

# Old Connaught

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Local Area Plan 2019 - 2025

Pre-Draft Consultation

January 2019

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# 1. Introduction

Dún Laoghaire-Rathdown County Council (DLR) intends to prepare a Local Area Plan for the Old Connaught Area. A Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The LAP will consist of a suite of policies and objectives to guide the development of the area for a period of 6 years.

The LAP will set out a land use strategy for the proper planning and sustainable development of the area. It will consist of a written statement and maps indicating objectives for purposes such as zoning of land; residential development and its phasing; delivery of commensurate community development; heritage and culture; open space and recreation; transportation; urban design and environmental protection.

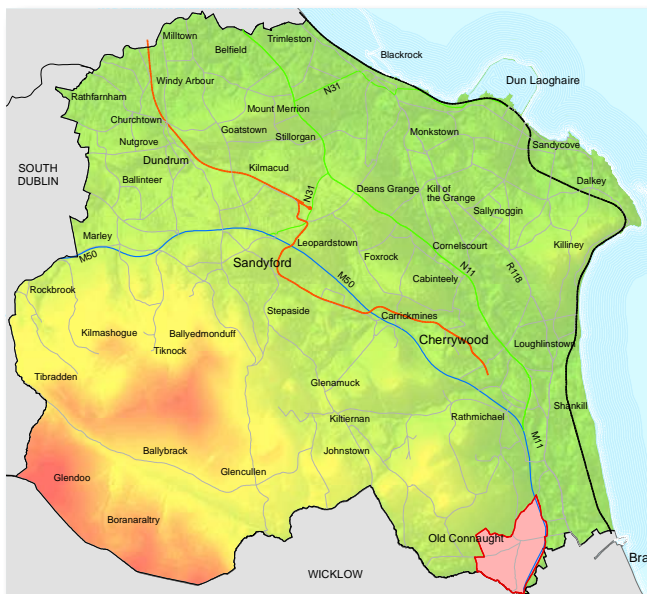
The various and specific requirements of a Local Area Plan are outlined in more detail in Appendix A.

## Local Area Plan Boundary and Zoning

Old Connaught is located 20kms south of Dublin City Centre and approximately 2.5kms southwest of Shankill village. Bray Town Centre lies less than 2kms to the southeast.

The Plan area is bounded to the north by Allies River Road; to the west by Ferndale Road; to the east by the M11 motorway corridor and to the south by the steep-sided County Brook river valley that defines the administrative boundary between the Counties of DLR and Wicklow.

The LAP lands extend in total to 182 hectares. In the current 2016-2022 DLR County Development Plan some 62 hectares of the LAP area are zoned objective 'A1' – *"To provide for new residential development in accordance with approved local area plans"*; 109 hectares are zoned objective 'GB' *"To protect and enhance the open nature of lands between urban areas"* with the residual 11 hectares zoned objective 'F' – *"To preserve and provide for open space and recreational amenities"*.



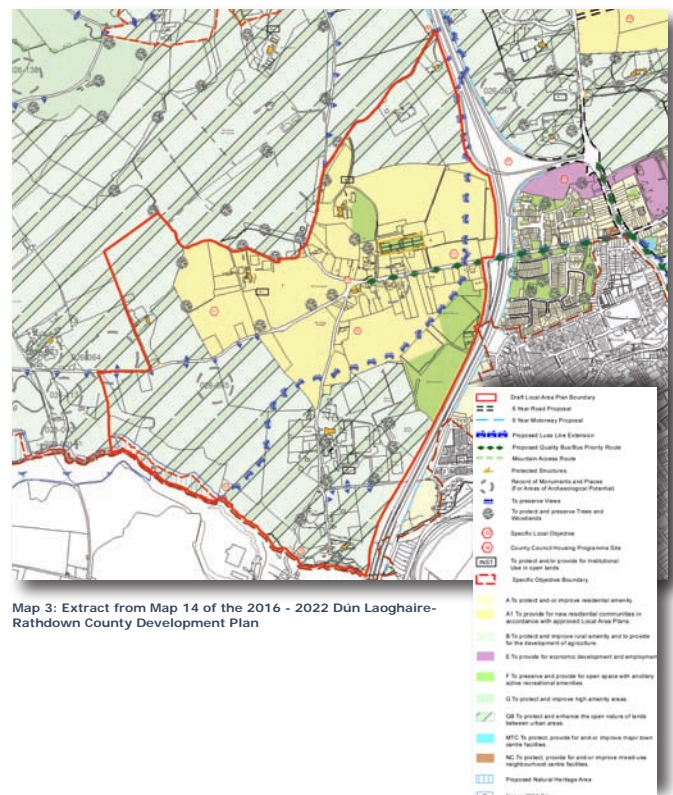
Map 1: Site Location of Old Connaught LAP Lands



Map 2: Aerial photograph of Old Connaught LAP Lands

## Core Strategy

The Core Strategy contained in the current County Development Plan anticipates the zoned residential lands in the LAP delivering, on a phased basis and over a period of time, around 2000 residential units. Delivering this quantum of housing development into an environment that was, heretofore, fundamentally greenfield and agricultural will prove both challenging and transformational.



Map 3: Extract from Map 14 of the 2016 - 2022 Dún Laoghaire-Rathdown County Development Plan

Note: Full size maps available at the back of this document

## 2. Local Area Plan and Public Consultation

The LAP preparation process will involve three stages of public consultation: Pre-Draft stage, Draft Plan stage and, potentially, Proposed Amendments stage (see Diagram 1). As part of the first stage the Planning Authority is now engaging in Pre-Draft consultation with the general public and a wide range of interest groups.

This Issues Paper is intended to give a broad overview of the main development and challenges facing the Old Connaught area and to stimulate public debate on what matters should be considered in the new LAP. The issues listed are by no means exhaustive and other matters can be raised by the public and other interested parties.

### Why get involved?

Public consultation is an important aspect of any plan-making process in order to address issues and concerns which relate to the LAP area, and to ensure that the final LAP acknowledges community aspirations and concerns.

It is important to stress at the outset, however, that the LAP is not a 'blank canvas' but is the vehicle through which the residential supply imperatives, copper-fastened in both the Core Strategy of the current County Development Plan and

the recently published Draft Eastern and Midlands Region Spatial and Economic Strategy (RSES), will be delivered.

The challenge will be for the LAP to balance and blend the various competing objectives at play within the LAP to realise an optimum solution that both respects the strengths and undoubted character of the area yet facilitates residential development of scale as demanded by higher order statutory Strategies and Plans.

