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8

Open Space, Parks and Recreation

8.1 Introduction

Open spaces, parks and recreation will play an important role in enhancing quality of life for both the existing and future community residing in Old Connaught. Having safe and easy access to a network of open space and parks, means that the recreational needs of residents are met, while enhancing their health and well-being, by providing opportunities for exercise and social interaction, thereby creating an inclusive liveable neighbourhood.

Old Connaught has a unique location and character. Its elevated position affords views out to the Irish Sea and back to the foothills of the Dublin and Wicklow Mountains. The Draft Plan aims to create a green infrastructure and open space network that conserves, maintains and enhances the unique character, heritage and distinctiveness of the Old Connaught area and enables residents to enjoy a high quality, inclusive environment with good leisure and recreation amenities.

This Chapter 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 the local community.

8.2 Policy Context

8.2.1 Section 28 Guidelines 'Sustainable and Compact Settlements' (2024)

The Section 28 Guidelines 'Sustainable and Compact Settlements' (2024) state that all statutory development plans, which includes Local Area Plans, should include a strategy for the provision of an integrated hierarchy of public open spaces and corridors across the Plan area to meet the needs of the planned population.

The Guidelines note that while there is no set standard of open space provision per settlement in Ireland, the level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi-functional public open space within walking distance of their home. The Guidelines state that the form, size and distribution of new public open spaces should be plan led and take account of open space provision within the area and broader nature conservation and environmental considerations.

The Guidelines distinguish between public open space at the strategic area-wide level and public open space provided as part of development proposals, noting that the public open space strategy of the LAP should include objectives relating to the provision of the following categories:

- Regional, district and local level public parks and greenways. These are generally publicly owned and managed parks e.g. a Local Authority.

- Public open space provided as part of new development proposals. These spaces should be designed to retain and protect natural features and habitats of importance within the site and to maximise biodiversity gain. They should also form an integral part of the overall scheme design. These spaces may be offered for taking in charge by the Local Authority following the completion of the development.

The public open space strategy set out in this Chapter was prepared having regard to the provisions of the Section 28 Guidelines. The strategic level network of public open spaces across the Draft Plan area is set out in section 8.4.1 while the provision of public open space to be provided as part of new residential development proposals is addressed separately in section 8.5. The combination of both of these categories will provide the cumulative open space provision for the Old Connaught area.

8.2.2 dlr County development Plan 2022-2028

The dlr County Development Plan 2022-2028 provides that public open space shall be provided throughout the County on a hierarchical basis, ranging in descending order from regional parks with Countywide importance, to small incidental spaces. This hierarchy is underpinned by the Greenways Network, which seeks to encompass and connect the parks and open spaces and other green infrastructure, to enable enhanced connectivity to wider strategic networks.

Policy Objective OSR2 of the County Development Plan supports the provision of a hierarchy of attractive parks and public open spaces which vary in size and nature and are all inclusive by being readily accessible and at a convenient distance from people's home and/or places of work. The public open space hierarchy set out in the dlr County Development Plan 2022-2028 is summarised in Table 8.1.

Type of Public Open Space	Definition (Summarised)
Greenways Network	These are the collective networks of parks and open spaces, green modes of movement, walking and cycling.
Regional Parks	These are the premier parks in the County, which provide for a wide range of uses and attractions and include opportunities for both high quality active and passive recreation.
District Parks	District Parks provide for a range of needs for several neighbourhoods. They offer a wide variety of uses and facilities, and they provide for both active and passive recreation.

Local Parks	These parks lie within easy reach of most dwellings and businesses in a locality. They provide for the needs of a local neighbourhood.
Amenity Open Spaces	These spaces are commonly located within residential areas/housing estates and are also found in commercial areas/business estates.
Civic Spaces	These are located in the urban centres close to civic, institutional and commercial buildings. They generally feature a mixture of hard landscaping with planting and seating areas.

Table 8.1: Hierarchy of Public Open Spaces, dlr County Development Plan 2022-2028

Policy Objective OSR5 of the County Development Plan supports the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life. In strategic terms, the overall objectives of County Development Plan in relation to open space, healthy placemaking and recreation, in line with the provisions of the RSES, include:

- Provision of open space should consider types of recreation and amenity uses required.
- Public open spaces should have good connectivity and be accessible by safe, secure walking and cycling routes.
- Open space should be planned for on a multifunctional basis incorporating ecosystem services, climate change measures, green infrastructure, and key landscape features in their design.
- Open spaces should be inclusive and cater for all users.

In terms of sports and recreational facilities, it is a Policy Objective of the County Development Plan to promote the provision, and management of high-quality sporting, and recreational infrastructure throughout the County (Policy Objective OSR9). In terms of play facilities, the County Development Plan provides that it is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating nature-based play with respect to the provision of play opportunities and to support the provision of the dlr Play Policy (Policy Objective OSR13).

8.3 Existing Provision

There are over 800 hectares of parks and public open spaces of varying landscape types throughout Dún Laoghaire-Rathdown. At present, however, there is no publicly accessible open space areas or parks within the Draft Plan area. There are a number of private/charitable run facilities in the Plan area that provide quite well-developed sporting and recreational opportunities, including:

- Bray Emmets GAA Club comprises three playing pitches and an associated pavilion/changing rooms.
- St. Gerards School campus includes extensive outdoor pitches and indoor sporting facilities.
- Festina Lente offers a multi-faceted range of recreational, educational and training facilities.

Outside of the Draft Plan area, Old Connaught benefits from its proximity to the open space and recreational amenities at a range of locations including Bray Town and seafront and the Dublin and Wicklow Mountains. The Old Connaught area provides vistas to Carrickgollogan, the Sugarloaf’s and Bray Head, all of which are popular recreational areas in their own right.

The nearest dlr owned park, Shanganagh Park, is located c. 2km to the north-east of the Plan area. Shanganagh Park is currently a District level park which serves a wide catchment area and includes both active and passive recreation provision. Having regard to its character, location and size, it is the intention of the Council (separate to this Draft Plan) to upgrade Shanganagh Park to Regional park status. Rathmichael Woods is located c. 2.5km to the north-west from Old Connaught and provides outdoor recreational walking trails in the uplands. To the north of Rathmichael is Ticknick Park, which provides a range of recreational facilities. While the Old Connaught area is located in proximity to a wide range of outdoor recreational locations, there is limited active travel connectivity.

In terms of play provision, the dlr Play Policy 2023-2028 includes an analysis of facilities across the County. Figure 8.1 illustrates the distribution of fixed play space provision and there is a notable lack of facilities in the south-east area of the County. While this primarily reflects existing demographic factors including population density, it does emphasise the future need for play provision at Old Connaught, having regard to planned levels of population growth. It will be important to ensure that sufficient play opportunities are provided in terms of quantity and quality for children and young people within the area.

