



Old Connaught
Draft Local Area Plan
2025



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Appendices (Please refer to accompanying document of the Draft Plan)

1. Draft Strategic Flood Risk Assessment (SFRA)
2. Statutory Planning Context
3. List of Draft Plan Policies and Objectives
4. Acronyms and Glossary
5. Built Heritage

Chief Executive

Frank Curran

Director of Planning & Economic Development

Aidan Blighe

Senior Planner

Liam Walsh



Comhairle Contae County Council

Preamble/Executive Summary

This Draft Local Area Plan (LAP) sets out a spatial framework for the future development of lands surrounding and including the existing settlement of Old Connaught. The dlr County Development Plan 2022-2028, the statutory land-use document for the whole County, contains a Specific Local Objective to prepare a LAP for the Old Connaught area. The Planning Authority has prepared the Old Connaught Draft LAP, in accordance with that objective. The Draft Plan is set out in twelve chapters as follows:

1. Introduction and Local Area Context
2. Strategic Planning Framework
3. Climate Action
4. Spatial Strategy and Site Development Frameworks
5. Sustainable Urban Village
6. Transport and Movement
7. Green Infrastructure and Biodiversity
8. Open Space, Parks and Recreation
9. Heritage and Conservation
10. Infrastructure, Utilities and Flood Risk
11. Phasing and Implementation
12. Monitoring and Evaluation

Chapter 1 - Introduction and Local Area Context sets out the vision for the Draft Plan, the legal framework underpinning Local Area Plans, the local area context including demographics and the various studies and assessments that have informed the LAP. A SWOC analysis sets out the Strengths, Weaknesses, Opportunities and Challenges of the area.

Chapter 2 – Strategic Planning Framework provides an overview of the statutory planning framework at the national, regional and local levels which guides and informs the Draft Plan.

Chapter 3 - Climate Action sets out how the Draft Plan implements, at the local level, climate action objectives and policies, and demonstrates how the Old Connaught area presents an opportunity to develop as a low carbon and climate resilient community. The Chapter identifies the policies and objectives of the Draft Plan which contribute to climate change adaptation or mitigation measures.

Chapter 4 - Spatial Strategy and Site Development Frameworks sets out the overall spatial strategy for the future development of Old Connaught. Character Areas are identified

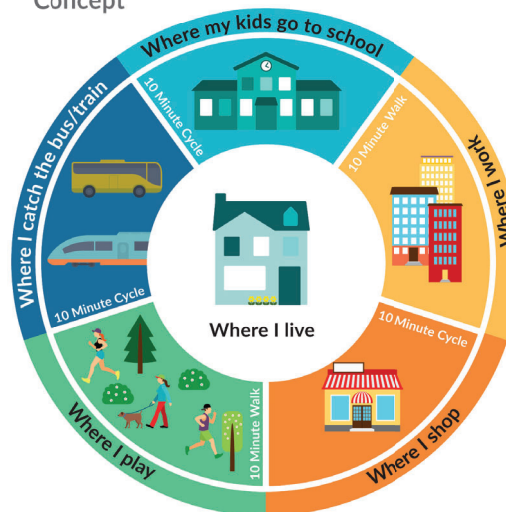
within the Draft Plan area along with urban design and built form parameters.

Individual Site Development Frameworks for each Character Area provide finer grain development guidance to guide future development proposals. Future development will be required to accord with the objectives set out in the Site Development Framework section for each Character Area.

Chapter 5 – Sustainable Urban Village sets out the policy and objectives aimed at creating, maintaining and integrating communities, neighbourhoods and residential amenities at Old Connaught.

The first part of the Chapter considers sustainable neighbourhood infrastructure and includes policies and objectives for some of those elements that are central to the 'ten minute neighbourhood' concept - namely education, community facilities, childcare and healthcare. The second part of the Chapter considers the future provision of housing to support the sustainable development of the area and includes policies with respect to residential density, building height and residential mix and tenure. A key focus of the final part of the Chapter is the delivery of a multifunctional neighbourhood centre to serve planned population levels at Old Connaught.

The 10 Minute Neighbourhood Concept



Chapter 6 - Transport and Movement - One of the assessments which has informed this Draft LAP is an Area Based Transport Assessment or ABTA. An ABTA was prepared as part of the Infrastructure Capacity Assessment Study that was undertaken for the area. It examines the most sustainable way to manage future transport demand. This Chapter details the main transport recommendations arising from the ABTA with a focus on walking, cycling, public transport and vehicular movement.

Chapter 7 – Green Infrastructure and Biodiversity sets out how green infrastructure and biodiversity will be addressed in the Draft Plan area and acknowledges that planned change at Old Connaught presents both challenges and opportunities for biodiversity, climate resilience and green infrastructure.

Chapter 8 – Open Space, Parks and Recreation sets out a strategy for the provision of an integrated hierarchy of public open spaces across the Old Connaught area to meet the needs of both the existing and future residents of the new emerging community.

Chapter 9 - Heritage and Conservation recognises the rich heritage of Old Connaught which contributes positively to its identity and unique sense of place. This Chapter details some elements of the background and history of the area and includes some general policies for the conservation of heritage at Old Connaught, in addition to more specific objectives relating to some of the areas unique character, heritage and protected structures.

Chapter 10 – Infrastructure, Utilities and Flood Risk sets out some of the recommendations and policies with respect to utilities infrastructure including potable water, wastewater and drainage infrastructure, electricity, gas and renewable energy, ICT/communications and waste management. One of the assessments which has informed this Draft Plan is the aforementioned Infrastructure Capacity Assessment Study. The assessment of utilities infrastructure comprised a component part of the Study which included recommendations in terms of infrastructure requirements to support the sustainable development of Old Connaught. This Chapter also looks at flood risk in the Draft Plan area.

Chapter 11 – Phasing and Implementation sets out a phasing strategy to support the plan-led development of new residential communities in Old Connaught. The phasing strategy provides for the coordinated and incremental development of lands linked to the delivery of enabling infrastructure. This Chapter also considers the implementation phase and the measures to be taken to enable the objectives of the Draft Plan to be realised.

Chapter 12 – Monitoring and Evaluation – This Chapter recognises that a monitoring and evaluation system for the Draft Plan is an important function in order to assess the success with which the Plan is being implemented. It sets out a strategic monitoring framework focused on the implementation of each of the Site Development Frameworks and the phasing of development with a particular focus on strategic infrastructure delivery.

Appendices and Environmental Reports - There are five Appendices which are set out in a separate document accompanying the Draft Plan.

1. Strategic Flood Risk Assessment (SFRA)
2. Statutory Planning Context
3. List of Draft Plan Policies and Objectives
4. Acronyms and Glossary
5. Built Heritage

The SEA Environmental Report and Statement, and the Natura Impact Report and AA Conclusion Statement are set out as separate documents accompanying the Draft Plan.

A decorative graphic in the top-left corner of the slide. It features a large, bold blue number '1' centered within a white, downward-pointing chevron shape. The background of this graphic is composed of various shades of blue geometric shapes, including triangles and polygons, creating a layered, architectural effect. The overall color palette is a range of blues, from light sky blue to a deeper cerulean.

1

Introduction and Local Area Context

1.1 Introduction and Local Area Context

This Draft Local Area Plan, hereinafter referred to as 'the Draft Plan', sets out a spatial framework for the future development of lands surrounding the existing settlement of Old Connaught. The Draft Plan aims to create a sustainable urban village with a strong sense of place and community which is responsive, and respectful of, the wider context and character of the area.

The dlr County Development Plan 2022-2028, the statutory land-use document for the whole County, contains a Specific Local Objective to prepare a Local Area Plan for the Old Connaught area. The Planning Authority has prepared the Draft Plan, in accordance with that objective.

1.2 What is a Local Area Plan?

Like the County Development Plan, which spans the entirety of Dún Laoghaire-Rathdown, a Local Area Plan (LAP) is a statutory planning document, but for a smaller, more focused area, and with greater detail. A Local Area Plan consists of a suite of policies and objectives for an area, intended to guide that area's development.

A Local Area Plan is a statutory planning document prepared by the Local Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The Act states that an LAP may be prepared for:

"...those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan".

In terms of the contents of an LAP, the Planning and Development Act 2000 (as amended) states that:

"An LAP shall be consistent with the objectives of the development plan, its core strategy, and any other regional planning guidelines that apply to the area of the Plan and shall consist of a written statement and a plan or plans which may include –

Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures".

The Section 28 Guidelines, 'Local Area Plans – Guidelines for Planning Authorities' (2013) provide further guidance and context for Local Area Plans and set out that "Local Area Plans are intended to provide more detailed planning policies for areas that are expected to experience significant development and

change". The Guidelines also place a focus on implementation and effective consultation and consensus building.

Once adopted by the Elected Members of dlr County Council, the Planning Authority must have regard to the provisions of the Draft Plan when assessing any planning applications or development proposals within the Plan area. From the date of its adoption by the Council, the Draft Plan will be valid for a period of six years, unless otherwise amended, or extended by the Planning Authority.

1.3 Plan-Making Process and Public Consultation

The Draft Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000, as amended. The legislative basis for the preparation and adoption

of a Local Area Plan is set out in Sections 18-20 of The Act.

Public consultation is an important aspect of any plan-making process in order to address issues and concerns which relate to the Plan area and to ensure that the final Plan reflects public and community aspirations in addition to government policies, strategies, and guidelines. The public consultation consists of two main stages, (i) non statutory pre-draft consultation and (ii) consultation on the Draft Plan itself.

1.3.1 Pre-Draft Public Consultation

The Pre-Draft Public Consultation for the Old Connaught LAP took place over a four-week period from 8th May to 6th of June 2023. The intention of this process was to invite interested parties or individuals to make submissions or observations to inform the preparation of the Draft Plan.

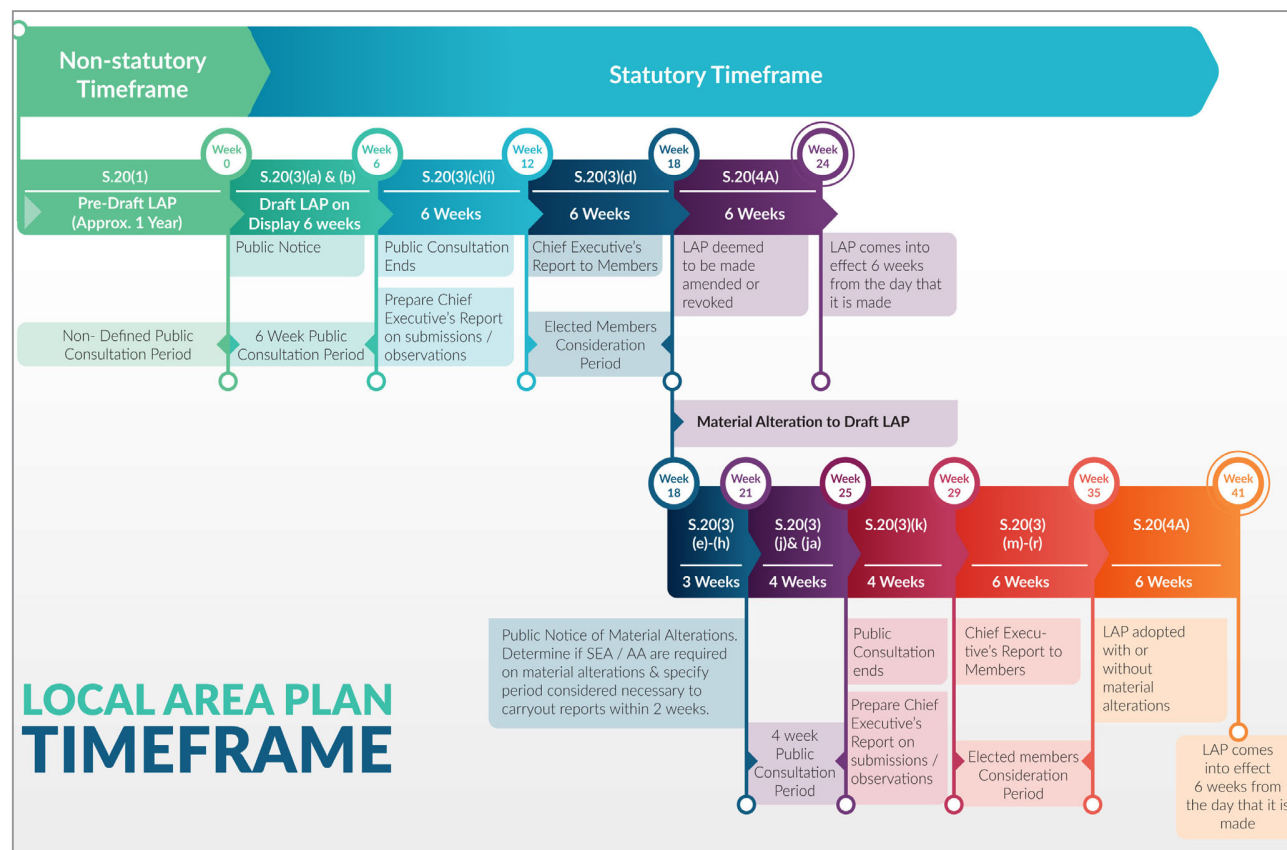


Figure 1.1: Local Area Plan Statutory Timeframe

As part of this process, an Issues Paper with accompanying Maps and Figures was prepared by the dlr Planning Department to stimulate, guide and encourage debate and discussion on the issues in the community and wider environs, to flag important factors and to encourage and assist the public in making submissions and observations to the Planning Authority in respect of the preparation of the Draft Plan. An online StoryMap was also prepared which provided context for the area and set out the plan making process.



Figure 1.2: Cover page of the Old Connaught LAP Pre-Draft Consultation Issues Paper

Two public information open sessions were held in Old Connaught in May 2023. Both sessions were well attended. A total of 38 no. written submissions/observations were received during the display period. An overview of the issues raised in pre-draft submissions/observations is set out in a Chief Executive's Report on the Pre-Draft Public Consultation. Consideration was given to the issues raised in the submissions received in the preparation of the Draft Plan.

1.3.2 Draft Plan Public Consultation

When the Draft Plan is published, it must be placed on public display for a minimum of six weeks during which submissions and observations are invited from the public and interested parties. A report summarising the issues raised, and the Chief Executive's recommendation is then prepared and submitted to the Elected Members for their consideration, not later than twelve weeks after publication of the notice of proposal to make a Local Area Plan in a national newspaper.

The Elected Members have six weeks, from receipt of the Chief Executive's Report, to consider the report and adopt, amend, or reject the Draft Plan. Any proposed Material Alteration to the Draft Plan must go on public display for a further period of not less than four weeks. The statutory timeframe for the preparation of a Local Area Plan is detailed in Figure 1.1.

1.4 Composition of the Local Area Plan

This Draft Plan comprises a Written Statement with accompanying Appendices and Maps. The Written Statement comprises the main policy document of the Draft Plan. Where conflicting objectives arise between the County Development Plan and the Local Area Plan, the objectives of the County Development Plan shall take precedence.

1.4.1 Assessments that have informed the Draft Plan

The Draft Plan is an evidence-based Plan and has been informed by a number of studies and additional assessments.

1.4.1.1 Infrastructure Capacity Assessment Study

The Draft Plan is informed by an Infrastructure Capacity Assessment Study (ICAS). This Study identifies the high level strategic enabling infrastructure to facilitate the plan-led development of Old Connaught and Rathmichael. It was prepared with relevant stakeholders and infrastructure providers including, in collaboration with Transport Infrastructure Ireland, National Transport Authority, Wicklow County Council, and in conjunction with Uisce Éireann, Department of Education, Office of Public Works, Health Service Executive, National Parks and Wildlife Service, ESB, Gas Networks Ireland and Irish Rail.

In accordance with the requirements of the National Planning Framework, the Core Strategy of the dlr County Development Plan 2022-2028 undertook a high level assessment of zoned lands in the County in order to apply a standardised, tiered approach to differentiate between i) zoned land that was serviced and ii) zoned land that was serviceable within the life of the County Development Plan. Through this assessment, both Old Connaught and Rathmichael were identified as tier 2 zoned lands – lands that were not considered sufficiently serviced to support new development, but which had the potential to become fully serviced within the lifetime of the Development Plan.

Post adoption of the dlr County Development Plan 2022-2028, the Planning Authority commissioned a high-level strategic Infrastructural Capacity Assessment Study for the proposed Old Connaught and Rathmichael LAP areas in the south-east area of Dún Laoghaire-Rathdown. The overarching purpose of the ICAS was to inter alia:

- Identify the proposed high-level strategic enabling infrastructure required to facilitate plan-led development.

- Provide a high-level implementation plan to set out the strategic infrastructural and service requirements for each successive phase of development.

The range of strategic enabling infrastructure elements considered in the ICAS included transport; green infrastructure and biodiversity, heritage and conservation, open space, parks and recreation, water and wastewater, drainage, social infrastructure - community and education facilities, and utilities - power supply and telecommunications.

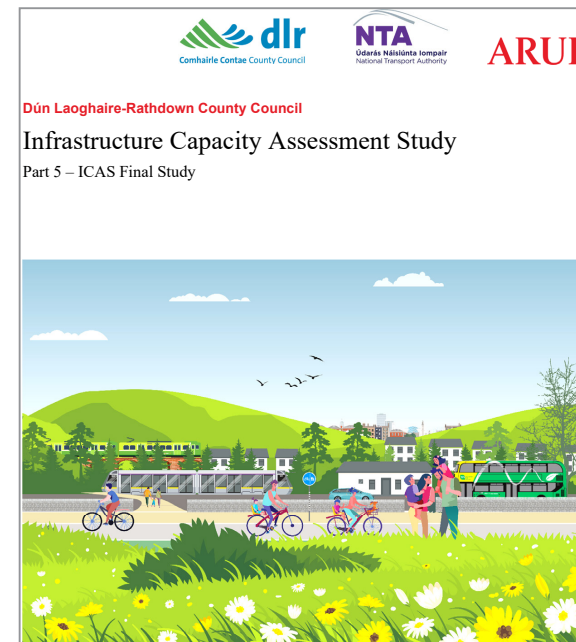


Figure 1.3: Cover page of Infrastructure Capacity Assessment Study

The ICAS Study underpins the contents of the Draft Plan, delivering an evidence-based approach for phased development at Old Connaught, commensurate with the delivery of essential infrastructure, as supported by the main infrastructure providers and stakeholders.

1.4.1.2 Area Based Transport Assessment

As part of the ICAS, an Area Based Transport Assessment (ABTA) has been undertaken to inform the preparation of the Draft Plan. An ABTA provides an assessment of the effect that additional development is likely to have in a given area and sets out a series of recommendations regarding how best to manage any identified increase in transport demand. The assessment is multi-modal and makes recommendations regarding all modes of transport, including for pedestrian, cyclist and public transport infrastructure.

The assessment of transport demand has played a central role in the preparation of the Draft Plan. The relevant findings of the ABTA have informed the Transport and Movement Chapter (see Chapter 6). The ABTA process is - in a similar fashion to Strategic Environmental Assessment - an iterative process and therefore the outcome of the plan-making process for the LAP will inform the final ABTA Report.

1.4.1.3 Community Infrastructure Audit

A component part of sustainable neighbourhood infrastructure is the provision of an appropriate range of community and cultural facilities. As part of the emerging dlr Community Infrastructure Audit, a comprehensive audit of Council owned or supported facilities within dlr was undertaken.

In addition to reviewing facilities the audit identifies where gaps, if any, exist, and informs the planning of future facilities in accordance with planned population growth across the County. Recommendations with respect to the provision of community and cultural facilities at Old Connaught are supported by the recommendations contained in the emerging dlr Community Infrastructure Audit.

1.4.1.4 Strategic Environmental Assessment (SEA)

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan-making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan-making. SEA is mandatory for LAPs for areas with a population or target population of 5,000 or more; therefore, a SEA is required for the Draft Plan.

The SEA covers both the Draft Plan and also any Draft Plan relevant objectives from the ABTA process. The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Draft Plan documentation, is presented as a separate document. The Environmental Report provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The mitigation measures needed to offset potential adverse effects of the Draft Plan and future monitoring proposals are set out in the SEA and the requirement to monitor them is provided in Chapter 12 – Monitoring and Evaluation. The SEA is an iterative process which covers the full LAP plan-making process.

1.4.1.5 Habitats Directive Assessment

The requirements for Habitats Directive Assessment of plans or projects, is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ('Habitats Directive'). In any case where, following screening for

Appropriate Assessment (AA), it is found that any plan or project is likely to have a significant impact on areas designated as Natura 2000 sites, a full Appropriate Assessment must be carried out.

The Draft Plan and the relevant ABTA objectives are subject to Stage 2 AA, the findings of which are included in the accompanying Natura Impact Report. The current conclusion of the AA is that, following the integration of mitigation into the Draft Plan, the Plan is not foreseen to give rise to an adverse effect on the integrity of any European site, alone or in combination with other plans or projects. The AA process will conclude at adoption of the LAP.

1.4.1.6 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Draft Plan. The SFRA includes a Flood Risk Assessment of the upstream catchment area of the

Old Connaught Tributary. The SFRA is prepared in accordance with the requirements of 'The Planning System and Flood Risk Assessment Guidelines for Planning Authorities' (2009) and Circular PL02/2014 (August 2014). The SFRA is presented as Appendix 1 of the Draft Plan.

1.5 Local Area Context

This following section provides a brief overview of the Draft Plan area, including its location, existing landscape, development form and demographics.

1.5.1 Location

Old Connaught is located on the southern fringes of Dún Laoghaire-Rathdown, approx. 20 km south of Dublin City Centre. In the immediate urban context, approx. 2km to the southeast of the Plan area is Bray Town, which has a population of approx.