### How to make a submission at the Pre-Draft consultation stage

You are invited to submit your views on what the Draft LAP should contain and what issues it should address. All submissions / observations should state your name, address and where applicable, the organisation / body represented, and should be made in the following ways:

#### By post to:

Senior Executive Officer,  
Planning and Human Resources Department,  
Dún Laoghaire-Rathdown County Council,  
County Hall, Marine Road, Dún Laoghaire, Co. Dublin  
A96K6C9

OR

Online: On the Council's website under 'dlr consultations'

Submissions for the Pre-Draft consultation phase must be made within the display period, which runs from 23rd January 2019 to 26th February 2019

Two Information Sessions for members of the public will be held in St. Gerard's School, Thornhill Road, Old Connaught on Monday 18th February 2019 from 3.00pm - 8.00pm and Thursday 21st February 2019 from 3.00pm - 8.00pm.

### What happens next?

Following on from the Pre-Draft Public Consultation, a Draft Local Area Plan will be prepared, taking into consideration any submissions made during the Pre-Draft consultation. Once the Draft Local Area Plan has been prepared, the statutory Local Area Plan process and timelines as set out in Figure 1, will commence.

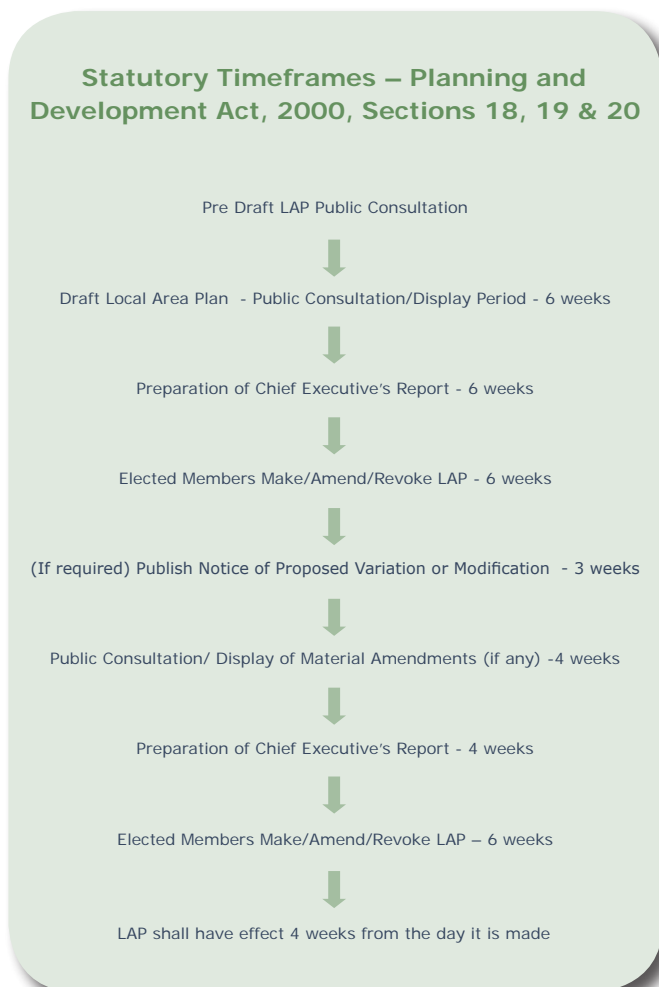


Figure 1: Local Area Plan Process



Photo 1: Photo of Public Consultation



### 3. Movement

While the LAP area is actually located immediately proximate to the M11 – a major transport corridor of Local, Regional and National importance – not unexpectedly the Plan area itself, given its wholly undeveloped nature, is currently very poorly served both in terms of (i) the adequacy of what is, effectively, a local rural roads network, and (ii) any meaningful public transport infrastructure.

Given the scale of residential development proposed in the Plan area over the next number of years it is imperative that an appropriate layer of both new and upgraded roads infrastructure is put in place to facilitate ease of movement to and from the developing community. The topography of the Plan area will present challenges in this regard but it will, nevertheless, be incumbent on the Draft LAP to identify an optimum roads network to be delivered on a phased basis in parallel to population growth.

Likewise, and in conjunction with the NTA and other public transport operators, the Draft LAP will have to set down clear parameters in terms of the delivery of a sustainable public transport network – the evolution and scale of which would be commensurate to the phased incremental growth of the ‘new’ community of Old Connaught.

#### Roads

The eastern boundary of the LAP lands is framed by the M11/ N11 National Road Corridor, and also abuts the ‘three arm’ Wilford Interchange. Direct access from Old Connaught onto the M11/N11 – in any direction – is not, however, currently available. Likewise, the northbound slip road from the M11 at Bray Emmets is a sub-optimal arrangement as it discharges traffic directly on to Old Connaught Avenue – already a heavily trafficked corridor during the morning peak and compounded further by the necessity of navigating through the very busy Dublin Road/Corke Abbey/Old Connaught Avenue junction.



Photo 2: View of M11 looking northwards towards the Wilford Interchange (Junction 5) taken from Old Connaught Avenue bridge

The four local roads that currently serve the LAP Area, Ballyman Road, Ferndale Road, Thornhill Road and Old Connaught Avenue all converge on the old historic core of Old Connaught. All, to a greater or lesser degree, are substandard in terms of width, geometry, footpath provision and street lighting. Irrespective of any new roads network to be provided in the Plan area these existing local roads will also require significant upgrading and improvement to render them fit for purpose.

Transport Infrastructure Ireland’s (TII) ‘M11/N11 Corridor Study Needs Assessment Report’ undertaken in 2017 assessed both the future needs of the M11/N11 National Road corridor between Junction 4 (M50/M11) and Junction 14 (Coyne’s Cross), and the necessary improvements to the Regional and Local road network required to support and complement the M11/N11 corridor. This Study proposed improved junctions and upgrading of the M11 to three lanes in sections, in order to increase the overall capacity of the M11/N11 and to ease traffic congestion – particularly during the evening peak. The upgrade of the M11, in accordance with the recommendations of TII’s Study, will be undertaken by Wicklow County Council, pursuant to a Section 85 Agreement (of the Local Government Act, 2001) with Dún Laoghaire-Rathdown County Council. These proposals are indicative at present and are currently the subject of further detailed analysis. The Study’s short term plans, including the aforementioned Section 85 Agreement, do not, however, include any improvements to Ferndale Road, Thornhill Road or Rathmichael Road (to the north of the LAP lands).

Unsurprisingly, given the historical context of this peri-urban environment, the Plan area currently lacks any dedicated cycle lane provision, in addition to fairly rudimentary and intermittent pedestrian facilities. The Draft LAP will have to seriously address the whole issue of sustainable pedestrian and cycle networks and connectivity in the new developing community.



Photo 3: View along Ferndale Road

#### Public Transport

##### Bus Network

As referenced above there is currently a paucity of public transport provision serving the Plan area itself. Contextually, however, given the present very low population numbers resident in the Plan area, and given also its surrounding rural hinterland, this is not unexpected.

Looking to the future, however, and in expectation of some early phased development of the Old Connaught A1 zoned lands, the 2016-2022 DLR County Development Plan (CDP) identifies a number of Bus Priority Schemes in and around the Plan area, including Old Connaught Avenue to the Old Dublin Road, and along the Old Dublin Road to the Wilford Interchange.

