plan for Housing and Homelessness', 2016 sets out the imperatives and priorities to unlock and accelerate the delivery of housing sites of significant scale with the capacity for 1,500+ homes in the Dublin Metropolitan Area. To this end, a series of measures have been introduced including the Local Infrastructure Housing Activation Fund (LIHAF) which is designed to relieve critical infrastructure blockages by way of investment in enabling infrastructure and the related concept of Major Urban Housing Development Sites (MUHDS). MUDH Sites have a demonstrated capability to deliver significant up-scaling of the supply of new homes and it is the intention these sites will act as exemplars for the co-ordination and delivery of plan-led housing development and active land management.

For its part, Dún Laoghaire-Rathdown Council plays a pivotal role in active land management in terms of liaising with the relevant state agencies to secure infrastructure delivery for the unserviced lands at Woodbrook-Shanganagh as a 'Future Development Area', namely Irish Water and the National Transport Authority with regard, respectively, to critical water and drainage infrastructure and high-quality rail-based public transport. In this context, critical infrastructure such as water and foul drainage for the Plan Area is included in Irish Water's Capital Investment Programme 2017-2021, whilst there is also provision for a new DART Station at Woodbrook and the extension of the Luas Green Line to the Bray / Woodbrook Area in the National Transport Authority's 'Transport Strategy for Greater Dublin Area 2016-2035'.

Moreover, the Shanganagh Castle Site which is in Council ownership will make a significant contribution to the housing stock in the county and will provide circa 450 + new homes across a range of tenures.



Photo 3: Townhouse - Olcovar, Shankill

ii. Sustainable Densities

In order to meet National, Regional and County Development Plan policy for consolidating the Metropolitan Area, and ensuring an efficient and sustainable use of the land resources, development in the Plan Area, will, for the most part, need to be characterised by either the medium density apartment model or own door housing units of innovative designs as a sustainable alternative option. The apartment unit and scheme needs to exhibit a quality so that it will be valued as a long-term home choice, whilst the current market demand for own-door housing will necessitate innovative design considerations and other solutions to achieve appropriate densities.

The Ministerial Guidelines on ‘Sustainable Residential Development in Urban Areas’ (DEHLG, 2009), stipulates that, in general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors. The Guidelines also state that minimum densities should be specified in Local Area Plans.

Cognisance must also be given to the ‘Kick-Start’ Incremental Development Approach, as advocated in the ‘Planning and Development of Large Scale Rail-Focused Residential Areas in Dublin’ (DEHLG & NTA, 2013). The Kick Start approach as a response to challenging market and funding conditions, allows for initial residential development at a lower density, but requires commitment to the subsequent delivery of an overall higher density through phased development in order to support high capacity public transport infrastructure. The underlying intention is that, over time, with easing of market conditions, increased consumer confidence and public sector commitment to management and delivery, that further incremental development phases from the Kick-Start zone would gradually increase density, introduce a wider range of housing typologies, while retaining core high-density locations at key development nodes for a future phase. In this way, the approach enables an overall higher density target to be achieved in the mid-to-longer term.

Having regard to the housing crisis and the imperative to deliver homes in the immediate future, the Council will facilitate a ‘Kick-Start’ or lower density zone on the lands at the Woodbrook Site, The Kick-Start zone will have a minimum density of 45 units per hectare, and as such will allow for traditional type housing thereby contributing to a mix of typologies.

The Woodbrook Site equates to circa 15.5 Ha of net developable land for residential purposes, is relatively tight and any Kick-Start zone must be limited in extent so that higher compensatory densities on the remaining lands as part of subsequent phases can act as a counterbalance to can achieve an overall sustainable density level to deliver the Core Strategy (See Section 4: Site Framework Strategies).

Under the Development Plan Core Strategy an indicative range of circa 2000–2300 units is referenced for the lands at Woodbrook Shanganagh. An analysis as part of the Local Area Plan process, revealed that densities at 80-100 units per ha on the Woodbrook Site and 65-75 on the Shanganagh Site would be necessary to yield this quantum of units. In order to facilitate a Kick-Start zone and to achieve a diversity of housing typologies, it is considered appropriate to allow for a lower density range.

A flexibility factor of circa 20% is generally acceptable as a rule of thumb in terms of general policy guidance and on this basis having regard also to the overriding imperative to deliver housing, it is considered appropriate to revise downwards the densities as part of this plan, as has been practice in recent years across the four Dublin Local Authorities. Accordingly, an average minimum net density of 60 units per hectare shall apply to the lands at Shanganagh Castle and Woodbrook.

This density level is above the minimum as set out in the National Guidelines, appropriately reflecting the fact that the Plan Area is located in its entirety within the Dublin Metropolitan Area and within the catchment of the DART Line. This is the minimum density level appropriate and the Council will promote higher densities as viability and delivery improves, having regard also to the urban design framework, qualitative criteria and the potential of the build-to-let model to emerge as a new tenure type (See Site Framework Strategies for Density Objectives).

iii. Inclusive & Socially Balanced Residential Communities

Residential delivery on the development parcels within the Plan Area should create opportunities for smaller households, elderly accommodation, people with disabilities and starter homes. Data from the 2011 Census indicates that 55% of all private households in Dún Laoghaire-Rathdown comprise of one or two persons, and consequently, one and two-bed units will have an important role in the future overall provision of new housing stock.

A successful mix of unit design and typologies, as well as adaptable or whole life-cycle homes, need to be provided to create inclusive and socially balanced residential communities. The Council’s Shanganagh Castle with its variety of social housing types and mixed-tenure, provides a best-practice model. Although perhaps difficult to replicate on a site in alternative or mainstream ownership, it may be possible to emulate this model to some degree given the emerging housing trends such as long-term leasing, build-to-let schemes and the greater emphasis on the role of approved housing bodies for social housing provision, along with the standard requirements under Part V of the Planning and Development Act, 2000 (as amended). These emerging housing models create opportunities for intermixing of tenure throughout a residential development.

The Council will proactively encourage quality build-to-rent schemes (B2R), having regard to the reality that nationally circa 30% of households rent their home, whilst in urban areas such as Dublin and Cork this figure rises to circa 40-50%. This approach also takes account of the specific role that build-to-rent projects can play in addressing shortages of rental accommodation in higher demand areas (DHPCLG Circular PL 11/2016 & APH 5/2016).

iv. Residential Typologies

Having regard to the overall aim to foster an inclusive and socially balanced residential community at Woodbrook-Shanganagh, the Plan utilises a number of mechanisms to provide for a range of dwelling types and sizes. On the Shanganagh Castle Site, the potential for two-three two-storey housing, both in response to site constraints and context, contributes to the mix of units, whilst the varying density zones on the Woodbrook Site is further mechanism to ensure a mix of typologies. Analysis of medium-to-high density ranges indicates that an average density of 60 units per hectare would typically yield a 50:50 unit mix of houses and apartments.

To ensure that apartment developments cater for a mix of household sizes, the following mix of unit types shall apply in the Plan Area:

- 10% Studio Units (as part of a build to let development)
- Not more than 20% of Units shall be 1 Bed units (30% if re-allocation of Studio)

- A range of Min. 40% - Max. 60% shall be 2 Bed Units, and
- A range of Min. 20% - Max. 40% shall be 3 Bed Units,

The unit mix provides for a range of variation so as to allow an acceptable balance between certainty and flexibility, as advocated in the Design Standards for New Apartments, DECLG, 2015.

Table 4: Unit Mix for Apartment Developments

Unit Type	% Mix Range
Studio Units	10% (as part of B2R) / Re-allocation
1 Bedroom Unit	Min 10%- Max 30%*
2 bedroom Unit	Min 40% - Max 60%
3 Bedroom Unit	Min 20% - Max 30%

* with re-allocation of the 10% studio units

The LAP acknowledges that the 2015 Guidelines for New Apartments states that it is a planning policy requirement that mix ranges that generally apply to housing should not apply to student accommodation, certain housing projects or managed build-to-rent (B2R) projects (See Paragraph 2.7).

The Guidelines also provide for ‘studio’ type apartments and stipulate that it is a specific planning policy requirement that planning authorities facilitate the provision of studio apartment type developments in certain specific circumstances, such as part of new ‘build to let’ managed accommodation above a certain threshold, i.e. 50 units or more. The Planning Authority will assess all proposals for studio apartments in built-to-rent (B2R) developments, in accordance with the criteria set out in the 2015 Guidelines, DHPCLG Circular PL 11/2016 & APH 5/2016 and / or as may be updated by further guidance from the DHPLG.

In addition, the Council will actively promote the concept of the ‘vertical village’ within the apartment complex, whereby a diversity of housing may be achieved through design details such as own-door units at ground floor level, one or two-bedroom units to potentially cater for elderly people downsizing and also three-bedroom units to facilitate families with easy access to communal open space and play spaces. Consideration could also be given to duplex apartments which offer residents a multi-level experience more like a traditional townhouse.

Similarly, innovative residential designs which achieve quality own-door housing at medium density levels - typically through a relaxation of open space and parking standards - will be encouraged, subject to appropriate qualitative criteria being satisfied - including attractive communal or shared surface areas and design details which protect residential amenity.

v. Delivering Social Housing

Delivering social housing in the Plan will be based on the new National policy approach as set out in the Government’s ‘Social Housing Strategy 2020’ and ‘Rebuilding Ireland’ Action Plan, 2016 as well as the Council’s Interim Housing Strategy (Appendix 2 of the County Development Plan).

The Social Housing Strategy 2020 indicates that delivery of new housing will be via Local Authorities and Approved Housing Bodies (AHBs) and that there will be a greater emphasis on Social Housing Leasing Initiatives (SHLI). Similarly, Rebuilding Ireland re-iterates that there will be a significant increase and a particular focus on an accelerated and expanded social housing construction programme, a central tenet of which will be a collaborative approach between Central Government, Local authorities, AHBs, NAMA, NTMA, Housing Finance Agency and the Housing Agency. The active pursuit of State and other publicly-owned lands for mixed-tenure development will also form a major part of the new approach to housing provision. Dún Laoghaire-Rathdown is actively implementing this approach on its lands at Shanganagh Castle.

Irrespective of emerging housing models, there will be an opportunity to promote socially balanced communities through the implementation of Part V. The Council will promote the design of residential schemes that do not articulate social differences.

vi. Integration of Housing with the Neighbourhood

The design of residential schemes, streets and spaces can play an important role in how residents interact with the streets, public spaces and neighbours from the wider community. Successful design can create attractive spaces and help foster a sense of community.

The layout of streets and how the residential units interact with either the street or civic space are important elements of creating community space. Buildings and residential schemes should be designed to provide animation and enclosure to the streets and spaces where appropriate. Active frontage with publically accessible uses at ground floor level will be encouraged at key locations such as the Neighbourhood Square and DART Station at Woodbrook. Elsewhere, residential schemes that interact with the street by means of frequent entrances, overlooking windows and balconies will be encouraged so as to afford passive surveillance. In the interests of residential amenity, there will be a need for a defensible space or secure separation between any ground floor living accommodation and a public street.

Housing in the Plan Area should provide for a mixed character integrating different scales, housing typologies and designs. This approach will lend diversity to the built form and a visual richness, as well as catering for different household sizes. In particular, design diversity will be encouraged at key locations and important interfaces with the Park so as to also enhance legibility and place-making.

vii. Planning for a Sustainable Community

The Council recognises that the creation of sustainable communities requires more than the provision of housing and to this end, embraces the concept of the sustainable urban village for Woodbrook-Shanganagh as a new development growth node (See Figure 4).

The sustainable urban village concept is based on the premise that people should be able to access most of their living requirements within easy reach, preferably within walking distance of their homes. It involves the commensurate and concurrent provision of primary schools, childcare, local shops and small commercial, community and recreational facilities in conjunction with housing. The implementation of this policy will require the careful phasing of the residential development to ensure that there is a commensurate provision of services for the emerging community of users (See Policy Res 14 & RES 15 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022).

Liveability and quality of life factors are also key considerations in terms of amenity, safety and convenience with easy access to walking, cycle routes and public transport. The quality of the built environment with a distinct sense of place, an attractive public realm with universal design qualities, as well as an emphasis on protection of the area’s heritage, efficient use of resources and provision of community facilities, are all elements which underpin sustainable communities.



Figure 4: Neighbourhood Facilities within 5-10 minute Walk from Future Homes

3.1.5 Policy & Objective

Policy WS1: It is the Policy of Dún Laoghaire-Rathdown County Council:
To plan for a new residential community at Woodbrook-Shanganagh in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’, 2009 and to implement a strategy for residential development based on a concept of sustainable urban villages which involves the commensurate and timely provision of community and recreational facilities.

It is an Objective of Dún Laoghaire-Rathdown County Council:	
H1:	To unlock the potential and accelerate the delivery of housing on the Woodbrook-Shanganagh, working in collaboration with all relevant stakeholders.
H2:	To promote sustainable higher densities and quality innovative housing designs.
H3:	To promote high quality homes and quality residential choices for a range of household needs.
H4:	To seek a successful interaction between the street, the residential scheme, the public realm and open space to foster a true sense of neighbourhood and encourage interaction between residents.
H5:	To ensure that the design of residential schemes, communal open space, public open space and the public realm shall be integrated to maximise use by residents and the community
H6:	To implement a strategy for residential development based on a concept of sustainable urban villages.
H7:	To promote Build-to-Rent (B2R) projects as a viable attractive type of household tenure.
H8:	To ensure that proposals for apartment schemes comply with the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for New Apartments’, DECLG, December 2015.
H9:	To ensure that all residential proposals comply with the policies and standards of the Dún Laoghaire Rathdown County Development Plan 2016-2022 for Residential Development (Chapters 2 & 8), the provisions of the Dún Laoghaire Rathdown County Council’s Interim Housing Strategy (Appendix 2) and Ministerial Guidelines and Circulars, as relevant to housing and subject to other objectives below.
H10:	To promote, drive and seek to implement the Government’s Rebuilding Ireland: Action Plan for Housing and Homelessness, July 2016.
H11:	To ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential developments in accordance with the concept of sustainable urban villages and the objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’.

3.2 Community and Social Infrastructure

3.2.1 Introduction

Successful development within the Woodbrook-Shanganagh Local Area Plan will not only rely upon creating an attractive physical environment, but also upon creating a sustainable and vibrant neighbourhood within which to live. Section 19(2) of the Planning and Development Act 2000 (as amended) states that a Local Area Plan must be consistent with the objectives of a Development Plan and must include objectives in relation to community facilities.

The Sustainable Residential Development in Urban Areas Guidelines, Department of Environment, Heritage and Local Government (2009), states: *"Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally. In this context, planning authorities should seek to ensure that facilities for social and cultural use, such as community centres, and personal and community development, such as resource centres, are available within the wider community."*

The Department of the Environment, Community and Local Governments 'Local Area Plans - Guidelines for Planning Authorities', 2013, promotes the provision of sustainable communities and places a focus on the needs of local communities through - for example – reinforcing existing facilities, promoting mixed use development, providing compact walkable neighbourhoods and by providing conveniently-located neighbourhood facilities.

The County Development Plan 2016-2022 contains a suite of policies in relation to Social Infrastructure and Community Development throughout Dún Laoghaire-Rathdown. One of the key objectives of the Development Plan's Community Strategy (Section 7) is: *"To develop and support sustainable neighbourhoods into the future through the commensurate and proper integration of housing with quality social and community infrastructure such as schools, amenities and childcare facilities..."*.

In addition to the County Development Plan, community and social infrastructure development is further supported by the Dún Laoghaire-Rathdown Local Economic and Community Plan (LECP) 2016-2021. The following Council publications have also been taken into account in preparing this section of the plan:

The Dún Laoghaire-Rathdown:

- Age Friendly Strategy 2016-2020
- Library Development Plan 2016-2020
- Arts Development Plan 2016-2022
- Sports Participation Strategy 2013 – 2017
- Open Space Strategy 2012-2015

3.2.2 Assets & Achievements

A Community Audit was carried out as part of plan preparation process to ascertain the level and type existing community facilities, the findings of which are referred to below and presented in Map 8 & Appendix 2.

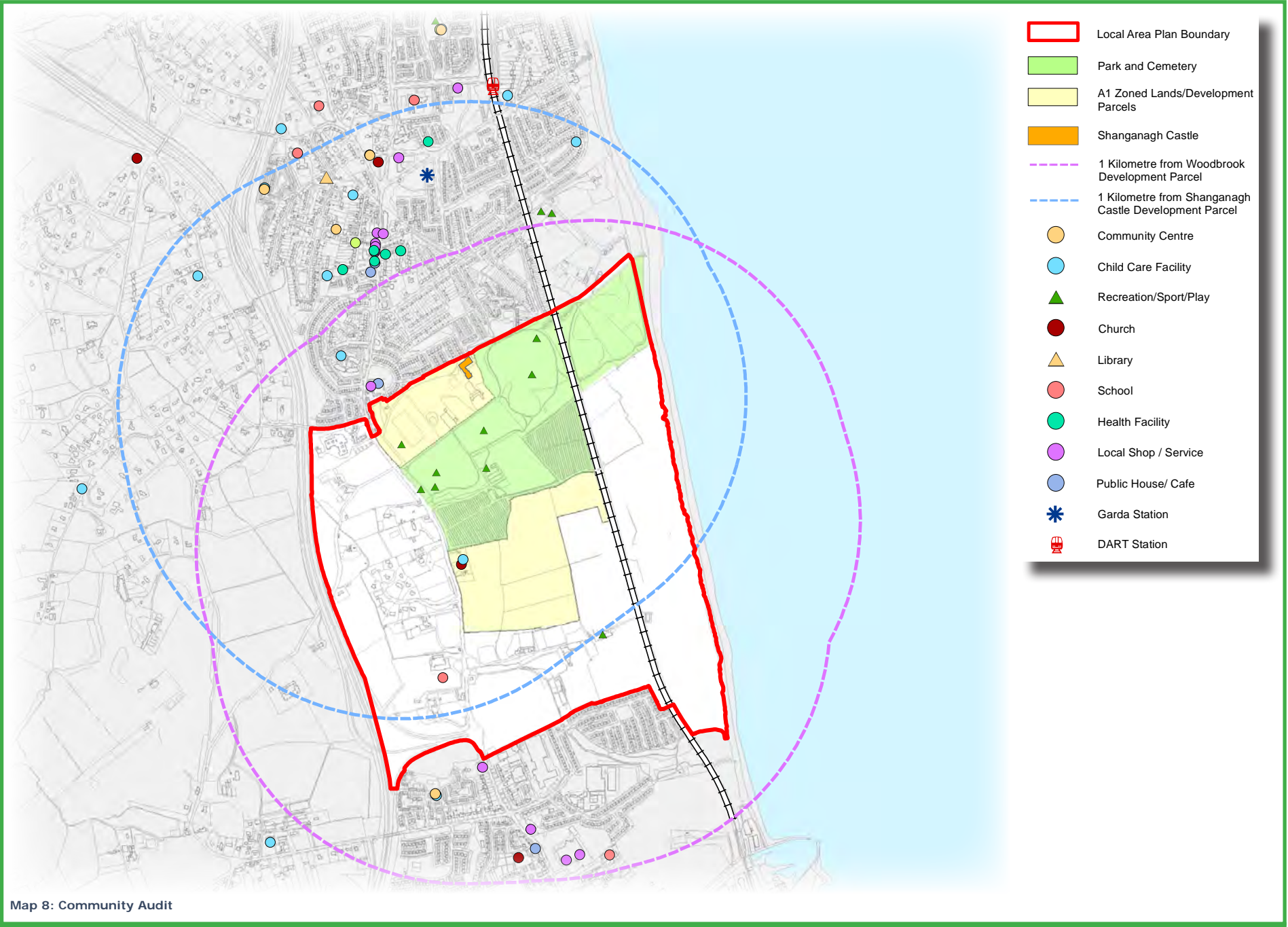
The Plan Area is exceptionally well served by recreational facilities primarily due to the proximity of Shanganagh Park and its associated sports facilities and Woodbrook Golf Club. In addition to Shanganagh Park and Castle, the Plan Area contains a Church – St James / Crinken Church of Ireland and Woodbrook College (formerly St Brendan's College) both of which would be classed as community support facilities. There is, however a lack of other supporting community facilities within the Plan area itself.

The Community Audit Map below illustrates (i) the proximity of the Plan Area to Shankill and Bray, and (ii) the existing community support facilities such as shops and services, health facilities, and schools within a wider catchment

area of 1km from each of the development parcels at Shanganagh and Woodbrook. These existing facilities within the immediate vicinity may have the capacity to be shared and augmented with additional facilities.

These facilities include two purpose built community centres – Stonebridge Community Centre and Cois Cairn Youth and Community Facility. In addition, there are community facilities at St Anne's Church Resource Centre and Shankill Old Folks Association in Shankill. Just north of the 1km radius indicated is Shanganagh Park House in Rathsallagh. These existing facilities offer excellent services to the wider community, a summary of which it set out in the table below.

Furthermore, the Plan Area has good public transport links to Bray Town Centre with its range of higher order shops and services – e.g. banks, supermarkets and restaurants.



Stonebridge Community Centre: <ul style="list-style-type: none">• Meeting Rooms• Neverland Preschool Childcare• Youth Club• Pilates• Zumba• Women's Group• Art & Flower arranging	Shankill Old Folks Association: <ul style="list-style-type: none">• Day Care• Arts and Crafts• Gentle Keep Fit• Visiting Entertainers,• Quizzes, Raffles and Bingo• Meals on Wheels• Tea Club• Monthly Book Sale
Cois Cairn Youth and Community Facility: <ul style="list-style-type: none">• Meeting/ Training Room• Playground• Youth Room• Childcare Room• Youth Groups	Shanganagh Park House: <ul style="list-style-type: none">• Meeting / Training Rooms• Coffee Shop• Playground• Childcare facilities• Social Groups - Recycled Teenagers, Golden Crafts, Silver Threads• Library Service• Shanganagh Youth Project

Table 5: Example of Services Provided within Existing Community Facilities

3.2.3 Challenges & Opportunities

To create a success of this area, making it an attractive place to live, and remain so through all life stages will depend upon the availability of a good range of accessible, high quality community facilities and amenities. A sustainable neighbourhood requires not only a variety of house types but also the timely provision of appropriate supporting community and social infrastructure that will provide and encourage future residents the option to remain within the area.

Future residential communities within the Plan Area will require commensurate social infrastructure that can remain viable. A particular challenge for this area will be striking the right balance between the capacity of existing facilities in the wider area and identifying an appropriate complimentary range of supporting facilities, required to achieve a sustainable and attractive neighbourhood.

The Community Audit identified limited community support facilities and a lack of heritage or dedicated civic space / amenities within the Plan and wider area. Shanganagh Castle offers an excellent opportunity to create both indoor and outdoor community space which could include a heritage function.

In Woodbrook, the existing Church and established mature tree belts could provide an attractive backdrop to any new outdoor civic spaces. These spaces in turn would be ideal the provision of new facilities such as schools, childcare, local shops and cafes and provide opportunities for co-locating community facilities.

3.2.4 The Way Forward

The Plan Area will focus on providing a good quality of life for its future residents in both the physical and social environment. The approach will be to optimise the use, and sharing, of existing social infrastructure and amenities together with the provision of new complimentary facilities, as appropriate. This will ensure that there is adequate amenities serving the whole area and avoid duplication or oversupply of certain facilities.

The design and layout of each of the respective development parcels in tandem with the Master Plan for Shanganagh Park, will play a vital role in providing opportunities for both community facilities and civic spaces that are well connected and integrated into the physical landscape and accessible by all users.

Key community and social infrastructure to serve the LAP area include education facilities, childcare facilities, community and social facilities, recreation and sport facilities, local shops / services and passive open / civic spaces.

i. Community Facilities

Shanganagh Castle offers an excellent opportunity to provide publically accessible facilities that would not only serve the future population of the Plan Area, but also the wider area and indeed become an attractive facility to visit from further afield. The Castle has the potential to become a key focal point within Shanganagh Park and to provide for community functions subject to feasibility studies.

The potential of the Castle to become a Community and Cultural Hub would, in effect, allow Woodbrook to develop a complimentary range of supporting facilities with a focus on providing more commercially based functions within a neighbourhood centre. Shanganagh Castle as a community and cultural hub could support and develop the local community, encourage social enterprise, support community health & wellbeing and promote culture and heritage.



Photo 4: Stonebridge Community Centre, Shankill

ii. Neighbourhood Centre Facilities

The more considered residential densities as set out in the previous section, will impact on the demographics of the Plan Area as previously envisaged. Given the accessibility of the Plan Area to Shankill and Bray, which offer higher order retail and supermarket facilities, it is considered that a large-scale commercial/retail development is no longer necessary or required. Instead, an appropriately scaled Neighbourhood Centre at Woodbrook, providing localised facilities such as a local shop, café and/or bar is, consequently, considered sufficient.

A successful Neighbourhood Centre should be capable of remaining viable relative to the associated residential development. It should be well connected and located within easy walking and/or cycle distance from the emerging residential development and provide outdoor space and a variety of uses that extend simply beyond daytime opening hours to help encourage an active and vibrant streetscape.



Photo 5: Shankill Library

Shankill Village and the old shopping Centre in Shankill is zoned ‘NC’ – “To protect, provide for and/or improve mixed-use neighbourhood centre facilities” in the County Development Plan. This neighbourhood centre area contains a number of convenience retail shops of c.200-300m² and there is spatial provision for a supermarket circa 1,360m². The future neighbourhood centre within Woodbrook should be secondary to the retail offering available within Shankill and Bray and therefore cater primarily for the small-scale convenience needs of future residents in the Plan Area. In this regard it is envisaged that the future retail provision would likely comprise of an anchor convenience store of up to circa 500m² retail floor space. In addition to this a number of small ancillary uses in the region of circa 100-200m².

For Shanganagh Castle, a local convenience shop to serve the immediate walk-in population of the residential community from this development parcel would facilitate easy access for day-to-day needs and as such is considered appropriate, subject to protecting residential amenity. The scale of any such unit shall be in accordance with County Development Plan Policy RET7, i.e. a floorspace not greater than 100 m² net.

iii. Education

Policy SIC8: Schools, in the County Development Plan 2016-2022 states that *"It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities..."*. There is an objective within the Woodbrook lands to provide for a new primary school. Consultation with The Department of Education and Skills has confirmed a need for a 24 classroom primary school within the lands identified.