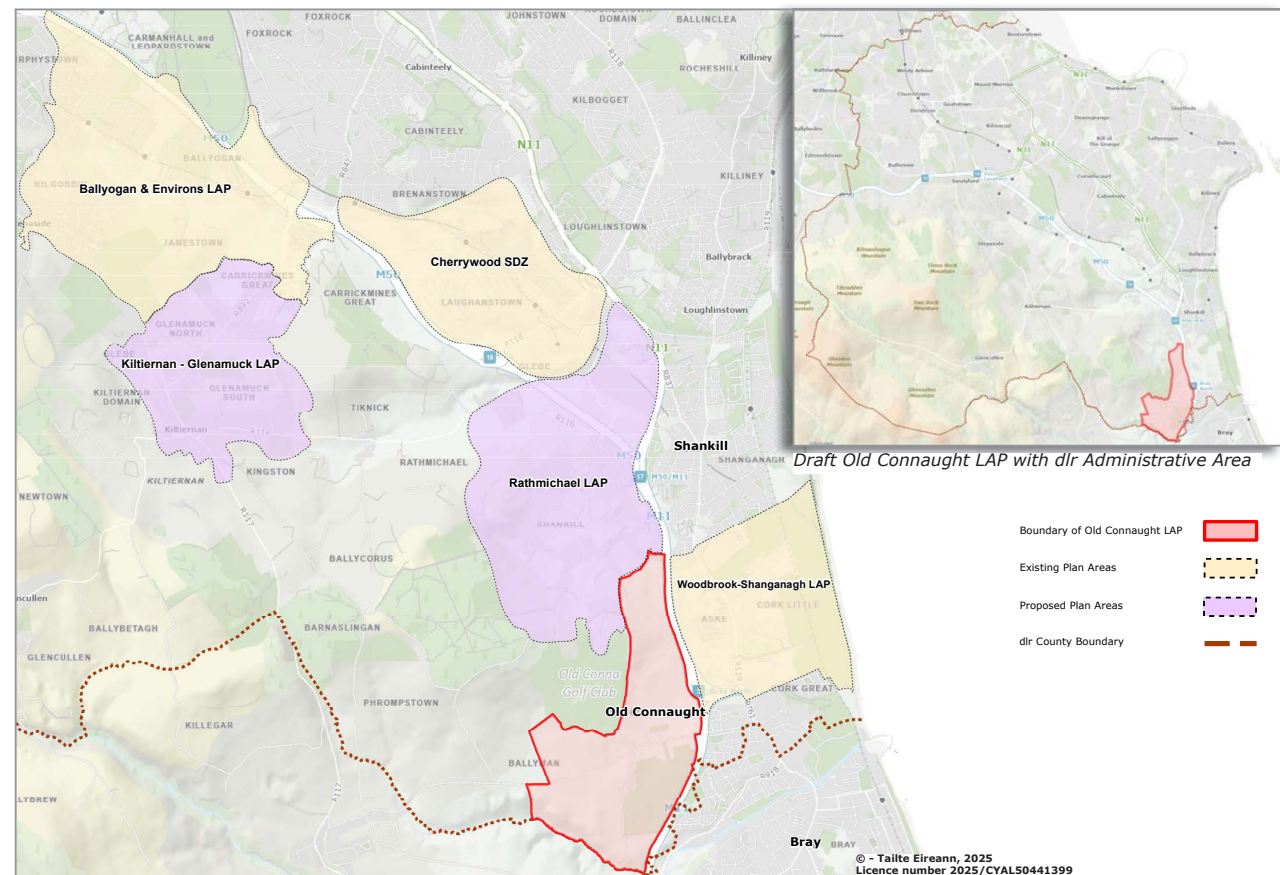


Figure 1.4: Draft Old Connaught LAP - Local Area Context

33,500 persons (Census 2022) while approx. 3km to the northeast lies Shankill Village. The developing area of Woodbrook is located to the east of the Plan area while Fassaroe is located to the south of the Plan area, within the administrative area of Wicklow County Council.

The Draft Plan area is bounded to the east by the M11 motorway; to the west by Ferndale Road and 'GB' – Green Belt zoned lands which incorporate primarily agricultural, recreational and educational land uses; to the north by Crinken Lane and Rathmichael; and to the south by the steep-sided County Brook river valley (Ballyman Glen) and the County boundary.

1.5.2 Local Area Plan Boundary

The Draft Plan boundary is illustrated in Figure 1.5. The indicative boundary for the Draft Plan area, as illustrated in the dlrc County Development Plan 2022-2028, has been extended to the north, with the northern boundary now being bounded by Crinken Lane. The area covered by the LAP extends to c. 219ha, which is c. 2% of the overall land area of the County.

The Draft Plan boundary adjoins the indicative boundary for the draft Rathmichael LAP to the north while the boundary for the Woodbrook-Shanganagh LAP is located to the east. As provided in the Core Strategy of the dlrc County Development Plan 2022-2028, these three Local Area Plan areas comprise a significant focus for the new residential development in the southeast of the County.

1.5.3 Existing Landscape

The existing landscape within the Draft Plan area is distinctly rural in form and character with an open landscape and agricultural activities and a rural type of road system. The landscape in the Old Connaught area is strongly influenced by the undulating form of underlying granite. The area is in a transition zone between the uplands to the west and the lowlands to the east. This gives the area a distinct physical character connected to the local environment.

The character of Old Connaught is predominantly one that was created in the eighteenth and nineteenth centuries when Old Connaught evolved into a landscape characterised by large private houses set on generous grounds. The Ordnance Survey maps dating from 1843 to the present day illustrates the area as a landlord-dominated landscape with the presence of many large houses, for example, Old Connaught House, Jubilee Hall, Knocklinn House and Thornhill House (currently St. Gerard's school). The impact of parklands and demesne land on the landscape still remains evident today, particularly the walled gardens of Old Connaught House. It was also during this period that the triangular green space at the western end of Old Connaught Avenue was formed, which today characterises the core of Old Connaught.

Unlike the area immediately around Bray Town, the Draft Plan area has experienced little population growth or changes in road patterns over the centuries. Changes that took place in the twentieth century were mainly small individual infill developments. The introduction of these features has not fundamentally altered the character of the area.

The core of Old Connaught is contained along Old Connaught Avenue and its junction with Thornhill/Ballyman/Ferndale Roads. Existing residential development in the area largely consists of detached and some semi-detached dwellings and is focused along the main roads in the area. The dwellings along Old Connaught Avenue mainly front onto the roadway, with little or no front gardens, whereas the residential development along the three remaining roads, consists primarily of large, detached

dwellings set back from the road. The landscape is punctuated with protected structures, which is reflective of the demesne history of the area.

The topography of Old Connaught slopes generally downwards from west to east, with relatively steep levels along the Ballyman and Ferndale Roads. The topography of the area provides a number of views and prospects which are a particular feature including views to the east toward the Irish Sea, south towards the Wicklow Mountains and west towards Carrickgollogan Hill. The lands closer in proximity to the M11 are relatively flat. The majority of the flat and gently sloping lands consist of undulating farmland, laid out in large pasture fields, and delineated by low hedges and trees. The topography of the Old Connaught area is illustrated in Figure 1.6.

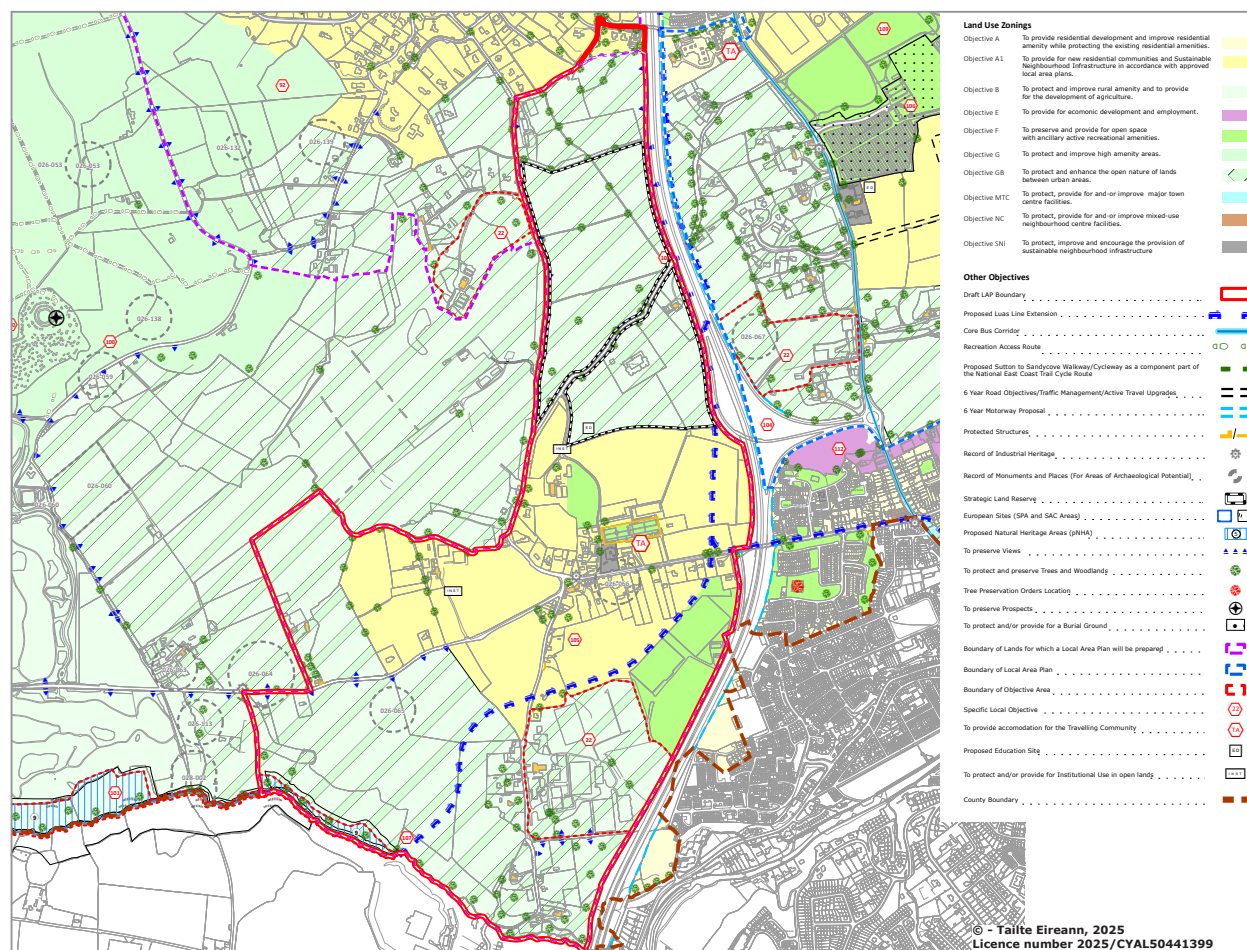


Figure 1.5: Extract from County Development Plan 2022-2028 with Draft LAP boundary

The open upland habitats to the west of Old Connaught merge with small scale fields of low intensity agriculture, to provide suitable habitats for a range of flora and fauna. The area has a number of woodland areas and hedgerows which are a strong element of the landscape and have a habitat value. The southern boundary of the Plan area is formed by the steep-sided scrub-covered valley of the County Brook River (Ballyman Glen) which delineates the boundary between Dún Laoghaire-Rathdown and County Wicklow.

Some of the landscape features around Old Connaught have survived for considerable periods. This includes boundary lines, stands of trees, individual buildings, vegetation patterns and some settlements with a long history of habitation. The present day landscape is an amalgam of elements passed down through

centuries of change, but the overarching pattern is one of continuity rather than change.

1.5.4 Population and Demographics

The number of existing residential properties and corresponding population of Old Connaught is relatively small. GeoDirectory data ¹ indicates that there are 170 residential addresses in the LAP area, 2 of which are categorised as 'vacant'. Assuming an average household size of 2.7, it is estimated that the existing population living within the Old Connaught LAP area is c. 454 people. Old Connaught's population is primarily concentrated along Old Connaught Avenue and around the Village core and at the multi-unit residential developments of Old Connaught House and Ferndale Court.

1.5.4.1 Age Profile

Census 2022 Small Area data was assessed in order to analyse age profile trends in the general Old Connaught and wider environs area ². The data indicates that, when compared to the dlr County figures, the existing population at Old Connaught and its wider environs comprises a higher percentage of inhabitants in the older age cohorts and a lower percentage of inhabitants in the younger age, see Table 1.1.

1.5.4.2 Family Profile

Table 1.2 presents data relating to family profile in the Old Connaught and wider environs area from Census 2022. The figures indicate that, when compared to the wider dlr County figures, the Old Connaught area has a lower proportion of families in the 'pre-school' and 'early school' categories and a corresponding higher proportion of families in the 'older couple' and 'retired' categories.

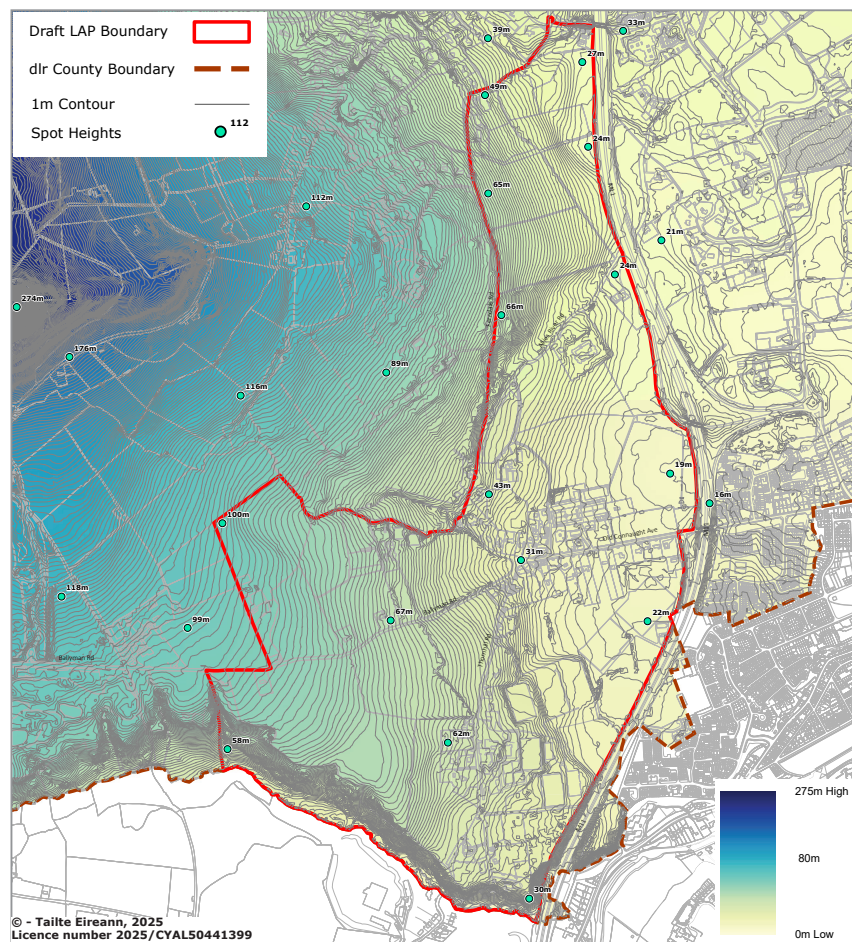


Figure 1.6: Topographic map of the Draft Old Connaught Local Area Plan

| Age Range | 0-4 years | 5-19 years | 20-39 Years | 40-64 Years | 65+ Years | Total All Ages |
|--|-----------|------------|-------------|-------------|-----------|----------------|
| Old Connaught and Wider Environs | 20 | 125 | 156 | 255 | 127 | 683 |
| % of Old Connaught Total | 2.9% | 18.3% | 22.8% | 37.3% | 18.6% | 100% |
| Dún Laoghaire - Rathdown | 12,654 | 44,103 | 62,828 | 74,357 | 39,918 | 233,860 |
| % of County Total | 5.4% | 18.9% | 26.9% | 31.8% | 17.1% | 100% |
| % Difference between Old Connaught and County | -2.5% | -0.6% | -4.1% | +5.5% | +1.5% | - |

Table 1.1: Age Profile in Old Connaught – Selected 'Small Areas' (Census 2022)

1. GeoDirectory was established by An Post and Ordnance Survey Ireland and provides a database containing residential and commercial buildings with details for each address. GeoDirectory data was used to estimate existing population as the geographic areas known as Census 'Small Areas' do not correspond with the boundary of the Old Connaught LAP. The calculation of the Old Connaught population based on Census 2022 is therefore not possible.

2. Census small area data is not available for the exact geographic area of the Old Connaught LAP. The Census Small Areas selected for analysis most closely co-inside with the Old Connaught LAP area but extend beyond its boundary. The data therefore reflects general trends in the Old Connaught and wider environs area rather than solely reflecting the current population within the LAP boundary.

| | Pre-School | Early School | Pre-Adolescent | Adolescent | Adult | Younger Couple | Older Couple | Retired |
|--|------------|--------------|----------------|------------|--------|----------------|--------------|---------|
| Old Connaught and Wider Environs | 7 | 17 | 20 | 21 | 46 | 24 | 16 | 33 |
| % of Old Connaught Total | 3.8% | 9.2% | 10.9% | 11.4% | 25% | 13% | 8.7% | 17.9% |
| Dún Laoghaire - Rathdown | 5,091 | 6,237 | 6,615 | 6,045 | 15,198 | 6,961 | 4,669 | 8,615 |
| % of County Total | 8.6% | 10.5% | 11.1% | 10.2% | 25.6% | 11.7% | 7.9% | 14.5% |
| % Difference between Old Connaught and County | -4.8% | -1.3% | -0.2% | +1.2% | -0.6% | +1.3% | +0.8% | +3.4% |

Table 1.2: Family Profile in Old Connaught – Selected ‘Small Areas’ (Census 2022)

1.5.5 Future Population in the Old Connaught LAP Area

The potential future population of Old Connaught can be estimated taking account of existing population in addition to planned future growth. The Core Strategy of the dlr County Development Plan 2022-2028 provides for significant residential growth at Old Connaught area which will ultimately result in a larger local population and a revised demographic profile.

Table 1.3 details the potential future population of Old Connaught assuming full build out of the A1 zoned lands. It is estimated that the population of Old Connaught could increase from c. 450 people currently residing in the LAP area to c. 6,000 – 6,500 people. Should the lands identified as a Strategic Land Reserve, located in the northern environs of the Draft Plan area, be re-zoned at a future point for residential purposes this could increase the population further to c. 8,500 – 9,000.

| | Homes | Estimated Population |
|---|---------------|----------------------|
| Existing Population | 170 | 454 |
| ‘A1’ Zoned Land – Full Build Out | 2,150 - 2,400 | 5,375 - 6,000 |
| Total | | 5,829 - 6,454 |
| Strategic Land Reserve | 1,050 | 2,625 |
| Total Incl. Strategic Land Reserve | | 8,454 - 9,079 |

Table 1.3: Potential Future Population in the Old Connaught LAP Area

1.5.6 SWOC Analysis

SWOC analysis is a useful strategic planning tool undertaken to help inform the plan-making process. This is a structured planning method which evaluates an area under the headings: Strengths, Weaknesses, Opportunities, and Challenges. Table 1.4 provides a summary of the findings of the SWOC analysis undertaken for Old Connaught.

In the analysis, Strengths and Weaknesses represent the helpful and unhelpful aspects evident within the Plan area today, when considering what makes a good place to live, work, or visit. Opportunities and Challenges represent the positive and negative factors that have informed progress towards the policy objectives contained in the Draft Plan. In addition to background research, this SWOC analysis has been informed by the views expressed by the public consultation process.

| Strengths | Weaknesses | Opportunities | Challenges |
|---|--|---|--|
| <ul style="list-style-type: none"> Strong existing community. Strategic location adjacent to the RSES ‘Key Town’ of Bray and identified for residential development in the Dublin MASP. Significant land bank of undeveloped, zoned land. Located in close proximity to a Core Bus Connects corridor. Unique and rich historical and archaeological heritage. Rich landscape character and attractive setting. Proximity to the Dublin and Wicklow Mountains and the Irish Sea. Proximity to Bray and Shankill. Proximity to Woodbrook and Bray DART stations. The Old Connaught-Woodbrook Water Supply Scheme. | <ul style="list-style-type: none"> The land is currently unserved. No public transport provision currently serving the LAP area. Substandard local roads. Lack of community, social and retail facilities. Lack of accessible public open space. Peak period congestion on Old Connaught Avenue. Barrier effect of the M11/N11. Lack of walking and cycling connections. High car dependency rates. | <ul style="list-style-type: none"> Delivery of a significant number of residential units to meet housing demand through a compact urban form. Deliver a low carbon and climate resilient neighbourhood. Deliver a community based on the concepts of a sustainable urban village and the ‘10-minute’ neighbourhood. Deliver transport orientated development - scope to provide higher residential densities near future public transport stops. Provision of accessible strategic public open spaces. Delivery of an enhanced public realm. Potential extension of Luas Green Line. Upgrade of local roads and improvements to transport infrastructure. Delivery of an active travel network of high quality cycling and walking routes linking key destinations. Provision of community, social and commercial services in the area. Provision of additional educational facilities. Promotion of the existing historic and natural heritage. Integrate inclusivity and age friendly principles and universal accessibility to infrastructure and amenities. Enhance biodiversity. | <ul style="list-style-type: none"> Ensuring the delivery of sustainable transport infrastructure required to support modal shift. Ensuring the provision of supporting sustainable neighbourhood infrastructure in tandem with the delivery of housing. Effectively responding to the topography of the area. Managing potential impacts on existing views. Protecting the area’s architectural and archaeological heritage. Management of increased traffic volumes. Risk of impact on biodiversity. |

Table 1.4: Old Connaught SWOC Analysis



2

Strategic Planning Framework

2.1 Strategic Planning Framework

The primary focus of this Draft Plan is to progress the development of a sustainable residential community at Old Connaught in line with the policies and objectives of the overarching dlr County Development Plan 2022-2028 and in accordance with regional policy and national Government policy.

While the Draft Plan for Old Connaught will ultimately set out its own policies, it is important to have an understanding of the higher tier land-use plans with which it must conform. The policy context for the Draft Plan is informed by a myriad of plans and policies at the national, regional, and local levels. Appendix 2 sets out the wide variety of plans and policy documents that have shaped the Draft Plan.

