



Woodbrook - Shanganagh

Local Area Plan 2017 - 2023

2. Plan Area Context & Appraisal

2.1 Introduction

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

2.2 Location

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

2.3 Existing Landscape

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

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

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

2.4 Built Form & Urban Context

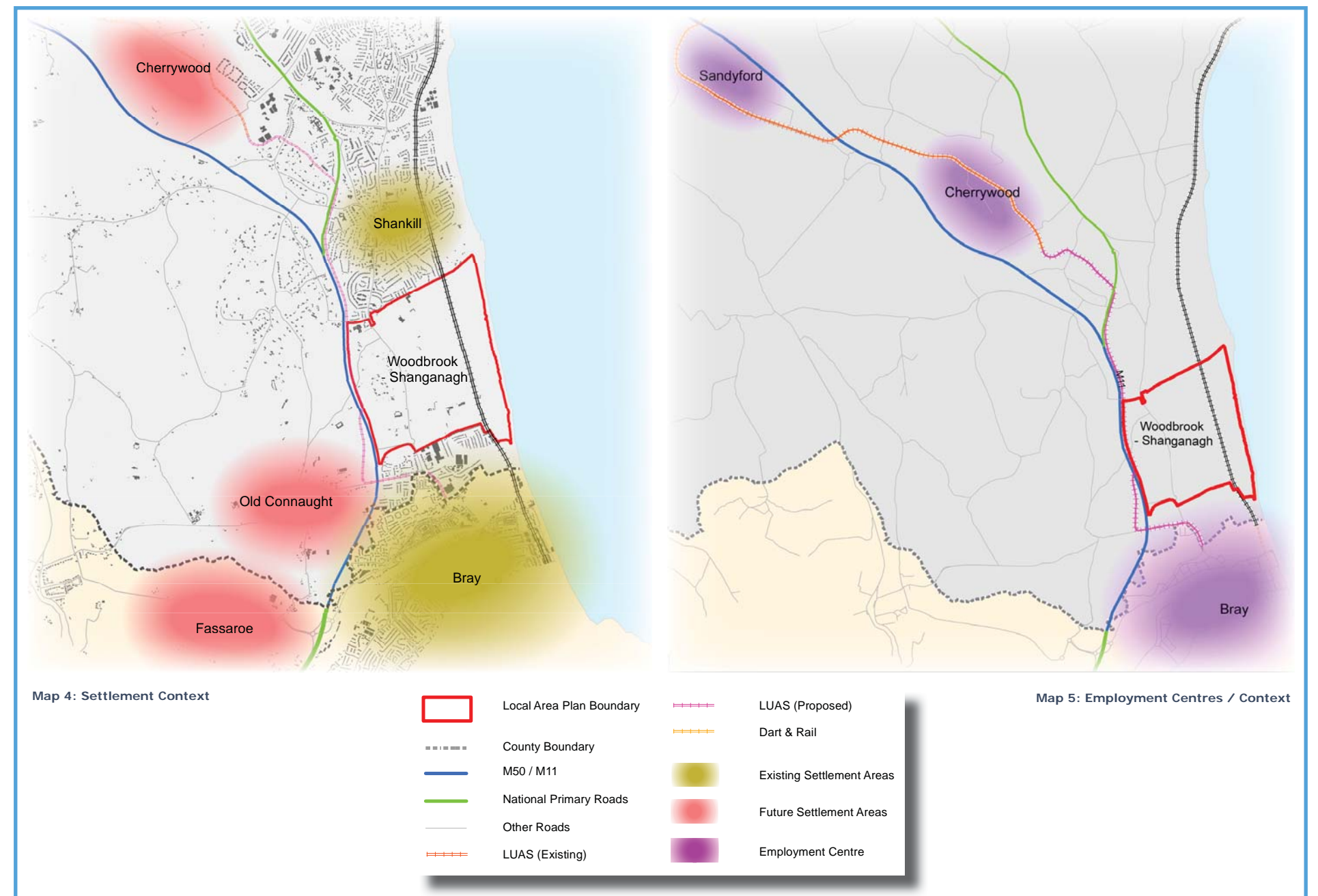
The Woodbrook-Shanganagh Area consists largely of undeveloped lands and contains a relatively small number of existing residential properties. The Plan Area contains one relatively small residential development at Woodbrook Downs, a number of one-off dwellings, traveller accommodation and a residential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

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

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

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

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



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

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

2.5 Transport & Infrastructure

2.5.1 Transport Links

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

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

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

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

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

2.5.2 Utilities

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

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

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

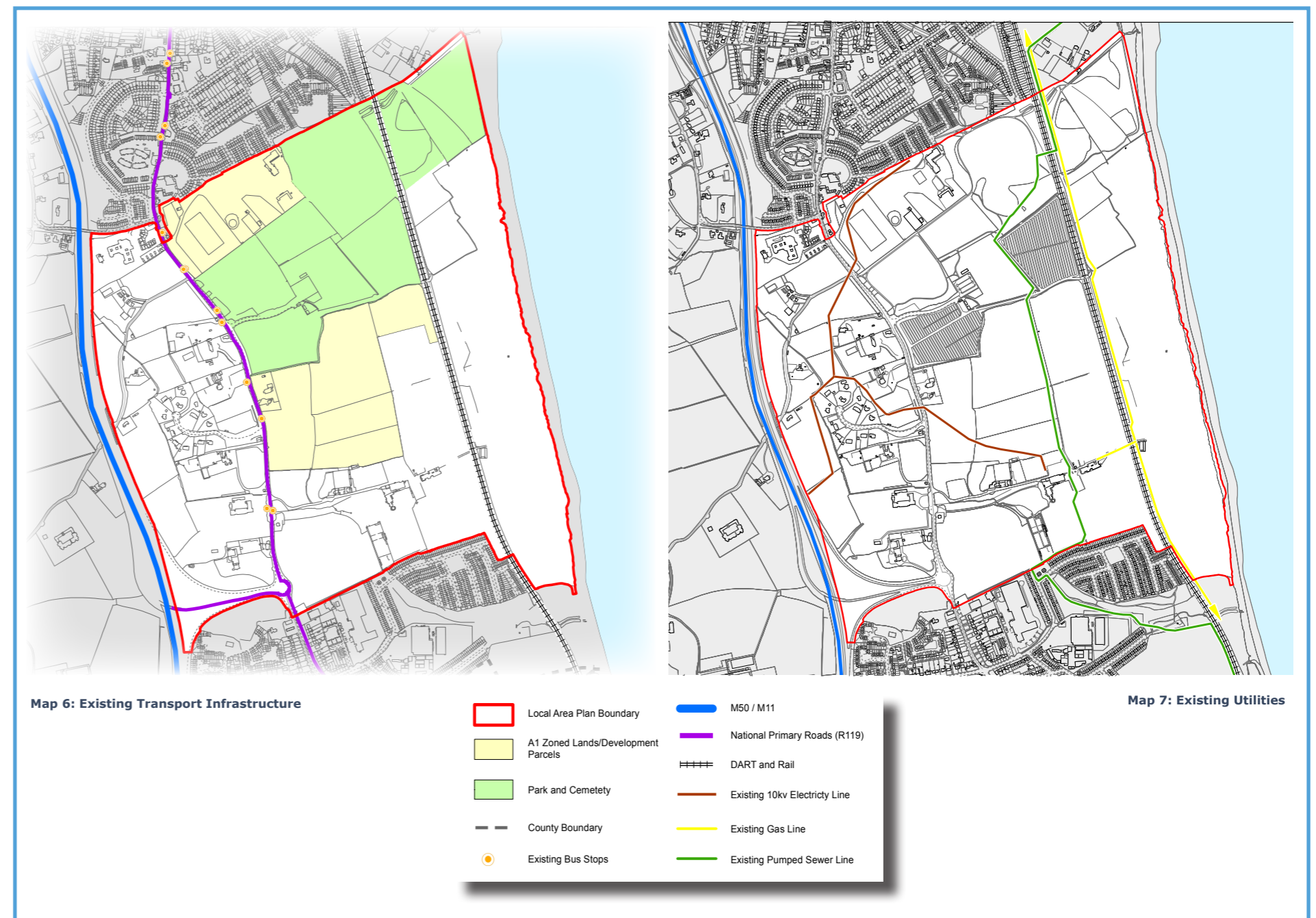
A gas distribution pipeline runs along the east side of the DART line. Connections to this pipeline from the new development parcels will be arranged and/or co-ordinated with relevant service providers (See Map 7).

2.6 Community & Social Infrastructure

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

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

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



2.7 Analysis & Appraisal

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

Table 3: SWOT Analysis

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

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

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

2.8 Vision for Woodbrook-Shanganagh

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

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



Photo 2: DART Line, Shanganagh Park