In order to maximise land use efficiencies within the Woodbrook development parcel, a more urban school typology which also offers dual functionality with after-hours usage is encouraged. A more urban typology, together with locating a new school within or immediately adjoining open space and/or a new civic space, could make a significant contribution to the streetscape of the neighbourhood centre as recommended in the Departments 'Code of Practice on the Provision of Schools and the Planning System, 2008'.



Photo 6: Woodbrook College, Shankill

There is a Specific Local Objective (SLO 105) – *"To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas."* The LAP is already served by Woodbrook College, a post-primary school which has recently doubled in size following its full redevelopment and now consisting of a new, purpose built state of the art 2-storey school. Consultation with DES also indicates that the development of a new post-primary school within the old Bray Golf Club lands, in addition to Woodbrook College, will cater for the anticipated post-primary school demand from the Plan Area.

iv. Childcare

Policy SIC11: *Childcare Facilities, in the County Development Plan states that "In general at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs."* The Community Audit carried out within Section 3.2.2 above indicates that only 1 childcare facility presently exists within the LAP area, however this is a small facility and would not have the capacity to cater for the future residents of Woodbrook-Shanganagh given the restricted nature of its site.

Any new residential development within the LAP area would be required to carry out a full assessment of childcare requirements in order to determine the quantum and scale of childcare facilities required within each development,

in accordance with the County Development Plan and Childcare Guidelines. As a minimum at least one appropriately sized facility should be provided within a new development at Woodbrook, ideally this would be located in close proximity to schools, community facilities and/or neighbourhood centre facilities.

v. Health Care

Policy SIC10: Health Care Facilities, in the County Development Plan states that *"It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities."* Given that Woodbrook-Shanganagh could result in a population in excess of 5,000 persons, it is likely the new development will increase pressures on existing local health care facilities such as General Practitioners and local Health Centres.

It is noted that planning permission was obtained by the HSE for a new primary health care centre in Shankill (Reg. Ref. D11A/0514). This facility has not yet been constructed but the HSE has recently received a grant for an extension of duration of planning permission for this development. In addition to this permitted facility, located within easy access of the Plan Area, the provision of GP practices and Dentists will be encouraged within the new neighbourhood centre and/or along secondary routes within Woodbrook.

vi. Other Local Facilities and Amenities

The Plan Area will capitalise and build upon community and social infrastructure that exists within the wider area, creating a synergy between new and existing facilities. Facilities to support and promote a sustainable residential development do not consist alone of purpose built / physical structures. Green spaces, streets and civic areas for example offer excellent opportunities for communities to meet and mix and are important elements in the creation of a new community and a providing a sense of place.

The Plan Area contains Shanganagh Park which offers excellent passive and active open space opportunities. New open spaces, in addition to Park, will be promoted throughout the Plan Area. Such new areas do not necessarily need to consist of large tracts of green / parkland open space, but they could be in the form of smaller landscaped civic squares, play areas or outdoor seating associated with neighbourhood centre facilities. All outdoor spaces should be inviting, attractive, safe and above all, they should integrate well with future residential development and should be readily accessible by all users.



Photo 7: Shanganagh Park House

3.2.5 Policy and Objectives

Policy WS2: It is the Policy of Dún Laoghaire-Rathdown County Council:

To ensure that proper community infrastructure and complementary neighbourhood facilities – including essential supporting social infrastructure such as schools, community amenities and childcare facilities - are provided concurrently with the residential units at Woodbrook-Shanganagh as a new residential growth node and sustainable community.

It is an Objective of Dún Laoghaire-Rathdown County Council:	
CS1:	To support and encourage the provision of community, cultural, recreational and social infrastructure facilities, within the Woodbrook-Shanganagh LAP, including the provision of civic spaces, green amenity areas and quality public realm that provide an attractive setting for future residents and visitors.
CS2:	To promote and encourage public access to high quality community and social infrastructure that supports a sustainable residential neighbourhood.
CS3:	To restore / rehabilitate Shanganagh Castle, as appropriate and feasible, with the provision of an appropriate mix of publically accessible community focused uses.
CS4:	To explore the potential for the provision of a social innovation facility within Shanganagh Castle.
CS5:	To coordinate with the Department of Education and Skills in the adequate and appropriate provision of schools within the Plan Area. In this regard, a new primary school within Woodbrook will be required in accordance with the requirements of the County Development Plan 2016-2022 and the Department of Education and Skills.
CS6:	To require that any proposed residential development includes a detailed childcare requirement assessment and provides adequate childcare facilities to serve Woodbrook and Shanganagh in accordance with the County Development Plan 2016-2022, Policy SIC11: Childcare Facilities.
CS7:	To require the provision of a suitably scaled mixed use neighbourhood centre within the Woodbrook lands to cater for local needs and that is secondary to neighbourhood facilities within Shankill.
CS8:	To promote optimum use of community and social infrastructure facilities and encourage shared / dual use of existing and future facilities.
CS9:	To promote the development of good street design that offers safe and attractive walking and cycling routes connecting residential developments to supporting community support facilities both within the Plan and the wider environs.

3.3 Sustainable Infrastructure

3.3.1 Introduction

Sustainable Infrastructure incorporates Environmental Infrastructure and Management – including Water Supply and Drainage, Waste Management, Flood Management and Energy Efficiency.

Water and drainage are absolutely critical components of enabling infrastructure. The long-running, and on-going deficiencies in relation to strategic water and drainage infrastructure in the southern part of Dún Laoghaire-Rathdown (and north Wicklow) has severely limited the development potential of the Plan Area notwithstanding the existence of a Local Area Plan since 2006. Over the last few years, however, there have been a number of key changes in the infrastructure landscape – including the establishment of Irish Water (IW) which now actively progressing a number of critical projects aimed at addressing the infrastructure blockages.

The Plan Area is identified within the County Development Plan Core Strategy as a ‘Primary Growth Node’ and also as a ‘Major Urban Housing Delivery Site’ by the Department of Housing Planning Community and Local Government (DHPCLG). Given the importance of the LAP area in the delivery of housing of scale for the Dublin Metropolitan Area, it is essential that these infrastructure deficiencies are addressed as expeditiously as possible to ensure that development can progress in a timely manner.

3.3.2 Assets & Achievements

Since the original 2006 LAP was adopted, the ‘Shanganagh Bray Main Drainage Scheme’ and upgrading of Shanganagh Treatment Plant have been completed. The Shanganagh Drainage Scheme was commissioned and became operational in 2012. Since completion of the project, the Waste Water Treatment Plant (WWTP) is operating at less than two-thirds capacity. There is therefore significant treatment capacity available to serve future developments within the Plan Area.

Dún Laoghaire-Rathdown County Council has actively engaged with Irish Water over the last two years in relation to advancing water and drainage infrastructure schemes to unlock the southern part of the County. Irish Water has indicated that the Plan Area forms part of the ‘Old-Conna-Woodbrook Water Supply and Sewerage Scheme’ – identified in the IW Capital Investment Programme (2017-2021) – and it will be prioritised in order to deliver the latent development potential of the area.

The Plan Area benefits from the existence of, and immediate proximity to, the Shanganagh Recycling Centre. This centre is one of three provided within the County, and is operated and managed in accordance with the provisions and obligations of the Eastern and Midlands Waste Management Plan 2015-2021.

3.3.3 Challenges and Opportunities

Since the adoption of the original LAP in 2006, followed shortly thereafter with the economic ‘crash’ of 2008, there have been limited funding opportunities / options in place to deliver the quantum of strategic infrastructure necessary to facilitate development within the Plan Area. In this regard, one of the key challenges for this new Local Area Plan will be the timely delivery of both water supply and drainage infrastructure that will enable development within this ‘Major Urban Housing Delivery Site’.

The opportunity to provide the required infrastructure could now be realised through Irish Water’s Capital Investment Programme (2017-2021).

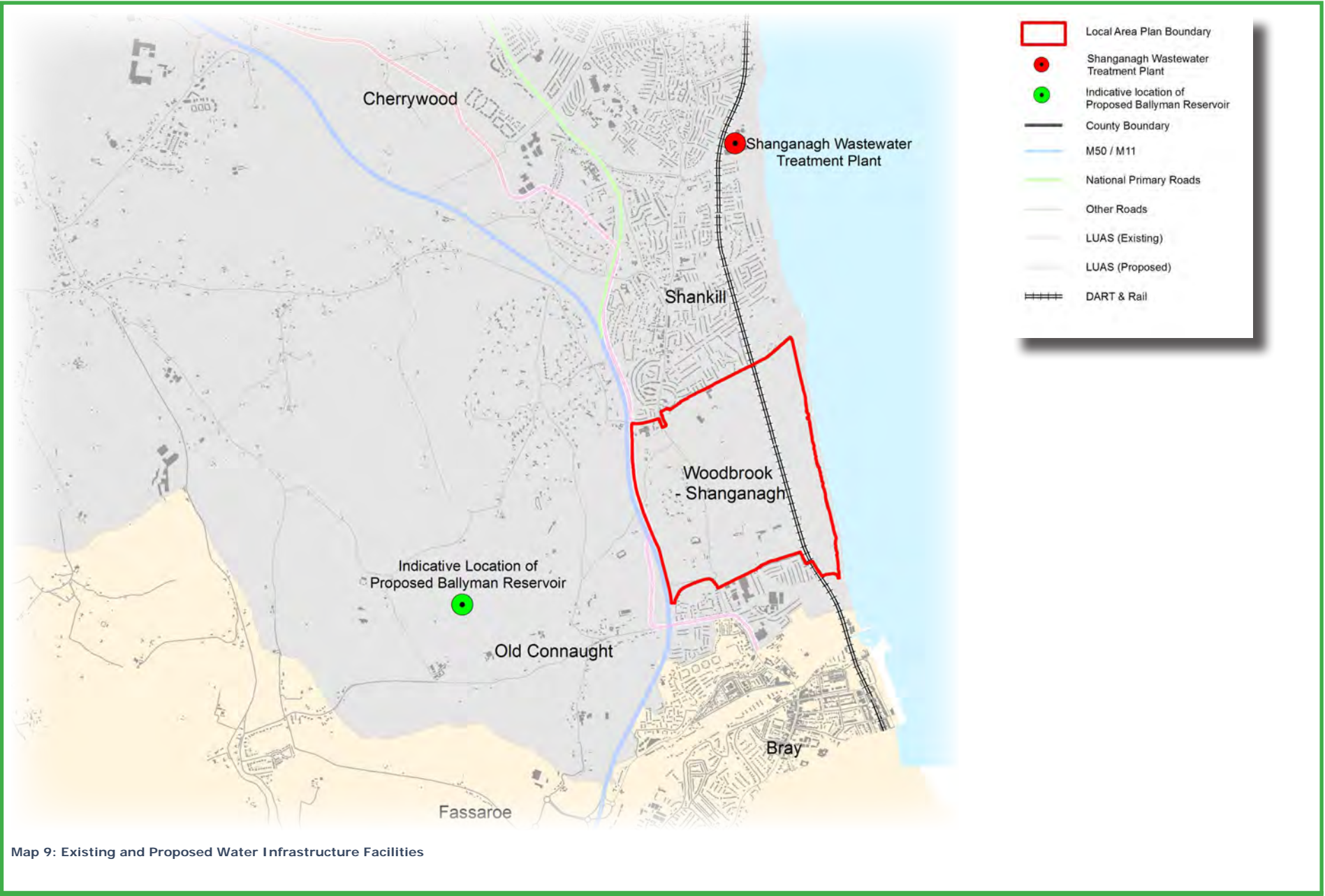
In the Greater Dublin Region, water production is at, or near, capacity and requires investment. A priority for Irish Water is the provision of a supplementary sustainable water source for Dublin, which is expected to be delivered by 2020. At a more local level, a scheme is required to address the infrastructural shortcomings of water supply in the Old Conna and Woodbrook area.

3.3.4 The Way Forward

i. Water Supply

The future development of lands at Woodbrook and Shanganagh Castle is contingent upon the timely delivery of improved water infrastructure. Irish Water, which has responsibility for water supply and foul drainage within the Plan Area, is currently progressing projects for the Plan Area under the guise of the Old Conna/Woodbrook Water Supply and Drainage Schemes. Irish Water has committed to the funding and implementation of this scheme but, until such time that all necessary infrastructure is in place, will investigate interim solutions to facilitate early first phase development in the Plan Area and elsewhere.

The Old Conna/Woodbrook Water Supply and Drainage Schemes include the provision of new reservoirs at Ballyman and trunk water mains. It is anticipated that this project would provide a sustainable water supply for



the Plan Area. Irish Water is currently preparing a planning application for this project. Irish Water have indicated that there is a potential interim water supply, reliant on conservation measures, and will assess the potential for such provisions within the area.

ii. Foul Drainage Network

The Old Conna/Woodbrook Water Supply and Drainage Schemes also include the provision of an improved and reinforced foul drainage network for the Bray-Shanganagh area which will enable the development of new development parcels, including Woodbrook-Shanganagh. In the interim, Irish Water is investigating the potential of utilising the existing local drainage network by facilitating local upgrades where feasible. A survey to ascertain the capacity of the existing pipework is currently being carried out to determine what scale, or if any, development could be facilitated utilising the existing network. Where capacity is identified, a certain level of

development (to be determined by Irish Water) could then proceed in advance of more comprehensive infrastructural upgrades in the area.

It is anticipated that the infrastructure improvements within the Plan Area will also offer existing properties the opportunity to connect to a mains sewerage system thereby removing reliance on individual waste water treatment systems. The ability to decommission individual waste water treatment systems will greatly assist in maintaining the “good” water quality imperatives within the Plan area in accordance with the core objectives set out in the Water Framework Directive.

iii. Surface Water Drainage

The aim of the Water Framework Directive (WFD) is to ensure that appropriate steps are taken in achieving its objectives. The WFD promotes sustainable water management with a key focus on the management of surface run-off.

Sustainable Drainage Systems (or SuDS), involves slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of that runoff causing pollution. SuDS can also have a positive impact on biodiversity and amenity. Policy E18: Sustainable Drainage Systems in the County Development Plan 2016-2022 requires all new developments to incorporate SuDS measures.

This Plan requires SuDS measures as a method of managing surface and ground water regimes sustainably both within future development sites both within private properties and the public realm. In this regard, the choice and location of SuDS measures within the public realm shall have due consideration for the constraints imposed by the necessity to protect habitats and existing tree root structures. The Strategic Flood Risk Assessment set out in Appendix 8 of this Plan provides detailed SuDS measures that are to be used within the Plan Area. SuDS proposals should be discussed and agreed at pre-planning stage.

Future development within the Plan Area shall accord with the County's Green Roofs Guidance Document (Appendix 16 of the County Development Plan 2016-2022). Green Roofs create an environment suitable for vegetation to grow and are an important mechanism in attenuating stormwater run-off.

Sites within the Plan area that are not currently served, and cannot be served, by the piped surface water sewerage system, will be required to provide SuDS solutions and attenuate runoff within the sites and existing network of drainage ditches, without adversely affecting downstream properties.

iv. Flood Risk

A comprehensive Strategic Flood Risk Assessment (SFRA) for the Plan Area has been undertaken and is set out in Appendix 8. The SFRA for the County has not shown the lands identified for future development at Shanganagh Castle or Woodbrook as being at risk of flooding.

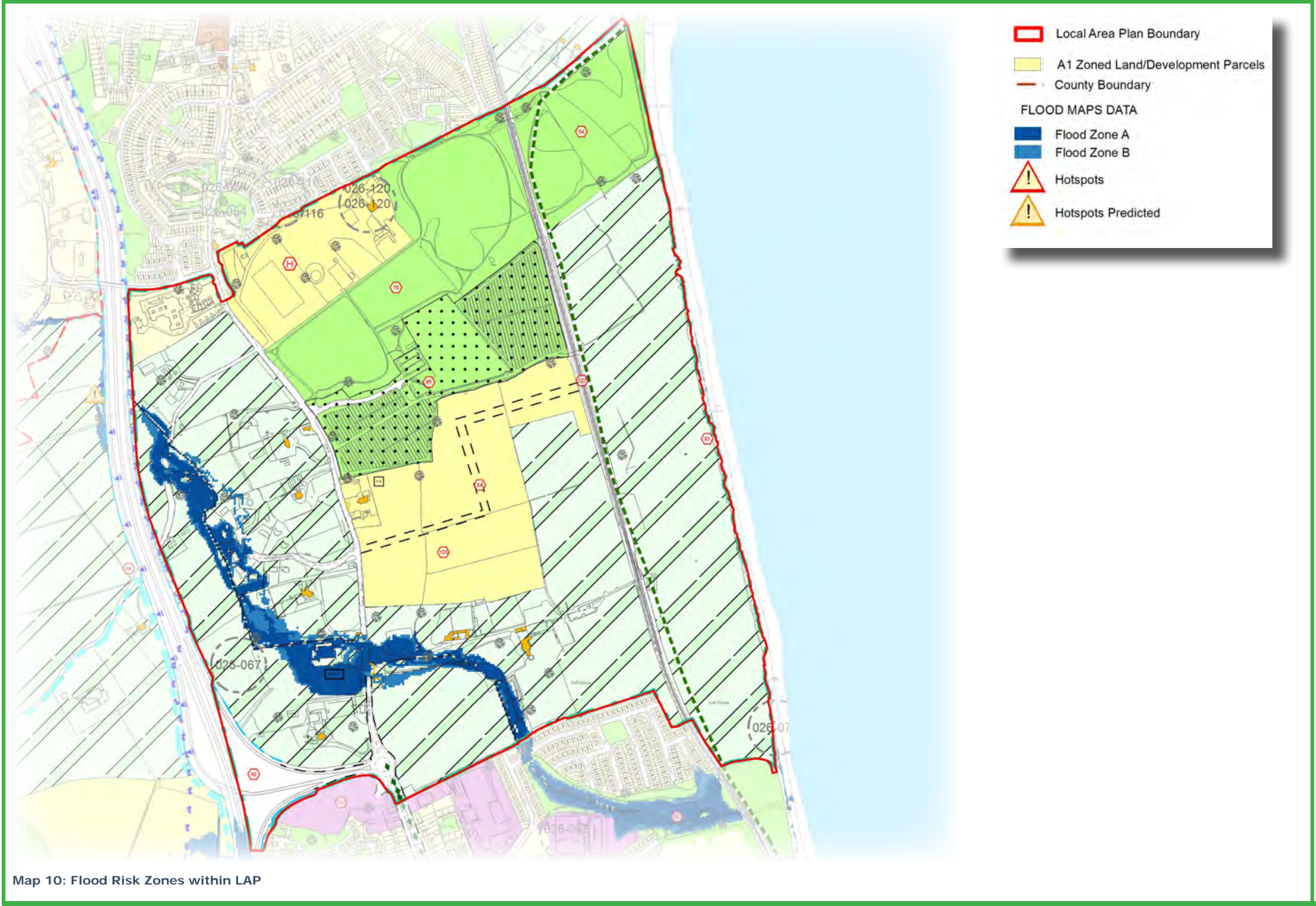
The SFRA only identified Flood Zones within greenbelt lands, in the Plan Area, which are not proposed for new development (Zoned Objective GB & F). This flood risk in these areas relates primarily to fluvial flooding associated with the Crinken Stream and ground conditions in the vicinity (See Map 10).

It will be a requirement that all planning applications for proposed development within the Plan Area will be subject to the requirements of the Council's Strategic Flood Risk Assessment and shall include a Site-Specific Flood Risk Assessment (SSFRA).

All new development will be required to comply with Policy E18: Sustainable Drainage Systems of the County Development Plan 2016-2022.

v. Climate Change

Section 5.2: Climate Change, Energy Efficiency and Flooding of the County Development Plan 2016-2022 sets out a suite of policies in relation to climate change mitigation and adaptation measures. Since the adoption of the Development Plan, ‘A Strategy Towards Climate Change Action Plans For The Dublin Local Authorities’ has been published. Its vision is “To help transform Dublin into a CO2-neutral and climate resilient Region”.



All future development within the Plan Area should comply with the policies and guidance set out within the County Development Plan and have regard to the recommendations of any future Climate Action Plans, as well as Adaption and Mitigation Plans for the County.

vi. Waste Management

Section 5.1.2: Waste Management of the County Development Plan 2016-2022 provides a suite of polices in relation to waste management. It is Council policy to promote the reuse and recycling of waste through adequate provisions being provided within future developments for the appropriate separation of refuse. Any future development within the Plan Area should provide adequate refuse storage, recycling and composting facilities for residential properties in accordance with Development Plan requirements.



Photo 8: Treatment Plant

vii. Utilities

Future development within the Plan Area should accommodate the requirements of utility service providers and should incorporate adequate provisions for electricity, gas, telephone and broadband infrastructure. In accordance with Policy EI27: Overhead Cables in the County Development Plan 2016-2022, all cabling should be provided underground as appropriate.

viii. Environmental Considerations

Section 8.2.9.: Environmental Management of the County Development Plan sets out a number of requirements in relation to environmental information that is required to be submitted for new developments. It will be a requirement that all future development within this Local Area Plan complies with the relevant requirements of Section 8.2.9 and developers will specifically be expected to submit details in relation to waste storage and management, stormwater management, sediment and pollution control during construction, SuDS and flooding (See Section 8.2.9.7: New Developments-Environmental Impacts of the Development Plan).

ix. Active Engagement

There are a number of stakeholders involved in the delivery of sustainable infrastructure including statutory and semi-state bodies with varied responsibility for the provision of water infrastructure and other utilities as follows:

Table 6: Infrastructure Responsibility

Statutory / Semi-State Body	Infrastructure Responsibility
Irish Water	Provision, maintenance and improvement of water supply and waste water drainage and treatment
Dún Laoghaire-Rathdown County Council	Surface Water Drainage, Local Road Network, Waste Management*, Public Lighting <i>(*Note that Waste collection is a matter for private waste operators)</i>
ESB Networks / Eirgrid and Gas Networks Ireland	Provision and maintenance of electricity and natural gas supply

3.3.5 Policy and Objectives

Policy WS3: It is the Policy of Dún Laoghaire-Rathdown County Council:
To support Irish Water in the facilitation of the timely delivery of the water services – including adequacy of water supply and wastewater network design – as required to realise the development objectives for Woodbrook-Shanganagh as a new residential growth node as set out in the Development Plan Core Strategy and this LAP.

It is an Objective of Dún Laoghaire-Rathdown County Council:	
SI 1:	To actively liaise and co-operate with Irish Water to expedite the delivery of water supply and waste water infrastructure throughout the Plan Area.
SI 2:	To ensure that water quality is protected and that future development meets the requirements of the Water Framework Directive.
SI 3:	To require all proposed developments to carry out a Site-Specific Flood Risk Assessment (SSFRA) that shall demonstrate compliance with: <ul style="list-style-type: none">The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG / OPW, 2009), as may be revised and/or updatedThe prevailing Dún Laoghaire-Rathdown County Development Plan.Any SSFRA shall not be required to carry out a Justification Test, given that this exercise was already carried out at County Development Plan-level. A review of this process was also undertaken as part of the preparation of this Local Area Plan (LAP).

	<ul style="list-style-type: none">The SSFRA shall pay particular emphasis to site-specific mitigation measures and any necessary management measures, as per Appendix B4 of the above 2009 National Guidelines.Attention shall be given in the SSFRA to the incorporation of SuDS design measures into the public realm and open space provision.
SI 4:	To achieve best-practice and innovations in SuDS design as part of the Local Area Plan, including the successful co-ordination of surface water management with ecology and the amenity functions of open space and landscaped areas. All planning applications shall be accompanied by a surface water drainage plan which will include proposals for the management of surface water within sites and the protection of the water quality of existing water bodies and groundwater sources.
SI 5:	To pilot and test new green infrastructure installations in the public realm to boost biodiversity and improve surface water management, including the use of permeable materials for surfaces, green roofs and the provision of storm water tree trenches / pits.
SI 6:	To support the development of soft landscaping in public open spaces, where feasible in accordance with the principles of Sustainable Drainage Systems (SuDS).
SI 7:	That green roofs shall be provided in accordance with the County Development Plan Green Roofs Guidance Document.
SI 8:	That future development within the Plan Area shall comply with the requirements of Section 8.2.9: Environmental Management of the County Development Plan.
SI 9:	That energy efficient design and renewal energy sources will be encouraged and incorporated into any future development within the Plan Area.
SI 10:	That adequate provisions shall be made for suitable waste disposal and recycling in accordance with the requirements of the County Development Plan.

3.4 Sustainable Movement & Transport

3.4.1 Introduction

Since the original 2006 Woodbrook-Shanganagh LAP, the strategic transport planning policy context has changed considerably with the emergence of a series of higher level policy and guidance documents, as well as new state agency structures and responsibilities, including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

The key policy documents emerging since 2006 include, inter alia:

- Government's 'Smarter Travel - A Sustainable Transport Future', (2009) and
- 'National Cycle Policy Framework 2009-2020';
- 'Transport Strategy for the Greater Dublin Area 2016-2035' (NTA) and the
- Accompanying 'Integrated Implementation Plan 2013-2018'; as well as the
- NTA's 'Greater Dublin Cycle Network Plan' (2013).

Although the over-arching transport objectives of the previous LAP remain robust and valid in terms of promoting a sustainable residential community predicated on (i) the proximity of the planned DART Station and (ii) walking and cycling as sustainable modes of transport, - certain aspects, relating to the strategic road network and wider infrastructure delivery, need to be revisited in the current context.

In this regard, it is essential to clarify that contemporary studies in the environs of the Plan Area currently being advanced by agencies with responsibility for transport infrastructure delivery and funding, - namely the NTA and TII - will, when completed, take precedence over the former North Bray & Environs Land-Use & Transportation Study (NBE LUTS).

Having regard to the above, the Council will actively seek to secure the elements of the movement strategy for the Plan Area which are within its remit, through the development management process or otherwise, and will also liaise and co-operate with stakeholders to facilitate and expedite more strategic level transport infrastructure to be provided by agencies such as the NTA / TII.

3.4.2 Assets & Existing Transport Context

The Woodbrook-Shanganagh LAP Area generally benefits from good access to both National and Regional road networks and is well-served by public transport in the form of Dublin Bus and (in the near future) the DART services (See Map 7, Section 2.5).

In terms of recreational routes, there are existing internal pedestrian / cycle routes within Shanganagh Park and although these provide a connection to the beach at one access point, there is, generally, a lack of connectivity to the wider environs outside the Park.

