

# Woodbrook - Shanganagh

Local Area Plan 2017 - 2023

# 1. Introduction

## 1.1 Preamble

The original Woodbrook-Shanganagh Local Area Plan (LAP) (2006) was adopted by Dún Laoghaire-Rathdown County Council in November 2006. Local Area Plans generally have a six-year lifespan, however, that Plan was extended for a further five years from October 2011 and subsequently expired in November 2016. The LAP identified two discrete development parcels – lands at Shanganagh Castle and Woodbrook – incorporated within a wider environs (see map 2).

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 on-going 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.

It is a requirement of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 to review the 2006 Local Area Plan and advance the preparation of its replacement as expeditiously as possible. Neither of the two development parcels can be developed upon until such time that a new Local Area Plan is adopted due to the land use zoning objective imposed by the County Development Plan: Objective A1: “To provide for new residential communities in accordance with approved local area plans”.

## 1.2 Changes 2006 - 2017

### 1.2.1 What's New in the 2017 Local Area Plan?

The Woodbrook-Shanganagh Local Area Plan (2006) requires substantial updating. Since 2006 there have been two subsequent County Development Plans, as well as significant amendments to planning legislation and policy guidance – most notably the provisions in relation to Core Strategies, Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment.

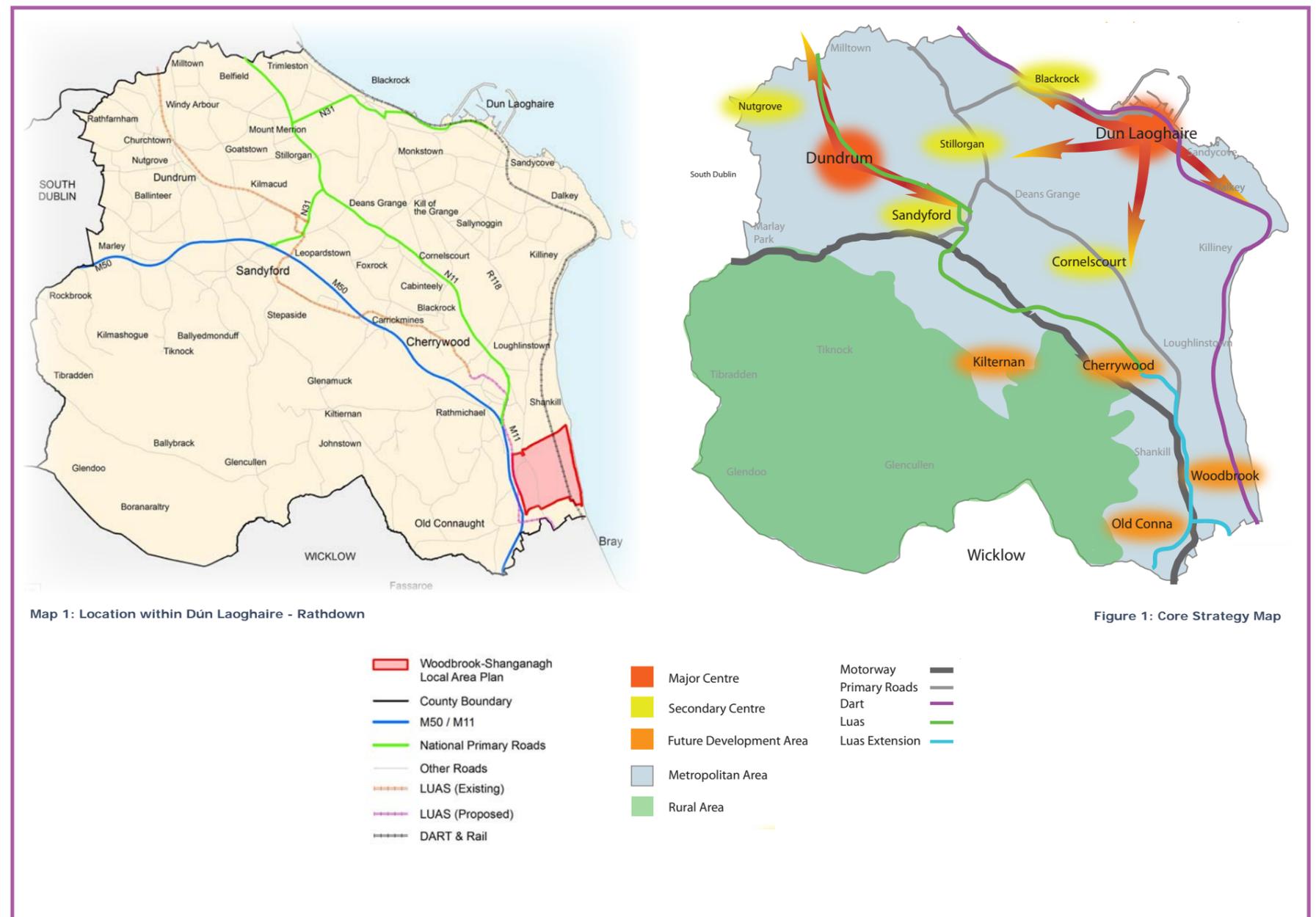
The Core Strategy as set out in Section 1.2 of the 2016-2022 County Development Plan identifies growth areas, with Woodbrook-Shanganagh designated as a ‘Future Development Area’. Section 1.3.4 ‘Local Area Plans in Dún Laoghaire-Rathdown’ sets out the guiding principles for the review of the now expired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