The open space strategy for Old Connaught, set out in this Draft Plan, has had regard to both existing provision within the area and provision outside of the Draft Plan area. Acknowledging both current and planned growth levels at Old Connaught, in addition to adjoining and nearby areas, it is considered appropriate that, relevant to the scale of the planned new residential community

at Old Connaught, that open space, parks and recreation facilities should be primarily located locally and in proximity to the user. This approach supports the delivery of the sustainable urban village and ‘10-minute’ neighbourhood concepts.

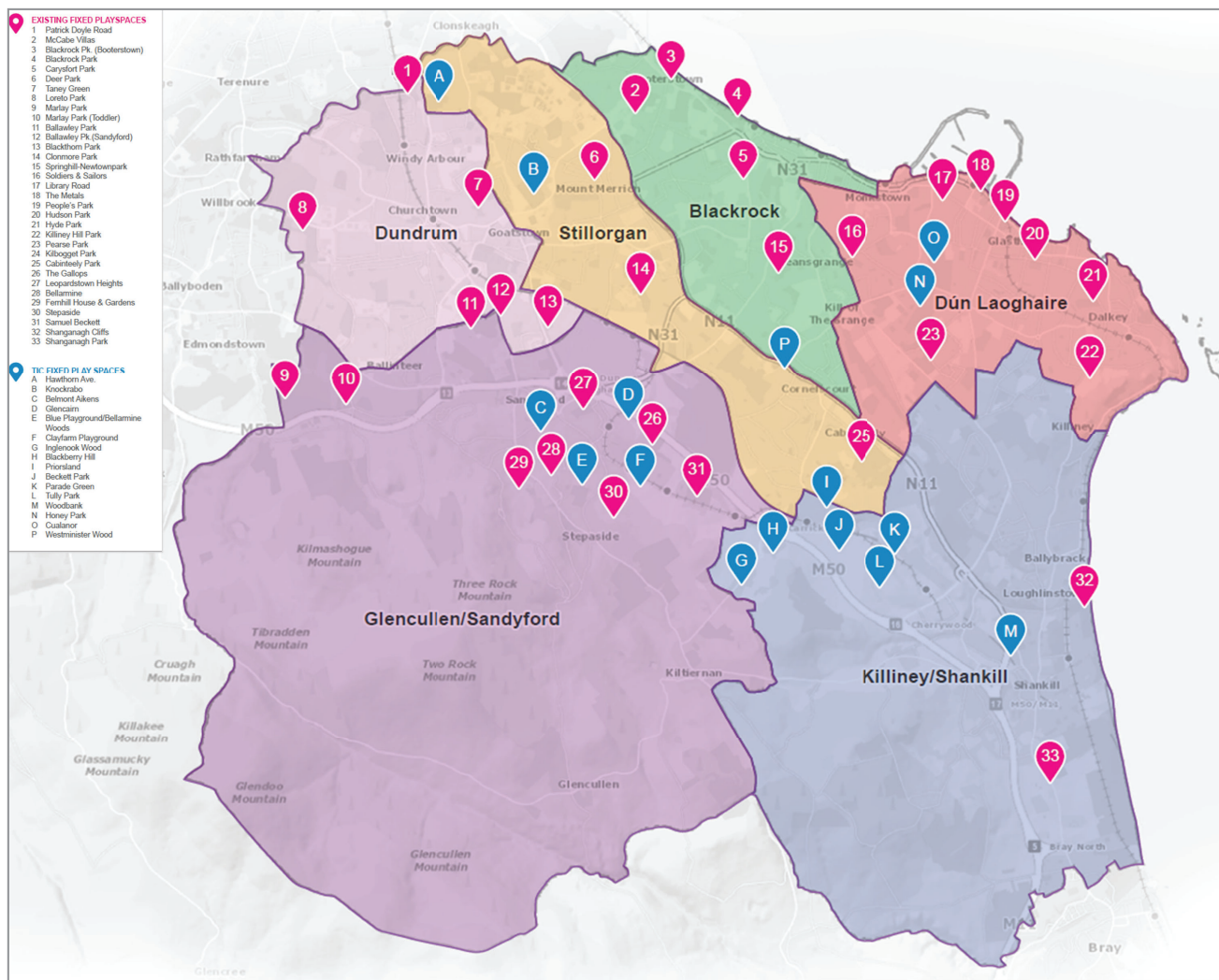


Figure 8.1: Fixed Playspace Distribution in dlr (Source: Map 3.2, dlr Play Policy 2023-2028)

8.4 Public Open Space Strategy – Strategic Parks and Spaces

The following section sets out the plan-led approach to the provision of a network of strategic parks and open spaces to support the sustainable development of Old Connaught. These spaces are identified as strategic in scale and/or function and are separate to the requirements for public open space to be provided at residential scheme level (see section 8.5). The public open space strategy has taken into account a range of guiding principles including:

- Environment** – The distinct qualities of the Old Connaught environment provides opportunities for public open spaces to be connected into the local environment. The strategic level network of open spaces has been prepared in response to inter alia the topography of the area, its unique views and prospects, and existing trees and hedgerows.
- Connectivity** – Spaces become more successful the more they are connected to other green space, making them part of an overall network of green infrastructure. This enables people to move between the spaces easily and comfortably, typically in a sustainable way – along footpaths and cycle tracks and green routes. The strategic level network of open spaces at Old Connaught provides a connected network of public open spaces which is integrated with active travel modes focussed on walking and cycling.
- Historical Landscape** – The historical landscape at Old Connaught is distinctive and rich in its archaeological, built and cultural heritage. The strategic level network of open spaces at Old Connaught integrates new public open spaces with existing heritage elements at Old Connaught including Festina Lente, Jubilee Hall, Old Connaught church and graveyard and the historic village core. Enhancing existing heritage landscape qualities in a sensitive manner with new public open space will promote a sense of place and character.
- Accessibility** – Where possible, amenity spaces will be developed to be universally accessible. This means that the places can be used by everyone as far as possible, regardless of age or disability.
- Function and Use** – The Strategy provides guidance with regards to the function and type of uses to be provided to ensure variety and distinctiveness across strategic open spaces.