3.4.3 Challenges & Opportunities

The Woodbrook-Shanganagh LAP presents a real opportunity to achieve a modal shift from the private car to other sustainable transport modes such as walking, cycling and public transport. The challenge will be to secure early and timely delivery of key connections and strategic public transport elements - such as the DART Station - so to establish behaviour change from the outset.

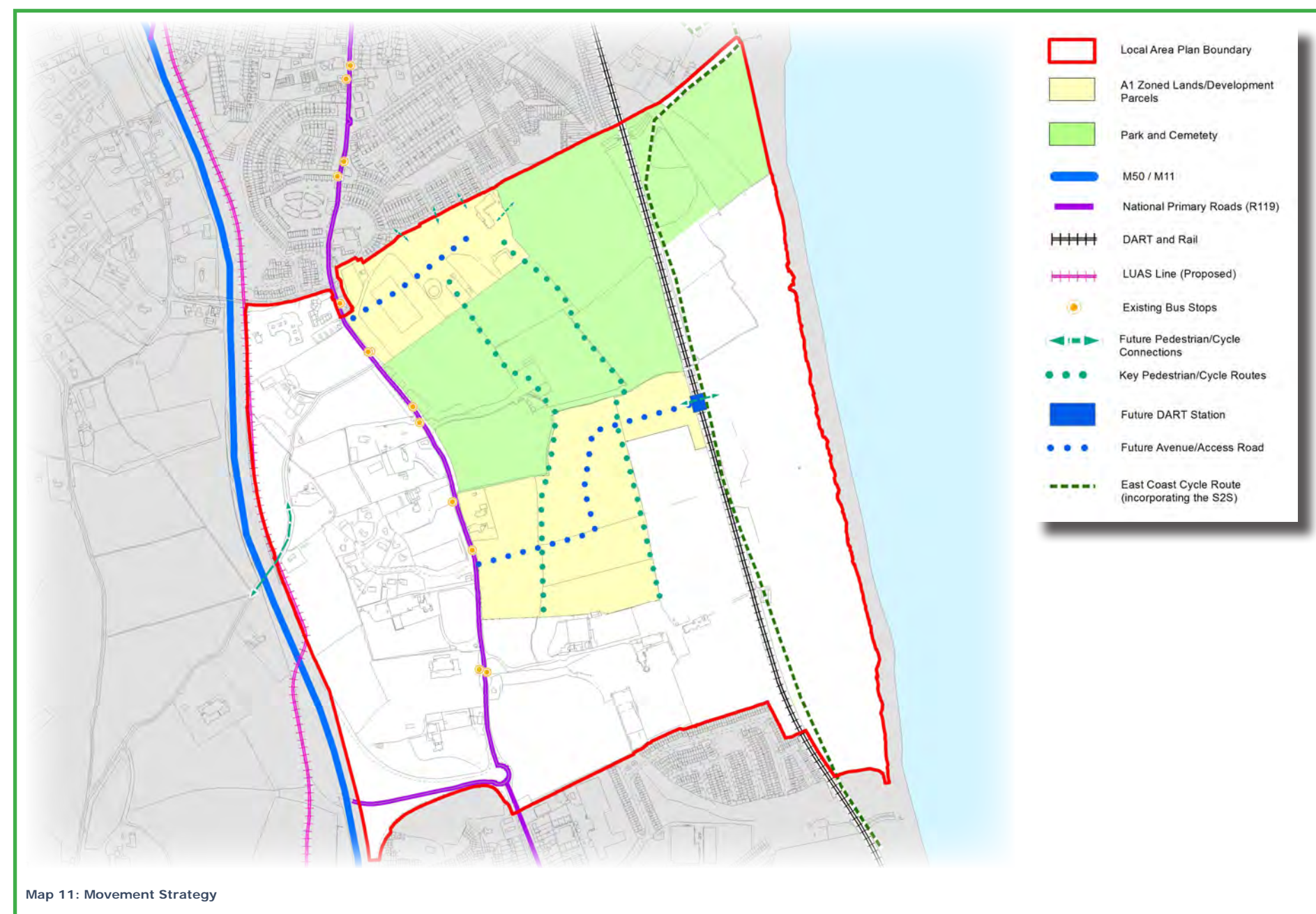
Shanganagh Park, straddling the two development parcels, creates the opportunity for a relatively fine grain of pedestrian and cycle routes to achieve a good level of permeability and connectivity between the sites and to key facilities such as the DART Station and Neighbourhood Centre. However, the actual DART Line and M11 Motorway Corridor create severance and barriers to east-west movement in terms of recreational routes to the wider area and linkages to the Green Infrastructure Network.

Notwithstanding a potential shift towards more sustainable modes of transport, car ownership levels are, nevertheless, likely to remain high to

cater for occasional use and particularly for families. This in turn impacts on car parking requirements and consequently density levels. A key challenge will be to effectively control parking provision as a travel demand management measure.

3.4.4 The Way Forward

In essence, the movement strategy for the LAP is to prioritise walking and cycling in an environment that is pleasant, accessible and easy to move about within the neighbourhoods, and where journeys from and to the new development area are predominantly by sustainable means of travel. Accordingly, it will be important to improve overall connectivity to public transport, but also interconnectivity between different forms of public transport. The key elements to deliver on this movement strategy for the LAP Area are set out below (See Map 11):



Map 11: Movement Strategy

i. Walking & Cycling

The ambition is to promote walking and cycling as the predominant modes of transport for commuting, short utility or local trips, trips to schools and recreational trips in the new sustainable community at Woodbrook-Shanganagh. This approach accords with the policies and imperatives set out in Government’s Smarter Travel, the NTA’s Strategy and the County Development Plan (Policies ST2-ST7).

On this basis, the framework strategy for Plan Area seeks to maximise permeability and connectivity for pedestrians and cyclists so as to create direct and attractive routes to key points of interests from within each of the development parcels, namely, the Neighbourhood Centre; the school site; the DART Station; civic spaces and recreational amenities. The Green Axis and Linear Park are examples of amenity spaces that will also function as pedestrian and cycle routes. It is also a key objective to secure pedestrian and cycle links between the two development parcels via a number of corridors through Shanganagh Park (See Cycle & Pedestrian Routes Map).

The characteristics of the Plan Area are ideal to achieve a modal split in favour of walking and cycling, with the centre point of each development parcel only 300m from the Dublin Road (Bus Stops) or circa 900m from the furthest or eastern extremity of each site (Shanganagh Castle & DART Station). Equally, the connecting routes between the two sites and key facilities within are all below the 1km threshold (See Cycle & Pedestrian Routes Map).

The following are the key pedestrian and cycle links to be provided in the LAP Area:

Table 7: Pedestrian and Cycle Links

No.	Description	Proposed / Existing
1	Dublin Road (N11 Primary Radial Route)	Existing & Proposed
2	Shanganagh Park (Perimeter Route to Coastline)	Existing
3	East Coast Cycle Route (DART Line & Linear Park)	Proposed
4	Dublin Road / Shanganagh Castle	Proposed
5	Shanganagh Castle / DART Station	Proposed
6	Green Axis (North / South Woodbrook Site)	Proposed
7	Central Avenue Shanganagh Castle (DMURS)	Proposed
8	Main Avenue Woodbrook (DMURS)	Proposed

As part of the development management process, proposals for new development in the Plan Area must demonstrate how the proposal positively contributes to the emerging network of pedestrian and cycle linkages within the Plan Area and also how it may contribute to improved linkages to-and-from the County Cycle Network and / or the Greenways associated with the Council’s Green Infrastructure Strategy, as well as the NTA’s Cycle Network Plan for the Greater Dublin Area, where applicable.

In particular, close examination should be given to the potential for connections to the National East Coast Trail Cycle Route and the N11 Radial Cycle Route (UCD to Corbawn Lane, Shankill via Wyattville Road).

ii. Public Transport

a. Woodbrook DART Station

The creation of a compact sustainable residential community at Woodbrook-Shanganagh is essentially predicated on the provision of the planned DART Station at Woodbrook providing direct access to the Suburban Rail Network and wider heavy rail network as defined in the NTA’s Transport Strategy for the Greater Dublin Area.

Section 5.2.5 of the NTA’s Strategy relates to the DART Expansion Programme, stating that additional rail stations will be provided over the period of the Strategy. Woodbrook is one such site identified as a likely location on the South-Eastern Line.

The Council will actively promote the provision of a DART Station at Woodbrook to serve the two development parcels within the Plan Area, as well as the surrounding established suburban areas. It will also seek early delivery of the planned DART Station so as to establish sustainable commuting and travel patterns at the outset and to this end, the Council will liaise with the NTA and / or other statutory agencies to front-load this key infrastructure element, which could potentially be delivered within a 3 year timeframe.

b. Parking Facilities at DART Station

The Council will seek provision of a temporary surface car park facility - to accommodate up to circa 150-200 car spaces – to be delivered in tandem with the new DART Station on A1 Zoned lands within the LAP.

The temporary car park facility is to be provided in close proximity to the DART Station. This facility will support higher patronage levels and viability of the DART Station pending the comprehensive development of the new residential neighbourhoods at Woodbrook and Shanganagh Castle. The temporary parking facility may be provided until such time as proposals emerge for a possible longer term solution, or as otherwise to be agreed by the Planning Authority, in consultation with the NTA.

The Council is cognisant of the fact that the NTA’s Strategy for the Greater Dublin Area, identifies Woodbrook as a possible location for a strategic Park and Ride facility – as in a suitable locale where rail services intersect with the national road network, adjacent to, or outside of, the M50. To this end, the Council will ensure that delivery of the LAP Development Strategy and /or Objectives will not preclude future provision of a strategic Park and Ride facility in the immediate or wider environs of the Plan Area. Any such provision will be subject to the process set out below.

The Council will also seek to ensure that the County Development Plan is consistent with the NTA’s ‘Transport Strategy for the Greater Dublin Area 2016-2035’, having regard to the fact that the NTA’s Strategy post-dated the adoption of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan.

Accordingly, the Council will, as part of the statutory process for the preparation of a new Development Plan, (or as a Variation to the Development Plan), whichever may be most appropriate, give consideration to the inclusion of a Specific Local Objective (SLO) to support the NTA’s Strategy in terms of promoting a strategic Park & Ride facility either in the Woodbrook Area or in the environs thereof.

c. Luas Extension (Line B2)

The NTA’s 2016-2035 Transport Strategy for the Greater Dublin Area makes provision for extension of the Luas Green Line from Cherrywood to Bray Environs as part of the longer-term strategy for Light Rail Network, and this in turn is reflected in the Dún Laoghaire County Development Plan 2016-2022.

The Transport Strategy advises that, whilst a decision on the final alignment has yet to be made, it is likely to run from Cherrywood via Shankill and the former Bray Golf Club lands with a terminus point close to Bray DART Station. This is the alignment as shown on the County Development Plan Maps (Maps 10 & 14). For the purposes of the Plan Area the route alignment traverses the M11 at Shankill and then southwards along the eastern side of the M11 on lands currently zoned as greenbelt (Zoning Objective GB).

The alignment is such that there may be potential for provision of a Luas Stop at, or in the vicinity of, the southern fringes of Shankill, which would in turn connect the Plan Area to the major employment centres and retail destinations along the Luas Line, namely, Cherrywood, Sandyford and Dundrum. In this way, the eventual extension of Luas could potentially, afford a remarkably high level of public transport accessibility to the new residential neighbourhood at Woodbrook-Shanganagh.

It is acknowledged, however, that any extension of the Luas from Cherrywood will be contingent on, and subsequent to, the Luas Green Line being upgraded to Metro in order to provide the necessary passenger capacity, as set out in the NTA Strategy. Accordingly, the Luas Extension is envisaged as a medium-to-longer term element of the NTA Strategy.

d. Bus Infrastructure

The LAP Area is presently well-served by bus infrastructure with a number of Dublin Bus Routes providing access to the City Centre and Dún Laoghaire Town Centre. There is an existing Bus Priority Route along the Dublin Road which also connects the Plan Area to Cherrywood. Proposed Bus Priority Schemes for the area include an extension of the existing network to Old Connaught Avenue and also southwards along the Old Dublin Road to the Wilford Interchange at the County Boundary, and ultimately linking to Bray as identified in the NTA Strategy for the Greater Dublin Area. The existing and proposed bus network within and adjoining the Plan Area relate to, or comprise part of the Bray -N11 – UCD – Donnybrook Core Radial Corridor identified in the NTA Transport Strategy.



Photo 9: Bus Route - Dublin Road

The NTA has commissioned an on-going study to establish the requirements for any improvements on 10 Radial Core Bus Corridors in the Dublin Region, of which the Bray to UCD Core Bus Corridor is one. It is envisaged that the findings of the study, which will be issued as a draft report in the near future and may incorporate proposals specifically in relation to the Dublin Road / LAP Area (March 2017). The Council will work closely with the NTA to facilitate implementation of any proposals arising from the study.

The Core Bus Network represents the most important bus routes in the Region and are generally characterised by a high frequency of bus services, high passenger volumes and with significant trip attractors along the route. This Core Network is supplemented by other bus services operating on lower frequencies and on other routes.

An additional characteristic of the Core Bus Network as identified by the NTA Strategy is that it will provide greater opportunity for reliable and convenient interchange with heavy rail and light rail services. In this regard, the Council will seek to secure interchange facilities with the future DART Station and, as a longer-term potential option, any future Luas Stop within the Plan Area or immediate vicinity.

Having regard to the close proximity of the two development parcels to existing bus stops along the primary Dublin Road corridor, bus access within and between the two parcels will not generally be necessary. However, it is considered appropriate to allow for bus access to facilitate a public transport interchange at the DART Station.

e. Public Transport Interchanges

The County Development Plan (Table 2.2.4) identifies an interchange between Suburban Rail (DART) and QBN (Quality Bus Network) at Woodbrook, as one of primary public transport interchanges to be developed in the County during the lifetime of the Plan.

A Woodbrook interchange facility should comprise of a bus lay-by and taxi-drop off, complemented by safe and secure cycle parking facilities as per the NTA's Cycle Manual, as well as accessible walking routes, all set in a high quality and attractive public realm context.

iii. Travel Demand Management

Notwithstanding the importance of transport infrastructure, with the emphasis on pedestrian, cyclist and public transport infrastructure, the Council also acknowledges the importance of Travel Demand Management as an important tool to manage and cater for people's travel needs rather than simply providing more physical capacity for travel, such as roads.

This LAP ensures the dedication of road space to pedestrians and cyclists as part of the 'Design for Manual for Urban Roads and Streets' (DMURS), in addition to cycle and pedestrian routes. The Plan also promotes and actively encourages the provision of necessary supporting infrastructure for operation of car-clubs which work on a short-term hire basis and reduce the need to own a car and consequently the need for car storage or parking requirements. In addition, the Plan will seek the provision of electric vehicle charging points at on-street parking bays, and Park & Ride facilities as well as at homes / residential blocks.

To ensure the incorporation of effective travel demand measures, and ultimately the delivery of sustainable transport objectives, the Council will require the submission of Travel Plans for all residential and school developments in the Plan Area, as part of the overall development management process.

iv. The Road Network

The NTA's Transport Strategy 2016-2035 addresses the road network in the Greater Dublin Area in the context of a series of principles for road development which include, inter alia:

- that there will be no significant increase in road capacity for private vehicles on radial roads inside the M50 motorway;
- that any proposed road scheme is consistent with the NTA Strategy and Government policies related to transport;
- that the travel demand and development needs giving rise to any road proposal are in accordance with Regional and National policies related to land-use and development planning.



Photo 10: M11 Motorway

Two significant elements of the NTA Strategy pertaining to the road network relate to increased public transport provision in urban areas and implementing demand management measures to address congestion issues on radial National routes approaching the M50 Motorway to ensure that these routes retain sufficient capacity to fulfil their strategic functions.

In this regard, Transport Infrastructure Ireland (TII) has commissioned a study to assess the future needs of the M11/N11 National Road Corridor. The study will also consider the needs of the Regional and Local Road Network as required to support and complement the M11/N11 Corridor.

The County Development Plan 2016-2022 includes a number of Six-Year Road Objectives including the Dublin Road, Bray from the Wilford Interchange to the Wicklow County Boundary) and also the M11 Upgrade (M50 to Fassaroe).

Dún Laoghaire-Rathdown Council will co-operate and liaise with the NTA and TII in relation to securing appropriate improvements to the road network within the Plan Area, and also the strategic National road network as it relates to the M11/ M50 Corridors in the wider environs of the Plan Area, following the outcome of the TII Corridor Study.

In relation to the local road network, it is considered that the proposed development will not impact significantly on the capacity of the roads network given that existing congestion associated with access to the M50 / Bray Exit occurs south of the Plan Area – the resolution of which will be dependent on upgrades to the M11 / N11 on foot of the outcome of the TII Corridor Study.

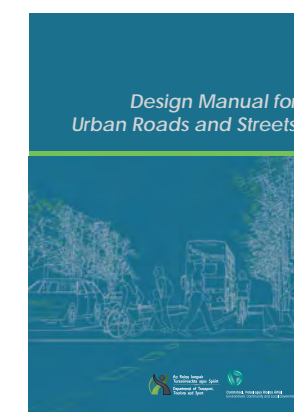
Nonetheless, in the event of any road widening or road improvement scheme along the Dublin Road, the Council will seek to retain its sylvan character and to this end, will give consideration in the first instance to innovative design solutions which allow for retention of a significant proportion of the existing mature trees and historic boundary walls in situ. Design solutions may include the provision of publicly accessible pedestrian / cycle routes internal to the two respective development parcels.

In the event that road widening is considered necessary to meet the requirements of the NTA / TII, as may arise from the on-going Corridor Studies or otherwise, the Council will promote the planting of replacement semi-mature trees and re-instatement of any historic boundary walls or features, as appropriate. In addition, any loss of trees arising from essential road widening will be mitigated by proposed new tree belts to be provided to a substantial depth along the road frontage in each of the development parcels and as part of Master Plan proposals for Shanganagh Park.

For Shankill Village, the existing traffic levels act as deterrent for through traffic and it is envisaged that any northbound road traffic originating from the Plan Area will likely access the N11/M11 Corridor via the Wilford Interchange. Notwithstanding, there may be potential for further traffic calming measures to be implemented in Shankill Village. Consideration will also be given to opportunities to incorporate or align some village / public realm improvements with any traffic calming measures proposed. Any such proposals will most likely be subject to a separate non-statutory consultation process.

v. Design Guidance

New development in the Plan Area will be required to maximise permeability and connectivity for pedestrians and cyclists in order to create direct attractive links to adjacent road and public transport networks - all in accordance with the Urban Design Manual – A Best Practice Guide, (2009) and 'Design for Manual for Urban Roads and Streets' (DMURS), (2013). DMURS sets out a holistic approach to the design of urban streets in cities, towns, suburbs and villages. It assigns a higher priority to pedestrians and cyclists and as such underpin an attractive, safe and sustainable residential neighbourhood.



DMURS (2013)



NTA Transport Strategy 2016

3.4.5 Policy and Objectives

Policy WS4: It is the Policy of Dún Laoghaire-Rathdown County Council:
To promote sustainable transport forms such as walking, cycling and public transport as set out in the Government's 'Smarter Travel – A Sustainable Transport Future 2009-2020' and to support planned infrastructure that prioritises public transport, as well as new cycling and pedestrian interconnections to key public transport nodes, school and amenity destinations in the Woodbrook-Shanganagh LAP Area and wider environs.

It is an Objective of Dún Laoghaire-Rathdown County Council:	
T1:	To promote sustainable transport forms such as walking, cycling and public transport as set out in the Government's 'Smarter Travel, A Sustainable transport Future 2009-2020'.
T2:	To promote the provision of a DART Station at Woodbrook as set out in the National Transport Authority's (NTA) 'Transport Strategy for the Greater Dublin Area 2016-2035' and the County Development Plan 2016-2022 Objective (SLO 127) and to ensure that the DART Station is designed in a manner to accommodate a pedestrian over-bridge in the interest of permeability and enhancing access to the lands to the east.
T3:	To seek early delivery of the planned DART Station in order to establish sustainable commuting and travel patterns at the outset as an integral element of a newly emerging sustainable community.
T4:	To provide for a public transport interchange between Suburban Rail (DART) and the Quality Bus Network (QBN) at the planned Woodbrook DART Station
T5:	To provide for a temporary car park to accommodate up to 150-200 Car Parking Spaces in the immediate vicinity of the planned DART Station at Woodbrook.
T6:	To support the delivery of a Strategic Park and Ride facility within the Plan Area in accordance with the objectives of the NTA's Transport Strategy for the Greater Dublin Area 2016-2035. The location of a Strategic Park and Ride will be dependent on the provision of a DART Station and on the implementation of the relevant recommendations of the TII Study of the M50 and N11 Corridor. The Local Authority will co-operate with the NTA to identify an appropriate location for a Strategic Park and Ride that will serve a wider catchment while protecting the amenities of the existing and new communities. A report and potentially an amendment to the County Development Plan regarding the Strategic Park and Ride may be brought to the Council for their decision over the life of this Plan as a Variation, or to be addressed in the next County Development Plan.

T7:	To co-operate with the National Transport Authority, Transport Infrastructure Ireland and Wicklow County Council in relation to on-going corridor studies in respect of the Dublin Road Core Bus Corridor M11 / N11 which will inform potential road infrastructure improvements and public transport provision both in the Plan Area and the wider environs.
T8:	To seek to retain the sylvan character of the Dublin Road in any road improvement schemes and to ensure that any loss of mature trees will be mitigated by replacement tree-planting with consideration also to the re-instatement of any historic walls or features along any new road alignment.
T9:	To provide for high quality pedestrian and cycle network within the LAP Area with high levels of permeability, passive surveillance and supervision where feasible and to ensure that this network will provide attractive, legible and direct links to the Neighbourhood Centre, the DART Station, Bus Stops, Shanganagh Park and the wider area outside the Plan Boundary.
T10:	To ensure that all proposals for new roads, streets and residential layouts comply with the 'Design Manual for Urban Roads and Streets' (DMURS, 2013) which focuses on the needs of pedestrians, cyclists and public transport users.
T11:	To provide for safe and secure cycle parking at appropriate locations within the LAP Area and in particular close to recreational or community facilities, residential units, transport nodes, shops and services.
T12:	To provide pedestrian / cycle access across the M11 Corridor at Allies River Road as a longer-term objective (in conjunction with LUAS Line B2).
T13:	To promote the development of the National East Coast Trail Cycle Route, as relevant to the LAP Area and cognisant of facilitating connections to outside the Plan boundary and wider area.
T14:	To adopt a proactive mobility management approach and to encourage a culture of sustainable travel in the new residential neighbourhoods at Woodbrook-Shanganagh. Travel Plans will be required for large scale residential proposals and / or each of the key sites at Master Plan Level.
T15:	To support the set-up of Car Club Schemes in accordance with Policy ST23 of the County Development Plan 2016-2022 and in particular to facilitate the spatial provision or management arrangements as part of significant development proposals which incorporate locally based short-term car hire facilities or 'car clubs' for residents use as an alternative to car ownership.

T16:	To promote and provide for any future Luas Extension (Luas Line B2) in the Plan Area in general accordance with the route alignment as shown in the County Development Plan 2016-2016, and to actively seek the provision of a Luas Stop within the Plan Area or its immediate environs with consideration to a possible future public transport interchange, most probably with the QBN Route.
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3.5 Built Heritage

3.5.1 Introduction

The Woodbrook Shanganagh Area encapsulates the essence of a demesne landscape with a rich tapestry of architectural features. One of the special characteristics of the development lands is undoubtedly the dramatic views to distant landmarks which provides a unique landscape context to frame future development.

Shanganagh Castle and its immediate grounds are important both architecturally and historically and merit classification as a significant site, albeit with some loss of integrity. The original demesne was larger in extent encompassing lands to the north that included the functional farm buildings, stable and walled gardens and also the current lands of Shanganagh Park.

For Woodbrook, whilst there are no buildings or structures within the greenfield lands, there are a number of nineteenth century estate houses in the immediate vicinity. Beauchamp House, The Aske, Woodbrook Estate and Corke Lodge are all close by and as such contribute collectively to the special character of the area with the mature trees and historic stone walls punctuated by decorative entrances and gate lodges. St. James Church (1840) immediately adjoins the development lands and as an existing landmark building, has the potential to become a key structuring element in any design strategy for the area.

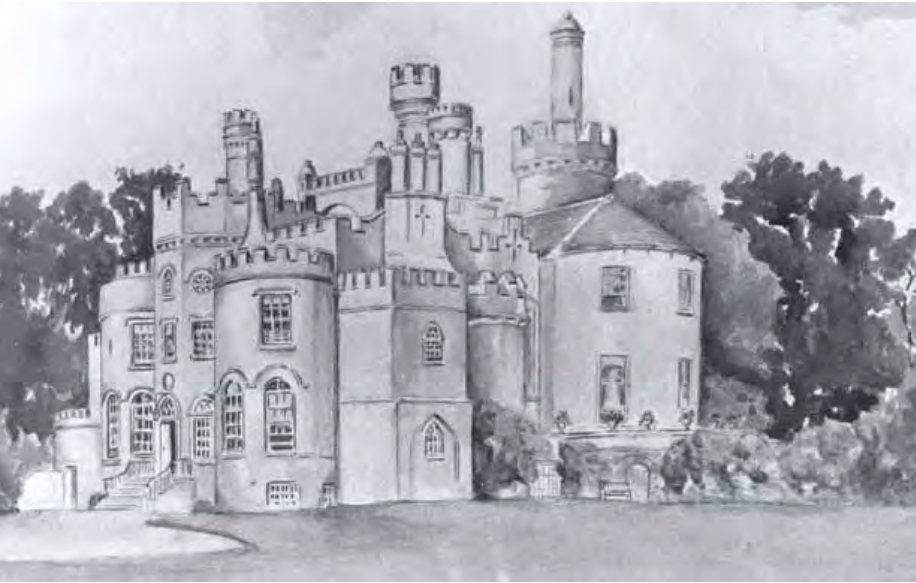


Photo 11: Shanganagh Castle Drawing - Irish Architectural Archive

New development at Woodbrook-Shanganagh creates a unique opportunity to conserve Shanganagh Castle as an important element of the area's architectural heritage and creates the potential for its re-use as a publicly accessible building, thereby enlivening and creating a vibrancy at heart of the new residential lands. It also provides an opportunity for re-instating historic views and vistas, and heritage routes where appropriate, as well as creating greater permeability with Shanganagh Park. There is also an opportunity to reinforce the significance of St. James Church as a landmark building which has an important civic function.

