

Two Year Progress Report on the Dún Laoghaire-Rathdown County Development Plan 2010-2016

Table of Contents

1.	Introduction	3
2.	Overall Strategy	7
3.	Development Areas and Regeneration	9
4.	Residential Development	13
5.	Enterprise and Employment	15
6.	Retail	22
7.	Social, Community and Cultural Development	24
8.	Landscape, Heritage and Biodiversity	27
9.	Open Space and Recreation	29
10.	Conservation of Archaeological/Architectural Heritage	31
11.	Sustainable Travel and Transportation	33
12.	Environmental Infrastructure and Management	38
13.	Climate Change and Energy Efficiency	40
14.	Urban Design	41

1. Introduction

1.1 Section 15 (2) of the Planning and Development Act, 2000, states that the Manager of a planning authority shall, not more than two years after the making of a Development Plan, give a report to the members of the authority on the progress achieved in securing the objectives of the Development Plan.

1.2 The County Development Plan preparation period began in early 2008 with the publication of a consultative 'Issues and Options' paper. The initial policies and objectives of the Plan were developed in the months following this period, with the first Manager's Draft brought to Council in early 2009.

1.3 To say that circumstances have changed in the intervening four years since the commencement of the 2010-2016 Plan-making period would be a profound understatement. The national economy suffered an effective collapse with the national budget moving from a surplus in 2007 to a deficit of 32% of GDP in 2010, the highest in the history of the eurozone. On the 29th November 2010 an €85 billion bailout of the Irish economy took place. The unemployment rate has more than doubled, nationally. Housing and commercial construction is effectively in stasis.

1.4 Consequently, the 'Progress Report' on the County Development Plan must be framed in this context of economic upheaval.

1.5 The County Development Plan is primarily a land-use document. The Planning and Development Act, which sets out the objectives for a County Plan, identifies the zoning of land for development and the provision of infrastructure as two of the key objectives. It is clear that the economic collapse of recent years has meant that many of the primary goals of the 2010-2016 County Development Plan along these lines – such as *“to promote the delivery of sustainable development through positively encouraging higher density quality infill schemes..”* and *“To promote the implementation of new higher-density development proposals at previously identified strategic nodes in the south-west of the County associated with the*

concurrent delivery of upgraded or planned public transport corridors..” – will not be realised in the short, or indeed medium term. However, the fundamental sustainability agenda of the Plan, linking higher density development with the provision of public transport and social and community facilities, remains robust.

1.6 The Regional Planning Guidelines for the Greater Dublin Area, published in 2010 makes clear that, *“In the short term, it is not planned for or expected that housing completions will be significant”* and that while the regional population targets may prove *“unachievable in the short-term”*, it is important that *“Councils are well placed for an economic recovery and that adequate provision is made, even if the uptake is slower”*

(i) Recent Trends - 2011 Census Results

1.7 On the positive side, the objectives of the previous Development Plan 2004-2010 were framed within the context of population stagnation/decline – in the 2006 Census the County had the lowest rate of population growth in the Country. The preliminary results of the 2011 Census show a marked increase in population growth in the County.

1.8 In terms of the national context, the total number of people living in Ireland has increased by more than 341,000 people since the previous Census in 2006. This represents a change of 8% over the past five years. The period between 2006 and 2011 showed the highest natural increase in population ever recorded in a single year, with 73,000 births and 28,000 deaths. Dublin's population increased from 1.18m to 1.27m an increase of more than 83,000 (7%). The population of Dún Laoghaire-Rathdown likewise grew by almost 7%, or approximately 13,000 persons between 2006 and 2011. The population of the County now stands at almost 207,000. This represents a sizeable increase in comparison to previous inter-censal periods, when Dún Laoghaire-Rathdown often had the lowest growth rate of any County. Population growth has focused in a number of Electoral Divisions. The Glencullen ED had the third highest rate of growth of any ED in the Country - an increase of almost 4,000 persons.

1.9 This recent pattern of growth represents a significant change in the demographic patterns of the last 25 years and demonstrates that the residential development policies pursued by the Planning Authority in recent years have succeeded in 'turning around' a pattern of population decline in many areas of the County. The maps below shows the population change in the intercensal periods 2006-2011. There are a number of key areas - Dún Laoghaire, Sandymount, Dundrum - where a pattern of population decline has been reversed to one of growth.

1.10 It is notable that the areas of population growth in the recent census largely correspond with the areas of employment concentration. The sustainable development agenda advocated in the County Development Plans of recent years has resulted in an intensification of residential development in areas proximate to employment centres and areas well served by public transport - all in

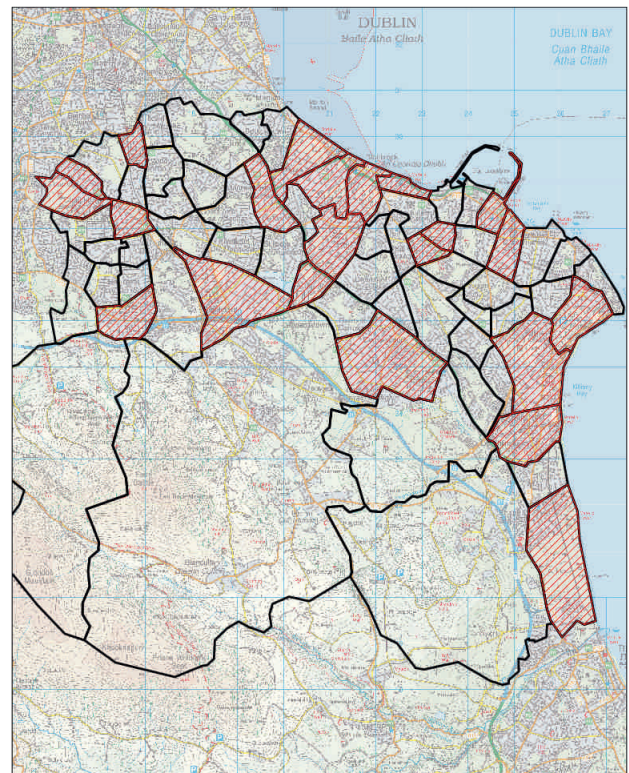
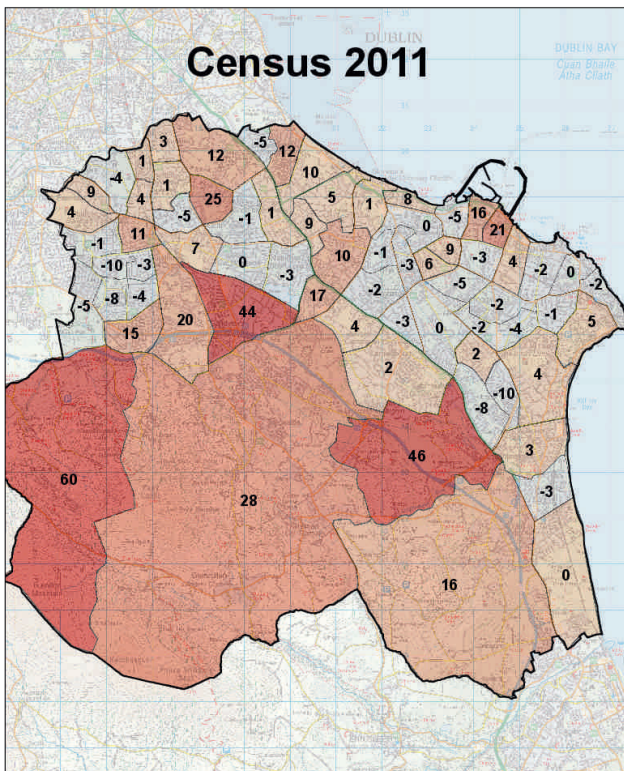
accordance with National and Regional policy objectives.

(ii) **Residential/Commercial Development Trends**

1.11 Housing completions in Dún Laoghaire-Rathdown and the wider Dublin area have experienced an almost total collapse. The graph overleaf shows the rate of new house registrations (as measured by the Homebond scheme) which range from a high of approximately 17,000 residential units in 2006 to approximately 150 in 2011.

From Decline to Growth

DED's which were in decline in population in 2006 Census, but grew in 2011 Census



(iii) Dún Laoghaire-Rathdown Housing Completions

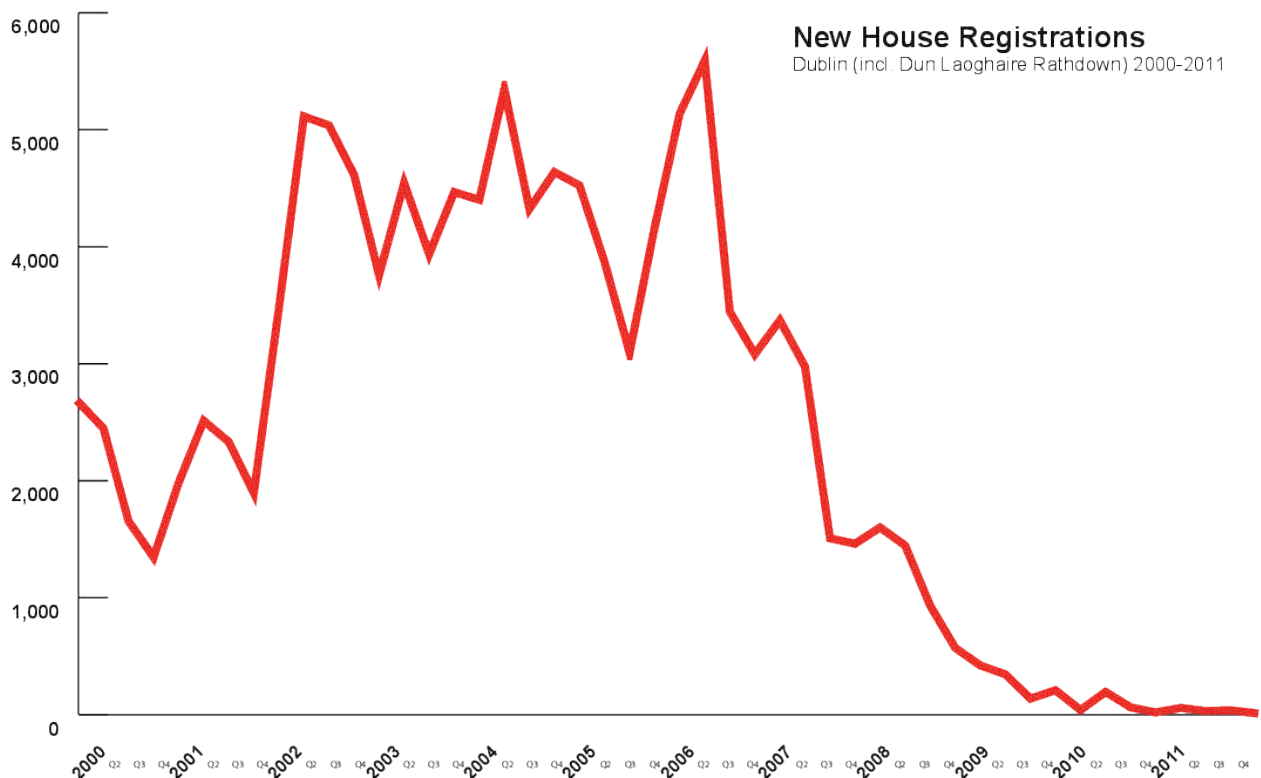
1.12 Likewise, the figures derived from the ESB connection data show a decline in dwelling unit completions for Dun Laoghaire-Rathdown from a high of 3,052 in 2007 to 192 in 2011 – a decline of 94%. Commencement notice data for Dún Laoghaire-Rathdown also confirms the almost total collapse the residential construction sector.

(iv) Commercial Property Development

1.15 Commercial property development, likewise, has effectively stalled, with commercial letting activity coming from existing 'overhanging' stock and re-lettings. The recent CBRE Dublin Office Market Report stated that *"Dublin is unique in European terms due to the complete lack of new development in the office sector"*.