In addition the National Transport Authority (NTA) has, over the last 18 months, also been developing its relatively radical BusConnects programme which aims to build a network of high quality Core Bus Corridors to improve efficiency and decrease journey times on the busiest bus routes within the Greater Dublin Metropolitan Area. While the BusConnects programme is still to be finalised, Route 13, which connects Bray to Dublin City Centre, has been identified as a likely Core Bus Corridor which, when operational, will see increased service frequencies and significantly reduced journey times along the route.

### Luas

The existing Luas Green Line currently terminates at Bride's Glen in Cherrywood, approximately 7km north of the LAP lands. However, the NTA'S 'Transport Strategy for the Greater Dublin Area 2016-2035' which provides a framework for the planning and delivery of transport infrastructure across the Region, is committed to the extension of the Luas Green Line to Bray – albeit that the delivery of same is unlikely before 2027.

This level of commitment has been further 'copper-fastened' by the recently published National Development Plan 2018-2027 which sets out the capital investment priorities arising from the new National Planning Framework (Ireland 2040). While the NDP echos the Transport Strategy document in stating that the timeline for implementation will be post-2027 it commits to advancing the detailed design of a number of Luas line extensions in early course – including the Green Line extension to Bray.

The spatial planning framework of the Draft LAP will be dependent upon an ongoing commitment to the extension of the Luas Green Line to serve the LAP area and the confirmation of a defined route alignment – as this will impact immensely on projected population levels, densities and settlement patterns.

In the interim period to 2027, however, it follows that public transport provision in the developing areas of Old Connaught and Fassaroe will initially be bus based.

### Draft Bray and Environs Transport Study 2018

The Bray and Environs Transport Study 2018, also prepared by the NTA, is a detailed transport study for the Bray and Environs area. It will provide a long-term strategic planning framework for the development of transport infrastructure both in the LAP area (and the wider environs). This Study also commits to the Luas Line B2 extension, with proposed stops along the Allies River Road, Old Connaught Avenue and Dublin Road, which infers a preferred alignment consistent with the earlier Line B2 project alignment as detailed.

Furthermore, the Bray and Environs Transport Study 2018 identifies a busway link between Fassaroe and Old Connaught, which will involve the construction of a vehicular bridge across the County Brook, and this busway route will also link with the future Woodbrook DART station, possibly via a new road link across the M11. The Study also highlights the requirement of the early phases of development in the Old Connaught area being served by interim bus measures.

The LAP preparation process will assess the strategic land-use transportation issues in respect of the wider Bray Environs Area, incorporating the principal new development areas at Old Connaught, Woodbrook - Shanganagh, and Fassaroe (the latter of which is located within the administrative jurisdiction of Wicklow County Council). The LAP process will investigate the transport implications of these new development areas with priority consideration to the creation of quality access and sustainable transport patterns.

However, the spatial planning framework for the LAP is highly dependent on a commitment of the extension of the Luas line B2 serving the LAP lands, and the confirmation of a defined route alignment, as this will impact immensely on expected population levels, densities and settlement patterns.



Photo 4: View along Thornhill Road

### What do you think?

- Give that development in Old Connaught is likely to be advanced on a phased basis what interim solutions might be put in place to improve public transport connectivity in the short term?
- What type of pedestrian and cycle linkages might be best suited to provide safe, secure and convenient access both within the developing Plan area itself and to the surrounding environs?
- In the context of significant changes to future transport patterns for the LAP area should the function of the Old Connaught Avenue corridor be re-examined?
- What improvements are required to the existing road network within the Plan area? Do any specific roads require prioritisation?
- Would a vehicular bridge connection across the County Brook to link the developing areas of Old Connaught and Fassaroe be advantageous to both communities?
- In the context of the evolution of a 'new' and much enlarged community of Old Connaught, given that the M11 corridor represents such a barrier to east-west movement would an additional motorway crossing point immediately north of the Plan area be welcomed?

## 4. Future Residential Development

The existing lands within the LAP area currently consist largely of greenfield, undeveloped lands being utilised primarily for agricultural and recreational purposes. Relative to the size of the Plan area the number of existing residential properties (<100) is very small. The vast majority of individual residential properties front directly onto the four road corridors that emanate in four different directions from the historic core of the village at the western end of old Connaught Avenue. Old Connaught House, the largest property in the Plan area and set back off Ferndale Road, has been sub-divided into a number of apartments. For all intents and purposes Old Connaught currently continues to function very much as a rural village, notwithstanding its close proximity both to suburban Shankill (c.2.5kms to the north) and to the major town of Bray (c.2kms to the south-east).



Photo 5: Historic core of Old Connaught

Notwithstanding, and as already highlighted in Section 1 above, the Plan Area contains approximately 62 hectares of land zoned 'A1' – "To provide for new residential communities in accordance with approved local area plans." The current DLR County Development Plan Core Strategy explicitly identifies Old Connaught as an area primed to deliver c. 2000 residential units over a number of years. Introducing this quantum of development into a hitherto greenfield environment will prove challenging and undoubtedly transformational. The former rural character will inevitably transition and morph into one more urban.

The focus on Old Connaught as a future growth area has been further highlighted in the recently published Draft Eastern and Midlands Region Spatial and Economic Strategy (RSES). In the Draft Strategy the LAP area is specifically identified as being on the North-South Strategic Commuter Line Corridor which states, *"On the South-Eastern line there is capacity for new residential communities served by a new station at Woodbrook-Shanganagh, and for consolidation of Bray Town Centre and extension westwards to Old Conna and Fassaroe, linked to improved public transport connections"*.

The Draft LAP will embrace, promote and embed the concept of the sustainable compact urban village on the Old Connaught lands. The sustainable compact urban village is based on the premise that residents should be able to access most of their living requirements within easy reach,

preferably within walking distance of their homes. It involves the phased provision of a suite of community, commercial, educational and recreational facilities commensurate to and in conjunction with the delivery of housing. Implementation of this concept is very much predicated on careful phasing to ensure alignment between the provision of an appropriate level of services as the emerging community grows.

The Council is committed to ensuring that all new greenfield residential developments of scale in the County – including Old Connaught – adhere to the principles of good urban design that can contribute to the delivery of high quality environments with a clear urban structure, the conservation of architectural heritage and the reinforcement of local identity and 'sense of place'. It is envisaged the 'new' Old Connaught residential community will incorporate an appropriate and sustainable mix of housing types, typologies, sizes, densities and heights.

In setting the framework for the overall form and spatial layout of the nascent Draft LAP cognisance will have to be taken of the existing features, possible opportunities and potential constraints evident both within the Plan area and immediately proximate to same. These will include, inter alia:

- The undulating topography
- The scatter of various Protected Structures
- Stands of high quality deciduous woodland
- Proximity of Ballyman Glen Natura 2000 Site
- Various overhead ESB lines
- Large water mains associated with Vartry

A number of the above are graphically represented on the A4 Mapping included at the rear of this document.