3.5.2 Assets & Achievements

Shanganagh Castle represents a valuable asset given its strategic location vis á vis Shanganagh Park, and provides the impetus for enhancement of the park to Regional Status with the Castle as the centre piece – as with similar historic houses in Marley Park and Cabinteely Park.

Similarly, St. James Church, as an active centre for religious worship and as a landmark building, provides a focal point for a new community hub or cluster of civic activities and neighbourhood uses, whilst it also maintains its original or historic use for the Church of Ireland congregation.

The conservation strategy for the Plan Area presents an opportunity to enhance and protect the area's architectural assets as well as key elements of the historic demesne landscape which are a defining characteristic of the area. The conservation strategy will also inform the key structuring principles for the Site Framework Strategies for the two respective development parcels at Woodbrook and Shanganagh.

3.5.3 Challenges & Opportunities

A key challenge will be to balance the special character and significant architectural heritage of the area with (i) its development and growth and (ii) the delivery of densities necessary to underpin a sustainable residential community.

The adaptive re-use of heritage assets is essential to the character of the area as a whole and in particular with regard to the two historic buildings which form a focal point for each of the development parcels. As such this requires an approach that strikes a balance between protecting the visual context or setting, re-instating important elements of the demesne landscape and creating linkages to the park, securing viable contemporary uses and delivering high quality new homes at scale.

It will be equally important to increase public awareness of the legacy and inherent value of the area's rich archaeological and architectural heritage with opportunities afforded by the potential synergies associated with its unique coastal location and public accessibility to the strategic green network along the coast and to the mountains. In this context, there is potential for the area to emerge as a green tourism destination with a heritage focus.

3.5.4 The Way Forward

i. General Approach

The over-arching conservation approach will be to ensure that the architectural and historical significance of the Woodbrook-Shanganagh Area is protected, conserved and enhanced, leveraging opportunities for historic structures to become focal points and/or sensitively integrated to any future development proposals.

The LAP Area includes a number of structures listed for protection (See Maps 12 & 13 and Appendix 3). These buildings are to be retained as part of any future proposals. It will also be an objective to seek to retain, as far as possible, other elements of the historic landscape which contribute to the character of the area.

The area also includes industrial heritage artefacts which may not be listed on the Record of Protected Structures (RPS), but identified as worthy of protection in the Dún Laoghaire Industrial Heritage Inventory (Industrial Heritage Survey, Appendix 5 of the County Development Plan). The LAP will promote the retention of these artefacts where possible.

In terms of archaeology, best practice will be promoted for archaeological excavation and the dissemination of the findings of archaeological investigations through the publication of excavation reports, and by doing so, will raise public awareness and appreciation of the value of archaeological and industrial heritage resources.

ii. Local Area Plan Conservation Strategy

The LAP's Key Site Framework Strategies (Section 4) set out clear guidance on the conservation of the individual heritage buildings and fabric in the Plan Area so as to minimise potential conflict between conservation and development objectives with a view to achieving the optimum design response.

Design proposals in the vicinity of the Protected Structures must be of a high-quality design and make a positive contribution to the architectural character of the area. The vitality and interest of modern architecture can make a welcome addition and the plan actively promotes the use of contemporary design

iii. Site or Area Based Conservation Guidelines

Shanganagh Castle

The LAP includes as part of its vision that Shanganagh Castle will be become the focus of a new residential neighbourhood and with a future active community use. The historic building will be conserved, not merely for its architectural quality but also for its immense potential to as a unique publicly accessible resource for vibrant community, cultural, educational or recreational uses. The Plan seeks to ensure that any new development will respect the historic context, in particular any impact on the castle, its immediate landscaped spaces, distant landmarks and views.

Accordingly, the conservation guidelines focus on best-practice, reducing the impact of future development on historic features, revealing historic landscape elements and promoting appropriate contemporary design.



Photo 12: Shanganagh Castle Gate Lodge

The Site Framework Strategy seeks to re-instate key views to and from Shanganagh Castle. The original 18th Century 'Fair View' was sited facing the sea, and its re-instatement by the removal of trees along the boundary with the Park, would restore a significant feature as well as one aspect of the building's setting. It would also permit views of the Castle on approach from the Park. Proposals should also seek to take into account views to and from distant landmarks which are one of the site's special characteristics. The Site Strategy also seeks to create a central vista to the Castle.

The Site Strategy also seeks to provide openings along the southern boundary of the site with Shanganagh Park. This would provide permeability and re-instate historic walking routes through the parkland and along historic field patterns linking with Shanganagh Park.

The woodland and the pond west of the Castle are the most significant remains of the original landscaping scheme as shown on the 1837 OS Map (See Map 12) and should be conserved as part of any development proposals. The quality of the open space should be retained and enhanced. There are also archaeological considerations at this location.

The Site Framework Strategy provides a generous setting to the Castle as a Protected Structure. Building heights nearest to Shanganagh Castle will be controlled to avoid causing adverse impact on the Protected Structure.

Woodbrook

There are notably fewer built heritage considerations for the Woodbrook Site, given that St James Church, as the only Protected Structure, is located on the periphery and also that there are no known sites or monuments of archaeological interest within the site.

Nonetheless, the Church, in the context of the surrounding low-lying coastal plain, exhibits all the qualities of a landmark building and has the potential to provide an element of interest and legibility to new development. The Church, in combination with the stone walls and mature trees, makes a significant contribution to the special character of the Dublin Road.

Proposals should respect the setting and visual qualities of the St. James Church. In the immediate vicinity or curtilage of the Church, there is potential for redevelopment or intensification of the associated community centre and dwelling. Any such proposals present an opportunity to create an attractive civic space with special qualities at the juncture of the Church grounds and

the new Neighbourhood Centre or community hub at the school site. Any new development on the Church grounds should ideally present active frontages to the adjoining lands and provide for a pedestrian connection so as to reinforce the emerging cluster of community, cultural and civic uses.

Proposals on the adjoining lands, as the majority of the development parcel at Woodbrook, should seek to harness the visual qualities of the church as an historic building and ensure that new development retains local viewpoints within the site to the church, thereby lending a distinctive identity to the new residential neighbourhood.

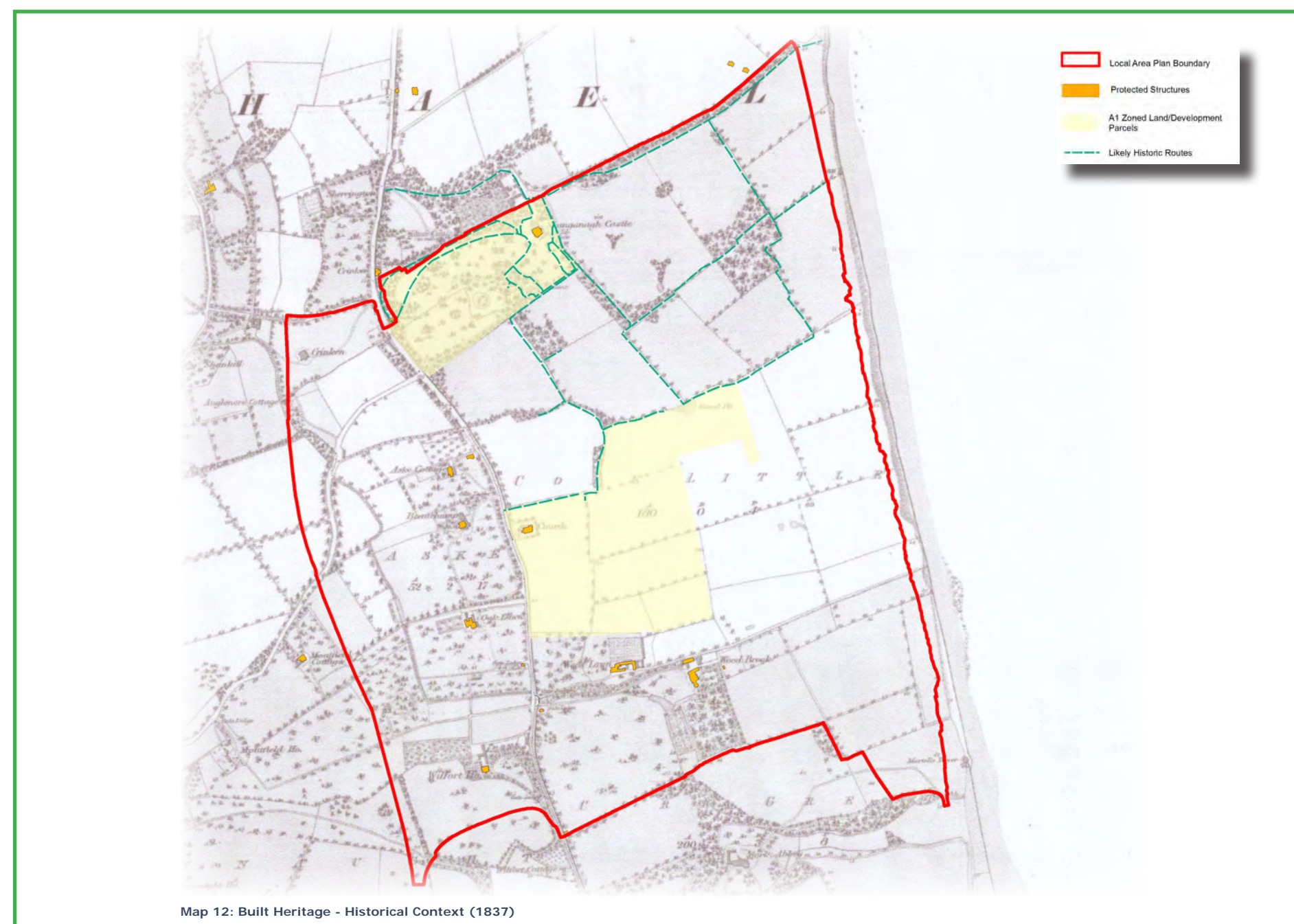


Photo 13: Woodbrook House

iv. Visual Context & Landscape Setting

The LAP promotes the sylvan historic landscape character of the Woodbrook-Shanganagh area as an important element in creating a distinct identity and sense of place for the new residential developments. In this regard, it seeks to protect the visual amenity of heritage sites and features, as well as key historic views and vistas from within and without the plan area in order to conserve its integrity.

The Council will seek to ensure a high quality public realm that subtly embodies the essence of the demesne landscape character which defines the area. The re-establishment of the historic walking routes and key views which were an important element of the overall landscape approach of the historic estate will be encouraged. These efforts will help to safeguard the identity of the area and improve permeability or connectivity between the key residential lands, Shanganagh Castle and the Park.



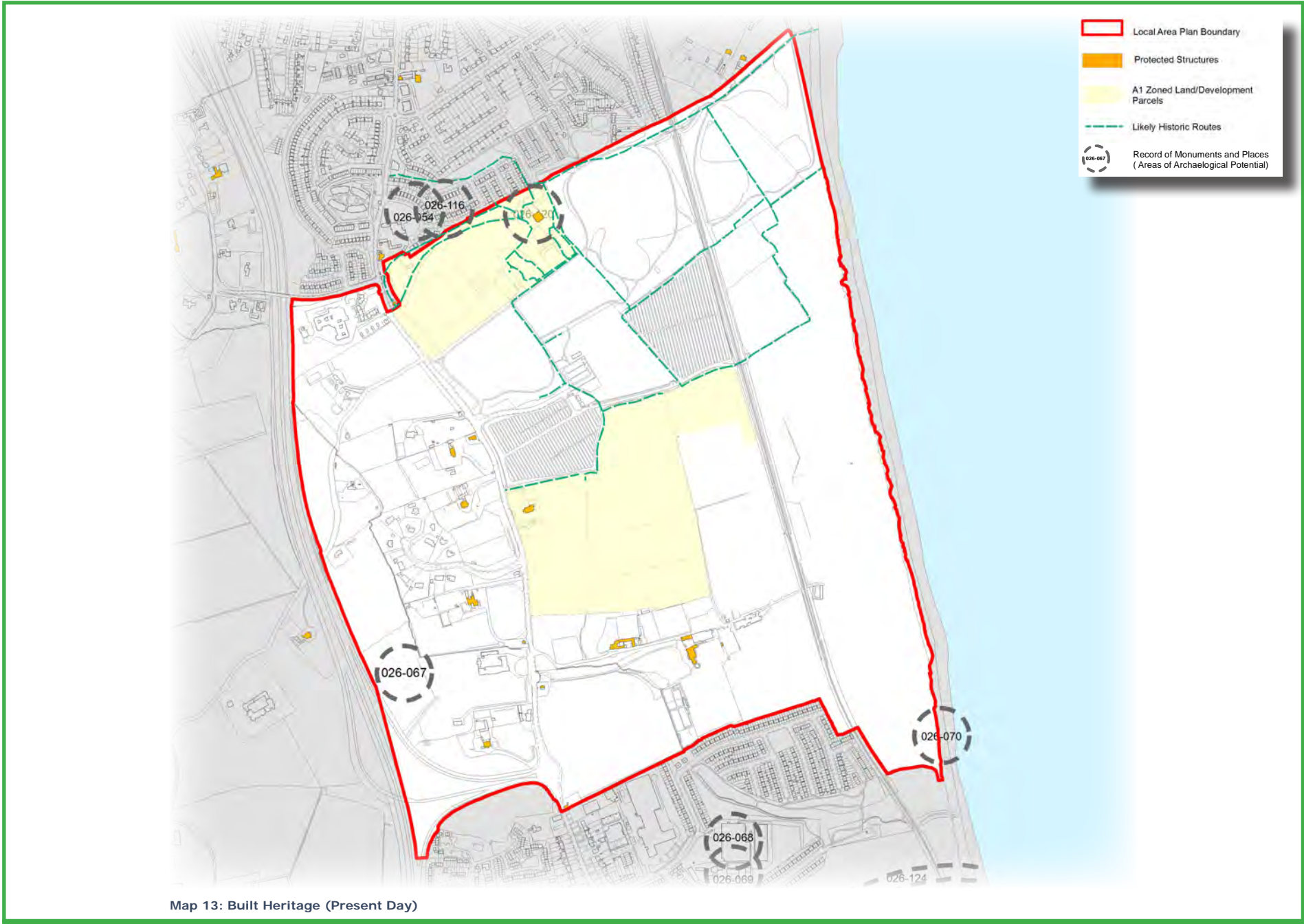
Map 12: Built Heritage - Historical Context (1837)

v. Heritage & Cultural Tourism

The rich mix of the area’s built heritage with the significant amenity of the Park and potentially a publicly accessible historic estate house, all in a coastal setting and highly accessible by public transport, make for a rewarding visitor experience. Dún Laoghaire-Rathdown Council will seek to interpret and promote the built, archaeological and natural heritage of the area and its environs to the local community, visitors and tourists. To this end, the Council will explore the potential of an exhibition or cultural space in Shanganagh Castle or an otherwise appropriate building, as well as a heritage trail incorporating publicly accessible routes which key elements of the natural and built heritage. In this regard, the Council will work with key stakeholders including Fáilte Ireland and the Heritage Council.



Photo 14: Coastal view from Shanganagh Park



Map 13: Built Heritage (Present Day)

3.5.5 Policy and Objectives

Policy WS5: It is the Policy of Dún Laoghaire-Rathdown County Council:

To continue to protect the built heritage of the Plan Area, sustaining its significance, fabric and character to ensure that it makes a positive contribution to Woodbrook-Shanganagh as a new residential growth node and neighbourhood.

It is an Objective of Dún Laoghaire-Rathdown County Council:	
BH1:	To ensure the provision of high quality public realm works that embody the demesne and landscape character heritage of the area.
BH2:	To ensure that new development respects the significance of the Protected Structures and represents an appropriate response to their historic spatial context and landscape setting.
BH3:	To ensure that the architectural and historic significance of Shanganagh Castle is protected, conserved and enhanced.
BH4:	To ensure that any restoration works and adaptive re-use to Shanganagh Castle, as a Protected Structure, is carried out in accordance with internationally established principles, national standards and best-practice.
BH5:	To seek to retain key historic landscape features.
BH6:	To interpret and promote the architectural and archaeological resource of the area to the local community and visitors.
BH7:	To ensure that, in circumstances not provided for in the above objectives, all proposals shall comply with the policies and objectives set out in the Built Heritage Section of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.

3.6 Open Space, Recreation & Green Infrastructure

3.6.1 Introduction

The Woodbrook-Shanganagh Local Area Plan is predominately made up of green and open spaces given the co-location of Shanganagh Park and Woodbrook Golf Club surrounded by extensive tracts of greenbelt lands. A key aim of this Plan will be to protect and enhance the existing open spaces for both biodiversity and recreational use, providing residents and visitors with a high quality landscape.

Chapter 4: Green County Strategy of the County Development Plan 2016-2022 contains the overarching County-wide Policy Objectives with respect to Landscape, Biodiversity, Open Space and Recreation. Section 4.2 Open Space and Recreation in the County Development Plan 2016-2022 states that: “Open space and recreational facilities are central to the delivery of sustainable communities”

The County Development Plan also includes a Green Infrastructure Strategy (Appendix 14) which provides a vision and framework to protect, promote and extend the County’s network of green spaces, habitats and ecosystems and includes Green Infrastructure Corridors two of which are located within the Plan Area:

- Corridor 1: Coastal – this corridor seeks to connect open spaces along the coast, and extending north and south into respectively, Dublin City and County Wicklow. Shanganagh Park is identified as a ‘Gateway’ Park which will act as a connecting corridor between the coast and the inland areas of the County.
- Corridor 6: Gateway Parks – this corridor aims to connect seven Gateway Parks which act as a transition or ‘Gateway’ between the urban and rural / mountain landscapes of the County.

Finally, Appendix 7: Landscape Character Areas of the Development Plan includes, Landscape Area No.12 – Shanganagh, which is “...essentially the area between Shankill and Bray” and sets out Sensitivities / Strategy for the area as follows:



Photo 15: Park Entrance

Table 8: Landscape Character Area 12

Description	Sensitivity / Strategy
<p>12. Shanganagh</p> <p>This enclosure is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill to Bray traverses this enclosure. Big houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh Castle.</p> <p>When viewed from Killiney Hill and also from Carrickgollogan this area belt is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing. When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.</p>	<ul style="list-style-type: none">The functioning of this area, as a green belt is reassessed in light of its proximity to the DART line and also given that the vista nature of Crinken can be retained while allowing further development.The sylvan character of the Old Dublin Road shall be maintained.To have regard to the policies and objectives of the Woodbrook/ Shanganagh Local Area Plan 2006-2016 adopted in November 2006.



Map 14: Landscape Context

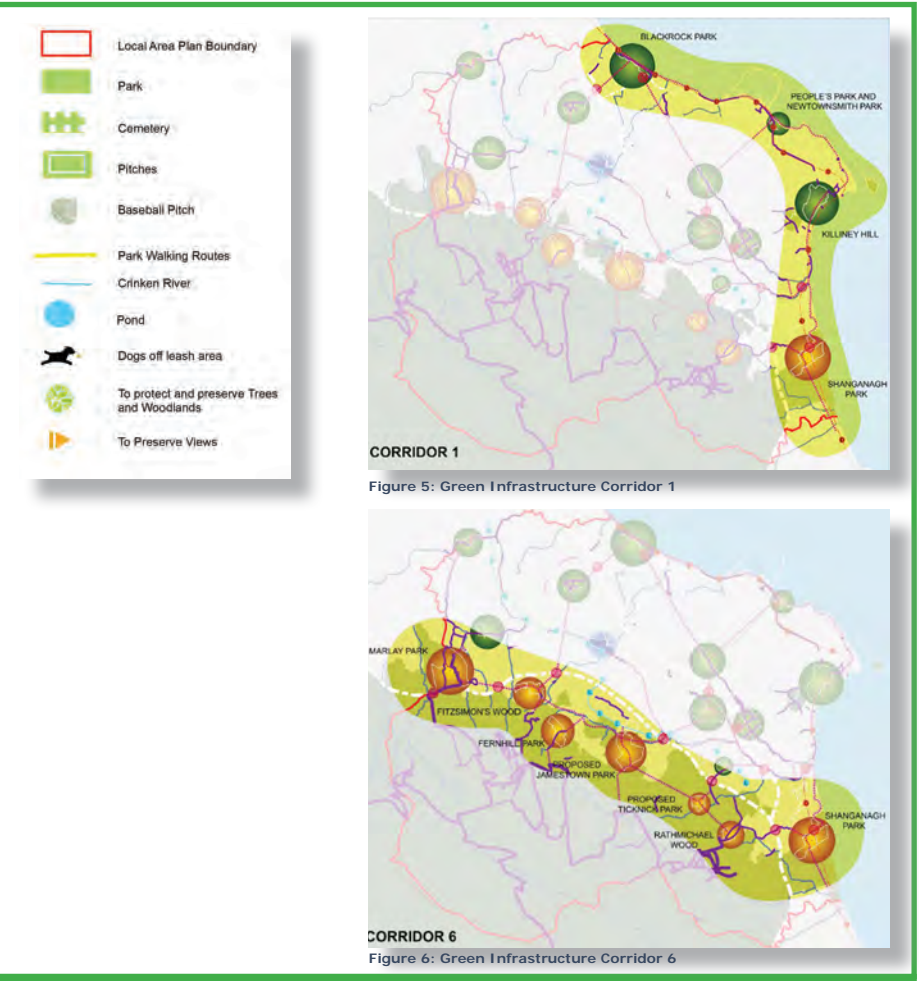
3.6.2 Assets & Achievements

The Plan Area already offers excellent open space and outdoor recreational opportunities by virtue of Shanganagh Park and Woodbrook Golf Club. It also contains a cemetery, numerous established mature trees, hedgerows, watercourses and large tracts of green space in the form of fields and gardens – all of which combine to form the areas Green Infrastructure (See Map 14). It is also relevant that the County Development Plan Objective “to protect and preserve trees and woodlands” applies to many of the established tree belts within the Plan Area.

i. Shanganagh Park and Cemetery

Shanganagh Park is presently identified as a ‘Gateway Park’ within the County’s Green Infrastructure Strategy. The Park consists of c.36 ha of active and passive recreational green space offering football pitches, walking routes, play facilities and a dog park together with extensive areas of planting. Immediately adjoining the park to the south is Shanganagh Cemetery soon to be complimented with a crematorium complex.

Since the adoption of the Local Area Plan in 2006, Shanganagh Park has undergone a number of amenity improvements and developments, including installation of trim tails, mini All Weather Pitch, upgrade of footpaths, distance marked routes, dogs off-leash area and provision of a Parks Depot. Bio-diversity developments within the park include additional native species tree/woodland planting and the development of meadow areas, all aimed at enhancing the biodiversity and range of habitats of the Park.



CORRIDOR 1

Figure 5: Green Infrastructure Corridor 1

CORRIDOR 6

Figure 6: Green Infrastructure Corridor 6

ii. Views & Prospects

There are a number of existing long distance views from the LAP towards the mountains and the sea, as well as more localised vistas. This includes the prospect to be preserved towards Carrickgollogan as listed in Policy LHB6: Views and Prospects in the County Development Plan. In addition, the Development Plan also includes protected views eastwards over the LAP Area from Ferndale Road and Quarry Road (See Table 9 and Map 15).

Table 9: Views and Prospects

View No. from Map 15	Description	Proposed / Existing
1, 4, 8 & 10	Views west towards Carrickgollogan and the lead mines chimney	Long Distance Views / Preserved Prospect in CDP
2	View towards Shanganagh Castle Gate Lodge	Local Views / Vistas
3 & 5	Views north towards Killiney Hill and Dalkey Island	Long Distance Views
6 & 7	Views south towards the Wicklow Mountains – Sugar Loaf, Little Sugar Loaf and Bray Head	Long Distance Views
9	Views of St James Church from within the Woodbrook Lands	Local View / Vista
11	Views of the clock tower from within the Woodbrook Lands.	Local View / Vista
12	View from Ferndale Road Eastwards	Protected Views in CDP
N/A	Views of Shanganagh Castle from within the Castle Lands and the Park	Proposed / Reinstated Local View / Vista

iii. Biodiversity

The Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 sets out the importance nature conservation. The plan states that parks, such as Shanganagh Park, provide “significant refuges for birds, insects, mammals and plants.”

Shanganagh Park is an important biodiversity resource as it contains a variety of broadleaf woodland areas, providing habitats to other plants and animals such as birds, bats, insects and shrubs and acting as shelter for a number of bird species. The Park is also home to wildflower meadows, grassland and hedgerows and while the coastal cliffs which mark the eastern edge of the Park offer a seasonal home to sand martins.

Outside the formal boundaries of the Park, the Plan Area offers a variety of habitats and ecosystems which would include (but is not limited to): fields and meadows; trees and hedgerows; gardens; the Crinken Stream; the pond with the Shanganagh Castle; and open ditches.



View 4



View 3



View 2



View 1



View 5



Map 15: Views and Vistas



View 6



View 10



View 11



View 12



View 7



View 8



View 9

3.6.3 Challenges & Opportunities

Shanganagh Park presently serves a large population base from Shankill to Bray and surrounding areas. The Park provides a strategic open space resource for new residential communities. Shanganagh Park offers immense potential for improvement both as a passive open space area and as an active recreational facility.

The Green Infrastructure (GI) Strategy states “The Green Infrastructure strategy will inform the Local Area Plans, and as a result the outcome of the strategy will be subject to environmental appraisal of the potential impacts”. A key challenge for this Plan will be the integration of the key strategic objectives set out within the Green Infrastructure Strategy at a local level.

A particular challenge for future development will be to minimise adverse impacts upon these views. These will require consideration during the development and evolution of the Plan Area.

The initial loss of existing temporary uses may prove challenging. Currently, a number of temporary uses are being facilitated within the Shanganagh Castle development parcel including allotments, pitches and a Parks Depot. It is important, however, to emphasise that these uses are only temporary and that this site – which has been designated for residential development over a number of Development Plan cycles – and is a key strategic site for the delivery of much needed housing units within the County. It is envisaged that the nascent Shanganagh Park Master Plan may offer some compensatory recreational facilities and there is potential to relocate the Parks Depot elsewhere within the Council’s land holdings at Woodbrook-Shanganagh.