1.16 At the end of Q4 2011, the headline vacancy rate for Dublin offices increased to almost 23% with over 830,000m2 of

office accommodation being officially marketed to let in the Dublin market. Total vacant commercial stock in the south Dublin suburbs (including Dún Laoghaire-Rathdown) stood at approximately 140,000m2 in Q4 2011, bringing the vacancy rate there to 14%.



(v) Council's Financial Position

1.17 The implementation of the County Development Plan's objectives are dependent in some measure on the Council's funding position which has deteriorated significantly, in line with trends in the national exchequer position. Overall the Council's Local Government Fund grant in 2012 will be 38% down on the comparable 2008 figure. There has been a reduction of 9% in the Council's Local Government Fund Grant in 2012.

1.18 Despite this, the previous two years has seen the completion of some important infrastructure in the County such as the Luas Line Green Line Extension to Cherrywood, the Murphystown Parallel Road and amenities such as the Metals Walkway and new playgrounds and cycling infrastructure.

1.19 There have been some noticeable planning milestones in the period since the adoption of the County Development Plan. The local plan programme has continued with the adoption of Plans for Sandyford, Deansgrange and Goatstown. After a number of years in preparation, the Draft Planning Scheme for the Cherrywood SDZ was published in March 2012.

1.20 A number of important strategies which were highlighted in the County Development Plan have been published in the last two years – for example, the Council's 'Open Space Strategy', the 'Building Heights Strategy' and the 'Trees Strategy'. The 'Dublin Mountains Way', which the Council partnered, was launched in 2011.

1.21 Structure of the Report

1.22 The Report examines each Chapter of the 2010-2016 County Development Plan and selects a number of the key Objectives from each one. A commentary is provided on progress achieved in securing these Objectives since the adoption of the Plan in April 2010.

2. Overall Strategy

2.1 Introduction

This section examines the broad goals of the County Development Plan. It should be noted that the recent adoption of the Core Strategy as a Variation to the County Development Plan in June 2011 essentially endorsed the validity of the Overall Strategy as set out in Plan and concluded that *"there is a reasonable equilibrium between the available zoned residential land supply and the housing allocation"*.

2.2 *To promote the delivery of sustainable development through positively encouraging a strategy of high quality infill development that will consolidate and densify the existing urban/suburban form of the County.*

Commentary:

While the rate of planning applications has declined substantially since the adoption of the Plan, the core policy of encouraging infill developments at higher densities proximate to public transport and existing community facilities has continued. There has, however, been a discernable trend toward lower residential density schemes being proposed on sites where higher density schemes would have been proposed in the past. This trend reflects the weak market for apartment schemes in particular. The Planning Authority continues to be mindful of, and have regard to, the residential density requirements as set out in the Sustainable Residential Development in Urban Areas (2009) Guidelines and the Regional Planning Guidelines.

2.3 *To promote the implementation of new higher-density development proposals at previously identified strategic nodes in the south-west of the County associated with the concurrent delivery of upgraded or planned public transport corridors.*

Commentary:

While this objective is ongoing, it is apparent that elements of future rail-based public transport provision in the south-west of the County are likely to be realised later than was envisaged in the County Development Plan. The Draft Cherrywood SDZ Planning Scheme was published in March 2012 and involves plans for mixed development based around a number of

Luas stations on the Luas Line B1. The Government published the 'Infrastructure and Capital Investment 2012-16: Medium Term Exchequer Framework' in November 2011 and set out a capital investment programme that, unfortunately, deferred most major rail projects that have been in planning and design stage – including the Luas Line B2 extension to Fassaroe. The Luas Line B2 project was originally envisaged as being substantially non-Exchequer funded, with levies being paid from supplementary development contribution schemes and other developer contributions. In this regard, given the changed economic circumstances, the Railway Procurement Agency has advised that while the Railway Order for Luas Line B2 has been deferred, the future development of the line remains a medium-term objective.

2.4 *To limit further encroachment of the urban area into the rural area through considered infill and the recycling of 'brownfield' sites and redundant institutional lands.*

Commentary:

This is an ongoing objective. While the rate of new planning permissions has slowed significantly since the adoption of the County Development Plan, the objective to encourage sustainable brownfield development continues. Significant extant planning permissions are in place for brownfield redevelopment in Sandyford, Stillorgan and Dundrum for example.

2.5 *To facilitate the growth of employment and enterprise opportunities, concentrating on high technology and knowledge based industries. New office development to be directed to appropriately zoned areas throughout the County.*

Commentary:

While this is an ongoing objective, the present economic situation has effectively rendered the commercial office market moribund. Office development is permitted only within certain land use zones – graduated from small-scale office developments in Neighbourhood Centre mixed-use zones to larger schemes in Major Town Centre and Employment zones. The Dublin commercial office market is currently experiencing a vacancy rate of almost 23%. This rate is very high and as a result, among other reasons,

virtually no significant new office development has taken place in Dún Laoghaire-Rathdown since the adoption of the County Development Plan.

- 2.6 *To protect local assets by preserving the quality of the landscape, open space, architectural, archaeological and cultural heritage and material assets of the County. Special care will be afforded to areas of high amenity, upland zones and green belt areas.*

Commentary:

This is an ongoing objective. In relation to development in “areas of high amenity, upland zones and green belt”, the Planning Authority has continued to exercise a cautionary approach to the granting of planning permission for developments in areas of high amenity, upland zones and green belt areas. Planning application trends in these areas are discussed in Section 4.6 of this Report.

- 2.7 *To co-operate with the Dublin Regional Authority and other agencies in meeting the needs and development requirements of the Dublin Region in accordance with the Regional Planning Guidelines for the Greater Dublin Area.*

Commentary:

This is an ongoing objective. The Planning Authority has been closely involved in ongoing monitoring of the Regional Planning Guidelines 2010-2022 in conjunction with the Regional Authority and the other GDA local authorities. The RPG's included a specific monitoring regime which includes a menu of possible 'indicators' which can be used to measure delivery. These indicators convey the status of the local, county, regional or national environment and socio-economic conditions. The indicators are linked to specific policy recommendations and their measurement over time will be utilised to determine whether the Guidelines are progressing in a sustainable direction. The monitoring process links the policy recommendations of the RPGs to quantitative indicators and/or actions where available and suitable.

3. Development Areas and Regeneration

3.1 Preamble

The implementation of many of the objectives of the various Local Area Plans have been materially affected by the economic downturn of recent years. The implementation of critical publicly-funded projects such as new public transport and water and drainage infrastructure have been delayed or postponed. Any significant private sector development initiatives have been almost completely absent. Whilst the overall strategies and objectives contained in the various Local Plans remain robust and sustainable, the projected timeline for their implementation is far from certain. The Local Plan Programme set out in the County Development Plan is as follows:

3.2 Cherrywood SDZ

Commentary:

The Draft Planning Scheme for the Cherrywood SDZ was published in March 2012. Dependent on the nature of submissions/objections received, an Oral Hearing process, to be adjudicated upon by An Bord Pleanála, may have to be undertaken later in 2012. It is anticipated that the Cherrywood SDZ will be formally adopted some time in 2013.

3.3 Sandyford UFP

Commentary:

An Urban Framework Plan for Sandyford was adopted by the Council as a Variation to the County Development Plan in September 2011. The purpose of the Sandyford Urban Framework Plan is to set out the policies and objectives that, when implemented, will transform Sandyford Business Estates from a collection of disparate, poorly connected estates, to a co-ordinated, cohesive, business district. The SUFP introduces a new set of land use zoning objectives for the area and provides clarity on the appropriate scale of development using plot ratio objectives. It regulates building height and indicatively sets out how the Sandyford of the future may look.

3.4 Stillorgan

Commentary:

The Stillorgan Local Area Plan was

adopted in October 2007. The objectives of the Local Area Plan are to sustain the catchment population of the area by reviving the heart of Stillorgan, enhance the diversity of housing stock available and also to provide for a range of quality retail developments. The Plan set out a series of development objectives for the redevelopment of a number of key sites in the area, including the Stillorgan Shopping Centre, the Blakes site and the Esmonde Motors site. The objectives of the Plan in realising the redevelopment of these key sites has not, to date, been achieved.

A planning permission for the comprehensive redevelopment of the shopping centre site, which was granted permission in 2006, was not implemented and has now expired. Planning permission for the redevelopment of the Leisureplex site has not been advanced following a refusal of permission by An Bord Pleanála in 2005.

A proposal for the redevelopment of the 'Esmonde Motors' site was refused planning permission in 2007 and to date, revised proposals have not been formally submitted.

3.5 Glencullen

Commentary:

The Glencullen Local Area Plan was adopted in 2008. The primary purpose of the plan is to interpret and apply national and local rural planning policy, identify 'at-risk' aspects of Glencullen, establish its overall 'carrying capacity', give guidance on the nature and location of potential development and the details of appropriate scale, form and design of rural development the Planning Authority wishes to promote in the area. The 'Source Protection Plan' to protect the potable water supply in the area imposes significant constraints on the development potential of the Plan area. Since the adoption of the County Development Plan, there have no development proposals for additional housing permitted in the area.

3.6 Woodbrook/Shanganagh

Commentary:

Woodbrook/Shanganagh Local Area Plan was adopted by the Council in 2006. There have been no planning permissions for

development granted by the Council on Woodbrook/Shanganagh lands since the adoption of the Woodbrook/Shanganagh Local Area Plan, primarily on the basis that there remains a fundamental lack of water and drainage infrastructure.

The Woodbrook/Shanganagh Local Area Plan states that “*The development of the identified development lands at Woodbrook and Shanganagh Castle is contingent upon the availability of an improved water infrastructure*”.P.14

The Old Connaught-Woodbrook Water Supply Scheme is a major scheme required to provide storage and distribution capacity for the area from Cherrywood to the Bray border and including Woodbrook, Old Conna, Ballyman and Ferndale. The scheme is included in the Water Services Investment Programme 2010-2012 and is at planning stage, with a preliminary report for the scheme having been submitted to the DECLG. In relation to foul drainage, the Shanganagh Sub-Catchment Drainage Scheme will form the basis of a new drainage network for the same area. This scheme is at feasibility study phase and has not been subject to any detailed design work.

Despite the efforts of the Council during the five years that have elapsed since the

adoption of the Woodbrook/Shanganagh LAP, it remains a reality that the timetable for the delivery of critical water and drainage infrastructure is determined by Central Government, as set out in the various Water Services Investment Programmes and subject to the availability of requisite finance – the Planning Authority cannot, with any degree of certainty at this stage, determine when that will take place. On the basis that development has been unable to proceed to date, the policies and objectives of the Local Area Plan – in relation to residential, commercial and community uses and also transportation, open space and infrastructure - have clearly not been met.

The Council, in October 2011, resolved to extend the lifespan of the Local Area Plan for a further five years, up to 2016.

3.7 Kiltiernan

Commentary:

The Kiltiernan/Glenamuck LAP was adopted in 2007. A Neighbourhood Framework Plan and a Section 48 Special Development Contribution Scheme were subsequently prepared for the Plan area. It is anticipated that the Plan area will ultimately accommodate circa 2,500-3,000 residential units, a neighbourhood centre, two tranches of public open space and a large employment node adjacent to the



established mixed use development at The Park, Carrickmines.

No significant development proposals have been granted planning permission in the Plan area. The implementation of the objectives of the Plan are dependent on a recovery in demand for residential and commercial/retail property.

3.8 Old Conna

Commentary:

The Old Conna LAP lands west of Bray and the M11 corridor were deliberately selected in order to straddle the alignment of the planned Luas Line B2 project which was enshrined in Transport 21. Aside from the public transport issue, there are major water and drainage infrastructural deficits in the area.

While the Luas Line B2 remains Government policy, the project has been effectively deferred. The Luas Line B2 project was originally envisaged as being substantially non-Exchequer funded, with levies being paid from supplementary development contribution schemes and other developer contributions. In this regard, given the changed economic circumstances, the Railway Procurement Agency has advised that while the Railway Order for Luas Line B2 has been deferred that the future development of the line remains a medium-term objective.