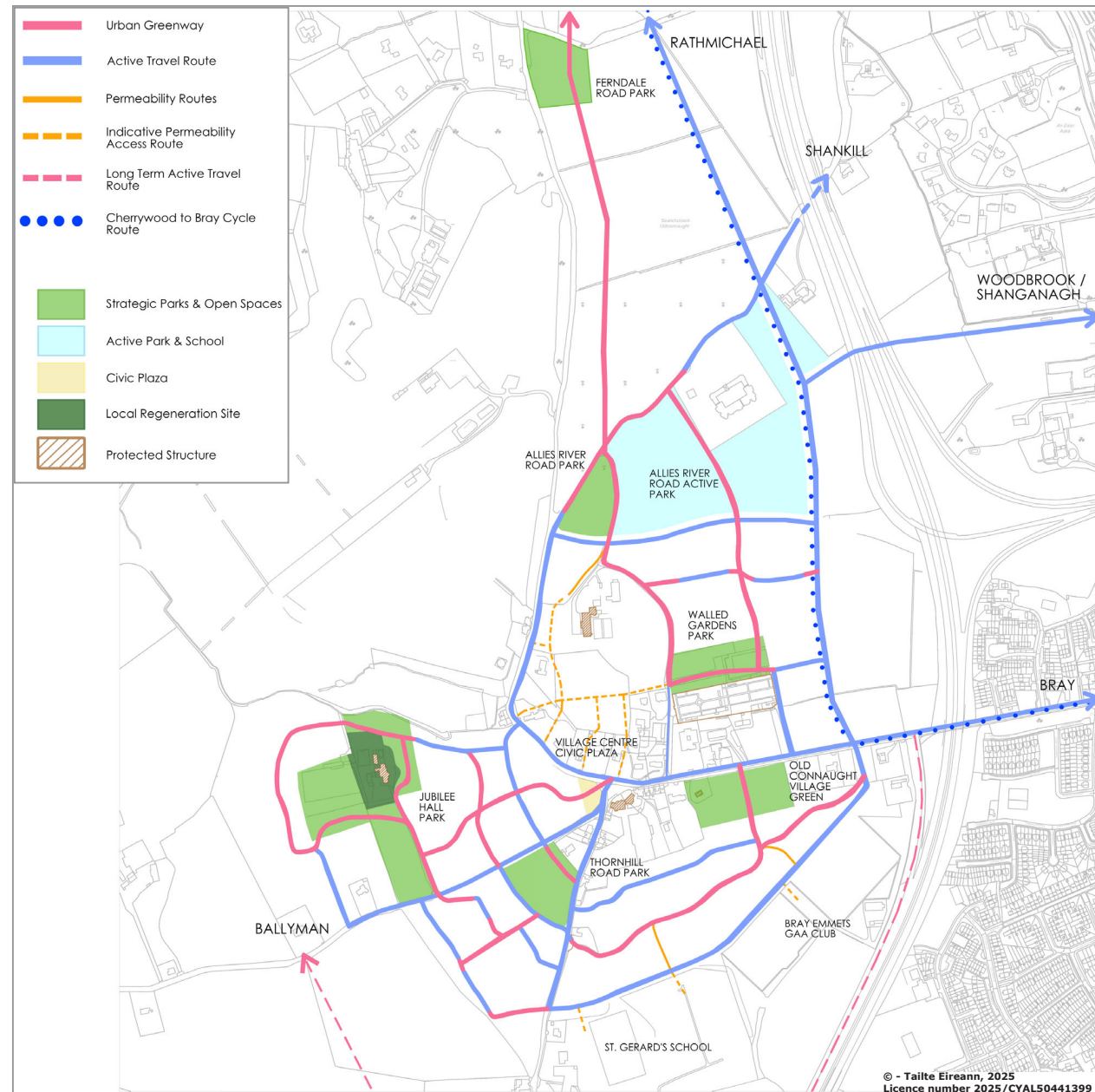


Figure 8.2: Old Connaught Public Open Space Strategy – Strategic Plan Level

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8.4.1 Network of Strategic Parks and Spaces

The network of strategic parks and open spaces at Old Connaught is illustrated in Figure 8.2. The main components of the network are detailed in Table 8.2 and described thereunder.

Strategic Park / Space	Approx. Area Hectares	Description / Function
Allies River Road Active Park	7.3 ¹	Active park focussed on the provision of sport, recreational and community facilities.
Allies River Road Park	0.8	Destination park providing panoramic views of the surrounding area in a quiet and contemplative setting.
Walled Gardens Park	1.2	Heritage park integrating with the Walled Gardens in a sensitive historic landscape and incorporating ornamental and horticultural elements.
Old Connaught Village Green	1.5	Village Green providing quality placemaking and a focal point for the local community.
Thornhill Road Park	1.2	Destination park providing a destination play area for the Old Connaught area.
Jubilee Hall Park	3.6	Heritage Park complementing the existing grounds and structures at Jubilee Hall and providing distinct character areas and uses which complement the existing grounds/structures and the natural environment.
Village Centre Civic Plaza	0.16	Civic plaza to provide a high-quality setting for the Village Centre complementing the existing sensitive historic landscape.
Ferndale Road Park	1.2	Destination park providing both passive and active amenity provision and panoramic views of the surrounding area.
Sports Pitch	1.4	Publicly accessible full size sports playing pitch.

Table 8.2: Description of Strategic Parks and Spaces at Old Connaught

¹ This area incorporates provision for the proposed education site, see section 5.2.1.1.

8.4.1.1 Allies River Road Active Park

The objective of Allies River Road Active Park is to provide an active park/community campus focussed on the provision of sport, recreational and community facilities to provide for both the existing and new residential community at Old Connaught and its environs. The benefits accruing from participation in sport and recreational activities are well documented. The provision of a high quality sporting and recreational campus at Allies River Road to support the growth of Old Connaught is consistent with Policy Objective OSR9 of the dlr County Development Plan 2022-2028.

In terms of function and use, Allies River Road Park may provide both indoor and outdoor recreational and sporting facilities which seek to promote accessibility and inclusion for as many local people as possible through the provision of a diverse range of sports. Community facilities will be integrated as a core and complementary use at Allies River Road Active Park, maximising co-location benefits and increasing social inclusiveness and sense of place. The requirement for community facilities and a 'changing places bathroom' at this location is detailed in Section 5.2.1.2 and 5.2.1.5 of the Draft Plan. The co-location of the park adjacent to the planned school will also provide for the sharing of outdoor recreational facilities.

The location of Allies River Road Park has had regard to the need to ensure facilities are located where they are of most value and accessible to the Old Connaught community in the long term. The Park is integrated with planned active travel routes as part of the movement strategy for the Draft Plan to promote and encourage walking and cycling trips. Having regard to the scale and function of Allies Rover Road Park, it is an Objective that an overall campus masterplan is progressed to provide a coherent framework to guide the development of the Park.

