

Section 1.0:

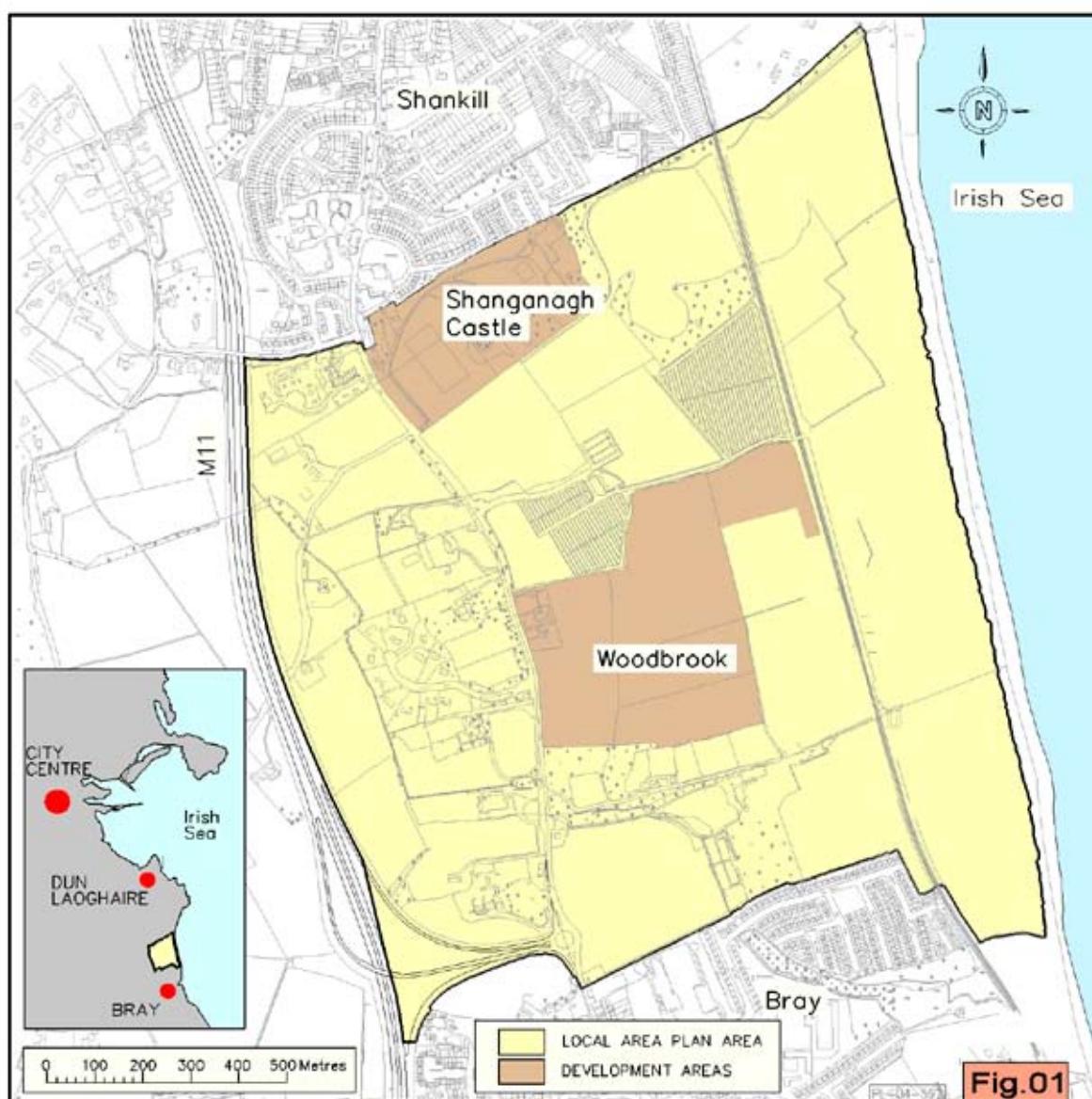
Introduction

1.1 Background of the Plan

This Local Area Plan (LAP) sets out the framework for the development of two separate parcels of land zoned for development purposes in the 2004 – 2010 *Dun Laoghaire Rathdown County Development Plan*, namely **Woodbrook** and **Shanganagh Castle** (**Figure 1**). The **Woodbrook** development area consists of a discrete parcel of primarily Greenfield

land (21 hectares) located to the north of Bray Town. The County Development Plan identifies it as a location for a new residential community centred on a new transport interchange. The *Shanganagh Castle* site consists of some 11 hectares of former institutional lands located immediately to the south of the built edge of Shankill village. The lands are zoned for residential development purposes. On foot of these County Development Plan zonings the Council has prepared the **Woodbrook / Shanganagh Local Area Plan** (hereinafter referred to as the Plan).