2.2 Planning Hierarchy

Figure 2.1 provides a non-exhaustive overview of the statutory planning hierarchy. Section 19 of the Planning and Development Act 2000 (as amended) provides that a Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, the RSES and the Transport Strategy for the Greater Dublin Area. The County Development Plan itself is statutorily required to be consistent with both the overarching higher level NPF, RSES and Specific Planning Policy Requirements included in Section 28 Guidelines.

In addition to these policy documents, there are a whole range of other national, regional, and local policy documents and guidelines which help inform and guide the preparation of the Local Area Plan.

2.2.1 National Planning Policy Context

2.2.1.1 Project Ireland 2040

Project Ireland 2040 includes the National Planning Framework (NPF), which sets the overarching spatial strategy for the country, along with the National Development Plan, which sets out the long term investment strategy. The NPF forms the "spatial expression of Government policy" and provides a Framework to guide national, regional, and local planning and investment decisions for the years ahead.

The NPF includes 10 No. National Strategic Outcomes', the first of which is 'Compact Growth', which advocates the imperative of greater densities of development, particularly in urban and suburban areas. The NPF highlights that higher residential densities are better able to support local services, reduce journey times, and are more likely to result in a more frequent use of sustainable modes of transport.

To support the delivery of this compact growth agenda the NPF puts in place a target that half of future national population growth will be focused in the existing five Cities and their

suburbs (NPO 2a) and furthermore, that at least half of all new homes, that are targeted in the five Cities, will be within their existing built-up footprints (NPO 3b). Outside of the five Cities and suburbs, the NPF targets the delivery of at least 30% of all new homes within the existing built-up footprint in other settlements (NPO 3c).

In 2023, the Government commenced the process of undertaking the first review of the National Planning Framework (2018). The public consultation process on the Draft Revision of the NPF was undertaken in 2024. At the time of writing this Draft LAP, the revised NPF is still being finalised. Once finalised, the revised NPF will be incorporated into the Regional Spatial and Economic

Strategy for the Eastern and Midland Region and the dlr County Development Plan.

2.2.1.2 Section 28 Ministerial Guidelines

The Draft Plan was prepared to be consistent with relevant Specific Planning Policy Requirements (SPPRs) and has had regard to other relevant provisions of Section 28 Ministerial Guidelines issued by the Government. In accordance with Section 28 of the Planning and Development Act 2000 (as amended), Planning Authorities shall have regard to any Guidelines issued by the Minister and are also required to apply any Specific Planning Policy Requirements (SPPRs) contained in such Guidelines in carrying out their functions.

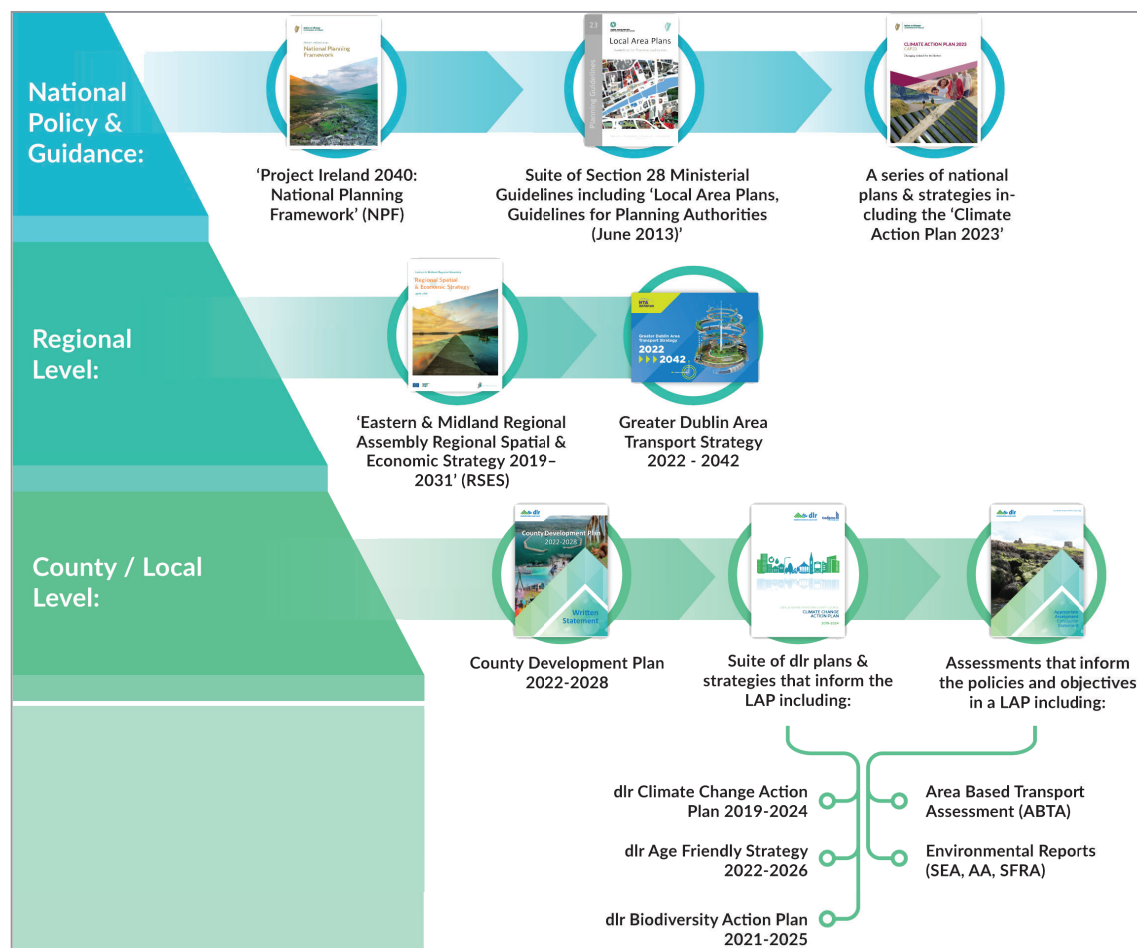


Figure 2.1 Plan and Policy Hierarchy

The Guidelines of particular importance in the preparation of this Draft Plan include inter alia: Local Area Plans - Guidelines for Planning Authorities (2013); Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024); Sustainable Urban Housing: Design Standards for New Apartments' (2022); and Urban Development and Building Height Guidelines (2018). The applicable elements of these Guidelines are referenced in the various Chapters of this Draft Plan.



Figure 2.2 Relevant Section 28 Guidelines (Non-Exhaustive)

2.2.2 Regional Planning Policy Context

2.2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES) implements the practical elements of the NPF at a regional level. Old Connaught is identified in the RSES for future growth as part of the westward expansion of the 'Key Town' of Bray.

The RSES sets out a settlement hierarchy for the Region and identifies key growth areas which will see significant development up to 2031 and beyond. The vast majority of the built-up footprint of dlr is located within the area defined as Dublin City and Suburbs, which comprises the first tier in the regional settlement hierarchy, while Old Connaught is identified in the RSES as a component part of the 'Key Town' of Bray which comprises tier 3 in the regional hierarchy.

The Key Town of Bray is recognised in the RSES as having significant growth potential. The RSES states that owing to geographical constraints, the growth of Bray is primarily limited to westward expansion with identified growth potential at Fassarooe (Wicklow County Council) along with the development of lands at Old Connaught (Dún Laoghaire-Rathdown). Regional Policy Objective's 4.37 and 4.38 provide that the westward extension of the Key Town of Bray is to be coordinated between Wicklow County Council, dlr County Council, and the relevant transport agencies to facilitate the delivery of key enabling transport infrastructure and services.



Figure 2.3 Dublin Metropolitan Area Strategic Plan (Source: EMRA RSES)

Having regard to these Regional Policy Objectives, both the Infrastructure Capacity Assessment Study and the Area Based Transport Study which inform the Draft Plan were prepared with

relevant stakeholders and infrastructure providers including, in collaboration with TII, NTA, Wicklow County Council, and in conjunction with Uisce Éireann, Department of Education, OPW, HSE, NPWS, ESB, Gas Networks Ireland and Irish Rail.

The RSES also includes a Dublin Metropolitan Area Strategic Plan (MASP) which provides a 12 to 20 year strategic planning and investment framework for the Dublin Metropolitan Area. The Dublin MASP identifies strategic residential and employment corridors based on their current and future development capacity, their ability to deliver outcomes such as compact development, placemaking, accessibility to public transport, potential for economic development, and their ability to deliver a reduced carbon footprint.

The MASP specifically identifies Old Connaught within the North-South Corridor (DART), as suitable for the development of a new residential community. The strategic development corridors of the MASP are illustrated in Figure 2.3.

2.2.2.2 Transport Strategy for the Greater Dublin Area 2022-2042

The overall aim of the GDA Transport Strategy 2022 – 2042 is to provide a sustainable, accessible, and effective transport system for the Greater Dublin Area which meets, among other items, the region's climate change requirements. The objectives of the Strategy include improving connectivity between people and places and delivering a high quality, equitable and accessible transport system.

Included in the Transport Strategy for the GDA, and of particular relevance to Old Connaught, is provision for the extension of the Luas Green Line southwards in order to serve the Bray and Environs area. Further information on national and regional transport related policies and objectives are set in Chapter 6 – Transport and Movement.

2.2.3 Local Planning Policy Context

2.2.3.1 dlr County Development Plan 2022-2028

The dlr County Development Plan 2022-2028 (CDP) accords with the above series of national and regional policy documents. It was prepared having regard to the National Strategic Outcomes set out in the NPF, the Regional Strategic Outcomes set out in the RSES, the UN Sustainable Development Goals, the Corporate Goals set out in the dlr Corporate Plan and the unique character of Dún Laoghaire-Rathdown.

The overarching Development Plan Vision is to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations. To deliver on the Development Plan Vision, 5 Strategic County Outcomes were identified to underpin the Plan (see Figure 2.4). The overarching Development Plan Vision,

underpinned by the 5 Strategic County Outcomes, permeates the Policy Objectives contained in the Development Plan.



Figure 2.4 Strategic County Outcomes (dlr CDP 2022-2028)

The dlr County Development Plan embraces the concept of the ‘ten minute neighbourhood’ which incorporates the principle of a sustainable urban village in terms of being able to walk or cycle or use public transport to neighborhood support facilities within a ten minute timeframe. This concept comprises a key component of the Draft Plan.

The Draft Plan was prepared to be consistent with the dlr County Development Plan 2022–2028. The provisions set out in the current dlr County Development Plan 2022-2028, or any subsequent variation or review, shall apply as appropriate to development within the Plan area. Furthermore, the provisions of the dlr County Development Plan 2022-2028 cited as mitigatory measures in the accompanying SEA Environmental Report shall be complied with throughout the implementation of the LAP.

i Core Strategy Consistency

Section 19(2) of the Planning and Development Act 2000 (as amended) specifically states that a Local Area Plan shall be consistent with the Core Strategy of the Development Plan. The Core Strategy comprises an evidence based assessment which provides both a quantified and spatial expression to the housing, population, land and employment parameters of the Development Plan.

The settlement strategy of the Core Strategy is the defining vision for how the County is planned to grow and develop over the lifetime of the Development Plan and is illustrated by way of a Core Strategy Map. The Core Strategy Map of the dlr County Development Plan 2022–2028 is illustrated in Figure 2.5. Old Connaught, in the southeast of the County, is identified on the Core Strategy Map as a ‘New Residential Community’.

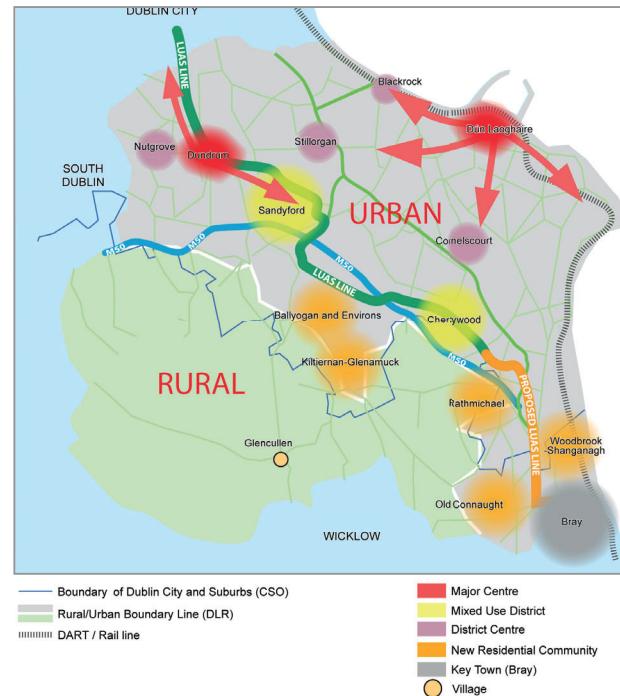


Figure 2.5: Core Strategy Map (dlr CDP 2022-2028)

The Core Strategy Table of the CDP identifies c. 50 hectares of undeveloped Objective ‘A1’ zoned land zoned at Old Connaught with an estimated residential yield of c. 2,005 new homes (see Figure 2.6). The new homes planned for Old Connaught comprise an important part of the Council’s future spatial growth strategy and overall residential supply.

The Core Strategy estimation of residential yield at Old Connaught was informed having regard to the residential densities recommended in the Section 28 Guidelines ‘Sustainable Residential Development in Urban Areas’ (2009). Post adoption of the dlr CDP, these Ministerial Guidelines were subsequently superseded by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) which contain inter alia updated guidance with respect to parameters for density calculation within different settlement types.

| Location | RDCA Existing Zoning (Ha) | RDCA Existing Residential Yield | County Development Plan 2022-2028 Proposed Zoning (Ha) | County Development Plan 2022-2028 Proposed Residential Yield |
|--|---------------------------|---------------------------------|--|--|
| Infill/Windfall – Sites under Construction | 35.63 | 1,837 | 35.63 | 1,837 |
| Infill/Windfall – Sites with an extant planning permission not commenced | 63.1 | 1,299 | 63.1 | 1,299 |
| Infill/Windfall – Sites with no planning permission | 67.13 | 1,436 | 67.13 | 1,436 |
| Infill/Windfall | 165.86 | 4,571 | 165.86 | 4,571 |
| Ballyogan & Environs | 71.8 | 4,147 | 71.3 | 4,147 |
| Woodbrook-Shanganagh | 29.53 | 1,998 | 29.53 | 1,998 |
| Kiltiernan-Glenamuck | 59.34 | 2,015 | 59.34 | 2,015 |
| Old Connaught | 50.13 | 2,005 | 50.13 | 2,005 |
| Rathmichael | 83.05 | 2,431 | 83.05 | 2,431 |
| DLR Total (excluding Cherrywood) | 459.73 | 17,167 | 459.73 | 17,167 |
| Cherrywood | 93.55 | 5,596 - 8,186 | 93.55 | 5,596 - 8,186 |
| DLR County Total | 553.28 | 22,763 – 25,353 | 553.28 | 22,763 – 25,353 |
| Less Actual and Estimated Completions Q1 2020 to Q1 2022 | | | | |
| Adjusted Total | | | | |
| 20,886 – 23,476 | | | | |
| HST Housing Target Q2 2022 to Q1 2028 | | | | |
| 15,225 | | | | |
| DLR Housing Target Q2 2022 to Q1 2028 (Inclusive of ‘Headroom’) | | | | |
| 18,515 | | | | |
| Excess | | | | |
| 2,371 – 4,961 | | | | |

Figure 2.6: Core Strategy Table (dlr CDP 2022-2028)

While the quantum and location of zoned lands identified for development in the Draft Plan is consistent with that identified in the Core Strategy of the CDP, the residential yield pertaining to the lands has been revised upwards having regard to the more recent density parameters provided for in the Sustainable Residential Development and Compact Settlements Guidelines (2024). This will be discussed in further detail in Chapter 5 – Sustainable Urban Village.

ii Land Use Zoning and Objectives

Land use zoning at Old Connaught is illustrated on Land Use Zoning Map no. 14 of the dlr County Development Plan 2022-2028 (see Figure 2.7). The Draft Plan area extends in total to circa. 219 hectares comprising c. 68 hectares of land zoned Objective ‘A1’, “To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans”; (the 68 hectares includes both existing residential built areas and also the remainder of the as yet undeveloped A1 zoned lands (c.50 hectares)) c.134 hectares of land zoned Objective ‘GB’, “To protect and enhance the open nature of lands between urban areas”; c.12 hectares of land zoned Objective ‘F’, “To preserve and provide for open space with ancillary active recreational amenities” and c.0.4 hectares of land zoned Objective ‘SNI’, “To protect, improve and encourage the provision of sustainable neighbourhood infrastructure”.

As indicated on Land Use Zoning Map no. Map 14, there are a range of other objectives pertaining to the LAP area including: transport; heritage and conservation; environmental; and education. These objectives will be detailed further in the relevant sections of the Draft Plan.

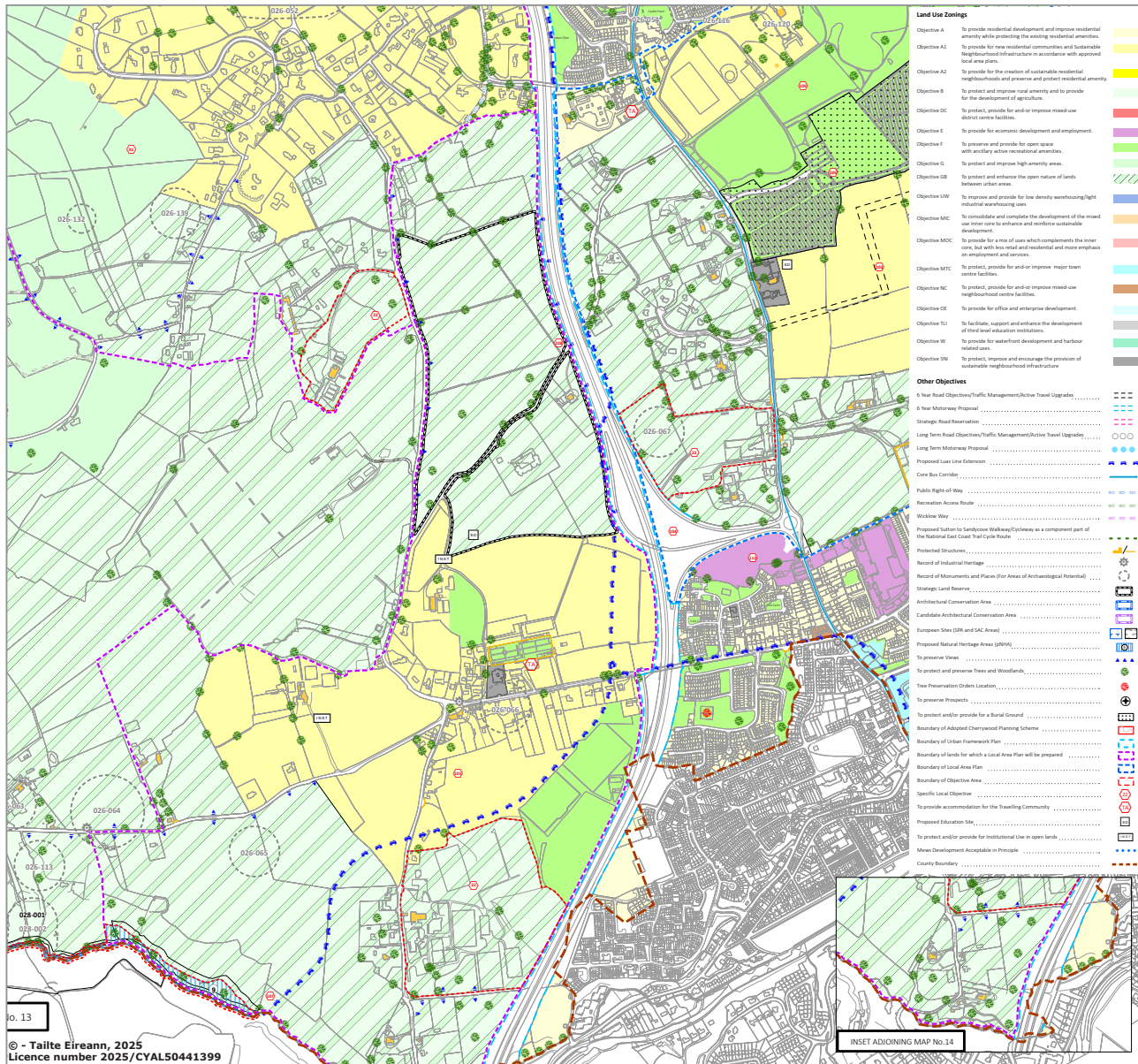


Figure 2.7: Land Use Zoning Map no.14 of the dlr CDP 2022-2028

Lands to the north and south of Allies River Road are identified in the CDP as a 'Strategic Land Reserve', see Figure 2.8. The Strategic Land Reserve lands are zoned Objective 'GB' and not currently zoned for residential development. The lands are however identified and protected for inter alia potential future residential growth with an estimated residential yield of c. 1,050 new homes.

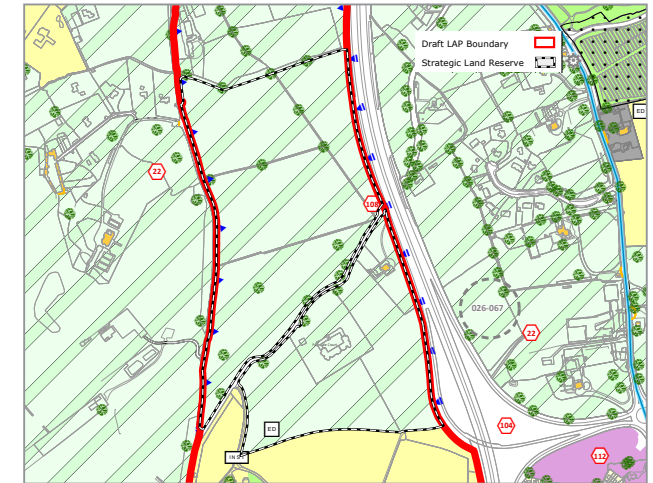


Figure 2.8: Strategic Land Reserve (Extract from Land Use Zoning Map No.14 of the dlr CDP 2022-2028)



3

Climate Action

3.1 Introduction

The creation of a climate resilient County is an overarching Strategic County Outcome of the dlr County Development Plan, 2022-2028. The creation of a climate resilient County is also important in the context of the United Nations Sustainable Development Goals (UNSDGs). Goal 13 - to take urgent action to combat climate change and its impacts ¹ - contains five targets to be achieved by 2030, covering a wide range of issues surrounding climate action. These relate to:

- Strengthening resilience and adaptive capacity towards climate change-related disasters.
- Integrating climate change measures into policies and planning, building knowledge and capacity; and,
- Outlining the means of implementing the targets.