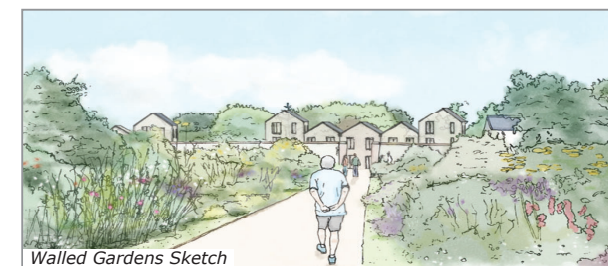
8.4.1.2 Allies River Road Park

Allies River Road Park will comprise a destination park providing panoramic views of the surrounding area in a quiet and contemplative setting. The existing landscape enjoys distinct environmental qualities which reflect the character of Old Connaught. The location of the park makes the most of the opportunities presented by the site through the incorporation of existing features such as topography, views and prospects and green infrastructure. Allies River Road Park seeks to capture these environmental characteristics in a primarily passive recreational setting to be enjoyed by the local community.

8.4.1.3 Walled Gardens Park

The Walled Gardens Park will comprise a heritage based park integrating the heritage of the Walled Gardens in a sensitive historic landscape and incorporating ornamental and horticultural elements. The existence of the Victorian Walled Gardens in the heart of Old Connaught is a significant asset and focal point

for community activity and engagement with local heritage and landscape. The Walled Gardens Park seeks to enhance and extend the public realm setting of the Walled Gardens in a sensitive manner which protects, conserves and enhances its setting while introducing complementary uses to reflect its character and heritage.



8.4.1.4 Old Connaught Village Green

The Village Green represents a significant intervention at a strategic location in the centre of Old Connaught, fronting onto Old Connaught Avenue. The intention of the Village Green is to provide a focal point for the Old Connaught community focussed on a traditional village green setting with a focus on quality placemaking.

The design of the Village Green should resonate with the existing character of Old Connaught and enhance the established streetscape through the inclusion/incorporation of elements including low stone walls, existing mature landscape features and, where possible, long distance views via considered gaps in buildings.

To support the community focussed nature of the Village Green, it is intended that the space will provide a hybrid function with limited hard surfacing to facilitate a playground and potential market space/local event space in the east, transitioning to softer features in the west, complementing and respecting the heritage of the adjacent graveyard and church ruins. The medieval church and surrounding graveyard are statutorily designated heritage and archaeological features (see Chapter 9) and the transitioning between the Village Green and these heritage sites will require a sympathetic and sensitive design approach.

New residential development adjoining the Village Green will require high quality and careful design and layout. The relationship of buildings to the Village Green will need to successfully balance the benefits of providing spatial enclosure whilst ensuring adequate levels of sunlight reach the Village Green and also allowing for the potential of incorporating long distance views from the Village Green. The location of community infrastructure (see section 5.2.1.2) and a café fronting onto the Village Green will increase footfall and encourage people to meet and linger. The provision of these uses should ensure that they

are in keeping with the Village Green setting.

8.4.1.5 Thornhill Road Park

Thornhill Road Park will comprise a destination park incorporating the main natural play space for Old Connaught. As stated in the dlr County Development Plan 2022-2028, the Council is moving towards a more nature based play philosophy and approach with respect to the provision of play opportunities. This involves shifting the emphasis from merely equipment-based provision to using and leveraging the genius loci and landscape character of outdoor sites in combination with natural elements (e.g. earth sculpting, mounding, ponds, tree stumps). The nature-based approach provides more rewarding experiences and improves health and well-being.

The design of the Thornhill Road Park will be underpinned by natural play provision, as encouraged in the dlr Play Policy 2023-2028. It is intended that the park will facilitate a broad range of ages with an emphasis on natural play. Where appropriate, greater space will be allocated to natural play with limited barriers and boundary fences. This will facilitate more inclusive play spaces with more natural incorporation into the wider landscape. Inclusivity will be a core consideration in play provision. New tree planting will support the park blend into the local character of Old Connaught.

8.4.1.6 Jubilee Hall Park

Jubilee Hall Park will comprise a heritage based park complementing the existing grounds and structures at Jubilee Hall. It is intended that the park will have distinct character areas and uses which complement the existing grounds/ structures and the natural environment. The overall area identified for the park benefits from existing high value trees and hedgerows which, where appropriate, are to be protected and preserved. There is potential to provide both passive and active spaces across the park with an effective balance to be achieved between both.

A segmented approach to open space and amenity provision is proposed. Lands to the south of Jubilee Hall enjoy distinct environmental qualities including topography, views and green infrastructure. These lands provide the opportunity for a recreational setting incorporating views of the wider area set within a backdrop of mature trees and hedgerows.

The former walled gardens of Jubilee Hall are located to the west of the main house and appear to be largely overgrown and in poor condition. While these do not form part of the Protected Structure, there is an opportunity to integrate the former walled gardens as a heritage feature as part of the park.

To the north of Jubilee Hall, it is intended to explore the feasibility of providing a community garden. Community gardens can have several benefits including the promotion of healthy

lifestyles, biodiversity, allow for active participation in the growing of food, and include other sustainable activities. The provision of a community garden at Jubilee Hall Park will support social interaction and foster community engagement.



Jubilee Hall Park Sketch

8.4.1.7 Village Centre Civic Plaza

The civic plaza will provide a high-quality setting for the village centre. The existing village centre at Old Connaught includes a range of significant Victorian terraced and individual houses and cottages. The buildings and streetscape at the village core exhibits a distinct character and intrinsic quality based on its historic built form and layout, including existing open space and a prominent existing mature oak tree. The new civic plaza will seek to complement and respect the heritage of the historic village centre while providing its own unique and distinct setting. The incorporation of a mature tree at a strategic location in the civic plaza will serve to mirror the old and the new.

The civic plaza will be located at the gateway to the proposed neighbourhood centre. This will provide opportunities for active frontages facing onto the civic plaza with potential uses including café and restaurant providing outdoor seating, promoting vibrancy and activity. Pedestrians will take priority over vehicular movements in a traffic calmed environment. There will be an emphasis on high-quality, durable materials to ensure the longevity and integrity of the plaza.

8.4.1.8 Ferndale Road Park

Ferndale Road Park will comprise a destination park providing both passive and active amenity provision. The location of the park makes the most of the opportunities presented by the site through the incorporation of existing features such as topography, panoramic views and prospects and green infrastructure. Ferndale Road Park will form part of a necklace of strategic open spaces at Old Connaught and Rathmichael connected along an active travel corridor.

8.4.1.9 Sports Playing Pitch

It is an objective to provide a publicly accessible full size sports playing pitch in the northern extents of the Plan area, at land zoned 'GB', to be co-located adjacent to the proposed education site.

8.4.1.10 Strategic Parks and Spaces – Policy Provision

Policy OCLAP44 – Network of Strategic Parks and Spaces

It is Policy to implement the network of strategic parks and open spaces set out in Figure 8.2 and detailed in section 8.4.1. Plans, designs, detailed schedules and specifications of work for all strategic parks and spaces are to be agreed with the Local Authority.

Objective OPR1 – Allies River Road Active Park

It is an Objective that an overall campus masterplan is progressed to provide a coherent framework to guide the development of Allies River Road Active Park.

8.5 Public Open Space as part of Residential Schemes

This section relates to public open space to be provided as part of new residential development proposals. This refers to the open spaces that form part of the public realm within a residential development and is based on net residential site area. This is distinct from strategic parks and spaces discussed in section 8.4.1.

Policy and Objective 5.1 of the Section 28 Guidelines 'Sustainable and Compact Settlements' (2024) state that it is a policy and objective of the Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments. The Guidelines provide that the requirement for public open space provision shall be not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area, save for in exceptional circumstances. The Guidelines provide that different minimum

requirements (within the 10-15% range) may be set for different areas and the minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

It is a policy to provide a plan-led approach to public open space standards to be provided as part of new residential development across the Old Connaught LAP area. Having regard to the form, size and distribution of the network of strategic parks and open spaces across the LAP area, as set out in section 8.4.1, it is considered appropriate that a default minimum 10% of total net residential site area shall comprise public open space in new residential developments.

Policy OCLAP45 – Public Open Space for Residential Schemes

It is Policy that a minimum of 10% of total net residential site area shall comprise public open space in new residential developments. Public open space provision for residential schemes will be based on net residential area as defined in Appendix B of the Section Guidelines 'Sustainable and Compact Settlements' (2024).



8.6 Connectivity and Permeability

Connectivity and permeability comprise fundamental components of the area wide open space strategy for Old Connaught. Spaces become more successful the more they are connected, making them part of an overall network of green infrastructure. This enables people to move between the spaces easily and comfortably, typically in a sustainable way. The network of open spaces at Old Connaught are intended to provide a connected network of public open spaces which are integrated with active travel modes. It will be an objective that all proposals for open space promote active travel and demonstrate connectivity and

permeability with the wider network of sustainable movement routes across the LAP area.

Objective OPR2 – Public Open Space – Accessibility and Permeability

It is an Objective that all proposals for open space promote active travel and demonstrate connectivity and permeability with the wider network of sustainable movement routes across the Draft Plan area.

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9

Heritage and Conservation

9.1 Introduction

The Old Connaught LAP area is rich in heritage, which contributes positively to its identity and unique sense of place. Heritage elements include both built heritage and archaeological heritage. The conservation and preservation of this heritage is important at both a County and local level in terms of protecting the existing heritage and ensuring that new development respects the historic built environment and archaeology that currently exists.

The over-arching approach at Old Connaught will be to ensure the architectural and historical significance of the area is protected, conserved, and enhanced, leveraging opportunities for historic structures to become focal points and/or sensitively integrated into future development proposals.

This Chapter sets out general policies for the conservation of Old Connaught's heritage, in addition to more specific objectives relating to some of the areas unique heritage and archaeological assets, set out in Chapter 7, including Landscape Character Assessment and Historic Landscape Character Assessment. Where relevant overarching policy objectives relating to heritage and conservation are already included in the County Development Plan, these are generally not repeated in the Draft Plan.

9.2 Historical Context

The area around Old Connaught displays evidence of settlement which stretches back to the Neolithic period. The pattern of this settlement has varied over time, with a strong continuity in material evidence from the Early Christian period to more recent times, and a distinctive present-day landscape which is based on the estates of the landed gentry of the eighteenth and nineteenth centuries.

Settlement in the prehistoric period, was strongly influenced by the landscape. The upland nature of the area to the west of Old Connaught with its light, well drained soils and thin forest cover was suitable for early agricultural practices. Throughout the Neolithic period and into the Bronze Age, use was made of these upland sites, with the extensive forestry of the lowlands relatively untouched.

The majority of the archaeological elements in Old Connaught date from the early medieval period onwards and are indicative of a dispersed early rural settlement typology. At a physical level this dispersed model of individual holdings characterised by individual ringforts and church sites, linked in a production-based pattern of land use only plays a minor part in the present-day landscape character.

However, the pattern suggests that these fertile lowlands were favoured over the nearby upland areas as residential areas and this pattern is the foundation of the present-day character of the area. Due to the shortage of detailed evidence, it is difficult to ascertain the character of the landscape in these early periods. It may have been that the settlement forms in the area were established at these early stages, with present day church sites, settlement and agricultural land use following a pattern established in the early historic period.

Unlike earlier periods, there is plentiful evidence of development in the area from the eighteenth century onwards. Throughout this period estate houses, gate lodges and a range of tenant cottages were laid out. A range of supporting morphological elements accompanied the various scales of house. These included narrow roads, stone walling, gateways, dramatic vistas, landscaped gardens and trees. Some new road patterns evolved which have remained largely unchanged since the mid-1700s. 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.

The First edition 6 Inch mapping surveyed by Ordnance Survey between 1829 and 1834 displays a settlement and formal layout very similar to the present-day settlement pattern. The Historic Ordnance Survey map 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 remains evident today, particularly the walled gardens of Old Connaught House (and the Festina Lente complex) and the trees and bands of trees in the area.

The early twentieth century saw the development of a range of individual houses throughout the area, somewhat in-filling the landscape. These houses often consist of modest single storey bungalows with characteristic 1930s elements including symmetrical forms, rendered walling, hipped tiled roofs, large metal framed windows, and bay windows.

However, the introduction of these structures has not caused any major change in the character of the local landscape. 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 fundamental change. The kernel of the landscape character in Old Connaught is based on large 'well appointed' villa style estate houses, set in expansive landscaped demesnes, with a scattering of high-quality smaller housing in the surrounding landscape. A secondary characteristic of the landscape arising from this is the high aesthetic quality of the landscape in terms of vistas, views, environmental quality and general tranquillity which one experiences in this area.



Figure 9.1: First edition 6 Inch mapping surveyed by Ordnance Survey between 1829 and 1834 and Aerial Photography from 2024

9.3 Policy Context

9.3.1 dlr County Development Plan 2022-2028

The County Development Plan plays a key role in identifying, valuing and safeguarding our shared past. The CDP guides decision-making on what we choose to hand on to the next generation through protection, management, sensitive enhancement or appropriate repurposing. The overall policy thrust in the CDP in relation to the protection of our shared heritage is not about preventing change - rather it is about providing the appropriate tools and mechanisms to manage change in a positive way, so that it enhances rather than diminishes the evolving character of the County.

Chapter 11 of the current County Development Plan 'Heritage and Conservation', includes specific objectives and guidance relating to the protection of the County's heritage under the headings of archaeological heritage, architectural heritage and countywide heritage (which includes the dlr Heritage Plan), and important overarching themes which require specific, additional consideration. In the case of relevant overarching policy objectives already contained in the County Development Plan relating to heritage and conservation, these policy objectives are generally not repeated in the LAP.

9.3.2 dlr County Heritage Plan 2021-2025

It is Council policy to implement the dlr Heritage Plan 2021-2025 and successive versions. This third iteration of the dlr Heritage Plan ¹ targets the implementation of new projects in the areas of heritage education and research, improving heritage management and access and raising awareness amongst a broad audience.

9.4 Built Heritage

9.4.1 Protected Structures

Old Connaught contains a significant number of buildings that feature on the Record of Protected Structures, see Table 9.1. Appendix 4 in the dlr County Development Plan 2022-2028 lists the structures included in the Record of Protected Structures in Dún Laoghaire-Rathdown. Many of the Protected Structures at Old Connaught are in residential use, namely, Old Connaught House (now divided into apartments), Old Bawn, Graigueconna, Vallambrosa, The Ochra House and Gate Lodge, Knocklinn Gate Lodge, and Cuilin.

Thornhill House is now in operation as St. Gerard's Senior School, and the eighteenth century Victorian Walled Garden is in temporary occupation by Festina Lente as a publicly accessible equestrian and horticultural learning centre. Jubilee Hall, a former Spanish School, has been vacant for a number of years while Knocklinn House, off the Ballyman Road, also appears to be vacant.

The most appropriate way to conserve historic buildings is to maintain them in active use. Therefore, it is Council policy to permit the refurbishment, re-use and, where appropriate, redevelopment of Protected Structures, attendant grounds, curtilage and setting. Any proposed changes should not adversely affect the Protected Structure and its setting; should not damage its special interest or character, and proposals should be reversible if appropriate.

Structure Name	Location	Description	RPS Number
Thornhill (Saint Gerard's School)	Thornhill Road	House (in School Complex)	1885
		Original Entrance Railings, Pier & Gates	
Thornhill	Thornhill Road	Chapel (Former)	1976
Graigueconna	Old Connaught Avenue	House	1882
Old Bawn	Old Connaught Avenue	House	1881
Old Connaught House	Ferndale Road	House	1875
Graveyard	Old Connaught Avenue	Graveyard	1880
Vallambrosa	Thornhill Road	House, Pavilion and Out Offices	1886
Knocklinn	Ballyman Road	House and Outbuildings	1883
		Entrance Walls Gate Lodge	1985
Jubilee Hall	Ballyman Road	House and Out Offices	1879
Cuilin	Allies River Road	House	1868
		Gateway	2075
Palermo	Old Connaught Avenue	Walled Garden at Festina Lente	1876
Glenfield	Thornhill Road	House	1964
The Ochra	Thornhill Road	Gate Lodge (Exterior Only)	1977
		House	1982

Table 9.1: Protected Structures within the Old Connaught LAP Area

The following subsections provide more detailed objectives pertaining to individual Protected Structures, namely, the Victorian Walled Gardens and Jubilee Hall.



¹ https://www.dlrcoco.ie/sites/default/files/atoms/files/dun_laoghaire-rathdown_county_heritage_plan_2021-2025_final_screen.pdf

9.4.1.1 Victorian Walled Gardens

The Victorian Walled Gardens to the north of Old Connaught Avenue date back to the 1780's when it was built as part of the Old Connaught House Estate, an eighteenth-century home to the Conyngham-Plunkets. The gardens would have provided for the household throughout the year, producing fruit, vegetables, herbs and flowers. In 1996, the Victorian Walled Gardens and stable yard of Old Connaught House was leased to Festina Lente, a non-profit foundation assisting people at risk from social and economic exclusion.

The Victorian Walled Gardens in the core of the Village comprises a focal point for community activity and engagement with local heritage and landscape. While the grounds are currently leased to Festina Lente, it is noted that Festina Lente have plans to relocate to permanent grounds outside of the Plan area in County Wicklow.

The existence of the Victorian Walled Gardens in the core of the village is a significant asset and focal point for community activity and engagement with local heritage and landscape. Its retention as a focal point for the community and continued use is considered appropriate. It is an objective to support the continued use and/or potential adaptive re-use of the Walled Gardens in line with its underlying land use Objective 'F' zoning status.

It is a further objective to enhance and extend the public realm setting of the Walled Gardens through the integration of strategic public open space immediately to the north of the Gardens (see section 8.4.1.3 – Walled Gardens Park). It is an objective to ensure that any development in proximity of the Walled Gardens, including improvements to the public realm, protects, conserves and enhances its setting.

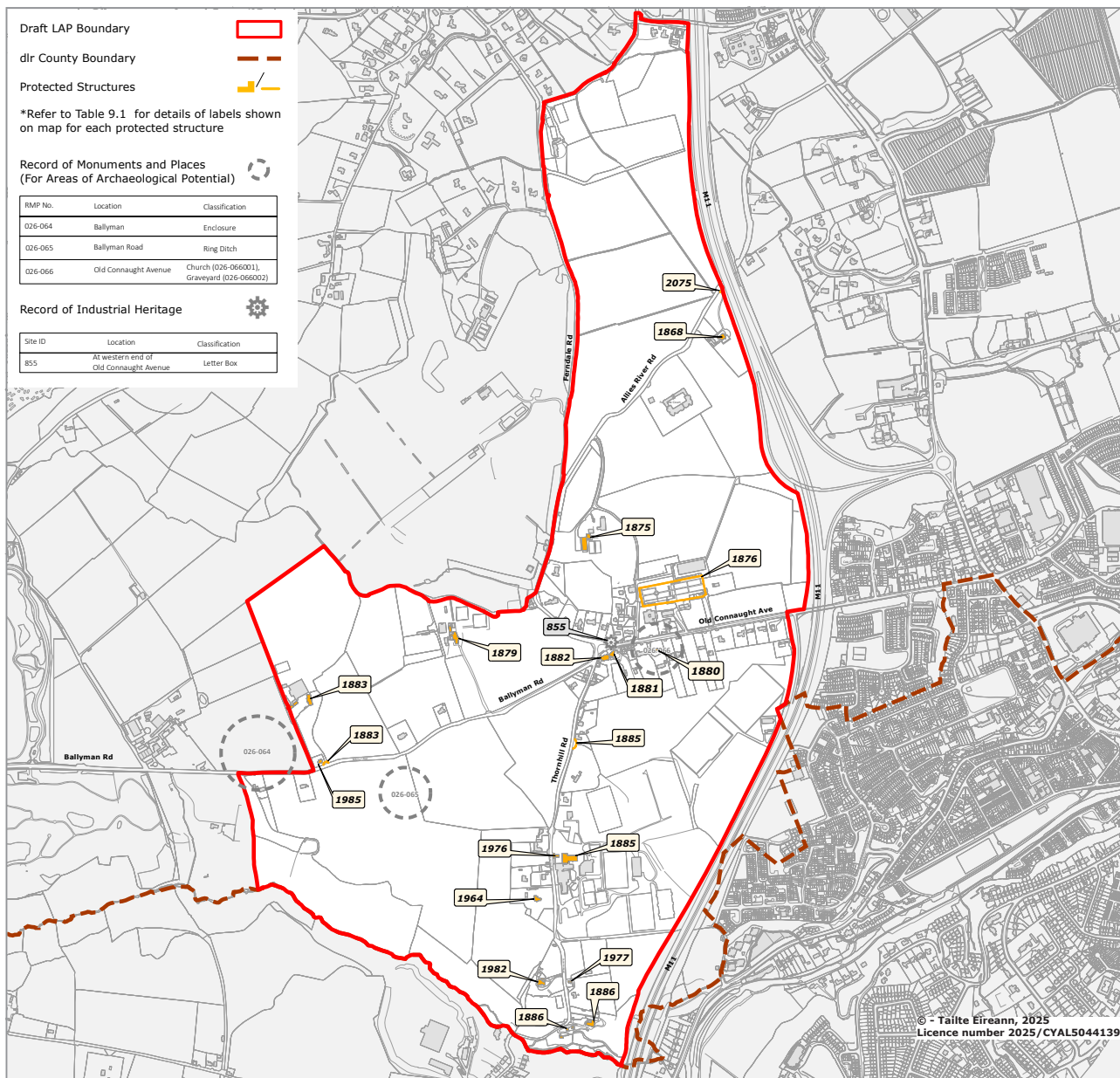


Figure 9.2: Built and Archaeological Heritage within the Old Connaught LAP Area



9.4.1.2 Jubilee Hall

Jubilee Hall was built in the mid to late nineteenth century and comprises a large two storey Victorian mock-castle type house with extensive out buildings. The building has been vacant for a number of years and presents a regeneration opportunity at a strategic location.

It is an objective to seek the regeneration of Jubilee Hall as part of the wider re-development of the Western Character Area (see Chapter 4). It is an objective to consider positively proposals that improve, alter, extend or change the use of Jubilee Hall that results in a viable modern use, subject to appropriate design, materials and construction methods. The heritage benefits associated with the development of Jubilee Hall should be leveraged to enable new residential communities to connect with the building and its landscape.

It is a further objective to enhance and extend the public realm setting of Jubilee Hall through the integration of the Protected Structure with strategic public open space surrounding the structure (see section 8.4.1.6 – Jubilee Hall Park). The former walled gardens of Jubilee Hall are located to the west of the main house and appear to be largely overgrown and in poor condition. While these do not form part of the Protected Structure, it is an objective to integrate the former walled gardens as a heritage feature as part of Jubilee Hall Park.



Jubilee Hall off Ballyman Road

Policy OCLAP46 – Built Heritage

It is Policy to conserve, protect and enhance (as appropriate) the built heritage of Old Connaught including Protected Structures and attendant grounds, in accordance with best conservation practice and policy objectives set out in Chapter 11 and Section 12.11 of the dlr County Development Plan, 2022-2028.

Policy OCLAP47 – Alterations to Protected Structures

It is Policy to support proposals that enhance, extend or change the use of Protected Structures which result in a viable modern use, subject to appropriate design, materials and construction methods. All such proposals shall accord with Policy Objective HER8 and Section 12.11 of the County Development Plan 2022-2028.

Policy OCLAP48 – Re-use of Protected Structures

It is Policy to consider positively the change of use of Protected Structures where it can be shown that the structure, character, appearance and setting will not be adversely affected and where its reuse for an alternative purpose is necessary to ensure a viable future for the building(s).

Objective HC1 – Victorian Walled Gardens

It is an Objective to:

- Support the continued use and/or potential adaptive re-use of the Victorian Walled Gardens in line with its underlying Objective 'F' zoning status.
- Enhance and extend the public realm setting of the Walled Gardens through the integration of strategic public open space immediately to the north (see section 8.4.1.3 – Walled Gardens Park).
- Ensure that any development in proximity of the Walled Gardens, including improvements to the public realm, protects, conserves and enhances its setting.

Objective HC2 – Jubilee Hall

It is an Objective to:

- Seek the regeneration of Jubilee Hall as part of the wider re-development of the Western Character Area and consider positively proposals that improve, extend or change the use of Jubilee Hall that results in a viable modern use, subject to appropriate design, materials and construction methods.
- To ensure a holistic approach to the regeneration of Jubilee Hall, proposals for the protected structure must form part of an application for the wider re-development of the area.
- Enhance and extend the public realm setting of Jubilee Hall through the integration of the Protected Structure with strategic public open space surrounding the structure (see section 8.4.1.6 – Jubilee Hall Park).
- Integrate the former walled gardens of Jubilee Hall as a heritage feature as part of Jubilee Hall Park.

9.4.2 Buildings of Vernacular and Heritage Interest

Old Connaught has existing older buildings and features of heritage interest which are not included on the Record of Protected Structures. Such structures are the focus of Council policy to retain, where appropriate, and encourage their rehabilitation and suitable reuse (even where not designated as a Protected Structure). Their inclusion is in acknowledgement of their positive contribution to the character and appearance of local streetscapes (Policy Objective HER20: 'Buildings of Vernacular and Heritage Interest' contained within 'Chapter 11: Heritage and Conservation' of the current County Development Plan refers). The retention and reuse of these buildings adds to the area's sense of place, encourages inter-generational connections within the community and has an important role in the future sustainable development of the Old Connaught LAP area.

9.4.3 Areas of Cumulative Heritage Interest - Old Connaught Village Core

The existing village core at Old Connaught includes a range of significant Victorian terraced and individual houses and cottages (the area referred to is indicated in Figure 9.3). The urban grain is marked by a series of individual house plots that flank the roads. The massing for the most part consists of small-scale houses and buildings with irregular plan forms all set within individual plots. There are a range of gateways consisting mainly of rectangular piers, flanking walls and metal gates. Of particular interest is the pair of tall portal gateways to Regency type houses of Old Bawn and Graigueconna (both Protected Structures).

The buildings, streetscape and adjoining open space at the village core exhibits a distinct character and intrinsic quality based on its historic built form and layout. Only two of the houses located within this area are listed on the Record of Protected Structures. It is considered that the character of the area is derived from the cumulative impact of the buildings and their setting. Recognising the distinct character of the Old Connaught village core it is a policy that future development at or in proximity to this area has regard to the distinct character and intrinsic qualities based on its historic built form and layout.

Furthermore, it is considered that further appraisal of the Old Connaught village core (area indicated in Figure 9.3) is appropriate to assess and determine whether the area meets the requirements and criteria to be designated an Architectural Conservation Area. Under the Planning and Development Act 2000 (as amended), an Architectural Conservation Area is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social, technical interest or value, or contributes to the appreciation of Protected Structures. In general terms, the purpose of ACA designation is to protect and enhance the special character of an area.