This new LAP seeks to reinvigorate the development potential for each of the development parcels identified. This Plan will provide amended site frameworks aimed at kick-starting the development of a substantial and sustainable residential community in the Plan Area. The Plan Area extends beyond these development parcels, incorporating parkland, recreation, green infrastructure and existing properties all of which have been considered in the preparation of this Local Area Plan.

In general terms, the main provisions - such as land use - of the new LAP (2017) remain broadly in line with, and unchanged from, the original LAP of 2006. The main differences between the 2006 LAP and the 2017 LAP can be summarised as follows:

- Reflecting Land Use Zoning Changes, implemented as part of the County Development Plan 2010-2016 – notably re-zoning Shanganagh Castle Lands from A to A1. This change was subsequently retained as part of the County Development Plan 2016-2022.
- Environmental Assessments of the Plan – ‘Strategic Environmental Assessment’ (SEA) and Appropriate Assessment Screening (AA).
- Revisions to the Site Framework Strategies for each of the two development parcels having regard to more considered density parameters and provisions to facilitate the ‘kick-start’ initiative.

- General updates to the Written Statement to reflect new County Development Plan polices and changes in national planning/environmental legislation and involvement of new and emerging stakeholders such as Irish Water.
- Revisions to the scale of the Neighbourhood Centre and DART ‘node’ within the Woodbrook lands to include a reduction in commercial, retail and office-based land uses.
- Potential to provide publically accessible community-based facilities within Shanganagh Castle.
- Incorporation of the County-wide Green Infrastructure Strategy with the inclusion of local level principles.
- Inclusion of a Strategic Flood Risk Assessment (SFRA) and incorporation of Sustainable Drainage (SuDS) measures.



- Revisions to transportation-based objectives having regard to National Transport Authority (NTA) requirements and the Greater Dublin Area Transportation Strategy 2016-2035 which places a much greater emphasis on sustainable transportation modes.
- Upgrading of the Wilford Interchange and associated road networks which will be informed by the recommendations of ongoing corridor studies being carried out by both the NTA and Transport Infrastructure Ireland (TII). The former North Bray & Environs Land Use & Transportation Study (LUTS) is now out-dated.



Photo 1: St. James Church

### 1.2.2 Updated National and Regional Policy and Guidance

A new National Planning Framework is currently being prepared by the Department of Housing, Planning, Community and Local Government. Until such time as its publication, however, the Woodbrook-Shanganagh LAP is required to have regard to the National Spatial Strategy 2002-2020.