Given the ever-increasing challenge of and need to urgently address climate change, climate action comprises a central theme of this Draft Plan. This Draft Plan implements, at the local level, the climate action objectives and policies of the County Development Plan, as well as those of national and regional policy and legislation. This Chapter sets out how climate change adaptation and mitigation measures will be applied.

3.2 Policy Context

In implementing this Draft Plan, the Council will support relevant provisions contained in the National Climate Change Adaptation Framework (2018) ², the National Mitigation Plan (2017) ³, the National Climate Action Plan 2024 ⁴, the National Energy and Climate Plan 2021-2030 ⁵, dlr's Climate Action Plan 2024-2029⁶ and any Regional Decarbonisation Plan prepared on foot of commitments included in the Regional Spatial and Economic Strategy for the Eastern and Midland Region. In line with the above, the Draft Plan has had regard to the requirements of the Climate Action and Low Carbon Development (Amendment) Act 2021, to deliver climate resilience and low carbon development in the Plan area.

3.2.1 dlr County Development Plan 2022-2028

The dlr County Development Plan 2022-2028 sets out overarching policies in relation to energy efficiency, renewable energy, decarbonising motorised transport and urban greening. This Draft Plan implements at the local level the climate action policies and objectives of the County Development Plan. The relevant Policy Objectives contained in the County Development Plan apply to development in the Plan area and therefore have generally not been duplicated in this Draft Plan. Policies and objectives for inclusion have been subject to the iterative Strategic Environmental Assessment process.

¹ <https://sdgs.un.org/goals/goal13#overview>

² <https://www.gov.ie/en/publication/fbe331-national-adaptation-framework/>

³ <https://www.gov.ie/en/publication/48d4e-national-mitigation-plan/>

3.2.2 dlr Climate Action Plan 2024-2029

The dlr Climate Change Action Plan 2024-2029 (CCAP) addresses climate adaptation and mitigation across six themes as follows:

- Energy and Building
- Transport
- Flood resilience
- Nature based solutions
- Circular Economy and Resource management
- Citizen Engagement

The Draft Plan has been prepared with the purpose of integrating and implementing the policies and provisions of the dlr CCAP where relevant.

3.3 Low Carbon and Climate Resilient Community

Old Connaught presents a unique opportunity to develop as a low carbon and climate resilient community. Consistent with the overarching Strategic County Outcome of the dlr County Development Plan 2022-2028, it is policy to support the creation of a low carbon and climate resilient urban village at Old Connaught.

Policy OCLAP1 – Low Carbon and Climate Resilient Community

It is Policy to progress the development of Old Connaught as a low carbon and climate resilient community.

3.4 Climate Change Adaption and Mitigation

An overarching strategic objective of this Draft Plan, is the creation of a low carbon and climate resilient residential community at Old Connaught:

"Climate and Ecosystems - To progress the development of Old Connaught as a low carbon and climate resilient community and provide a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way."

While climate action comprises a standalone Chapter, the theme permeates the entire Draft Plan with policies and objectives

⁴ <https://www.gov.ie/en/publication/79659-climate-action-plan-2024/>

⁵ <https://www.gov.ie/en/publication/1d2c1-irelands-draft-updated-necp-2021-2030/>

throughout all Chapters, all contributing to support the strategic objective.

Measures to deal with climate change can be defined as either mitigation measures which reduce emissions (e.g. energy efficiency and sustainable transport) or adaptation measures (e.g. flood alleviation), with some measures incorporating elements of each (e.g. green infrastructure), see Figure 3.1. Climate change mitigation objectives are integral to the overarching objectives and principles of the Draft Plan, including, in particular, the concept of the ten-minute neighbourhoods, proximity to public transport, public transport improvements, sustainable neighbourhood infrastructure, compact growth, energy efficiency in new buildings and provision of green spaces within the area.

Table 3.1 sets out in summary how the relevant Chapters of the Draft Plan contribute to climate change adaptation or mitigation measures.

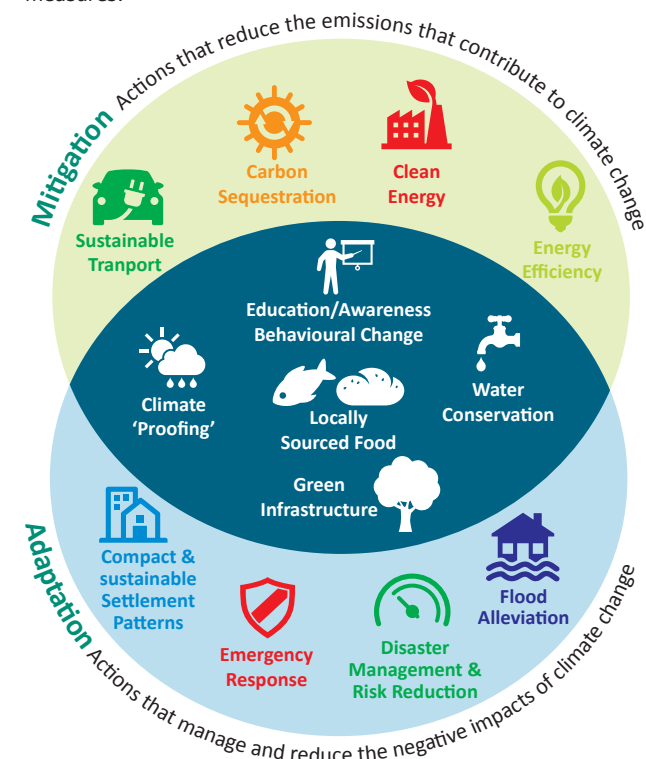


Figure 3.1: Climate Action – Mitigation and Adaption

⁶ <https://www.dlrcoco.ie/climate-action-plan-2024#:~:text=The%20Climate%20Action%20Plan%202024,extreme%20weather%20events%20and%2C%20drought.>

| Chapter | How Chapters Contribute to Climate Change Adaptation or Mitigation |
|--|---|
| Vision and Strategic Objectives | <ul style="list-style-type: none"> It is a strategic objective of the Draft Plan to progress the development of Old Connaught as a low carbon and climate resilient community and provide a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way. |
| 2. Strategic Planning Context | <ul style="list-style-type: none"> Sets out how the development of a sustainable residential community at Old Connaught is in line with the policies and objectives of the overarching dlr County Development Plan 2022-2028 and in accordance with national Government policy and guidance and regional policy. |
| 3. Climate Action | <ul style="list-style-type: none"> Supports national and sectoral climate policy on climate and the implementation of the dlr Climate Action Plan 2024-2029. Includes a specific objective to progress the development of Old Connaught as a low carbon and climate resilient community. |
| 4. Spatial Strategy and Site Development Frameworks | <ul style="list-style-type: none"> Incorporates a plan-led approach to residential density to achieve compact growth with development focused on transportation corridors to minimise carbon footprint. Focusses land-use and densities across the area in a manner that maximises opportunities for the integration of land use and transport. Promotes the efficient use of land through residential mix and type. Places emphasis on healthy placemaking and enhanced public realm to create pedestrian centred environments. |
| 5. Sustainable Urban Village | <ul style="list-style-type: none"> Provides the policy framework to deliver a sustainable urban village at Old Connaught based on the '10-minute' settlement concept where a range of facilities and services are accessible in a short walking and cycling timeframe from homes or are accessible by high quality public transport located within a short walk from home. Supports the provision of residential development in tandem with sustainable neighbourhood infrastructure. Places an emphasis on adaptability of social and community facilities and new homes. Includes provision for new schools that are strategically located proximate to future residential growth areas and served by planned active travel routes. Provides an equitable distribution of community facilities to serve the local community, located on planned active travel routes. Includes provision for a multi-functional neighbourhood centre to provide a wide range of retail and service uses to reduce the need to travel. Includes provision for remote working. |
| 6. Transport and Movement | <ul style="list-style-type: none"> Supports the creation of a compact and connected Old Connaught through integrating land use and transportation, thus promoting compact climate resilient growth. Embraces the Avoid-Shift-Improve approach which changes the emphasis from moving cars to moving people with a focus on demand management. Supports modal shift. |

| Chapter | How Chapters Contribute to Climate Change Adaptation or Mitigation |
|---|---|
| | <ul style="list-style-type: none"> Promotes the role of Old Connaught as a location suitable for Transport Orientated Development. Sets out how existing and future transport demand at Old Connaught will be managed in a sustainable manner by developing an integrated transport network with a focus on active travel, permeability, connectivity and public transport facilities. Prioritises walking and cycling in the internal route hierarchy and creates a network of walking and cycling routes within the Plan area. Sets out a strategy for new public transport infrastructure including bus and light rail. Supports the creation of an attractive place for people to live through a 'people first' design approach, promoting opportunities for safe and attractive ways of travelling by active modes. Supports a range of traffic management measures including low traffic neighbourhoods, home zones, safe routes to school, remote parking and vehicle restriction areas to confer an advantage on sustainable modes. Includes a plan-led approach to car parking standards in accordance with the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024). Supports the decarbonising of motorised transport and the provision of a public EV charging infrastructure. |
| 7. Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Supports green infrastructure and the ecosystems services approach. Includes protections for Groundwater Dependent Terrestrial Ecosystems. Supports the actions of the dlr County Biodiversity Action Plan 2021-2025 (including the County Wildlife Corridors) and the dlr Ecological Network. Recognises the importance of trees and hedgerows for carbon sequestration and includes measures to protect and enhance these habitats across the Draft Plan area. Supports biodiversity led design and the potential for achieving biodiversity net gain. Supports the increased use of nature-based solutions. |
| 8. Open Space, Parks and Recreation | <ul style="list-style-type: none"> Sets out an open space strategy where open space, parks and recreation facilities are primarily located locally and in proximity to the user, supporting the delivery of the sustainable urban village and '10-minute' neighbourhood concepts. Makes provision for a connected network of open spaces which is integrated with active travel modes enabling people to move between the spaces easily and comfortably, typically in a sustainable way – along footpaths and cycle tracks and green routes. Supports open spaces incorporating ecosystem services, climate change measures, green infrastructure, and key landscape features in their design. |
| 9. Heritage and Conservation | <ul style="list-style-type: none"> Supports the alteration and re-use of historical building stock, where appropriate, to provide viable future uses. Supports the regeneration of historical buildings. |

| Chapter | How Chapters Contribute to Climate Change Adaptation or Mitigation |
|---|---|
| 10. Infrastructure, Utilities and Flood Risk | <ul style="list-style-type: none"> • Provides for the delivery of water, wastewater and drainage infrastructure in tandem with and to support sustainable development. • Ensures the sustainable treatment of urban wastewater. • Supports Sustainable Urban Drainage Systems (SuDS) measures to attenuate and treat surface water runoff and improve environmental performance. • Makes provision for attenuations ponds (with potential biodiversity benefits) to provide storage to meet attenuation requirements and provide the final stage of treatment for water runoff prior to discharge to the public network/streams. • Supports Strategic Flood Risk Assessment and management. • Supports renewable energy including photo voltaic (PV) in appropriate locations and district heating. • Encourages buildings of innovative design which seek to achieve Passive or Net Zero Carbon design standards and supports the use of structural materials that have low to zero embodied energy and CO2 emissions. • Supports the development of a network of bring centres to support waste management. |
| 11. Phasing and Implementation | <ul style="list-style-type: none"> • Includes a strategy to ensure the coordinated planning and delivery of essential infrastructure and services in tandem with population growth. |
| 12. Monitoring and Evaluation | <ul style="list-style-type: none"> • Includes provision for Strategic Environmental Assessment monitoring to be carried out in line with the SEA Directive and to dovetail with the Strategic Environmental Assessment monitoring for the County Development Plan. |

Table 3.1: How the Draft Plan Chapters contribute to Climate Change Adaption or Mitigation



4

Spatial Strategy and Site Development Frameworks

4.1 Introduction

This Chapter sets out the overall strategy for the built form to shape the future development of Old Connaught. It considers general urban design principles and built form planning parameters for the Draft Plan area and includes detailed Site Development Frameworks for identified Character Areas. Policies and objectives are also set out to inform the assessment of development within the Plan area.

Proposals for new development in the Draft Plan area will be required to comply with the urban design principles, urban form planning parameters and Site Development Frameworks set out in this Chapter. Proposals shall also comply with the policy and objectives set out in other Chapters of the Draft Plan, including in particular the Phasing and Implementation Strategy provided in Chapter 11.

4.2 Vision and Strategic Objectives

The overarching vision for Old Connaught is to support the growth of the area as a sustainable urban village with a strong sense of place and integrating both the existing and planned new communities. It is to incrementally grow the area to attract a variety of residents and families, providing opportunities to avail of good access to neighbourhood facilities, transport options, social infrastructure and recreational and amenity assets. This vision is underpinned by strategic objectives which are designed to provide a level of focus and direction to the policies and objectives within the Draft Plan.

- **Sustainable Urban Village** – To deliver a sustainable urban village at Old Connaught and provide a range of facilities and services so that the existing and new residents can access most of their day-to-day living needs within the area including housing, schools, childcare, local shops, community facilities, amenity and recreational facilities.
- **Character and Heritage** – To protect and enhance the existing character and heritage of Old Connaught and to integrate and manage new development in a manner which respects the areas unique historical and natural setting, whilst acknowledging the development of new communities.
- **Sustainable Transport and Movement** – To manage existing and future transport demand at Old Connaught in a sustainable manner by developing an integrated transport network with a focus on active travel, permeability and connectivity, public transport facilities and a coherent vehicular movement network.
- **Sustainable Neighbourhoods and Quality Housing** – To create and maintain successful urban neighbourhoods with distinct character and identity which fosters a sense of community and active citizenship, framed in a quality-built environment which provides a choice of quality new housing options.

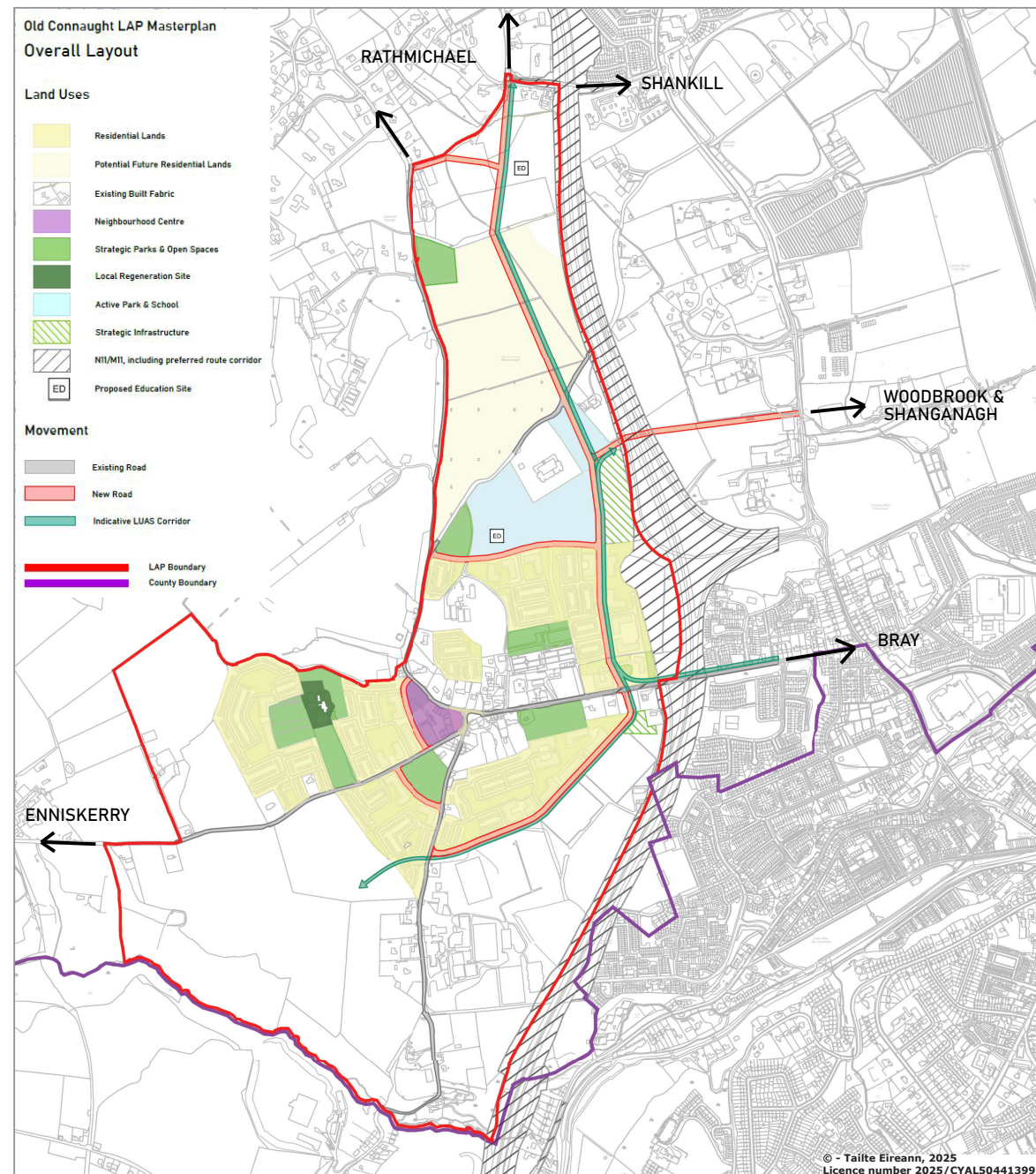


Figure 4.1: Overarching Masterplan for Old Connaught

- **Healthy Placemaking and Liveability** – To underpin the spatial design of Old Connaught with a coherent and connected network of strategic public open spaces to promote activity, health, wellbeing, social interaction and community engagement, in order to support the existing and planned new communities.
- **Climate and Ecosystems** – To progress the development of Old Connaught as a low carbon and climate resilient community and provide a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

The vision and strategic objectives for Old Connaught provide the overarching principles to guide the future development of the area. At the spatial level, these are translated through a Masterplan which provides a framework for development. The overarching Masterplan for Old Connaught is illustrated in Figure 4.1.

4.3 Land Use, Residential Density and Building Height

The following section illustrates specific planning parameters including land use, residential density and building height. The extents of the mapping are provided at an area-wide level focussed on the primary areas identified for significant development, in order to demonstrate coherence and legibility for each planning parameter across the Draft Plan area. The Site Development Framework’s included in section 4.4 replicate this information at the local level focussing on individual Character Areas.

4.3.1 Land Use

As per the dlr County Development Plan 2022-2028, there are c. 50 hectares of undeveloped ‘A1’ zoned land at Old Connaught. The ‘A1’ zoned lands within the Plan Area have an important contribution to make in terms of future housing supply and accommodating future population growth. The ‘A1’ zoning also assumes a wide range of land uses in addition to residential. This is consistent with the ‘A1’ zoning objective of the lands – “To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans”.

In order to achieve the sustainable urban village concept at Old Connaught and to provide a range of facilities and services so that people are able to access most of their day-to-day living needs within the area including schools, childcare, local shops, community facilities, public parks and recreational facilities, it is necessary to identify a range of distinct land uses across the Old Connaught area. The primary land uses include residential, strategic parks and spaces including an active park, education,

neighbourhood centre, strategic infrastructure and an area identified as a local regeneration site. These land uses are consistent with and should be read in conjunction with the overarching land use zoning of the land as set out in the dlr County Development Plan 2022-2028. Figure 4.2 illustrates the spatial distribution of land uses across the Old Connaught area. The drawing also includes the preferred route corridor for the potential delivery of the N11/M11 Improvement Scheme and proposed light rail reservation corridor to provide for the potential extension of the Luas Green Line.

Objective SDF1 – Land Uses

It is an objective that future development shall accord with the land uses identified in Figure 4.2, and any additional more detailed provisions set out in the Site Development Frameworks (see Section 4.4).

4.3.2 Residential Density

Density is defined as the intensity of development on any given area of land. It can have a significant influence on the quality of a development and successful placemaking.

