

Rathmichael
Local Area Plan
Pre - Draft Consultation
Issues Paper
April 2025



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1. Introduction

Dún Laoghaire-Rathdown County Council intends to prepare a Local Area Plan for the Rathmichael area. The Local Area Plan will set out a land use strategy for the proper planning and sustainable development of the area.

1.1 What is a Local Area Plan?

A Local Area Plan (LAP) is a statutory planning document prepared by the Local Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The Planning and Developing Act 2000 (as amended) sets out that a LAP may be prepared for:

"...those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan".

Like the County Development Plan, which spans the entirety of Dún Laoghaire-Rathdown, a Local Area Plan is a statutory planning document, but for a smaller, more focused area, and with greater detail. A Local Area Plan consists of a suite of policies and objectives for an area, intended to guide that area's development. The Local Authority and An Bord Pleanála must have regard to the provisions of the LAP when determining planning applications located within the Plan area.

In terms of the contents of a Local Area Plan, the Planning and Development Act 2000 (as amended) states that:

"A Local Area Plan shall be consistent with the objectives of the development plan, its core strategy, and 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 –

(a) 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".

1.2 Environmental Assessment

The assessment of environmental issues comprises an important component of the LAP plan-making process. In accordance with EU and national legislation the following environmental assessments will be carried out in conjunction with the preparation of the Plan:

- Strategic Environmental Assessment (SEA) – a process for evaluating the environmental consequences of certain plans or programmes, including local area plans in the spatial planning area. This process ensures that any potential impacts on the environment are considered at a strategic level.
- Appropriate Assessment (AA) - a detailed study of the likely impacts of the proposed plan on the ecology of a designated European site (also known as a Natura 2000 site). The plan can only be approved, where it can be demonstrated beyond reasonable scientific doubt, that it will not negatively affect the integrity of a Natura 2000 site.

- Strategic Flood Risk Assessment (SFRA) – a strategic flood risk assessment of the plan will also be prepared in line with EU and national guidance.

1.3 Public Consultation - Your Role in the Process

Public consultation is an important aspect of the plan-making process in order to address issues and concerns which relate to the Plan area and to ensure that the final Plan reflects public, stakeholder and community aspirations in addition to government policies, strategies and guidelines.

It is important that we hear your views. We are now engaging in the Pre-Draft consultation stage. This involves engagement with the general public and a wide range of organisations and interest groups. Suggestions or observations are invited from anyone with an interest in the future development of the Rathmichael area.

This Issues Paper has been prepared to set a context for public consultation and to give a broad overview of the planning issues the Plan should address. Its purpose is to stimulate, guide and encourage debate and discussion on the issues in the community and wider environs, to flag important factors and to encourage and assist the public in making submissions and observations to the Local Authority in respect of the preparation of the Draft Plan.

The themes and questions raised in this Issues Paper are intended as a guide only and are not exhaustive. We would greatly appreciate your views and comments on these and other relevant issues.

1.4 Public Information Sessions

To support effective and meaningful public participation at the Pre-Draft stage, the Local Authority will hold two public information 'drop-in' days at the Stonebridge Community Centre during the consultation period. Parking for the event will be available at St. Anne's National School, Stonebridge Road, Shankill, D18 AV61.

Venue	Date	Time
Stonebridge Community Centre, Shankill, D18FH04	Thursday 10th April	4.00pm - 8.00pm
	Thursday 1st May	4.00pm - 8.00pm

1.5 How to make a Submission

You are invited to submit your views on what the Draft Plan 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 either of the following ways:

Online: On the Council's website homepage under 'Public Consultation Hub' or directly at:

URL: https://dlrcoco.citizenspace.com/planning/rathmichael_pre-draft;

or,

In writing to: Senior Executive Officer, Planning and Economic Development Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin A96K6C9

Submissions for the Pre-Draft consultation phase must be made within the display period, which runs from **4th April 2025 to 9th May 2025**. Late submissions will not be accepted.

2. Location and Overview

Rathmichael is situated to the south of Dublin City in the southeast of Dún Laoghaire-Rathdown, see Figure 2.1. Cherrywood is located immediately to the north across the Brides Glen, Shankill is located to the east on the far side of the N11 and M11, Old Connaught is located to the south and Kiltiernan is located approx. 3km to the west. The M50 motorway runs through the indicative Plan area.

Geographically, to the north and east the land sweeps down to the lowland plains around Dublin Bay while to the south and west the landscape is dominated by the Dublin and Wicklow Mountains. The indicative Plan area incorporates the townland of Rathmichael and portions of the townlands of Annaghaskin, Ballycorus, Barnaslingan, Glebe, Johnstown, Loughlinstown Commons, Shanganagh and Shankill. The entirety of the area falls within the Killiney-Shankill Electoral Area.

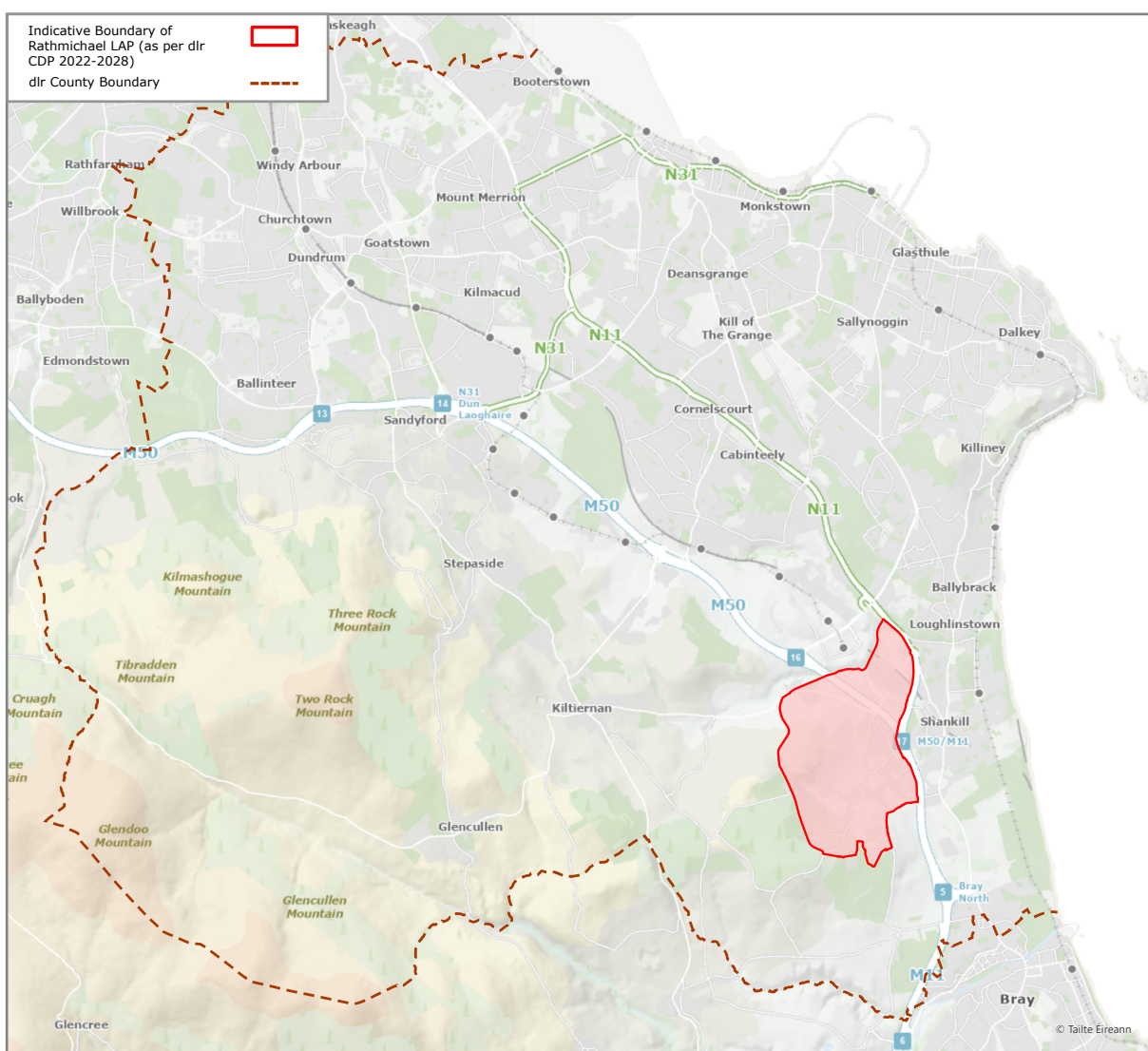


Figure 2.1: Location of the indicative Rathmichael Plan area within the dlr Administrative Area

2.1 Local Area Plan Boundary

The indicative boundary of the Rathmichael LAP is identified in the dlr County Development Plan 2022-2028 Maps and illustrated in Figure 2.2. The area covered by the indicative LAP boundary extends to c. 362 hectares, which is 2.86% of the overall land area of Dún Laoghaire-Rathdown.

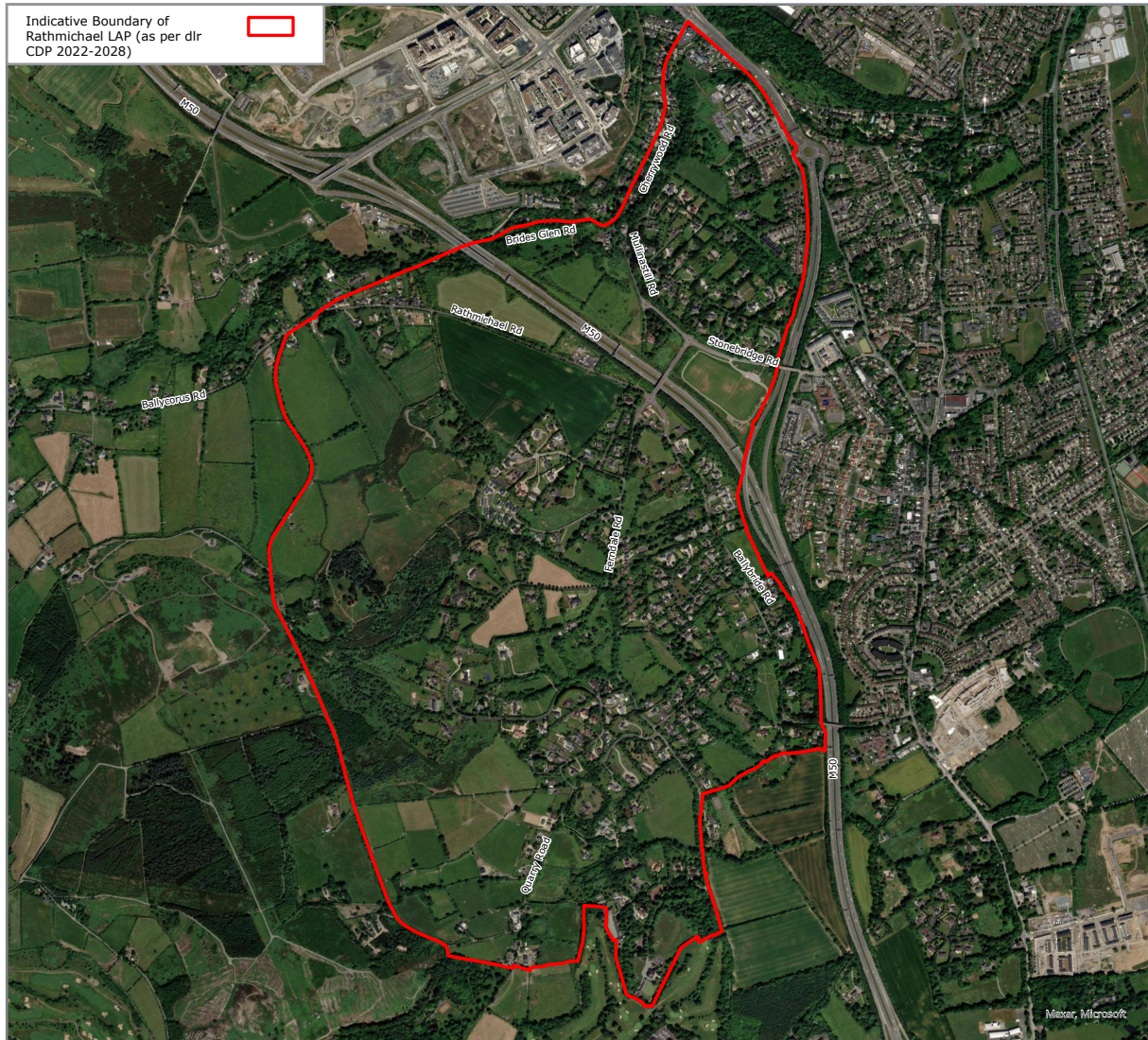


Figure 2.2: Indicative Boundary of the Rathmichael Local Area Plan (as per the dlr County Development Plan 2022-2028)

2.2 Topography

The topography of the Rathmichael area is illustrated in Figure 2.3. The elevation of the land generally rises when moving from northeast to southwest. The lands to the north within the Brides Glen Valley have the lowest elevation at around 17m above sea level. However, the land quickly rises to above 30m in the area around Mullinastill Road. The land continues to rise more gradually to the south to about 45m and rises more quickly to the west towards Carrickgollogan to about 150m.

Specific Local Objective 92 of the dlr County Development Plan 2022-2028 comprises a specific objective relating to the area's elevation, "That no insensitive or large-scale development will take place above the 90 - metre contour line at Rathmichael, from Old Connaught Golf Course to Pucks Castle Lane." The 90m contour line is indicated on Figure 2.3.

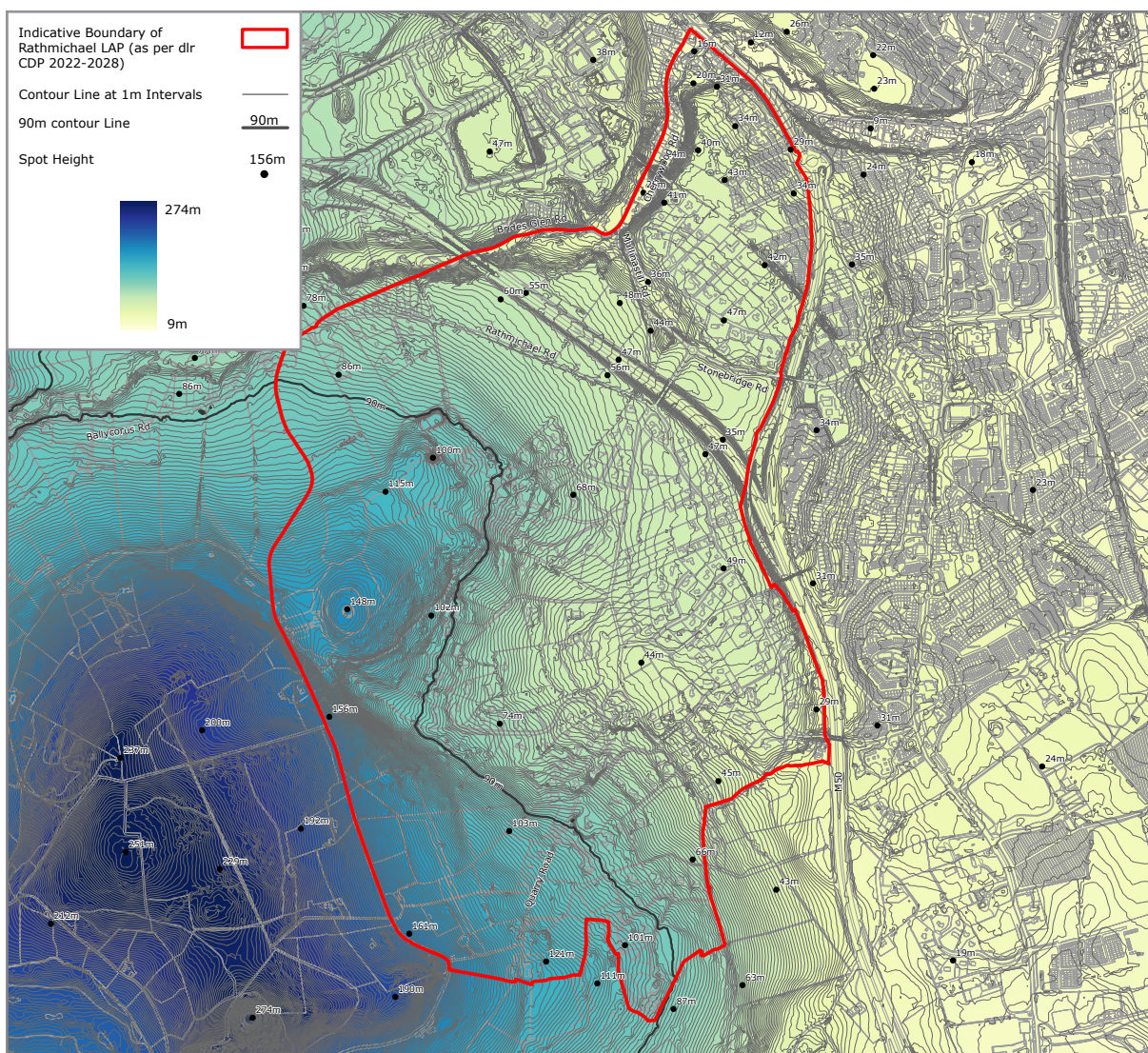


Figure 2.3: Topographical Map of the Rathmichael Area

2.3 Views and Prospects

Rathmichael is located within a rolling landscape to the west of Shankill and the M11 motorway. To the north and east the land sweeps down to the lowland plains around Dublin Bay. To the south and west the landscape is dominated by the Dublin and Wicklow Mountains.