In addition to National and Regional updates, there have also been a number of EU Directives issued, many of which have been transposed into Irish legislation and are required to be taken into account in policy and guidance documents including LAPs. A full list of EU Directives, as well as relevant National and Regional policy and guidance documents is set out in Appendix 1.

The main focus of this Plan is to create a sustainable residential community in line with Government policy. In this regard, the most relevant policy and guidance issued in relation to achieving this objective within the Plan Area are listed in Table 1.

Table 1: National and Regional Policy & Guidance Documents

Level	Title
National	Smarter Travel – A Sustainable Transport Future (2009)
	Construction 2020 – A Strategy for a Renewed Construction Sector (2014)
	Irish Water Proposed Capital Investment Plan 2014-2106
	Social Housing Strategy 2020, Support, Supply and Reform
	Rebuilding Ireland - Action Plan for Housing and Homelessness, 2016
Regional	Regional Planning Guidelines for the Greater Dublin Area 2010-2022
	Greater Dublin Area Transport Strategy 2016 – 2035
	Greater Dublin Strategic Drainage Study (2005)
	Planning and Development of Large-Scale, Rail Focussed Residential Areas in Dublin (2013)
	Eastern River Basin District River Basin Management Plan 2009-2015
Ministerial Guidance	Sustainable Residential Development in Urban Areas (2009)
	Urban Design Manual Best Practice Guidelines (2009)
	Sustainable Urban Housing: Design Standards for New Apartments (2015)
	Delivering Homes, Sustaining Communities (2007)
	Quality Housing for Sustainable Communities (2007)
	The Planning System and Flood Risk Management (2009)
	Irish Design Manual for Urban Roads and Streets (2013)
	Code of Practice on the Provision of Schools and the Planning System (2008)
	Local Area Plans Guidelines for Local Authorities and Manual for Local Area Plans (2013)

### 1.2.3 County Development Plan 2016-2022

The current County Development Plan 2016-2022 (CDP) incorporates a considerable number of policies and objectives relating to the future development of the Plan Area and are set out below. These overarching policies and objectives guide the content and direction of this Local Area Plan. Consequently, this Plan is consistent with the objectives and the provisions of the County Development Plan, its Core Strategy and Interim Housing Strategy.

As can be seen from Map 3 overleaf the Plan Area contains a number of land use zoning objectives as set out within Map 10 and 14 of the County Development Plan 2016-2022:

- Each of the two development parcels at Shanganagh Castle and Woodbrook are zoned Objective – ‘A1’: “To provide for new residential communities in accordance with approved local area plans”.
- Lands already built on, and located immediately to the south of Crinken Lane are zoned Objective – ‘A’: “To protect and/or improve residential amenity”.
- Shanganagh Park and Cemetery are zoned Objective – ‘F’: “To preserve and provide for open space with ancillary active recreational facilities”.
- All remaining lands within the Plan Area are zoned Objective – ‘GB’: “To Protect and enhance the open nature of lands between urban areas”



Map 2: Aerial View of LAP

Section 9 of the County Development Plan 2016-2022 lists a number of Specific Local Objectives (SLO) relating to the LAP area as follows:

**Table 2: Specific Local Objectives**

SLO Number	Specific Local Objective Text
54	To implement and develop the Woodbrook and Shanganagh area in accordance with the Woodbrook/Shanganagh Local Area Plan.
56	To investigate the potential upgrading of the Wilford Interchange to provide connectivity to lands west of the M11 and Old Conna Village with any such improvements to be informed by the outcome of the TII's on-going Corridor Studies.
61	To encourage the development of a crematorium at Shanganagh Cemetery.
66	To provide pedestrian/cycle access across the M11 corridor at Allies River Road.
76	To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park.
93	To promote the development of the S2S Promenade and Cycleway as a component part of the National East Coast Trail Cycle Route. It should be noted that these coastal routes will be subject to a feasibility study, including an assessment of the route options. Any development proposals shall be subject to Appropriate Assessment Screening in accordance with the requirements of the EU Habitats Directive to ensure the protection and preservation of all designated SACs, SPAs, and pNHAs in Dublin Bay and the surrounding area.
105	To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas. Note: The locations of SLO symbol 105 on Map 14 are notional only and not a geographic identification of specific sites.
127	To provide a DART Station at Woodbrook.

