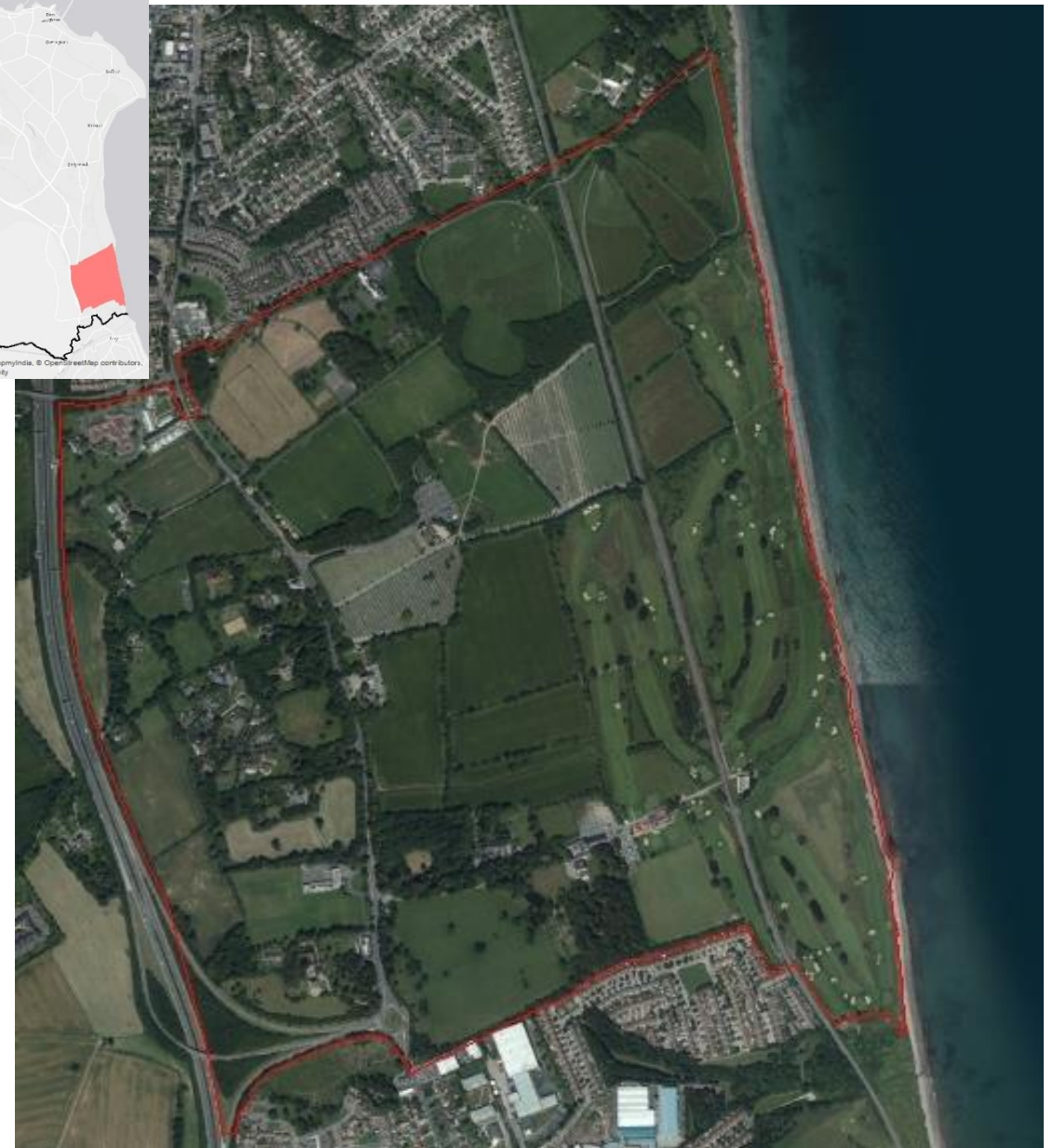
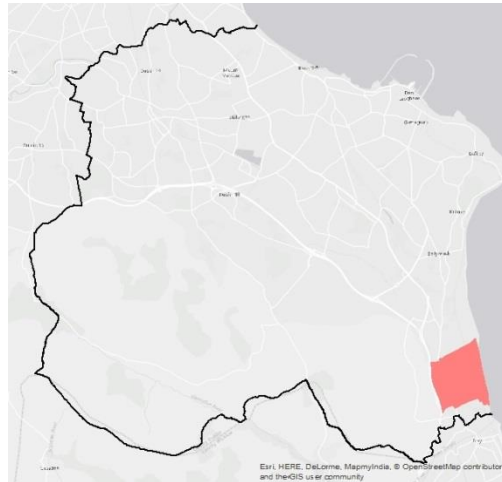