3.6.4 The Way Forward

The provision of a high quality landscape – inclusive of green infrastructure, open space and recreation amenities, biodiversity and views – is essential in securing an attractive and successful environment in which people will enjoy living, working and visiting. Consequently the development of the Plan Area should have a strong focus on its existing landscape and setting.

i. Shanganagh Park

Shanganagh Park offers an excellent amenity space for both future residents of the area and well established settlements surrounding the Plan Area. The forthcoming Master Plan for the Park will further improve the facilities and amenity value of the Park as well as enhancing its natural ecosystems and biodiversity. A key element in maximising the future potential of the Park is to provide and improve pedestrian/cycling and green/biodiversity corridors through the Park and between each of the development parcels. This will be cemented by the establishment of attractive green corridors that act as links between Shanganagh Castle lands and Woodbrook. Map 16 and Table 10 provides a very preliminary conceptual vision for the Park.

It is envisaged that the Master Plan will incorporate the existing Sport Building, immediately adjoining the Castle, to complement and assist in the delivery of a wide range of recreational opportunities and sports campus both for the local community and other Park users from further afield. The Master Plan, when drafted, will be subject to a non-statutory Public Consultation process

with a view to adopting and implementing the provisions contained therein during the period 2018 - 2022. The Master Plan will also subsume and include the additional open spaces to be created within the future residential development at Shanganagh Castle as set out in this LAP.

The Landscape Master Plan for the Park will:

- Set out a design layout catering for the developing diverse recreational needs of a range of users.
- Seek to accommodate an increased number of users and footfall whilst conserving the Park’s semi-natural character and context.
- Improve connectivity between the Park and existing and future residential areas

Table 10: Shanganagh Park Master Plan

New Master Plan Envisaged to include the following:

- New children’s play facilities.
- Upgraded paths and new cycleways, improving interconnectivity between the development parcels and public transport nodes.
- Additional landscaping measures to include - landscape gardens, ornamental features and extending and developing natural habitats.
- New and improved recreational facilities to include – improvements to pitches, new outdoor gym equipment, a new senior prunty pitch and all weather lighting, base-ball and cricket area and a junior pitch.



ii. Additional Public Open Space

In addition to the public open space provided in Shanganagh Park, there is potential to provide additional public open space in each of the respective development parcels at Shanganagh Castle and Woodbrook. New open space provision will be strategically located in order to provide good connectivity between the Park and each of the development parcels with consideration also to the re-instatement of historical routes where feasible, and potential future connections to adjoining lands.

It is envisaged that existing tree belts/hedges and water features would be utilised as public open space within each development parcel. A 'Green Axis' and 'Linear Park' is to be created within Woodbrook as the main pedestrian and cycle corridor within the development parcel forming a link to the Park and Shanganagh Castle. At Shanganagh Castle, the mature trees and water features as part of the historical landscape form an important element of the public open space provision, as well as the existing and proposed tree belts along the site boundary (See Map 16). Development proposals should also allow for potential future connections to adjoining lands in the interest of permeability and the Green Infrastructure Strategy.

Notwithstanding the surfeit of existing local public open space provision, there will be a requirement for new residential schemes to provide an appropriate level of new public, communal and private open spaces in each of the respective development parcels. Public open space requirements for new developments are set out within Section 8.2.8.2 of the County Development Plan as follows:

- 15-20m² of open space per person
- Default minimum of 10% of the site area
- Requires a high quality design
- Requires provision of a range of facilities such as playgrounds and MUGAs
- Must encourage and enhance accessibility and permeability
- Should provide for habitats and preserve / enhance biodiversity
- If SuDS is accepted in the open space calculation then it must be visually attractive and readily accessible by the public.
- Provision of green roofs will be encouraged and accord with the Green Roofs Guidance Document – Appendix 16 of the Development Plan)



Photo 16: Shankill Tennis Club

The Development Plan does permit a number of relaxations to open space provision under certain circumstances, including proximity of new development to high quality established public parks. Given the proximity of the two development parcels within the Plan Area to Shanganagh Park, it is considered the Park can, in part, be included in the pool of public open space provision within the Plan Area and, in this regard, it may be appropriate to relax new public open space quantum requirements.

Notwithstanding this relaxation, each development parcel will be required to provide a minimum of 10% of the total site area to consist of high quality public/communal open space. Developers may be required to pay a financial contribution in lieu of open space specifically towards the upgrading of Shanganagh Park in addition to the standard Section 48 Development Contribution requirements for Parks. In the interest of clarity, the Site Framework Strategies for the respective development parcels reflect the minimum public open space provision.

iii. Green Infrastructure

The three main themes set out within the County-wide Green Infrastructure Strategy which in combination, provide an integrated spatial framework for the delivery of Green Infrastructure are:

- Accessibility, recreation, health and well-being
- Natural and cultural heritage
- Water management

These overarching themes and their associated objectives are set out in Table 11 below, together with a series of guiding principles specifically relating to this particular Local Area Plan.

Of particular note, the GI Strategy identifies a number of 'barriers', two of which are specifically linked to this Plan Area. These barriers relate to linkages across the M11/N11 corridor and linkages across the railway/DART line as highlighted on Map 16 of the GI Strategy an excerpt of which is shown below in Figure 6.

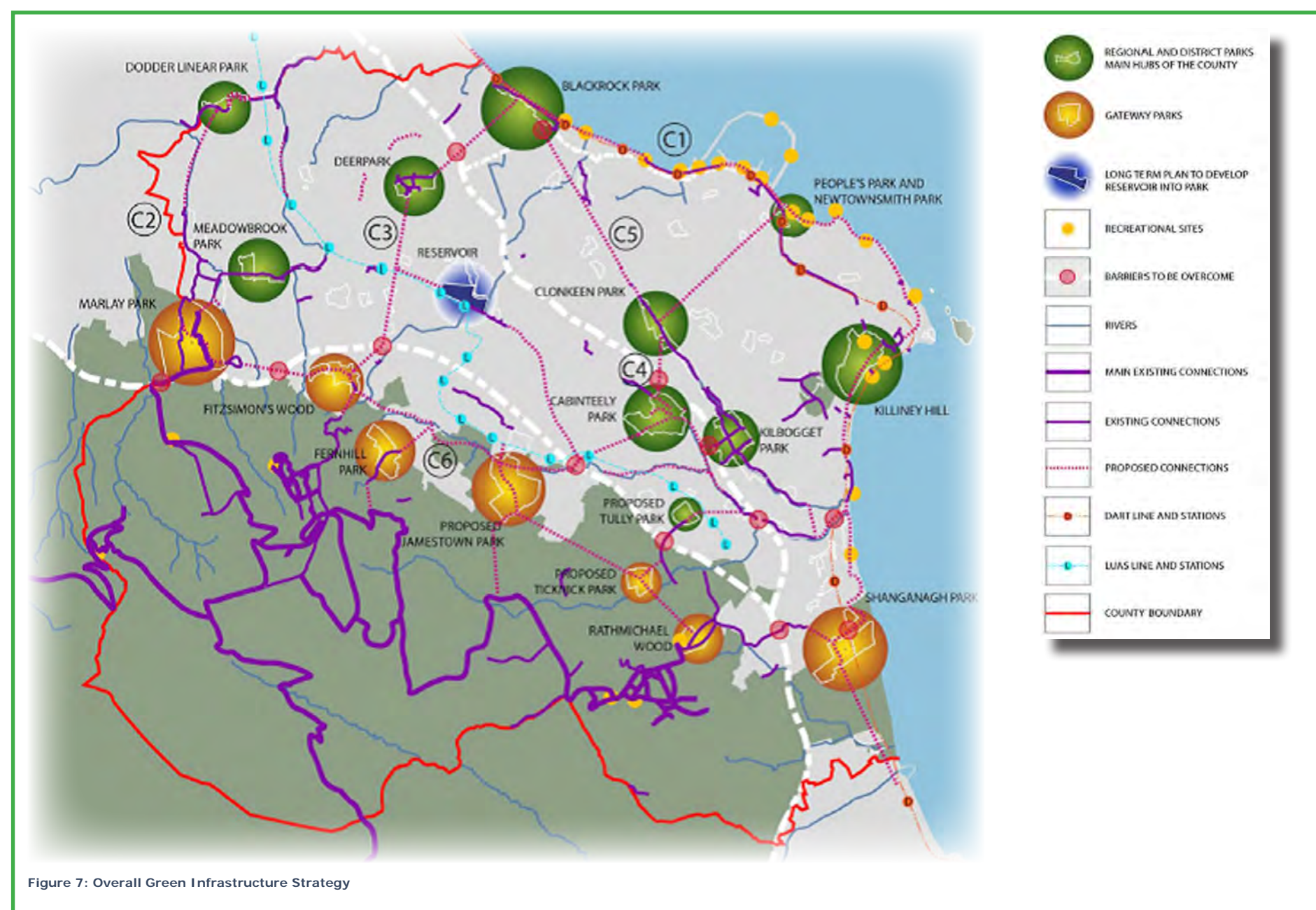


Figure 7: Overall Green Infrastructure Strategy

Table 11: Green Infrastructure Principles for LAP

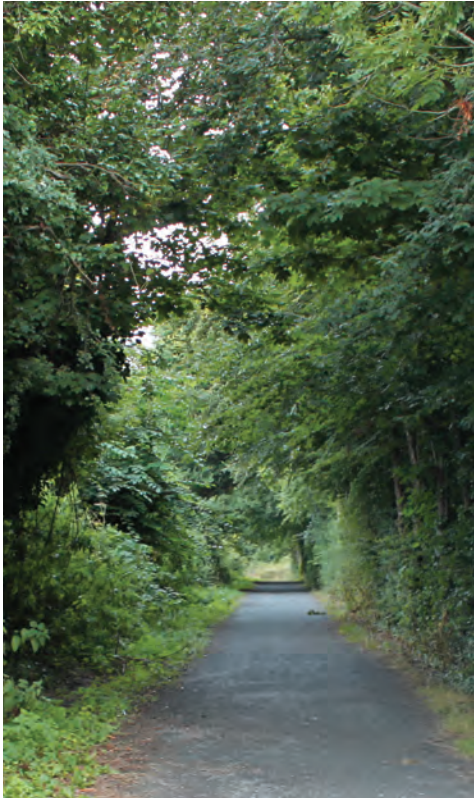
Theme	Key Objectives in GI Strategy	Guiding Principles for LAP	Theme	Key Objectives in GI Strategy	Guiding Principles for LAP
Accessibility, Recreation, Health and Well-Being	Develop the public parks at the threshold of urban and rural areas into ‘Gateway Parks’	Ensure that Shanganagh Park is welcoming for all users by providing excellent facilities throughout - in accordance with a new Master Plan.	Water Management	Utilise rivers and streams as one of the natural foundations for multi-functional Green Infrastructure corridors	New development within the Plan Area should incorporate SuDS measures and improve stream/river corridors as appropriate.
	* Improve sections of the Wicklow Way and Dublin Mountains Way where they occur along stretches of road	* This Plan Area does not contain any stretches of the Wicklow / Dublin Mountain Ways. Improved linkages to these routes can, however, be investigated		Use GI features to ensure that the impacts of flood events and operational costs to key transport are reduced	New development within the Plan Area should be located away from flood zones and incorporate suitable SuDS measures.
	Create new and improved connections between open spaces to generate a network of spaces across the urban areas	Provide and/or improve connections to green areas within and adjoining the Plan Area		Reduce the rate, volume and improve the quality of surface water runoff	New development within the Plan Area should incorporate suitable SuDS measure in order to reduce runoff
	Improve links within urban areas to encourage day-to-day use	Provide and/or improve pedestrian and cycle routes within and adjoining the Plan Area		Manage runoff at source by creating storage ponds and wetlands above the urban area	New development within the Plan Area should connect to mains sewers and incorporate suitable SuDS measures.
	Improve links across transport infrastructure where there are barriers to movement	Provide and/or improve links across the M11/N11 corridor and so provide better connections between the Plan Area and the wider environs to the west		Use local SuDS, Green Streets and Green Roofs	New development within the Plan Area should incorporate suitable SuDS measures and comply with the requirements of the County's Green Roof Guidance Document.
	Improve pedestrian and cycle links across railway barriers	Provide and/or improve pedestrian and cycle routes across the railway/DART line		Enable SuDS to be located in the public realm	New development within the Plan Area should investigate the use of existing landscape features for SuDS
	Improve links to the Green Infrastructure network from public transport	Provide and/or improve pedestrian and cycle routes to-and-from existing and proposed DART/Luas stations within and adjoining the Plan Area		* Encourage the use of water to generate energy on a micro level	* Given the topography of the Plan Area it is unlikely that water-based energy could be generated, however should any opportunity exist, this will be encouraged.
	Address the uneven distribution of allotments or community gardens	Investigate suitable locations for allotments and/or community garden within or adjoining the Plan Area			
Natural and Cultural Heritage	Review and/or Complete Landscape Character Assessments and Continue Historic Landscape Character Assessments	Ensure that development within the Plan Area has regard to the objectives of Landscape Character Area No.12 – Shanganagh and the recommendations of any future Historic Landscape Character Assessment.		Connectivity and permeability is a key guiding principle of the GI Strategy. In this regard, development proposals will be required to illustrate potential future connections to adjoining lands.	
	Complete Habitat Assessments and implement the County Tree Strategy	Ensure that development within the Plan Area conserves natural habitats and complies with the County Tree Strategy.		In specific response to ‘blockages’ identified within the County GI Strategy, improved links across the railway/DART line and the M11/N11 corridor require to be investigated. This would provide for improved access and permeability between the coast and mountains. With the existence of steep cliffs there is clearly limited potential to provide any additional access to the coastal strip beyond that already in place at the end of Quinn’s Road.	
	Restore or mitigate the fragmentation of ecological corridors throughout the County	Ensure that development within the Plan Area conserves and/or enhances natural habitats and ecological corridors.		iv. Views and Prospects	
	Create a network of Greenways, Green Streets, including green roofs	Ensure that development within the Plan Area creates and/or improves biodiversity through ecological and water management corridors.		Proposals should seek to incorporate and enhance both local and long distance views and regard should be had to all views and prospects listed to be protected within the County Development Plan.	
	Utilise the strong built heritage of the County	Ensure that development within the Plan Area protects, preserves and/or enhances Archaeological and Architectural Heritage		To that end, development proposals within the Plan Area should provide visual impact assessments in order to illustrate how future development might impact upon these protected views and prospects listed in the Development Plan and also demonstrate how local views can be integrated and enhanced within a new scheme.	
	Utilise the strong cultural heritage of the County	New development should encourage the use of, and incorporate, local heritage and/or art where appropriate			
	Use new developments to enhance the Green Infrastructure network	New development within the Plan Area should conserve and enhance biodiversity and water management			

Photo 17: Walkway - Shanganagh Park

v. Retention of Key Landscape Features

The Landscape focus of this Local Area Plan is in part contingent upon the retention and supplementing of key landscape features such as mature trees, hedgerows water features and original boundary treatments. There are a number of mature tree stands / wooded areas located throughout the Plan Area. Map 14 of the County Development Plan 2016-2022 identifies a number of such areas and included an objective “to protect and preserve Trees and Woodlands”. Not only do these landscape features add to the character of the area, but they also offer excellent biodiversity opportunities.

The future development of the Plan Area should, where feasible, incorporate and improve existing roadside boundary treatments, particularly where this consists of original random rubble walls and railings. All other existing boundaries, trees, water features and hedgerows, should be incorporated into landscape plans, where reasonably practical, and all proposals should seek to conserve and enhance natural habitats and ecosystems in an effort to protect and improve biodiversity. Notwithstanding the above, the Council acknowledges that there will be an inevitable loss trees and hedgerows, particularly given the greenfield nature of the development parcels.



Photo 18: Shanganagh Park

3.6.5 Policy and Objectives

Policy WS6: It is the Policy of Dún Laoghaire-Rathdown County Council:	
To continue to protect and enhance the landscape, green spaces, recreational amenities and the green infrastructure network, through sustainable planning and design for both existing and new communities in accordance with the policies and objectives of the County Development Plan and the objectives of this LAP.	
It is an objective of Dún Laoghaire-Rathdown County Council:	
OR1:	To ensure that all Landscape, Open Space and Recreation proposals provided within the Woodbrook-Shanganagh LAP is in accordance with the requirements of the County Development Plan 2016-2022 unless stated otherwise within this Plan.

OR2:	To prepare a Master Plan for Shanganagh Park providing for the upgrading and enhancement of the public open space - offering active and passive recreation, improved connections into and through the Park and provision of new and improved biodiversity opportunities.
OR3:	To create and improve a hierarchy of inter-connecting green spaces through the provision of safe pedestrian and cycle routes through the Plan Area having regard to Site Framework Strategies, the Park Master Plan and the Green Infrastructure objectives and guiding principles underpinning the Plan Area.
OR4:	To retain and/or enhance existing boundary treatments, tree belts and hedgerows where appropriate and feasible. The retention and protection of existing trees / woodlands shall accord with the requirements of the County Development Plan 2016-2022.
OR5:	To ensure that the layout and provision of public, communal and private open space is clearly delineated, offers adequate play opportunities and is provided in accordance with Site Framework Strategies.
OR6:	That a comprehensive landscape plan, arborists report and visual impact assessment is submitted for any new development proposal within areas identified for future development.
OR7:	To ensure that new development proposals have regard to the themes and key objectives incorporated in the DLR Green Infrastructure Strategy – Appendix 14, County Development Plan 2016-2022 and that the guiding principles for the Plan Area set out in Table 5 above are implemented as appropriate.
OR8:	To protect and enhance biodiversity throughout the Plan Area by protecting habitats and creating new habitat opportunities through native planting and landscaping schemes.
OR9:	To develop a sports campus, expanding on the existing sports facility at the Castle, to deliver greater recreational opportunities for existing and new residential communities and for the wider area.
OR10:	To ensure that a range of new and improved local facilities, services and amenities is provided commensurate with new residential communities as required and deemed appropriate by the Planning Authority.
OR11:	That all plans or projects within the Local Area Plan will be subject to Appropriate Assessment Screening in accordance with Article (3) of the Habitats Directive.

3.7 Urban Structure, Design & Public Realm Qualities

3.7.1 Introduction

This section seeks to translate the high level themes and core objectives set out in the previous policy sections into an overall spatial layout that is legible, coherent and responsive to the local context. The overarching objective is to create an attractive and sustainable new residential neighbourhood at Woodbrook-Shanganagh.

The real measure of success will be the extent to which the Plan can deliver an appropriate quantum and quality of new homes, as well as create a unique place informed by its setting.

To underpin the new residential community, the Plan must also deliver an attractive public realm, key civic spaces, a vibrant neighbourhood core and a linked open space network to facilitate permeability and passive / active recreational opportunities.

To this end, the Plan must have clarity on the fixed or non-negotiable elements such as key routes, spaces and connections and guidance on those elements that may have some flexibility - within certain parameters – including design layouts, building height and density ranges.

The approach to urban design will be driven by high-level themes and a series of key structuring principles, drawing on the intrinsic assets of the Plan Area whilst also acknowledging the many challenges.



Photo 19: Footpath artwork in Shankill

3.7.2 The Way Forward

The urban form and structure will be driven by a number of high level themes and key structuring principles. The two respective development parcels will be distilled further, as appropriate, for the purpose of density bands and / or phasing, while the overall framework strategy will set out a number of fixed elements in relation to public open space, key streets and connectivity.

i. Key Structuring Principles

The key structuring principles prioritise existing physical elements or concepts which will underpin a legible order and inform the layout of the Site Framework Strategies. In general, these are as follows: Landscape Elements & Greenways; View Corridors; Protected Structures; Neighbourhood / Community Hubs; Civic Spaces; DART Station.

The objective for the Local Area Plan is that the character of each of the two development parcels will evolve through a combination of a unique design response to the site-specific natural and cultural assets, diversity in architectural design, quality open space and a distinctive public realm with a neighbourhood core or community hub at the heart of the respective development parcels.

ii. Building Heights

The Plan Area relates to zoned, but as yet undeveloped lands set within the context of a surrounding wider greenbelt zoning. As such there is little immediate context or relationship in terms of the existing built form. The residential development in the immediate vicinity (to the north) typically comprises of the traditional low rise two-storey housing, which represents a generally unsustainable form of urban development. However, at a further remove, there are examples of recent quality infill developments which successfully employ sustainable densities, for example Aubrey and Olcovar.

It is generally endorsed by various studies that both in Metropolitan Dublin and internationally, the vast majority of accommodation needs in an urban context can be met by buildings of fairly modest height of 4-5 storeys, with elements up to 8 storeys, and that this range works well in creating a legible dense urban structure – akin to the traditionally evolved European City. It is proposed to apply a building height range of circa 3-5 storeys, plus a setback level, generally in the LAP Area having regard to its location and the need to cater for a diverse range of housing typologies, albeit with the provision for potential greater height at certain key or landmark locations.

For the most part a height range of 3-5 storeys, plus a setback level, will apply. However, there are a number of locations where height above this may be considered appropriate for reasons of legibility, identity and visibility and / or to support a particular activity. At Woodbrook, for example, an element of height at the neighbourhood square may be appropriate to signal the focal point or heart of the community, whilst potentially, allowing, for a greater vertical mix of uses and vibrancy. Other locations appropriate for landmark buildings relate to way finding points along the main street or central avenue connecting to the DART Station and also at gateways to the Park.

In general, height should be well considered in order to impact optimally on the street scene, create an interesting vista or a sense of enclosure to public spaces, whilst the height range of any perimeter block scheme should be informed by a shadow analysis to safeguard the amenity value of communal courtyard spaces.

It is also accepted that lower building heights may apply in limited circumstances, such as a sensitive boundary locations or transitional zones, or to address particular housing needs, for example elderly accommodation. For Shanganagh Castle, the development site represents a more obvious extension of the existing built environment of Shankill Village. It also includes a Protected Structure. Hence, there is a rationale for an alternative height strategy. On this basis, the building heights increase in a north-south direction across the site acknowledging the need for a more considered and

sensitive boundary treatment to the north having regard to the adjacent two-story residential development at Castle Farm. The central portion of the site provides for building heights of circa 3-5 storeys, plus a setback level, potentially incorporating terrace formats, whilst higher elements of 4-5, plus a setback level and potentially up to 6-storeys, are located towards the south-western quadrant of the site creating a strong frontage onto the Dublin Road to bookend the existing urban edge. Lower rise and lower density housing is proposed for the south-eastern corner of the site to protect the established sylvan woodland character and the curtilage and setting of the Protected Structure. This massing strategy represents a considered response to the constraints and assets of the site, as well as its relationship to existing residential properties and the Regional Park as adjoining land uses.



Photo 20: Example of Innovative house types - Accordia - (Cambridge)

For Woodbrook, the height or massing strategy focuses on a concentration of higher buildings towards the centre of the site. This approach allows for greater massing in the vicinity of key public spaces and facilities - such as at the Neighbourhood Centre and in the vicinity of the Green Axis with the Village Green, thereby contributing to the overall vitality and vibrancy of these focal points, meet and greet spaces, or recreational areas (c. 4-6 storeys). It also allows for a potential landmark element of height at the neighbourhood square to support and celebrate the objective of a new neighbourhood core for the community. It is considered that there is potential for a quality landmark building, subject to detailed design and impact assessment. Lower building heights are considered more appropriate along the site boundaries, in particular along the coastal sweep and the southern edge in response to the surrounding landscape setting (c. 3-4 storeys).

Building heights at the Dart Station Area will require a responsive design approach to ensure successful integration with the surrounding landscape context, namely, the coastal fringe.

An element of two-storey buildings may be permissible to cater for diverse housing needs. This approach reflects the intent to create a compact urban village form within the surrounding greenbelt and to incorporate the sylvan landscape character in so far as possible.

iii. Density & Urban Form

The LAP comprises of greenfield lands in close proximity to well established settlement centres and immediately proximate to a DART Line with a planned future DART Station as a key component of the overall development strategy, which make it inherently sustainable from the outset.

In accordance with a suite of National guidance and best international urban planning, Dún Laoghaire-Rathdown will continue to promote sustainable higher densities – particularly so in these Key Future Development Areas specifically identified in the Core Strategy, and within the catchment areas of high capacity public transport – all as set out in Section 2.1.3.3 of the County Development Plan.

The previous Local Area Plan set out target densities of 65-75 units per hectare for the Shanganagh Castle Site and 80-100 units per hectare for the lands at Woodbrook, both at net density levels. It is now considered that these prescribed densities were particularly high and limited the potential for a diverse range of housing typologies.

Whilst the Ministerial Guidelines on Residential Densities promote a minimum net density of 50 units per hectare (Sustainable Residential Development in Urban Areas, DEHLG, 2009), Woodbrook-Shanganagh must aspire to a higher minimum if it is to (i) acknowledge the proximity to a high quality public transport network, and (ii) deliver the indicative quantum of residential units envisaged in the County Development Plan Core Strategy which is responding to the overarching 2010-2020 Regional Planning Guidelines.



Photo 21: Olcovar Duplex Units, Shankill

Accordingly, an average minimum net density of 60 units per hectare shall apply to the lands at Shanganagh Castle and Woodbrook. This is the minimum density level appropriate and the Council will promote higher densities as market viability and supply delivery improves. This considered approach whereby there is a specified range of densities applicable under each density band, builds in a flexibility factor and will allow for the attainment of higher densities if required, or appropriate.

Clearly, the delivery of higher densities is not a stand-alone-objective; rather higher densities must be delivered in tandem with a high quality living environment to ensure the creation of sustainable homes and good urban places. Woodbrook-Shanganagh will develop as a sustainable residential neighbourhood with unrivalled access to the coastline, a Regional Park, the strategic green network and the Dublin Mountains. The plan will promote an urban design quality-led approach to achieving sustainable urban densities.

The DART Station Area will need a specific response to ensure that any massing or higher density strategy - that may typically apply to a public transport node - will retain permeability and a generous visual connection to the coast. The creation of an attractive public realm to support the very obvious public role of the planned station could prove a challenge in the absence of any notable scale of commercial development and having regard also to the need to safeguard the viability of the primary neighbourhood core at Woodbrook.