Finally, and most importantly, the future alignment corridor of the committed Luas Green Line extension is likely to be highly influential in shaping and framing how the skeleton Draft Plan layout evolves.

### What do you think?

- What should be the key housing imperatives for the Plan area?
- Many housing standards and policies are now set at Central Government level. What housing policy focus should the LAP take in light of this?
- Where might the optimum location for an appropriately scaled mixed-use Neighbourhood Centre to serve the new residential community be?



## 5. Social & Community Facilities

Local community facilities which cater for social and community needs are an essential component in designing for sustainable communities. Social and community infrastructure encompasses a wide range of uses and services including community centres, schools, childcare facilities, health centres, community playgrounds and other facilities which provide a communal resource through which the residents of an emerging community can access information, education, medical or welfare assistance or even simple basic social contact.

Other services such as post offices and local shops are also considered important local facilities and amenities that can contribute to the effective functioning of communities.

Given the very small population currently resident in the Plan area it should be no great surprise that there is at present a paucity of publicly accessible social and/or community infrastructure within the Plan area.

The existing 'community' facilities within the LAP lands are nearly all operated by private, commercial and/or charitable entities. These facilities include the Festina Lente Equestrian Centre and Walled Gardens, Bray Emmets GAA Club and St. Gerard's Primary and Post-Primary Schools. One other school, the John Scottus Primary and Post-Primary, is located off Ferndale Road, just to the north of the LAP boundary.

As advised in Section 4. the Plan area does, however, lie within very close proximity to both the well established community of Shankill and to the Town Centre of Bray.

Social and community facilities currently available in Shankill include a public library, Garda Station, Stonebridge Community Centre, Shanganagh Park House, two churches as well as a number of primary schools and one post-primary school (Woodbrook College). A HSE Primary Care Centre is currently under construction.

The key consolidation town of Bray has a population of approximately 15,000 persons and there are numerous and diverse range of community facilities available to serve both the population of the town and its environs. These facilities include, inter alia Bray Library, Shoreline Leisure Centre, Bray Youth and Information Service, Bray Garda Station, Bray Health Centre and a number of primary and post-primary schools, community centres and churches. A HSE Primary Care Centre is also under construction in Bray and is anticipated to be operational in 2020.

It is Council Policy "...to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County".

A strategic aim of the LAP process will be to ensure the timely delivery of an appropriate range of community facilities and infrastructure in the Old Connaught area to meet the needs of the expanding local community – as and when development of scale commences. It is important to acknowledge, however, that delivery of certain such facilities can be dependent upon first reaching a certain critical population threshold to ensure

both functional and financial viability. Both the phasing and subsequent monitoring of the growth of the Old Connaught area will be critical in ensuring alignment.

A potential difficulty is that the reservation of sites for a specific end-use is not, in itself, a guarantee of the timely provision of a necessary community facility - especially so where the service provision is not within the functional remit of the Local Authority. Schools would be one such example and Primary Care Centres being another. Both the Department of Education and Skills and the HSE are, however, Prescribed Bodies in relation to being statutorily consulted about pending new Local Area Plans and the potential consequences in relation to future demands being made on their respective services.

The early delivery and implementation of locally based community facilities in developing residential areas is a key aspect of LAP preparation and 'follow through' to ensure the emergence of a community that is both socially and environmentally sustainable.



Photo 6: View of St. Gerard's School Playing Fields

### What do you think?

- What type of social and community facilities might be appropriate to cater for the active and passive amenity requirements of all age-groups, for example, crèches, community rooms, playing pitches, services for the elderly etc.?
- What range and types of additional community facilities are needed in the Plan area and where should these be located- having regard to the availability of certain facilities being available in nearby villages and towns?
- What locations in the LAP area might be most appropriate for each type of community facility?



## 6. Heritage

Landscape, heritage and biodiversity are very much integral parts of the overall County and they make a positive contribution to what makes DLR such a unique environment for its residents and visitors alike. Both at a County level and at local level – such as the Old Connaught Plan area – the overall strategy direction is very much focused on the need to ensure a balance between the protection of the built, archaeological and natural heritage with the legitimate expectation that DLR, as a ‘living and breathing’ County will continue to develop and evolve in a positive, considered and sustainable manner.

The challenge, as always, is balancing the need for development with an appropriate level of protection of our Built and Natural Heritage assets.

### Built Heritage

The LAP area has a rich tapestry of built heritage within the Plan boundary, with ten Protected Structures and four archaeological sites.

A Historical Landscape Character Assessment (HCLA) of the Old Connaught area, prepared in 2008, offered an overall perspective of the existing landscape, its relationship with the extent and status of its historic fabric and buildings and how the promotion of sustainable development in that environment could be managed.

Within the designated ‘A1’ zoned lands, focused on the historic core of Old Connaught, there will be significantly greater pressure for change in the future. The challenge is how to protect this built heritage whilst at the same time facilitating the appropriate development and economic growth of the Plan area. Balanced and considered policy guidance and objectives will be incorporated in the Draft LAP to ensure (i) an appropriate degree of protection is afforded to the area’s historic built environment, and (ii) how best new development can be integrated in the Plan area. New development will require to respect, and be cognizant of the local character and visual context of the historic core of Old Connaught.

There are many examples – locally, nationally and internationally – of new development successfully integrating and blending in to long established historic landscapes.



Photo 7: View of Jubilee Hall

### Natural Heritage

The Plan area consists predominantly of intensive agricultural lands which are dissected and punctuated with mature treelines, hedgerows and woodland areas, all of which have a high local value in terms of biodiversity.

Ballyman Glen – a Natura 2000 site – is the most important area of biodiversity in the Plan area, and is located along the south western fringe of the LAP. The Glen is a steep-sided valley, that traverses the County Brook stream, which defines the administrative boundary between, respectively, DLR and Wicklow County. The Glen is a candidate Special Area of Conservation and also a proposed Natural Heritage Area. The Draft LAP will include appropriate policies to ensure the protection of Ballyman Glen.



Photo 8: View of Ballyman Glen

### What do you think?

- How best can new development relate to the established core of Old Connaught?
- How best can the LAP achieve the required balance between permitting appropriate development and economic growth whilst concurrently protecting the key elements of the local built and natural heritage?
- What key views and landmark buildings should be respected by new development?
- Are there any measures that could be taken to enhance the historic built environment of the core?

