

DRAFT DIRECTION BY THE MINISTER FOR LOCAL GOVERNMENT AND PLANNING TO DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL AS REGARDS THE MAKING OF THE DÚN LAOGHAIRE RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028

SECTION 31(7) OF THE PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

Notice is hereby given pursuant to Section 31(7) of the Planning and Development Act 2000 (as amended) that the Minister has, in accordance with the provisions of the above Act, issued Dún Laoghaire Rathdown County Council with a Draft Direction as regards the making of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

Reasons for the Draft Direction are as follows:

- I. The Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 as made is inconsistent with national and regional policy objectives specified in the National Planning Framework (the NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (the RSES), including national policy objectives NPO 3b, NPO 11 and NPO 35 of the NPF, and with regional policy objectives RPO 3.2 and RPO 4.3 of the RSES, relating to the implementation of compact growth and the intensification of development on infill/brownfield lands, contrary to s. 10(1A) of the Act. Further, the Development Plan as made would undermine the Development Plan core strategy and other objectives that promote compact and infill growth and the alignment with high quality public transport systems (Objectives CS11, PHP18, and T1 of the Development Plan).

Moreover, the o/o zone objective for significant parts of Killiney and Dalkey is not considered to be necessary or reasonable having regard to the comprehensive provisions within the Development Plan for the protection of the heritage, character and amenities of the planning authority's functional area. It is further considered that the o/o objective is disproportionate, especially in the context of SLO 130/MA296.

The Development Plan as made is inconsistent with Ministerial Guidelines issued under Section 28 of the Act to which s. 28(1C) applies, specifically Specific Planning Policy Requirement SPPR 8(i) contained in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the requirement for the planning authority to comply with the aforementioned Specific Planning Policy Requirements under section 28(1C) and 12(18), in the performance of its functions.

- II. In circumstances where the Development Plan as made is inconsistent with the requirements of the NPF and the RSES, contrary to s. 10(1A) of the Act, and would undermine the Development Plan Core Strategy and other objectives promoting compact and infill growth and the alignment with public transport systems, and is inconsistent with an SPPR, contrary to s. 28(1C) of the Act, the Development Plan fails to set out an overall strategy for the proper planning and sustainable development of the area.
- III. The Development Plan has therefore not been made in a manner consistent with the recommendations of the Office of the Planning Regulator under Section 31 AM and fails to set out an overall strategy for the proper planning and sustainable development of the area.

The Draft Direction may be inspected for a period of 2 weeks from 21st April 2022 to 4th May 2022 at the following locations:

- Online at www.dlrcoco.ie
- Dún Laoghaire Rathdown County Council Offices, County Hall, Marine Road, Dún Laoghaire, A96 K6C9 10:00 am – 4:00 pm, Monday to Friday.
- Dlr County Council, Dundrum Offices, Main St, Dundrum, Dublin 14 9:30am to 12:30pm and 1:30pm to 4:30pm, Monday to Friday.

Written submissions or observations in respect of the Draft Direction may be made to the Planning Authority during the consultation period and these shall be taken into consideration by the Office of the Planning Regulator before it makes a recommendation to the Minister on the matter. All submissions or observations must be received no later than **Thursday 4th May 2022**.

Late submissions will not be accepted.

Submissions/ Observations can be made via the following options only:

- Online through dlr Public Consultation Hub via Citizen Space: <https://dlrcoco.citizenspace.com>
- In writing to Senior Executive Officer, Planning Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire.

In respect of making a submission or observation please note the following:

- Submissions/observations should include your name and address and, where relevant, details of any organisation, community group or company etc., which you represent.
- The personal information collected during the consultation process is collected for the purpose of receiving and dealing with submissions. For further information on how Dún Laoghaire Rathdown County Council processes your personal data contained in submissions or observations to the County Development Plan please see the Council's website at <https://www.dlrcoco.ie/en/governance/gdpr-data-protection-and-privacy>.

Please make your submission by **one** medium only, i.e. hard copy or website.

Mary Henchy,
Director of Services, Planning Department

21st April 2022.