View from Rathmichael Wood towards Dublin Bay

Policy Objective GIB4 of the dlrcoco County Development Plan 2022-2028 provides that it's a Policy Objective to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with views and/or prospects. Land Use Zoning Maps no. 10 and 14 of the County Development Plan identify a number of locations within the indicative LAP area with the objective "*to preserve views*". These include views from Pucks Castle Lane; Quarry Road; Ferndale Road; the M11; Brides Glen Road; and adjacent to Rathmichael Church. Prospects identified in the County Development Plan, relevant to the Rathmichael area, include the following:

- Carrickgollogan from Ballybrack (e.g. Church Road and Churchview Road); and,
- Carrickgollogan from Bray Road (Shankill to Bray area)

2.4 Population and Demographics

2.4.1 Population

The geographic boundary of the indicative Rathmichael LAP area does not align with the Small Area boundaries of the Census (see Figure 2.4). In order to estimate existing population, a method using GeoDirectory data has been applied. GeoDirectory was established by An Post and Ordnance Survey Ireland and provides a database containing residential and commercial buildings with details for each address. The GeoDirectory data from Q4 2024 identifies 441 residential addresses within the indicative LAP area, 8 of which were categorised as 'vacant'. Assuming an average household size of 2.5, it is estimated that the population of the Rathmichael area at Q4 2024 was c. 1,102 people.

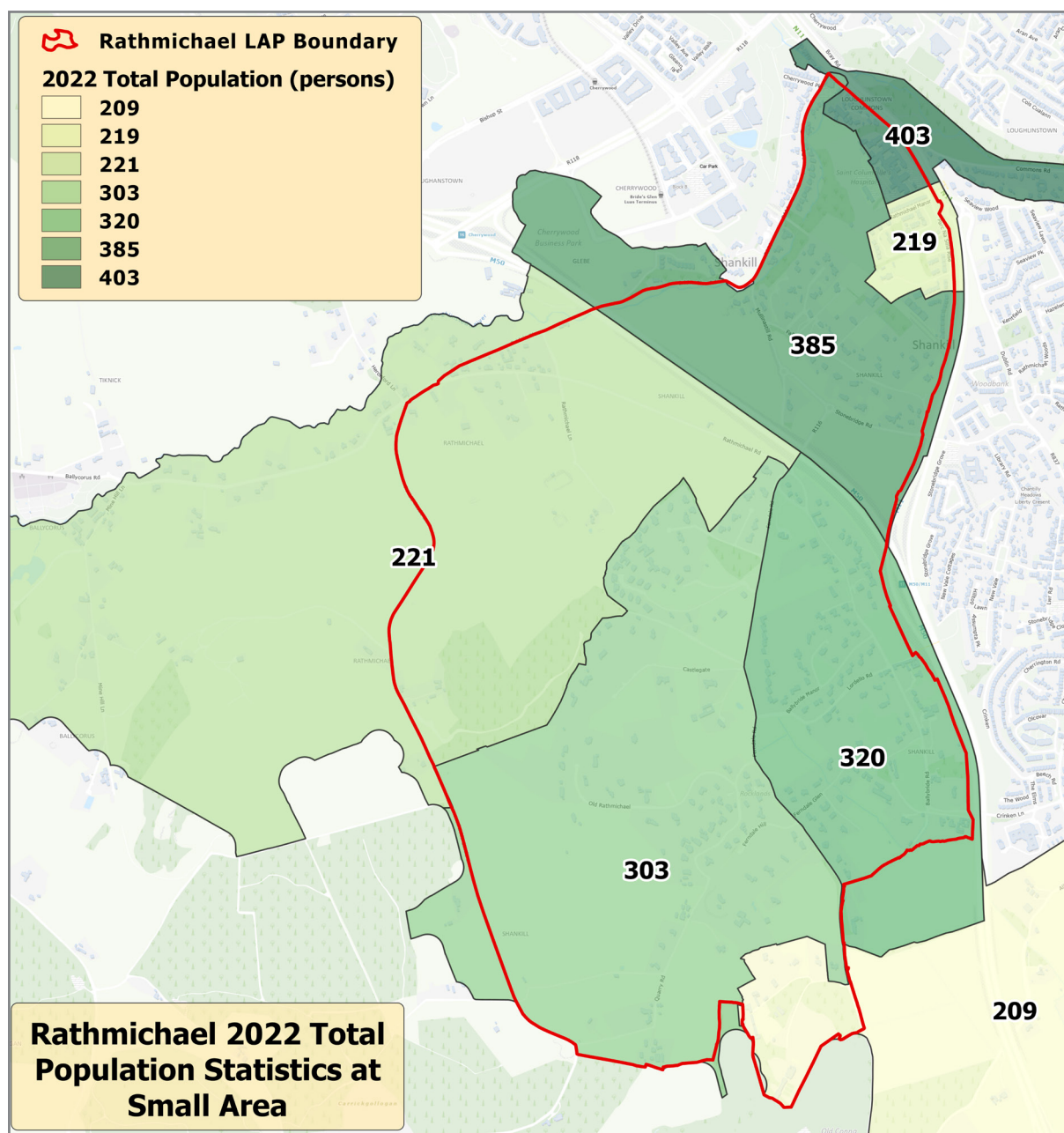


Figure 2.4: Census 2022 Population by Census Small Areas

2.4.2 Demographic Trends - Age and Family Profile

The indicative LAP boundary straddles seven Census 'Small Areas' (see Figure 2.4), with some of these 'Small Areas' including population centres outside of the area, such as Glebe and Ballyman. A selection of Census Small Areas – highlighted in green – have been assessed in order to ascertain demographic trends in the Rathmichael area pertaining to age and family profile. The age profile of the population residing in the selected Small Areas is detailed in Table 2.1.

The data indicates a wide age profile for residents in the Rathmichael area. In 2022, 25.2% of the population in the Rathmichael area were in the 0-4 years and 5-19 years age groups, which was broadly in line with the dlr county-wide figure of 24.2%. The data indicates that the Rathmichael area has a lower percentage of residents in the 20-39 year age cohort (21%) when compared to the County figure of 26.8% and a higher proportion of residents in both the 40-64 and the 65 years and over age cohorts (53.6% combined) when compared to the County figure of 48.7%.

Age Range	0-4 years	5-19 years	20-39 Years	40-64 Years	65+ Years	Total All Ages
Rathmichael 2022	97	424	433	685	421	2060
% of Rathmichael Total	4.7%	20.5%	21.0%	33.2%	20.4%	100%
Dún Laoghaire - Rathdown 2022	12,654	44,103	62,828	74,357	39,918	233,860
% of County Total	5.4%	18.8%	26.8%	31.7%	17.0%	100%

Table 2.1: Age Profile in the Rathmichael Area (Census 2022)

Table 2.2 presents data relating to family profile in the Rathmichael area based on the selected Census Small Areas from 2022. These figures are compared to the dlr county-wide statistics. The figures indicate that, when compared to the wider dlr County, the family profile of the Rathmichael area is slightly older in generational stage. The figures indicate that Rathmichael has a slightly lower percentage of families categorised as 'pre-school', 'early school', 'pre-adolescent' and 'younger couple' and a slightly higher percentage of families categorised as 'adult', 'older couple' and 'retired'.

Age Range	Pre-School	Early School	Pre-Adolescent	Adolescent	Adult ¹	Younger Couple ²	Older Couple	Retired
Rathmichael 2022	38	51	57	56	161	32	49	89
% of Rathmichael Total	7.1%	9.5%	10.6%	10.5%	30.2%	6.0%	9.1%	16.6%
Dún Laoghaire - Rathdown 2022	5,091	6,237	6,615	6,045	15,198	6,961	4,669	8,615
% of County Total	8.5%	10.4%	11.1%	10.1%	25.5%	11.7%	7.8%	14.4%

Table 2.2: Family Profile in the Rathmichael Area (Census 2022)

¹ Adult (An 'adult' family is where the oldest child is aged 20 years and over)

² Younger couple (Family nucleus of married or cohabiting couple without children where the female partner is under 45 years, or in the case of a same-sex couple, where the partner of the head of household is under 45 years).

Have your Say!

- Would the indicative LAP boundary benefit from any adjustments, and if so, why?
- How should the characteristics of the area inform the plan-making process?
- How should the preservation and protection of views inform the Draft Plan?
- How should the Draft Plan best provide for the different age cohorts of both the existing and future population?

3. Strategic Overview and Vision

While the new Area Plan for Rathmichael will ultimately set out its own policies, it is important to understand the higher tier land-use plans with which it must conform. The policy context for the Plan will be informed by a myriad of plans and policies at national, regional and local level.

Figure 3.1 provides a non-exhaustive overview of the existing statutory planning hierarchy. The Local Area Plan sits below the County Development Plan which itself is statutorily required to be consistent with both the overarching higher level National Planning Framework, Regional Spatial and Economic Strategy and Specific Planning Policy Requirements specified in Section 28 Guidelines. Section 19 of the Planning and Development Act 2000, as amended, provides that a Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, the Regional Spatial and Economic Strategy and the Transport Strategy for the Greater Dublin Area. In addition to these policy documents, there are a whole range of other national, regional and local policy documents and guidelines which will help inform and guide the preparation of the Local Area Plan.

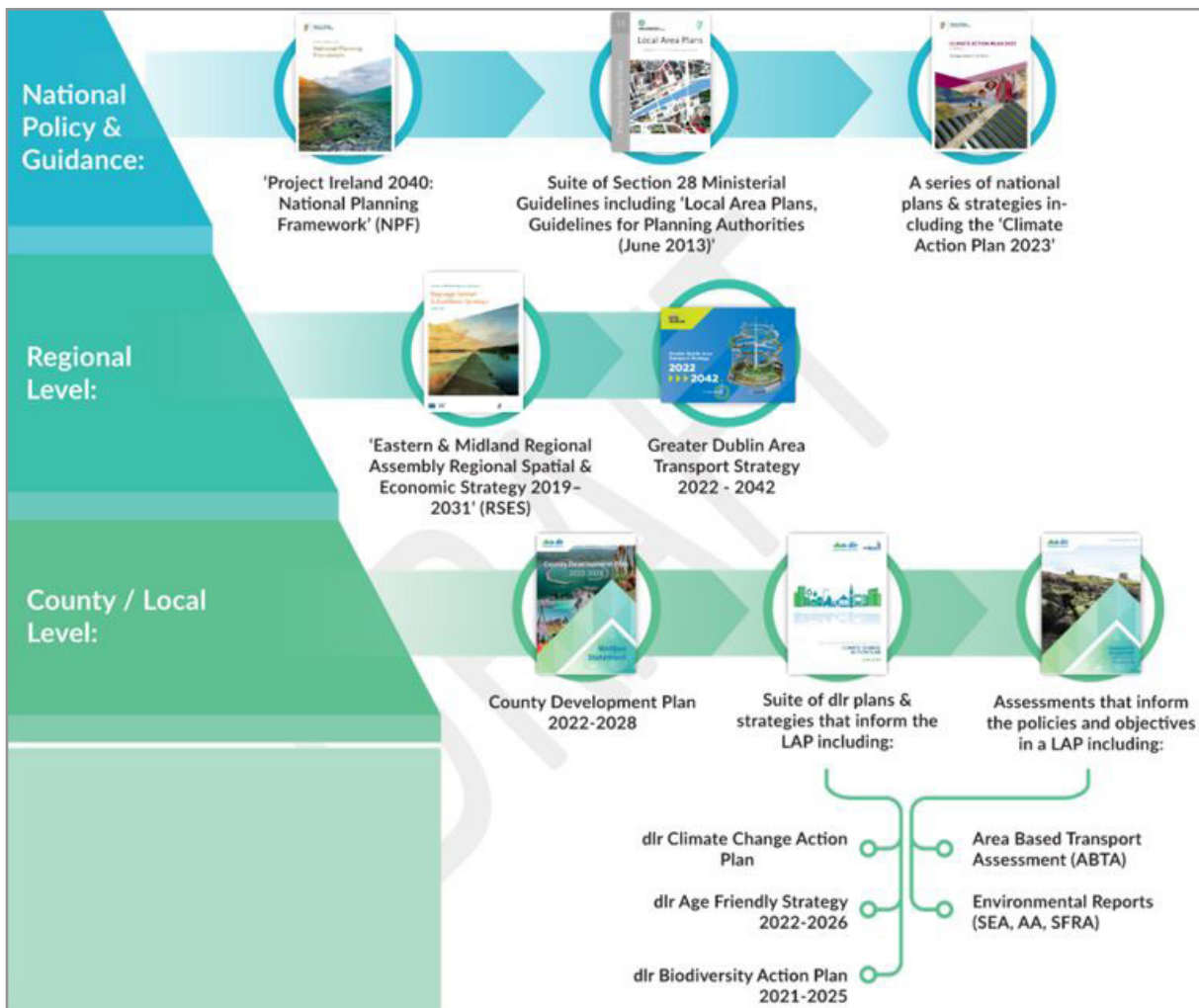


Figure 3.1: Existing Plan and Policy Hierarchy

3.1 Forthcoming Changes to the Statutory Context for Plan-Making

The statutory context for plan-making is changing. This is being brought about by the introduction of new planning legislation under the Planning and Development Act 2024. Figure 3.2 illustrates the framework and hierarchy of statutory plans currently in place, as provided for in the Planning and Development Act 2000 (as amended). The National Planning Framework comprises planning policy at the national plan level, the Regional Spatial and Economic Strategy is at the regional level, the Development Plan is at the Local Authority level and the Local Area Plan is below that at the local level.

The existing planning framework is due to change with the enactment of the Planning and Development Act 2024, and this is particularly relevant at the local level where, as shown in Figure 3.2, new categories of area based plans are to be introduced including urban area plans, priority area plans and co-ordinated area plans.

An Implementation Plan for the Planning and Development Act 2024 was published in March 2025 and in that it states that pending further engagement with Local Authorities, Regional Assemblies and the Office of the Planning Regulator, that the provisions of the new Act relating to Plans would commence in mid-2025 but that this may be subject to change.