Maps 10 and 14 of the County Development Plan 2016-2022 also include a number of objectives within the LAP area as follows:

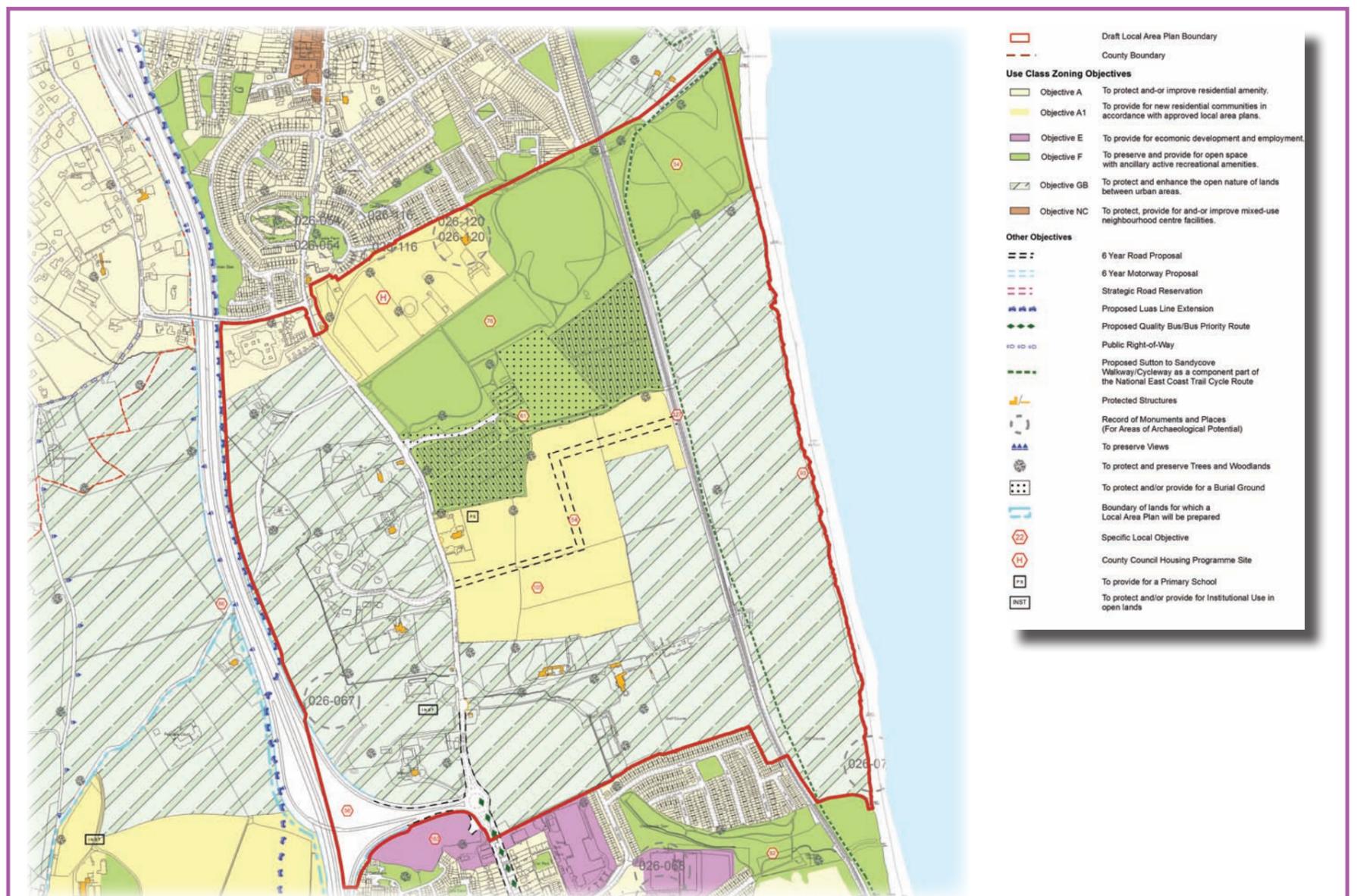
- 'H' symbol (Shanganagh Castle site) – "County Council Housing Programme Site"
- 'PS' symbol (Woodbrook Site) – "To provide for a primary school"
- Record of Monuments and Places (see Appendix 3)