3.9 Goatstown

Commentary:

The Goatstown Local Area Plan went on public display in September 2011. At the time of writing a Material Alteration to the Plan is on public display and it is anticipated that the Plan will be adopted in April 2012. The Plan anticipates the redevelopment of a number of key sites located around the Goatstown crossroads. It is unlikely that any such redevelopment activity will be undertaken in the short term, but the Plan will provide a sustainable framework for the future development of the area in the medium to longer term.

3.10 Deansgrange

Commentary:

The Deansgrange Local Area Plan was adopted by the Council in June 2010. The

primary objective of the Plan is to guide the regeneration of run-down brownfield areas within Deansgrange and to improve the public realm by providing upgraded civic spaces and to create a more attractive and safe shopping and living environment. The area has seen some redevelopment in recent years, with the redevelopment of the former Bank of Ireland site. Other objectives are the promotion of improved pedestrian movements within the Plan area, the selection of key sites for landmark buildings, the identification of areas appropriate for infill residential development and the development of a traffic management plan for the Deansgrange Business Park.

A number of "Potential Redevelopment Areas" were identified in the LAP, which are most likely to come up for redevelopment over the life of the Plan. Such areas include the former Statoil site on Deansgrange Road, the former AIB Bank site on the corner of Clonkeen Road and Kill Lane (now under construction), the Old Factory site off Abbey Road and the Backland area immediately to the north of this site and elements of the Deansgrange Business Park. With the exception of the AIB Bank site, none of these "Potential Redevelopment Areas" have been brought forward for development to date, and again, the economic downturn makes it somewhat unlikely that redevelopment activity will occur in the short-term.

3.11 Blackrock

Commentary:

Work has commenced on the Blackrock Local Area Plan. A pre-draft public consultation process was held, with a number of public meetings in December 2011. It is anticipated that the Draft Blackrock Local Area Plan will be brought to the Council during the course of 2012.

3.12 Dun Laoghaire

Commentary:

Work has commenced on the Dun Laoghaire Local Area Plan. A pre-draft public consultation process was held, with a number of public meetings in December 2011. It is anticipated that the Draft Dun Laoghaire Local Area Plan will be brought to the Council during the course of 2012 and that this Plan will then supersede the

Urban Framework Plan (which is set out in Chapter 4 of the 2010-2016 County Development Plan).

3.13 Sallynoggin

Commentary:

Work has not yet commenced on the Sallynoggin Local Area Plan. It is anticipated work will commence on the Local Area Plan later in the County Development Plan period.

3.14 Rathmichael/Ferndale Road

Commentary:

Work has not yet commenced on the Rathmichael/Ferndale Road Local Area Plan. In the absence of any commitment to the upgrading of the foul drainage in the wider area, it is unlikely that work will commence on the Local Area Plan in this County Development Plan cycle.

4. Residential Development

4.1 Introduction

The collapse of the property market has had a profound effect on the delivery of the residential development objectives of the County Development Plan. Overarching policies which seek to ensure the implementation of the Regional Planning Guidelines, in terms of prioritising new population growth in the metropolitan core of the Greater Dublin Area, are unlikely to be delivered in the short to medium term. In wider strategic terms, it was anticipated that the delivery of residential and commercial development in the southeastern quarter of the County would be predicated on the implementation of critical public transport and other essential infrastructure projects. The combination of reduced exchequer financing and the decline in private sector housebuilding has, however, led to the postponement of projects such as the Luas Green Line extension to Old Conna (Line B2) and the construction of a new DART station at Woodbrook.

On the positive side, as mentioned earlier, the objectives of the Development Plan 2004-2010 were framed within the context of population stagnation/decline – a pattern that has changed significantly with the publication of the 2011 Census, showing a 7% increase in population growth. It is important to note that there are a number of key areas - Dun Laoghaire, Sandyford Environs, Dundrum - where a long-standing pattern of population decline has been reversed to one of growth.

4.2 Policy RES1: Supply of Zoned Land

It is Council policy to seek to ensure that sufficient zoned land is available to satisfy the housing requirements of County over the lifetime of the Plan thereby meeting the household/population targets set by the Regional Planning Guidelines

Commentary:

The recent amendments to the Planning and Development Act in 2010 required the provision of a 'Core Strategy' for each County Development Plan. The purpose of a 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 principal objective of the Core Strategy is to provide a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed-use zonings in the County Development Plan

The Core Strategy was adopted as a Variation to the County Development Plan in June 2011. It set out the relationship between the housing allocation for the County (as determined by the Regional Planning Guidelines 2010-2022) and the quantum of residential and mixed-use zoned land.

The Core Strategy concluded that *"It is considered, therefore that there is a reasonable equilibrium between the available zoned residential land supply and the housing allocation"* P.12

4.3 Policy RES2: Implementing Part V

It is Council policy to facilitate the implementation of the Housing Strategy. To ameliorate the imbalance between different housing outputs and varying housing demands, the following shall be required by agreement under Part V of the Planning and Development Acts 2000-2006.

Commentary:

This is an ongoing policy. See the Review of the Housing Strategy for further information.

4.4 Policy RES8: Overall Housing Mix

It is Council policy to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Housing Strategy.

Commentary:

This is an ongoing policy. There has been a discernable shift toward proposals for more traditional low-density housing, as opposed to apartment schemes, both for new

residential sites and as part of amended proposals for sites with existing planning permissions. The Planning Authority is committed to ensuring that the underlying residential density provisions and imperatives of the 'Sustainable Residential Development in Urban Areas' (2009) are implemented. This means that development sites adjacent to public transport corridors will be required to provide higher residential densities in accordance with national and regional policy objectives. Generally, in Dún Laoghaire-Rathdown, apart from in exceptional circumstances, minimum residential densities should be 35 dwellings per hectare. Significant parts of the existing built-up area of the County are readily accessible to public transport corridors – QBCs, Luas, DART. In these circumstances Government guidance is to provide densities at higher than 50 dwellings per hectare.

4.5 Policy Res13: Accommodation of Travelling Community

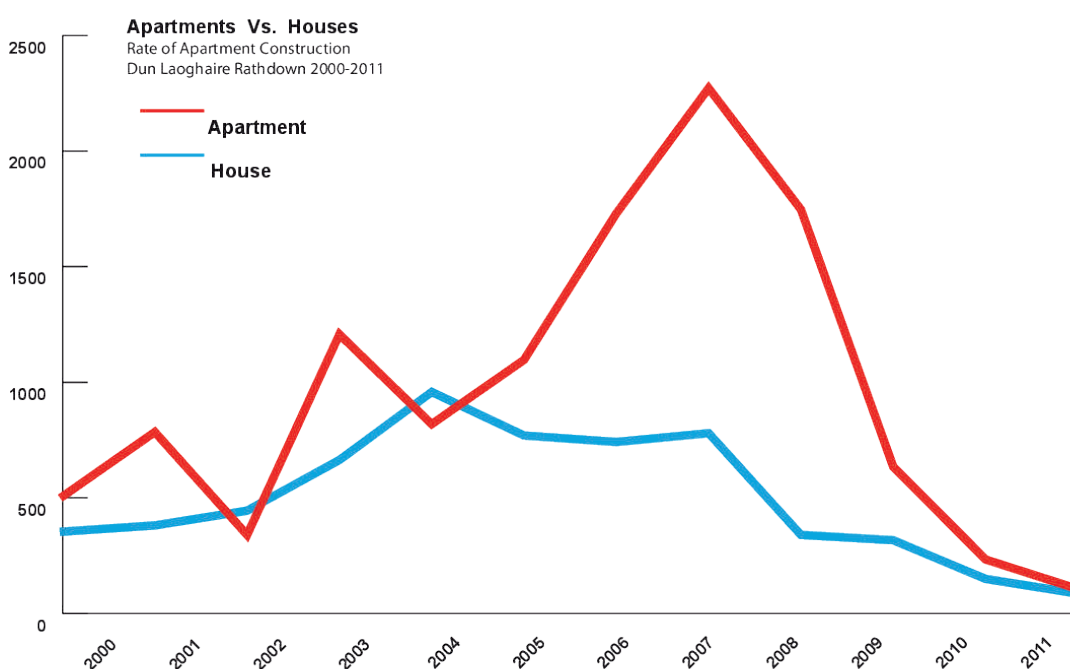
It is Council policy to provide halting sites and group housing for the settlement of the travelling community who normally reside in the Council area, in addition to providing housing to meet their needs

Commentary:

The Council adopted a Travellers Accommodation Programme 2009-2013. This Programme was reviewed in 2011, with the review focussing on the construction and refurbishment programme, along with maintenance and consultation issues. The review noted that "there have been a number of constraints on the implementation of the construction programme and progress has been slow". The review proposed that that there would be no amendments made to the Programme and that the Council will continue to focus on delivery of its objectives, while acknowledging that "the current economic climate will likely have an effect on the current and future Traveller Accommodation programmes".

4.6 Policy RES19: Management of One-off Housing

It is Council policy to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services. It is recognised that much of the demand for one-off housing is urban generated and this can result in an unsustainable pattern of development, placing excessive strain



on the environment, services and infrastructure.

Commentary:

To put the development pressures on the rural part of the County in some context, between April 2004 and April 2010 (the period spanning the 2004–2010 County Development Plan), 113 applications for ‘oneoff’ houses were submitted to the Planning Authority for consideration. Of these 39 (35%) were granted planning permission and 74 (65%) refused.

In the two years since the adoption of the County Development Plan, a total of 6 planning applications for one-off rural houses were submitted in the high amenity/agricultural zones - 3 were granted planning permission by the Council.

4.7 Housing Strategy Review

4.7.1 Introduction

Section 95 (3) (a) of the Planning and Development Act, 2000 states that *“The report of the Manager under section 15(2) shall include a review of the progress achieved in implementing the housing strategy and, where the report indicates that new or revised housing needs have been identified, the Manager may recommend that the housing strategy be adjusted and the development plan be varied accordingly”*

This Chapter has been prepared in accordance with Section 95(3)(a) of the 2000 Act and outlines the various housing policy shifts that have occurred since the publication of the Housing Strategy 2010-2016.

4.7.2 Preamble

The primary aim of the Housing Strategy, as a 'working document' for the Council, is in relation to the implementation of Part V of the Planning and Development Act (2000). The Housing Strategy establishes the 'evidence-based' rationale for future land use zoning, based on population and household projections and also provides a justification for the reservation of 20% of eligible housing developments for social and affordable housing.

Both of these two elements of the Housing Strategy have been superseded or are about to be superseded by new guidance and/or legislation. The 'Core Strategy', introduced via the Planning and Development Act (2010) now provides the evidence-base for decision-making regarding residential land-use zoning. The Government has recently announced that a fundamental review of Part V of the the Planning and Development Act (2000) is currently underway - in light of the *“radically different housing market that currently prevails compared to when Part V was first introduced.”*

While it is accepted that a review of Part V of the the Planning and Development Act (2000) is certainly merited, in effect it means that the Planning Authority is conducting a review of the Housing Strategy without a full understanding of the

shape of the new guidance and/or legislation which will underpin the delivery of housing through the Planning system. It is anticipated that when the review of Part V of the Planning and Development Act (2000) is published shortly, there may be a requirement for each Local Authority to review its own Housing Strategy, in accordance with the new guidance and/or legislation.

4.7.3 Review of Part V of the Planning and Development Act (2010)

As stated, in response to profound changes in the housing market, the Government expressed its intent to review Part V of the Planning and Development Act (2000) in a recent 'Housing Policy Statement' (June 2011), which sets out the changing Government perspective on social and affordable housing policy.

On the issue of affordable housing the Policy Statement notes:

“If a household is capable – through the resources it has available to it – of renting a high quality home in a vibrant community but lacks the resources necessary to purchase an equivalent home, that household does not need – particularly where pressures on resources are extreme and the resources available must be focused on responses to the most acute housing needs – assistance from the State.”