The Draft Plan takes a plan-led approach to residential density standards to be applied at the site level across the Old

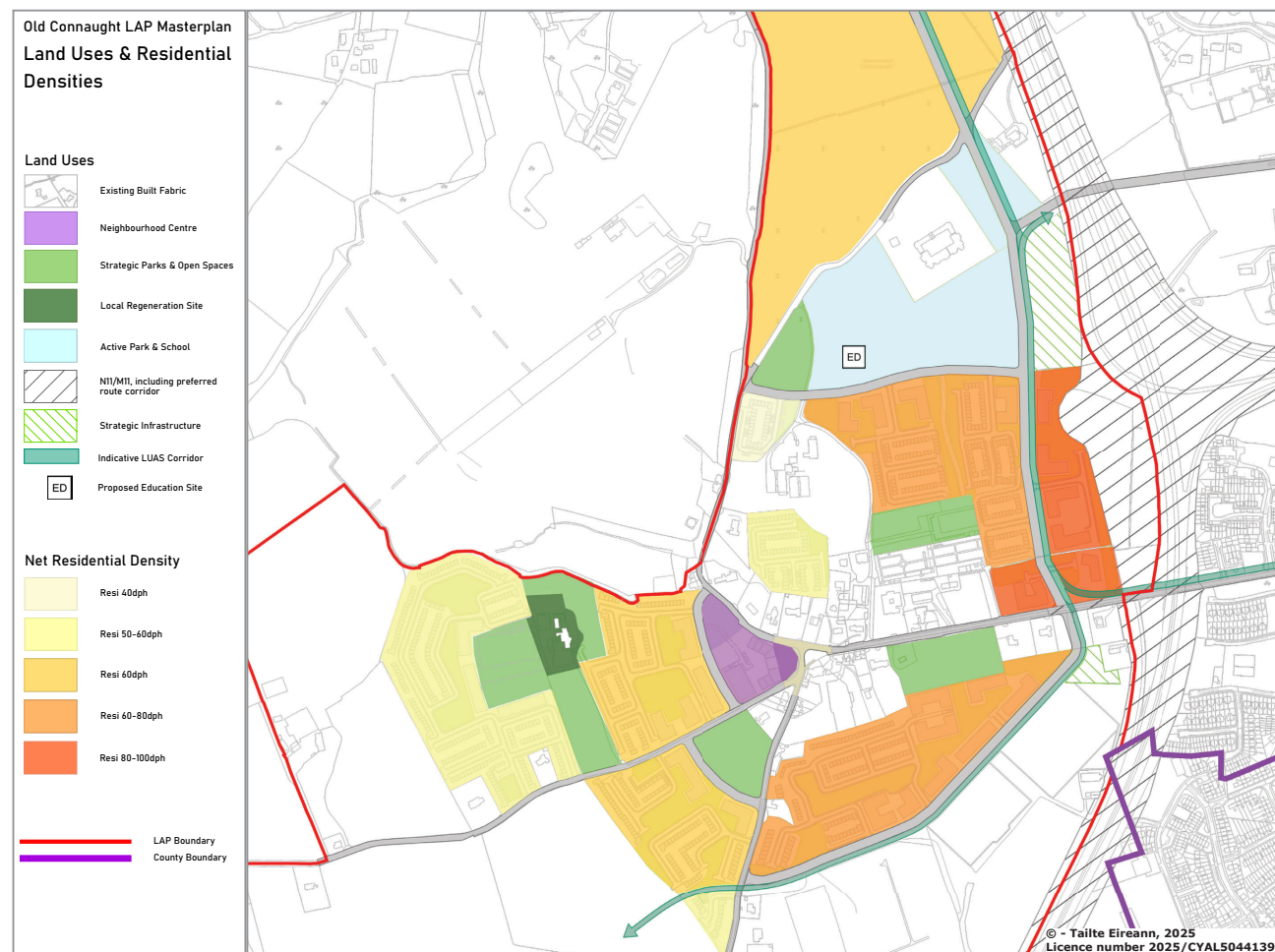


Figure 4.2: Old Connaught Masterplan – Land Use and Residential Density

Connaught area. The density standards illustrated in Figure 4.2 were determined having regard to the Section 28 Guidelines, 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024) and relevant policies of the overarching dlr County Development Plan 2022-2028. The density standards have also had regard to a range of other factors including the natural environment, the existing built environment and character, the extent and location of existing or planned local services and facilities, and public transport accessibility.

Density figures indicated on Figure 4.2 are to be applied to net residential site area, as defined in Appendix B of the Section 28 Guidelines for Planning Authorities 'Sustainable and Compact Settlement' (2024). The Site Development Frameworks set out in section 4.4 identify indicative net residential site areas. This section should be read in conjunction with section 5.3.4.1 'Residential Density' of Chapter 5 'Sustainable Urban Village' which includes policy objectives in relation to the implementation of residential density standards across the Draft Plan area.

4.3.3 Building Heights

Building height refers to the number of storeys within a building including ground level. Existing building heights within the Old Connaught area are primarily two storey, with some three storey residential buildings in the Village Core, at Old Connaught House and at Ferndale Court.

The Draft Plan takes a plan-led approach to building height guidance. The building height standards illustrated in Figure 4.3 were determined having regard to the Section 28 Building Height Guidelines (2018), and the dlr Building Height Strategy of the dlr County Development Plan 2022-2028 (Appendix 5). An assessment of location, character and constraints across the LAP area was undertaken and a range of urban design factors and environmental sensitivities were considered. In particular, the topography of the Draft Plan area slopes downwards from west to east, with steep levels along the Ballyman and Ferndale Roads, while lands closer in proximity to the M11 are relatively flat. The topography of the area provides a number of views and prospects which are a particular feature, and these helped inform the building height guidance.

This section should be read in conjunction with section 5.3.4.2 'Building Heights' of Chapter 5 'Sustainable Urban Village' which includes policy objectives in relation to the implementation of building height standards across the Draft Plan area.

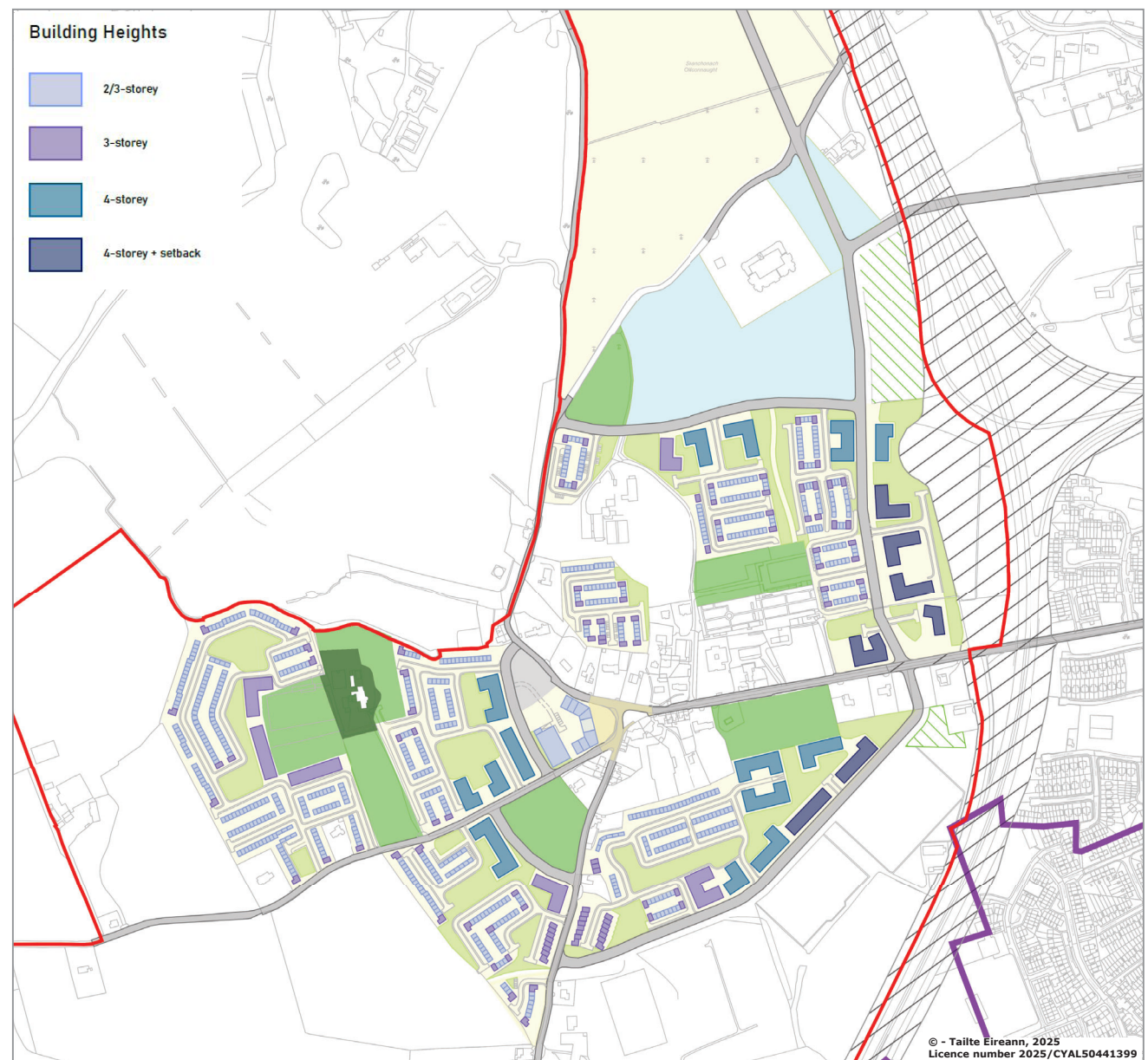


Figure 4.3: Old Connaught Masterplan – Building Heights

4.4 Character Areas and Site Development Frameworks

4.4.1 Old Connaught Character Areas

Character Areas have been identified across the Plan area based on both the existing settlement structure of Old Connaught and planned future development. It is intended that each Character area will develop with unique characteristics to support the creation of neighbourhoods with a distinct sense of place and identity. The Character Areas will be inter-connected through a network of new and improved routes providing sustainable access to a range of services, facilities and amenities.

The Character Areas identified for Old Connaught are illustrated in Figure 4.4 and comprise the following: the Village Core; the Central Character Area; the Southern Character Area; the Western Character Area; and the Northern Character Area.

4.4.2 Site Development Frameworks

A Site Development Framework (SDF) has been prepared for each Character Area. Each SDF provides a detailed framework to guide future development through the development management process. The SDFs are intended to be specific enough to secure certain objectives (e.g. land use / density / active travel etc.) while flexible enough to allow for a range of potential design solutions. It is policy that future development shall accord with the objectives, as applicable, set out in the SDFs. Furthermore, it is an objective of the Draft Plan that a Masterplan is prepared by the Applicant(s) for significant development within each Character Area, for lands within the Applicant's ownership.

Policy OCLAP2 – Site Development Frameworks

It is Policy that future development shall accord with the objectives, as applicable, set out in the Site Development Frameworks. Planning applications shall include a 'Consistency Statement' setting out how each of the objectives in the Site Development Framework will be delivered. All planning applications shall demonstrate how the respective proposal for development will facilitate and achieve full integration with adjoining landholdings and the objectives for these landholdings as set out in the Site Development Frameworks.

Objective SDF2 – Masterplan

It is an Objective that a Masterplan is prepared by the Applicant(s) for significant development within each Character Area, for lands within the Applicant's ownership. The Masterplan shall accord with the objectives set out in the SDFs and be accompanied by a 'Consistency Statement' detailing how each of the objectives, where applicable, are to be achieved. The Masterplan shall include details of how the overall scale of development is to be delivered in accordance with the phasing and implementation strategy set out in Chapter 11.

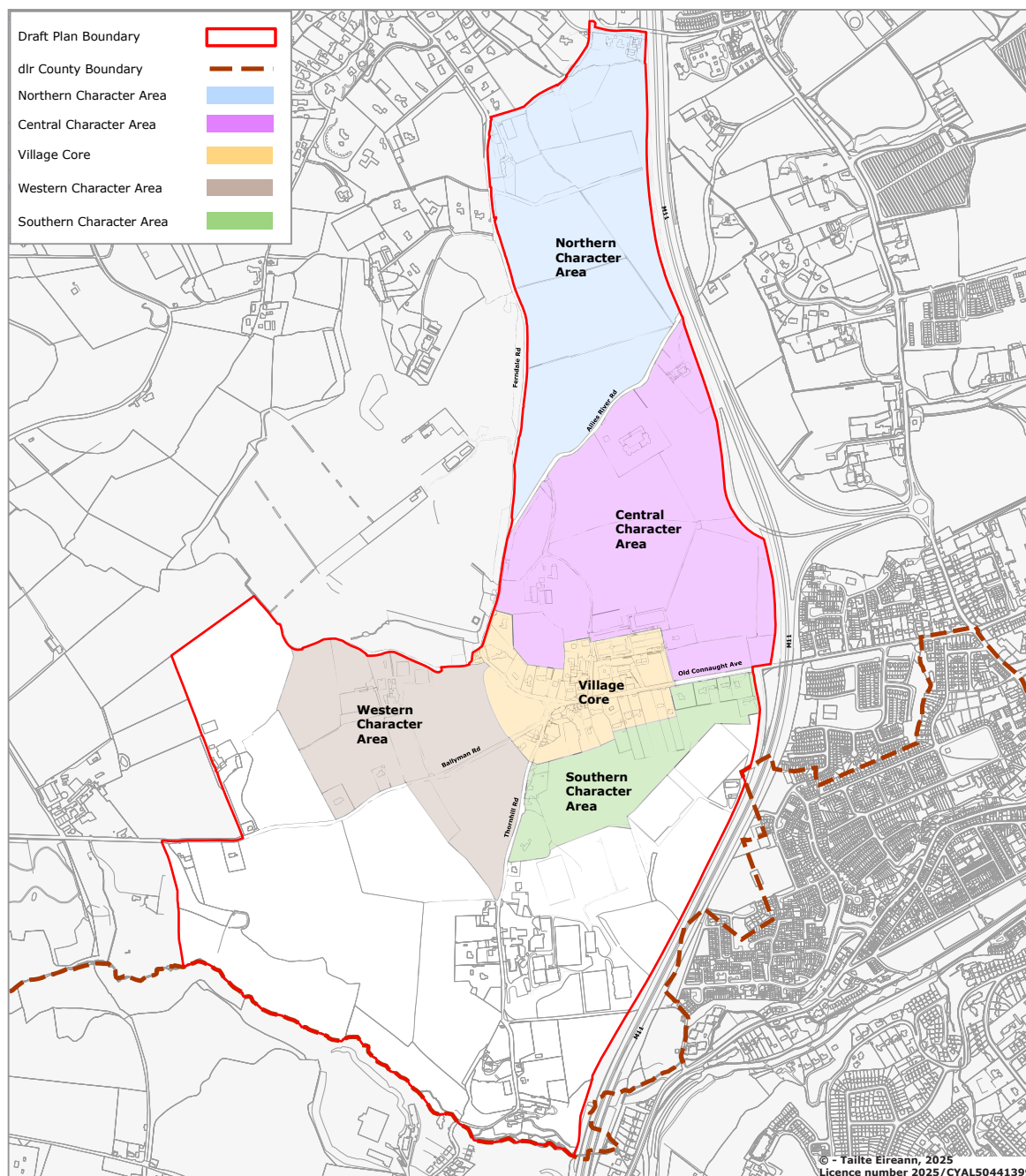


Figure 4.4: Old Connaught Character Areas

4.4.3 Urban Design and Placemaking

The provision of high-quality urban design and public realm is central to creating vibrant, attractive and sustainable places where people want to live, work, visit and enjoy the distinct sense of place. Achieving quality urban design and creating a sense of place is contingent on the provision of an authentic identity that is specific to the settlement, neighbourhood or site in question. Future development in the Old Connaught area shall promote an urban design approach and built form which contributes positively to the quality of life of its existing and future community.

The Masterplan and Site Development Framework's for Old Connaught were derived following a detailed process of analysis. Some of the main urban design and placemaking principles/objectives considered as part of this analysis and master planning process are illustrated in Figure 4.5. These principles are primarily informed by the Section 28 Guidelines 'Sustainable and Compact Settlements' (2024).

While, at a strategic level, these principles have guided the preparation of the master planning process, it's acknowledged that the successful integration and application of same will be achieved at planning application stage whereupon a finer grain level of detail may be considered.

Policy OCLAP3 – Urban Design

It is Policy to promote a high standard of urban design throughout Old Connaught in accordance with the relevant policies set out in the County Development Plan, Section 28 Guidelines and other relevant guidance documents including: the 'Compact Settlement Guidelines' (2024), and the Design Manual for Urban Roads and Streets (2019). Development shall be design-led, prioritising place making and be informed by the Key Indicators of Quality Design and Placemaking set out in the 'Compact Settlement Guidelines' (2024).

Policy OCLAP4 – Public Realm

It is Policy that new development provides connected, attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating pedestrian centred environments with active, inviting public spaces and parks.

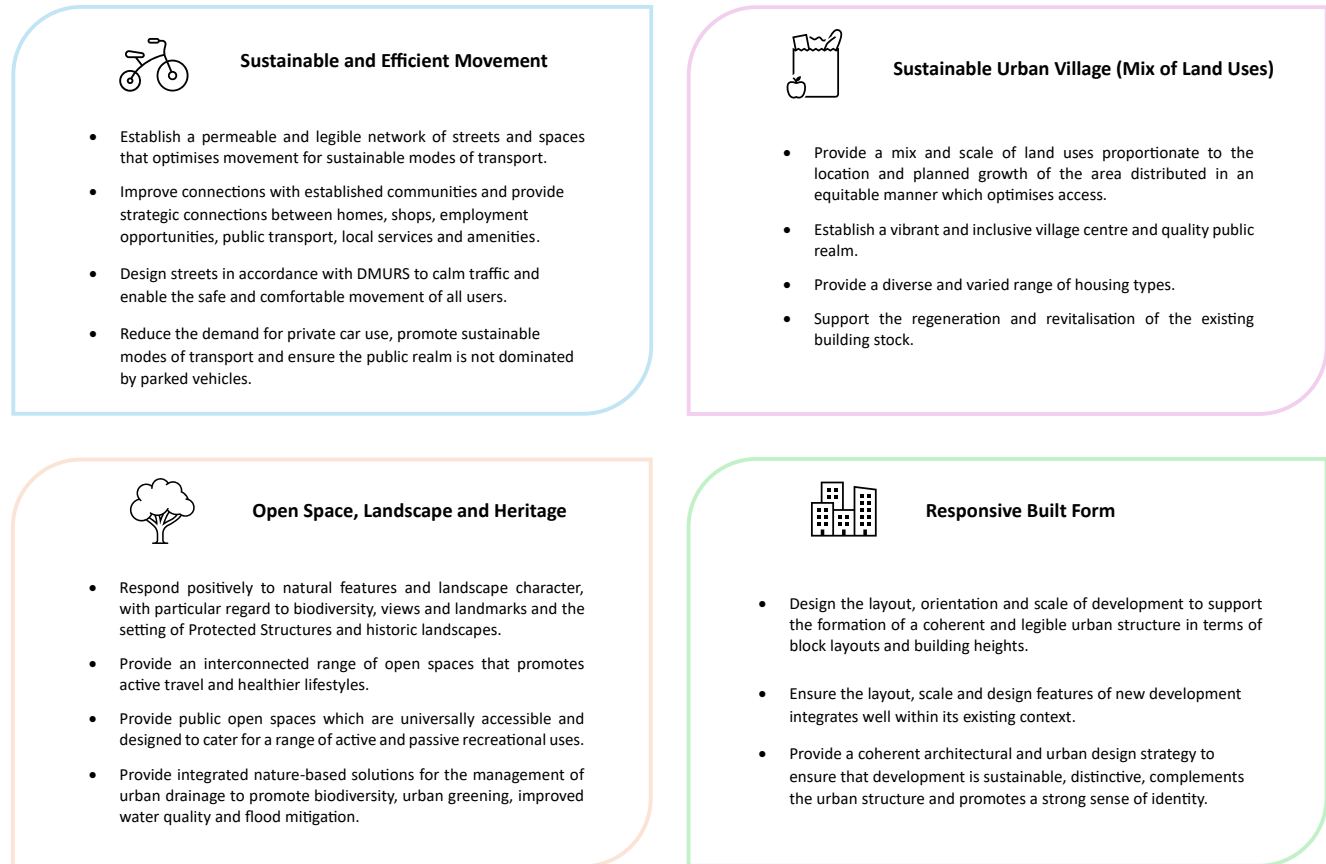


Figure 4.5: Selection of Urban Design and Placemaking Principles / Objectives

4.4.4 The Village Core

The existing village core of Old Connaught is rich in heritage and character. A distinctive oak tree and green space forms a local landmark in the heart of the village. The village core includes significant Victorian terraced and individual houses as well as a range of twentieth century individual housing. Two Protected Structures, Graigueconna and Old Bawn, frame the village core. The massing for the most part consists of houses and buildings with irregular plan forms all set within individual plots. The boundary walling is made up of a mixture of stone, hedgerows, and trees. An industrial heritage feature, a letter box, is located on the western end of Old Connaught Avenue. There are a range of gateways consisting mainly of rectangular piers, flanking walls and metal gates.

The Victorian walled gardens, formerly of Old Connaught House, are located via a laneway to the north of Old Connaught Avenue. To the south of Old Connaught Avenue is a medieval church (in ruin) and a disused graveyard. Table 4.1 details the objectives from Land Use Zoning Map No. 14 of the dlr County Development Plan 2022-2028 pertaining to the Village Core.

4.4.4.1 Area Potential and Design Challenges

The Village Core comprises the heart of the Old Connaught community that is character and heritage rich supporting a strong sense of place and identity. There is an opportunity to positively respond to the natural features and landscape character, with particular regard to existing landmarks such as the village core green space and the setting of protected structures and other buildings of heritage and archaeological interest. The consideration and integration of these features is a key factor in the urban design approach to development within this area.

Locating a neighbourhood centre within the village core provides the opportunity to enhance the existing heart of the village, providing accessible day to day retail, services, and community uses to serve the area. Having regard to the existing historic setting of the village core a sensitive design response is important.

The existing road network is car orientated with limited active travel provision. There is an opportunity for creating a traffic calmed village core with a public realm re-orientated toward public friendly spaces and an increased focus on sustainable modes of transport (walking, cycling and public transport). The village core also presents the opportunity to perform as an active travel axis for the wider Old Connaught area.