Notwithstanding forthcoming legislative changes, it is considered prudent to progress the pre-draft consultation process for the Rathmichael area. The pre-draft stage is the earliest stage in the plan-making process and it's an important opportunity for meaningful engagement to discuss the main issues before a formal draft of a Plan for the area is prepared. Having regard to existing statutory provisions, the consultation process is being progressed based on the legislation for local area plans currently in place under the Planning and Development Act 2000. However, it is noted that the type of Plan ultimately brought forward for the area may change as the new Act is commenced.

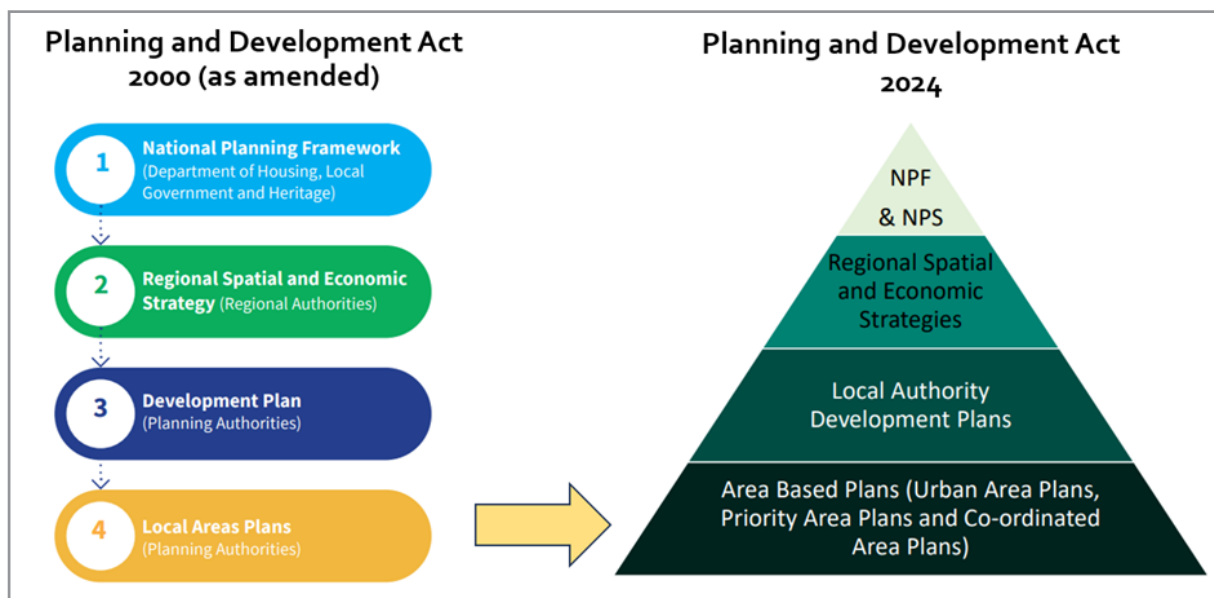


Figure 3.2: Hierarchy of Statutory Plans

3.2 National Policy Context

From a national perspective, the National Planning Framework 'Ireland 2040 - Our Plan' (NPF) forms the 'spatial expression of Government policy' and provides a Framework to guide national, regional and local planning and investment decisions. The NPF promotes the principle of compact urban growth, particularly in urban and suburban areas, and highlights that higher residential densities are better able to support local services, reduce journey times, and are more likely to result in a more frequent use of sustainable modes of transport.

To support the delivery of this compact growth agenda, the NPF puts in place a target that half of future national population growth will be focused in the existing five Cities and their suburbs (National Policy Objective 2a) and furthermore, that at least half of all new homes, that are targeted in the five Cities, will be within their existing built-up footprints (National Policy Objective 3b). These objectives are relevant to the indicative Rathmichael LAP area which is located within the CSO boundary for the geographic area of Dublin City and Suburbs. In 2023, the Government commenced the process of undertaking the first review of the NPF (2018). At the time of writing the revised NPF is still being finalised.

3.2.1 Section 28 Ministerial Guidelines

The Draft Plan brought forward for Rathmichael is required to be consistent with relevant Specific Planning Policy Requirements (SPPRs) and also must have regard to Section 28 Ministerial Guidelines issued by the Government. Existing Guidelines of particular importance in the preparation of a Draft Plan for Rathmichael will include inter alia: Local Area Plans - Guidelines for Planning Authorities (2013); Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024); Sustainable Urban Housing: Design Standards for New Apartments' (2022); and Urban Development and Building Height Guidelines (2018).



Figure 3.3: Relevant Section 28 Guidelines (Non-Exhaustive)

3.3 Regional Planning Policy Context

The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES) implements the practical elements of the NPF at a regional level. The RSES seeks to accelerate housing supply and to achieve a greater proportion of housing development to be accommodated within, and/or close to, existing built-up urban areas.

The RSES sets out a settlement hierarchy for the Region and identifies key growth areas which will see significant development up to 2031 and beyond. Local Authorities are required to determine their County level hierarchy of settlements in accordance with the RSES settlement hierarchy. The first tier in the settlement hierarchy recommended in the RSES is the geographic area known as 'Dublin City and Suburbs. As noted, the indicative Rathmichael LAP area is located within this boundary.

3.4 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP) was prepared in accordance with the overarching national and regional planning policy framework. The Development Plan Vision is to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations.

To deliver on the Development Plan Vision, 5 Strategic County Outcomes (SCOs) were identified to underpin the Plan (see Figure 3.4). The overarching Development Plan Vision, underpinned by the 5 Strategic County Outcomes, permeates the Policy Objectives contained in the CDP. As noted, it is a requirement that the future Area Plan for Rathmichael is consistent with the objectives of the Development Plan and its Core Strategy.



Figure 3.4: Strategic County Outcomes (DLR CDP 2022 – 2028)

3.4.1 Core Strategy Consistency

Section 19(2) of the Planning and Development Act 2000 (as amended) specifically states that a Local Area Plan shall be consistent with the Core Strategy of the Development Plan. The Core Strategy comprises an evidence-based assessment which provides both a quantified and spatial expression to the housing, population, land and employment parameters of the Development Plan.

The settlement strategy of the Core Strategy is the defining vision for how the County is likely to grow and develop over the lifetime of the Development Plan and is illustrated by way of a Core Strategy Map. The Core Strategy Map of the dlr County Development Plan 2022-2028 is illustrated in Figure 3.5. Rathmichael is identified on the Core Strategy Map as a 'New Residential Community'.

A land availability study was undertaken at Q4 2019 to inform the preparation of the Core Strategy of the CDP. The Study estimated that there is c. 83 hectares of undeveloped Objective 'A1' land zoned for residential use in the Rathmichael area with an estimated residential yield of c. 2,400 new homes.

The Core Strategy calculation of residential yield at Rathmichael was informed having regard to residential densities recommended in the Section 28 Guidelines 'Sustainable Residential Development in Urban Areas' (2009). It is noted that in 2024 the DHLGH published the Section 28 Guidelines 'Sustainable and Compact Settlements - Guidelines for Planning Authorities', which include new policy in relation to density, urban design, placemaking and development standards for housing. In the preparation of a Plan for the area, the Planning Authority is required to have regard to these new Section 28 Ministerial Guidelines.

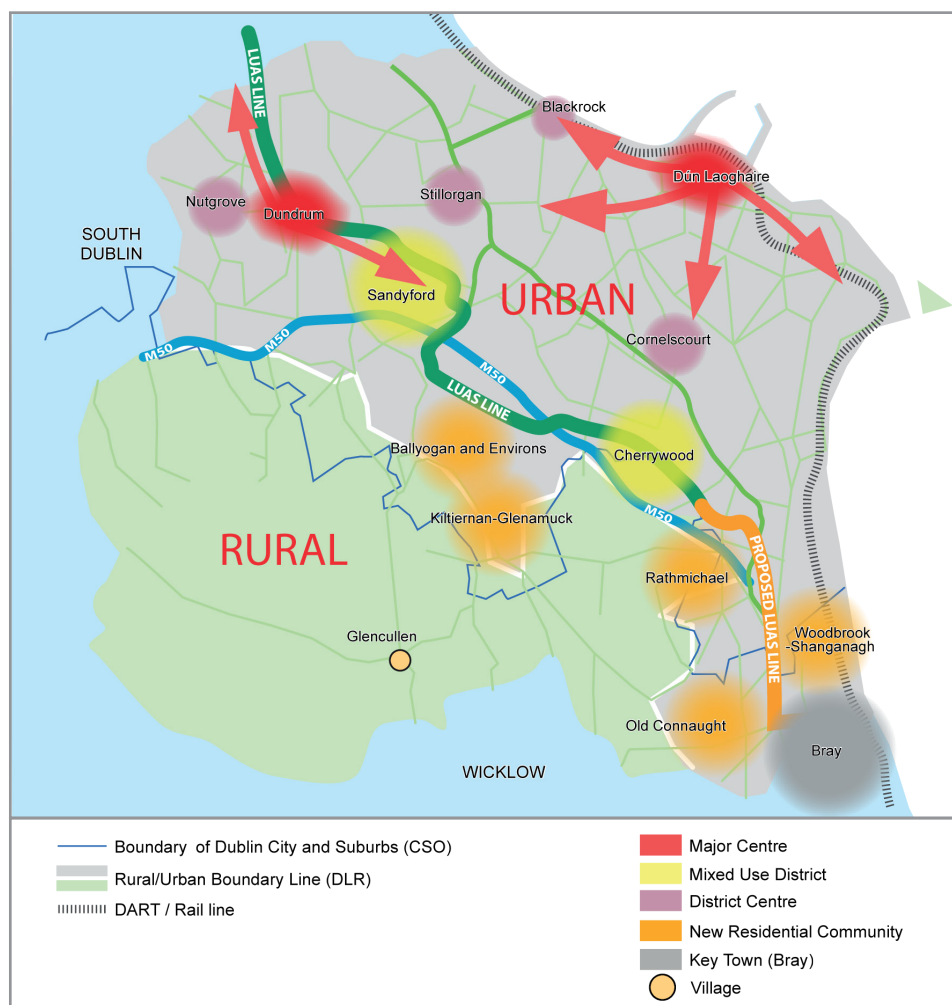


Figure 3.5: Core Strategy Map (DLR CDP 2022-2028)

3.4.2 Land Use Zoning Objectives

Land use zoning at Rathmichael is illustrated in Maps 10 and 14 of the dlr County Development Plan 2022-2028 (see Figure 3.6). The indicative Rathmichael Plan area is geographically large and incorporates a range of land use zonings. The primary land use zoning in the area – over 200 hectares – is Objective 'A1' – "to provide for new residential communities and sustainable neighbourhood infrastructure in accordance with an approved local area plan"; there are c. 61 hectares of lands zoned Objective 'G' - High Amenity and these are primarily located in the more elevated and western parts of the Plan area; c. 37 hectares of land zoned Objective 'GB' - Green Belt - in the southern part of the Plan area; c. 25 hectares of Objective 'F' zoned lands; c. 8 hectares of land is zoned Objective 'SNI' - Sustainable Neighbourhood Infrastructure; and 0.3 hectares of lands in the very north of the Plan area are zoned 'NC' - Neighbourhood Centre.

Land Use Maps 10 and 14 of the CDP also include a range of other Objectives pertaining to the area including: transport objectives; heritage and conservation objectives; and environmental objectives. These will be detailed further in the relevant section of this Issues Paper.

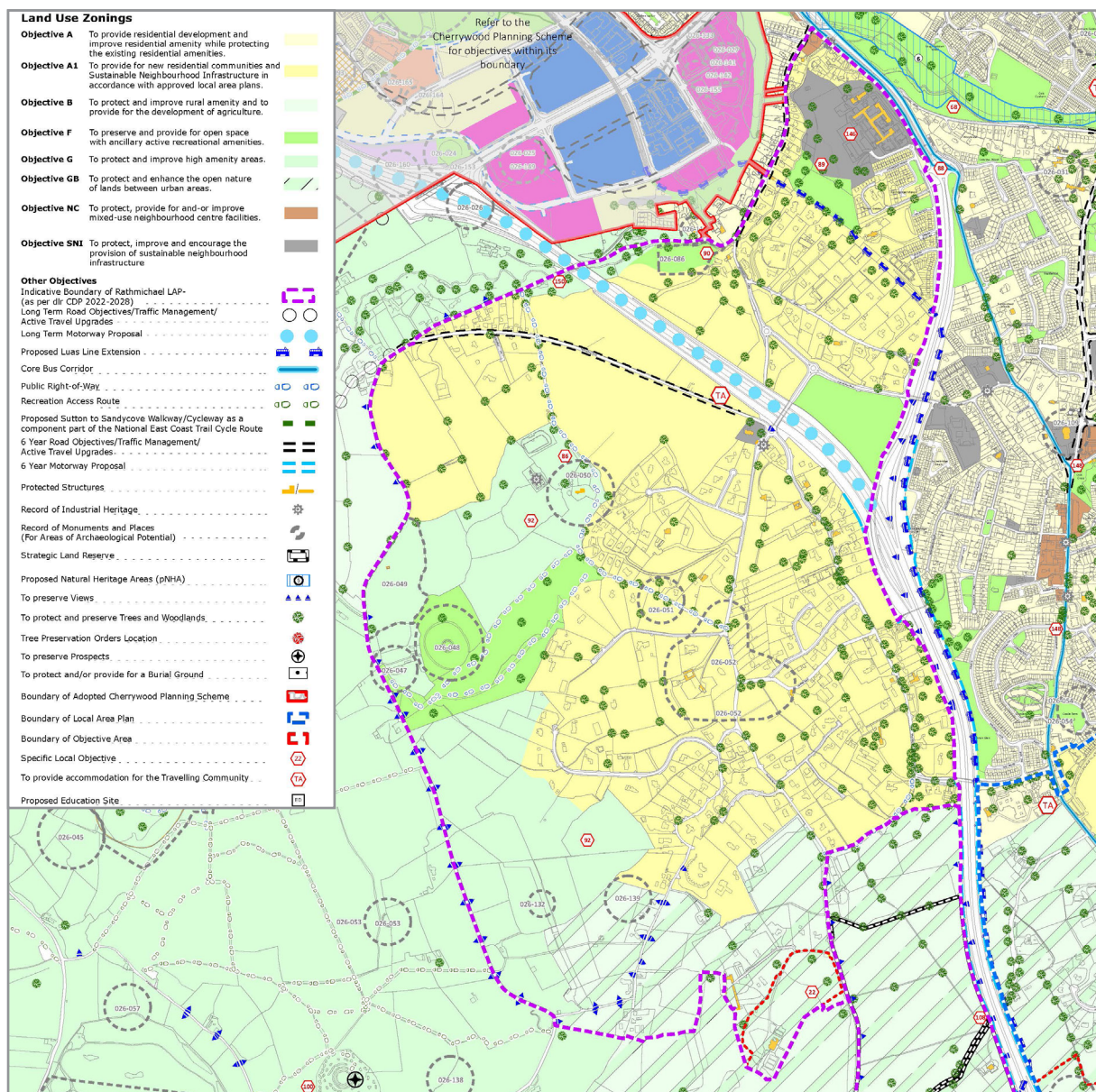


Figure 3.6: Extract from Land Use Zoning Maps 10 and 14 of the dlr CDP 2022-2028

Zoning	Objective	Area (ha)
A1	To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.	204.4
G	To protect and improve high amenity areas.	61.3
GB	To protect and enhance the open nature of lands between urban areas.	37.1
F	To preserve and provide for open space with ancillary active recreational amenities.	24.7
SNI	To protect, improve and encourage the provision of sustainable neighbourhood infrastructure.	8.4
NC	To protect, provide for and/or improve mixed-use neighbourhood centre facilities.	0.3

Table 3.1: Land Use Zonings in Indicative Rathmichael LAP Area

Have your Say!

- What key changes to the wider planning policy framework does the Draft Plan need to address?
- Are there any additional strategic policy issues that should inform the Plan making process?

4. Climate Action

The creation of a climate resilient County is an overarching Strategic County Outcome of the dlr County Development Plan 2022-2028. Climate action will comprise a central theme in the Rathmichael Area Plan and a focus will be placed on the integration of the climate action policies and objectives set out in the County Development Plan.