The statement continues:

*“The Government is therefore **standing down all existing affordable housing programmes** to reflect current affordability conditions. These will be wound up as part of a review of Part V of the Planning and Development Act 2000. The decision is not being taken to end Part V fully. There is a continued rationale for capturing planning gain for residential development through resourcing of social housing supports.”*

More recently, in February 2012, a Circular was issued to all Local Authorities by the DoECLG stating that a review of Part V of the Planning and Development Act *“is now underway”*. The Circular went on to state that *“The review is being undertaken in the context of the radically different housing*

market that currently prevails compared to when Part V was first introduced. As set out in the policy statement, the decision is not being taken to end Part V fully on the basis that there is a continued rationale for capturing planning gain for residential development through the resourcing of social housing supports. The review, which is being carried out by the Housing and Sustainable Communities Agency, has therefore been charged with considering how planning gain can still be captured while taking account of prevailing market conditions."

In view of the above, it is therefore not recommended that amendments to the Housing Strategy be made, in advance of publication of the new guidance and/or legislation.

4.7.4 Core Strategy Vs. Housing Strategy

Other recent changes in Government policy have had a significant effect on the relevance of Housing Strategies. The recent amendments to the Planning and Development Act in 2010 required the provision of a 'Core Strategy' for each County Development Plan – this is discussed at further length below, but in short, the provisions of the Core Strategy overlap quite significantly with the provisions of the Housing Strategy – primarily as a means of arriving at an evidenced-based justification of the requisite amount of residential zoned land to be provided in a County Development Plan. Previously, the Housing Strategy was the 'vehicle' for determining the required quantum of residential zoned land in the County.

From the Guidance Note on Core Strategies (2010):

"A key element of Housing Strategies related to the calculation of housing demand from estimates of future population. Insofar as the Core Strategy now sets the development plan population target or allocation as derived from RPGs, there is a potential for overlap between Core Strategies and housing strategies."
P10

The Guidance Note on Core Strategies goes on to state that:

"It is envisaged that the previous guidelines on Housing Strategies will be revised in due course."

A central element of the Housing Strategy has been effectively replaced with the Core Strategy of the Plan. It is anticipated that the pending review of the Housing Strategy guidance and/or legislation will reflect this change.

4.7.5 Review of Housing Strategy

When assessing housing trends since the adoption of the 2010-2016 Housing Strategy, it is clear that there has been a very significant decline in housing supply across the board – private, social and affordable. Figures derived from the ESB connection data show a decline in overall dwelling unit completions for Dun Laoghaire-Rathdown from a high of 3,052 in 2007 to 192 in 2011 – a decline of 94%. Demand for housing has been negatively affected by the general economic downturn, the return of high levels of emigration, difficulties in access to credit and the problems of mobility associated with high levels of negative equity.

At the same time, it is also the case that demand for social housing has increased very significantly – the annual 'Housing Needs Assessment' has seen an approximate 60% increase to almost 4,000 persons in the period 2008 to 2011. Meanwhile, the annual funding allocation from the DoECLG for social housing construction, for example, has declined significantly, from €20m in 2007 to approximately €3.5m in 2012.

The 2010-2016 Housing Strategy methodology was conducted in accordance with the DOECLG's "Louth Model" which, in summary, examines:

- Household incomes – projected over a six year period
- House prices – again, projected over a six year period

The conclusion from the Housing Strategy analysis was that the Planning Authority was justified in framing a policy to reserve 20% of completed residential units on site, as a first preference, for the purpose of

meeting social and affordable housing need. The affordability analysis concluded that, while the affordability situation for prospective house purchasers improved over the period of the Plan, the average percentage of households experiencing an affordability problem was 50%, and never dropped below 40% for the duration of the Plan period.

Having regard to the fact that it is Government policy that the present affordable housing schemes are to be 'stood down' and the legislation underpinning affordable housing is under review, it was decided not to carry out a review of this element of the Housing Strategy.

Any such analysis would, in any case, be complicated by a number of factors. The affordability analysis methodology, as set out in the 'Louth Model' does not take any account of difficulties that households may encounter in relation to access to mortgage finance - evidence on mortgage lending would suggest that access to credit has tightened very considerably in recent years. Also some of the core data required for the affordability analysis is considerably out-of-date. For example, the data on household incomes is derived from the CSO 'Household Budget Survey' for 2004/2005 - this dataset has not been updated by the CSO, and it is certain that average household income has declined nationally since 2004/2005.

4.7.6 Conclusion

The Planning and Development Act indicates that in reviewing the Housing Strategy after two years, "*where the report indicates that new or revised housing needs have been identified the Manager may recommend that the housing strategy be adjusted and the development plan be varied accordingly*".

It is clear that, in relation to housing need, the area that has changed most significantly in the intervening two-year period is the level of social housing demand. The Council are continuing to pursue every available avenue for the increased provision of social housing units – under increasingly difficult financial conditions including:

- Direct provision
- RAS Scheme
- Cooperation with Voluntary Housing bodies
- Part V Social Housing
- Leasing Arrangements

The pending publication of the amended guidance in relation to Part V of the Planning and Development Act (2000), which currently underpins the Housing Strategy, will be the appropriate time to carry out any substantial review of the Housing Strategy.

5. Enterprise and Employment

5.1 Preamble

The provision of employment zoned land and the quantum of commercial development envisaged in the County Development Plan 2010-2016 was determined primarily by the labour force forecasts for the County. It is clear that the economic recession, the substantial increase in the unemployment rate in the County in the last three years and the large overhang of vacant commercial property all pose a significant challenge and will have an influence on any future demand to develop additional employment zoned lands in the short-to-medium-term.

5.2 Policy E1: Lands for Employment Use

It is Council policy to ensure that sufficient serviced lands are available for employment generation.

Commentary:

The recently adopted Core Strategy included an examination of the level of employment zoned lands in the County and concluded that the "Development Plan objective "to ensure that sufficient serviced lands are available for employment generation is satisfactorily addressed."

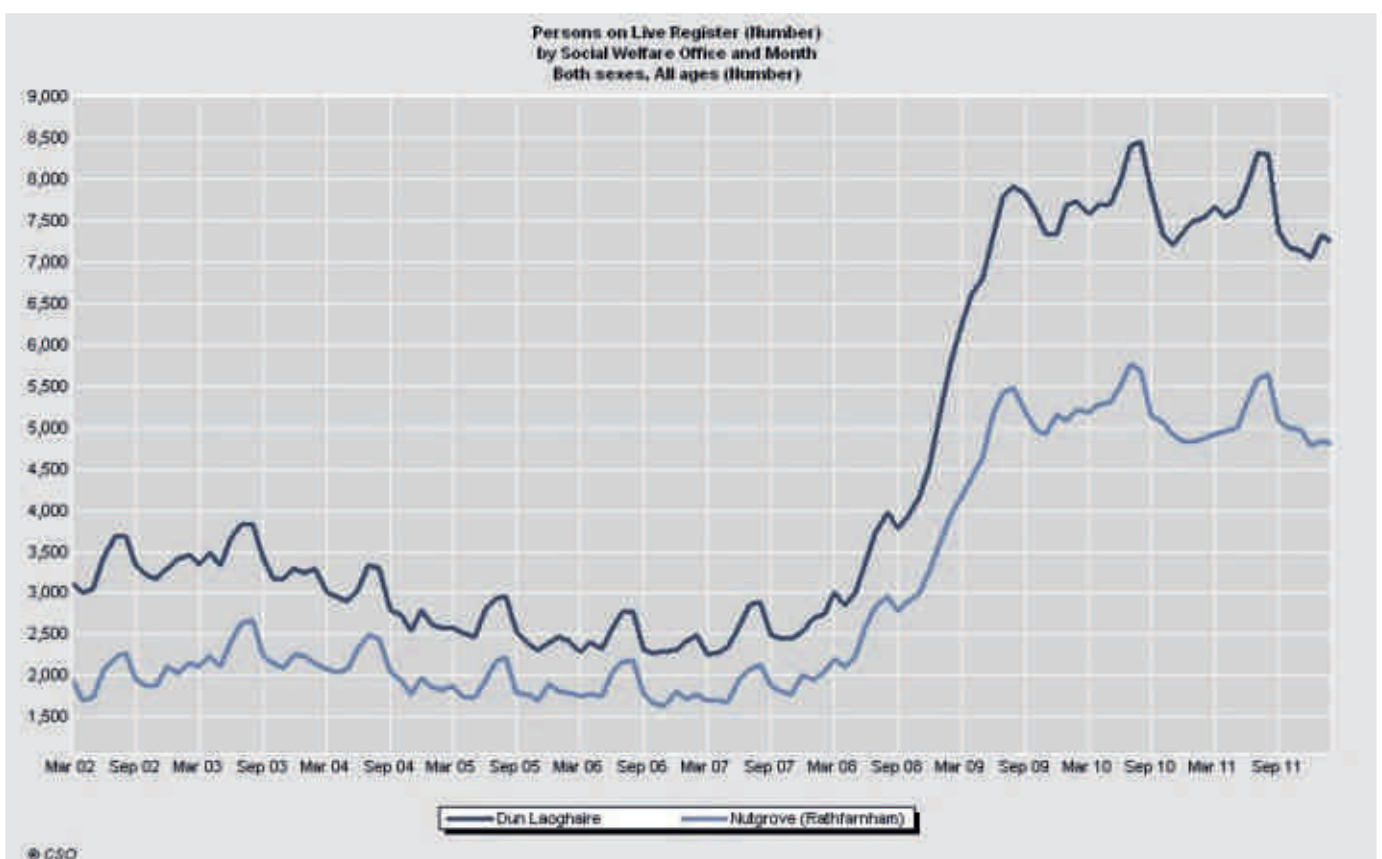
As noted above, the approach adopted in the 2010-2016 Dún Laoghaire-Rathdown County Development Plan was to arrive at a labour force projection by considering projected population growth, the projected labour force participation rate of the new population and the projected jobs ratio, i.e. how many jobs are likely to be located within the County relative to the size of the labour force.

There remains a substantial quantum of undeveloped 'Objective E' zoned lands – circa 80ha. The main areas of presently undeveloped employment zoned lands (zoned Objective 'E') are in:

- Cherrywood (40ha) ,
- Kiltiernan/Glenamuck (21ha)
- Carrickmines (adjacent to 'The Park').(20ha)
- Old Conna (some potential employment zoned lands)

5.3 Policy E4: Third and Fourth Level Institutions

It is Council policy to work in conjunction with the County's Third and Fourth Level Institutions in the creation and fostering of enterprise.



Commentary:

This is an ongoing objective. The Planning Authority have engaged with Third Level Institutions in regard to the creation and fostering of enterprise – specifically, UCD in its implementation of the Campus Masterplan (2005-2015) and IADT in its campus development proposals. Since the adoption of the County Plan, there have been several significant developments on both campuses.

Site development works currently are progressing on the UCD Science Centre, which the University states will “*respond to national infrastructural deficits in the field of science and will work towards identifying solutions to global research challenges through the co-location of world-class scientists across different disciplines*”. Excavation and foundation works for Science Centre Phase 2 commenced in late 2011. This development will incorporate 32,000sq.m of undergraduate, taught postgraduate, research, innovation and outreach accommodation, is due to be completed in 2013.

The National Institute for Bioprocessing Research and Training (NIBRT), associated with UCD and located in Blackrock, Co. Dublin, is a new global centre of excellence for training and research in bioprocessing. The NIBRT facility is a purpose-built, multi-functional building which replicates the most modern industrial bioprocessing facility. The total building area is approximately 6,500 m² over two floors. The Institute was formally opened in June 2011.

The IADT campus has seen significant development over the last 15 years with new college buildings constructed including the Atrium Building, the Carriglea Building and the Media Cube (Digital Media Incubation Centre). Since the adoption of the County Development Plan, planning permission has been granted for a second 6,000sq.m Digital Media Building. In addition, the Institute’s Film School is currently under construction and is due to be completed by Summer 2012. This state-of-the-art facility will include a High Definition TV/film Studio, a blue screen studio, two radio studios, equipment store/technicians workshop, four

classrooms and staff offices

5.4 **Policy E8: Sandyford Commercial Axis**

It is Council policy to produce a Local Area Plan for Sandyford.