There is currently limited public open space provision within the village core. There is an opportunity to enhance existing open space provision and the public realm so as to create a more liveable and user-friendly environment, increasing opportunities for social interaction and community engagement.

| Village Core – dlr County Development Plan 2022-2028 | |
|--|--|
| Land Use Zoning Objectives | <ul style="list-style-type: none"> A1 – To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans. SNI - To protect, improve and encourage the provision of sustainable neighbourhood infrastructure. (St. Kieran’s National School). F – To preserve and provide for open space with ancillary active recreational amenities. (Walled Gardens). |
| Other Objectives | <ul style="list-style-type: none"> To protect and preserve trees and woodland. Protected Structures – Graigueconna House, Old Bawn House, Graveyard, Former Entrance Walls & Piers, Walled Garden at Festina Lente. Industrial Heritage – letter box at the western end of Old Connaught Avenue. Record of Monuments and Places – Church and Graveyard. TA - To provide accommodation for the Travelling Community. |

Table 4.1: Village Core - Objectives from the dlr CDP 2022-2028

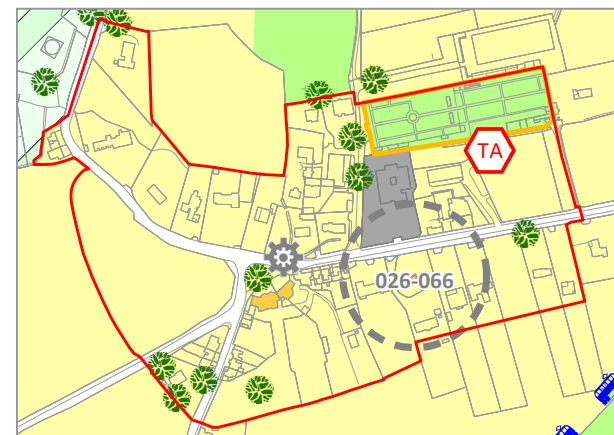


Figure 4.6: Village Core on Land Use Zoning Map (dlr CDP 2022-2028)



Figure 4.7: Village Core Character Area on Aerial Imagery

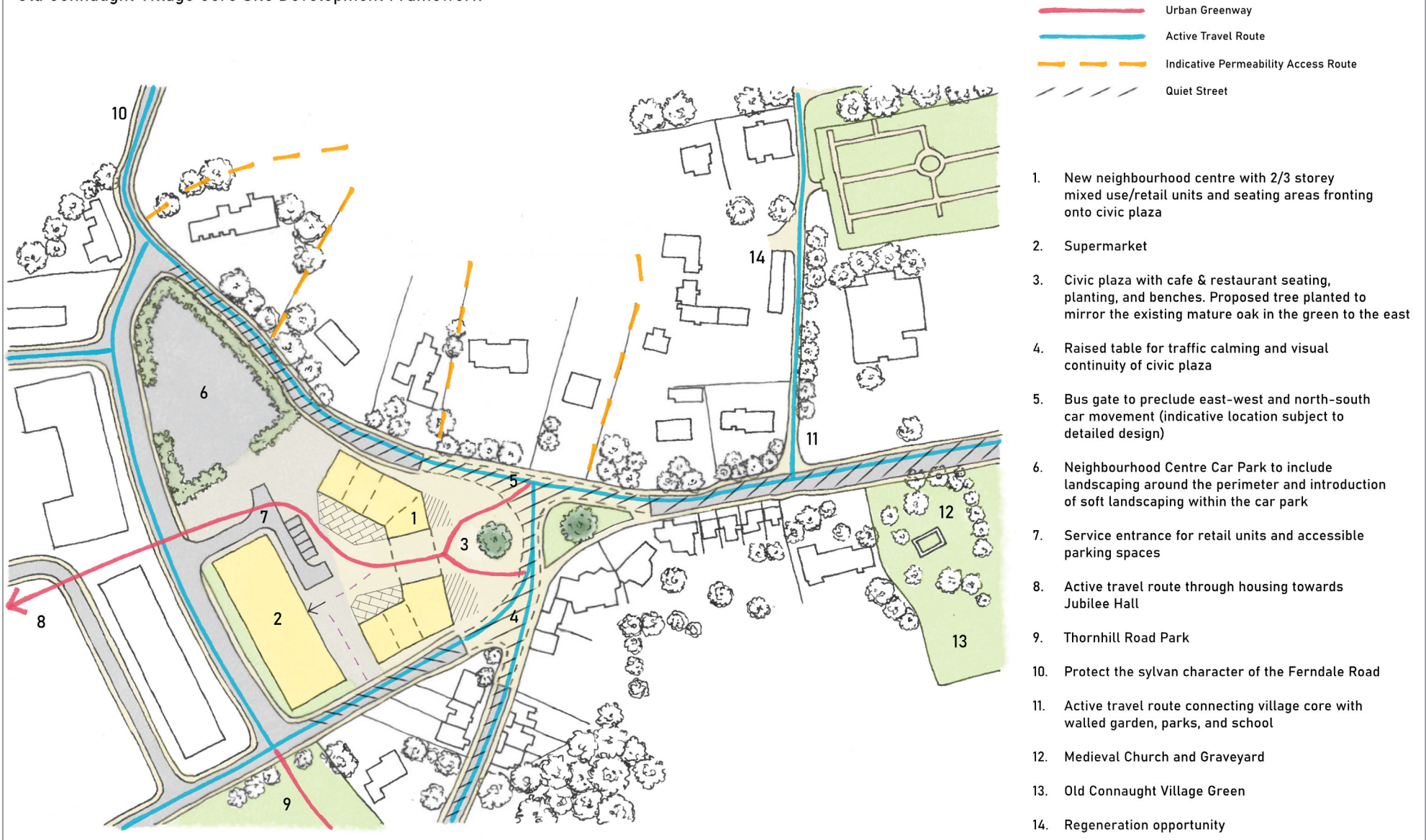
4.4.4.2 The Village Core – Site Development Framework

The following section sets out the Site Development Framework for the Village Core Character Area. Table 4.2 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.2 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan.

| The Village Core – Site Development Framework Objectives | |
|--|--|
| Vision | <ul style="list-style-type: none"> To provide for the sensitive development of the Village Core having regard to the distinct character and intrinsic qualities of the historic built area. |
| Land Uses | <ul style="list-style-type: none"> Neighbourhood Centre / Strategic Public Open Space (in accordance with Figure 4.2). |
| Net Density | <ul style="list-style-type: none"> To be assessed on a case by case basis (see Policy Objective OCLAP17 in Chapter 5). |
| Building Height | <ul style="list-style-type: none"> Neighbourhood centre – 2/3 storeys. All other proposals to be assessed on a case by case basis. |
| Transport and Movement | <ul style="list-style-type: none"> Active travel network (in accordance with Figure 6.12). Permeability – implement bus gates at Old Connaught Avenue. New roads – new link road between Ballyman Road and Ferndale Road (as illustrated in Figure 6.20). Vehicular movement – implement one-way system on part of Ferndale Road / Old Connaught Avenue quiet street / traffic calming interventions at village core. Explore potential feasibility of provided a mobility hub at neighbourhood centre lands. |
| Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Protection of existing trees and hedgerows (see section 7.5.6, Chapter 7). Retain the sylvan character of Ferndale Road (see Objective GIB10, Chapter 7). Protect the Old Connaught Tributary (see section 7.5.7, Chapter 7). |
| Open Spaces, Parks and Recreation | <ul style="list-style-type: none"> Provision of strategic open spaces – Old Connaught Village Green / Village Centre Civic Plaza (see section 8.4.1 in Chapter 8). Public open space for residential schemes - 10% of total net residential site area. |
| Heritage and Conservation | <ul style="list-style-type: none"> Any development at or in proximity to the Historic Village Core to have regard to the distinct character and intrinsic qualities based on its historic built form and layout (see section 9.4.3, Chapter 9). Enhance and extend the public realm setting of the Walled Gardens / Ensure that any development in proximity of the Walled Gardens protects, conserves and enhances its setting (see Objective HC1, Chapter 9). |
| Neighbourhood Centre | <ul style="list-style-type: none"> Provision of a multi-function neighbourhood centre (see section 5.4.5). Ensure that any proposed advertising material/ signage is of high quality and visually responds to the existing character of the village core area. In addition, ensure that new shopfronts are well designed, through the sympathetic use of scale, proportion and materials. |
| Infrastructure and Phasing | <ul style="list-style-type: none"> In accordance with the provisions of Chapter 11 – Phasing and Implementation. |

Table 4.2: Village Core – Site Development Framework

Old Connaught Village Core Site Development Framework



- 1. New neighbourhood centre with 2/3 storey mixed use/retail units and seating areas fronting onto civic plaza
- 2. Supermarket
- 3. Civic plaza with cafe & restaurant seating, planting, and benches. Proposed tree planted to mirror the existing mature oak in the green to the east
- 4. Raised table for traffic calming and visual continuity of civic plaza
- 5. Bus gate to preclude east-west and north-south car movement (indicative location subject to detailed design)
- 6. Neighbourhood Centre Car Park to include landscaping around the perimeter and introduction of soft landscaping within the car park
- 7. Service entrance for retail units and accessible parking spaces
- 8. Active travel route through housing towards Jubilee Hall
- 9. Thornhill Road Park
- 10. Protect the sylvan character of the Ferndale Road
- 11. Active travel route connecting village core with walled garden, parks, and school
- 12. Medieval Church and Graveyard
- 13. Old Connaught Village Green
- 14. Regeneration opportunity

Figure 4.8: Old Connaught Village Core Site Development Framework

4.4.5 The Central Character Area

The Central Character Area is located to the north of Old Connaught Village, see Figure 4.9. The area is bordered by the M11 to the east, Ferndale Road to the west, and Allies River Road to the north. The topography of the lands rises from east to west.

The primary land use comprises managed agricultural land. Residential lands within the area include the multi-unit residential schemes of Ferndale Court and Old Connaught House (a Protected Structure). Cúilín House, a Protected Structure, is located in the northeast of the Character Area. There are a variety of woodlands and individual trees which add to the character of the area. A watercourse, the Old Connaught Tributary traverses the southern extents of the Character Area.

Table 4.3 details the objectives from Land Use Zoning Map No. 14 of the dlr County Development Plan 2022-2028 pertaining to the Central Character Area.

4.4.5.1 Area Potential and Design Challenges

The Central Character Area is primarily greenfield in nature which presents an opportunity for the creation of a new residential neighbourhood with a distinct sense of place and identity informed by the natural landscape and environment of the area. The primarily undeveloped nature of the lands allows for the creation of a coherent movement strategy to the serve the area with emphasis on an active travel network to enable future residents to move around the area in a sustainable way – along footpaths, cycle tracks and green routes.

The dlr County Development Plan 2022-2028 includes an indicative corridor for the proposed extension of the Luas Green Line through the Central Character Area. The incorporation of a reservation corridor through the lands for light rail public transport presents the opportunity for compact growth and the identification of densities across the area in a manner that maximises opportunities for the integration of land use and transport.

Having regard to the topography of the lands, amongst other factors, there is potential for lands in the east of the Character area to incorporate built form with comparatively increased height. Lands to the west, nearing Ferndale Road comprise a more constrained environment. Existing landscape and environmental features including topography, views, trees and hedgerows, the Old Connaught Tributary existing built heritage and potential noise impacts associated with the M1 motorway are all important considerations in the development of the Central Character Area.

| Central Character Area – dlr County Development Plan 2022-2028 | |
|--|--|
| Land Use Zoning Objectives | <ul style="list-style-type: none"> A1 – To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans. F – To preserve and provide for open space with ancillary active recreational amenities. (Open space associated with Old Connaught House). GB – To protect and enhance the open nature of lands between urban areas. |
| Other Objectives | <ul style="list-style-type: none"> SLR – Strategic land reserve. ED – Proposed education site. To protect and preserve trees and woodland. Protected Structures – Old Connaught House, Cúilín (House) and Cúilín Gateway. INST – To protect and provide for Institutional Uses (on Old Connaught House site). Proposed Luas line Extension. 6 Year Motorway Proposal – M11 upgrade. SLO 108 - To provide pedestrian/cycle access across the M11 corridor in the vicinity of Allies River Road, the corridor and route selection process outlined in Policy Objective T24 should be followed. |

Table 4.3: Central Character Area - Objectives from the dlr CDP 2022-2028



Figure 4.10: Central Character Area on Aerial Imagery

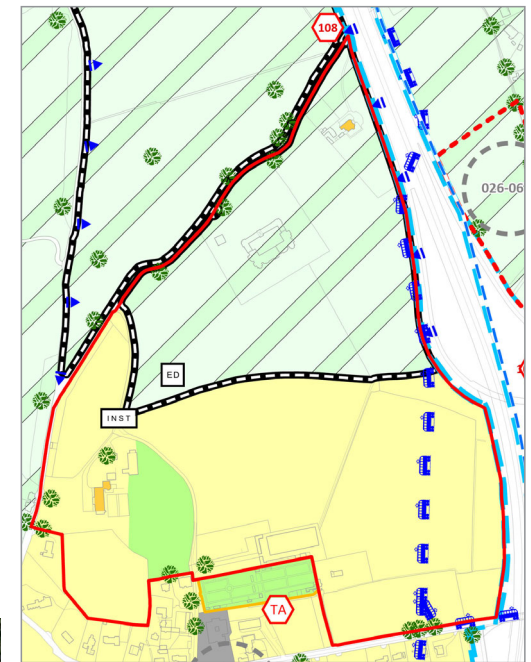


Figure 4.9: Central Character Area on Land Use Zoning Map (dlr CDP 2022-2028)

4.4.5.2 Central Character Area – Site Development Framework

The following section sets out the Site Development Framework for the Central Character Area. Table 4.4 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.4 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan.

| The Central Character Area – Site Development Framework Objectives | |
|--|---|
| Vision | <ul style="list-style-type: none"> To provide for a new residential neighbourhood with a focus on compact medium density development and the integration of land use and transport. |
| Land Uses | <ul style="list-style-type: none"> Residential / Strategic Public Open Space / Strategic Infrastructure / Active Park and School (in accordance with Figure 4.2). |
| Net Density | <ul style="list-style-type: none"> 40-100 units per hectare (plot specific in accordance with Figure 4.2). |
| Housing Mix | <ul style="list-style-type: none"> Apartments and houses (generally in accordance with the built form illustrated in Figure 4.11). |
| Building Height | <ul style="list-style-type: none"> 2 – 4 storey plus setback (generally in accordance with Figure 4.11). |
| Transport and Movement | <ul style="list-style-type: none"> Active travel network (generally in accordance with Figure 4.12). Strategic active travel routes – Cherrywood to Bray Greenway / Allies River Road Greenway and active travel bridge. Permeability – provision of a modal filter at Allies River Road for active modes / implement bus gates at Old Connaught Avenue. Safe routes to schools - Create a school zone and safe access for active travel. New roads - new north-south road (part) / link road between Ferndale Road and north-south road (as illustrated in Figure 4.13). Vehicular movement – implement one-way system on part of Ferndale Road / Old Connaught Avenue quiet street / Consider the incorporation of road and traffic management measures as part of residential schemes (see section 6.6.5, Chapter 6). Public transport – Preserve the light rail reservation corridors identified in Figure 4.13. |
| Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Protection of trees and hedgerows (see section 7.5.6, Chapter 7). Retain the sylvan character of Ferndale Road and Allies River Road (see Objective GIB10, Chapter 7). Consider the Glendoo Mountain to Shanganagh Wildlife Corridor (see section 7.5.4, Chapter 7). Consider potential biodiversity benefits in the design of the primary attenuation pond. Protect the Old Connaught Tributary (see section 7.5.7, Chapter 7). |
| Open Spaces, Parks and Recreation | <ul style="list-style-type: none"> Provision of strategic open spaces – Walled Gardens Park / Allied River Road Park / Allies River Road Active Park (see section 8.4.1, Chapter 8). Public open space for residential schemes - 10% of total net residential site area. Provide for a north-south greenway spine connecting the Walled Gardens Park and Allies River Road Active Park and School. |
| Heritage and Conservation | <ul style="list-style-type: none"> Enhance and extend the public realm setting of the Walled Gardens / Ensure that any development in proximity of the Walled Gardens protects, conserves and enhances its setting (see Objective HC1, Chapter 9) |
| Community Facilities | <ul style="list-style-type: none"> Provision of community facilities as part of the Allies River Road Active Park campus (see section 5.2.1.2 of Chapter 5). |
| Strategic Infrastructure | <ul style="list-style-type: none"> Primary area-wide attenuation pond (see Figure 4.11). Wastewater pumping station and connection east (see section 10.3.2 of Chapter 10). |
| Infrastructure and Phasing | <ul style="list-style-type: none"> In accordance with the provisions of Chapter 11 – Phasing and Implementation. |

Table 4.4: Central Character Area – Site Development Framework

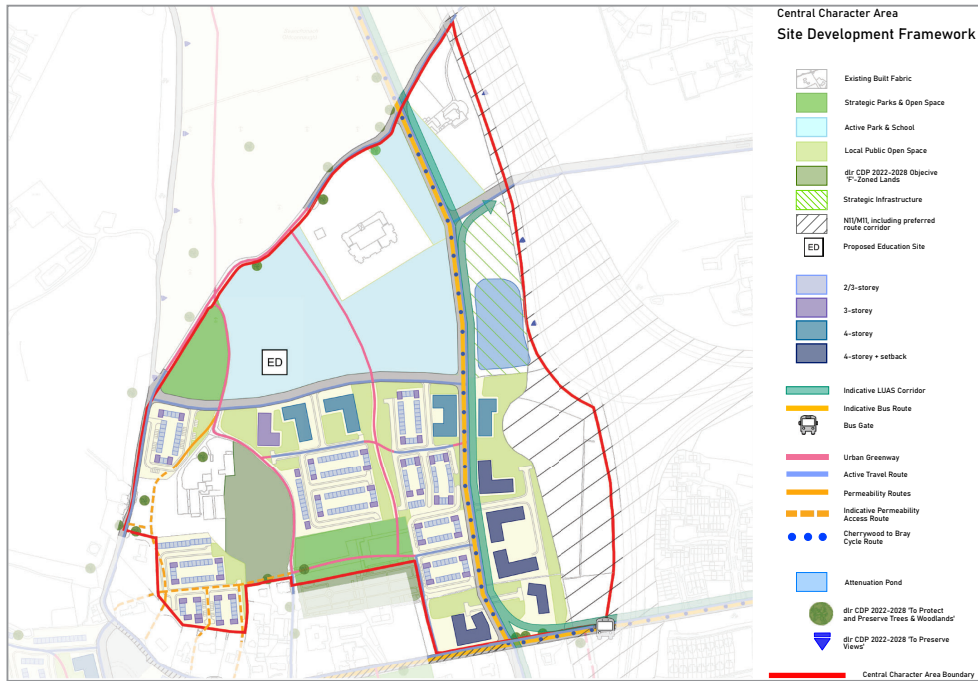


Figure 4.11: Central Character Area – Site Development Framework

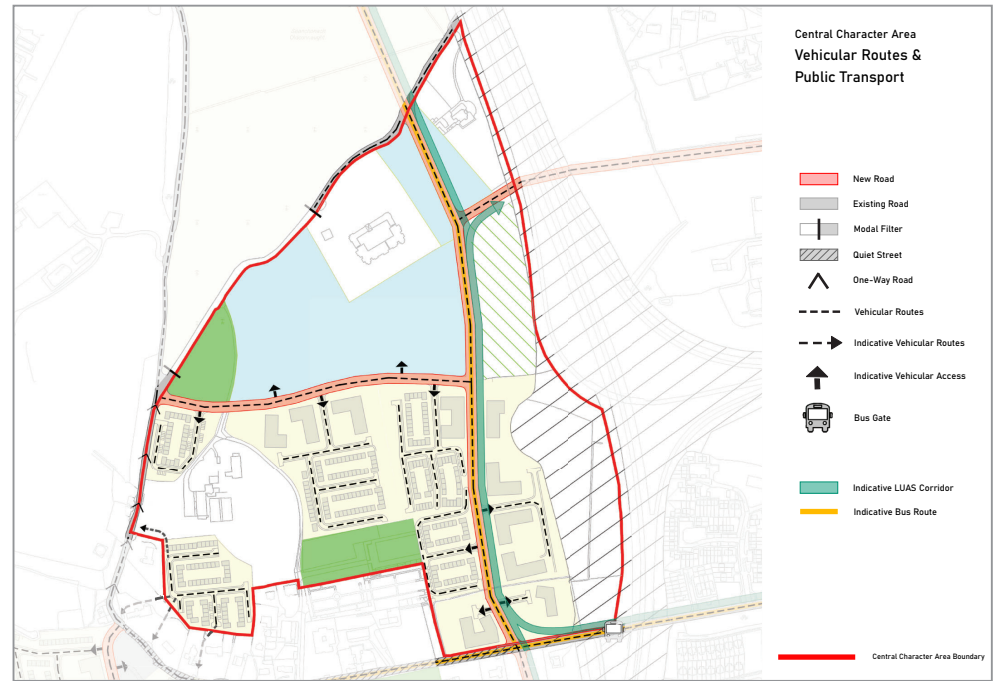


Figure 4.13: Central Character Area – Vehicular Routes and Public Transport

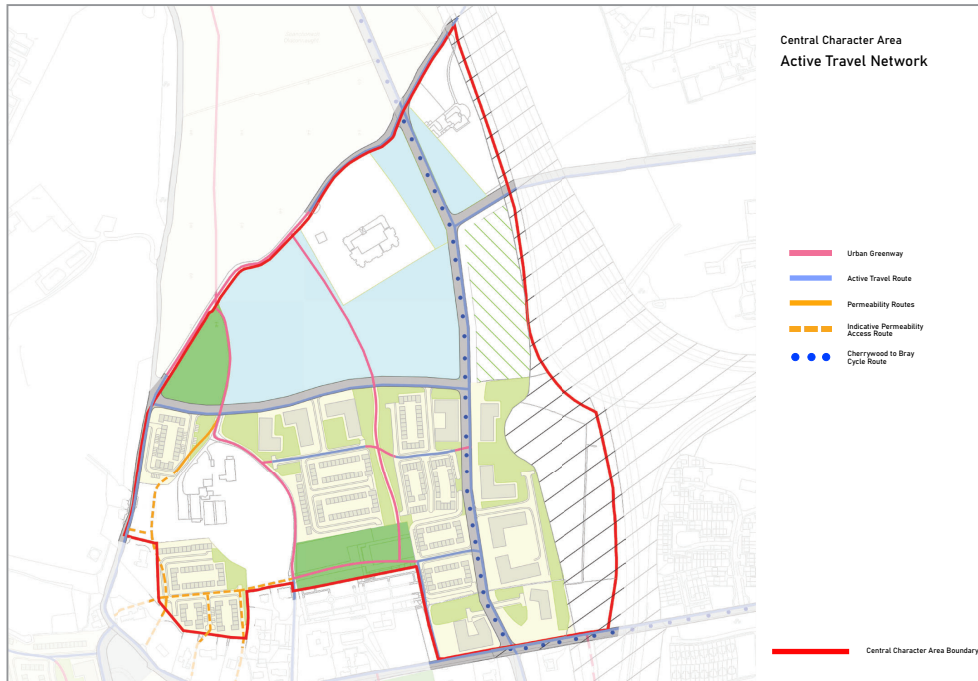


Figure 4.12: Central Character Area – Active Travel Network

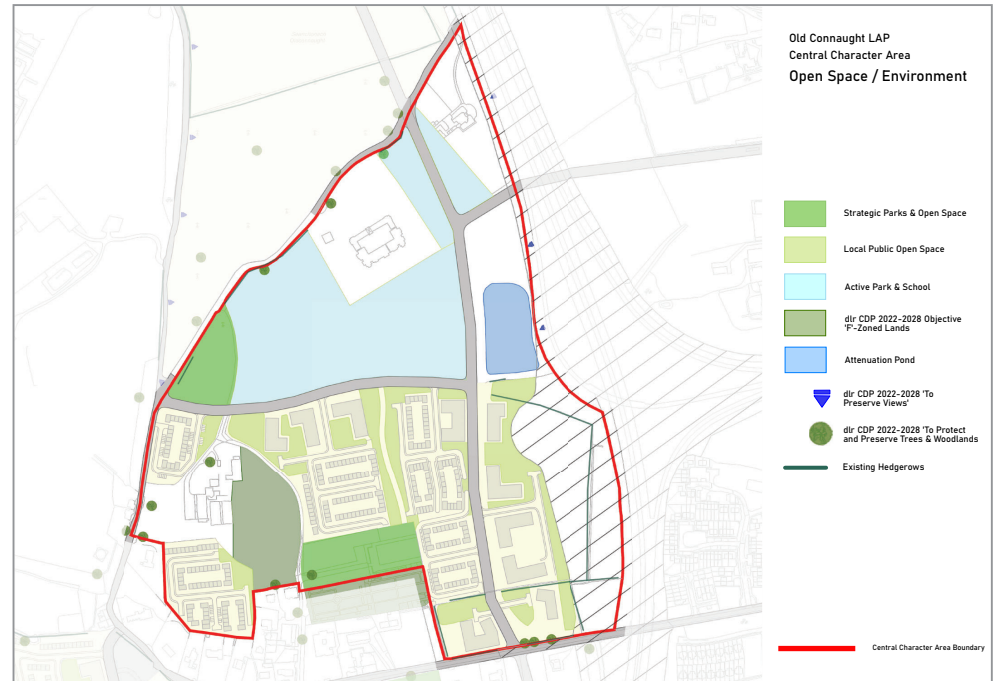


Figure 4.14: Central Character Area – Open Space and Environment

4.4.6 The Southern Character Area

The Southern Character Area is located south of Old Connaught Village, see Figure 4.15. The area is bordered to the east by the M11 slip road, to the north by Old Connaught Avenue, to the west by Thornhill Road and to the south by the grounds of St. Gerard’s School and Bray Emmets GAA Club. The topography of the land rises gently from east to west.