While climate action comprises a standalone section in this Issues Paper, it is highlighted that the theme permeates all sections. The harmonisation of policy objectives across all sections in the Plan will ultimately contribute to delivering a climate resilient low carbon community at Rathmichael.

This Issues Paper highlights a range of principles and objectives – which will be discussed in greater detail in later sections – which will be fundamental in guiding land use policy in the Area Plan, in order to achieve sustainable planning outcomes and a low carbon society. These include inter alia:

- Compact urban development;
- The 10-minute neighbourhood and sustainable urban village concepts;
- Integrating land use and transport policies;
- The Avoid-Shift-Improve approach to transport;
- Emphasis on the pedestrian and cyclist and access to public transport and services;
- The multi-functional role of village centres to provide a wide range of services to reduce the need to travel;
- Healthy placemaking and public realm;
- Matching of enabling infrastructure with provision of development

The following section looks at some additional measures which will be taken into consideration in the preparation of the Draft Plan to support the overarching objective of delivering a low carbon and climate resilient community at Rathmichael.

4.1 Green Infrastructure and Biodiversity

Green infrastructure serves a wide variety of important functions including but not limited to provision of habitat; increased biodiversity; provision of ecological corridors; climate change adaptation and mitigation; water treatment; water retention; local amenity provision; air quality improvement; cultural and heritage preservation; provision of a mentally restorative environment; and flood mitigation.

At the local level, the green infrastructure strategy is about ensuring that the approach to development in Rathmichael is integrated with the county-wide green infrastructure network and method.

4.1.1 dlr Green Infrastructure Strategy

Appendix 14 of the dlr County Development Plan 2022-2028 includes a detailed Green Infrastructure Strategy for the County. The Strategy identifies green infrastructure corridors which represent the principal county-wide components of the spatial framework for green infrastructure in Dún Laoghaire-Rathdown. Rathmichael is located within corridor 6 ('Gateway Parks') and this corridor acts as a transition between the rural and urban landscapes (see Figure 4.1). The transitional or Gateway Parks are to provide access points to and from the mountains and open space above the urban area of the County. Rathmichael Wood serves a strategic purpose and is identified as a Gateway Park

on the Corridor. A number of key actions are identified for Corridor 6 which pertain to the Rathmichael area:

- Create wetland for water storage and filtering runoff to benefit downstream on the Crinken Stream and enhance biodiversity at Rathmichael Wood.
- Enhance the ecological corridor from Rathmichael Wood to Shanganagh Park.
- Improve connections to cross M11 to Shanganagh Park and across railway line to Killiney Strand at Quinn's Road.

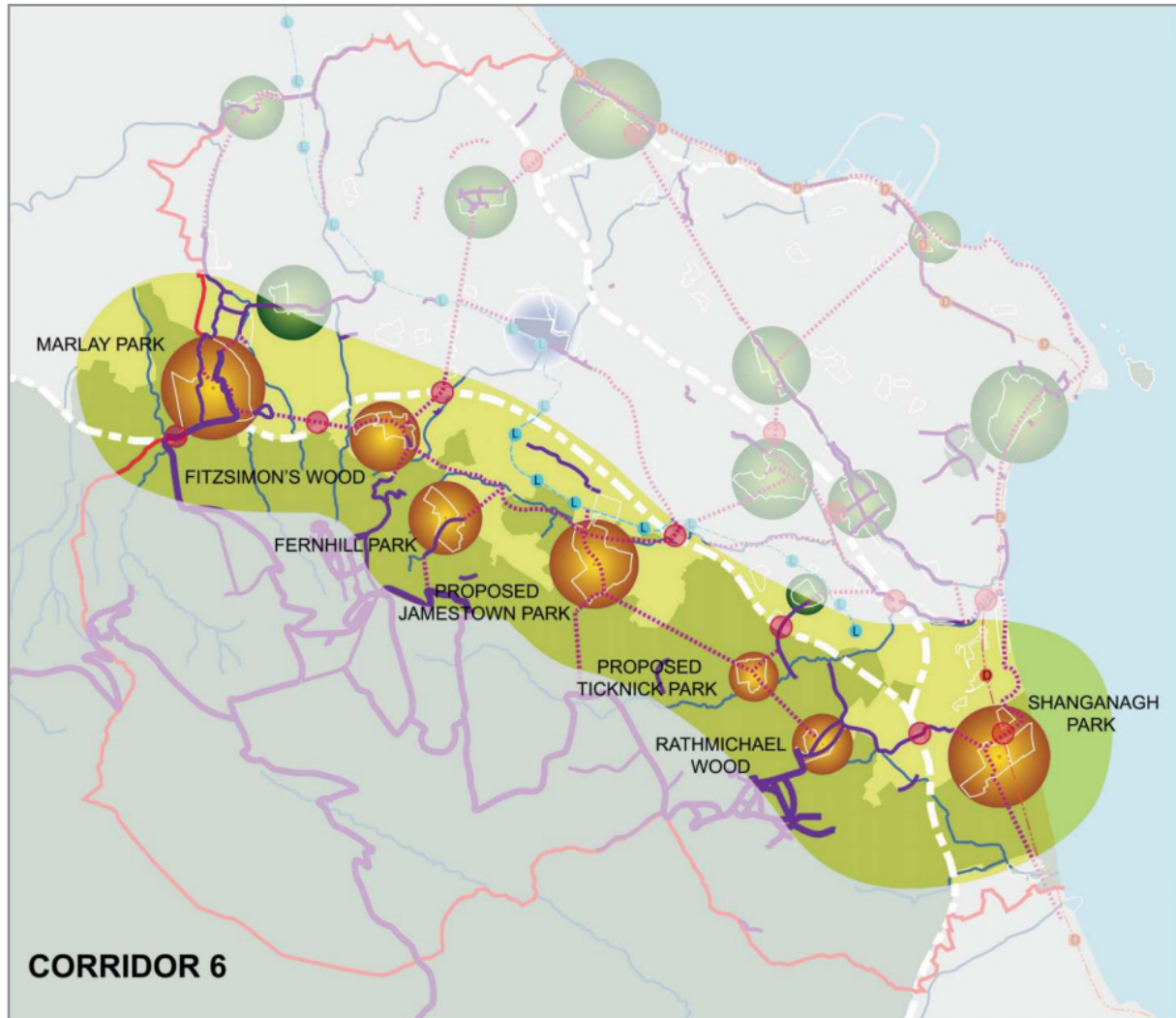


Figure 4.1: dlr Green Infrastructure Strategy: Corridor 6 - Gateway Parks

4.1.2 Biodiversity

Biodiversity forms part of the overall Green Infrastructure of the County. As set out in the dlr Biodiversity Action Plan 2021 – 2025, biodiversity "...includes all the variety of life on Earth. It is the diversity of nature, of our habitats, plants, and animals (including us) and their interconnections with each other." The condition of these natural habitats and species, affects how they can provide ecosystem services, including providing us with resilience to climate change.

The dlr Biodiversity Action Plan 2021-2025 establishes a county-wide ecological network and includes two ecological corridors which pass through the Rathmichael area, see Figure 4.2. The Brides Glen corridor runs along the northernmost section of the Plan area at the Brides Glen, and the Glendoo Mountain to Shanganagh corridor traverses

the Rathmichael area from the mountains in the west to the sea in the east. The dlr Biodiversity Action Plan sets out overarching objectives and actions to ensure the protection and restoration of the identified corridors.

A variety of trees are located throughout the Rathmichael area which are designated for preservation and protection under the dlr County Development Plan 2022-2028. These are identified by symbols on the Land Use Zoning maps and illustrated in Figure 4.2. Another important habitat type is hedgerow which is located throughout the area.

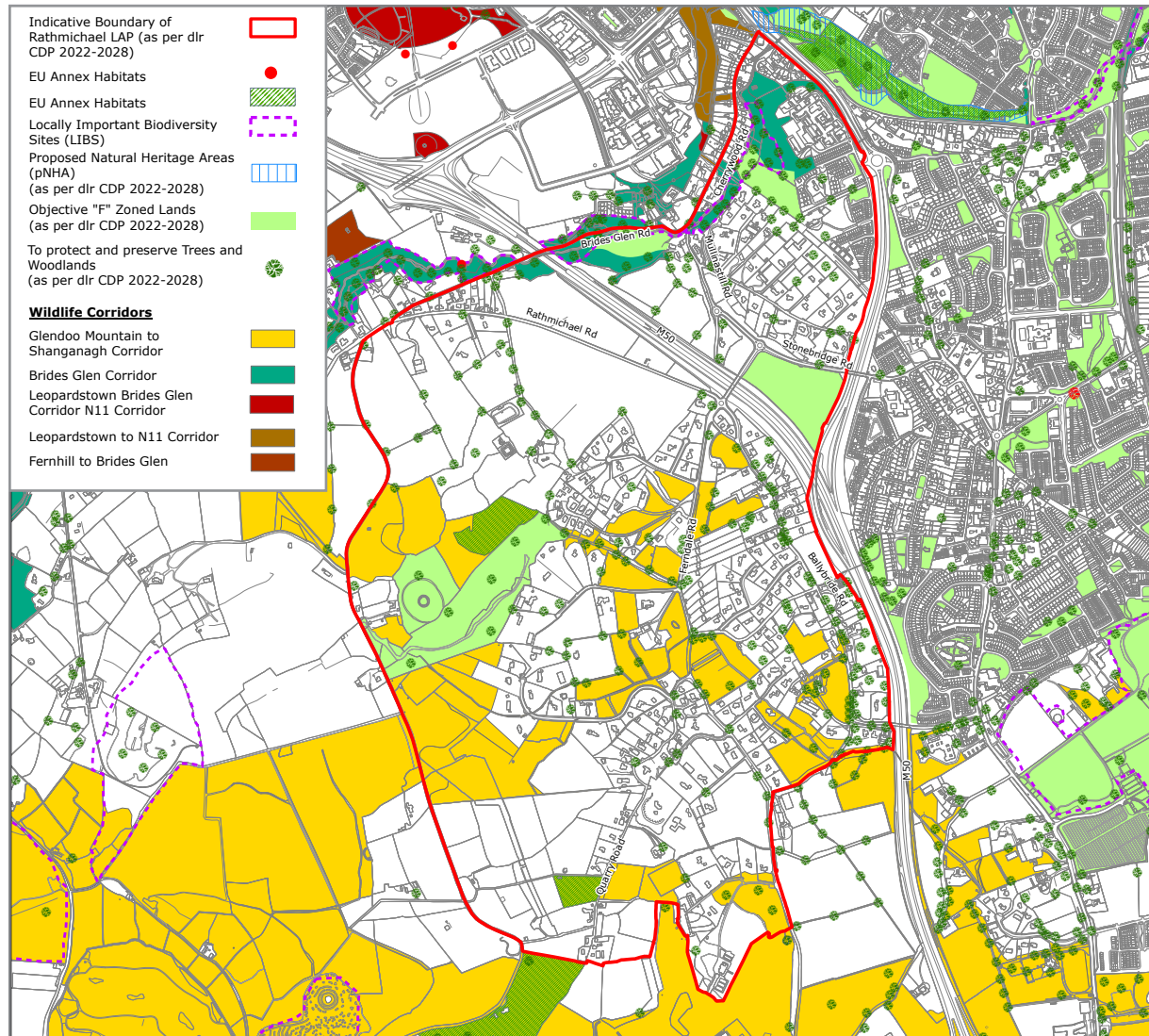


Figure 4.2: Biodiversity in the Rathmichael Area

4.1.3 Protected Areas

There are no designated or candidate/proposed Special Protection Areas (SPAs) or Special Areas of Conservation (SAC) within the indicative LAP area. Similarly, within the indicative LAP area, there are no proposed Natural Heritage Areas (pNHAs). Located to the northeast of the indicative LAP area is the proposed Natural Heritage Area (pNHA) at Loughlinstown Wood (see Figure 4.2). These Woods were originally planted but following substantial regeneration, have produced woodland of natural character in age structure and form. This site is a good example of demesne-type mixed woodland and is now used chiefly for amenity purposes.

There is a small area of European dry heaths (4030), an Annex 1 habitat, near Puck's Castle Lane (see Figure 4.2). Annex 1 habitats are habitats of European importance and

protected under the Habitats Directive. Dry heaths are generally associated with well drained, nutrient poor, acidic soils and can host a large number of threatened species.

There are additional areas at Rathmichael that do not have formal protection under legislation, but which still possess a level of natural heritage importance. These areas may include woodlands, wetlands, semi-natural grasslands, hedgerows, trees, rivers, streams, private gardens, and other urban green spaces.

4.2 Nature Based Solutions

The green infrastructure approach is closely linked to the idea of nature based solutions (NBS) and the promotion of both adaptation and mitigation measures that favour NBS. Examples of NBS include landscaping, Sustainable Urban Drainage, creating permeable green areas, and providing green roofs, restoring habitats such as wetlands, woodlands, and hedgerows to absorb/sequester carbon dioxide.

As provided in the dlr County Development Plan 2022-2028, it is a Policy Objective to increase the use of Nature Based Solutions within the County, and to promote and apply adaption and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities.

4.2.1 Sustainable Urban Drainage

In recent years surface water management has moved away from the more traditional interventions such as piping, culverting and the use of underground attenuation with a new focus on nature based solutions such as Sustainable Urban Drainage Systems (SuDs). SuDs measures are a necessary method of managing surface and ground water regimes sustainably both within future development sites and the public realm.

The dlr County Development Plan 2022-2028 includes several policies including Policy Objective E16 which states all development proposals are required to include Sustainable Drainage Systems (SuDS) to control runoff quantity and quality. Integration of SuDS strategies will be taken into account in the identification and detail of regional ponds and stormwater network upgrade and development within the LAP area.

4.2.2 Flood Risk Management

Flood risk management is an important climate change adaptation measure which will be addressed as part of the plan-making process. The Draft Plan will be informed by a Strategic Flood Risk Assessment (SFRA). The SFRA will be informed by the information provided in the SFRA for the dlr County Development Plan 2022-2028 and prepared having regard to the provisions of the Section 28 Guidelines 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009). The watercourses located within and adjoining the indicative Draft Plan area, and associated flood extents, are indicated on Figure 4.3 and include the following:

- The Bride's Glen River is a tributary of the Shanganagh River and is located in the Bride's Glen, in the northern extents of the Rathmichael area.
- The Crinken Stream flows down the east slope of Carrickgollogan (near Rathmichael Wood), through the Rathmichael area.