- Protected Structures throughout the Plan Area (see Appendix 3)
- '6 year road proposal' at the southern end of the LAP boundary at the Wilford Interchange and through the Woodbrook site.
- The 'proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route' is located to the east of the DART line.
- A 'proposed quality bus/bus priority route' commences from the Wilford Interchange south into Bray.
- There are a number of 'tree' symbols "to protect and preserve trees and woodlands" scattered throughout the LAP area.
- Supplementary Flood Zone Maps identify a track of 'Flood Zone A' and 'Flood Zone B' along the Crinken stream. All flood zones are, however, located within the GB lands.

- The Industrial Heritage Survey set out within Appendix 5 of the Development Plan identifies a 'Milestone on the west side of Dublin Road at Crinken'.

There are also a number of objectives located outside of the Plan Area, but which nevertheless impact upon and affect the LAP lands:

- 'Preserve Views' seawards from Ferndale Road
- 'Preserve Prospects' towards Carrickgollogan to the west.
- 'Proposed Luas line extension' runs along the western boundary of the LAP.



**Map 3: County Development Plan Land Use Zoning Objectives**

Appendix 9 of the County Development Plan sets out the Building Height Strategy for the County. Section 4.2 of this Strategy states that Local Area Plans would "include specific policy on building height" as LAP's "are the most appropriate vehicle for providing the kind of fine-grained analysis which can determine if taller buildings are appropriate or not to any given location."

In addition to the above objectives, the LAP falls within 'Corridor 1 - Coastal' and 'Corridor 6 – Gateway Parks' as set out within the Green Infrastructure Strategy (Appendix 14 of the CDP). The Plan Area is located within Landscape Character Area 12: Shanganagh (Appendix 7 of the CDP).

## 1.3 Local Area Plan Process

### 1.3.1 Purpose of a Local Area Plan

The purpose of a Local Area Plan is to help guide the future development of an area through a series of principles and objectives that will clearly set out a framework for appropriate development. The Woodbrook-Shanganagh Local Area Plan, which covers an area of approximately 2.2km<sup>2</sup> is located in the south of the County between Shankill and Bray, consists largely of green-field, undeveloped lands.

Woodbrook-Shanganagh has the potential to deliver a new sustainable residential community with the capacity to provide circa 1,600 - 2,300 housing units which will contribute significantly towards addressing the acute housing shortage both in Dún Laoghaire-Rathdown County and the wider Dublin Region.

### 1.3.2 Legislative Context

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 –*

*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'.*

A Local Area Plan must include a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) and undergo a statutory consultation process.

Once adopted by the Elected Members of Dún Laoghaire-Rathdown County Council, the Planning Authority must have regard to the provisions of the Woodbrook-Shanganagh Local Area Plan when determining any planning applications for sites located within the Plan Area.

The LAP will have effect for a period of six-years from the date of adoption, unless otherwise amended or revoked, as per the Planning and Development Act 2000 (as amended). Prior to the fifth year from adoption, the Planning Department will carry out a review of the LAP to inform whether the Plan should be extended (for a maximum of another five years), reviewed or revoked.

### 1.3.3 Policy Context

The Woodbrook-Shanganagh Local Area Plan is informed by the hierarchy of European, National, Regional and Local planning policy documents and guidelines, and in a particular the Development Plan Core Strategy.

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as part of County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in so doing

to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines 2010-2022 (RPGs).

The Core Strategy seeks to ensure a level of equilibrium between residential land supply in the County and forecast household growth. The LAP lands are an integral part of the Council's residential land supply and are highlighted in the Core Strategy as a Future Development Area. The Core Strategy identifies that the lands have the capacity to potentially deliver up to 2,300 homes.