The primary land use of the Southern Character Area comprises cultivated agricultural land. There are a number of individual residential properties on large plots located along Old Connaught Avenue and Thornhill Road. The original entrance railings, pier and gates of Thornhill House (a Protected Structure) are located at Thornhill Road. There are a variety of mature trees which add to the character of the area. The existing 38kV electrical substation is located in the east of the Character Area, adjacent to the entrance driveway to Bray Emmets GAA Club.

Table 4.5 details the objectives from Land Use Zoning Map No. 14 of the dlr County Development Plan 2022-2028 pertaining to the Southern Character Area.

4.4.6.1 Site Potential and Design Challenges

The Southern Character Area is largely greenfield in nature which presents an opportunity for the creation of a new residential neighbourhood with a distinct sense of place and identity informed by the natural landscape and environment of the area. In terms of built form, there are opportunities for increased height and density in the east and south of the Southern Character Area where aspect, orientation and prospective views can be optimised.

The primarily undeveloped nature of the lands allows for the creation of a coherent movement strategy connecting with the wider area, with an emphasis on an active travel network to enable future residents to move around the area in a sustainable way – along footpaths, cycle tracks and green routes. Delivering permeability, in places through existing residential plots, will be important to ensure an optimal active travel and vehicular movement network is achieved.

The adjacency of the Southern Character Area to educational and recreational facilities at St. Gerard’s School and Bray Emmets GAA Club provides an opportunity for increasing active travel permeability. The presence of the original entrance railings, pier and gates of Thornhill House (a Protected Structure) also present a potential opportunity for incorporating local heritage as part of the active travel network for the area, adding to the character of the area.

Existing landscape and environmental features including topography, views, trees and hedgerows and existing heritage, in addition to the potential amenity impacts associated with the existing 38kV electrical substation are all important considerations in the development of the Southern Character Area.

| Southern Character Area - dlr County Development Plan 2022-2028 | |
|---|--|
| Land Use Zoning Objectives | <ul style="list-style-type: none"> • A1 – To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans. |
| Other Objectives | <ul style="list-style-type: none"> • Proposed LUAS line Extension. • To protect and preserve trees and woodland. • Protected Structure - Original entrance railings, pier and gates of Thornhill House. • 6 Year Motorway Proposal – M11 upgrade. • SLO 105 - To prepare a Local Area Plan for Old Connaught. |

Table 4.5: Southern Character Area - Objectives from the dlr CDP 2022-2028

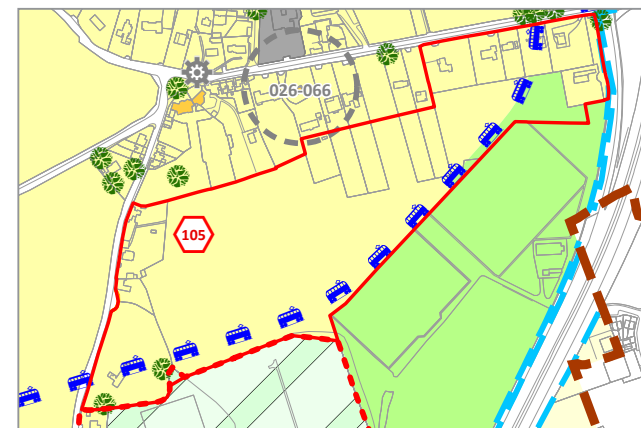


Figure 4.15: Southern Character Area on Land Use Zoning Map (dlr CDP 2022-2028)



Figure 4.16: Southern Character Area on Aerial Imagery

4.4.6.2 Southern Character Area – Site Development Framework

The following section sets out the Site Development Framework for the Southern Character Area. Table 4.6 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.6 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan.

| The Southern Character Area – Site Development Framework Objectives | |
|---|---|
| Vision | <ul style="list-style-type: none"> To provide for a new residential neighbourhood, one which will develop its own unique character and sense of place, with quality public realm and building design, and which will successfully integrate with the existing residential community. |
| Land Uses | <ul style="list-style-type: none"> Residential / Strategic Public Open Space / Strategic Infrastructure (in accordance with Figure 4.2). |
| Net Density | <ul style="list-style-type: none"> 60-80 units per hectare (plot specific in accordance with Figure 4.2). |
| Housing Mix | <ul style="list-style-type: none"> Apartments and houses (generally in accordance with the built form illustrated in Figure 4.17). |
| Building Height | <ul style="list-style-type: none"> 2 – 4 storey plus setback (generally in accordance with Figure 4.17). |
| Transport and Movement | <ul style="list-style-type: none"> Active travel network (generally in accordance with Figure 4.18). Permeability – implement bus gates at Old Connaught Avenue. New Roads – new link road between Old Connaught Avenue and Thornhill Road (as illustrated in Figure 4.19). Road upgrade – Thornhill Road (part) (as illustrated in Figure 4.19 and Figure 6.20, Chapter 6). Vehicular movement – Consider the incorporation of road and traffic management measures as part of residential schemes (see section 6.6.5, Chapter 6). Public Transport – Preserve the light rail reservation corridors identified in Figure 4.19. |
| Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Protection of trees and hedgerows (see section 7.5.6, Chapter 7). Consider potential biodiversity benefits in the design of the secondary area-wide attenuation pond. |
| Open Spaces, Parks and Recreation | <ul style="list-style-type: none"> Public open space for residential schemes - 10% of total net residential site area. |
| Heritage and Conservation | <ul style="list-style-type: none"> Integrate the protected gates of Thornhill House as part of the area-wide active travel network. |
| Community Facilities | <ul style="list-style-type: none"> Provision of community facilities adjacent to the Village Green (see section 5.2.1.2 of Chapter 5). |
| Retail and Services | <ul style="list-style-type: none"> Provision of a café use as part of residential development adjacent to the Village Green. |
| Strategic Infrastructure | <ul style="list-style-type: none"> Secondary area-wide attenuation pond (see Figure 4.17). 38kv electricity substation at lands adjacent to the existing 38kV substation (see section 10.6.1 of Chapter 10). |
| Infrastructure and Phasing | <ul style="list-style-type: none"> In accordance with the provisions of Chapter 11 – Phasing and Implementation. |

Table 4.6: Southern Character Area – Site Development Framework

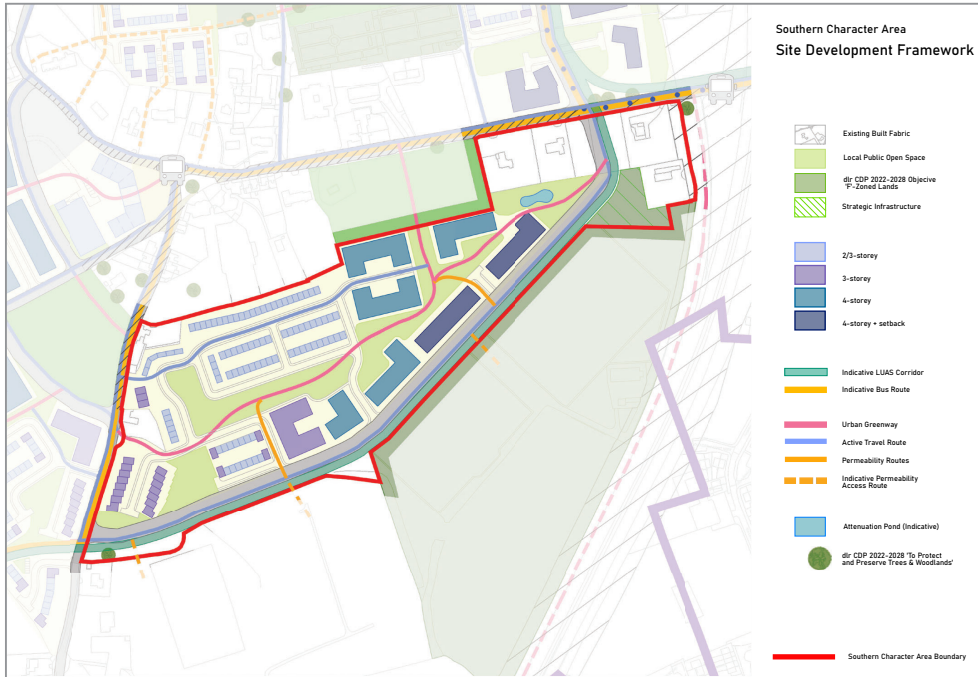


Figure 4.17: Southern Character Area – Site Development Framework

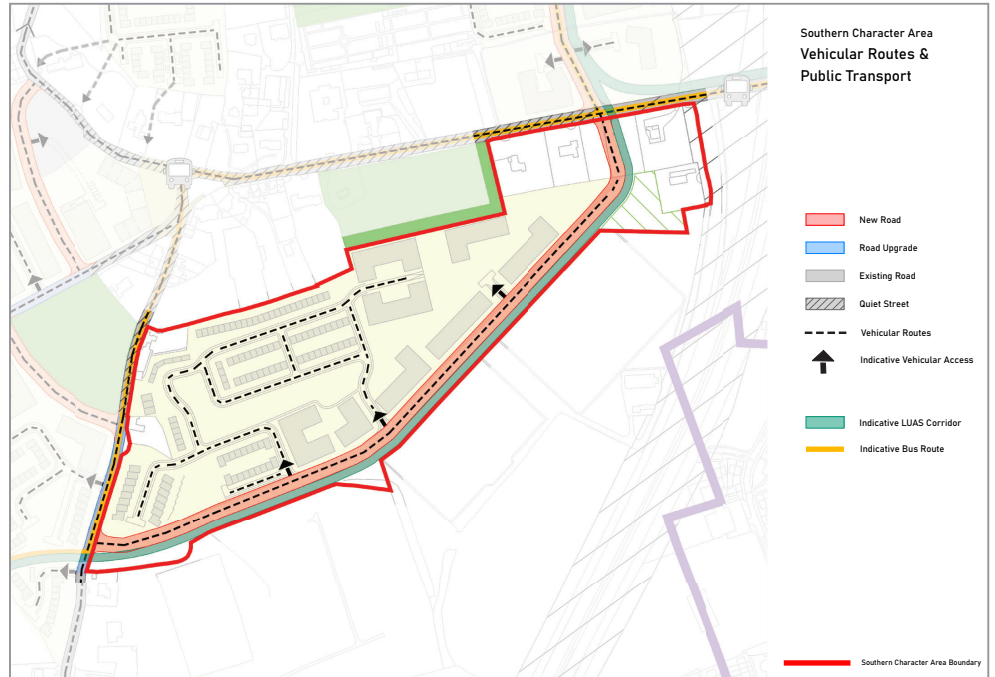


Figure 4.19: Southern Character Area – Vehicular Routes and Public Transport

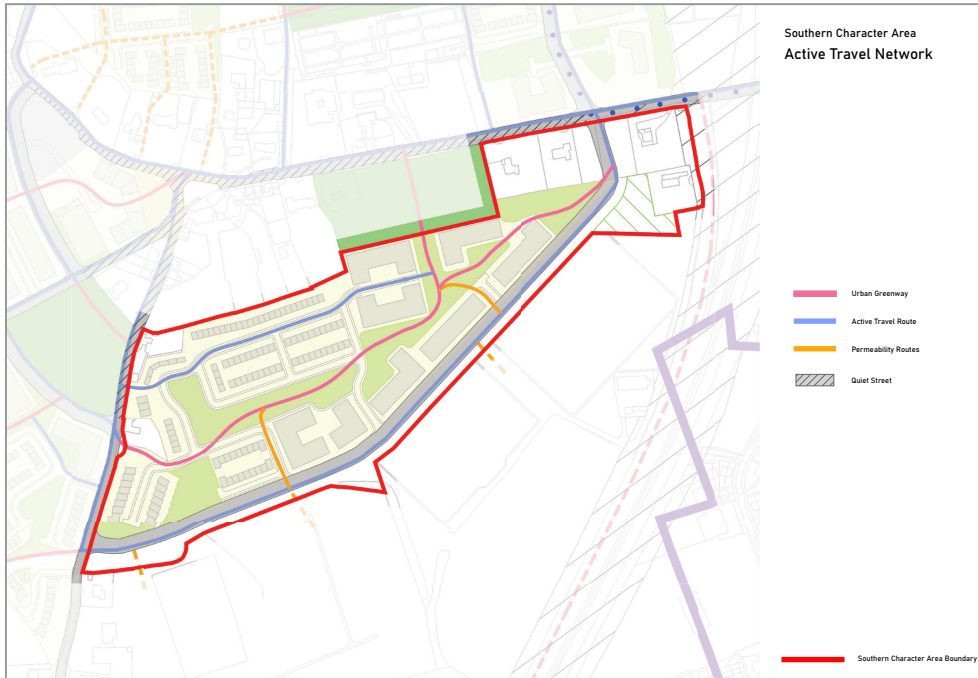


Figure 4.18: Southern Character Area – Active Travel Network

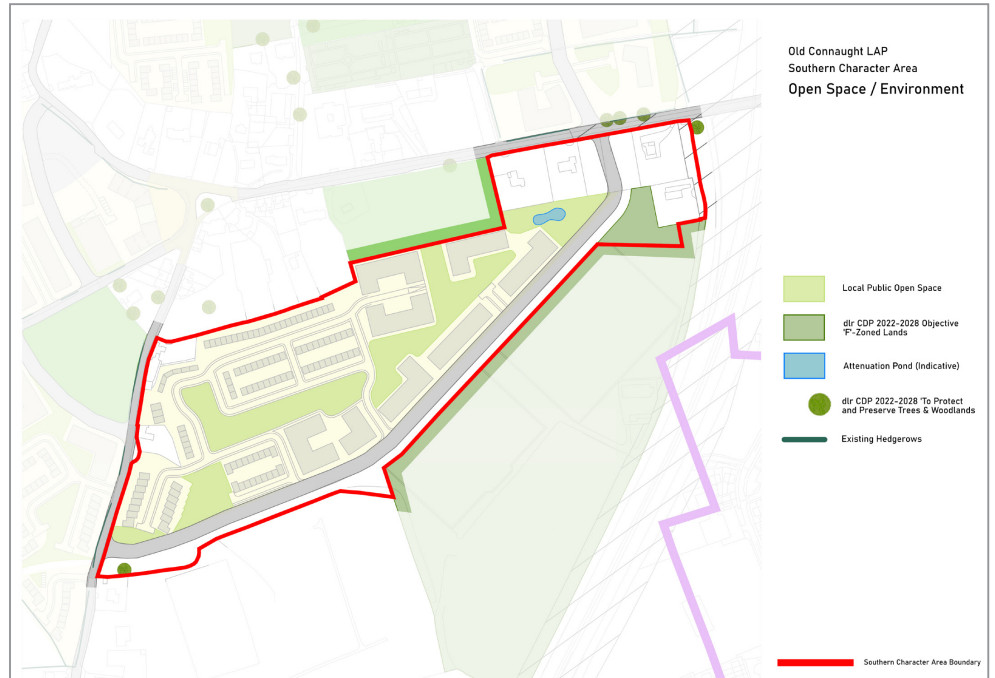


Figure 4.20: Southern Character Area – Open Space and Environment

4.4.7 The Western Character Area

The Western Character Area is located in the western environs of the Old Connaught area. The lands are intersected by the Ballyman Road which connects Old Connaught with Enniskerry Village. Lands to the east of the Western Character Area comprise Thornhill Road and Old Connaught Village core, lands to the north comprise Old Conna Golf Course, while lands to the south and west are lands primarily in agricultural use. The existing roads of Ballyman Road and Thornhill Road are generally rural in type. The topography of the land rises from east to west.

The primary land use of the Western Character Area is agricultural lands. There are two existing residential properties located at Ballyman Road. Jubilee Hall, a vacant Protected Structure, is located in the north of the Character Area and comprises a large two storey Victorian mock-castle type house with extensive out buildings. The lands include a variety of mature trees and hedgerows which are an important environmental feature of the area. Table 4.7 details the objectives from Land Use Zoning Map No. 14 of the dlr County Development Plan 2022-2028 pertaining to the Western Character Area.

4.4.7.1 Site Potential and Design Challenges

The Western Character Area is largely greenfield in nature which presents an opportunity for the creation of a new residential neighbourhood with individual character and sense of place which responds sympathetically to the existing landscape, heritage and character of the area. While the area is currently served for vehicular movement by the Ballyman and Thornhill Roads, these roads are generally rural in character with limited active travel infrastructure, comprising single side paths along the main vehicular routes. The upgrading and enhancement of the existing transport network is a consideration in delivering a movement strategy integrated with the wider area.

Topography is an important characteristic of the Western Character Area. The elevation of the land rises from east to west, from c. 45m in the east to c. 85m in the west. The lands enjoy views east towards the Irish Sea and south towards the Dublin Mountains. Carrickgollogan Hill is located to the north-west and provides a backdrop to the lands. The topography and views from the lands require a sensitive approach to development.