## 7. Infrastructural Services / Utilities

At present there are significant water supply capacity shortcomings in both the Plan area and the wider environs of south DLR and North Wicklow. Likewise the foul drainage network in the same geographical area is piecemeal and rudimentary at best. The early delivery of improved water supply capacity and comprehensive new foul drainage networks are both critical to facilitate and sustain the projected population growth envisaged for the LAP area. The planning, delivery, integration and implementation of upgraded water and wastewater infrastructural improvements are the responsibility of Irish Water. After years of procrastination the Old Connaught-Woodbrook Water and Sewerage Schemes have now been included as committed projects in Irish Water's Capital Investment Programme 2017-2021. This is clearly a 'good news' story. In addition, at present, the LAP area is not served by a suitable urban surface water drainage network. Catchment Flood Risk and Management Mapping is available for the lands which have identified Flood Zones within the LAP lands. A Flood Risk Management Plan for the Old Connaught area, prepared by the Office of Public Works (OPW), was launched in May 2018. This has identified a Flood Relief Scheme for the area which will alleviate and mitigate against risks of flooding.

### Water Supply

An Old Connaught/Woodbrook Water Supply Scheme is proposed to serve the long-term water supply needs of the LAP area and involves the provision of two new high level reservoirs at Ballyman and the installation of approximately 11km of new trunk supply water mains to serve the soon-to-be developing areas of Woodbrook-Shanganagh, Old Connaught and Fassaroe (Wicklow County). A planning application for the Scheme has been submitted to DLR and is currently under consideration. The construction period for this Scheme to completion will be 24 months.

### Foul Drainage

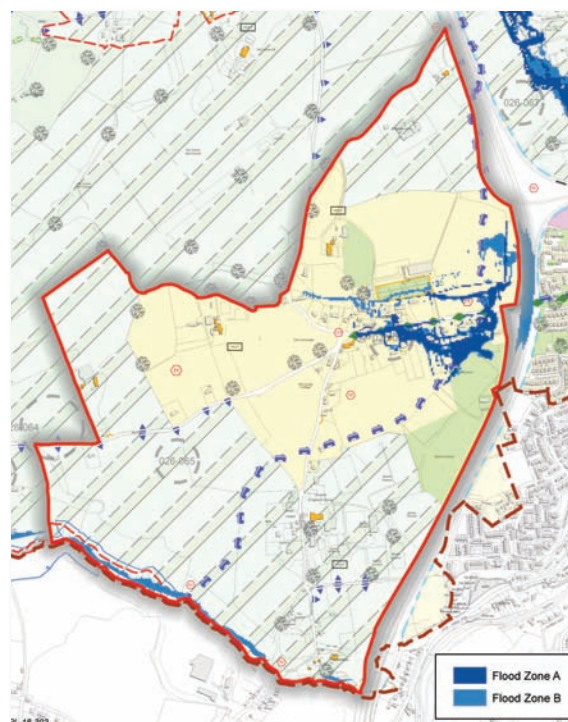
The Old Connaught/Woodbrook Sewerage Scheme, that will address the foul drainage needs of both the Plan area and the wider environs, is also being advanced by Irish Water. A Drainage Area Plan (DAP) is currently being prepared for a relatively large area of south DLR and north Wicklow. Foul sewerage from the prescribed area will drain to the Shanganagh Waste Water Treatment Works which has been fully operational for only eight years and has significant surplus capacity to cater for the foul drainage requirements of the LAP area. As an Interim Measure, and in advance of the DAP being finalised, Irish Water are currently investigating the early implementation of a Local Network Reinforcement Project to facilitate limited development on the LAP lands prior to the full build out of the Sewerage Scheme.

### Surface Water Drainage and Flooding

Surface water drainage, and flooding, continue to fall within the remit of the Local Authority.

The LAP lands lie within the catchment of the Crinken Stream which is drained by two main tributaries, the Ferndale Tributary and the Ballyman Tributary. The latter flows through Old Conna and is culverted across the M11.

National Catchment Flood Risk Assessment and Management (CFRAM) mapping, recently completed by the Office of Public Works (OPW), is now available and has identified certain Flood Zones within the LAP area (see Map 4). A Flood Risk Management Plan, prepared by the OPW, was published early in 2018. This includes a Flood Relief Scheme for lands within the LAP boundary which will assist in alleviating and mitigating against risks of flooding. This is a five year plan and exact details of the actual implementation of the Flood Relief Scheme are still pending. The CFRAM mapping will clearly inform the preparation and detail of the LAP.



Map 4: Extract from Map 14 of the Flood Zone Maps of the Dún Laoghaire-Rathdown County Development Plan

### ESB and Gas Networks Ireland(GNI)

From a 38kv substation located near Bray Emmets GAA Club a number of medium and low voltage power lines traverse the Plan area. ESB has confirmed there is sufficient residual capacity to cater for 2,500 additional residential units.

Medium and high pressure gas mains also cross the Plan area. The alignment of the wayleaved high pressure main passes exclusively through lands which are zoned Greenbelt. GNI have also confirmed the existing gas network has sufficient capacity to supply c.2300 houses.

#### What do you think?

- What policies should the LAP include in relation to supplementary infrastructural services?



## 8. Recreation & Open Space

The provision of open spaces, quality public realm and recreational facilities are central to the delivery of sustainable and healthy communities. Local networks of high quality, well managed and maintained open spaces and recreational facilities contribute to the overall 'green dynamic' that underpins the County, help enhance both existing and new urban environments and need to be planned to be as easily accessible to as wide a population base as possible. Making provision for appropriately scaled and located green open spaces in the 'new' community of Old Connaught will be a key priority of the forthcoming Draft LAP.

As highlighted elsewhere in this Issues Paper, the Plan area continues to function essentially as a semi-rural community. Given this, in combination with a very low population threshold (< 300 residents), it is not surprising that, at present, the LAP area possesses no publicly accessible open space areas or associated facilities.

Notwithstanding, the Shanganagh Park, which does serve a relatively large catchment area beyond Shankill, lies only 1.4km north east of the Plan area. The proposed addition of Shanganagh Castle and the facilities that will be provided there, and the completion of the Masterplan, which will deliver improved passive and active recreational provision in the next few years, will ensure Shanganagh being upgraded to Regional Park status.

In addition the Plan area benefits from relative close proximity to the recreational amenities afforded by the town of Bray and its seafront and the Dublin and Wicklow Mountains. The Old Connaught area provides vistas to Carrickgolligan, the Sugarloafs and Bray Head, all popular recreational areas in their own right.

While there is currently a paucity of public open space, there are a number of private/charitable-owned facilities in the Plan area that provide quite well developed sporting and recreation opportunities, including:

- Bray Emmets GAA Club three playing pitches and the associated pavilion/changing rooms.
- The extensive outdoor pitches and indoor sporting facilities provided at the St. Gerards School campus.



Photo 9: View of Shanganagh Regional Park

- The multi-faceted range of recreational, educational and training opportunities available at the Festine Lente site off Old Connaught Avenue.

The Draft LAP presents both an opportunity and imperative to identify and objectively plan for an appropriate quantum of open space, passive amenity provision and recreational areas as component parts of a more comprehensive landscape structure for the Plan area that take full cognizance of an intrinsic landscape quality of Old Connaught and its setting. The LAP process presents an opportunity to provide a variety of open space types and forms set within the context of a new, evolving compact and sustainable community.