Commentary:

An Urban Framework Plan for Sandyford was adopted by the Council as a Variation to the County Development Plan in September 2011. The purpose of the Sandyford Urban Framework Plan is to set out the policies and objectives that, when implemented, will transform Sandyford Business District from a collection of disparate, poorly connected estates, to a co-ordinated, cohesive, business district. The SUFP introduces a new set of land use zoning objectives for the overall District and provides clarity on the optimum scale of development using plot ratio objectives. It regulates building height and indicatively sets out how the Sandyford of the future may look.

5.5 **Policy E10: Office Development**

It is Council policy to facilitate significant office development in commercial and employment centres. The appropriate locations for office development would generally be in Major Town Centres, District Centres, and Employment zoned areas (zones MTC, DC and E).

Commentary:

This is an ongoing objective. There have, however, been no large-scale office schemes granted planning permission in the two years since the adoption of the County Development Plan, reflecting both the depressed market for commercial property and the high vacancy rate. This is in marked contrast to the very significant quantum of commercial office space granted permission in the years 2004-2010 when there were over 50 separate planning applications for office schemes in excess of 1,000sq.m in area.

5.6 **Policy E13: Tourism**

It is Council policy to co-operate with the appropriate agencies in promoting sustainable tourism and securing the development of tourist-orientated facilities in the County.

Commentary:

This is an ongoing objective. Since the adoption of the Plan, the administrative

landscape for tourism promotion has changed quite significantly in Dublin with the merging of 'Dublin Tourism' into its parent body Fáilte Ireland from 2012. All promotional functions will be conducted within the framework of Fáilte Ireland and the board of Dublin Tourism has been disbanded, with the bulk of its staff moving to Fáilte Ireland.

6. Retail

6.1 Preamble

Nationally, retail trends tell a story of a sector under severe pressure. There has been consistently negative data published in recent years on consumer spending, retail sales volume, retail sales value, high street footfall and high street vacancy levels. CBRE in a recent research report note that while retailing is down in general, *“there is significant variance at a sectoral level, with some sectors of retail suffering to a greater degree than others”* and go on to note that *“there is no doubt that further rationalisation can be expected in the Irish retail market, particularly for retailers who are tied into legacy leases.”*

The GDA Retail Strategy (published June 2008), which forms much of the basis of retail planning for the County was formulated from data that derives from the 2006 Census - ie a time of record housing completions nationally, strong economic growth, high levels of immigration following EU enlargement and historically low unemployment figures. The last four years, however, have seen a radical and fundamental reversal in all these indicators. This is verified by analysis of the strategic Retail Sales Index statistics published quarterly by the Central Statistics Office. From a Base Year of 2005 (where the index of retail sales is represented by the

figure 100) the Index confirms the value of retail sales nationally peaked (116) in 2007. As of January 2012, however, retail sales values had fallen significantly to 87 – a fall of 25% below the 2007 peak.

This decline is reflected in development and planning application trends. Since the adoption of the County Development Plan in April 2010, there has been no new significant retail proposals advanced in the County, albeit pre-planning discussions in respect of Carrickmines are ongoing.

6.2 Policy RET1: Retail Planning Guidelines

It is the policy of the Council to have regard to the Retail Planning Guidelines for Planning Authorities (2005) in determining planning applications for retail development.

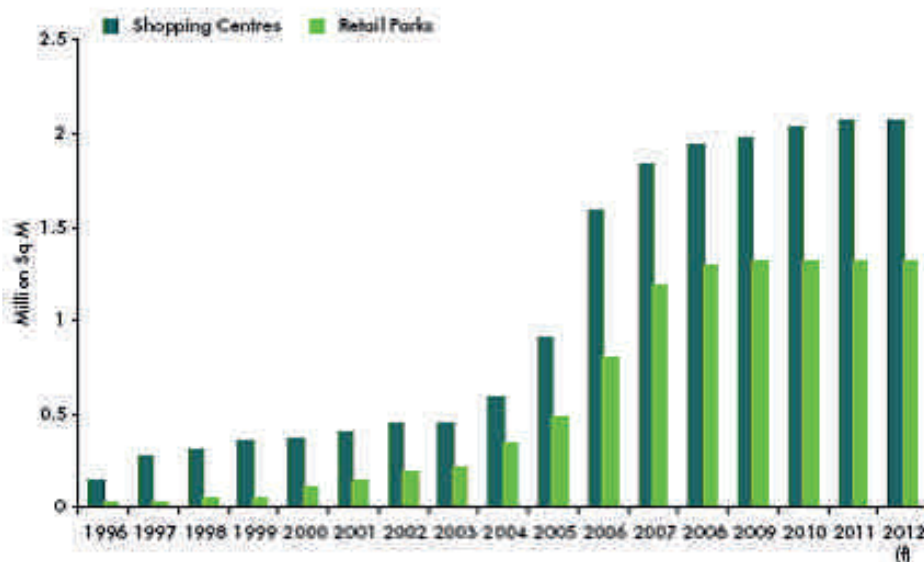
Commentary

This is an ongoing objective. The Dún Laoghaire–Rathdown County Development Plan provisions in respect of retailing are consistent with the broad objectives of the ‘Retail Guidelines for Planning Authorities’ (2005) in relation to the retail hierarchy, the role of centres and the inclusion of floorspace guidelines in relation both to the Level 2 Major Town Centres and Level 3 District Centres in the County.

6.3 Policy RET3: Retail Hierarchy

It is Council policy to have regard to the

Irish Shopping Centre & Retail Park Stock 1996 – 2012(f)



Greater Dublin Area Retail Planning Strategy 2008 – 2016 in defining the retail hierarchy of the County and defining the role of the retail centres. It is Council policy to promote the viability and vitality of its existing main retail centres while continuing to protect and improve the amenity of surrounding areas.

Commentary

The table overleaf demonstrates the close correlation between the retail hierarchy set out for Dún Laoghaire- Rathdown in (i) the GDA Retail Strategy 2008-2016 and (ii) the 2010-2016 County Development Plan. It should be noted the only deviation between the GDA Retail Strategy and the County Development Plan relates to the inclusion of an additional Level 3 District Centre at Carrickmines – notwithstanding the cautionary assertion in the GDA Retail Strategy that “... there is a limited quantitative case to be put forward for the provision of new centres outside of those planned in the Strategy.”

cautionary position in relation to the provision of significant additional retail floorspace in the County for the duration of the Plan – in recognition of the dramatic slowdown in the economy resulting in lower than expected in-migration levels and consequent lower growth in overall consumer expenditure.

Commentary

Notwithstanding the inclusion of an additional Level 3 centre into the Dún Laoghaire Rathdown retail hierarchy, the County Development Plan continues to advocate the adoption of a cautionary strategic position to retailing and additional retail floorspace for the duration of the Plan – particularly in relation to the potential adverse consequences of oversupply at a time of drastic downturn in the economy, much reduced in migration levels and, consequently, more constrained overall consumer spending power.

6.4 Policy RET13: Additional Retail Floor Space

It is Council policy, while having regard to the Retail Strategy for the Greater Dublin Area 2008 – 2016, to nevertheless adopt a

GDA RETAIL STRATEGY	DLR COUNTY DEVELOPMENT PLAN
Level 1 Metropolitan Centre: Dublin City Centre	
Level 2 Major Town Centres: Dun Laoghaire Dundrum	Level 2 Major Town Centres: Dun Laoghaire Dundrum
Level 3 District Centres: Stillorgan Blackrock Cornelscourt Nutgrove Cherrywood	Level 3 District Centres: Stillorgan Blackrock Cornelscourt Nutgrove Cherrywood Carrickmines
Level 4 Neighbourhood Centres	Level 4 Neighbourhood Centres: (i) Established Neighbourhood Centres- eg Ballybrack, Ballinteer (ii) New Neighbourhood Centres- eg, Stepside, Ticknock. (iii) Key Development Areas- eg, Woodbrook, Kiltarnan

7. Social, Community and Cultural Development

7.1 Preamble

It is a broad goal of the 2010-2016 County Development Plan to promote social inclusion and to ensure the retention and provision of accessible community and recreational facilities including local/neighbourhood centres and to ensure that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development. Some significant progress has been made in the provision of new social and community infrastructure and the recent announcement of significant capital expenditure committed to projects such as the new Library/Arts/Culture/Community complex at Moran Park are very positive.

7.2 Policy SCC1: County Development Board Strategy

It is Council policy to promote and facilitate the participation of key stakeholders in the delivery of the County Development Board's, "Integrated Strategy for Social, Economic and Cultural Development, 2002 – 2012" and in doing so, reach a shared vision for the long-term social, economic and cultural development of Dún Laoghaire-Rathdown.

Commentary:

This is an ongoing objective. The County Development Board Strategy Action Implementation Plan 2009 - 2012 was adopted by the County Development Board in May 2009. This Plan sets out the priority actions which will contribute to the realisation of the Board's overall strategy for the ten-year period 2002 - 2012.

7.3 Policy SSC2: Social Inclusion and Participation

It is Council policy to progressively reduce all forms of social exclusion whether by race, creed, sexuality, educational attainment, geographical location and levels of physical and intellectual ability

Commentary:

This is an ongoing objective. A Social Inclusion Profile of Dún Laoghaire-Rathdown was published in 2009. This

report profiled the extent and nature of social exclusion in the county and suggested that it is often invisible and more significant than portrayed in official data, in what is otherwise considered to be a relatively affluent county.

Dún Laoghaire-Rathdown's "Integration Strategy and Action Plan 2012-2015" was launched in January 2012. This new Strategy builds upon the achievements of the DLR Anti-Racism and Diversity Plan 2007 – 2010. The main themes for actions to further integration during the period of the Strategy are education, employment health, civic and community participation, information, sports and leisure activities and the administration of justice.

The Office of the Minister for Integration has allocated funding to the Social Inclusion Unit of Dún Laoghaire-Rathdown County Council under the Integration Fund. This funding will be made available, by way of small grants, to groups to carry out activities and projects designed primarily to promote the participation and integration of legally resident immigrants into wider community life.

'Social Inclusion Week' has been held by the Council in recent years and is an opportunity to hold a series of positive actions that support people to achieve equality, participation, recognition, and supporting people to be able to contribute to social and cultural life and to be aware of, and challenge all types of discrimination

7.4 Policy SCC3: RAPID

It is Council policy to continue to co-ordinate services and physical development provided in the RAPID area in accordance with the agreed RAPID plan - all with the aim of reducing the impacts that lead to social exclusion and other forms of disadvantage.

Commentary:

The Revitalising Areas by Planning, Investment and Development (RAPID) programme is aimed at improving the quality of life and the opportunity available to residents of the most disadvantaged communities in Irish cities and towns. There is only one RAPID programme in Dún Laoghaire-Rathdown County and this programme focuses on the geographical

areas of Loughlinstown and Shanganagh / Rathsalagh. The RAPID Programme is currently in the process of implementing a new local plan (2007-2013), under eight thematic objectives including:

- Education
- Community Development & Social Inclusion
- Family Support
- Community Safety
- Health
- Physical Environment
- Youth
- Enterprise & Employment.

Actions which RAPID has supported include the re-development of Laurel Avenue (Housing), developing childcare facilities in Shanganagh and the building of new playground facilities in both. Other milestones include the establishment of a young investors project, environmental enhancement works, anti-social laneway closures and the development of sport and community garden facilities.

7.5 Policy SCC5 Community Facilities

It is Council policy to support the development and provision of a wide range of community facilities distributed in an equitable manner throughout the County.