Pre-Draft Woodbrook-Shanganagh Local Area Plan 2017

Introduction:

Dún Laoghaire-Rathdown County Council has commenced the preparation a new Local Area Plan for Woodbrook-Shanganagh and intends to publish a Draft Plan for public display and comment early 2017.

The existing Woodbrook-Shanganagh Local Area 2006-2016 will expire in November 2016. It is a requirement of the Dún Laoghaire-Rathdown County Development Plan to review the existing Local Area Plan and advance the preparation of its replacement as expeditiously as possible.



Background:

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

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

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

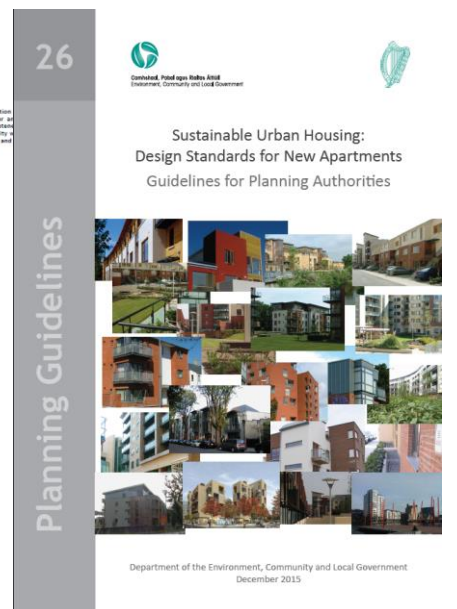
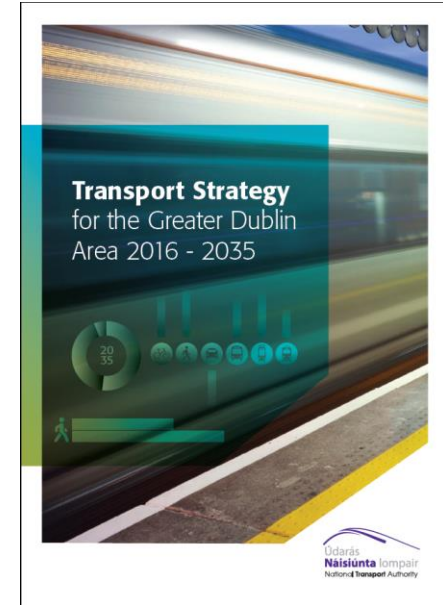
(b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards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

The Draft Woodbrook-Shanganagh Local Area Plan 2017 will be prepared fully in accordance with the provisions of the Act and will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and other relevant guidelines by Government/prescribed bodies both at National and Regional level.