Figure 1: The Plan Area





1.2 The Plan Area

Woodbrook and Shanganagh Castle constitute two separate parcels of development land. In order to promote their satisfactory integration (functional, physical, visual, social and environmental) with each other and with their wider contexts, the Plan area has been broadened to include lands located between the built up area of Dun Laoghaire Rathdown and Bray Town and between the M11 Motorway and the coast, as shown on **Figure 1**. Notwithstanding the inclusion of these 'Greenbelt' lands into the Plan area, all development proposals coming forward on 'Greenbelt' lands during the lifetime of this Local Area Plan will be assessed against the provisions of the County Development Plan. While the Plan area forms part of the Bray Environs, it is located wholly within the administrative area of Dun Laoghaire Rathdown County Council.

1.3 The Plan Period

From the date of its adoption by the Council, the Plan will be valid for a period of ten years. The Plan will be reviewed and varied to incorporate any material changes effected by a new County Development Plan.

1.4 The Purpose of the Plan

The purpose of the plan is to set out the forms of development that will be appropriate at Woodbrook and Shanganagh Castle, as well as the nature and extent of buildings and uses that will be permitted, the amenities and facilities that will be required and the services and infrastructure that will be necessary to serve the lands.

1.5 The Legal Status of the Plan

This Plan is a statutory plan prepared under the provisions of the Planning and Development Act, 2000– 2006 (Sections 18-19 of the Act). A Local Area Plan must be consistent with the Objectives of the County Development Plan. This Plan is consistent with the objectives of the 2004-2010 County Development Plan. The Plan also takes into account and gives effect to the outcomes and proposals of recent transportation studies which relate to the Bray Environs and consequently to the Plan area: - (1) *The North Bray & Environs Land Use and Transportation Study (LUTS)*, Faber Maunsell, March 2006, (2) '*Luas Line B2 – Cherrywood (Bride's Glen) to the Bray Environs Alignment Identification and Feasibility Report*', Railway Procurement Agency, January 2006. The Plan therefore introduces new transportation objectives, (public

transportation, roads, cycling and walkway objectives) over and above those listed in the 2004 – 2010 *County Development Plan*. For ease of reference the referred new transportation objectives are listed in **Appendix I** of the Plan. The 2004 – 2010 County Development Plan will be required to be formally varied to accommodate these new transportation objectives.

1.6 Structure of the Plan

The Plan consists of this written statement and the Woodbrook / Shanganagh Neighbourhood Framework Plan (A1 Drawing, Scale 1:4,000). Where a discrepancy occurs between the written statement and the Neighbourhood Framework Plan, the written statement will take precedence.

Form of the Written Statement:

Section 2.0 (Planning and Transportation Policy Context) sets out the national, regional and local land use and transportation policy context for the Plan area.

Section 3.0 (Urban Context & Appraisal) determines the plan area's spatial context and identifies an appropriate development form and density for the lands at Woodbrook and Shanganagh Castle. Section 3.0 also identifies the level and scale of physical and community infrastructure required to serve the development lands. Finally it contains a site appraisal of each development area.

Section 4.0 (Consultation) sets out the pre-draft public consultation process undertaken by the Planning Department and synopsises and lists the submissions made.

Section 5.0 (Neighbourhood Framework) presents the Woodbrook/Shanganagh Neighbourhood Framework for the identified development lands within the Plan area. The Plan sets out general and specific objectives with respect to urban form, urban design, land uses, landscaping, natural & cultural heritage, transport/access and water drainage for the identified development areas.

Section 6.0 (Implementation, Monitoring & Review) sets out how the Plan is to be implemented and comments on the likely significant impacts on the environment of implementing the Plan. Section 6.0 also set out proposals for the monitoring of development and infrastructure provision and proposals for the review of the Plan.