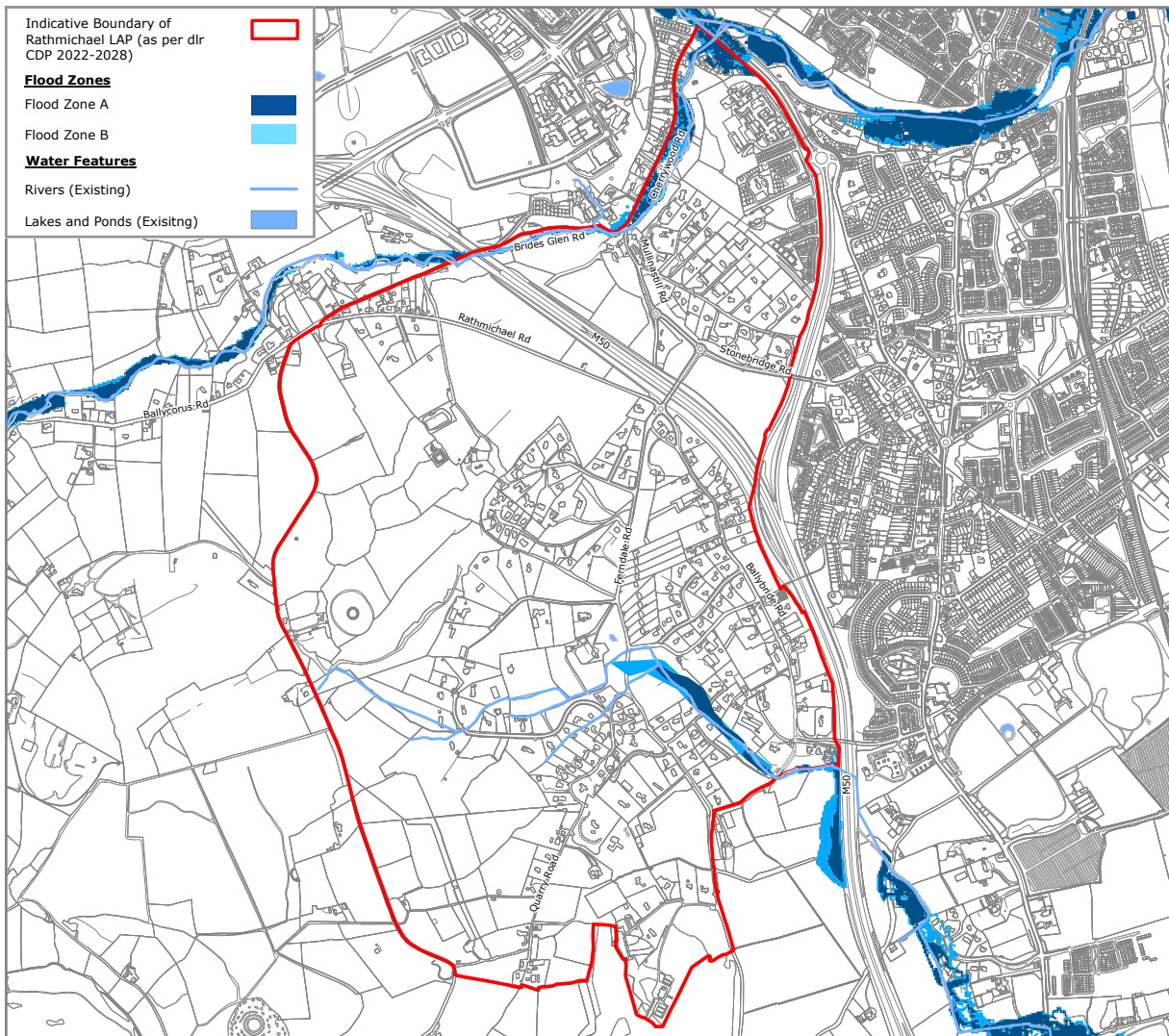


Figure 4.3: Watercourses and Flood Zones in Rathmichael

4.3 Energy Efficiency and Renewable Energy

Energy efficiency in buildings and renewable energies have an important role to play in reducing greenhouse gas emissions and supporting the transition to a low carbon society. The dlr County Development Plan 2022-2028 includes a range of policy objectives to support energy efficiency and renewable energy. The preparation of a new Area Plan for Rathmichael presents an opportunity to explore and integrate such policy objectives at the local level.

Have your Say!

- How could the Plan support the delivery of a climate resilient low carbon community at Rathmichael?
- How best should the Plan address biodiversity?
- Could the natural assets of the area be used to help support climate change adaptation and mitigation and to increase the resilience to climate change?
- How could planning for flood risk and climate change be incorporated into the Plan?
- How can the design of new development be encouraged to support sustainable building design, energy efficiency and energy conservation?

5. Rathmichael – A Sustainable Residential Community

Rathmichael is designated as a 'New Residential Community' in the Core Strategy of the dlr County Development Plan 2022-2028. As such, policies relating to residential development will comprise an important element of the Plan. As the area develops, it is important that it does so with the necessary supporting infrastructure and facilities to facilitate the growth of a sustainable community. While much of the policy context for residential development is set by the County Development Plan (e.g. development standards), there is further scope for the Plan for Rathmichael to provide a framework for development at a 'finer grain' level of detail.

5.1 County Development Plan Policy

The five Strategic County Outcomes that underpin the dlr County Development Plan 2022-2028 are all components of sustainable neighbourhoods.

- Climate resilient County;
- Compact and connected County;
- Liveable County of Towns and Villages;
- Inclusive and healthy County;
- Vibrant, economic County.

It is the spatial integration of these elements that shape and impact the quality of our neighbourhoods and people's lives. With the move away from the private car, the importance of our local neighbourhood spatially meeting the needs of people's lives is critical.

In order to deliver compact growth, whilst ensuring a quality of life for residents, it is imperative that the County protects and enhances residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support our residential communities.

5.2 A Sustainable Residential Community

The Draft Plan for Rathmichael will embrace, promote and embed the sustainable urban village and the '10-minute' neighbourhood concepts. This is in accordance with Policy Objective PHP4 of the dlr County Development Plan 2022-2028.

The sustainable urban village concept is based on the premise that people should be able to access most of their daily living requirements within easy reach, preferably within a short walking or cycle timeframe of their homes. This concept focuses on reducing the need to travel by private car and is central to the principle of sustainable development.

The '10-minute' neighbourhood concept (see Figure 5.1) incorporates the principles of a sustainable urban village in terms of being able to walk or cycle to neighbourhood support facilities within a 10-minute timeframe. It is recognised however that not every house will have all such facilities located within this timeframe. In this regard the 10-minute neighbourhood includes access to high quality public transport within a short walk from homes which in turn can provide sustainable access to neighbourhood support facilities and employment opportunities.

The 10 Minute Neighbourhood Concept

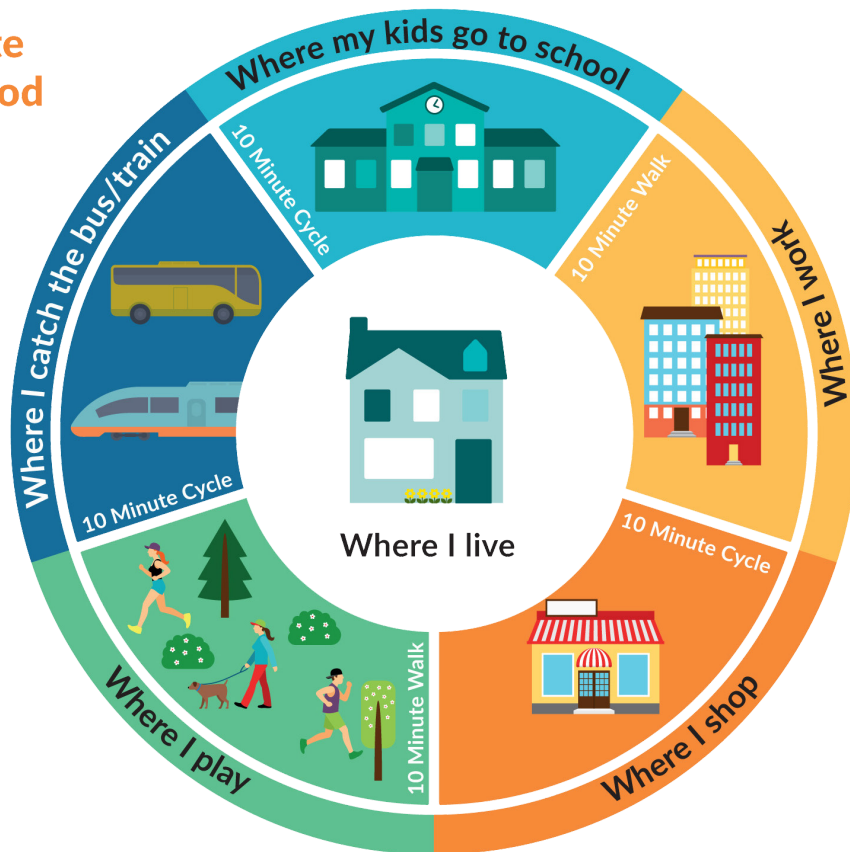


Figure 5.1: The '10-Minute' Neighbourhood Concept

5.3 Residential Development

As set out in the Core Strategy of the dlr County Development Plan 2022-2028, the lands at Rathmichael comprise c. 83 hectares of undeveloped 'A1' zoned land with an estimated residential yield of c. 2,400 new homes. Provision of housing will focus on the creation of successful, well designed, and sustainable communities where new development successfully integrates with existing communities. It is intended that the Draft Local Area Plan will include an overall strategy for the built form which will shape the future spatial development of Rathmichael. This may include general urban design parameters for the Rathmichael area including, for example, residential density, height and mix, as well as individual site development frameworks for identified development areas. These urban design principles, site development frameworks and wider plan policies and objectives could then provide a framework for proposals to be assessed.

In order to align with the National Planning Framework, the Regional Spatial and Economic Strategy and the Core Strategy of the dlr County Development Plan 2022-2028, residential development in the Rathmichael area will support the principle of compact growth. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) focus on the creation of successful, well designed and sustainable communities where new development integrates with existing communities and ensures alignment with the planning policy hierarchy.

5.4 Sustainable Neighbourhood Infrastructure

Local community facilities which cater for social, community and cultural 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 and other facilities which provide a

communal resource through which the residents of a community can access information, education, medical or welfare assistance or even simple basic social contact. Given the relatively small population currently living in the indicative Draft Plan area there is at present a paucity of sustainable neighbourhood infrastructure.

As part of the plan-making process for the Draft Plan, the overall development lands at Rathmichael will be further analysed and refined from that provided in the Core Strategy having regard to the wider range of land uses necessary to support the sustainable development of the area. This is consistent with the 'A1' zoning objective of the lands – "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans". A strategic aim of the plan-making process will be to ensure the timely delivery of an appropriate range of social and community facilities to meet the needs of the expanding local community.

5.4.1 Education / Schools

John Scottus School provides both primary and secondary education and is currently the only education provider within the indicative LAP area. There are three existing primary schools located to the east of the Plan area at Shankill which comprise Rathmichael Parish Church National School, St. Anne's National School and Scoil Mhuire Primary School. An Educate Together National School is located to the north of the Plan area at Cherrywood and there are additional primary schools located at Ballybrack to the northeast. The nearest secondary schools outside of the indicative LAP area include St. Laurence College, Woodbrook College, St. Gerard's School and Blackrock Educate Together, which is located at Cherrywood.

The Planning Authority will liaise with the Department of Education through the plan-making process in relation to any existing and anticipated capacity issues in respect of school place provision at both primary and post-primary level within the LAP area and immediate areas of influence.

5.4.2 Childcare

There are currently no childcare facilities located within the indicative LAP area. Facilities in the wider area are primarily located at Shankill and Cherrywood.

Policy Objective PHP6 of the dlr County Development Plan 2022-2028 encourages "... *the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County*" and sets out specific requirements for the provision of childcare facilities in tandem with new residential developments, namely, one childcare facility to be provided where a new residential development of 75+ units is proposed.

Given the anticipated growth within the Rathmichael area, there is a clear need to consider the additional childcare requirements to cater for both existing and future residents.

5.4.3 Community Facilities

Investment in community infrastructure is essential for the health, social wellbeing and prosperity of communities and is intrinsic to its wellbeing. Cultural, civic and community infrastructure plays an important role in bringing people together, promoting social cohesion, helping to form friendships and social support networks, and in helping communities to develop life skills and resilience. All these attributes are essential elements in the creation and maintenance of strong communities. For the Rathmichael LAP area, careful consideration of the future social and community infrastructure provision is a prerequisite to ensure its long-term sustainability.

Given the relatively small population currently living in the Plan area it is not surprising that there is limited publicly accessible social and/or community infrastructure. The nearest dlr-owned facility is located at the Stonebridge Community Facility. The Rathmichael Parish Church comprises an important community facility in the heart of the Rathmichael area and provides a space for group meetings and other activities to take place. Outside of the indicative LAP area, social and community facilities currently available in Shankill include a public library, Garda Station, Stonebridge Community Centre, Shanganagh Park House and religious institutions. There is potential for additional community infrastructure to emerge with the build out of Cherrywood.

A dlr Community and Culture Infrastructure Audit is currently being finalised by the Local Authority in accordance with Policy Objective PHP5: Community Facilities of the dlr County Development Plan 2022-2028. The preparation of this report involves inter alia an audit of dlr community facilities across the County to better understand the level and type of existing provision already servicing the community, the identification of existing gaps in service provision, and an assessment of the projected/future needs for community facilities having regard to future population growth, in accordance with the Core Strategy of the dlr County Development Plan 2022-2028. The dlr Community and Culture Infrastructure Audit report will help inform the preparation of the Draft Plan.



Rathmichael Parish Church

5.4.4 Health Care Facilities

St. Columcille's Hospital is located in the north of the indicative Plan area. The hospital is a Model 2³ statutory public acute hospital managed on behalf of the HSE by the Ireland East Hospital Group. Services provided by the hospital include acute medical in-patient services; medical assessment unit; injury unit; day surgery; outpatient care; and diagnostic services. There are a number of additional healthcare facilities located outside of the Plan area at Cherrywood and Shankill.



5.5 Neighbourhood Centre / Retail Services

Policy Objective PHP4: Villages and Neighbourhoods of the dlr County Development Plan 2022-2028 provides that it is a policy objective to implement a strategy for residential development based on a concept of sustainable urban villages and to promote and facilitate the provision of '10-minute' neighbourhoods. These concepts are central to the principle of sustainable development and based on the premise that people should be able to access most of their daily living requirements within easy reach. Assessing the range of neighbourhood centre services facilities for the community required to achieve the sustainable urban village concept will comprise an important component of the plan-making process.

At present, there are limited existing commercial/retail uses located within the Rathmichael area to serve the existing population and facilitate the growth of a sustainable community. Whelehans Wines, is located in the north of the Plan area, at lands zoned 'NC' – neighbourhood centre. Convenience stores and supermarkets are all located outside of the LAP area, the nearest being Lidl at Shankill and the Tesco superstore at Ballybrack.

³ A Model 2 hospital provides the majority of hospital activities including extended day surgery, selected acute medicine, treatment of local injuries, specialist rehabilitation medicine and palliative care plus a large range of diagnostic services including endoscopy, laboratory medicine, point-of-care testing and radiology - computed tomography (CT), ultrasound and plain-film X-ray.

Have your Say!

- How can the LAP best deliver on the principles of the 10-minute neighbourhood and sustainable urban village?
- What should be the key housing imperatives for the Plan area?
- Where might any new schools be provided for in the Plan area?
- What range and types of additional community facilities are needed in the Plan area and where should these be located?
- What type of retail and service uses are required to support the existing population and future population?

6. Sustainable Movement and Transport

The creation of a compact and connected County is a Strategic County Outcome of the 2022-2028 County Development Plan. This can be achieved at Rathmichael through the integration of land use and transportation policy, thus promoting compact climate resilient growth and ensuring that people can easily access their homes, employment, education and the services they require by walking, cycling or use of public transport. This ties in with the sustainable urban village and '10-minute neighbourhood' concepts.

There are limitations to the existing transport network at Rathmichael. Given the scale of current and future residential development in the Plan area it is imperative that an appropriate layer of both new and upgraded transport infrastructure is put in place to facilitate ease of movement both within and to and from the developing community.

6.1 County Development Plan Policy

Chapter 5 of the dlr County Development Plan 2022-2028 sets out the overall policy approach to transport and mobility in the County. This approach includes the following:

- To adopt the 'Avoid-Shift-Improve' approach to transport. This approach is based on avoiding or reducing the need to travel, shifting to more environmentally friendly modes and improving the energy efficiency of motorised transport modes.
- To integrate land use and transport policies.
- To support the demand management approach which focuses on moving people from the private car to more sustainable modes.
- To improve permeability for the pedestrian and cyclist.
- To provide attractive high-quality inclusive and connected walking and cycling networks with direct routes to local destinations and public transport hubs.

The Draft Plan for Rathmichael will be prepared in accordance with these overarching County Development Plan objectives in addition to its more detailed policy objectives including inter alia active travel objectives.