In addition to the Core Strategy, the Local Area Plan must be consistent with the provision of the County's Interim Housing Strategy (and any subsequent Strategy) set out in Appendix 2 of the County Development Plan 2016-2022.

It is important at this juncture to highlight the fact this Plan Area is identified as a 'Major Urban Housing Development Site' (MUHDS) within the Government's 'Rebuilding Ireland – Action Plan for Housing and Homelessness', 2016.

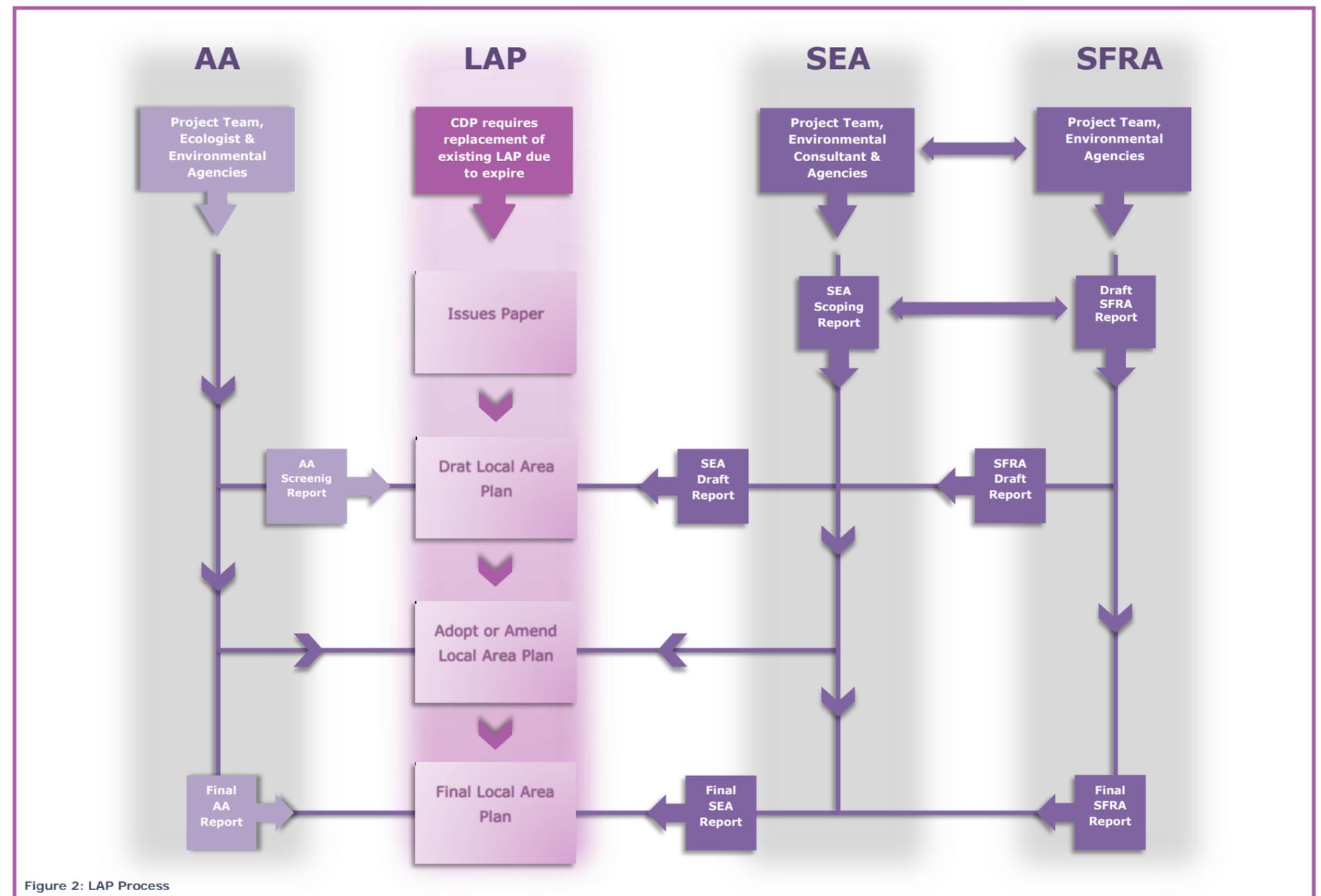


Figure 2: LAP Process

The Plan Area is also included in the Strategic Housing Sites Programme, launched by the Department of Housing, Planning Community and Local Government (DHPCLG) in 2016. In order to realise the development potential of the area, the Planning Authority is working closely with the DHPCLG's Housing Delivery Office in order to deliver a sustainable residential community.

The Planning Authority is also working closely with other key agencies such as the NTA and Irish Water in order to deliver the strategic infrastructure required to facilitate the delivery of housing at this key location.

### 1.3.4 Environmental Assessment Requirement

Changes in planning and environmental legislation introduced since the preparation of the 2006 LAP have meant that it is necessary for the LAP to engage with the 'Strategic Environmental Assessment' (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes.

Accordingly, there are three environmental documents accompanying this Written Statement – an SEA 'Environmental Report', an AA Screening Report and a Strategic Flood Risk Assessment Report, all of which are included in the Appendices to the LAP

#### i. Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) as transposed into Irish legislation requires a systematic evaluation of likely significant environmental effects of implementing any Plan prior to its adoption.

Having regard to the reasoning and considerations as set out in the SEA Environmental Report (Appendix 6) and having consulted the prescribed bodies in accordance with the SEA Regulations 2004 (as amended), Dún Laoghaire-Rathdown County Council has determined that the Woodbrook-Shanganagh LAP is not likely to have significant effects on the environment.

#### ii. Appropriate Assessment (AA)

The EU Directive on Habitats as transposed into Irish law requires the assessment as to whether the implementation of an LAP is likely to have any significant effect on any Natura 2000 site(s).

Having regard to the reasoning and considerations as set out in the AA Screening Document (Appendix 7) and having consulted the prescribed bodies in accordance with the Birds and Natural Habitats Regulations, Dún Laoghaire-Rathdown County Council determined that the Woodbrook-Shanganagh LAP is not likely to have significant effects on any Natura 2000 sites.

#### iii. Strategic Flood Risk Assessment (SFRA)

A Flood Risk Assessment (FRA) of the Woodbrook Shanganagh Local Area Plan (LAP) has been prepared (Appendix 8) and informed having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', 2009 (DEHLG & OPW) and the Strategic Flood Risk Assessment (SFRA) undertaken at County level for Dún Laoghaire-Rathdown undertaken as part of County Development Plan 2016-2022 process.

### 1.3.5 Public Consultation

A notice of the Councils intent to prepare a Draft Local Area Plan was published on 12th October 2016 and submissions were invited from prescribed bodies, the general public and other stakeholders in relation to ideas or suggestions to be included as part of the Draft Plan. A total of 17 submissions were received by the Planning Authority during the 4-week consultation period.

The Draft Local Area Plan was published and placed on display for 6-weeks from 23rd March 2017 to 4th May 2017, during which submissions and observations were invited from prescribed bodies, the general public and other stakeholders. A Chief Executive's Report was prepared summarising the issues raised in the 163 submissions received. The Report sets out the Executive's Response and Recommendations and was presented to the Elected Members for their consideration.

The Elected Members had up to 6 weeks to consider the Chief Executive's Report with a view to making, amending or revoking the Draft Local Area Plan. It was decided by the Elected Members to make the Woodbrook-Shanganagh Local Area Plan 2017-2023 at the Council meeting on the 3-4th July 2017. No material amendments were made to the Draft Plan.

### 1.3.6 The Plan Boundary and Structure

A Local Area Plan boundary was agreed during the process for the original LAP adopted in 2006. The LAP boundary remains consistent with the provisions of the original Plan.

This Plan consists of a Written Statement and a series of Maps. It also includes a number of objectives which are intended to be implemented during the lifetime of the Plan.