PLANNING AND DEVELOPMENT ACT 2000
REVISED
Updated to 28 July 2016

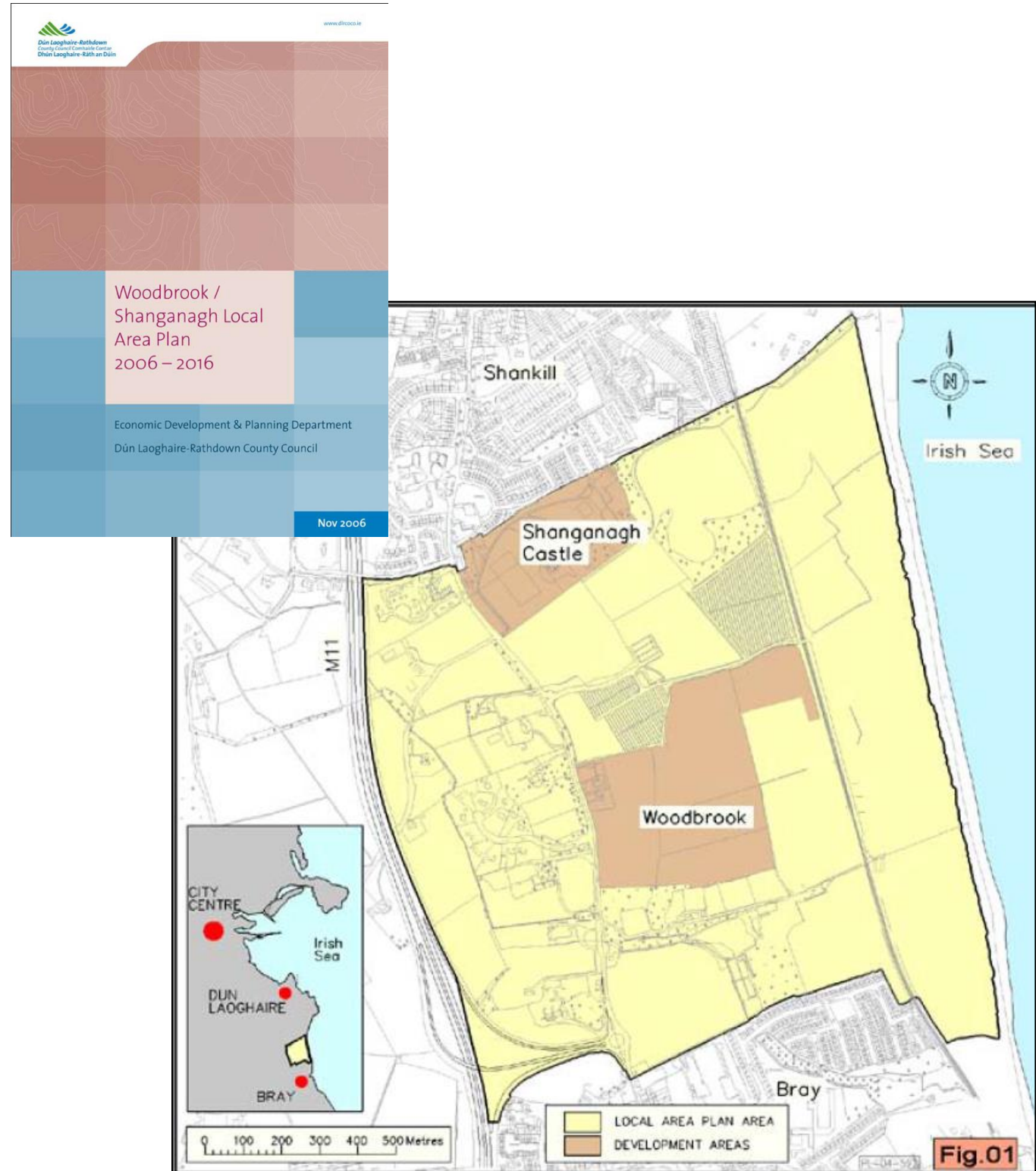
This Revised Act is an administrative consolidation of the Planning and Development Act 2000. It is prepared by the Law Reform Commission in accordance with its function under the Law Reform Commission Act 2015 (2015) to keep the law under review and to undertake revision and consolidation of statute law.
All Acts up to and including Energy Act 2016 (2016), enacted 30 July 2016, and all statutory instruments up to and including European Union (Reduction of Cost of Charging High-Speed Public Communications Network) Regulations 2016 (S.I. No. 395 of 2016), made 20 July 2016, were considered in the preparation of this Revised Act.



Existing Local Area Plan

The existing LAP identifies two primary blocks of development land – sites at Shanganagh Castle and Woodbrook – and sets out a framework for their development.