Photo 10: Walled Garden at Festina Lente

### What do you think?

- What areas would you consider might be most appropriate for open space provision with reference to areas of ecological importance, local topography, watercourses, hedgerows, woodlands, mature trees and long range views?
- How best to ensure new informal open space and amenity areas are both proximate to and integrated into developing residential districts?
- What types of active or passive recreational facilities should be prioritised in the Plan area?



## 9. The Next Steps!

As previously advised, following on from the Pre-Draft public consultation, a Draft LAP will then be prepared, taking into consideration the submissions made during the Pre-Draft Public Consultation period. The Draft LAP will identify and consider the potential strengths of, and opportunities within the Plan area and the subsequent policies and objectives informing the Draft LAP will seek to capitalise on these positives. Once the Draft LAP has been prepared, the statutory LAP process, in accordance with Sections 18, 19 and 20 of the Planning and Development Act 2000, as amended, will commence.

Change resulting from the development of the 'A1' zoned lands will undoubtedly have inevitable impacts on the local community in Old Connaught and on the Plan area's built and natural environments. It will be the purpose of the Draft LAP to positively and sensitively manage such change.

As part of the overall process, the LAP will also be subject to (i) a Strategic Environmental Assessment (SEA) screening under the SEA EU Directive (2001/42/EC) and, (ii) an Appropriate Assessment (AA) screening under the Habitats EU Directive (92/43/EEC). Full assessments for both the SEA and the AA will be prepared, but only if deemed necessary following the respective screening processes. The SEA examines likely significant effects of implementing a Plan before a decision is made to adopt it. An AA is an assessment of the implications of the *".... plan or project, alone or in combination with other plans and projects, on the integrity of a Natura 2000 site, in view of its conservation objectives"*. The process concludes with a SEA and AA report that will accompany the adopted LAP.



Photo 11: View of Old Connaught Sign and Letterbox

## Appendix A

### Objectives for a Local Area Plan

A Local Area Plan is prepared under the provisions of Sections 18, 19 and 20 of the Planning and Development Acts, 2000, as amended. Local Area Plans must be consistent with the policies and objectives of the County Development Plan and any subsequent reviews or variations of same. Local Area Plans shall also have regard to Ministerial Guidelines under the Planning and Development Acts, 2000, as amended, and shall accord with European national and regional planning guidance documents such as the National Planning Framework and the Regional Spatial Economic Strategy.

The Local Area Plan is a legal document and is a public statement of planning policies. It is prepared in consultation with the local community and members of the public. It sets out a strategy for the proper planning and sustainable development of a specific area within a local authority and for a timescale as specified by the authority (generally for six years). The Plan seeks to provide a framework for how a specific area/town/district can develop. It provides some ideas as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and some of the rules and regulations that will guide development. It must respond to opportunities and challenges presented by the changing economic climate and promote continued economic and social development. All planning applications will be measured against the contents of the Plan.

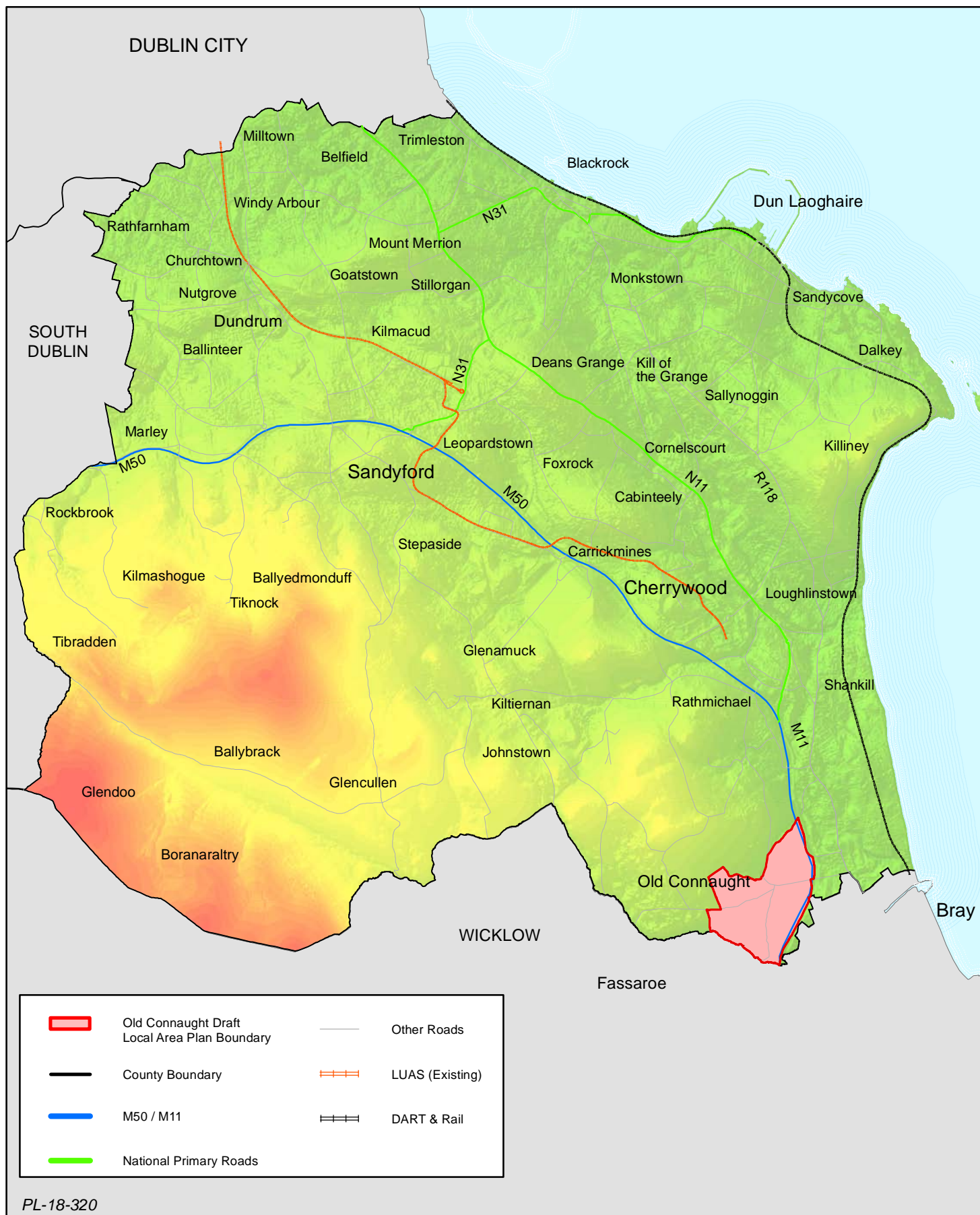
The LAP **must** consist of a written statement and map/s, which set out the local authorities' objectives for the Plan area. These policies/objectives must be consistent with the objectives of the Development Plan. A Local Area Plan **may** include objectives on any or all of the following as determined by the Planning Authority, following consultation with specified bodies and the local community:

- Land use zoning and density;
- Population and Housing / Accommodation;
- Economic Development and Employment;
- Public open space and streets – The Public Realm;
- Private open space (gardens, balconies, etc);
- Sustainable transportation, movement and linkages;
- Provision of infrastructure, including transport, energy, telecommunications, water supply, waste disposal and waste recovery;
- Conservation and protection of the environment, landscape and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- Detail on community facilities such as crèches, schools and amenities;
- Standards for the design and development of structures such as scale, form, height, etc.
- Sustainability, Green Infrastructure and Biodiversity;
- Flood Risk and Assessment.





# Maps



## Old Connaught Local Area Plan

0 1,000 2,000 4,000 Metres

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## OLD CONNAUGHT DRAFT LOCAL AREA PLAN

Planning and Human  
Resources Department

M. Henchy  
Director



Senior Planner: D. Irvine

Prepared By: A. M. Wood Wolfe

Date:  
November 2018

Chief Technician: M. Hevehan

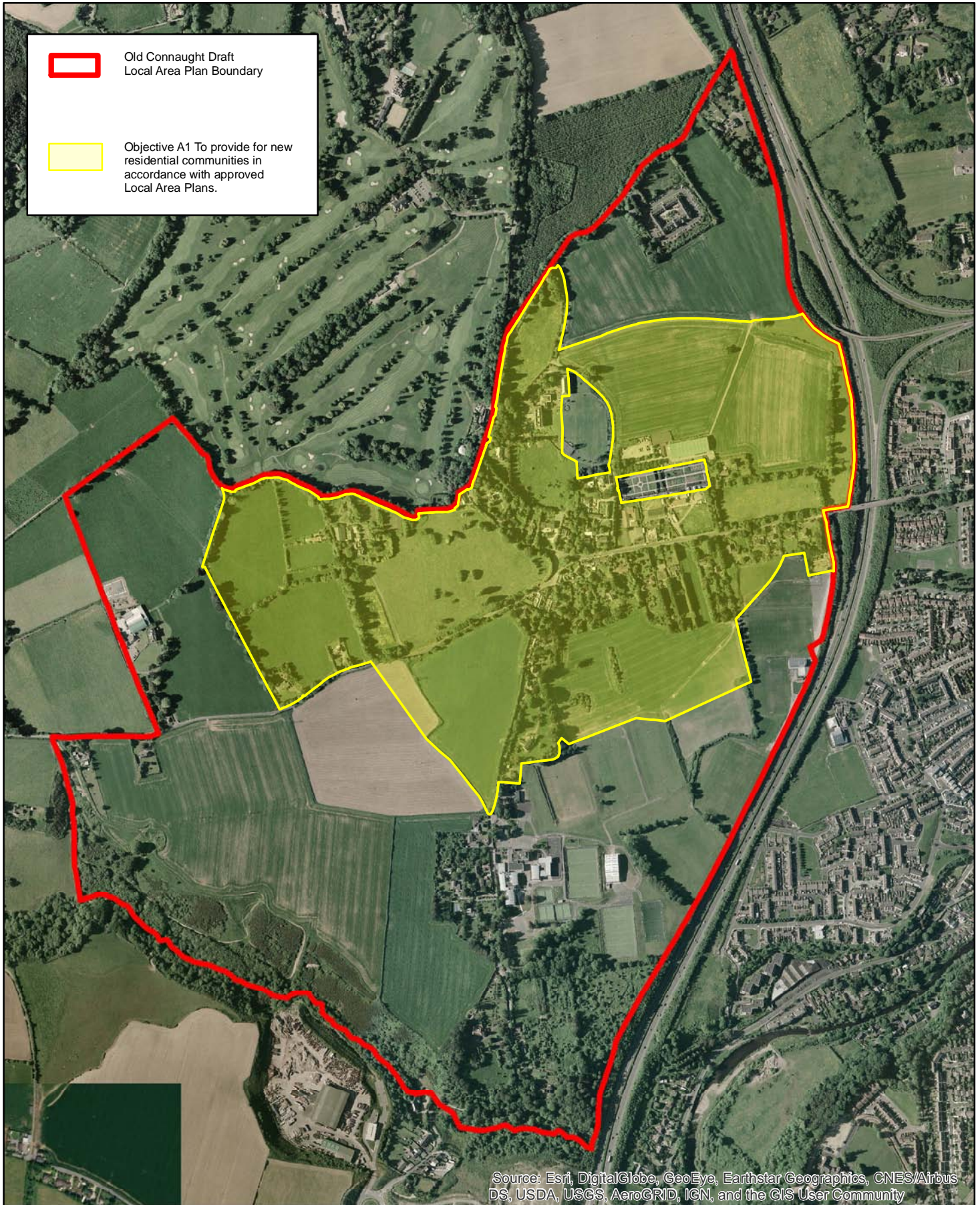
Drawn By: A. Ayeni

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Map 1







## Old Connaught Local Area Plan

0 125 250 500 Metres

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Planning and Human  
Resources Department