Place-making and identity will be also key considerations given the predominance of residential use on the zoned lands. In this regard, there is an opportunity to consider how the urban layout and form can best respond to the need for a range of tenure types, typologies and diversity of residential accommodation, whilst the two hubs of social activity on the respective sites offer potential to create further visual and functional variety.

iv. Density & Open Space Standards

Net Density

Net density is considered to be a more refined tool to measure residential density as it uses the net site area, including only those areas available for housing and directly associated uses.

The DEHLG ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’, advocate the use of net densities for inter alia, housing land in Local Area Plans and where phased development is over time taking place in a large-scale residential development. The Guidelines also provide guidance on those elements for inclusion or exclusion for the purposes of net densities.

In the interest of clarity, net densities - for the purposes of development proposals or master plans for each of the respective development parcels - shall be calculated in accordance with the above DEHLG Guidelines (See Appendix 4).

As outlined above, an average minimum net density of 60 units per hectare shall apply to each of the development parcels at Shanganagh Castle and Woodbrook, although the Council will promote the attainment of an overall higher density level in response to changed economic circumstances in relation to market viability and confidence.

Notwithstanding, and only in exceptional circumstances at the sole discretion of the Planning Authority, variations or a deviation from the average minimum density level of 60 units per hectare may be considered, where precise adherence to this density level may not achieve the best planning outcome, for example: -

- where a proposal can be demonstrated to significantly advance the social and environmental policies of the LAP;
- where a lower density to respect the setting of a Protected Structure is necessary;
- or where it can be demonstrated that a proposal for lower densities, significantly contributes to the objective to create a high quality public realm, civic space or strategic connections.

Residential Density Bands

On the basis of the urban design strategy and the need also to provide for a range of housing typologies, a series of density zones have been identified within each development parcel, allowing for flexibility and a graduation of density between the ranges. In this regard, each development parcel site has a lower, medium and higher density range. For Shanganagh Castle, the transition from lower to higher densities is in a north-south direction. For Woodbrook, the location of the lower density zone will reinforce the sylvan setting, with medium densities applying to a significant proportion of the development parcel and with an appropriate transition to the higher densities at the core and at key nodes and junctions.

The density bands along with the applicable ranges are set out below and are also shown spatially in the Site-Specific Framework Strategies. Densities shall generally be within the range as set out in each density band.

Notwithstanding, in respect of the Woodland Character Area at Shanganagh Castle, the density will be determined by detailed design analysis having regard to the landscape character and specific accommodation needs.

Table 12: Density Bands Shanganagh Castle

Density Bands	Land Area Ha (circa)	% Developable Area	Density Range	Potential Units
RES 1	0.5	8%	35 uph + / - *	19*
RES 2	2.8	45%	50-80 +uph	142-226+
RES 3	3.0	47%	80-100 +uph	237-296+
Total	6.3	100	63-85 uph +	398-541

Table 13: Density Bands Woodbrook

Density Bands	Land Area Ha (circa)	% Developable Area	Density Range	Potential Units
RES 1	0.5	3%	45-60 uph	23-30
RES 2	8.0	54%	60-80 +uph	480-640 +
RES 3	6.0	40%	80-100 +uph	480-600+
Neighbourhood Centre	0.5	3%	80-100 +uph	40-50 +
Total	15.0	100	64-84 uph	1023-1320+

Private Open Space

The County Development Plan can provide for a relaxation in the quantum of private open space provision from the standard requirements in instances where an innovative design response is advanced (Section 8.2.8.4 Private Open Space).

It also allows for a relaxation of the standard separation distances in an exceptionally well-designed scheme, which otherwise provides very high quality living environment and that is in close proximity to existing public open spaces (Section 8.2.8.4 Private Open Space).

Having regard to the immediate proximity to extensive publicly accessible open space in the Regional Park and the planned provision for a quality public transport in the form of a new DART Station, the Plan Area presents an ideal opportunity for innovative design solutions with new typologies for own door housing that reflect the reduced need for car ownership, as well as private open space. These attributes mean that any reduction in private open space may be counter-balanced by attractive usable shared surface streets, pockets parks and quality usable connections and corridors to the adjoining Regional Park.

To assist in achieving higher density residential layouts, the Plan actively promotes innovative residential typologies where the private open space requirements for the housing units may be lower than the standard requirements set out in the County Development Plan. This provision applies primarily to own door housing - for example, detached, semi-detached, and terraced housing. Elsewhere, for apartment or multi-unit developments, the private open space standards apply as set out in both the ‘Sustainable Urban Housing: Design Standards for New Apartments’, DECLG, (2015) and the County Development Plan, will continue to apply.

v. A Vibrant Neighbourhood Core

A central element of the development strategy is to provide a community hub or focal point on each of the development parcels so as to underpin the emergence of a sustainable residential neighbourhood. Shanganagh Castle, as a publicly accessible facility, has immense potential for community, cultural and/or recreational uses. Woodbrook, in comparison, has greater potential to support a vibrant neighbourhood core having regard to the greater scale of the development lands and closer proximity to the planned DART Station. Notwithstanding, the two hubs are, in any case, considered complementary given the relative immediacy of the respective development parcels and the strong inter-connectivity to be established between them.

Under the original 2006 Local Area Plan, a neighbourhood centre was proposed on each of the sites, although at different scales and with a ‘town’ square proposed for Woodbrook, as well as a commercial node at the DART Station. The current plan sets out an alternative strategy on the basis of the likely synergies and connectivity between the two development parcels and also the need to ensure the viability of any retail or commercial component, as well as a vibrancy to the neighbourhood core. For these reasons, a single neighbourhood centre with a smaller civic space is now proposed for Woodbrook.

Good quality convenience and retail services to cater for the needs of residents is an important prerequisite of any compact neighbourhood in terms of sustainable and accessible retail provision, especially for families with children and elderly persons, as well as facilitating ease of access for workers and enabling possible multi-purpose trips combining access to DART with small-scale convenience shopping. The Neighbourhood Centre will primarily cater for daily needs of residents and as such the scale of provision should be subordinate to that at Shankill Village as an established and vibrant centre in close proximity. It is envisaged that the scale of retail / retail services is likely to comprise of an anchor convenience store (up to c. 500m²) with a number of ancillary fine shops and café or restaurants (c.100-200m²), as well as perhaps a crèche and appropriately scaled community facility.

The viability and vitality of a Neighbourhood Centre in any newly emerging residential area may be a challenge pending a critical mass of users, but it will ultimately support the concept of the ‘five-minute walkable neighbourhood’.

The optimum location for the Neighbourhood Centre is at the heart of the development parcel, in close proximity to key community facilities such as the proposed primary school, the Green Axis, Village Green and the primary connections to the Park. This has the potential to create synergies and a thriving community hub.

The LAP approach is to cluster retail and other quality active frontages in the neighbourhood square and along key pedestrian routes, achieving a fine grain of uses at street level. It will be a key objective to create a rich mix of uses and attractive spill out spaces with a favourable orientation as part of the neighbourhood core. This is an important aspect of the strategy that will deliver vitality, convenience and help engender a sense of community – the very qualities that emulate a ‘traditional’ village and that potential residents seek out in an area. It is also considered that an element of height may be appropriate to celebrate and distinguish the Neighbourhood Centre as a focal point for the community.

At the Neighbourhood Centre, the emphasis will be on small-scale retail units generally on the ground floor of mixed-use residential development. These units will be primarily convenience and retail service outlets functioning as neighbourhood shops to serve the daily needs of residents, and commuters accessing the DART Station. Own-door offices, houses or community spaces may also be appropriate on routes leading to the civic spaces. Elsewhere, a small retail element may be appropriate at the DART Station (c. 100m²).

Ground floors in the Neighbourhood Centre and possibly the DART Station should have a more generous commercial floor-to-ceiling height of circa 4m for design, function and adaptability reasons.

A vibrant mix of neighbourhood uses and facilities in the developing area will take time to evolve, being contingent on a critical mass of end users. Nonetheless, it will be necessary to secure the spatial provision of active ground floor units from the outset in order to realise the longer term objectives. In this context, the strategy will be to actively seek appropriate temporary uses as an interim solution.

3.7.3 Policy and Objectives

Policy WS7: It is the Policy of Dún Laoghaire- Rathdown Council:
To ensure that all development is of high quality design and assists in promoting a sense of place with a quality public realm, having regard to the good urban design and place making principles as set out in the County Development Plan. The Council will require that a ‘Design Statement’ accompany all medium-to-large scale (30+ residential units) and complex applications in the Plan Area, to demonstrate how the proposed development addressed or responds to the design criteria as set out in the ‘Urban Design Manual – A Best Practice Guide’, 2009 and the Site Framework Strategies for the respective development parcels at Woodbrook and Shanganagh Castle.

It is an objective of Dún Laoghaire-Rathdown County Council:	
US1:	To achieve sustainable densities, not as a stand-alone objective, but in conjunction with other safeguarding qualitative criteria - as set out in the Dún Laoghaire-Rathdown County Development Plan - in order to achieve a high quality living environment and attractive residential neighbourhood.
US2:	To promote a variety of residential typologies, including terrace housing, duplexes and apartments with coherent streets and open spaces to create a distinctive neighbourhood that will promote whole life-cycle living.
US3:	To establish a coherent urban structure based on proven urban design principles (See County Development Plan Policy UD1), and the creation of a compact sustainable residential community that can support a range of social activities and a high quality public transport network.
US4:	To promote streets, routes and spaces which are human-scaled, memorable as places, have a high standard of amenity and are in accordance with the guidance set out in Design Manual for Urban Roads and Streets, 2013 (DMURS).
US5:	To define a single Neighbourhood Centre with a civic space and potentially a landmark element in order to create a focal point and potentially facilitate the clustering of other social, community and recreational activities and functions.
US6:	To ensure that new north-south linkages and routes are created to allow for quality usable connections between the future residential communities at Shanganagh Castle and Woodbrook, as well as Shanganagh Park as a major recreational resource.
US7:	To ensure that the public realm is legible, cohesive and operates as a connected network and that it interfaces successfully with the public realm of the wider area and facilitates future strategic connections.
US8:	To ensure that the design of the public realm incorporates the principles of Green Infrastructure.
US9:	To retain and protect, where possible, natural historic features such as the pond, located on the lands at Shanganagh Castle.



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

4. Site Framework Strategies

4.1 Introduction

This Section sets out Site Framework Strategies for each of the development parcels within the LAP Area and illustrates, on a composite Overall Development Framework, how the two site strategies relate to each other, Shanganagh Park and the wider Plan Area.

The key objectives for each development parcel derive from the overall LAP Development Strategy as set out in the Section 3. The objectives from each of the policy themes are applied spatially to the development parcels at Woodbrook and Shanganagh Castle and the wider environs, thereby informing the Overall Development Framework and the Site Framework Strategies.

A strategic layout for each site shows the location of key facilities, routes and open spaces that any future development proposals will be expected to incorporate. An indicative layout of the blocks or building form is shown to illustrate how the key site objectives may be achieved. The indicative block layouts are not intended to be prescriptive but rather are included to demonstrate how the guiding principles and key site objectives might apply to each of the development parcels.

Similarly, the key site objectives refer to a range of building heights permissible in principle, although these will be subject to detailed design assessment to accompany any planning application which will be required to address other safeguarding criteria such as visual amenity, overshadowing and microclimatic factors.

4.2 Master Plan Requirement

It will be a requirement of the LAP that a Master Plan be prepared by the applicant(s) for each of the development parcels (for lands within the applicant's ownership), to demonstrate how the objectives of the Woodbrook-Shanganagh LAP may be achieved, and in particular, how the overall scale of development is to be delivered over time.



Photo 22: St. James Church as viewed from Woodbrook

The Master Plans shall have regard to the thematic objectives under the LAP Development Strategy (Section 3); the Guiding Principles and Key Site Objectives for each of the development parcels at Woodbrook and Shanganagh Castle (Section 4); and any Phasing Requirements (Section 5).

4.3 Site Framework Strategies

The site framework strategies for each site essentially consists of the following:

- A Series of Guiding Principles,
- Key Site Objectives for urban design, density, land-use, public realm and open space, community facilities and infrastructure
- A Plan Layout of the site which sets out the location of key routes, open spaces and facilities, and an indicative block layout (Site Framework Map).



Photo 23: Honeypark Apartments, Dun Laoghaire

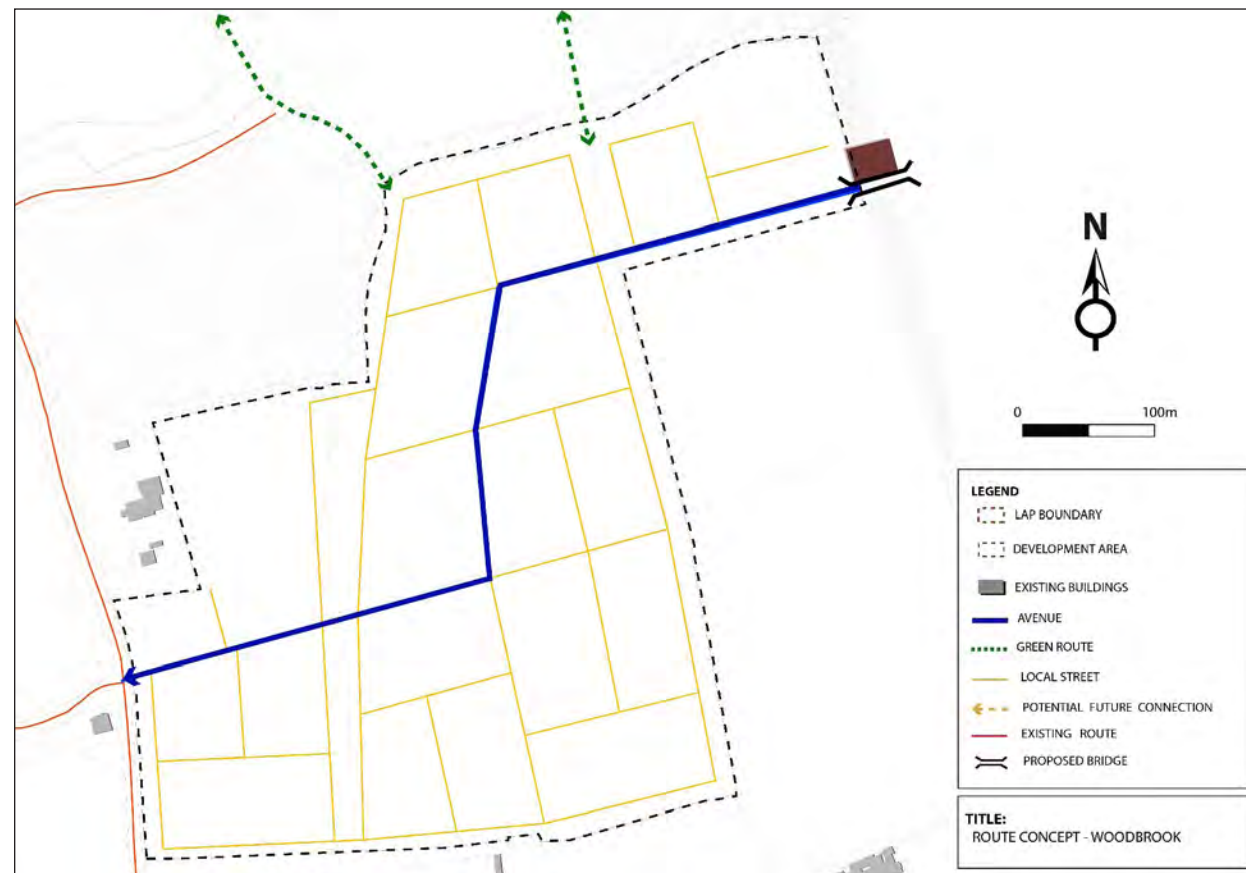


4.3.1 Woodbrook

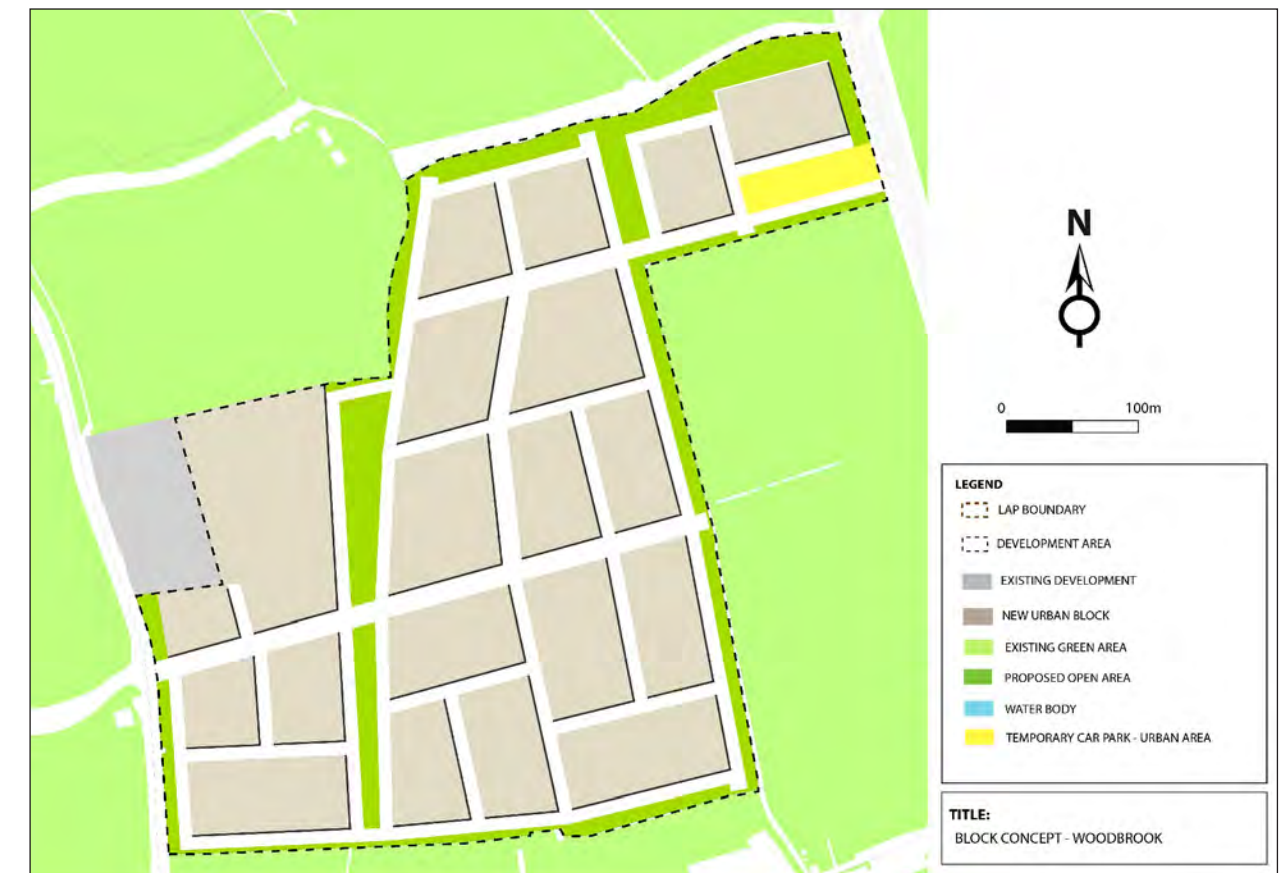
Guiding Principles	
1.	To create a highly sustainable, urban neighbourhood, based around high quality public transport nodes, with a strong sense of place.
2.	To achieve a sufficient density of development to sustain efficient public transport networks and a viable mix of uses and community facilities.
3.	<div><div>To establish a coherent spatial structure, based on urban design principles, as a focus for a new community and its integration with the established community; comprising the following elements:</div><div><div><div>A central avenue route in the form of a main street or boulevard linking the Neighbourhood Centre with the DART Station.</div><div>A north-south Green Axis linking residential elements to the Neighbourhood Core, Village Green and the Park.</div><div>A north-south Linear Park enabling strategic connections to the wider green network, as well as functioning as a useable public space for residents and visitors.</div><div>A high quality civic space at the junction of the Green Axis, Village Green and Neighbourhood Centre as the main focus for small-scale commercial and community activity.</div><div>A smaller urban space at the DART Station as a significant place maker and activity node.</div><div>A series of pocket parks as informal recreational spaces.</div></div></div></div>
4.	To forge spatial connections with Shanganagh Park and to any future publicly accessible facility at Shanganagh Castle.
5.	Permeability through the site will be promoted to successfully integrate the new residential area with the surrounding community. The main street will provide access to the DART Station with a particular emphasis on attractive walking and cycling routes, whilst other north-south green routes will provide connections to the surrounding amenities.
6.	To promote the creation of a high quality public realm by establishing a high quality of design in architecture and landscape architecture.
7.	To promote diversity in design with particular regard to place-making locations, to aid legibility through the scheme and create streetscapes of visual interest.
8.	To maximise the amenity potential of Shanganagh Park to future residents by the creation of a series of north-south green connecting routes.

Key Site Objectives	
Urban Design	
WB1	The Woodbrook Neighbourhood is to comprise primarily of residential development with supporting mixed-uses and community facilities clustered primarily at the Neighbourhood Centre.
WB2	The new residential neighbourhood shall provide for a range of housing typologies and shall be designed in accordance with DMURS.
WB3	A general building height range of 3-5 stories will be sought, with appropriate heights along any sensitive site boundaries (2-4 stories) and thereafter a transition to higher building heights towards the centre of the site and along the main avenue; with a general building height range of 3-4-5 stories (plus setback), and rising to a maximum of 6 stories, unless a compelling urban design case is otherwise made for reasons of legibility, place-making and identity.
WB4	A landmark structure may be provided at the Neighbourhood Centre, the height and precise location shall be subject to a design analysis and an assessment of views on approach to the neighbourhood centre and also having regard to the relationship with and potential impact on St. James Church (Protected Structure). The higher element of any landmark structure shall be of slender proportions.
WB5	Ensure that the scale of buildings responds to the street hierarchy and character, and affords an appropriate degree of enclosure to key civic spaces.
WB6	The ground floor units in the Neighbourhood Centre shall be designed with a commercial floor-ceiling height of circa 4m to potentially cater for active uses.
WB7	Own-door housing will be promoted across all typologies, including apartments at ground floor level, to achieve a moderately active frontage on key routes.
WB8	The DART Station will require a design approach to ensure successful integration to the urban form and landscape context. It will also require a co-ordinated approach between the relevant landowners and statutory transport agencies (NTA / EI).
Residential Density	
WB9	The Woodbrook Site shall achieve an overall average minimum net density of 60 units per hectare.
WB10	Proposals for development shall generally accord with the density range as specified for each band, to ensure an appropriate mix of residential typologies and place-making qualities within the resultant urban form (See Table 14 Below).

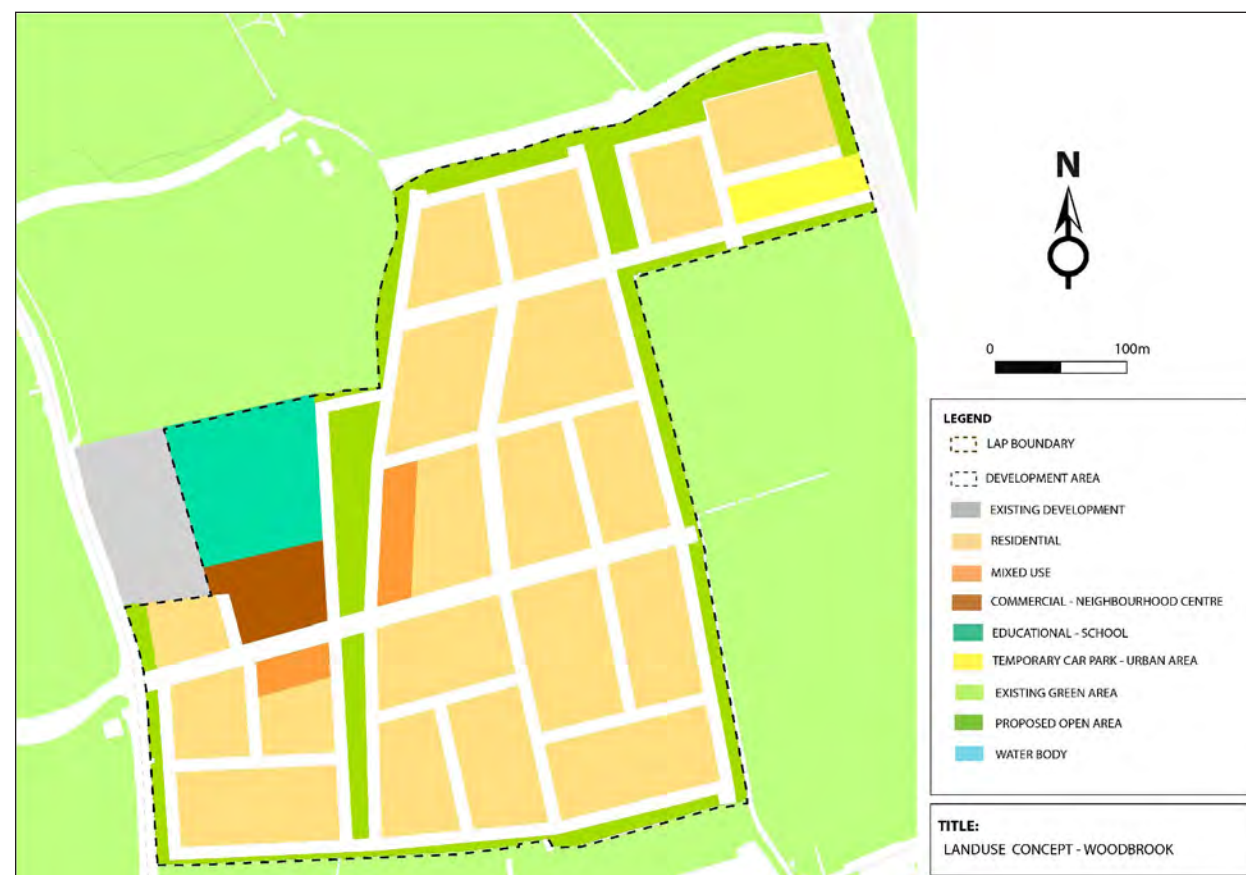
WB11	A relaxation of private open space standards for terraced, semi-detached or detached housing and car parking provision will be considered in order to achieve higher sustainable densities.
WB12	Apartment developments to cater for a mix of household sizes and as such proposals shall comply with the following mix of units: 10% Studio Units (as part of build to let development); not more than 20% of Units shall be 1 Bed Units (30% with re-allocation of the Studio Units); a range of Min. 40% - Max. 60% shall be 2 Bed Units; and a range of Min. 20% - Max. 40% shall be 3 Bed Units.
Public Realm & Open Spaces	
WB13	Ensure a quality civic space with a favourable aspect, active frontage and direct linkage to key routes to function as a vibrant focal point at the Neighbourhood Centre.
WB14	Provide for a public space of a different character and function at the DART Station that responds to the requirements of a public transport interchange, as well as creating an attractive space for public transport users.
WB15	Provide for generous north-south green corridors as multi-functional recreational, amenity and biodiversity linkages; as in the Green Axis and Linear Park.
WB16	The public realm, including new streets, civic spaces and green routes shall comprise of high quality hard and soft landscaping materials and an appropriate level of street furniture, play equipment and signage provision.
WB17	Seek to provide a new linkage to the lands east of the DART at the location of the planned DART Station for recreation and amenity purposes.
WB18	Provide for pocket parks with a range of passive and active recreational facilities for all age-users and, where feasible, Multi-Use Games Areas (MUGAs) as part of the public and communal open space provision.
WB19	Provide for moderately active frontage with own-door housing at ground floor levels along the main avenue linking the Dublin Road and the DART Station.
WB20	Ensure passive surveillance of public and communal open space provision by overlooking and careful juxtaposition of key routes and residential development, for example, the Green Axis and Linear Park.
WB21	Seek to retain and enhance the sylvan character of the site boundaries for biodiversity and amenity value. Design of vehicular access to the new residential neighbourhood shall minimise the loss of mature trees and historic boundary wall along the Dublin Road, whilst meeting road safety standards.