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

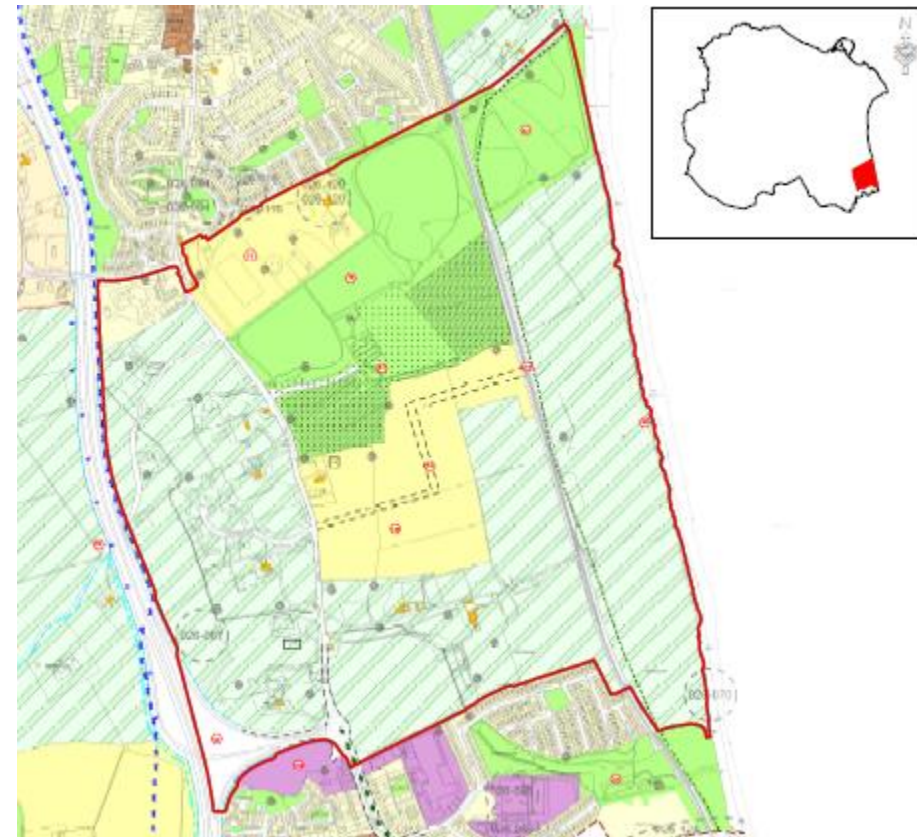
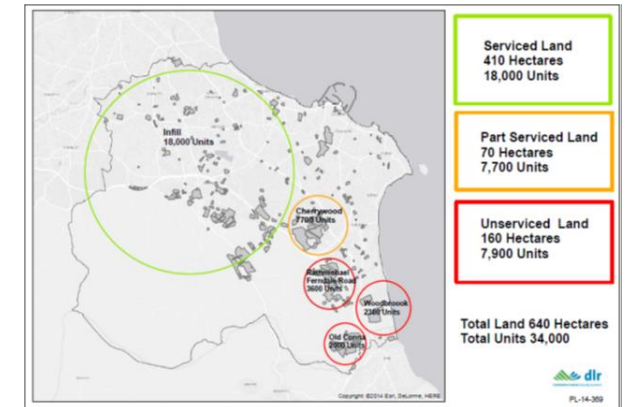


What's New?

Since the initial adoption of the Woodbrook-Shanganagh LAP in 2006, there have been two subsequent County Development Plans, as well as significant amendments to planning legislation and policy guidance. This Draft Local Area Plan is being prepared under the provisions of the recently adopted County Development Plan 2016-2022, and will have regard to current guidelines and policy context at both National and Regional level.

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

It should be noted that the land use zoning for the Woodbrook-Shanganagh LAP area remains unaltered with the two primary blocks of development land zoned 'A1': "To provide for new residential communities in accordance with approved local area plans". (Map Nos. 10 & 14 CDP 2016-2022)



What to Expect

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

The Draft Local Area Plan will help guide the future development of the area through a series of principles and objectives that will clearly set out a framework for appropriate development within both the Shanganagh Castle and Woodbrook lands - focussing on housing, parks and landscape, infrastructure, community facilities, heritage and the environment.



What's Next?

The Planning Authority is now preparing the Draft Local Area Plan and anticipates that this will be put on public display in early 2017. Statutory notices will notify the public when the Draft Plan is on display. The public and other stakeholders will have the opportunity to make submissions on the Draft Plan over a 6 week period. It is anticipated that finalised Local Area Plan for Woodbrook-Shanganagh will be adopted mid-late 2017.

Members of the public and other interested parties are now invited to forward any suggestions that will help advance the Woodbrook-Shanganagh area as a successful, sustainable community. Any submissions received will be fully considered by the Planning Authority during the forthcoming preparation of the Draft Plan.

Suggestions may be submitted online (www.dlrcoco.ie) or in writing to the Planning Department by Wednesday 2nd November 2016.

Statutory Timeframes – Planning & Development Act, 2000 Sections 18, 19, & 20:

