



- The Plan also envisages movement restrictions in and out of the development lands onto the Old Dublin Road in order to discourage traffic movement towards Shankill Village.

Additional measures are proposed by the LUTS report to accommodate the increased traffic expected in the area. These include a major road widening scheme (from the Wilford roundabout southwards into Bray town) and a Traffic Management Plan for Shankill Village.

In any event each of the development lands will require a minimum of two vehicular access points (for practical and emergency access reasons);

- The main road access to Woodbrook lands is to be provided via two new vehicular access points (signalised) from the Old Dublin Road.
- Shanganagh Castle development lands are to be serviced via the existing vehicular road access (from the Old Dublin Road);
- The second vehicular access point to Shanganagh Castle for bus and emergency vehicular access only (via Shanganagh Park and lands associated with Shanganagh Cemetery lands) as recommended in the LUTS report is not to be provided under this Plan. However, the proposed cycleway / walkway from Woodbrook, see below, could be used to provide emergency vehicular access only to the site.

#### (b) DART

The 2004-2010 County Development Plan contains a specific objective seeking the provision of a DART Station at Woodbrook. Development at Woodbrook is contingent upon its provision. With regard to this:

- The Council is in discussions with CIE with respect to the provision of a DART station at Woodbrook;
- Good road, pedestrian and cycle access to the station needs to be accommodated within the Plan;
- The appropriate scale of the transport interchange around the DART station needs to be determined (see also below).

Both development parcels are located within 1000 metres walking distance from the proposed DART station (see Figure 6).



Photo 4: Dart Line Traversing Plan Area

#### (c) Luas

With regard to Luas, the Plan needs to accommodate three identified alternative alignments:

- The Old Harcourt Street line alignment (connecting with the proposed DART station at Woodbrook);
- The M11 corridor (East);
- The M11 corridor (West);

In addition, the Plan needs to be flexible in accommodating good road, pedestrian and cycle access to any future Luas stations. Aside from a potential interchange with DART at Woodbrook the number and location of future Luas stops in the Plan area is as yet unknown as these have yet to be identified by the Railway Procurement Agency. It is expected that, regardless of the ultimate alignment of Luas, any future Luas stations within the Plan area will be within a 1000 metre pedestrian catchment of a significant element of the identified development lands. (See Figure 6).

#### (d) Bus

The Plan area is currently well serviced by bus (along the Old Dublin Road), as it is the main bus corridor between Bray and Dublin. A summary of current Dublin Bus services serving the Plan area is outlined in **Appendix II**. The County Development Plan designates the Old Dublin Road as a Quality Bus Corridor (QBC) and this has been partly implemented by the provision of the northbound bus lane near Woodbrook. With regard to the provision of future bus services:

- New dedicated bus lanes should be accommodated southbound on the approach to the Wilford roundabout and between the Wilford roundabout and Bray town (in both directions), as recommended by the LUTS report;

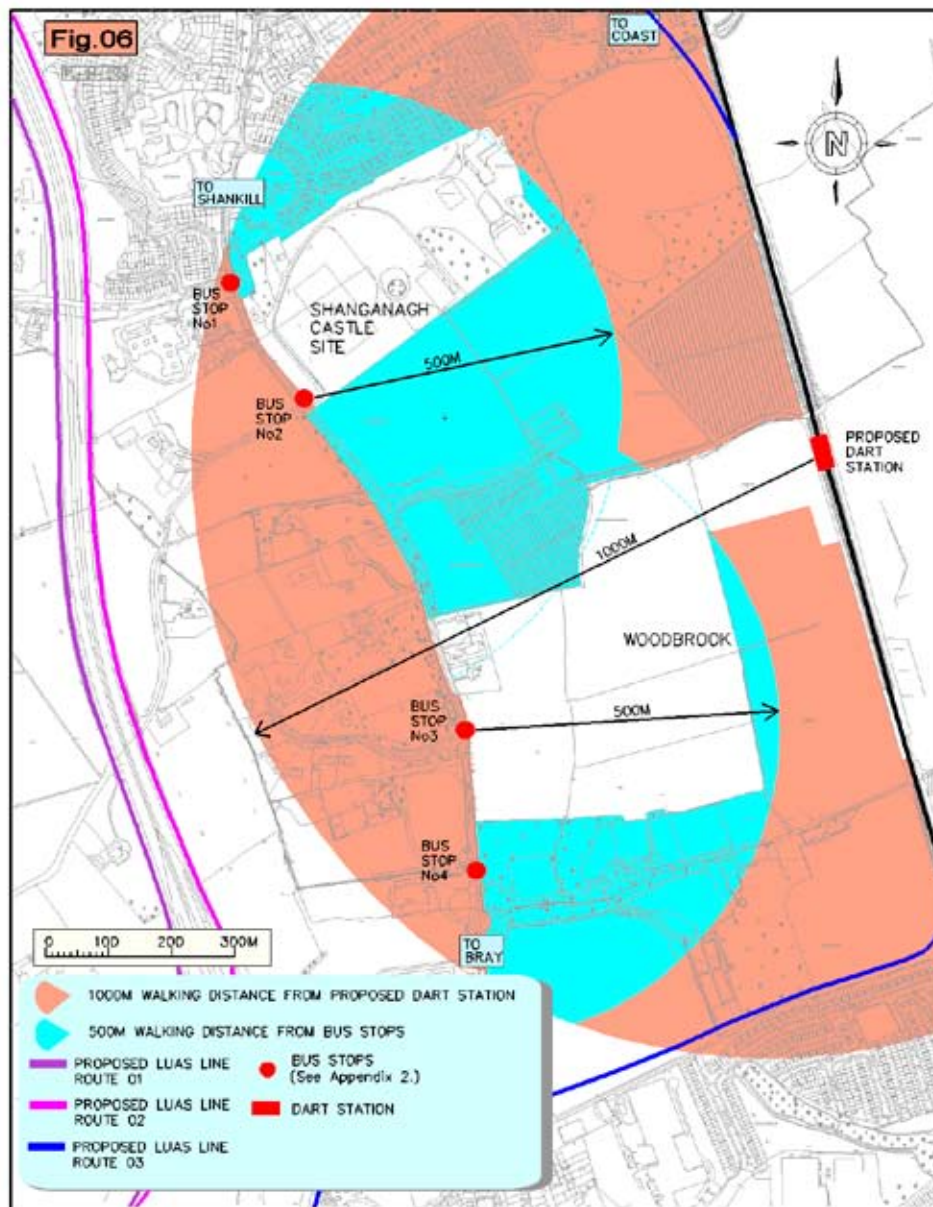
- The LUTS report concludes that there is no need for the additional provision of bus lanes along the Old Dublin Road between Woodbrook and Shanganagh Castle;
- There is no need for dedicated bus lanes within the development lands, given that these parcels lie within a 500 metre walking band from the existing bus stops on the Old Dublin Road (see **Figure 6**);

and Cemetery lands) the referred bus route is, however, not to be included in the Plan;

In any event future bus stops within the Woodbrook and Shanganagh Castle sites need to be identified.

Notwithstanding, the identification in the LUTS report of the need for a local bus route linking the Shanganagh Castle site with the Woodbrook site / DART station (via Shanganagh Park

**Figure 6:** Walking Distances from Existing / Committed Public Transport Stations / Stops to Development Lands





**Photo 5:** 45A Bus on Old Dublin Road

### (e) Walkways and Cycleways

The County Development Plan and LUTS outline a comprehensive walkway and cycleway network for the area. This network is incorporated in the Plan.



**Photo 6:** Cycle Lane on Old Dublin Road

### (f) Transport Interchange

The County Development Plan identifies a DART station/Luas/Bus Interchange at Woodbrook as a Specific Local Objective. While the exact Luas alignment is yet to be confirmed, the Plan needs to:

- Provide conditions for a properly functioning Transport Interchange at Woodbrook as defined in the CDP, including the land zoning for the Luas corridor;
- However, the LUTS report concludes that there is no need for the provision of a Park & Ride facility at Woodbrook, as this will ultimately be provided at Fassaroe (which will be the terminus for Luas irrespective of its final alignment).
- Notwithstanding this, the Transport Interchange at Woodbrook has the potential to become a major attractor

for local commuters. Therefore, parking at the Transport Interchange (and in fact within the entire Plan area) will have to be controlled (see Section 5 of the Plan).

## 3.2.3 Utilities

### (a) Water Supply

The Plan area is located within the supply area of the *Rathmichael Water Supply Scheme* and existing development in the Plan area is served by connections from a 6-inch watermain located along the Old Dublin Road. The Scheme in the Plan area is currently adequate for existing developments only. However, in order to meet all of the water requirements of new development over the next 10 to 12 years in the southern part of the county, a scheme has been included in the current Department of the Environment, Heritage and Local Government's *Water Services Investment Programme* (2005 – 2007). A new Assessment of Needs will go on public display shortly and this assessment identifies specific schemes that were proposed in the final report of the Dublin Water Supplies Studies - Storage. The development of the identified development lands at Woodbrook and Shanganagh Castle is contingent upon the availability of an improved water infrastructure.

### (b) Foul Drainage

Existing development in the Plan area is primarily served by connections to individual septic tanks / treatment plants. The Council is currently implementing the Shanganagh Bray Main Drainage Scheme, which will upgrade the existing Treatment Works at Shanganagh in compliance with the Urban Waste Water Treatment Directive. The upgraded system will facilitate increased development to the south of the county including the Bray Catchment via a transfer pipeline between Bray and Shanganagh. This major Drainage Scheme is scheduled to commence in the second quarter of 2007 and be in place by mid 2009. This has two major implications for the Plan area:

- The development of the identified development lands at Woodbrook is to allow for future Wayleaves required for the proposed pressurised Bray Shanganagh sewerage Transfer Pipeline. The 'Preferred Route' for the Transfer Pipeline is routed along the eastern side of the identified development lands at Woodbrook (see **Figure 7**).
- Developments at Woodbrook and Shanganagh Castle lands will have to connect indirectly to this new drainage scheme (see Section 5.7 of the Plan).

### (c) Electricity

Currently a 10 kV line traverses the Plan area (see **Figure 7**). A new HV substation is envisaged for the redevelopment of the Old Bray Golf Course lands in Bray. The ESB has advised

the capacity of this sub-station will be adequate to feed the Woodbrook / Shanganagh anticipated load.

#### (d) Gas

A Bord Gais (gas) distribution pipeline runs along the east side of the DART line (see Figure 7). Connections to this pipeline from the new development areas should be arranged and/or co-ordinated with relevant service providers.

### 3.2.4 Retail, Employment, Social and Community Infrastructure

#### (a) Retail

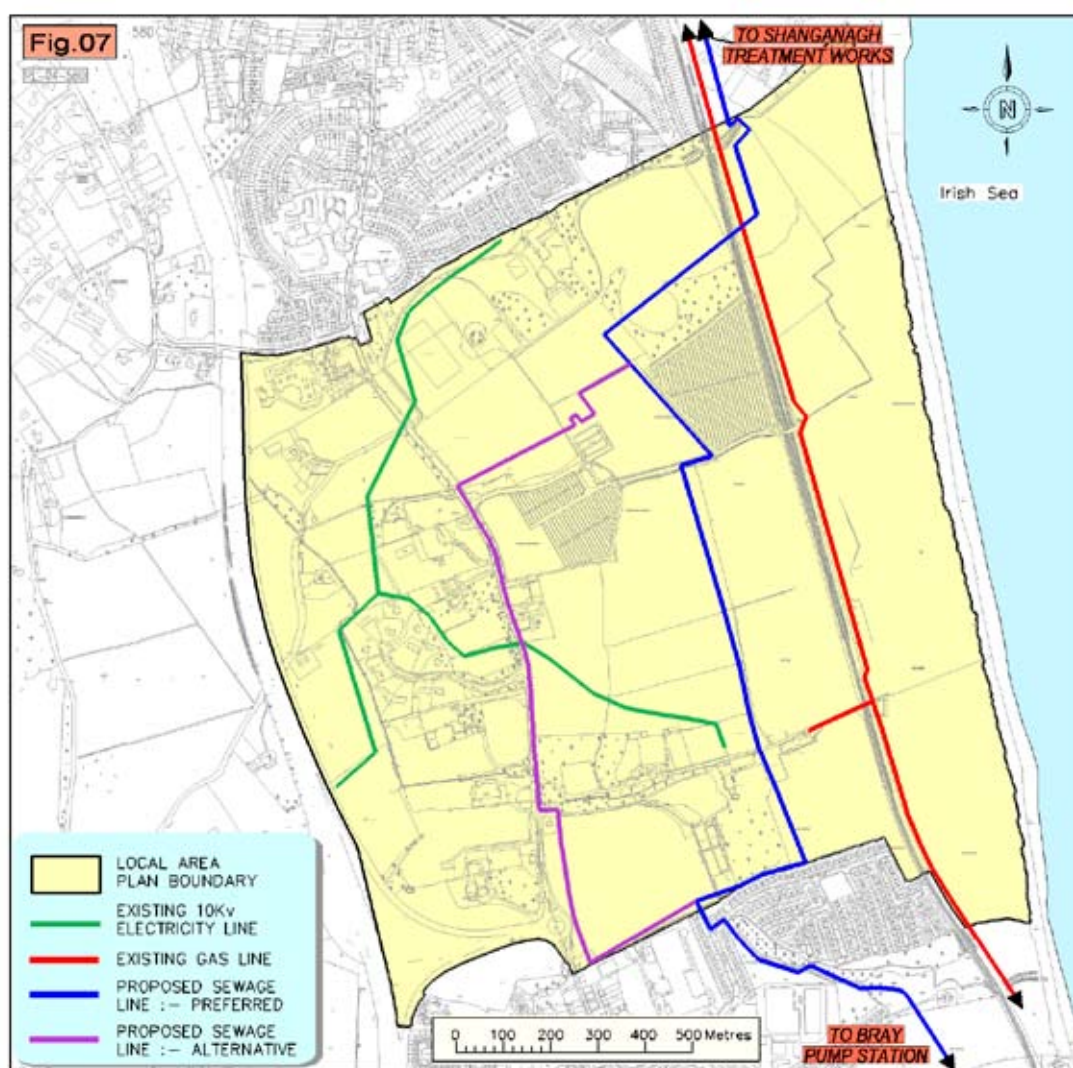
Significantly sized retail centres already exist / are currently being built and planned in Bray. Given the accessibility of the Plan area to these retail centres it is not considered that large-scale/significant retail development is required at

Woodbrook or Shanganagh Castle. Instead, an appropriately scaled Neighbourhood Centre at Woodbrook and a local shop (if deemed necessary) at Shanganagh Castle would be appropriate (in accordance with the provisions of the Retail Planning Guidelines for the Greater Dublin Area).

#### (b) Employment

Notwithstanding the anticipated high levels of accessibility from the Plan area to centres of major employment and commerce in the Greater Dublin area as outlined in section 3.1 above, in line with the Dublin Transportation Office's (DTO) objective of increasing numbers of people utilising transport interchanges and maximising the density of activity near transport interchanges, the proposed DART Interchange at Woodbrook represents an opportunity to provide significant (office-based) employment development centred at the

**Figure 7:** Existing and Proposed Utilities



Interchange. The scale of this office development is detailed in Section 5 of the Plan.

### (c) Pre-Schools Facilities

Department of the Environment, Heritage and Local Government Guidelines with respect to childcare require the provision of one childcare facility with a capacity for 20 children be provided for every 75 dwelling units in new residential areas. The Plan proposes the provision of childcare facilities with a capacity for 20 children for every 75 family dwelling units at Woodbrook and Shanganagh Castle.

### (d) Schools

**Primary Schools:** The Department of Education and Science has advised that the two existing primary schools in the vicinity of the Plan area are operating at full capacity and would be incapable of catering for an increase in enrolments. The Department recommends that a site for one Primary School (24 classrooms) be reserved. The location of the school would be a matter for the Council. This Plan proposes to locate the school at Woodbrook.

**Post-Primary Schools:** The Department of Education and Science has indicated that a site reservation for a Post Primary School will not be required at Woodbrook/Shanganagh. It has indicated that existing Post Primary Schools serving the area are situated on large sites able to accommodate any future expansion of capacity. St. Brendan's (a Post Primary School for Boys situated on a large site) is located within the Plan area within easy walking distance of the development lands at Woodbrook and Shanganagh Castle see **Figure 8**. In addition, it is anticipated that new Post Primary School(s) may be required to serve other new residential communities, which are planned for the wider Bray Environs. These schools can also serve the Plan area.

### (e) Health Care Services

The East Coast Area Health Board has indicated that the Health Centre in Shankill is inadequate for present day requirements and that it would not be able to service the proposed development at Woodbrook/Shanganagh. The Health Board recommends the provision of a Health Centre in the new development lands. This would be most appropriately accommodated within the proposed Neighbourhood Centre at Woodbrook.

### (f) Community Facilities

The location of community facilities in the Plan area is shown on **Figure 8** below. These include St. James's Church and Community Centre, which apart from church activities also caters in its hall for clubs and sporting activity. The Council has identified lands associated with Shanganagh Cemetery as a suitable location for a large recycling facility ('dry recyclables'),

which would serve the southern part of the County. This facility is to be operational by early 2008.



**Photo 7:** Existing Recreational Facilities

### (g) Open space and recreation amenities - Shanganagh Park

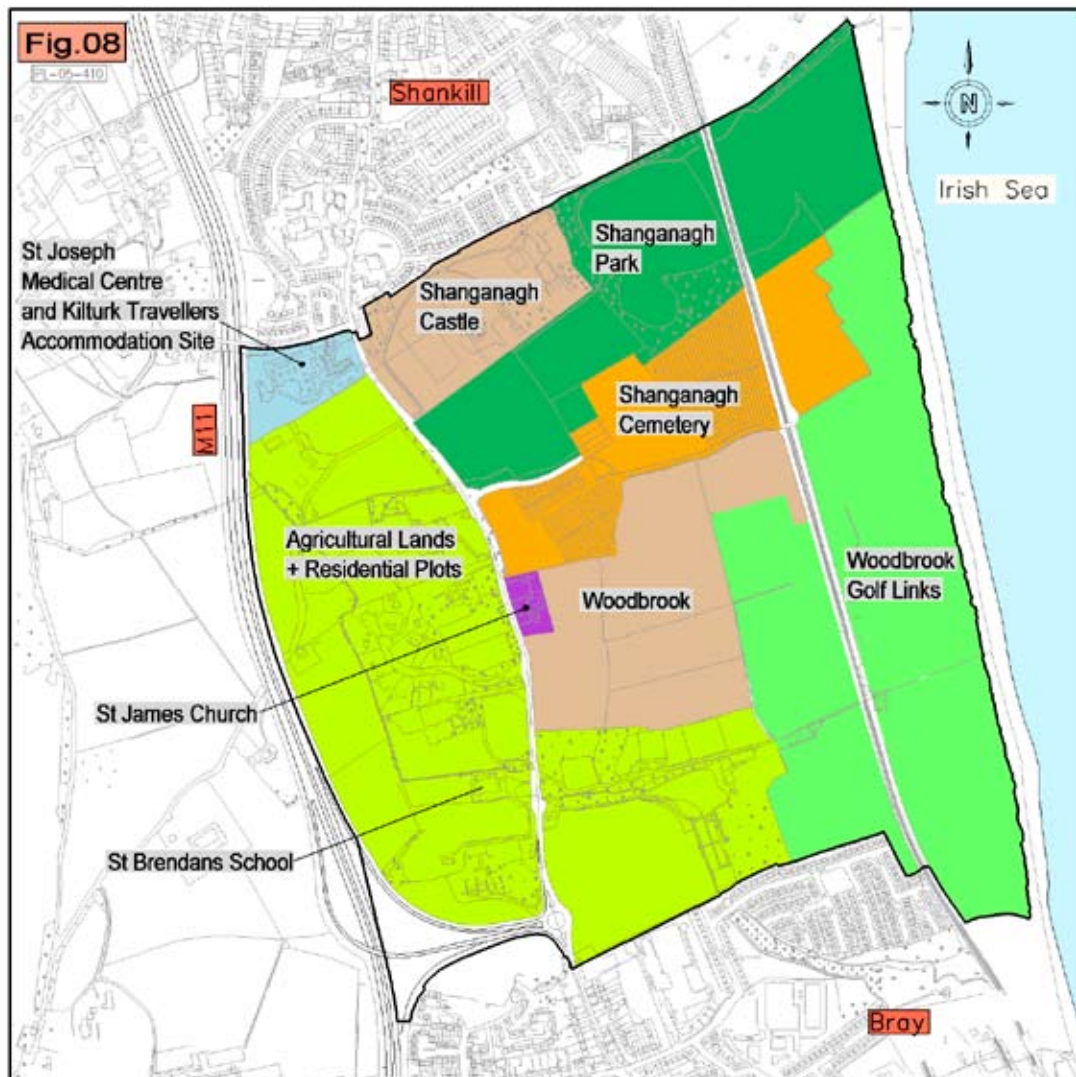
Shanganagh Park (36-hectare; **Figure 8**) serves a population catchment stretching from Shankill village to Bray Town. The Park is, however, considered relatively under-developed and offers huge potential for improvement both as an open space area and as a recreational facility. The Council has drawn up a Landscape Master Plan for the Park which: - (1) sets out a design layout catering for the diverse recreational needs of a range of users; (2) seeks to accommodate an increased number of users whilst conserving the Park's semi-natural character; and, (3) seeks to improve connectivity between the Park and existing and future residential area. Measures include children's play facilities, upgraded paths and new cycleways, additional landscaping measures, an 'Earth Sculpture Feature' which will provide elevated views to the spectacular panorama of the local landscape, a trim trail and a 'Natural Habitats Zone'. The Master plan is to be implemented over the period, 2005 to 2010.



**Photo 8:** Shanganagh Park

Shanganagh Park can be included in the pool of open space area required for both development lands (in line with the provisions of the County Development Plan, p. 80-81). This effectively means that open space requirements within the development lands can be relaxed to a degree (see also *Regional Density Guidelines for Planning Authorities*, p. 20). The Council will, however, require a financial contribution in lieu of open space provision towards the upgrading of Shanganagh Park and this shall be in addition to Section 48 Development Contribution requirements for Parks.

**Figure 8:** Community Facilities

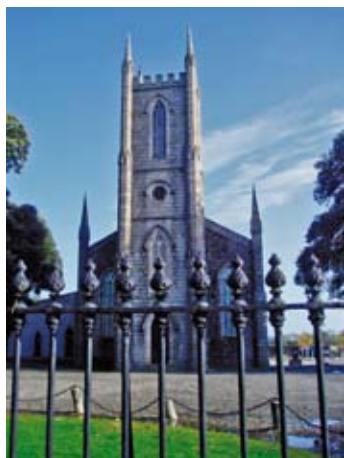




### 3.3 Site Appraisal: Woodbrook

#### (a) Land Use and Landownership

The identified development lands at Woodbrook comprise three different land use components: St. James Church and ancillary buildings; agricultural fields; and part of Woodbrook Golf course (see **Figure 8 and 9**). St. James Church is a property of the Church of Ireland. One party owns the remainder of the development lands at Woodbrook.



**Photo 9:** St. James Church – View from Old Dublin Road

#### (b) Physical & Visual Characteristics of the Site

The lands form part of a convex ridge running north/south through the Plan area. The highest part of the site is located along the eastern boundary and towards the DART line and these lands form part of the open coastal plain landscape. The lowest part of the site (the western parts of the agricultural fields and St. James Church) fronts onto the Old Dublin Road (see **Figure 9**) and these lands form part of the landscape character of the Old Dublin Road which is largely defined by its sylvan character and the road side walls punctuated by the gated entrances and lodges of the 19th century houses (see **Figure 9**). It is a policy of the County Development Plan (*Policy L1: Preservation of Landscape Character – 12. Shanganagh*) that “the sylvan character of the Old Dublin Road shall be maintained”. To this end the Plan will seek to retain the mature tree stands along the Old Dublin Road and to retain the existing stonewall (except where otherwise required to vehicular access). St. James Church is an important landmark on the site (see **Figure 9**). This should be sensitively integrated with the development at Woodbrook.



**Photo 10:** Sylvan Character of Old Dublin Road

#### (c) Views from the Site

Dramatic views are available along the eastern and northern sides of the identified development lands to the sea and in an arc northwards to Killiney Hill, westwards to Carrickgollogan, southwest to the Sugar Loafs and southwards to Bray Head - see **Appendix III**. These panoramic views should be considered as an asset and should be capitalised upon by allowing the surrounding landscape to be seen from within a public open space near the proposed DART station.

#### (d) Access Points

The need and general location of access points to the identified development lands at Woodbrook is discussed in Section 3.2.2. Additional pedestrian access from the site to the Old Dublin Road should be considered.

#### (e) Nodal Points

Based on both context and site appraisals, it is proposed to promote two nodal points for Woodbrook:

- A Neighbourhood Centre as the principle nodal point to be located at the heart of the Woodbrook development to allow for easy pedestrian access for all residents of the development;
- The new DART station (Transport Interchange) represents, thanks to its wider transport connectivity, an obvious additional, albeit secondary nodal point in the new development.

The exact scale, form and functions of both nodal points are detailed in the Plan (see **Section 5**).

#### (f) Existing Buildings and Structures

St. James Church, and attached community centre and associated houses are the only buildings on the identified development lands. St. James Church is included as a Protected

Structure in the 2004 – 2010 Dun Laoghaire Rathdown County Development Plan. Opportunities exist for limited re-development / development within the curtilage of the houses associated with the Church. It is desirable that any such development along with the Church would be connected to the Neighbourhood Centre both perceptually and physically via pedestrian access.

**(g) Wayleaves**

A 'Main Transfer Pipeline' (Foul Sewerage) will traverse the eastern boundary of the development lands in a north-south direction. A 5-metre wayleave will be required on both sides of the pipeline. This will be facilitated by either having informal open space coinciding with these areas and/or aligning the internal road system just outside the identified areas and acting as a buffer zone.

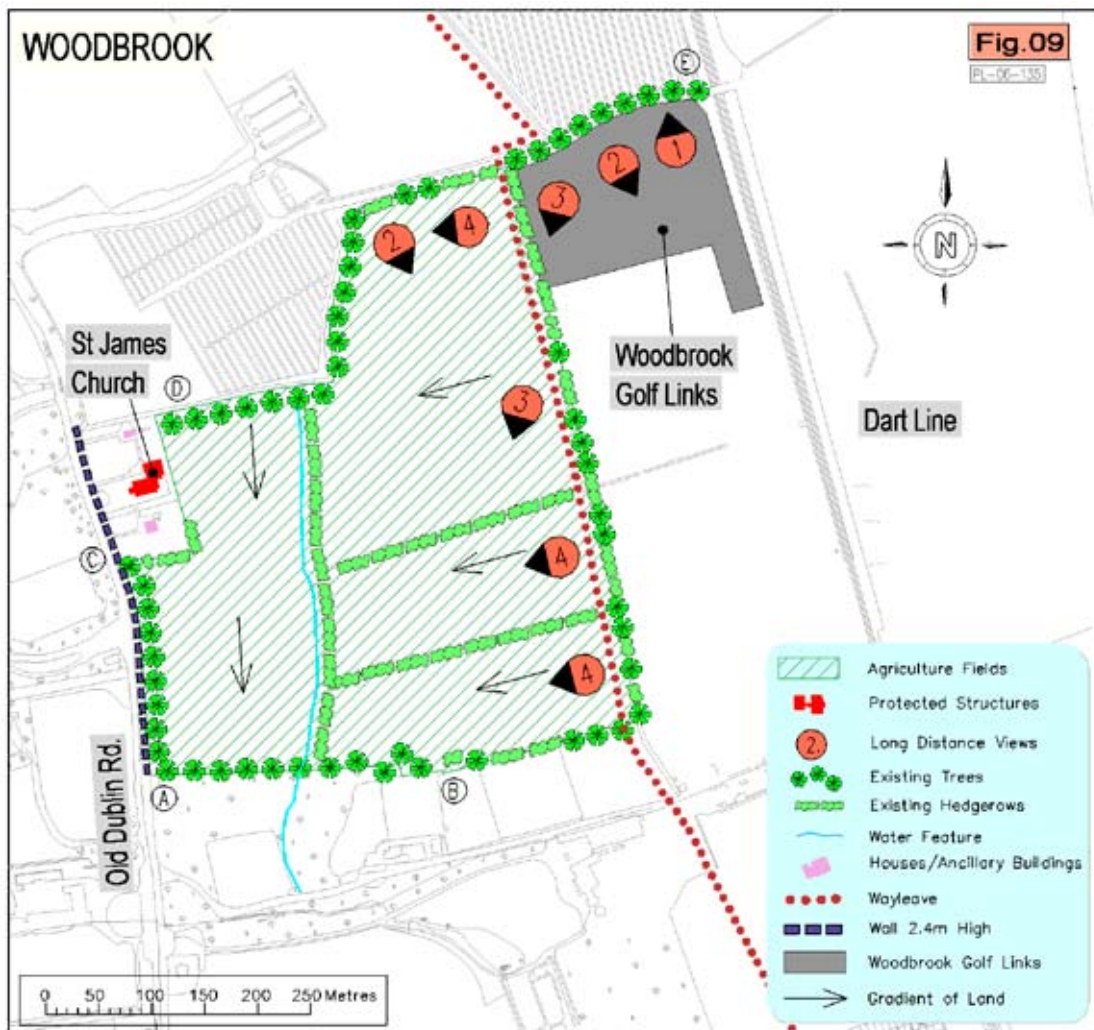
**(h) Surface Water Features**

An open field drain traverses the agricultural lands and drains towards the Crinken Stream. An opportunity exists to fashion and promote this field drain as a water attenuation facility and to develop it as a public amenity feature (see **Section 5** of the Plan for details).

**(i) Trees and Hedgerows**

The following boundary hedgerows, boundary trees and groups of trees are of the highest quality and should be retained: southern boundary (A to B); along the western boundary - Old Dublin Road (A to C); and along the northern boundary - bordering the cemetery (D to E; see **Figure 9**). Development should be precluded in the vicinity of these trees and this could be achieved by superimposing informal open space coinciding with the identified areas and/or aligning the internal road system just outside the identified areas, acting as a buffer zone.

**Figure 9:** Site Appraisal (Woodbrook)





The trees and hedgerows along the eastern boundary, while not as high quality, are nevertheless important from a screening and safety point of view and could be retained within the development. The overall quality of the internal hedgerow system is not of the same quality as the boundary and should not be regarded as a strategic constraint to the development of the site. However, individual specimen trees should be preserved and where possible, the trees could be retained and exploited to create attractive streets.

**(j) Wildlife**

Existing hedgerows and trees provide habitats for wildlife. While the Woodbrook development lands are not subject to European or National Wildlife or Habitat protection, it is essential that several green spaces be preserved. These green spaces are necessary to provide links to the existing open countryside and

to accommodate wildlife corridors - particularly on the north / south axis (between Shanganagh cemetery and the Golf links).

**(k) Archaeology**

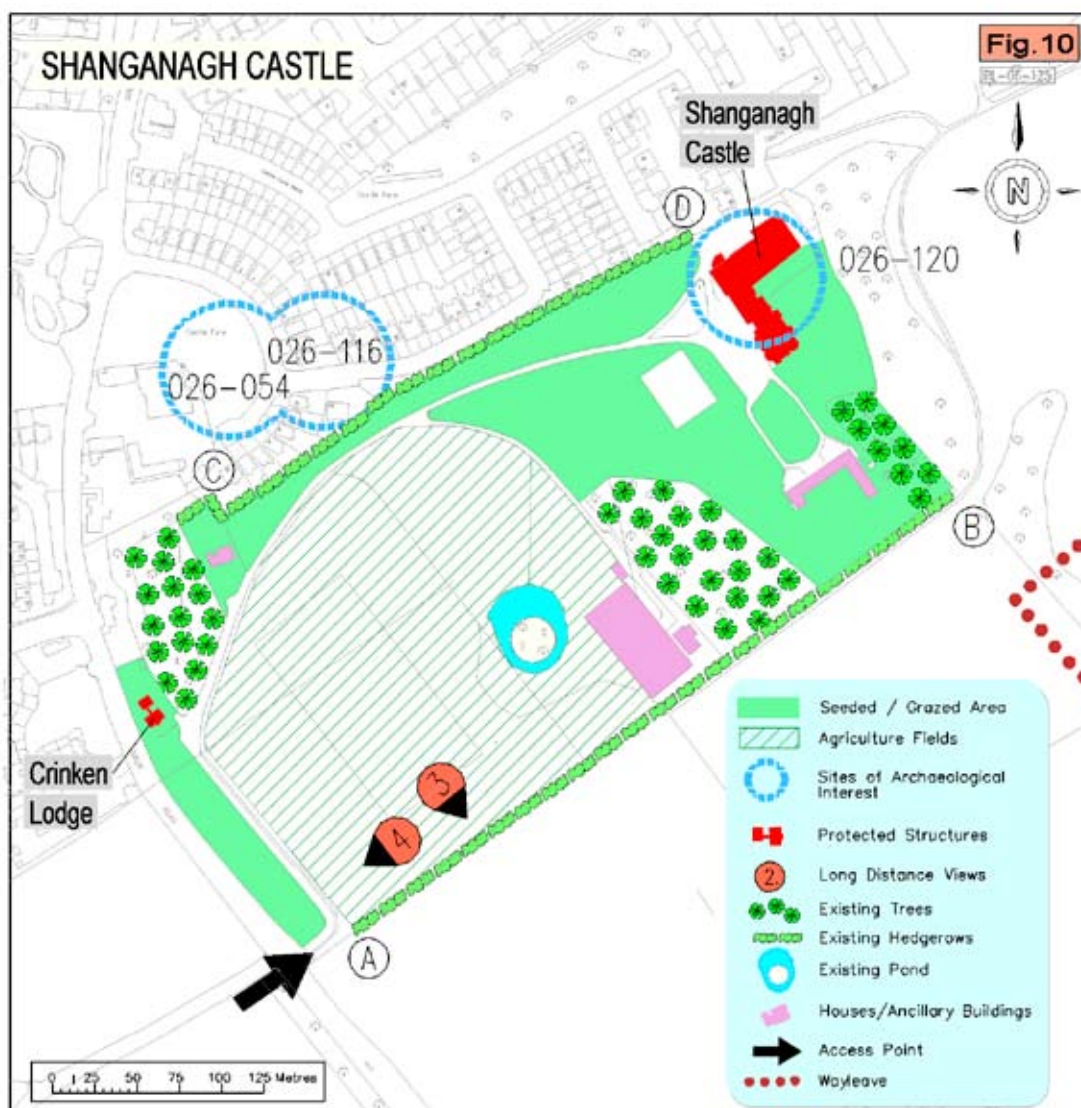
There are no recorded monuments on the Woodbrook development lands.

### 3.4 Site Appraisal: Shanganagh Castle

**(a) Land Use and Landownership**

The Shanganagh Castle site is a former 'Open Prison' (now decommissioned). Dun Laoghaire Rathdown County Council acquired 8.7 hectares of this site for its housing programme in

**Figure 10:** Site Appraisal (Shanganagh Castle)



2004 – lands extending from the Old Dublin Road eastwards. The remaining 2.55 hectares, including Shanganagh Castle itself, remain in the ownership of the Irish Prison Service (Department of Justice).

### (b) Visual & Physical Characteristics of the Site

These former institutional lands are relatively flat. Shanganagh Castle represents a striking feature in the landscape with Killiney Bay to the rear. The First Edition Ordnance Survey Map from 1837 and also 1909 show the house set in a parkland landscape with clear links to the sea / Killiney Bay and the old Harcourt street railway line which ran along the coast. Remnants of the landscape today include mature tree stands around the house, an impressive copse of trees and a pond situated to the south west of the house and the old gate lodge - Crinken Lodge (see **Figure 10**). The site borders the built-up area of Shankill Village and Castle Farm; a housing development comprised of two-storey semi's and detached houses. Shanganagh Park envelops the eastern and southern side of the lands. These site characteristics have the following implications for the development lands:

- the new development should present a well defined edge to Shanganagh Park;
- The scale of development bounding the Castle Farm edge should respect the scale of existing development there.



**Photo 11:** Shanganagh Castle as Viewed from South West

### (c) Views In & Out of the Site and Landmarks

The visual and physical links of Shanganagh Castle to the sea have been broken due to the presence of dense planting along its eastern edge. There are, however, views westwards from the site to Carrickgollogan Hill and southwards to the Sugar Loafs, see **Appendix III**.

### (d) Access Points

The need and general location of access points to the identified development lands at Shanganagh Castle are discussed in Section 3.2.2 (a) above. Additional pedestrian access from the site to the Old Dublin Road and to Shanganagh Park should be considered.

### (e) Nodal Points

Based on the context and site appraisals, it is clear that nodal points are not required for the Shanganagh Castle development lands. However, it would be desirable to create two visual accents around existing features on the site:

- Shanganagh Castle
- The pond and tree copses.

Suitable urban/civic spaces will be developed around these two features.

### (f) Existing Buildings and Structures

The lands contain Shanganagh Castle (dating from the late 1700's; but later much extended), and Crinken Lodge (a former lodge to Shanganagh Castle). Both Shanganagh Castle and Crinken Lodge are included as protected structures in the 2004 – 2010 Dun Laoghaire Rathdown County Development Plan and are to be retained. The lands also contain buildings/facilities associated with the prison, including meeting / recreational rooms, a wardens house, a glasshouse, agriculture related buildings, basketball and sport grounds. These latter ancillary buildings can be demolished /reused off site and do not represent a constraint to development.



**Photo 12:** Shanganagh Castle



**Photo 13:** Crinken Lodge

#### **(g) Wayleaves**

There are no existing wayleaves within the Shanganagh Castle site.

#### **(h) Slopes and Streams**

The lands drain in a southerly direction towards the Woodbrook lands via Shanganagh Park and Cemetery. The opportunity exists to use the existing Pond as an attenuation facility.

#### **(i) Trees and Hedgerows**

The boundary trees / hedgerows and groups of trees are shown on Figure 10. Several of these are of the highest quality and should be retained: southern boundary (A to B); the northern boundary – bounding Castle Farm (C to D); tree copses and tree stands located to the south west and south of Shanganagh Castle. Single tree stands and groups of trees located within the Shanganagh Castle site may be suitable for retention to form part of the new development.

#### **(j) Wildlife**

The Shanganagh Castle development lands are not subject to European or National Wildlife or Habitat protection.

#### **(k) Archaeology**

There are three recorded monuments at Shanganagh Castle lands. One of them is the castle itself (DU026-120, castle site) and is to be retained. The other two monuments are located on Castle Farm, a modern housing estate to the north, just outside the development lands (DU026-054, Ecclesiastical Remains and DU026-116, Fulachta Fiadh). The Department of the Environment, Heritage and Local Government has indicated that these latter monuments do not represent a constraint to development at Shanganagh Castle.