6.1.1 Area Based Transport Assessment

Policy Objective T2 of the 2022-2028 County Development Plan provides that it is a Policy Objective to prepare Local Transport Plans (Area Based Transport Assessments (ABTAs)) in tandem with the preparation of Local Area Plans. These assessments progress the work of the LAP as they integrate 'national and regional transport policies and objectives into local level land use plans and significant development.' In accordance with this Policy Objective, the Local Authority has undertaken an Area Based Transport Assessment (ABTA) to inform the Draft Plan for Rathmichael. The ABTA was undertaken as a part of an Infrastructure Capacity Assessment Study which was prepared for the Rathmichael and Old Connaught areas, see Section 9.1.1 below.

6.2 Existing Transport Network

The following section provides a brief overview of the existing transport network in and around the Rathmichael area by mode.

6.2.1 Walking and Cycling

The Rathmichael area currently exhibits low quality pedestrian infrastructure (and in some instances non-existent) to facilitate active travel to schools, shops, recreational facilities and residential developments in the immediate vicinity. Some of the roads within

the LAP area have no provision of footpaths, and the M11/N11 and M50 act as barriers to pedestrian permeability to the east. Deficits in the pedestrian environment highlight the potential need for interventions to support modal shift, reduce car dependency and to achieve a greater sense of place.

The Plan area currently lacks any dedicated cycle infrastructure. The lack of a sufficient cycle network serves to reinforce car dependency while disincentivising modal shift. There are proposals for a cycle network as part of the GDA Transport Strategy 2022, but currently safe, accessible cycling opportunities are limited.

The Area Based Transport Assessment assessed sustainable pedestrian and cycle infrastructure, networks and connectivity to inform the plan-making process.

6.2.2 Public Transport

There is currently a paucity of public transport provision serving the Plan area. This is to be expected in a rural hinterland with low population densities. The Rathmichael area is currently not serviced by public transport. The nearest services adjacent to the indicative LAP area include: route E1 operates on the eastern edge from Ballywaltrim to Northwood; route L26 operates to the west of the LAP lands from Kiltiernan to Blackrock; route 111 operates from Brides Glen via Dún Laoghaire to Dalkey; and express route(s) X1 and X2 operate to the east of Rathmichael and with X1 running from Kilcoole to Hawkins Street and X2 running from Newcastle to Hawkins Street.

The nearest existing DART stations to the LAP areas are Shankill and Bray to the east. The Luas green line terminates at the north of Rathmichael area at the Brides Glen station in Cherrywood. The NTA's Greater Dublin Area Transport Strategy 2022-2042 sets out proposals for the development of Luas lines across Dublin to better connect communities and enable transport-led development. It provides for a number of light rail extensions including an extension of the Green Line Luas from Bride's Glen to Bray.

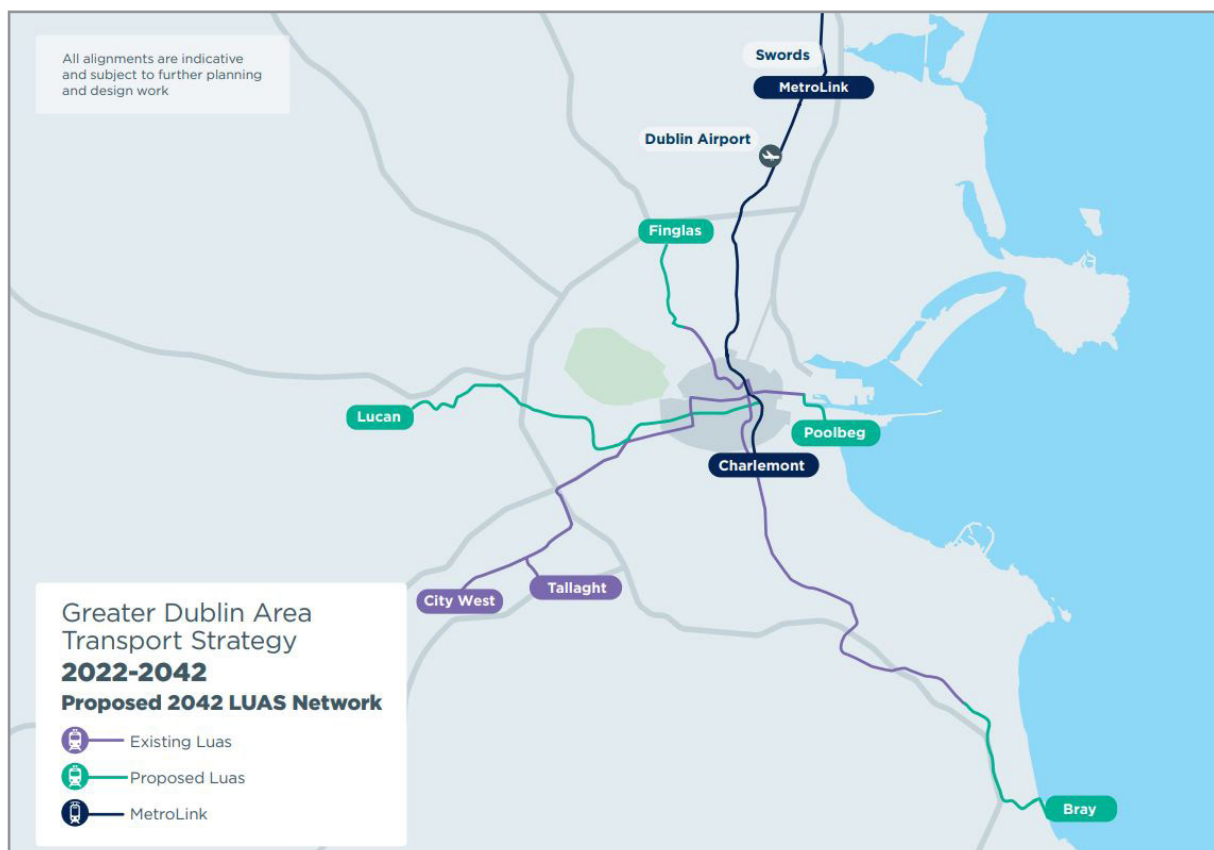


Figure 6.1: Map of Proposed 2042 Light Rail Network including the Green Line Luas extension to Bray

6.2.3 Existing Road Network

In general, the roads in the Rathmichael area are narrow, single carriageway roads with limited formal pedestrian and cyclist infrastructure. The M50 motorway passes through the indicative Draft Plan area and the M11/ N11 National Road Corridor frames the eastern boundary. The R116 is the only regional road within Rathmichael, which runs along Cherrywood Road, Brides Glen Road and Ballycorus Road. Local roads within the area are Rathmichael Road, Mullinastill Road, Puck's Castle Lane, Falls Road, Ferndale Road, Ballybride Road, Stonebridge Road, Quarry Road, Crinken Lane and Lordello Road. The remainder of the roads are undefined/residential style roads. Some of the existing roads may not meet current standards in terms of width, geometry, footpath provision and street lighting.



View of Motorway from Stonebridge Road

6.3 Planned Transport Infrastructure Upgrades

The future development of Rathmichael will bring about increases in future travel demand throughout the Draft Plan area and beyond. The dlr 2022-2028 County Development Plan includes a number of 'Road Objectives/Traffic Management/Active Travel Upgrades' relevant to the Plan area. These include:

- M11 Upgrade (M50 to Fassaroe)
- M50 Cherrywood Interchange to Rathmichael – new link road
- Ferndale Road
- Link from Ferndale Road to Dublin Road
- Ballycorus Road
- Rathmichael Road
- Loughlinstown Roundabout (grade separation)
- M50 Western Parallel Road from Old Conna to Cherrywood environs

These objectives will be taken into consideration as part of the plan making process.

Have your Say!

- What are the main limitations to the existing transport network in the area? How could these limitations be addressed?
- How can the policies of the LAP encourage sustainable travel patterns?
- What active travel interventions could be made to promote sustainable travel patterns to key locations including shops, schools, leisure facilities, work and public transport?
- What improvements to public transport are required?
- What improvements are required to the existing road network within the Plan area? Do any specific roads require prioritisation?

7. Parks, Open Space and Recreation

The provision of parks, open spaces and recreational facilities are central to the delivery of sustainable and healthy communities. Having safe and easy access to a network of open space and parks, means that the recreational needs of residents are met, while enhancing their health and well-being, by providing opportunities for exercise and social interaction, thereby creating inclusive liveable neighbourhoods. Making provision for appropriately scaled and located parks, open spaces and recreational facilities for the growing community of Rathmichael will be an important consideration in the plan-making process.

There are c. 25 hectares of Objective 'F' zoned lands located within the indicative LAP area (see Figure 3.6 and Table 3.1). Under the 2022-2028 County Development Plan, the Objective of 'F' zoned land is, "*To preserve and provide for open space with ancillary active recreational amenities.*". Objective 'F' zoned lands serve different functions across the Plan area and include Rathmichael Woods; sports pitches at Stonebridge Road; sports pitch to the rear of St. Colmcille's Hospital and lands adjacent to the Bride's Glen. It is noted that there are currently no playground facilities located within the indicative Draft Plan area.

Access to nature is an important asset of the Rathmichael area as the landscape becomes more rural to the west. The Dublin Mountains Way, a national waymarked linear trail, originates in Shankill and passes through the area via Lordello Road and Rathmichael Woods and continues on to nearby Carrickgollogan and Barnaslingan Forest. Outside of the Plan area, there are a number of existing dlr parks including Shanganagh Park to the east and Ticknick Park to the north. Both parks provide passive and active recreation facilities.

The Draft Plan presents an opportunity to set out a strategy for the provision of an integrated hierarchy of public open spaces across the Rathmichael area to meet the needs of the local community.



Walking Trail in Rathmichael Wood



Playing pitches at Stonebridge Road

Have your Say!

- How should the LAP support the existing and future needs of the area in terms of passive and active recreation?
- 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?

8. Heritage and Conservation

Heritage and conservation are very much integral parts of the overall County and make a positive contribution to what makes dlr such a unique environment for its residents and visitors alike. Both at a County level, and the local level at Rathmichael, the overall strategy direction is focused on the need to ensure a balance between the protection of existing 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 following section provides an overview of the historical development of Rathmichael and the built heritage assets pertaining to the Plan area.

8.1 Historical Development of Rathmichael

The earliest evidence of habitation in the Rathmichael area and its immediate vicinity was during the Neolithic period where excavations have produced evidence in the form of coarse ware pottery, flint arrowheads and scrapers. Historically, the Rathmichael area was a part of the 'frontier' land between the settled land of the 'Pale' to the north-east and the Gaelic mountain lands to the south.

The pre-Medieval eras demonstrate evidence of the construction of heritage sites of importance such as ringforts, Rathmichael Church and Puck's Castle. From the late 1700s onwards, the Rathmichael area became a population location for the construction of country homes and the landscape evolved into one dominated by large private houses, set on well-laid out estates. The 1843 map of Rathmichael illustrates a sparsely populated area dominated by a large demesne and dingle-glen bare landscape. The Ballycorus Castle is still depicted as existing as a part of the built environment and the Shankill House establishes a strong boundary within the current LAP lands.

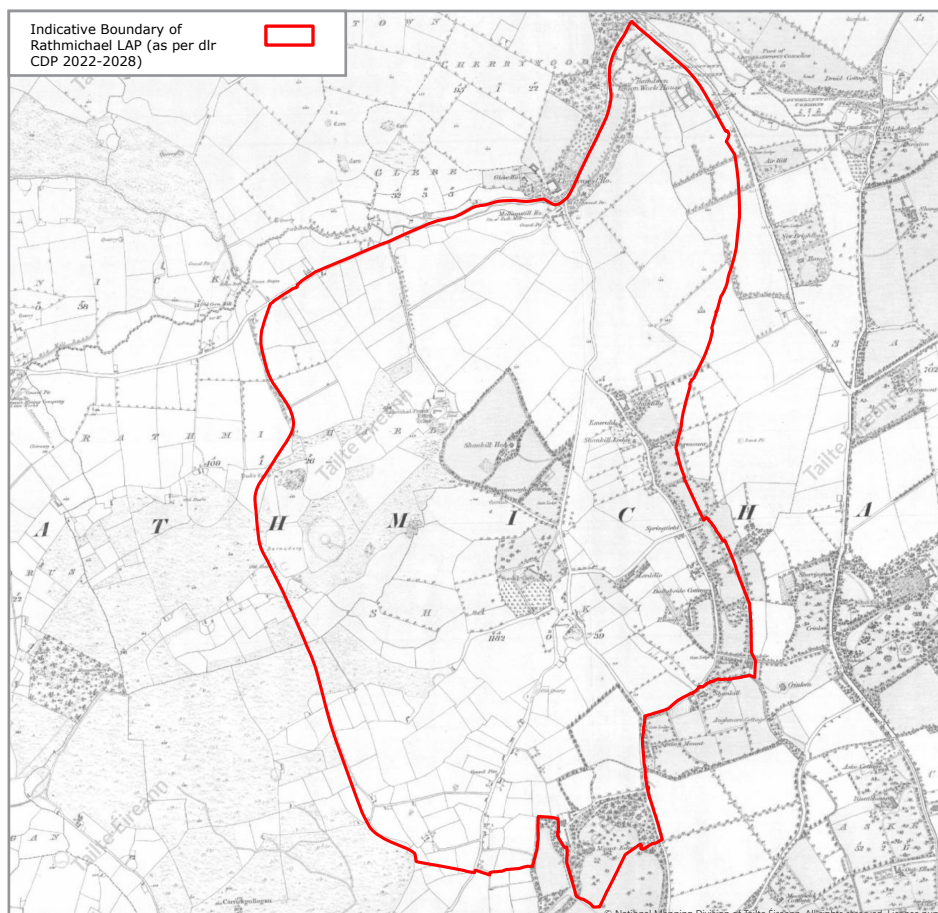


Figure 8.1: OSI Historical 6" Mapping 1829-1841

8.2 Built Heritage

There is a rich tapestry of built heritage within the indicative LAP area, with twenty-five Protected Structures, four items of Industrial Heritage and twenty-six archaeological sites on the Record of Monuments and Places (see Figure 8.2).

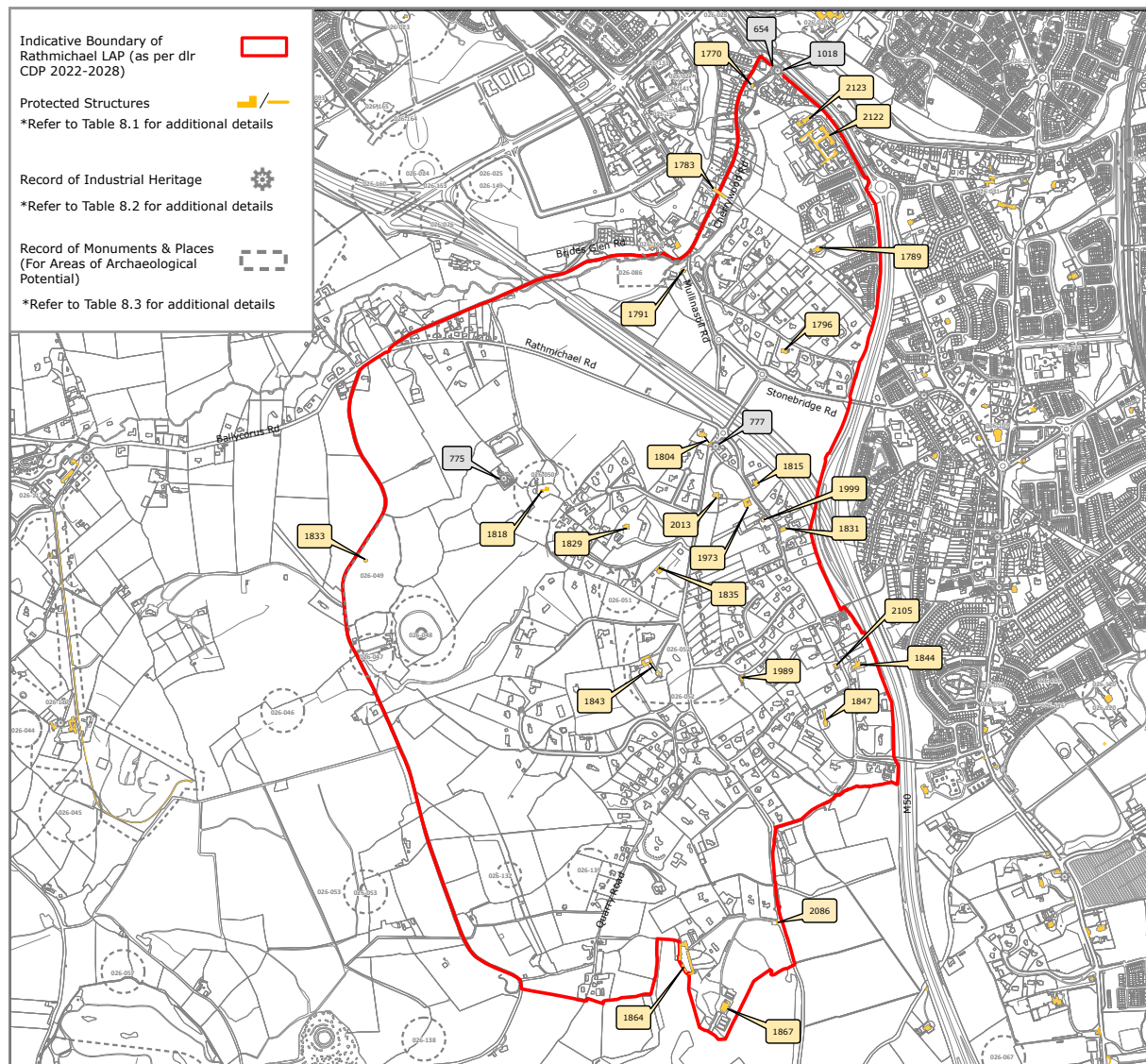


Figure 8.2: Built Heritage in the Rathmichael Area

8.2.1 Protected Structures

There are twenty-five Protected Structures located within the indicative LAP area (see Figure 8.2 and Table 8.1). These buildings and structures are compiled on a register referred to as the Record of Protected Structures (RPS) which is included as an Appendix of the dlr County Development Plan 2022-2028.

Under the County Development Plan, it is Council policy to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

RPS No.	Location	Structure Name	Description
1770	Cherrywood Road, Shankill, Dublin 18.	Waterfall Cottage	Thatched Dwelling
1783	Cherrywood Road, Shankill, Dublin 18.	Waterfall Cottage	Viaduct
1789	Parc na Silla Lane, Loughlinstown, Dublin 18.	Parc na Silla House	House
1791	Mullinastill Road, Shankill, Dublin 18.	Mullinastill House	House
1796	Falls Road, Shankill, Dublin 18.	Ardvarna	House
1804	Rathmichael Road, Rathmichael, Dublin 18.	Rathmichael Church	Church (Note: Boundary Walls and Gate also Protected Structures)
1804	Rathmichael Road, Rathmichael, Dublin 18.	Rathmichael Church	Boundary Wall & Gates (Note: Church also Protected Structure)
1815	Ballybride Road, Shankill, Dublin 18.	Chantilly	House
1818	Rathmichael Lane, Rathmichael, Dublin 18.	Graveyard	Graveyard
1829	Ferndale Road, Shankill, Dublin 18.	Shankill House	House
1831	Ballybride Road, Shankill, Dublin 18.	Sylan Mount	House
1833	Rathmichael, Shankill, Dublin 18.	Settlement	Settlement
1835	Ferndale Road, Shankill, Dublin 18.	Ferndale House	House and Out Offices
1843	Ferndale Road, Shankill, Dublin 18.	Shankill Castle	House, Castle and Out Offices
1844	Ballybride Road, Shankill, Dublin 18.	Cornerstown House	House
1847	Crinken Lane, Shankill, Dublin 18.	Ellerslie	House
1864	Old Conna, Bray, Co. Dublin.	Old Conna Village	Wall, Arch Way, Entrance
1867	Old Conna Hill, Ferndale Road, Bray,	Aravon School	House
1973	Ballybride Road, Shankill, Dublin 18.	Emerald	House
1989	Lordello Road, Shankill, Dublin 18.	Lordello	Gate Lodge
1999	Ballybride Road, Shankill, Dublin 18.	Woodford	Farmhouse
2013	Ballybride Road, Shankill, Dublin 18.	The Rectory	House (Former Rectory)
2105	Ballybride Road, Shankill, Dublin 18.	Ballybridge Cottage	House
2122	Bray Road, Loughlinstown, Co. Dublin	Saint Columcille's Hospital	Hospital (Former Work House)
2123	Bray Road, Loughlinstown, Co. Dublin	Saint Columcille's Hospital	Convent

Table 8.1: Protected Structures - Rathmichael LAP Area



Five Arch Viaduct over the Cherrywood Road (Protected Structure)

8.2.2 Industrial Heritage

There are four items of Industrial Heritage located within the indicative LAP area (see Figure 8.2 and Table 8.2). These items are listed in the Industrial Heritage Survey included as Appendix 4 of the dlr County Development Plan 2022-2028.

The County Development Plan recognises items listed in the Industrial Heritage Survey as the key industrial heritage features in the County and it is Council policy to have regard to these items when assessing any development proposals.

Site No.	Location	Description
654	Southern side of the main road at Loughlinstown.	Bridge
775	Walled enclosure on hillside containing a deep concrete tank through which the water runs. There is the shell of a caretakers house adjacent.	Waterworks
777	At roadside on east side of Ferndale Road, opposite Rathmichael Church.	Letter Box
1018	Bray Road.	Letter Box

Table 8.2: Record of Industrial Heritage - Rathmichael LAP Area

8.2.3 Archaeology - Monuments and Places

There are twenty-six recorded monuments located within the indicative LAP area (see Figure 8.2 and Table 8.3). Under the County Development Plan, it is the policy of the Council to protect archaeological sites, National Monuments (and their settings) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.

RMP No.	Location	Classification
026-047	Rathmichael	Ringfort Unclassified
026-048001	Rathmichael	Hillfort
026-048002	Rathmichael	Ringfort
026-0049001	Rathmichael	Tower House
026-0049002	Rathmichael	Earthwork
026-050001	Rathmichael; Shankill	Enclosure
026-050002	Rathmichael; Shankill	Church
026-050003	Rathmichael; Shankill	Graveyard
026-050004	Rathmichael; Shankill	Round Tower
026-050005	Rathmichael; Shankill	Souterrain
026-050007	Rathmichael; Shankill	Cross
026-050008	Rathmichael; Shankill	Holed Stone
026-050009	Rathmichael; Shankill	Grave-Slab
026-050010	Rathmichael; Shankill	Bullaun Stone
026-050011	Rathmichael; Shankill	Inscribed Stone
026-050012	Rathmichael; Shankill	Inscribed Stone
026-050013	Rathmichael; Shankill	Gateway
026-050015	Rathmichael; Shankill	Grave Slab
026-050016	Rathmichael; Shankill	Grave Slab
026-050017	Rathmichael; Shankill	Grave Slab
026-050019	Rathmichael; Shankill	Grave Slab
026-050020	Rathmichael; Shankill	Grave Slab
026-050021	Rathmichael; Shankill	Grave Slab
026-050022	Rathmichael; Shankill	Grave Slab
026-051001	Shankill	Cross
026-051002	Shankill	Cross Base
026-05201	Shankill	Tower House
026-05202	Shankill	Church
026-05203	Shankill	Mill
026-05204	Shankill	Fortification
026-086001	Shankill	Mill Unclassified
026-086002	Shankill	Mill Unclassified
026-132	Shankill	Megalithic tomb - unclassified
026-139	Shankill	Fulacht Fia

Table 8.3: Record of Monuments and Places – Rathmichael LAP Area



Puck's Castle (Recorded Monument)

Have your Say!

- How best could the LAP achieve the required balance between permitting appropriate development whilst concurrently protecting local built heritage?
- Are there any measures that could be taken to enhance the historic built environment?
- How best could elements of Archaeological and Industrial Heritage be acknowledged, celebrated, and incorporated within future development?

9. Infrastructure and Utilities

To support the sustainable development of Rathmichael, it is an imperative to facilitate and provide the appropriate quantum of physical infrastructure and utilities to cater for both the existing and future needs of the area. The sustainable growth of Rathmichael requires the provision of services and infrastructure in a plan led manner to ensure that there is adequate capacity to support future development. High-quality infrastructure is an important element of our society and provides essential functions and services that support societal, economic and environmental systems. The following section provides an overview with respect to water supply, foul drainage, electricity and gas infrastructure in the area.

9.1.1 Infrastructure Capacity Assessment Study

An Infrastructure Capacity Assessment Study (ICAS) for the south-east area of Dún Laoghaire-Rathdown was undertaken in order to identify the strategic enabling infrastructure required to facilitate the plan-led development of both the Old Connaught and Rathmichael LAP areas. The range of strategic enabling infrastructure elements considered in the Study included transport; green infrastructure and biodiversity, heritage and conservation, open space, parks and recreation, water and wastewater, drainage, social infrastructure - community and education facilities, and utilities - power supply and telecommunications.

In terms of utilities infrastructure, the project stakeholder board which supported the preparation of the ICAS included representatives from many of the main bodies associated with the provision and/or delivery of utilities infrastructure including inter alia: Uisce Éireann, ESB Networks and EirGrid.

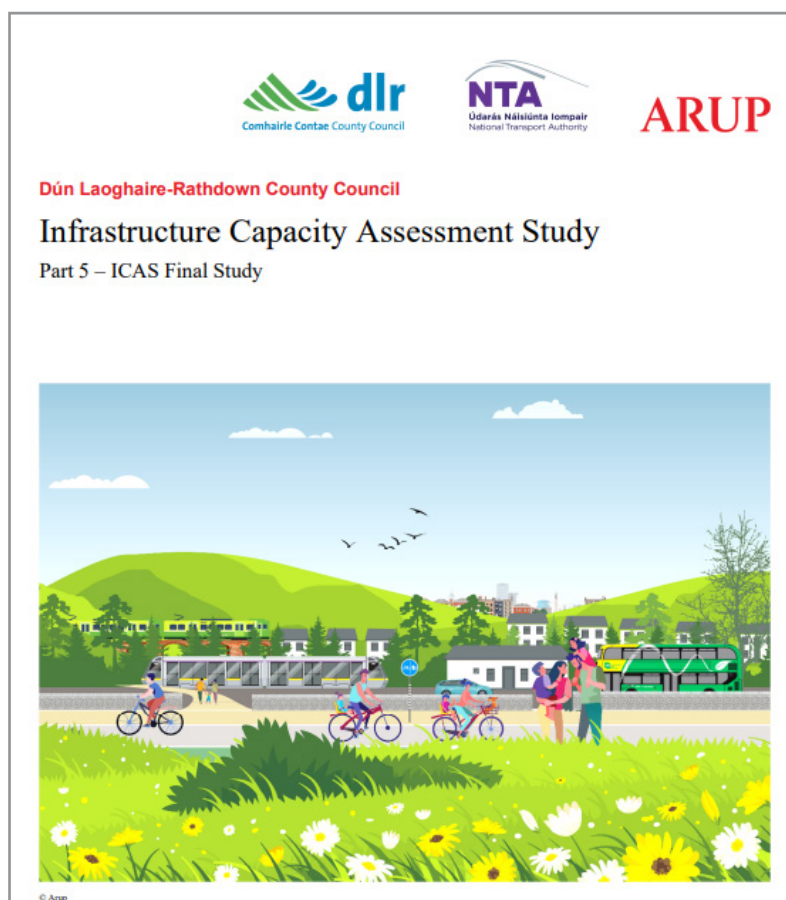


Figure 9.1: Infrastructure Capacity Assessment Study for the south-east of dlr

9.2 Water and Wastewater Infrastructure

Uisce Éireann is the Agency primarily responsible for the operation of public water services nationally. Uisce Éireann is mandated to provide both drinking water and wastewater capacity to facilitate future settlement growth, in line with national and regional planning policies and objectives, subject to the availability of funding, environmental and financial sustainability criteria.

9.2.1 Water Infrastructure

The water supply network within the indicative Plan area is illustrated on Figure 9.2. Rathmichael is connected to the existing potable water network with most of the network operating by gravity. There is one pump station located at the intersection of Quarry Road and Ferndale Road and a reservoir located south of Rathmichael Road. The trunk mains in the area include a trunk main which runs north-south approximately 600m east of Pucks Castle Lane and a trunk main along Ferndale Road. There are five water connections crossing the M11, connecting Rathmichael to Shankill in the east.

In 2024, Uisce Éireann completed works on the Old Connaught/Woodbrook Water Supply Scheme which comprised the upgrade of the drinking water supply for parts of South Dublin and North Wicklow. The Scheme involved the provision of two new high-level reservoirs at Ballyman and the installation of approximately 14km of new water mains to distribute water to local areas. The Scheme provides network resilience, flexibility and capacity for future growth.

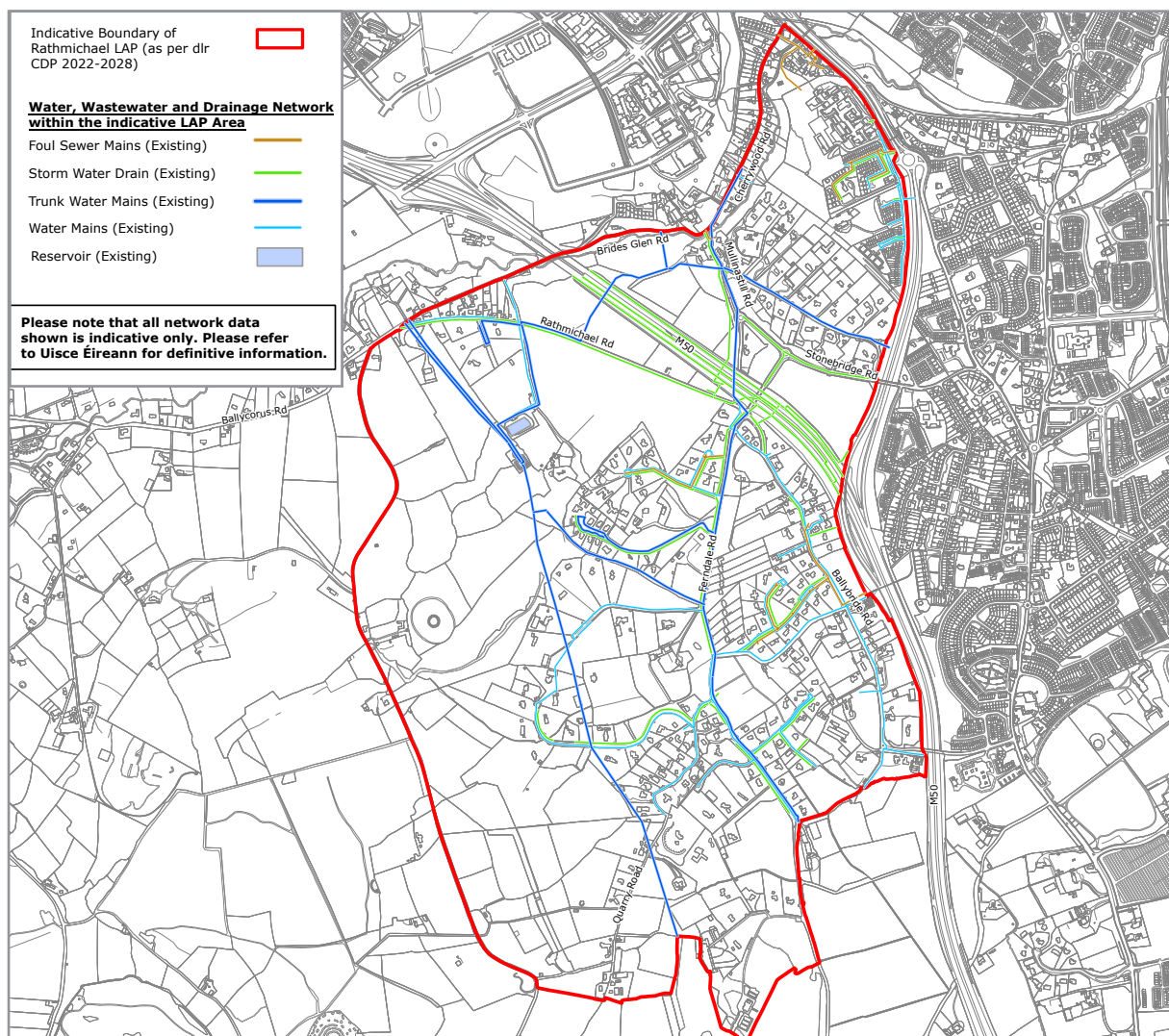


Figure 9.2: Water and Wastewater Network within the indicative Rathmichael LAP Area

9.2.2 Wastewater Infrastructure

The existing wastewater network within the indicative Plan area is illustrated on Figure 9.2. Most of the indicative Rathmichael LAP area is not currently serviced with strategic wastewater infrastructure, and at present, many existing residents own and maintain their own septic tanks. Network crossings of the N11 and M11 occur just south of Cherrywood Road and at the N11/M11 interchange. Uisce Éireann has advised that a pumping station and rising main crossing of the M11 to the south of Crinken Lane are being progressed as a strategic asset project. All wastewater drainage would be conveyed to the Shanganagh Wastewater Treatment Plant.