A prominent feature of Western Character Area is Jubilee Hall, a Protected Structure which has remained vacant for a prolonged period of time. The regeneration of Jubilee Hall and its grounds provides an opportunity for establishing character and enhancing sense of place. The lands around Jubilee Hall offer a significant opportunity for the integration of heritage and amenity provision through the identification of strategic public open space. Some of the lands benefit from an intact rural character including the presence of mature trees and hedgerows. In this regard it is considered that there is scope for the development of a new residential neighbourhood that develops its character and sense of place in response to existing environmental features.

| Western Character Area - dlr County Development Plan 2022-2028 | |
|--|--|
| Land Use Zoning Objectives | <ul style="list-style-type: none"> • A1 – To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans. |
| Other Objectives | <ul style="list-style-type: none"> • To protect and preserve trees and woodland. • INST – To protect and/or provide for Institutional Use in open lands. • Protected Structure - Jubilee Hall House and Out Offices. • Proposed Luas line extension. • To preserve views. |

Table 4.7: Western Character Area - Objectives from the dlr CDP 2022-2028

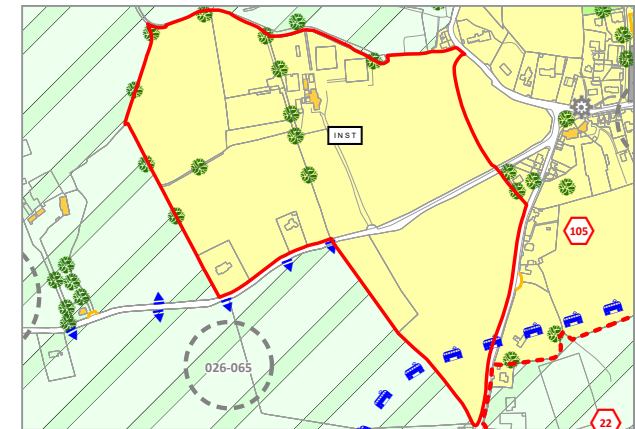


Figure 4.21: Western Character Area on Land Use Zoning Map (dlr CDP 2022-2028)



Figure 4.22: Western Character Area on Aerial Imagery

4.4.7.2 Western Character Area – Site Development Framework

The following section sets out the Site Development Framework for the Western Character Area. Table 4.8 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.8 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan.

| The Western Character Area – Site Development Framework Objectives | |
|--|---|
| Vision | <ul style="list-style-type: none"> To provide for the development of a new residential neighbourhood with individual character and sense of place which responds sympathetically to the existing landscape, heritage and character of the area. |
| Land Uses | <ul style="list-style-type: none"> Residential / Strategic Public Open Space / Local Regeneration (in accordance with Figure 4.2). |
| Net Density | <ul style="list-style-type: none"> 50-60 units per hectare (plot specific in accordance with Figure 4.2). |
| Housing Mix | <ul style="list-style-type: none"> Apartments and houses (generally in accordance with the built form illustrated in Figure 4.23). |
| Building Height | <ul style="list-style-type: none"> 2 – 4 storey (generally in accordance with Figure 4.23). |
| Transport and Movement | <ul style="list-style-type: none"> Active travel network (generally in accordance with Figure 4.24). New Roads – new link road between Thornhill Road and Ballyman Road / new link road between Ballyman Road and Ferndale Road (as indicated in Figure 4.25). Road upgrades – Thornhill Road (part) / Ballyman Road (part) – as indicated in Figure 4.25 and Figure 6.20, Chapter 6. Vehicular movement – Consider the incorporation of road and traffic management measures as part of residential schemes (see section 6.6.5, Chapter 6). Public Transport – Preserve the light rail reservation corridors identified in Figure 4.25. |
| Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Protection of trees and hedgerows (see section 7.5.6, Chapter 7). |
| Open Spaces, Parks and Recreation | <ul style="list-style-type: none"> Provision of strategic open spaces – Jubilee Hall Park / Thornhill Road Park (see section 8.4.1, Chapter 8). Public open space for residential schemes - 10% of total net residential site area. |
| Heritage and Conservation | <ul style="list-style-type: none"> Regeneration of Jubilee Hall (see Objective HC2 – Jubilee Hall in Chapter 9, Heritage and Conservation). |
| Infrastructure and Phasing | <ul style="list-style-type: none"> In accordance with the provisions of Chapter 11 – Phasing and Implementation. |

Table 4.8: Western Character Area – Site Development Framework

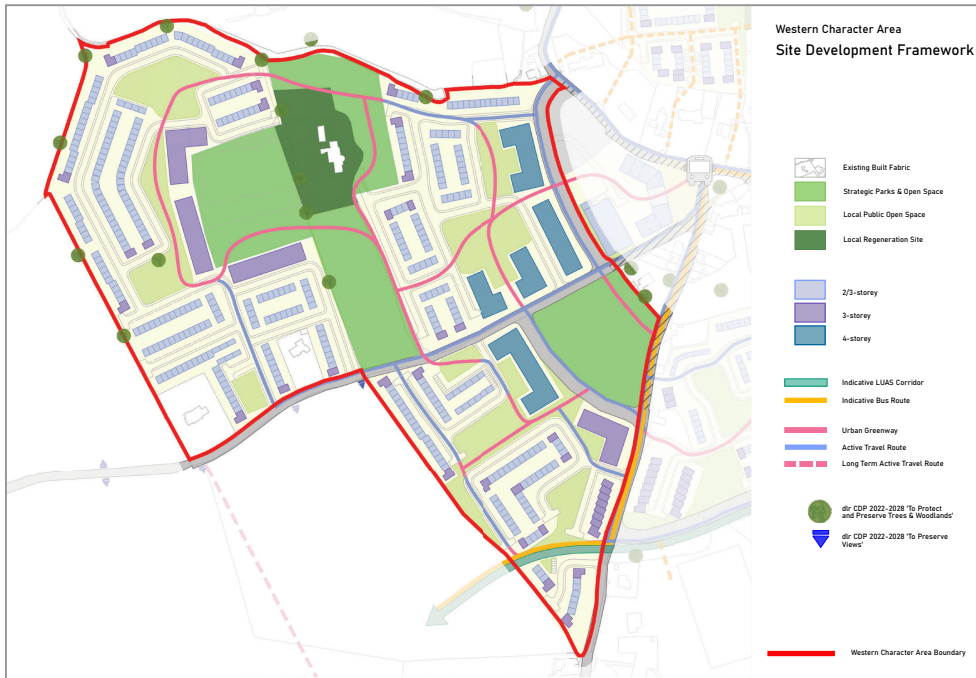


Figure 4.23: Western Character Area – Site Development Framework



Figure 4.25: Western Character Area – Vehicular Routes and Public Transport

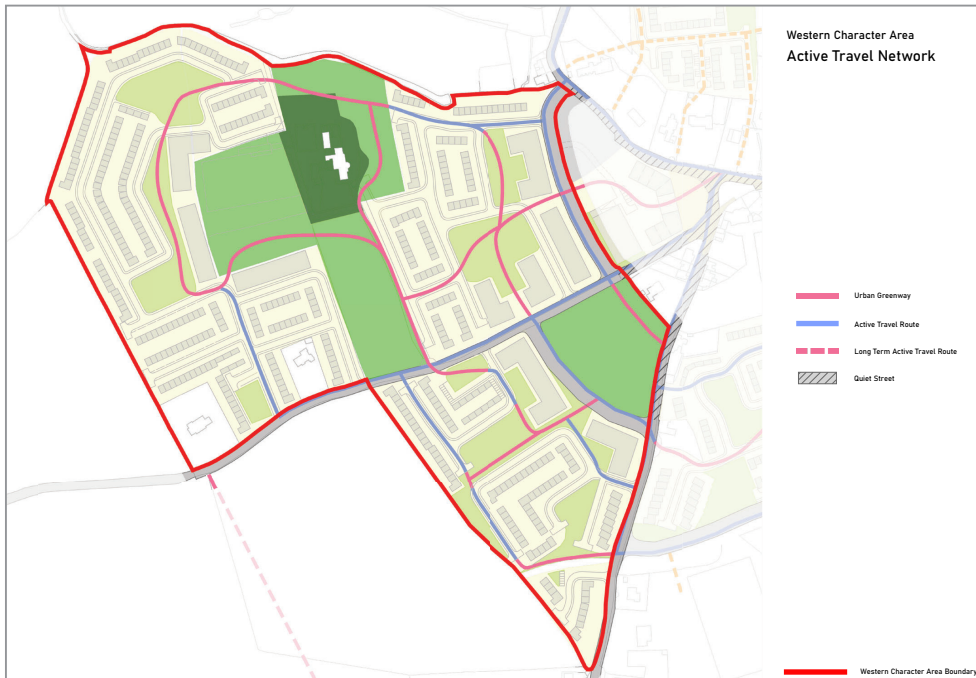


Figure 4.24: Western Character Area – Active Travel Network

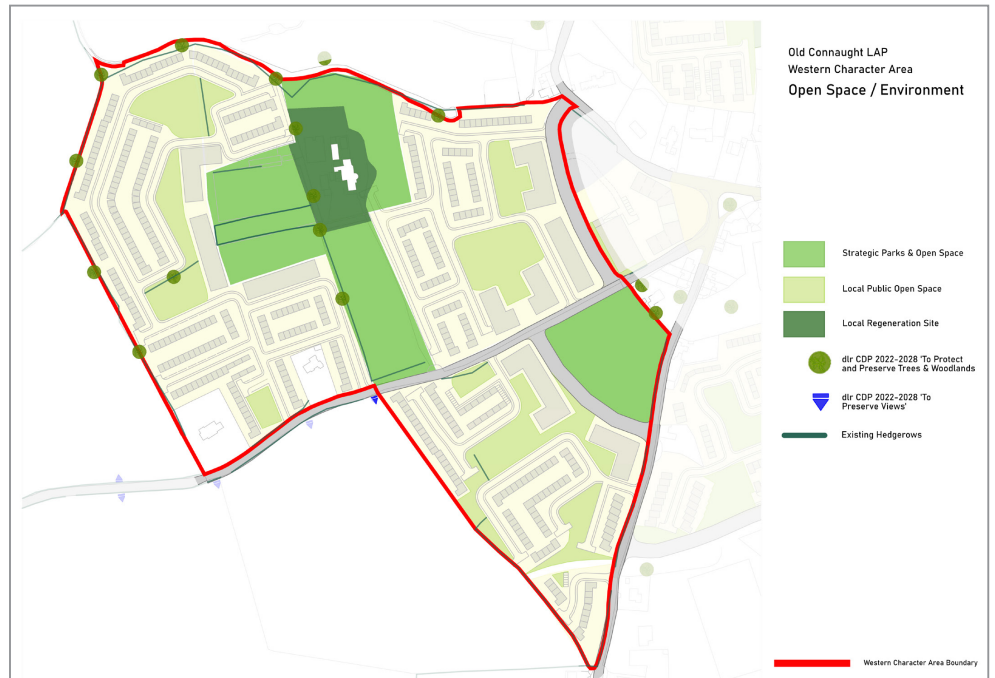


Figure 4.26: Western Character Area – Open Space and Environment

4.4.8 The Northern Character Area

The Northern Character Area is located to the north of Old Connaught Village, see Figure 4.27. The area is bordered by the M11 to the east, Ferndale Road to the west, Allies River Road to the south, and Crinken Lane to the north. The topography of the land rises from east to west.

The primary land uses of the Northern Character Area are cultivated agricultural land and a conifer plantation. Some residential uses are present with a number of properties located in the vicinity of Crinken Lane, and a residential property at lands off Ferndale Road. There are a variety of mature trees and hedgerows throughout the Northern Character Area. Both Allies River Road and Ferndale Road present a rural and sylvan character. The Crinken Stream flows from the upland area of Carrickgolligan through the Rathmichael area and traverses the northern extents of the Character Area.

Table 4.9 details the objectives from Land Use Zoning Map No. 14 of the dlr County Development Plan 2022-2028 pertaining to the Northern Character Area.

4.4.8.1 Site Potential and Design Challenges

The Northern Character Area is largely greenfield in nature which presents an opportunity for the creation of a new residential neighbourhood with a distinct sense of place and identity informed by the natural landscape and environment of the area. The area is strategically located between the existing and emerging residential communities of Old Connaught, Rathmichael, Shankill and Woodbrook, presenting opportunities for external strategic connectivity with the wider area.

The Flood Zone Maps of the dlr County Development Plan 2022-2028 identify areas of Flood Zone A and B in the north-eastern part of the Character Area associated with the Crinken Stream. Flood risk management is an important consideration in this area.

The existing tree-lined road network of Ferndale Road and Allies River Road is primarily rural in character and presents a pleasant sylvan character. Existing landscape, environmental and other features including topography, views, trees and hedgerows, flooding associated with the Crinken Stream, and potential noise impacts associated with the M1 motorway are all important considerations in the development of the Northern Character Area.

| Northern Character Area - dlr County Development Plan 2022-2028 | |
|---|---|
| Land Use Zoning Objectives | <ul style="list-style-type: none"> A1 - To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans. Objective GB - To protect and enhance the open nature of lands between urban areas. |
| Other Objectives | <ul style="list-style-type: none"> SLR - Strategic Land Reserve. To protect and preserve trees and woodland. To preserve views. Public Right-of-Way (Ferndale Road to Crinken Lane). 6 Year Motorway Proposal - M11 Upgrade. SLO 108 - To provide pedestrian/cycle access across the M11 corridor in the vicinity of Allies River Road, the corridor and route selection process outlined in Policy Objective T24 should be followed. |

Table 4.9: Northern Character Area - Objectives from the dlr CDP 2022-2028

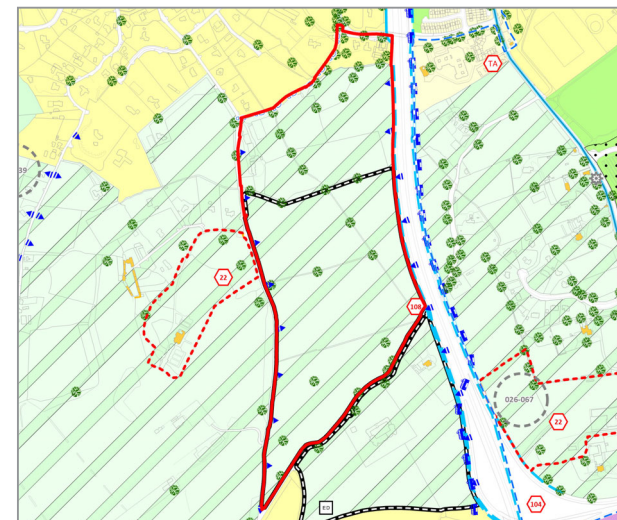


Figure 4.27: Northern Character Area on Land Use Zoning Map (dlr CDP 2022-2028)

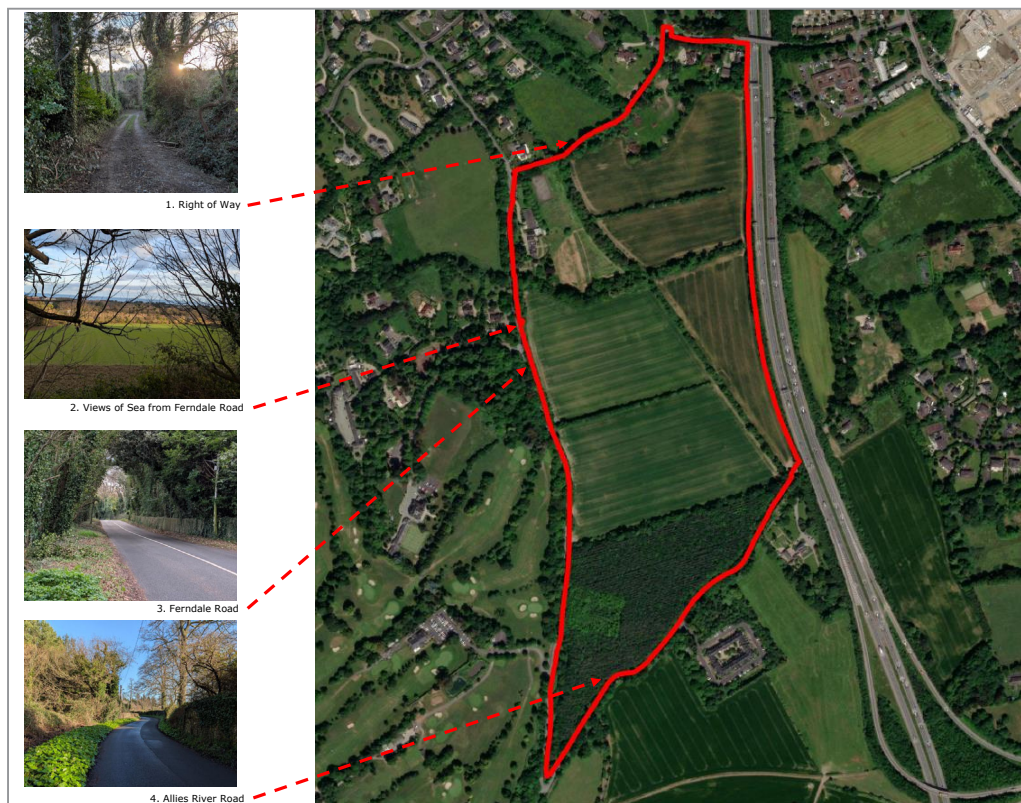


Figure 4.28: Northern Character Area on Aerial background

4.4.8.2 Northern Character Area – Site Development Framework

The following section sets out the Site Development Framework for the Northern Character Area. While the lands are not currently zoned for residential development they are, in part, identified under the current dlr County Development Plan 2022-2028 as a Strategic Land Reserve, indicating potential for residential development in the long term.

The Northern Character Area seeks to provide a high level framework for residential development should the lands in this Character Area be zoned appropriately at a future point in time by way of a variation to or revision of the current County Development Plan. As the subject lands are not currently zoned for residential development, the Site Development Framework progressed for this Character Area has not assessed the lands at the same level of detail as that for the existing 'A1' zoned land at Old Connaught. This Site Development Framework, therefore, provides a high level framework for the potential future development of these lands to be further assessed and determined through the development management process. Table 4.10 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.10 should be read in conjunction with the accompanying drawing and relevant sections referenced elsewhere in the Draft Plan.

| Northern Character Area – Site Development Framework Objectives | |
|---|--|
| Vision | <ul style="list-style-type: none"> To provide for a new residential neighbourhood, one which will develop its own unique character and sense of place, with quality public realm and building design, and which responds sympathetically to the existing landscape and character of the area. |
| Land Uses | <ul style="list-style-type: none"> Residential / Strategic Public Open Space / Education (generally in accordance with Figure 4.29). |
| Net Density | <ul style="list-style-type: none"> 60 units per hectare (in accordance with Figure 4.29). |
| Housing Mix | <ul style="list-style-type: none"> Apartments and houses. |
| Building Height | <ul style="list-style-type: none"> 2 – 4 story plus setback. |
| Transport and Movement | <ul style="list-style-type: none"> Active travel network (in accordance with Figure 4.29) / additional requirement to provide a comprehensive active travel network at the neighbourhood level. Strategic active travel routes – Cherrywood to Bray Greenway / Allies River Road Greenway and active travel bridge. Protection of Public Right-of-Way from Crinken Lane to Ferndale Road. Permeability – provision of a modal filter at Allies River Road for active modes. Safe routes to schools - Create a school zone and safe access for active travel. New roads – completion of new north-south road / new northern link road between Ferndale Road and north-south link road (final routing to be agreed with the Planning Authority) (see Figure 4.29). Consider the incorporation of road and traffic management measures as part of residential schemes (see section 6.6.5, Chapter 6). Vehicular access to be restricted to the new road network. Public transport – Preserve the light rail reservation corridors identified in Figure 4.29. |
| Green Infrastructure and Biodiversity | <ul style="list-style-type: none"> Protection of trees and hedgerows (see section 7.5.6, Chapter 7). Retain the sylvan character of Ferndale Road and Allies River Road (see Objective GIB10, Chapter 7). Consider the Glendoo Mountain to Shanganagh Wildlife Corridor (see section 7.5.4, Chapter 7). Protect the Crinken Stream (see section 7.5.7, Chapter 7). Flood risk management of the Crinken Stream. |
| Open Spaces, Parks and Recreation | <ul style="list-style-type: none"> To provide strategic open space at Ferndale Road Park to connect with the wider network of strategic parks and open spaces (see section 8.4.1, Chapter 8). To provide a publicly accessible full size sports playing pitch at land zoned 'GB' to be co-located adjacent to the proposed education site. Public open space for residential schemes - 10% of total net residential site area. |
| Retail and Services | <ul style="list-style-type: none"> Requirement to be assessed in accordance with Policy OCLAP23 – Multi-Functional Neighbourhood Centre, Chapter 5. |
| Strategic Infrastructure | <ul style="list-style-type: none"> Potential provision of strategic wastewater infrastructure. To be further assessed and determined through the development management process. |
| Infrastructure and Phasing | <ul style="list-style-type: none"> In accordance with the provisions of Chapter 11 – Phasing and Implementation. |

Table 4.10: Northern Character Area – Site Development Framework

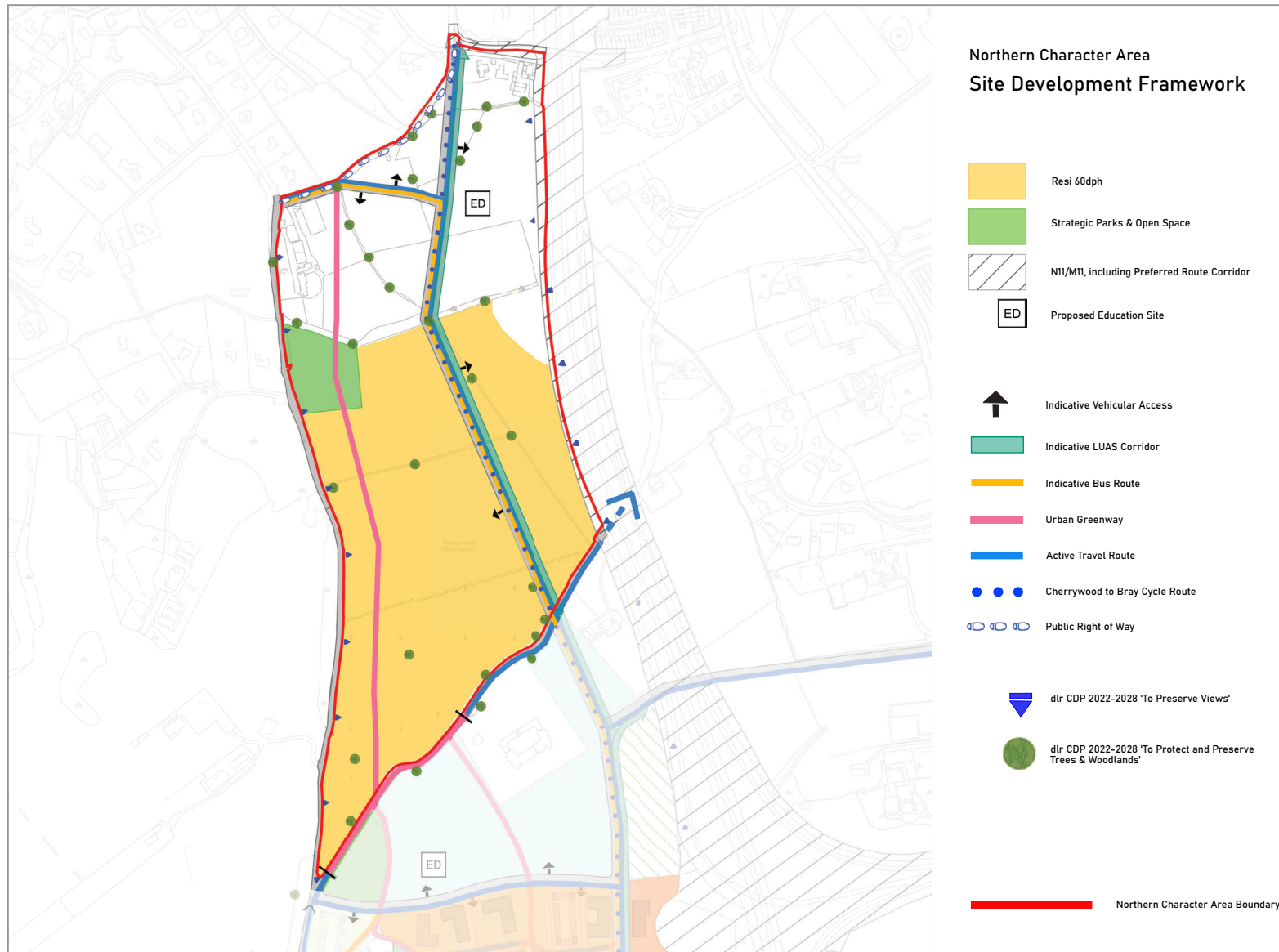


Figure 4.29: Northern Character Area – Site Development Framework