M. Henchy  
Director

## AERIAL PHOTOGRAPHY



Senior Planner: D. Irvine

Chief Technician: M. Hevehan

Prepared By: A. M. Wood Wolfe

Drawn By: A. Ayeni

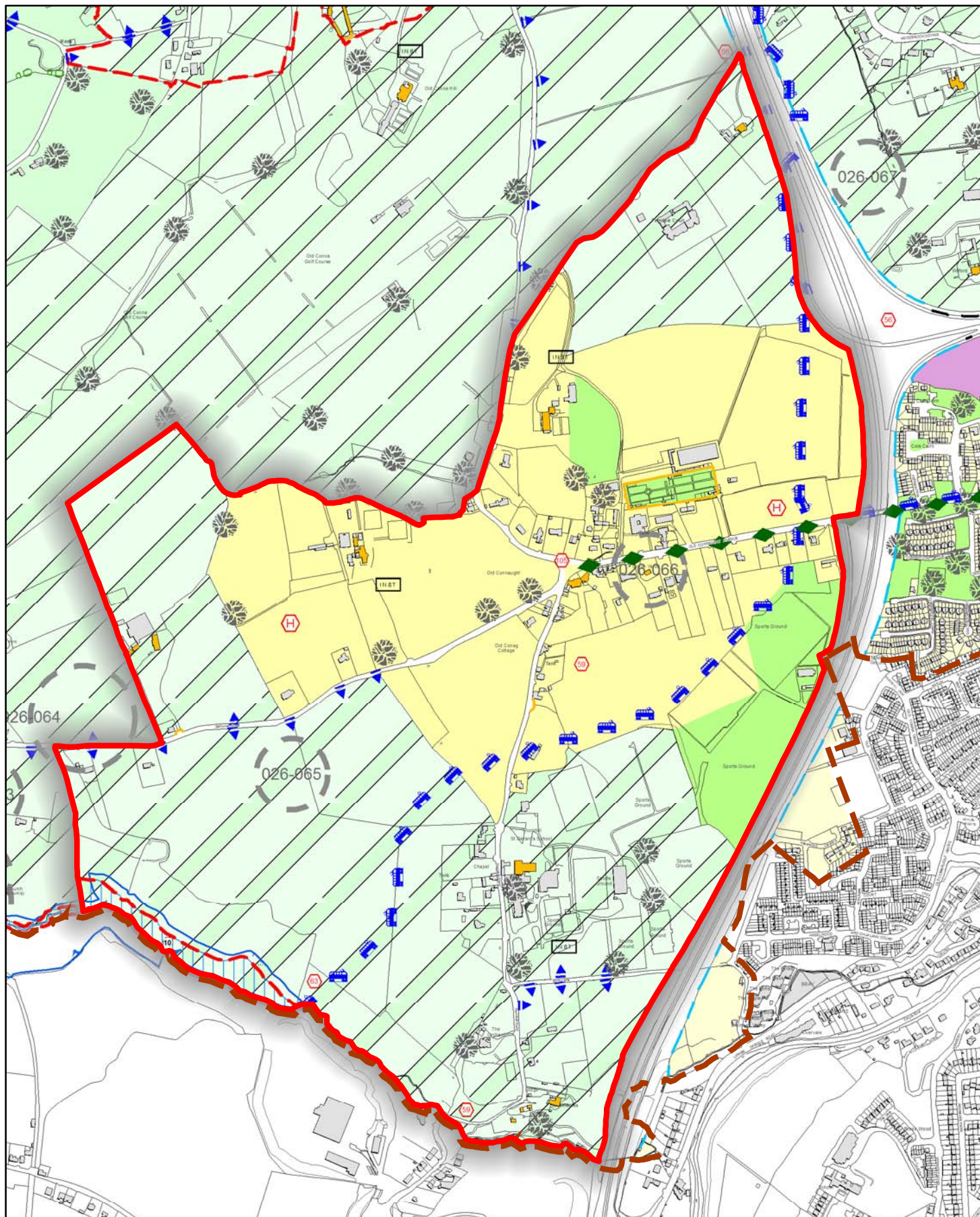
Date:  
November 2018

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1:10,000

Map 2







## Old Connaught Local Area Plan

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## EXTRACT FROM COUNTY DEVELOPMENT PLAN 2016 - 2022

Planning and Human  
Resources Department

M. Henchy  
Director



Senior Planner: D. Irvine

Chief Technician: M. Hevehan

Prepared By: A. M. Wood Wolfe

Drawn By: A. Ayeni

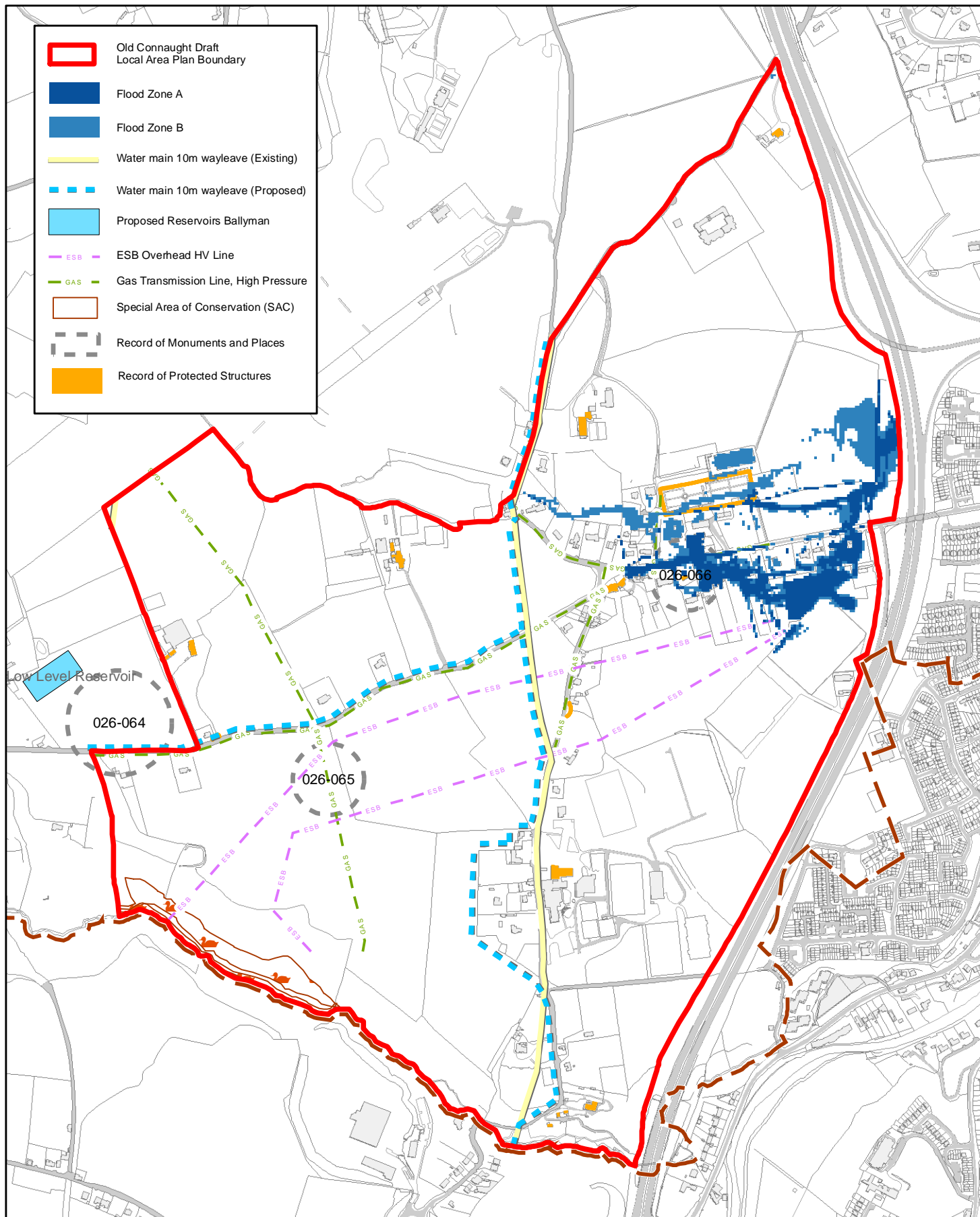
Date:  
November 2018

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Map 3







## Old Connaught Local Area Plan

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## Constraints Map

Planning and Human  
Resources Department

M. Henchy  
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Senior Planner: D. Irvine

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November 2018

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Drawn By: M. Hennessy

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1:10,000

Map 4