Route Concept - Woodbrook



Block Concept - Woodbrook



Landuse Concept - Woodbrook



Building Height - Woodbrook

Drawing 2: Woobrook Concept Drawings

WB22	Ensure appropriate boundary treatment along all boundaries of the site in the interest of residential, visual and landscape amenity.
Land Uses	
WB23	Achieve a fine grain of active uses at the main civic space of the Neighbourhood Centre to create a vibrancy throughout the day and evening.
WB24	Provide for a convenience retail element and small-scale retail services to cater for the daily needs of local residents.
WB25	Provide for a childcare facility ideally within or in close proximity to the Neighbourhood Centre and / or Future School Site, and also potentially at the DART Station. Future provision and demand for childcare facilities shall be assessed having regard to the needs of the emerging population and in accordance with the Development Plan Standards on Childcare.
WB26	Accommodate a primary school equivalent to 24 Classrooms in accordance with the determination of Future Schools Provision undertaken by the Department of Education & Science (DES).
WB27	Consider the provision of small-scale own door offices or services in the vicinity and on key routes leading to the Neighbourhood Centre and DART Station.
WB28	Seek appropriate temporary uses such a community café or a creative community space as an interim solution to any vacant units at ground floor level at the neighbourhood centre or DART Station Node.
Community Facilities	
WB29	Support the clustering of a range of community facilities and social infrastructure in the vicinity of the Neighbourhood Centre, School Site and St. James Church.
WB30	A high quality public realm, attractive streets and spaces, usable open space and local shopping facilities with a café or restaurant, will be activity promoted as important elements of social infrastructure to support a new residential community.
WB31	Reserve a school site to accommodate a new primary school(s) as per the requirements of the Department of Education & Skills (DES) and to explore in conjunction with the DES, the potential for sharing the school facilities, community facilities and adjoining public open spaces so as to ensure optimum use of social infrastructure.
WB32	Promote an urban school typology which achieves an efficient use of scarce urban land, contributes positively to the streetscape and reflects the civic importance of a school to the local community.
WB33	Allow for a relaxation of the Development Plan car parking standards for schools having regard to the accessibility of the site and the objective to achieve an urban school typology.

Infrastructure	
WB34	Water Supply & Drainage: All planning applications to demonstrate that there is sufficient water supply and drainage capacity to serve a particular phase(s) of development with confirmation of same by Irish Water.
WB35	DART: Seek early provision of the DART Station at Woodbrook to establish sustainable travel patterns. DART Station to be designed in a manner to accommodate a pedestrian over-bridge.
WB36	Woodbrook Main Avenue: Seek provision of the Avenue in its entirety in tandem with the first phase of the residential development to facilitate early provision of, and facilitate access to, the DART Station. The attainment of this objective may be subject to additional funding sources.
WB37	Wilford Junction Upgrade: Potential upgrade of the existing roundabout and replacement with a higher capacity signalised 4-arm junction.
WB38	Temporary Car Park at DART Station: Seek provision of a temporary surface car park of circa 150-200 car spaces in the immediate vicinity of the DART Station.
WB39	Surface Water Drainage: SuDS measures to be incorporated as part of all proposals.
WB40	Each phase to demonstrate contribution to the public realm as part of proposals for residential development.
Development Plan Compliance	
WB41	Development proposals to comply with the policies and objectives of the current Dún Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section.



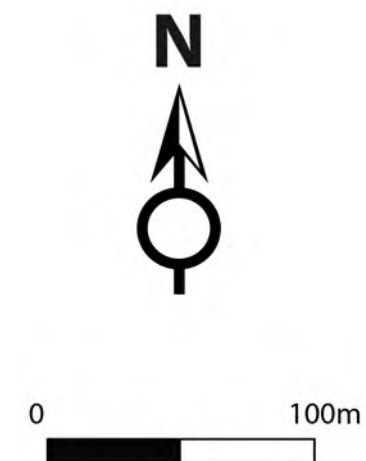
Photo 24: Honeypark Apartments, Dun Laoghaire

Table 14: Density Bands Woodbrook

Density Bands	Land Area Ha (circa)	Density Range
RES 1	0.50	45-60 uph
RES 2	8.0	60-80 +uph
RES 3	6.0	80-100 + uph

Table 15: Land Uses Woodbrook

Land Use	Land Area Ha (circa)	% Land Area Ha
RES 1	0.5	2.3
RES 2	8.0	37.4
RES 3	6.0	28.0
Neighbourhood Centre	0.5	2.3
School Site	1.2	5.6
Avenue	1.6	7.5
Temp Car Park	0.3	1.4
Green Axis	1.3	6.1
Linear Park	0.6	2.8
Tree Belts /Boundary Buffers	1.4	6.5
Total Open Space Provision	3.3	15.5
Total	21.4	100



LEGEND

- LAP BOUNDARY
- DEVELOPMENT AREA
- EXISTING BUILDINGS
- EXISTING DEVELOPMENT
- KEY AVENUE FRONTAGE
- KEY PARK FRONTAGE
- WALKWAY
- INDICATIVE TREELINE
- EXISTING TREES/TREELINE/GREEN ROUTES
- EXISTING GREEN AREA
- PROPOSED OPEN AREA
- WATER BODY
- BRIDGE

TITLE:

URBAN DESIGN FRAMEWORK - WOODBROOK

NOTE: This diagram is indicative in nature and provides guidance on how the related provisions of the plan can be achieved

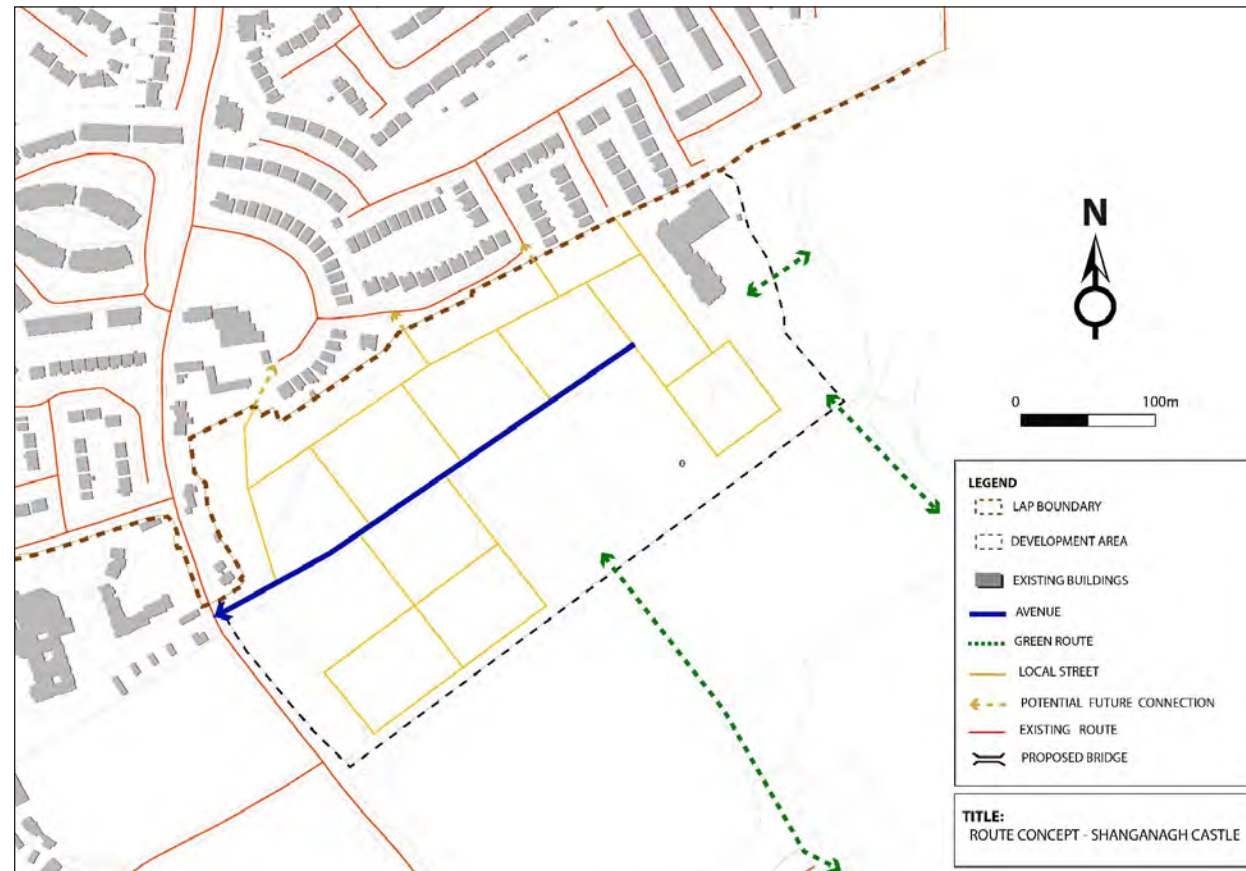
Drawing 3: Urban Design Framework - Woodbrook

4.3.2 Shanganagh Castle

Guiding Principles	
1.	To develop a highly sustainable living environment with a strong sense of place and also connections to the established community at Shankill.
2.	To achieve a sufficient density of development to sustain efficient public transport networks and viable community facilities.
3.	To facilitate the provision of a socially cohesive community through the provision of a wide range of housing types and tenures in an integrated fashion.
4.	To protect the setting and special character of Shanganagh Castle as a Protected Structure.
5.	<div><div>To create a high quality physical environment through the development of a coherent spatial structure based on a hierarchy of linked routes and spaces. The main components of this spatial structure are:</div><div><div><div>A central vista to Shanganagh Castle as a unique Protected Structure</div><div>To open up the dramatic coastal views from the eastern extremity of the site at Shanganagh Castle and to utilise the new visual relationship as a key generator of linked public routes and spaces with high amenity value in the vicinity of the Castle, Shanganagh Park and the coastline.</div><div>To incorporate public open spaces at strategic locations so as to create a new public dynamic and energy with the Shanganagh Park and Shanganagh Castle, as well as forging a physical connection between this site and the Neighbourhood Centre at Woodbrook.</div><div>To create a permeable residential quarter by creating a network of pedestrian and cycle linkages, connecting to Shankill Village, Shanganagh Park, Woodbrook and the coastline.</div></div></div></div>
6.	To promote the creation of a high quality public realm by establishing a high quality of design in architecture and landscape architecture.
7.	To respect the established character of adjoining residential developments and ensure appropriate height transitions from the site boundaries and to site development to avoid negative impacts on established residential amenity.

Key Site Objectives	
Urban Design	
SC1	The Shanganagh Castle Site is to comprise primarily of residential development with a publicly accessible facility as a focal point at Shanganagh Castle.
SC2	The new residential neighbourhood shall provide for a range of housing typologies and shall be designed in accordance with DMURS.
SC3	Ensure that the scale of buildings responds to the varying character areas across the site.
SC4	Building heights along the northern boundary shall be restricted to 2-4 storeys to provide for a sensitive boundary treatment and to safeguard the residential amenity of existing properties at Castle Farm.
SC5	A general height or massing strategy of 4-5 storeys for the central portion of the site, rising to 5-6 storeys towards the south-western quadrant to provide a strong frontage on the Dublin Road bookending the existing urban edge, shall apply to the site. There may be potential for an additional setback level in the interest of visual variety, subject to detailed design assessment.
SC6	Shanganagh Castle is to provide a visual focal point and as such is not considered necessary to introduce additional landmark structures or a significant element of height for legibility or identity reasons.
SC7	New development proposals to create a new central vista to Shanganagh Castle.
SC8	Own-door housing will be promoted as part of apartment development or multi-unit developments at ground floor level to achieve a moderately active frontage onto the central avenue.
SC9	Ensure residential development provides appropriate frontage onto the public open space.
SC10	Ensure that new development respects the significance of Shanganagh Castle (Protected Structure) and represents an appropriate response to its historic spatial context and landscape setting.
Residential Density & Mix	
SC11	The Shanganagh Castle Site shall achieve an overall average minimum net density of 60 units per hectare.
SC12	Proposals for development shall generally accord with the density range as specified for each band, to ensure an appropriate mix of residential typologies and place-making qualities within the resultant urban form (See Table 16 Below).

SC13	A relaxation of private open space standards for terraced, semi-detached or detached housing and car parking provision will be considered in order to achieve higher sustainable densities, subject to design and layout.
SC14	Seek to deliver a mix of social, affordable and private housing on the site as a best-practice model of a socially inclusive and balanced residential community.
SC15	Apartment developments to cater for a mix of household sizes and as such proposals shall comply with the following mix of units: 10% Studio Units (as part of build to let development); not more than 20% of Units shall be 1 Bed Units (30% with re-allocation of the Studio Units); a range of Min. 40% - Max. 60% shall be 2 Bed Units; and a range of Min. 20% - Max. 40% shall be 3 Bed Units.
Land Use	
SC16	Residential to be the predominant land use with an emphasis on mixed tenures.
SC17	Provide for publicly accessible community, recreational and/or cultural uses at Shanganagh Castle as a focal point for the neighbourhood and wider area, creating a synergy with Shanganagh Park and complementary to the Neighbourhood Centre at Woodbrook.
Public Realm & Open Space	
SC18	Ensure a high quality public realm that reflects the demesne and landscape character of the site.
SC19	Ensure an appropriate setting for Shanganagh Castle as a Protected Structure. This space may also have a civic quality and the potential to accommodate temporary exhibitions or events.
SC20	Provide for generous key access points along the southern boundary of the site connecting into Shanganagh Park and to facilitate the creation of new north-west / south-east linkages through the Park.
SC21	Explore the potential to achieve new linkages between Castle Farm and Shanganagh Castle in the interest of permeability and the creation of direct, safe routes to adjoining recreational amenities and /or community facilities.
SC22	Provide for an appropriate range of play facilities for young children as part of the communal open space provision and to ensure that passive and active recreational facilities for all age groups are provided in the immediate vicinity as part of the future Master Plan proposals for Shanganagh Park.



Route Concept - Shanganagh Castle



Block Concept - Shanganagh Castle



Landuse Concept - Shanganagh Castle



Building Height - Shanganagh Castle

Drawing 4: Shanganagh Concept Drawings

SC23	Potentially incorporate the central public open space element to be provided as part of the future residential proposal into the adjoining Shanganagh Park, so as to consolidate and reinforce the recreational potential of the Park and to enhance the potential for continuous recreational routes between the two sites.
SC24	Reinstate historic views towards the coastline from Shanganagh Castle by the removal of an element of the modern tree-planting east of the Castle.
SC25	Create an attractive tree-lined avenue along the central avenue with the planting of appropriate native broadleaf species.
SC26	Retain the water pond or wetland area as an historic landscape feature and also for visual amenity and biodiversity value as part of the public open space provision on the site.
SC27	Ensure passive surveillance of the central avenue by overlooking and an element of own-door access so as to create a safe and secure route.
SC28	Seek to retain and protect the tree copses or substantial tree belts at the two locations as shown on the Site Framework Map and to undertake additional tree planting in the form of tree belt along the Dublin Road boundary. Design of vehicular access to the new residential neighbourhood shall minimise the loss of mature trees, whilst meeting road safety standards.
SC29	Ensure appropriate boundary treatment along all boundaries of the site, and in particular the northern boundary, in the interest of residential, visual and landscape amenity.
Community Facilities	
SC30	Make a significant contribution to the social housing needs of the County through the delivery of new social homes under the Council's Housing Programme and in accordance with the Council's Interim Housing Strategy.
SC31	Undertake a building assessment and feasibility study to determine the cost of refurbishment and adaption to potential new uses and to inform the most appropriate new uses for Shanganagh Castle. It will be an objective that any new use will incorporate publicly accessible community, culture and / or recreational uses.
SC32	Seek to develop a sports campus, expanding on the existing sports facility at the Castle, to deliver greater recreational opportunities for existing and new residential communities and for the wider park user.
SC33	The public open space to be provided as part of future proposals for residential development shall be fully accessible to the public with linkages to Shanganagh Park and may be incorporated into the future Park Master Plan.

Infrastructure	
SC34	Water Supply & Drainage: All planning applications to demonstrate that there is sufficient water supply and drainage capacity to serve a particular phase(s) of development with confirmation of same by Irish Water.
SC35	Surface Water Drainage: SuDS measures to be incorporated as part of all proposals.
SC36	Each phase to demonstrate contribution to the public realm as part of proposals for residential development.
Development Plan Compliance	
SC37	Development proposals to comply with the policies and objectives of the current Dun Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section.



Photo 25: Elderly Accomodation, Sallynoggin

Table 16: Density Bands Shanganagh Castle

Density Bands	Land Area Ha	Density Range
RES 1 *	0.5	35 +/- uph
RES 2	2.8	50-80 +uph
RES 3	3.0	80-100 + uph

**Woodland Character Area: Densities to be determined subject to design analysis*

Table 17: Land Uses Shanganagh Castle

Land Use	Land Area Ha (circa)	% Land Area Ha
RES 1 *	0.5	4.8
RES 2	2.8	25.2
RES 3	3.0	26.4
Central Avenue	0.5	3.7
Protected Structure & Setting	1.9	17.0
Public Open Space (Park)	1.0	9.3
Tree Copse	0.8	7.0
Tree Belt	0.7	6.6
Total Open Space Provision	2.5	22.9
Total	11.2	100

** Woodland Character Area*



LEGEND

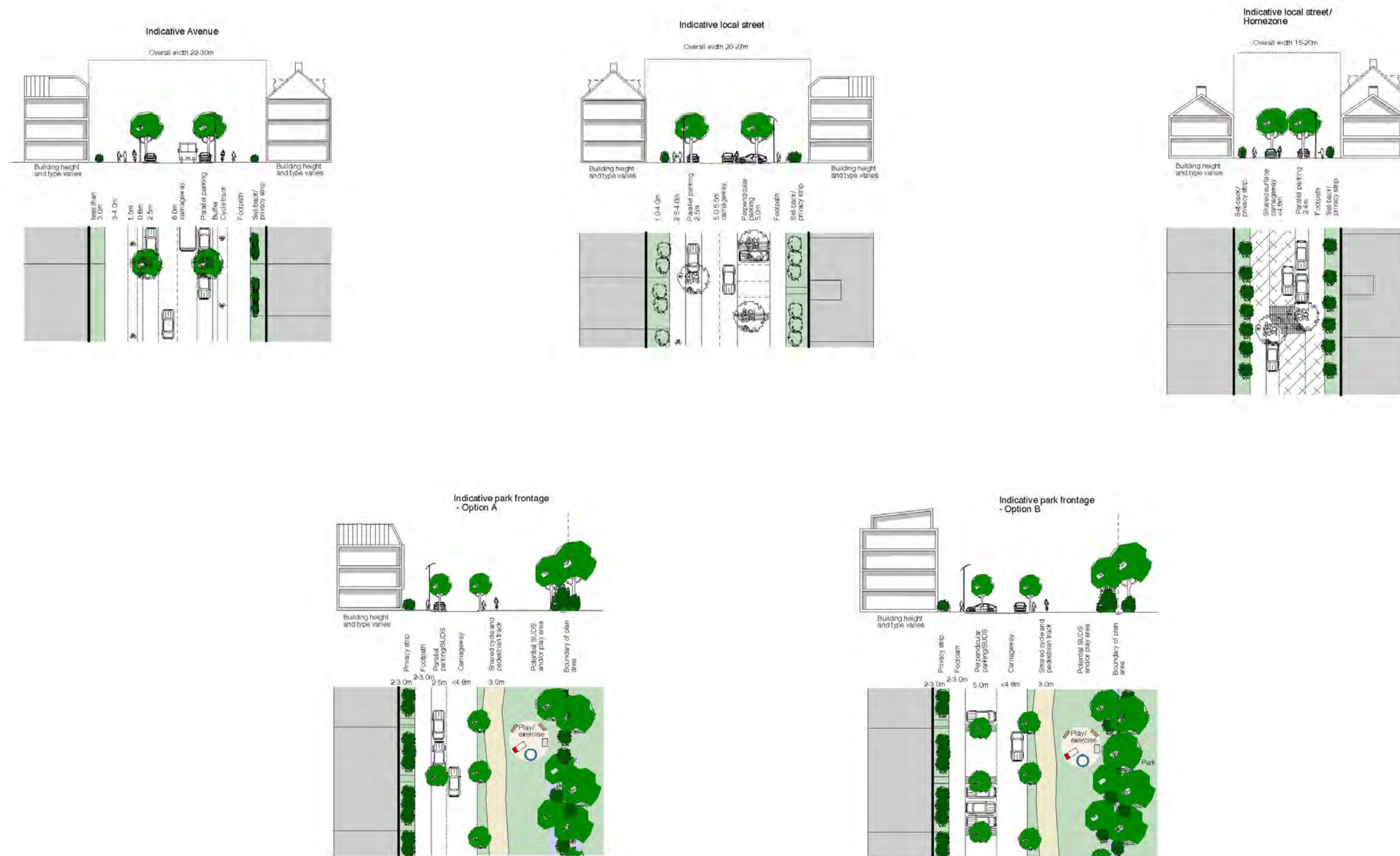
- LAP BOUNDARY
- DEVELOPMENT AREA
- EXISTING BUILDINGS
- EXISTING DEVELOPMENT
- KEY AVENUE FRONTAGE
- KEY PARK FRONTAGE
- WALKWAY
- INDICATIVE TREELINE
- EXISTING TREES/TREELINE/GREEN ROUTES
- EXISTING GREEN AREA
- PROPOSED OPEN AREA
- WATER BODY
- BRIDGE

TITLE:

URBAN DESIGN FRAMEWORK -
SHANGANAGH CASTLE

NOTE: This diagram is indicative in nature and provides guidance on how the related provisions of the plan can be achieved

Drawing 5 Urban Design Framework - Shanganagh Castle



Drawing 6: Indicative Sections



LEGEND

- LAP BOUNDARY
- DEVELOPMENT AREA
- EXISTING BUILDINGS
- EXISTING DEVELOPMENT
- KEY AVENUE FRONTAGE
- KEY PARK FRONTAGE
- WALKWAY
- INDICATIVE TREELINE
- EXISTING TREES/TREELINE/GREEN ROUTES
- EXISTING GREEN AREA
- PROPOSED OPEN AREA
- WATER BODY
- BRIDGE

TITLE:

URBAN DESIGN FRAMEWORK

NOTE: This diagram is indicative in nature and provides guidance on how the related provisions of the plan can be achieved

Drawing 1: Overall Urban Design Framework Strategy



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

5. Implementation & Phasing

5.1 Active Land Management

Dún Laoghaire-Rathdown Council will play a pivotal role in active land management in order to expedite the delivery of new homes as part of the new residential neighbourhood planned for Woodbrook-Shanganagh.

In this regard, the Council is actively liaising with the Government's Housing Delivery Office in a collaborative process to resolve any potential blockages to delivery of residential development on the lands which have been identified by Central Government as a Major Housing Development Site (MUHDS).

5.2 Infrastructure Delivery

Dún Laoghaire-Rathdown will continue, as a priority, to seek to secure the critical enabling infrastructure to facilitate future development in the Plan Area. In this context, the Council is working closely with the Department of Housing, Planning, Community & Local Government (DHPCLG) and the Department's Housing Delivery Office to resolve potential infrastructure blockages and to reduce the burden of costly infrastructure provision.

There has also been on-going engagement with Irish Water with a positive outcome that there may be potential for a certain level of development to proceed using interim water and drainage measures, in advance of the more comprehensive infrastructure upgrades, as in the Old Connaught / Woodbrook Water Supply and Drainage Schemes, as already committed to under Irish Water's Capital Investment Programme 2017-2021.



Photo 26: Maple Villas Housing scheme, Ballybrack

The impending resolution of water and drainage issues, in effect, removes the most fundamental infrastructure blockages to commencing development of the lands at Woodbrook-Shanganagh. Thereafter, the focus will be measures to establish sustainable travel patterns in the newly emerging residential neighbourhood and, as such, priority will be afforded to working with the National Transport Authority (NTA) to secure early delivery of the new DART Station at Woodbrook. In this context, upfront delivery of the main Woodbrook Avenue in its entirety, as part of an initial or early phase of development on the Woodbrook lands, would be critically important, so as to enhance the viability of the DART Station, pending full build-out of the residential lands in the Plan Area. Meanwhile, strategic upgrades to the road network both in the Plan Area and wider environs may be necessary, as to be determined by the findings of the Core Bus Corridor Study (NTA) and the M11/N11 Corridor Study by Transport Infrastructure Ireland (TII).

More local level infrastructure to be provided within the development parcels includes school and crèche provision, neighbourhood centre facilities, pocket parks, cycle and pedestrian routes, civic spaces and the public realm. The Council will actively work with the Department of Education and Skills (DES) and individual developers to secure the co-ordinated delivery of this local infrastructure provision.