Commentary:

The Council has made progress in recent years in terms of provision of community

facilities. Construction is underway on a 25m swimming pool in Loughlinstown. New play facilities in Blackrock Park, Marlay Park and Cabinteely Park have been opened and a new synthetic pitch and the refurbished boxing clubhouse in Kilbogget park has been completed in accordance with the Master Plan for Kilbogget Park (2010). There have been improvements of facilities/amenities (paths, playground, pitch improvements, clubhouses) at Sallynoggin Playing Fields. The recent confirmation of capital funding for the provision of a new flagship Library/Arts/Culture/Community complex at Moran Park to include a major public library, which will include a dedicated children's library, teen space, local history & reference sections and space for Council archives is a significant development. Likewise, the Council recently announced a funding allocation for Phase 1 of the Samuel Beckett Civic Complex at Ballyogan. Phase 1 of the project will consist of a community centre & childcare facility, a library/sports building, a playground, a synthetic & natural grass pitches and a skate park.

7.6 Policy SSC13; Schools

It is the policy of the Council to ensure the reservation of primary and post-primary school sites in accordance with the



requirements of the relevant education authorities.

Commentary:

This is an ongoing objective. The Planning Department meet on a regular basis with the Department Of Education and Science School Planning Unit.

The recent announcement by the Minister of Education and Skills suggested that within Dún Laoghaire-Rathdown County two primary schools – one in Stevaside/Ballinteer and one in Ballinteer – are programmed to be established between 2012 and 2015. One post-primary school – in the Stevaside/Ballinteer area – is programmed to be established between 2012 and 2017.

There has been ongoing contact between the Council's Planning Department and the Department of Education and Skills Planning and Building Unit based in Tullamore. The Planning and Building Unit have formally approached the Planning Department with a view to commencing detailed dialogue and discussion in relation to possible site identification, technical specifications and timeframes. The Planning and Building Unit have also advised that they have recently developed a GIS system that facilitates a much more considered and objective analysis of school place demands and projections than heretofore. In addition the Planning and Building Unit advise they are currently in detailed discussions with various potential Patron Bodies as prospective patrons of the new schools.

Planning Department officials met with officials from the Department of Education and Skills Planning and Building Unit in September 2011 to begin exploratory discussions on possible site options. The Planning and Building Unit officials indicated that, while there are pressures to identify permanent locations for the 2 no. primary schools, the immediate priority is to identify two sites on which the new primary schools might be temporarily accommodated for a period not exceeding three years.

The Planning Department has provided the Planning and Building Unit with reasonably detailed information on a number of

possible site options that might satisfy the Unit's criteria for both the temporary and permanent primary school accommodation. Ongoing discussions in relation to these site options are continuing.

To date priority of the Planning and Building Units has been almost exclusively focussed on the provision of primary schools. The Planning Department is, however, anxious to widen the scope of discussion to at least begin exploring potential site options to ensure the delivery of post-primary school provision in accordance with the timeframe previously announced by the Minister.

8. Landscape, Heritage and Biodiversity

8.1 Preamble

It is a broad goal of the 2010-2016 County Development Plan to protect the landscape of the County in a way that ensures features of natural heritage are preserved and that important wildlife habitats are conserved. While many of the regulatory functions in relation to statutory designations (such as SAC's/NHA's etc) are within the remit of other State bodies, the Planning Authority have an important ongoing role in maintaining the integrity of these sites, through the planning process.

8.2 Policy LHB2: High Amenity Zones

It is the policy of the Council to conserve and enhance existing High Amenity ones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging the amenities that affords them their special character.

Commentary:

The conservation of high amenity zones remains an ongoing objective. The Planning Authority maintains a strict implementation of the development management restrictions for these areas. This objective is also associated with the objectives of the Dublin Mountains Partnership(DMP), of which the Council is a partner. The DMP are developing an integrated plan for the area, linking existing and potential outdoor recreation components – in particular forests and other public or state owned lands, with the ultimate aim of improving the recreational experience for users of the Dublin Mountain. One of the flagship projects of the Dublin Mountains Partnership is the establishment of a long distance trail (43kms), the Dublin Mountains Way (DMW), much of which traverses High Amenity zoned lands, across the mountains from Shankill in the east to Tallaght (Sean Walsh Park) in the west. The Dublin Mountains Way was officially opened from Shankill to Tallaght in October 2010. The entire route from Shankill to Tallaght is now fully waymarked.

8.3 Policy LHB5: Heritage and Protection of the Environment

It is the policy of the Council to protect and conserve the environment including, in particular, the architectural, archaeological and natural heritage of the County and to conserve, manage and protect nationally important and EU designated sites including Special Protection Areas, Proposed Candidate Special Areas of Conservation and Proposed Natural Heritage Areas.

Commentary:

This is an ongoing objective. The designation of Architectural Conservation Areas (5 adopted and 1 currently in progress) since the publication of the County Development Plan in April 2010 has set the context for the preservation and enhancement of conservation areas. Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected.

8.4 Policy LHB17 Coastal Zone Management and Dublin Bay

It is Council policy to co-operate with the Coastal Zone Management Division of the Department of Agriculture, Fisheries and Food in the preparation of the national stocking exercise and in the preparation and implementation of a national Coastal Zone Management Strategy. It is also Council Policy to co-operate with the Dublin Bay Task Force in the preparation of a Dublin Bay Master Plan in partnership with local communities, the general public, user organisations and statutory authorities.

Commentary:

The Council continues to collaborate with the Coastal Zone Management Division, now a part of the Office of Public Works. Key elements of the management of the marine coastal zone include the regulation of aquaculture, foreshore development and dumping at sea. The Coastal Zone Management division administers all Foreshore Lease applications. The Dublin Bay Task Force was launched by the then Minister for the Environment John Gormley, in 2008, under the auspices of the Dublin Regional Authority. It has so far failed to produce a 'Dublin Bay Master Plan' and it remains unclear if the Task Force will do so in the near future.

8.5 Policy LHB20 : The Metals

It is Council policy to manage and enhance

The Metals from the Peoples Park to Dalkey giving due regard to its historic importance while encouraging its use as a walking route between Dún Laoghaire and Dalkey.

Commentary:

There has been significant progress in this initiative, since the adoption of the County Development Plan, with the completion of Phase I of the New Metals Walkway. Phase I included a deck over the DART line adjacent to Queen’s Road and upgrade of Marine Road, Crofton Road & Queen’s Road, Dún Laoghaire, Co. Dublin. Phase II has been provisionally completed and further extensions are being investigated in conjunction with Iarnród Éireann.

Amenity Zones above, which refers to Dublin Mountains Partnership.

8.6 Policy LHB21 : Dublin Mountains Strategic Plan

It is Council policy to support the vision and objectives of Dublin Mountains Strategic Plan for Development of Outdoor Recreation (2007-2017) including the formation of a Dublin Mountain Way.

Commentary:

See response to Policy LHB2: High

The Dublin Mountains Way Map 1



9. Open Space and Recreation

9.1 Preamble

The two years since the adoption of the 2010-2016 County Development Plan have seen the publication of a number of important strategic planning documents relating to Open Space and Recreation policy making - most notably, the Open Space Strategy, and the Tree Strategy.

9.2 Policy OSR1 : Green Space Strategy

It is Council Policy to undertake a comprehensive audit of the existing and proposed open space provision in Dún Laoghaire-Rathdown and to prepare an all-encompassing Green Space Strategy for the County. The outputs and recommendations of that Strategy will be implemented as appropriate and as resources allow.

Commentary:

The Council's draft Open Space Strategy commenced with a survey, audit and assessment process which was completed in 2010. A comprehensive strategy was prepared based on the findings of the audit and assessment. The Strategy which included the results of a questionnaire survey of the public, went on display in July 2011. The Strategy sought to document the county's 'green estate': its network of open spaces, parks and outdoor recreational facilities; and to prepare a strategy for the future management of these assets and related policies and services. The Council officially adopted the Strategy in February 2012.

9.3 Policy OSR6 : Trees and Urban Woodlands

It is the policy of the Council to prepare a Tree Strategy for the County to ensure that the tree cover in the County is managed to optimize the environmental, climatic and educational benefits which derive from an 'urban forest'.

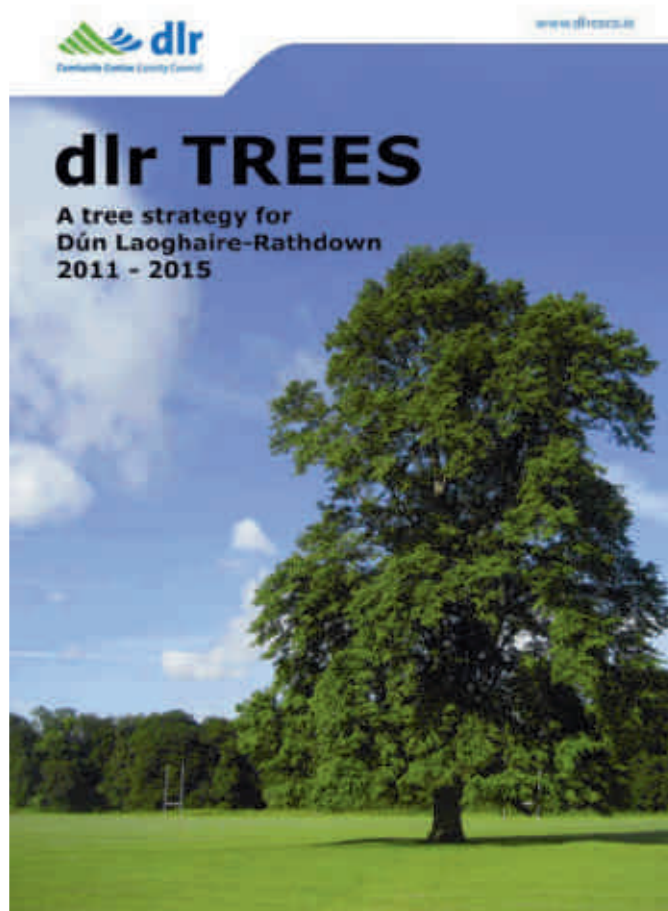
Commentary:

"*dlr TREES - a Tree Strategy for Dún Laoghaire-Rathdown 2011 - 2015*" was published in 2011. It is one of the first tree strategies to be adopted and published in Ireland. It will enable the Council to manage trees with a pro-active, clear and consistent approach, to improve the efficiency and sustainability of tree management and to reduce long-term

management costs. The adopted policies will lead to a long term, safer, healthy, diverse and attractive tree resource, and inform tree planting and tree works programmes. The Council will use the Strategy to promote awareness of the importance of trees and tree management, and develop approaches that deal with specific threats, such as climate change, vandalism and development.

Objectives include

- Increase the quantum of tree cover on Council-owned land.
- Plant large tree species where space allows.
- Plant a wider variety of trees
- Encourage people to plant trees on their land.
- Develop policies to inform tree planting programmes and strategies.
- Plant the right tree in the right place.
- Promote awareness of the importance of trees.
- Promote tree conservation and planting.
- Provide training to Council staff



responsible for tree management.
Facilitate and provide tree related events.

9.4 Policy OSR7 : Greenways Network

It is the policy of the Council to develop a comprehensive network of County greenways linking parks and public open spaces and to work with adjoining local authorities and other stakeholders to achieve and improve external linkages.

Commentary:

The dlr Open Space Strategy includes a preliminary “Greenways Plan” which it is intended will take advantage of the potential for safe, off-road cycling and walking routes that could be linked to other transport modes. In March 2010 DLR Transportation Department published a Draft Cycling Policy to: “...promote and encourage more healthy, sustainable and environmentally friendly forms of transportation such as cycling and walking and to make the footway network accessible for all.” The Parks Service responded to this Policy by proposing a network of Greenways, defined by the Heritage Council as “shared-use routes for nonmotorized users, (walkers, cyclists, roller skaters, horse riders) for pleasure, recreation, tourism and daily journeys”. These would expand the opportunities for walking, jogging and cycling for recreational use and commuting. This network of Greenways (mapped in the Open Space Strategy) exploits the river valleys and linear parks which provide safe, off-road cycling routes linked to on-road cycle tracks and other transport modes such as the Quality Bus Corridors, the DART and Luas. Some routes running through Blackrock Park, Clonkeen Park, Kilbogget Park and Loughlinstown Park are already in use and are well established.

9.5 Policy OSR9 : Ballyogan Landfill

It is Council policy to continue the comprehensive remediation of the former Ballyogan landfill site following completion of the rehabilitation works as a new public park (Jamestown Park)

Commentary:

The availability of the former landfill for public access is subject to the satisfactory completion of rehabilitation works by Water and Waste Services. In 2012 it is envisaged that the rehabilitation of the

landfill may be sufficiently completed to consider opening the Park to public access. A phased development will then commence (subject to available finance) to provide for Mountain Biking and BMX as well as a playground and off-leash area for dogs.

9.6 Policy OSR12 : Play Facilities

It is the policy of the Council to support the provision of structured and unstructured play areas with appropriate equipment and facilities throughout the County and to ensure the needs of all age groups – children, teenagers, adults and older people- are facilities in the public parks of Dún Laoghaire-Rathdown.

Commentary:

The Open Space Strategy contained an audit of existing play facilities. The total current provision for children and young people at the end of 2010 amounted to 30 sites on c. 5 hectares. The countywide provision is 0.15 hectares per 1,000 population of children aged 0-14 years (population c.35,000), the main target group.

Play provision in the larger Flagship Parks tended to be significantly better quality than provision made in the Local Parks. Since the audit, additional play equipment has been installed at The Gallops and Loretto Park. A Regional/Flagship playground has also been opened at Marlay Park.

Further audit work is needed to fully assess the condition and quality of the County's provision of play facilities. While there have been improvements to both the number and quality of play facilities since the audit, further work is required to improve the Council's offering of play facilities

10. Conservation of the Archaeological and Architectural Heritage

10.1 Policy AH1: Protection of Archaeological Heritage

It is Council policy to protect archaeological sites, National Monuments (and their setting), which have been identified in the Record of Monuments and Places (RMP), whilst at the same time reviewing and assessing the feasibility of improving public accessibility to sites and monuments under the direct ownership or control of the Council or of the State.

Commentary:

The policy to protect the archaeological heritage of the County is an ongoing objective implemented through the development management process and Local Area Plans. Planning applications within the 'Zone of Archaeological Potential' of a National Monument are conditioned to carry out pre-development testing at the site and applicants are required to engage the services of a suitable qualified archaeologist licensed under the National Monuments Acts.

10.2 Policy AR3: Funding & Assistance

for Protected Structures

It is Council policy to continue to administer a prioritised scheme of Conservation Grants for owners and occupiers of Protected Structures as resources permit.

Commentary:

In 2011, The Department of the Environment, Heritage and Local Government took the decision to 'pause' the Conservation Grants Scheme. Since then, the Department has introduced a new scheme, entitled the Structures at Risk Fund (SRF) which is to run for the 2012 financial year. The scheme only applies to structures in immediate danger of significant deterioration and is not intended to assist in the carrying out of routine maintenance, alterations or improvements. Nationally, the fund totals only €500,000 and no more than 2 applications are allowed per Local Authority. This development represents a significant decline on the level of funding available for conservation grant purposes - by comparison, the County's own allocation in 2010 stood at over €180,000.

10.3 Policy AR8: Architectural Conservation Areas (ACA)

It is Council policy to protect the special character of places, areas, groups of



structures or townscapes, which have been designated as Architectural Conservation Areas.

Commentary:

This is an ongoing objective. A total of five Architectural Conservation Areas (ACA) have been adopted since the publication of the County Development Plan and one further ACA is presently on public display. A future programme of work has been prepared for the remaining ACA's proposed in the County Development Plan and a further twenty ACAs are at various states of completion - with either appraisals having been carried out or tenders received from conservation consultants to undertake same.

11. Sustainable Travel and Transportation

11.1 Preamble

Since the adoption of the County Development Plan, there has been a dramatic decline in the levels of funding available, at a national level, for transportation schemes. For example, the capital budget of the National Roads Authority has been cut from a high of €1.8bn in 2007 to €0.24bn in 2011 – a decline of almost 90%. At a local level, the roads-funding allocation from the DoECLG to Dún Laoghaire-Rathdown declined from approximately €3m in 2008 to €800,000 in 2012 - a decline of approximately 75%. The funding allocation from the National Transport Authority declined from approximately €11.5m in 2009 to approximately €2.5m in 2012 - a decline of approximately 80%. On the public transport side, there has been a postponement of most high-profile public transport schemes.

The Government published the 'Infrastructure and Capital Investment 2012-16: Medium Term Exchequer Framework' in November 2011 and set out a public transport capital investment programme that deferred most major rail projects that have been in planning and design stage – including the Luas Line B2 extension to Fassaroe/Bray.

While the funding position for the Council has tightened considerably, there have been some notable transportation achievements since the adoption of the County Plan in April 2010 – the opening of the Luas Line B1 extension to Cherrywood, the Area-Wide Mobility Management Plan for Sandyford, the launch of proposals for the Country's first Bus Rapid Transit system and new road schemes such as the Murphystown Parallel Road. Also, the forthcoming publication of the 'Cycle Network Strategy' will see a new integrated approach to cycle-planning in the County.

11.2 Policy T1: Integration of Land Use and Transportation Policies

It is Council policy to support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality transportation systems.

Commentary:

This is an ongoing policy objective. The Council has demonstrated its commitment to supporting sustainable modes of transport by initiating, among other things, an Area-Wide Mobility Management Plan for Sandyford, proposals for the Blue Line Bus Rapid Transit and the forthcoming 'Cycle Network Strategy'

Since the adoption of the Plan, the Luas Line B1, the 7.5 km extension of the Luas Green Line from Sandyford to Brides Glen has opened, commencing service in October 2010. The Carrickmines Stop Park and Ride Facility with 352 spaces opened in December 2011.

The integration of land-use planning and transportation is a central feature of the two major plans published since the adoption of the County Development Plan – the Sandyford Urban Framework Plan and the Cherrywood SDZ, both of which integrate robust policies that directly link a phasing of



development dependent to the delivery of sustainable transportation infrastructure.

11.3 Policy T2: Development of Sustainable Travel and Transportation Policies

It is Council policy to promote, facilitate and co-operate with other agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in Transport 21 - 2006-2015, Department of Transport's 'Smarter Travel, A Sustainable Transport Future 2009-2020' and the Dublin Transportation Office strategic document 'Platform for Change 2000-2016'. Effecting a modal shift from the private car to more sustainable modes of transport – including public transport, walking and cycling – will be a paramount objective to be realised in the implementation of this policy.

Commentary:

Since the adoption of the County Development Plan, the context for strategic transportation planning in the region has changed with the publication of the '2030 Vision', the Draft Transport Strategy for the Greater Dublin Area. The Strategy was published by the National Transport Authority, which was established during the County Development Plan-making period and signalled a significant institutional

change in both the funding and regulation of public transport. The Strategy aims to establish the direction of long-term transport planning in the Greater Dublin Area over the next 20 years.

The Draft Strategy includes a schedule of key transport projects including the Luas Green Line extension to Fassaroe and Bray and the South Orbital QBC, linking Dun Laoghaire/Blackrock area via Sandyford/Dundrum to the Tallaght area. The Strategy also makes clear that in the case of the Eastern Bypass, *“the proposal is not recommended for development during the strategy period. However the retention of a route corridor is recommended, to facilitate the possible future use of the corridor for transport provision.”* (Chapter 11, Page 3)

The Strategy notes that *“The unprecedented economic circumstances prevailing in Ireland at the time of the adoption of this Strategy, mean that the level of investment in transport provision will be significantly curtailed from that anticipated under prior investment plans and programmes. Accordingly, the delivery of many of the capital intensive projects in the Strategy is unlikely to occur in the short-*



term and the level of development and population growth may fluctuate from current predictions. It is recognised that the Strategy cannot rely on high levels of investment in its early years.”

11.4 Policy T6: Luas

It is Council policy to promote, facilitate and co-operate with other agencies in securing the extension of the Luas network in the County as set out in Transport 21 and the DTO Strategy ‘A Platform for Change, 2000 – 2016’.

Commentary:

This is an ongoing objective and the Council are committed to working with the RPA in delivering the extension and improvement of the of the Luas network throughout the County. The Luas Green Line extension (Line B1) commenced service in October 2010. In September 2007 the Emerging Preferred Route for the Luas line extension (Line B2) was selected. This route follows the Old Harcourt Street rail line across the existing masonry arch viaduct over Cherrywood Road and continues to the M11, which is crossed by a bridge. The line continues south, parallel to the M11 motorway on the eastern side around Shankill. It then crosses to the western side on another bridge north of the Wilford interchange. It then splits into two branches with one continuing south through Old Connaught to Fassaroe and the other running along Old Connaught Avenue, across Dublin Road and through the proposed new Town Centre site to terminate at Bray DART Station. The project is at detailed Line and Stop design phase and, as noted above, has been effectively deferred for the time being, with only the Luas BXD (linking up the two City Centre lines) project proceeding as planned.

11.5 Policy T9: Bus Rapid Transit

It is Council policy to facilitate the introduction of Bus Rapid Transit from the DART Line to Sandyford/Dundrum via UCD utilising, where possible, the Eastern Bypass Reservation, and from Sandyford to Cherrywood based on the Old Harcourt Street Line. The BRT will integrate with existing bus and light ad heavy rail systems. The actual routes to be utilised will be finalised following the completion of detailed feasibility studies.

Commentary:

Since the adoption of the County Development Plan, the Council have, in association with University College Dublin, St. Vincent’s University Hospital, RTÉ and the Sandyford Business Estates Association promoted a proposed Southeast Dublin Bus Rapid Transit service (the “BlueLine”). BlueLine is proposed to run from St. Vincents University Hospital (Nutley Lane) to the Sandyford Business Estate via University College, Dublin. It will offer a high quality, high-frequency, high-capacity public transport service featuring all the benefits of a fixed-rail tram system with the flexibility of being able to drive on the road. The service will provide a high quality public transport link between the DART, BUS and Luas services and serve the major employment centres of St Vincent’s University Hospital, RTÉ, UCD and the Sandyford business estates. It will also improve connectivity between local communities in the area. Ten stations will be provided along the route.

The National Transport Authority's ‘2030 Vision’ Strategy notes in relation to Bus Rapid Transit; “A number of studies have been carried out in relation to provision of BRT type services on certain corridors, including the ‘Blue Line’ proposal between Sandyford and St. Vincent’s Hospital. The potential for these proposals, and their integration into the wider bus priority network - including BRT proposals - in this strategy, will be assessed by the Authority.” (Chapter 10, Page 6)

11.6 Policy T12: Cycling and Walking

It is Council policy to promote and encourage more healthy sustainable and environmentally friendly forms of transportation such as walking and cycling and to make the footway network accessible for all.

Commentary:

Since the adoption of the County Development Plan, the Council has advanced a number of initiatives in this area including a substantial amount of work on a ‘Cycling Network’ for the County, which is due to be published shortly. The Cycle Network will advance a programme of improvement measures to both enhance and extend cycle facilities within the county.

The Cycle Network study initially identified the system of streets and roads which supported the primary desire lines for cycle travel in the County – with areas like UCD Belfield featuring as a major ‘trip attractor’. This network of cycle desire lines was then divided into a number of individual routes and a ‘Demand Category Grade’ was calculated for each route based on their population, employment and educational catchments, as well as the employment and educational facilities served by these routes. The routes were then divided further into individual sections and a ‘level of service’ was calculated for each section. Each route noted in the network was reviewed and improvement measures were identified which would improve both safety and convenience for cyclists. In total, close to 200 individual improvement measures have been identified, ranging from the installation of new cycle lanes, to the provision of additional Toucan crossings and the installation of localised traffic calming measures.