9.3 Electricity

The existing electricity network in the indicative Rathmichael LAP area is illustrated in Figure 9.3. Two strategic ESB powerlines are located to the west of the Plan area, one 110KV and the other 220KV. Within the indicative LAP boundary, there are lower voltage lines throughout and 38KV powerlines which traverse the area in the northeast. ESB has advised that a deep reinforcement, such as a new 38kV station, may be required to cater for the total additional residential demand in Rathmichael and nearby growth areas. The Local Authority will engage with ESB as part of the plan-making process in the context of electricity supply and capacity to cater for the total additional residential demand in the Rathmichael area.

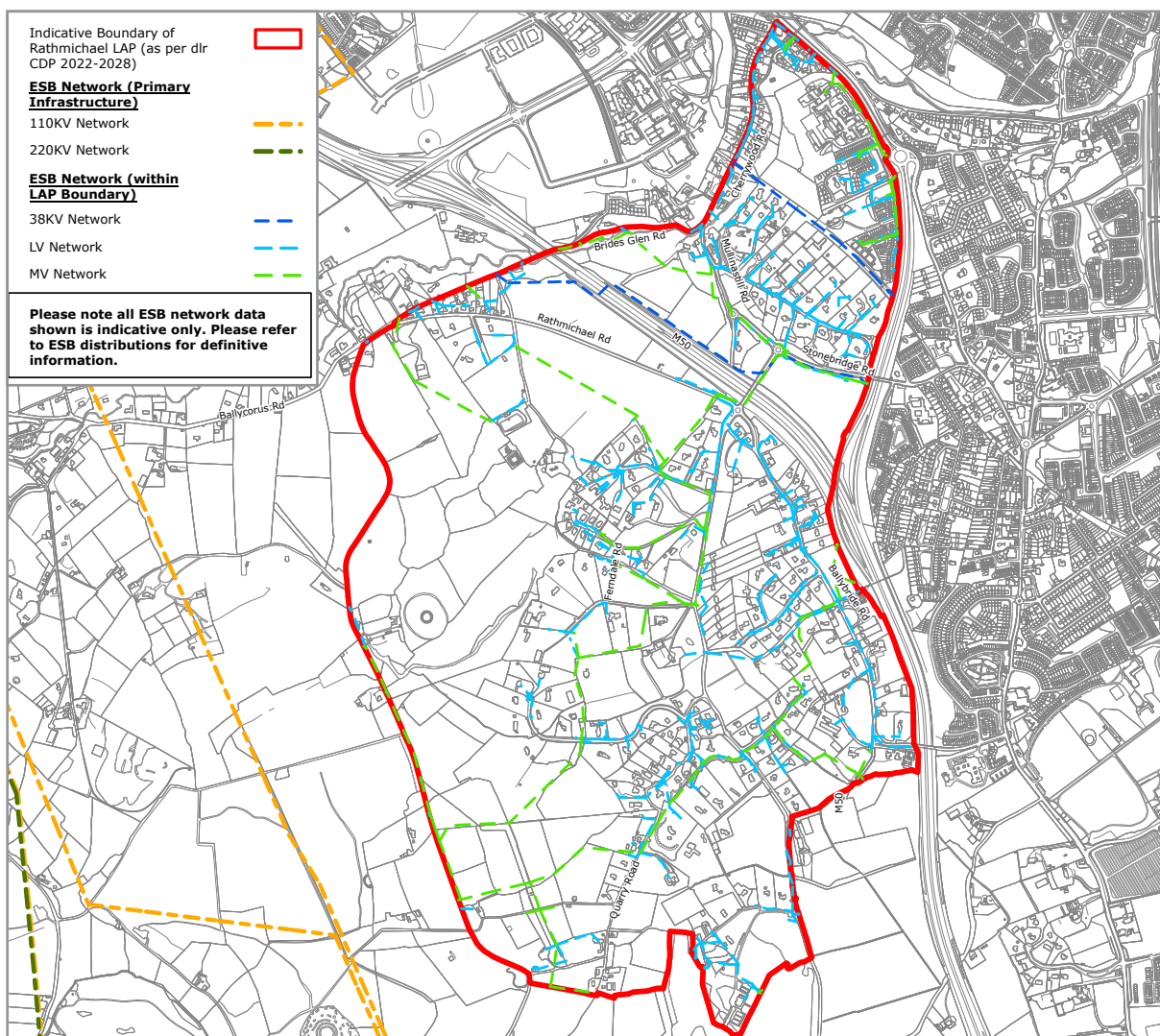


Figure 9.3: ESB / Electricity Network within the indicative Rathmichael LAP Area

9.4 Gas

The existing gas network within the indicative Plan area is illustrated on Figure 9.4. Gas infrastructure exists in the form of low and medium pressure distribution pipelines primarily in the area northeast of the Plan area. Most of the Rathmichael area is not currently connected to the gas network.

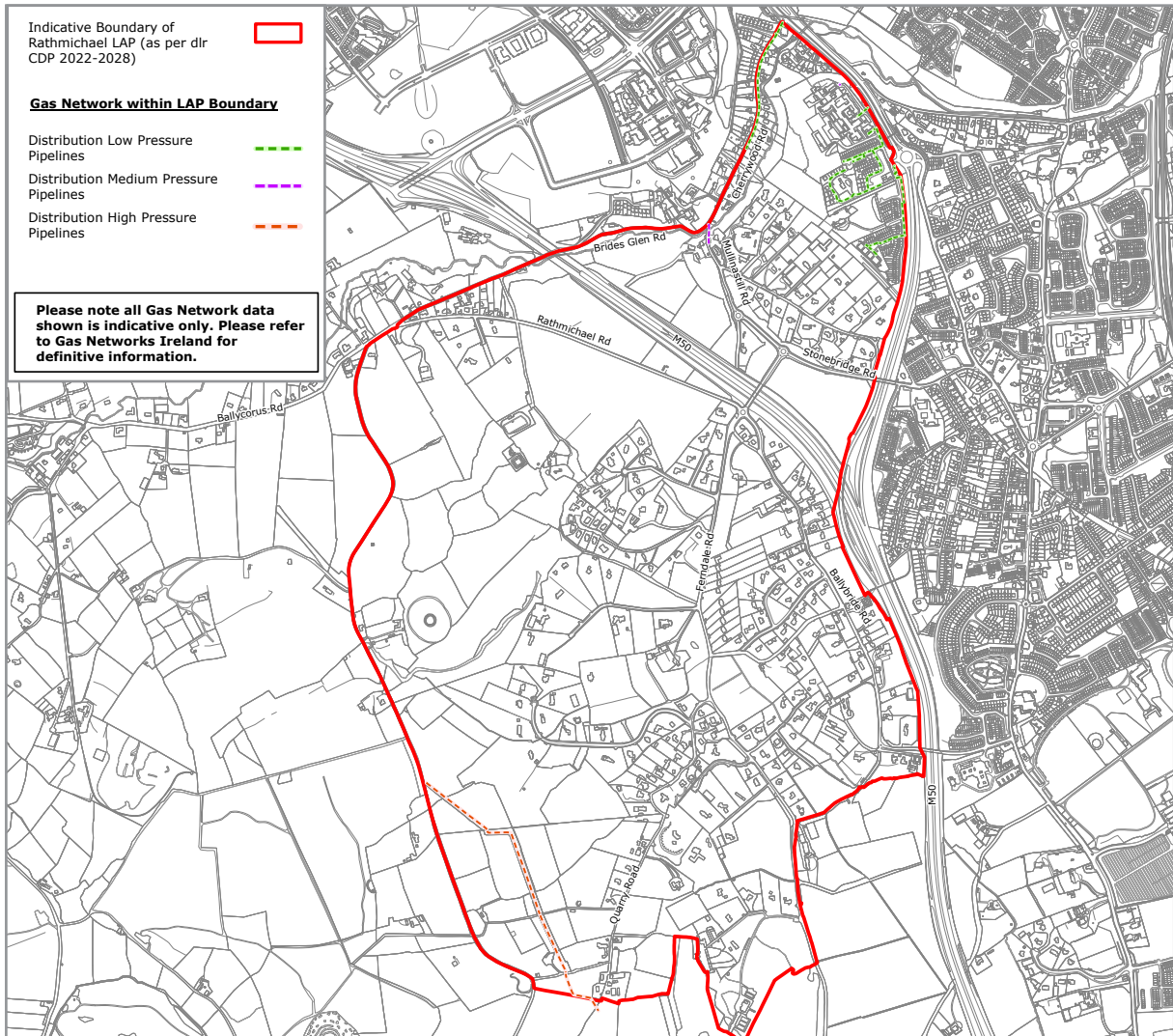


Figure 9.4: Gas Network within the Indicative Rathmichael LAP Area

Have your Say!

- What policies should the LAP include in relation to the provision of infrastructural services?
- How should development be phased to ensure the early provision of essential infrastructure necessary for the development of sustainable communities?

Acronyms

AA: Appropriate Assessment
 ABTA: Area Based Transport Assessment
 CDP: County Development Plan
 CSO: Central Statistics Office
 CFRAM: Catchment Flood Risk Assessment and Management
 DLR: Dún Laoghaire-Rathdown
 DLRCC: Dún Laoghaire-Rathdown County Council
 DoE: Department of Education
 EMRA: Eastern and Midlands Regional Assembly
 ESB: Electricity Supply Board
 EU: European Union
 GDA: Greater Dublin Area
 GI: Green Infrastructure
 GNI: Gas Networks Ireland
 HSE: Health Service Executive
 ICAS: Infrastructure Capacity Assessment Study
 KV: Kilovolt
 LAP: Local Area Plan
 NBS: Nature Based Solutions
 NDP: National Development Plan
 NPF: National Planning Framework
 NPO: National Policy Objective
 NTA: National Transport Authority
 OPW: Office of Public Works
 pNHA: Proposed Natural Heritage Area
 RMP: Record of Monuments and Places
 RPS: Record of Protected Structures
 RSES: Regional Spatial and Economic Strategy
 SAC: Special Area of Conservation
 SCO: Strategic County Outcome
 SDZ: Strategic Development Zone
 SEA: Strategic Environmental Assessment
 SFRA: Strategic Flood Risk Assessment
 SLO: Specific Local Objective
 SNI: Sustainable Neighbourhood Infrastructure
 SPA: Special Protection Area
 SPPR: Specific Planning Policy Requirement
 SUDS: Sustainable Urban Drainage Solutions
 UE: Uisce Éireann

Glossary of Terms

Active Travel:

Active Travel is travelling with a purpose using your own energy. Generally, this means walking (including all users of footpaths) or cycling as part of a purposeful journey. Increasingly, non-motorised scooters are also being used for urban transport, especially by school children, and this would also be considered as active travel. Walking as part of a commute to work, cycling to the shop or scooting to school are all considered active travel, whereas walking or cycling for purely leisure purposes is not.

Appropriate Assessment:

An appropriate assessment (AA) is an assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. These sites are protected by National and European Law.

Avoid-Shift-Improve:

Avoid-Shift-Improve of A-S-I approach is an approach to Transport Planning and Management. This approach changes the emphasis from moving cars to moving people with a focus on demand management. This approach is based on avoiding or reducing the need to travel, shifting to more environmentally friendly modes and improving the energy efficiency of motorised transport modes. The aim is to reduce congestion, create more liveable cities and reduce greenhouse gas (GHG) emissions.

Biodiversity:

Describes the variability among living organisms on the earth, including the variability within and between species and also within and between ecosystems.

Climate Change:

Climate change includes both the global warming driven by human emissions of greenhouse gases, and the resulting large-scale shifts in weather patterns.

Demand Management:

Demand management, traffic demand management or travel demand management (TDM) is the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.

Ecosystem:

An ecosystem is that it is a community or group of living organisms that live in and interact with each other in a specific environment.

Ecosystem Services Approach:

Ecosystem services approach is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

Green Infrastructure:

Green Infrastructure is defined as a strategically planned network of high quality natural and seminatural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings.

Modal Shift:

The process where people change their travel behaviour (usually between home and work) from a particular type of transport (private car for example) to another more sustainable form of travel (public transport for example).

Nature-Based Solutions:

The International Union for the Conservation of Nature (IUCN) defines NBS as “actions to protect, sustainably manage and restore natural or modified ecosystems, which address societal challenges [such as food security, climate change, water security, human health, disaster risk, social and economic development] effectively and adaptively, while simultaneously providing human well-being and biodiversity benefits.

Public Realm:

The public realm embraces the external places in our towns and cities that are accessible to all. These are the everyday spaces that we move through and linger within, the places where we live, work and play.

Strategic Environmental Assessment:

A process for evaluating the environmental consequences of certain plans or programmes, including local area plans in the spatial planning area. This process ensures that any potential impacts on the environment are considered at a strategic level.

Sustainable Development:

The definition of sustainable development comes from the Brundtland Commission (1983) which states it as development ‘that meets the needs of the present without compromising the ability of future generations to meet their own needs’. The Brundtland Commission was convened as a world commission on the environment amid growing concern for the deterioration of the natural environment, the depletion of natural resources and consequences for social and economic development.

Sustainable Urban Drainage Systems (SuDs):

Sustainable urban drainage systems aim towards maintaining or restoring a more natural hydrological regime, such that the impact of urbanisation on downstream flooding and water quality is minimised. SuDS involve a change in our way of managing urban run-off from solely looking at volume control to an integrated multi-disciplinary approach which addresses water quality, water quantity, amenity and habitat. SuDS minimise the impacts of urban runoff by capturing runoff as close to source as possible and then releasing it slowly.

Sustainable Neighbourhood Infrastructure:

Sustainable neighbourhood infrastructure includes land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, community, cultural, and civic needs. These facilities and uses may be provided by public sector bodies, the community themselves or by the private sector. Facilities and services include, but are not limited to – schools, third level education, places of worship, hospitals, health centres/GPs, community centres, youth centres, leisure centres, family resource centres, libraries, church/parish halls, meeting rooms, scout dens, men’s sheds, theatres and civic offices.

10-Minute Settlement / Neighbourhood Concept:

The 10-minute settlement / neighbourhood concept is where homes have access to a

range of facilities and services, such as sustainable neighbourhood infrastructure or local shops, are accessible from homes within a short 10-minute walk or cycle OR there is access to high quality public transport within a 10-minute walk from homes that provide access to a range of facilities or services.

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