The LAP identifies a range of strategic and local infrastructure necessary to facilitate development in the Plan Area. The timely and co-ordinated delivery of such infrastructure across a number of state agencies will be a key focus of Dún Laoghaire Rathdown Council.

5.3 Achieving Key Site Objectives

Achieving the Key Site Objectives as set out in the Site Framework Strategies will be largely dependent on the relevant landowners bringing forward their respective sites for development.

The objectives for each site will be delivered primarily through the development management process, on assessment by the Planning Authority and/or An Bord Pleanála with input from the various statutory consultees or prescribed bodies under the Planning and Development Act, 2000 (as amended).

Social housing objectives will be delivered under Part V of the Planning and Development Act, 2000 (as amended).

The Shanganagh Castle Site has the potential to make a significant contribution to the variety of social housing unit types and mixed-tenures and consequently, the Council is anxious to initiate the planning process for housing on the site as a matter of urgency to address the housing needs within the County.

Costs associated with achieving the key site objectives will, for the most part, be borne by the individual developers, with the likely exception of infrastructure of a more strategic or Regional nature. In the case of the school site reservation, where the land is required for construction of a school, this will be financed by the Department of Education and Skills (DES).

5.4 Phasing

Given the greenfield nature of the two development parcels, it will be essential to ensure that critical enabling infrastructure is delivered to unlock the development potential of these lands. In this regard, water supply and drainage are the most fundamental infrastructure impediments to development proceeding at Woodbrook and Shanganagh Castle. Accordingly, an adequacy of the water supply and drainage network to cater for any proposed development will be an essential prerequisite and should be demonstrated as part of any planning application for lands within the Plan Area.

Thereafter, the primary purpose and focus of any phasing imperatives will be to ensure that key elements of infrastructure are delivered in tandem with residential development as necessary to ensure the proper planning and sustainable development of the area. The phasing approach will also include social infrastructure elements to ensure a commensurate level of community facilities for the emerging residential neighbourhood. Notwithstanding, the Council is cognisant of the over-arching imperative to deliver new homes and as such it is not the intention to apply a prohibitively restrictive phasing schedule.

Woodbrook and Shanganagh Castle, as the two key development parcels, may progress independently of each other. However, given the scale and development potential of these parcels, it is considered that an element of sequential phasing should apply within each as key sites.

A Phasing Schedule for each of the key sites is set out below, and whilst specific requirements apply in certain instances, flexibility or a roll-over mechanism to a subsequent phase may apply at the discretion of the Planning Authority if considered appropriate. This is to facilitate flexibility and to allow for changing market conditions over time whilst ensuring that the key objectives are still realised.



Photo 27: Apartments Olcovar, Shankill

5.5 Phasing Schedule

Table 18: Phasing Schedule for Woodbrook

Infrastructure	Phase / Timeframe	Responsibility
Water Supply & Drainage	Demonstration of adequate water and drainage supply as part of any planning application. Interim solutions may be considered in advance of comprehensive upgrade, subject to agreement by IW.	IW
DART Station	Early provision in tandem with delivery of initial phases of residential development. Potential timeframe c. 3 year lead-in from planning to operation.	NTA
Temporary Car Park / DART	Provision in tandem with DART Station to support viability of the DART.	Developer
Main Woodbrook Avenue	Early provision of road in its entirety from Dublin Road to DART Station to facilitate access to Station. Delivery to align with DART Station and initial phase of housing.	Developer
Neighbourhood Centre	Commence construction of the NC on completion of the first 500 Residential Units.	Developer
School	Site to be made available to the DES prior to the granting of permission for 800 residential units, unless deviation agreed in writing between the DES and the Local Authority (LA). Early provision of access route to site in tandem with main avenue preferable.	Developer
Crèche / Childcare Facilities	Crèche facility to be delivered as part of the Neighbourhood Centre development, and thereafter in accordance with the Development Plan Standards.	Developer
Public Realm	Proposals for residential development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developer
Public Open Space	Green Axis, Linear Park & Village Green to be provided in tandem with relevant phase of development. Village Green in conjunction with Neighbourhood Centre.	Developer / DLRCC
Community Facilities General	Proposals for residential development to demonstrate contribution to community facilities for every 200 Units / 20,000 m²	Developer
Six-Year and Longer Term Road Objectives	Pending outcome of NTA / TII Studies	NTA / TII / DLRCC

Table 19: Phasing Schedule for Shanganagh Castle

Infrastructure	Phase / Timeframe	Responsibility
Water Supply & Drainage	Demonstration of adequate water and drainage supply as part of any planning application. Interim solutions may be considered in advance of comprehensive upgrade, subject to agreement by IW.	IW
Access to DART Station	Early provision of cycle and pedestrian linkages routes to the DART Station in tandem with delivery of initial phases of residential development.	Developer *
Central Avenue Access	Delivery in tandem with housing construction as necessary to access each phase of residential development.	Developer *
Social & Mixed-Tenure Housing	Social & Mixed-Tenure Housing to be delivered as a matter of urgency on adoption of the LAP and in accordance with the Council's Housing Programme. Scale of housing represents a significant element of community gain / community.	DLRCC / Approved Housing Body / Developer /
Shanganagh Castle	Private residential units represent the enabling development for potential refurbishment of Shanganagh Castle. Public accessibly facilities to be provided at Shanganagh Castle subsequent to delivery of an element of above residential development and / or as funds become available to deliver in tandem with the Master Plan for Shanganagh Park.	DLRCC / Developer
Childcare Facilities	Childcare facilities to be delivered in accordance with the Development Plan standards.	DLRCC / Developer
Public Realm	Proposals for residential development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developer *
Public Open Space	Public Open Space provision to be incorporated into Shanganagh Park and delivered as part of the implementation of the Shanganagh Park Master Plan.	DLRCC / Developer*
Community Facilities General	Proposals for residential development to demonstrate contribution to community facilities for every 200 Units / 20,000m²	DLRCC / Developer*
Six Year -& Longer Term Road Objectives	Pending outcome of NTA / TII Studies	NTA / TII / DLRCC

*DLRCC significant stakeholder interest in SC Site at the time of LAP Preparation

5.6 Implementation, Monitoring & Review

Dún Laoghaire-Rathdown Council is committed to taking a pro-active approach to progress the delivery of the Plan.

To assist implementation, the requirement for applicants to prepare a Master Plan - as set out in the previous section - will apply and should accompany all planning applications where the proposed development relates to a portion only of each of the respective development parcels.

The LAP will have effect for a period of six-years from the date of adoption, unless otherwise amended or revoked, as per the Planning and Development Act 2000 (as amended).

Prior to the fifth year from adoption, the Planning Department will carry out a review of the LAP to inform whether the Plan should be extended (for a maximum of another five years), reviewed or revoked. The findings of the review will be presented to the Elected Members for their consideration.

Acknowledgements

Dún Laoghaire-Rathdown County Council set up an inter-departmental team to prepare this Draft Local Area Plan (LAP). The Draft LAP has been prepared by this team including the following departments

Planning & Organisational Innovation

Architects

Economic, Community & Cultural Development

Housing

Infrastructure & Climate Change

Municipal Services

Environmental Appraisal :

CAAS – SEA & AA Consultants

Built Heritage :

Clare Hogan Architects – Architectural Heritage Impact Assessment

Urban Design :

Loci - Guidance & Drawings

Document Design :

DLR In-House Team – Maps & Document



Woodbrook - Shanganagh

Draft Local Area Plan 2017 - 2023

Appendix 1:

European, National, Regional and Local Policy Context

This Appendix lists the principal European, National, Regional and Local policy documents, guidelines and plans that have helped inform and guide the preparation of the Draft Local Area Plan. This list, while comprehensive, is not exhaustive and additional documents will be considered as appropriate as the Development Plan process is advanced.

1.1 European Policy

- EU Habitats Directive
- EU Urban Waste Water Directive
- EU Water Framework Directive
- EU Waste Framework Directive
- EU Drinking Water Directive
- EU Bathing Water Directive
- EU Freshwater Fish Directive
- EU Marine Strategy Framework Directive
- EU Floods Directive
- The Implementation of Birds & Habitats Directive in Estuaries & Coastal Zones, EU 2011
- EU SEA Directive
- EU Control of Major Accidents Directive
- EU Ambient Air Quality and Cleaner Air for Europe Directive
- EU Energy Efficiency Directive 2012/27/EU
- EU European Renewables Directive
- EU Energy Performance of Buildings Directive 2010/31/EU
- EU Marine Strategy Framework Directive.
- Maritime Spatial Planning Directive

1.2 National Policy

- National Spatial Strategy 2002-2020 - People Places Potential (2002)
- Infrastructure and Capital Investment 2012–2016 – Medium-Term Exchequer Framework (2011)
- Smarter Travel – A Sustainable Transport Future (2009)
- National Cycle Policy Framework 2009-2020
- Construction 2020-A Strategy for a Renewed Construction Sector (2014)

- Irish Water Proposed Capital Investment Plan 2014-2106
- Our Sustainable Future: A Framework for Sustainable Development in Ireland 2012
- Social Housing Strategy 2020, Support, Supply and Reform
- National Heritage Plan (2002)
- Actions for Biodiversity, 2011 – 2016
- Towards a Resource Efficient Ireland - A National Strategy to 2020, incorporating Irelands National Waste Prevention Programme
- National Hazardous Waste Management Plan, 2014-2020 (2014)
- Putting People First - Action Programme for Effective Local Government (2012)
- The National Action Plan for Social Inclusion 2007-2016
- Buildings for Everyone: A Universal Approach (2012)
- National Disability Strategy Implementation Plan 2013-2015
- A Strategy for Public Libraries 2013-2017 (2013)
- Student Accommodation Scheme (2007)
- Achieving Effective Workplace Travel Plan Guidance for Local Authorities (2012)
- National Climate Change Strategy 2007-2012
- National Climate Change Adaptation Framework - Building Resilience to Climate Change (2012) Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond (2012)
- Ireland and the Climate Change Challenge - Connecting How Much with How To (2012) National Energy Efficiency Action Plan 3 (NEEAP) (2009)
- Rebuilding Ireland - Action Plan for Housing and Homelessness, 2016
- Rebuilding Ireland - Strategy for the Rental Sector, 2016

1.3 Regional Policy

- Regional Planning Guidelines for the Greater Dublin Area 2010-2022
- Retail Strategy for the Greater Dublin Area 2008-2016
- Greater Dublin Area Transport Strategy 2016 – 2035
- Integrated Implementation Plan 2013-2018
- Greater Dublin Strategic Drainage Study (2005)
- Greater Dublin Area Cycle Network Plan (2013)
- Planning and Development of Large-Scale, Rail Focussed Residential Areas in Dublin (2013)
- Greater Dublin Water Supply Strategic Study 1996-2016
- Eastern River Basin District River Basin Management Plan 2009-2015
- Dublin Mountains Strategic Plan for Development of Outdoor Recreation 2007-2017
- Waste Management Plan for the Dublin Region 2005-2010
- Air Quality Management Plan for the Dublin Region 2009-2012

- Dublin Agglomeration Environmental Noise Action Plan December 2013–2018
- Green City Guidelines (2008)

1.4 Ministerial Guidelines

- Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual Best Practice Guidelines (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2015)
- Delivering Homes, Sustaining Communities (2007)
- Quality Housing for Sustainable Communities (2007)
- The Planning System and Flood Risk Management (2009)
- Irish Design Manual for Urban Roads and Streets (2013)
- Spatial Planning and National Roads – Guidelines for Planning Authorities (2012)
- National Cycle Manual (2011)
- A Resource Opportunity Waste Management Policy in Ireland (2012)
- Appropriate Assessment of Plans and Projects in Ireland - Guidelines for Planning Authorities (2010)
- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities (2004)
- Implementation of SEA Directive (2004)
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development (2003)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2013)
- Code of Practice on the Provision of Schools and the Planning System (2008) Ready Steady Play! A National Play Policy (2004)
- Childcare Facilities - Guidelines for Planning Authorities (2001)
- National Childcare Strategy - A Guide for Providers 2006-2010 (2006)
- Quarries and Ancillary Activities (2004)
- Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
- Framework and Principles for the Protection of the Archaeological Heritage (1999)
- Government Policy on Architecture 2009-2015 - Towards a Sustainable Future: Delivering Quality within the Built Environment (2009)
- Retail Planning Guidelines for Planning Authorities (2012)
- Sustainable Rural Housing Guidelines for Planning Authorities (2005)
- Development Plans: Guidelines for Planning Authorities (2007)
- Local Area Plans Guidelines for Local Authorities & d Manual for Local Area Plans (2013)
- Wind Energy - Development Guidelines for Planning Authorities (2006)

- Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996)
- Government Policy Statement on ‘Strategic Importance of Transmission and Other Energy Infrastructure’ (2012)
- Bio-Energy Action Plan for Ireland (2007)
- Government White Paper ‘Delivering a Sustainable Energy Future for Ireland, Energy Policy Framework 2007-2020’
- National Landscape Strategy for Ireland 2015-2025
- Tree Preservation - Guidelines for Planning Authorities (1994)

1.5 Local Documents

- Dún Laoghaire-Rathdown County Development Plan 2016-2022
- Dún Laoghaire-Rathdown County Council Local Economic and Community Plan 2016-2021
- Dún Laoghaire-Rathdown Cycle Network Review Study Report (2012)
- Dún Laoghaire-Rathdown County Council Cycling Policy. Smarter Travel, Better Living (2010)
- Traveller Accommodation Programme 2014–2018
- Dún Laoghaire-Rathdown Arts Development Plan 2016-2017
- Dún Laoghaire-Rathdown Heritage Plan 2013–2019
- Parklife: A Policy for enhancing Biodiversity in Parks and Green Spaces 2009-2013
- DLR Open Space Strategy 2012-2015
- DLR Trees: A Tree Strategy for Dún-Laoghaire Rathdown 2011-2015
- DLR Green Infrastructure Strategy (2016)
- Taking-In-Charge Policy Document (2011-updated-2013)
- Coastal Defence Strategy Study (2010)
- DLR Green Roofs Guidance Document (2016)
- DLR Library Development Plan 2016-2020
- DLR Building Heights Strategy (2016)
- Woodbrook/Shanganagh Local Area Plan 2006–2016
- Dún Laoghaire-Rathdown Age Friendly Strategy 2016-2020
- Dún Laoghaire-Rathdown Sports Participation Strategy 2013 – 2017

Appendix 2:

Community Audit

Table 2.1: Community Support Facilitates within 1km of Shanganagh Castle Lands

Name	Address	Type
Alphabet Pre-school	Stone House, Ballybride Road	Childcare
Cherry Blossom Grove Montessori	23 Corbawn Drive	Childcare
Meadowbrook Montessori	New Vale	Childcare
Discoveries Creche & Montessori	Olcovar	Childcare
Naionra Poball Seanchill Teo	Lower Road, Tillystown	Childcare
Neverland Preschool	Stonebridge Community Centre	Childcare
Discoveries at Crinken Church	St.James Church, Crinken	Childcare
Saint Annes Church	Dublin Road, Shankill	Church
St James CoI Church	Dublin Road	Church
Stonebridge Community Centre	Stonebridge Grove, Shankill	Community Centre
St Annes Resource Centre	Dublin Road, Shankill	Community Centre
Shankill Old Folks Association	Lower Road, Shankill	Community Centre
Shankill Health Centre	Lower Road, Shankill	Health Facility
GP Surgery	24 Aubrey Park, Shankill	Health Facility
Shankill Dentist Clinic	19 Aubrey Park	Health Facility
Shankill Dentist	Main Street, Shankill	Health Facility
Shankill Physiotheraphy	Ashwood House, Main Street, Shankill	Health Facility
Shankill Family Practice	1 Athgoe Drive, Shankill	Health Facility
Shankill Library	Library Road, Shankill	Library

Bradys Public House	Main Street, shankill	Pub / Café
The One Cafe	BBQ Centre	Pub / Café
Street Food	Main Street	Pub / Café
Shanganagh Park	Dublin Road	Recreation
Woodbrook Golf Club	Dublin Road, Shankill	Recreation
Shankill FC	Shanganagh Park	Recreation
Cuala GAA Shankill	Shanganagh Park	Recreation
Shankill GAA (junior)	Shanganagh Castle	Recreation
Park Run	Shanganagh Park	Recreation
Dublin Black Sox Baseball	Shanganagh Park	Recreation
Rathmichael Shankill FC	Shanganagh Park	Recreation
Shanganagh Park Play ground	Dublin Road, Shankill	Recreation
Bowling Green	Quinns Road, Shankill	Recreation
Shankill Tennis Club	Quinns Road, Shankill	Recreation
St Annes National School	Stonebridge Road, Shankill	Education
Scoil Mhuire National School	Rathsallagh, Shankill	Education
Woodbrook College	Dublin Road, Bray	Education
Core Credit Union	Main Street, Shankill	Local Shop / Service
Tesco Express	The Bridge, Main Street, Shankill	Local Shop / Service
Shankill Post Office	Voilet House, Main Street, Shankill	Local Shop / Service
Spar shop	Main Street, Shakill	Local Shop / Service
Lloyds Pharmacy	Main Street, Shankill	Local Shop / Service
Shankill Pharmacy	Main Street, Shankill	Local Shop / Service
BBQ Centre	Bray Road, Shankill	Local Shop / Service
O'Donnells Pharmacy	Shopping Centre	Local Shop / Service

Table 2.2: Community Support Facilitates within 1km of Woodbrook Lands

Name	Address	Type
Discoveries Creche & Montessori	Olcovar	Childcare
Cois Cairn Community Playgroup	Cois Cairn Youth and Community facility	Childcare
Discoveries at Crinken Church	St.James Church, Crinken	Childcare
St James CoI Church	Dublin Road	Church
St Peters Church	Chapel Lane, Bray	Church
Cois Cairn Youth and Community Facility	Cois Cairn, Old Conna	Community Centre
The Coach Inn	Dublin Road, Bray	Pub / Café
The One Cafe	BBQ Centre	Pub / Café
Shanganagh Park Play ground	Dublin Road, Shankill	Recreation
Shanganagh Park	Dublin Road	Recreation
Woodbrook Golf Club	Dublin Road, Shankill	Recreation
Shankill FC	Shanganagh Park	Recreation
Cuala GAA Shankill	Shanganagh Park	Recreation
Shankill GAA (junior)	Shanganagh Castle	Recreation
Park Run	Shanganagh Park	Recreation
Dublin Black Sox Baseball	Shanganagh Park	Recreation
Rathmichael Shankill FC	Shanganagh Park	Recreation
Woodbrook College	Dublin Road, Bray	Education
St Philomenas Primary School	Dublin Road, Bray	Education
BBQ Centre	Bray Road, Shankill	Local Shop / Service
Esso Filling Station	Dublin Road, Bray	Local Shop / Service

Lidl	Dublin Road Bray	Local Shop / Service
Pharmacy	Dublin Road, Bray	Local Shop / Service
Topaz Filling Station	Dublin Road, Bray	Local Shop / Service

Table 2.3:Community Support Facilitates Outside 1km Radii also included on Map 8

Name	Address	Type
Rathmichael Col Church	Ferndale Road, Rathmichael	Church
Rathmichael Montessori School	Stonebridge House, Rathmichael	Childcare
Rathmichael National School	Stonebridge Road, Shankill	School
Centra Shop	Rathsallagh, Shankill	Local Shop / Service
Shanganagh Park House	Rathsallagh Avenue, Shankill	Community Centre
Childcare	Cois Cairn, Old Conna	Community Centre
Little Eaton Montessori	1A Eaton Brae, Corbawn Lane	Childcare
Rathsallagh Play ground	Rathsallagh, Shankill	Recreation
Creative Minds, Shanganagh Park Crèche & Playgroup	Shanganagh Park House, Rathsallagh Avenue, Shankill	Childcare

Appendix 3:

Conservation and Heritage

Table 3.1:Record of Protected Structures within LAP Boundary

Structure Name	Location	Description	RPS No.
Beauchamp House	Dublin Road, Bray, Co. Dublin	House	1862
Corke Lodge and The Coach House	Dublin Road, Bray, Co. Dublin	House and Out Offices / Dwellings	1869
Woodbrook House	Dublin Road, Bray, Co. Dublin	House and Out Offices, Folly	1870
Woodbrook House Lodge	Dublin Road, Bray, Co. Dublin	Entrance Gates & Railings	1871
Woodbrook Front Lodge	Dublin Road, Bray, Co. Dublin	Gate Lodge	1871
Wilford	Dublin Road, Bray, Co. Dublin	House	1873
Woodbrook Side Lodge	Dublin Road, Bray, Co. Dublin	Gate Lodge	1874
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)	Dublin Road, Bray, Dublin 18	Railings and Gates and Granite Milestone	1858
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)	Dublin Road, Bray, Dublin 18	Hall (former)	1858
Askefield House	Dublin Road, Bray, Dublin 18	House	1860
Saint James Church	Dublin Road, Bray, Dublin 18	Church (original Building)	1863
Saint James Church	Dublin Road, Bray, Dublin 18	Railings and Gates	1863
The Aske	Dublin Road, Bray, Dublin 18	House and Lodge	1866
Shanganagh Castle	Dublin Road, Bray, Dublin 18	House, Castle and Gate Lodge	1845
Crinken Cottage (former Gate Lodge to Shanganagh Castle)	Dublin Road, Bray, Dublin 18	House	1850

Table 3.2:Record of Monuments and Places within LAP Boundary

Location	Classification	RMP No.
Shanganagh	Fulachta fiadh	026-116
Shanganagh	Castle - unclassified	026-120
Old Connaught	Burial ground	026-067
Woodbrook Golf Links	Martello Tower Site	026-070

Table 3.3:Industrial Heritage within LAP Boundary

Site Number	Description	Location
857	Milestone	On west side of Dublin Road at Crinken

Appendix 4:

Density Calculation

As stated within the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)’, 2009, gross and net densities are defined as follows:

"A gross density measure is best applied to estimating overall land areas required for mixed use developments or for Local Area Plans.

A net site density measure is a more refined estimate than a gross site density measure and includes only those areas which will be developed for housing and directly associated uses. These will include:

- *access roads within the site;*
- *private garden space;*
- *car parking areas;*
- *incidental open space and landscaping; and*
- *children’s play areas where these are to be provided.*

It therefore excludes:

- *major and local distributor roads;*
- *primary schools, churches, local shopping etc.;*
- *open spaces serving a wider area; and*
- *significant landscape buffer strips."*

Net density calculation for the purposes of this Local Area Plan will exclude:

- The main access road serving each development site
- The reserved primary school site within Woodbrook
- The open space associated with the setting of Shanganagh Castle (RPS)
- Public open spaces identified within each site
- Tree stands identified for retention

In the interest of clarity, net densities - for the purposes of development proposals or master plans for each of the respective development parcels - shall be calculated in accordance with the above DEHLG Guidelines.

Appendix 5:

Pre-Draft Consultation

Section 20 of the Planning and Development Act, 2000 (as amended), states that “a Planning Authority shall take whatever steps it considers necessary to consult the Minister and the public before preparing”... “a local area plan, including consultations with any local residents, public sector agencies, non-governmental agencies, local community groups and commercial and business interests in the area”.

Accordingly, a notice of the Councils intent to prepare a Draft Local Area Plan was published 12th October 2016 and submissions were invited from both prescribed bodies, general public and other stakeholders in relation to ideas or suggestions to be included as part of the Draft Plan. A total of 17 submissions were received within the 4-week pre-draft consultation period. These submissions have been fully considered during the preparation of the Draft Plan.

The following is a summary on a thematic basis of the issues raised in the submissions:

Residential Development & New Homes

- There should be a good housing mix, design and tenure in order to provide a thriving community
- Adequate storage within future housing units should be provided
- That future houses should attain high energy standards

Community & Social Infrastructure

- Clarity in relation to the use and function of the Shanganagh Castle and its incorporation into the Park
- The Castle should be used for the benefit of the community.
- Adequate schools, medical facilities and shops should be provided to serve the area.
- Clarity should be provided in relation to the proposed school site.

Sustainable Infrastructure

- Flooding issues should be taken into account and the proposed CFRAM works should be completed before any further development.
- Adequate infrastructure to accommodate future development should be provided
- Commitment was received by land owners in relation to facilitating development and the provision of required infrastructure

Sustainable Transport & Travel

- Clarity should be provided in relation to the Luas extension and proposed DART Station along with their future connection

- The DART station and Luas extension should be provided prior to any new development in the area
- Concern in relation to the capacity of existing public transport to meet future demand
- Road improvements needed in order to accommodate future development
- Adequate traffic management measures should be put in place to deal with increased traffic volumes in the area
- Clarity should be provided in relation to road widening proposals along the Dublin Rd between Wilford and Corke Abbey
- Safe cycling routes should be provided in the area
- There should be improved linkages to and across the DART line
- Traffic islands in the area should be removed
- Adequate parking serving future developments should be provided
- Improved, well lit and safe footpaths / walking routes should be provided throughout the area and the park

Open Space, Recreational and Green Infrastructure

- Green spaces, existing trees and hedgerows should be retained, improved and expand upon
- There should be adequate protection given to ancient hedgerows and boundary walls.
- Objectives should be provided in relation to the protection of water quality and ecology of existing river systems.
- Improved facilities, including storage, should be provided for sports teams within the park
- The improvements to the park should include a BMX/Mountain bike track.
- Clarity should be provided in relation to the future of the existing allotments and pitches within Castle site
- Future development should not impact upon the existing pond within the Castle lands.
- Future development should ensure protection and enhancement of biodiversity within the area.
- A right of way should be provided to connect new developments and DART Station with the Wicklow Way.
- Lands adjacent to St Brendans College should become playing pitches.
- The existing green houses in Castle lands should be upgraded and made available for allotment holders
- Additional access points to the beach should be provided.

Urban Form, Density & Building Heights

- Concern that the future development in the area will result in urban sprawl
- Clarity required in relation to density and the number of units proposed
- Requests to scale back the quantum of development proposed in the original LAP

- Restrictions should apply to building heights in the area
- There should be greater flexibility provided in the development of Woodbrook to ensure viability.
- Neighbourhood centre and commercial uses detailed in the original LAP should be scaled back

Implementation

- Phasing should not be overly prescriptive and should not restrict development commencing

Miscellaneous

- Garda presence should be enhanced in the area.