11.7 Policy T14: Mobility Management

Plans

It is Council policy to require submission of Mobility Management Plans for certain development to cover both construction and occupation phases. Plans should seek to reduce reliance on car-based travel and encourage more sustainable forms of transportation.

Commentary:

This is an ongoing objective. It is Council policy to require Mobility Management Plans for larger scale developments (for example, developments of 100 residential units or more, all educational developments, developments resulting in more than 100 employees and retail developments in excess of 1,000m²). Clearly, the dramatic slowdown in the rate of planning applications for major developments in the last two years means that very few Mobility Management Plans have been submitted to the Planning Authority.

An Area-Wide Mobility Management Plan has been developed for the Sandyford Business District in partnership between



Dun Laoghaire Rathdown County Council and businesses throughout the district to provide a focus on achieving the transportation and economic vision for the Sandyford Business District as outlined in the Sandyford Urban Framework Plan. Three key objectives have been set;

- To reduce the number of single occupancy cars accessing the Sandyford Business District;
- To increase the number of businesses in the area developing Mobility Management Plans and;
- To provide employees with up to date information on the facilities/services available to them to allow them to make informed travel choices.

Long-term proposals have been outlined in the Area-Wide Mobility Management Plan for all travel modes. These include objectives such as;

- Improving facilities for pedestrians at junctions and across main routes;
- developing a walking distance map;
- developing a network of cycle routes in the area linking to the extended cycle network;
- promotion of the cycle to work tax saver scheme;
- providing information on existing public transport services; promotion of tax saver tickets to employers;
- examining provision of improved bus lanes on roads approaching the area and;
- setting up an area wide car-share scheme.

11.8 Policy T16: Traffic Calming and Traffic Management

It is Council policy to introduce traffic calming and traffic management schemes on particular roads and in appropriate areas throughout the County to effect an overall reduction in vehicle speeds to an acceptable level.

Commentary:

This is an ongoing objective and is being implemented in accordance with the Council's "Prioritisation of Traffic Calming Schemes in the Dún Laoghaire Rathdown County Council Area" (2008), which recommended that priority be given to a list of 16 Accident Investigation and Prevention

schemes. To date schemes have been implemented on Killiney Hill Road, Stradbroke Road roundabout, Cherrywood Road, Booterstown Avenue, Dalkey Avenue, Eden Road and Brighton Road.

11.9 Policy T18: Roads:

It is Council policy, in conjunction and co-operation with other transport bodies and authorities such as the National Roads Authority, to secure improvements to the County road network.

Commentary:

There has been some progress made in relation to six-year roads objectives outlined in the 2010-2016 County Development Plan. The Murphystown Parallel Road (now named Murphystown Way) has been completed and is now open to traffic. The Enniskerry Road (Stepaside to Golden Ball) was upgraded in conjunction with developments in the area.

The Burton Hall Road extension has been approved by the Council through the Part 8 process and an application for confirmation of CPO has been made to An Bord Pleanála. The Glenageary Road Upper /Mountown scheme has been completed. The Pottery Road upgrade had had the funding mechanism agreed and is proceeding to CPO stage. The extensive transportation infrastructure proposed as part of the Cherrywood SDZ is currently on public display.

The Leopardstown Road to Central Park Link (and onward link to Murphystown Way) is at Design and EIS stage and will be submitted to An Bord Pleanála in the next month for confirmation of CPO and EIS. It will also include reconfiguration of the Leopardstown Roundabout. A preliminary report has been completed on the proposed M50 pedestrian and Cycle Bridges

12. Environmental Infrastructure and Management

12.1 Preamble

There has been significant progress on certain critical water and drainage infrastructural projects since the adoption of the County Development Plan, most notably the Shanganagh Wastewater Treatment Plant and the Sandyford High Level Water Supply Scheme.

There still remains, however, a fundamental lack of water and drainage infrastructure in the southeastern quarter of the County, affecting zoned lands at Old Conna, Woodbrook/Shanganagh and Cherrywood. The timetable for the delivery of critical water and drainage infrastructure such as this is effectively determined by Central Government, with approval required at every major step of the process for all infrastructural schemes advanced through the Water Services Investment Programme and subject to the availability of requisite finance. The Council cannot readily determine when that will take place.

A number of projects in the southeastern quarter of the County are at a relatively formative stage - projects such as the Shanganagh Sub-Catchment Drainage Scheme, which is at feasibility study phase and has not been subject to any detailed design work. Likewise, the design stage of the Old Connaught/Woodbrook Water and Drainage Study is at Preliminary Report stage and has yet to be approved, with no detailed design work being completed. The implementation of a coherent and planned water and drainage network to service the southeastern area of the County is an objective of the Council, as expressed by the package of projects submitted through the Water Services Investment Programme 2010-2012.

12.2 Policy EI1: Water Supply and Drainage

It is Council policy to provide adequate high quality drinking water and to continue the development and improvement of the water supply and drainage systems throughout Dún Laoghaire-Rathdown to meet the anticipated water and drainage requirements of the County - all in

accordance with the recommendations set out in the Greater Dublin Water Supply Strategic Study and The Greater Dublin Strategic Drainage Study.

Commentary:

This is an ongoing objective, which is supported by the projects framed within the Water Services Investment Programme 2010-2012, a three-year national rolling funding plan for the provision of major water supply and wastewater infrastructure. Since the adoption of the County Development Plan, there have been significant milestones achieved in the delivery of both wastewater and water supply infrastructure – most notably the Shanganagh Wastewater Treatment Plant – which is nearing completion in the construction phase and also the Sandyford High Level Water Supply Scheme, which was officially opened by the Minister of the Environment, Heritage and Local Government, in September 2011.

This investment with an overall value of €27.5m will mean improved security of supply and enhanced water quality through additional rechlorination facilities for over 25,000 residents in the Sandyford, Ballyogan, Stepside and Kiltarnan areas as well as commercial users from Sandyford Business Park to Carrickmines. The scheme features two new pumping stations (one adjacent to Stillorgan reservoir, the other adjacent to Sandyford Hall Estate). The Carysfort - Maretimo Stream Improvement Scheme also commenced construction and has a completion date of late 2012.

12.3 Policy EI4: Sustainable Urban Drainage Systems

It is Council policy to ensure that all development proposals incorporate Sustainable Urban Drainage Systems (SUDS).

Commentary:

This is an ongoing objective. It is a core element of the Development Management System that SUDS proposals are integrated into all new developments. A 'Thresholds Document' was published by the Planning Department since the adoption of the Plan states that a 'Stormwater Impact Assessment' must be carried out for all residential developments of 20 units or more, or any other

development over 500m2 in area.

12.4 Policy EI7: Flood Risk Management

It is Council policy to implement the recommendations of the most recent version of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on “The Planning System and Flood Risk Management”, subject to the availability of adequate resources.

Commentary:

This is an ongoing objective. The “Planning System and Flood Risk Management Guidelines” (2008) impose a requirement for LAP’s of a certain scale, to incorporate a formal Flood Risk Assessment. All of the major plans prepared since the adoption of the County Development Plan have incorporated Flood Risk Assessment as per the “Planning System and Flood Risk Management Guidelines” (2008).

The Cherrywood SDZ Draft Planning Scheme involved flood risk assessment in the form of extensive hydraulic modelling carried out for the Carrickmines River and the Loughlinstown (or Bride’s Glen) River as part of the Carrickmines/Shanganagh River Catchment Study Update for the 1:100 year storm. One significant area of predicted flooding, which would impact on existing and proposed development, in the Cherrywood Planning Scheme area was identified at Priorsland. A more detailed flood risk assessment and management plan was completed for the Priorsland area (Flood Risk Assessment and Management Study at Priorsland Carrickmines (2011)) which addressed the 1 in 1000-year flood event in accordance with the Guidelines.

12.5 Policy EI16: Re-Use of Landfill Sites

It is Council policy that landfill sites, when full, be landscaped and used for amenity purposes, or where such use is inappropriate, be returned to agriculture or other beneficial use. Any such landfill sites will be monitored in accordance with the Waste Management Act 1996 and Environmental Protection Agency requirements.

Commentary:

This is an ongoing objective and refers primarily to the large redundant landfill at Ballyogan. The availability of the former landfill for public access is subject to the

satisfactory completion of rehabilitation works by Water and Waste Services. In 2012 it is envisaged that the rehabilitation of the landfill may be sufficiently completed to consider opening the Park to public access. A phased development will then commence (subject to available finance) to provide for Mountain Biking and BMX as well as a playground and off-leash area for dogs

13. Climate Change and Energy Efficiency

13.1 Policy CC1: National Climate Change Strategy

It is Council policy to support the National Climate Change Strategy on an ongoing basis through implementation of supporting policies in the Development Plan, particularly those promoting use of alternative and renewable energy sources, energy efficiency, sustainable transport and land use planning.

Commentary:

This is an ongoing objective. The National Climate Change Strategy set broad objectives in areas such as energy efficiency and sustainable transportation policy in order to ensure that Ireland meets its 2008-2012 Kyoto Protocol commitment. An example of the manner in which policy has evolved in recent years is the development of a "Cherrywood Energy Assessment", which was undertaken in 2011 to provide recommendations for maximising energy efficiency and reducing the carbon emissions in Cherrywood. Furthermore, the County Development Plan now requires an 'Energy Statement' for significant developments (residential developments of 50 units or more Commercial developments of 1,000m² or more).

13.2 Policy CC4: Small-Scale Wind Energy Schemes

It is Council policy to encourage small-scale wind energy developments within industrial areas, and will support small community-based proposals in urban areas provided they do not negatively impact upon the environmental quality or residential amenity of the area.

Commentary:

During the preparation of the County Development Plan, the Planning and Development Regulations were amended to provide a greater level of exemption (from planning permission) for small-scale domestic alternative and renewable energy infrastructure and it is clear that this has led to an uptake in the use of these so-called 'micro-renewables'. Also, the rate of planning applications for medium-scale domestic renewables has increased notably in recent years and the Planning

Authority has been generally supportive of these applications.

13.3 Policy GG10: Flood Risk Management Plans

It is Council policy to assist and cooperate with the Office of Public Works in developing Catchment-based Flood Risk Management Plans. Any recommendations and outputs arising from the Flood Risk Management Plans for Dún Laoghaire-Rathdown will require to be incorporated into the Development Plan.

Commentary:

The Eastern Catchment Flood Risk Assessment and Management (CFRAM) study commenced in the Eastern district in June 2011 and will run until the end of 2015. The main aims of the Eastern CFRAM Study are to assess flood risk, through the identification of flood hazard areas and the associated impacts of flooding, to identify viable structural and non-structural measures and options for managing the flood risks for localised high-risk areas and within the catchment as a whole and to prepare a strategic Flood Risk Management Plan (FRMP) that sets out the measures and policies that should be pursued to achieve the most cost effective and sustainable management of flood risk. Survey work is currently ongoing it is anticipated that the surveyors will be working in various locations in the Eastern CFRAM Study area for up to 6 months, ending in September 2012. At this stage, it is anticipated that flood risk maps and flood hazard maps will be drawn up by 2013 and flood risk management plans (FRMPs) will be developed by 2015. Therefore it is anticipated that the outputs from this process will be integrated into the review of the County Development Plan.

13.4 Policy CC12: Coastal Defence

It is Council policy to prepare a Coastal Defence Strategy for the County.

Commentary:

A final report on the 'Coastal Defence Strategy Study', prepared by Malachy Walsh & Partners, Consulting Engineers was presented to Councillors in March 2011.

14. Urban Design

14.1 Policy UD2: Design Statements

It is Council policy that, for all large-scale planning applications, a 'design statement' shall be required which has regard to design criteria as set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2008).

Commentary:

This is an ongoing objective. Since the adoption of the County Development Plan, few new 'large-scale planning applications' have been submitted for consideration and therefore, there have been relatively few 'design statements' submitted. The Planning Department published a 'Thresholds Document' in July 2011 which sets out the requirement for a Design Statement to be submitted with any development of 30 residential units or more, or all other developments measuring 1,000m² gross floor area and above.