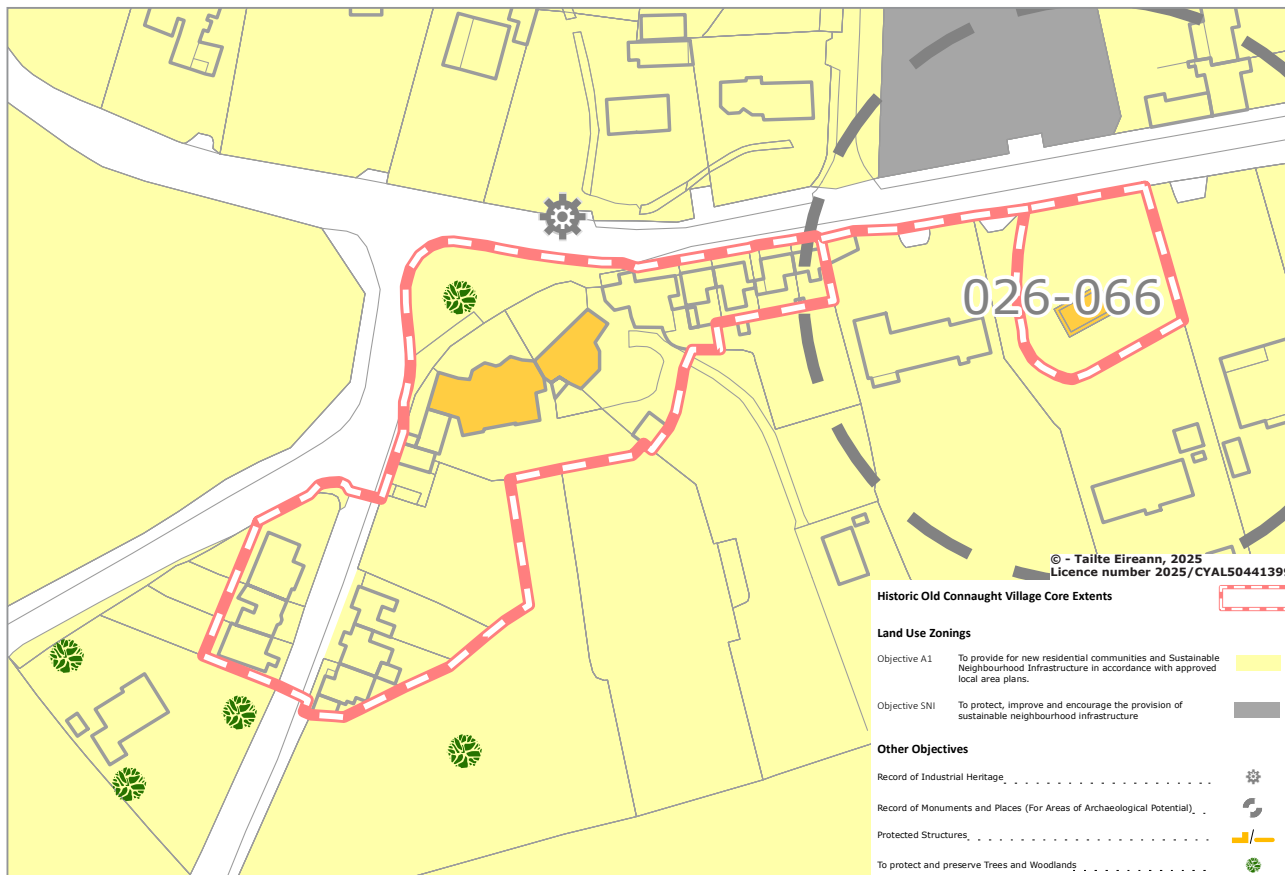


Figure 9.3: Old Connaught Historic Village Core



Open Space setting at Old Connaught Village Core with backdrop of Old Bawn and Graigueconna Houses (Protected Structures)



Group of houses at Old Connaught Avenue from the early nineteenth-century

Policy OCLAP49 – Old Connaught Village Core

It is Policy that future development at or in proximity to the Historic Old Connaught Village Core (see Figure 9.3) has regard to the distinct character and intrinsic qualities based on the areas historic built form and layout.

Objective HC3 – Cumulative Heritage Interest

It is an Objective to protect, enhance and promote Old Connaught's built heritage through the possible designation of the village core as a candidate / Architectural Conservation Area as part of the forthcoming review of the dlr County Development Plan. An indicative boundary is shown in Figure 9.3

9.4.4 Integration of New Development

Old Connaught’s heritage is a significant component of its identity, and it is important to recognise and protect this through the appropriate integration of new development. Built heritage assists in creating a sense of place and reflects the evolution of the area across the centuries. It is important that this is not overwhelmed by new development but is instead respected, reinvigorated and enhanced.

It is a policy to ensure the protection of the historical character of Old Connaught and that future development / redevelopment is carried out in a manner sympathetic to its special character thus ensuring that the distinct character and intrinsic heritage qualities of the Old Connaught area are recognised. Having regard to the scale of development planned at Old Connaught, it is a policy to seek to achieve an interesting and vibrant mix of the old and the new, to enhance the sense of place, character and identity of the Old Connaught area. The Council also supports the potential role of high quality contemporary architecture which has regard to Old Connaught’s historical character and contributes new elements to the visual landscape.

Policy OCLAP50 – Historic Character

It is Policy to ensure the protection of the historical character of Old Connaught and ensure that future development / redevelopment is carried out in a manner sympathetic to its special character, thus ensuring that the distinct character and intrinsic heritage qualities of the Old Connaught area are recognised.

Policy OCLAP51 – Character

It is Policy to encourage an interesting and eclectic mix of the old and the new, to strengthen the sense of place, character and identity of the Old Connaught area.

Policy OCLAP52 – High Quality Architecture

It is Policy to support appropriate development of high quality both in terms of design and materials which enhances the visual richness and character of the area.

9.5 Archaeological Heritage

It is the policy of the Council to manage the development of Old Connaught in a manner that protects and conserves the archaeological heritage of the area. Archaeological heritage assets have the potential to contribute to quality of life and help to generate an overall sense of place, and the Council recognises its role in protecting this resource for future generations to enjoy.

dlr County Council is committed to ensuring that the rich archaeological heritage of Old Connaught is protected in accordance with national policy. Archaeological heritage is

protected by the National Monuments Acts 1930-2004 and is comprised of:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places (RMP).
- Registered sites and features of historical and archaeological importance included in the Register of Historic Monuments, as established under Section 5 of the National Monuments Act, 1987.
- National Monuments in State Ownership or Guardianship.
- National Monuments, which are the subject of Preservation Orders.
- All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork or the discovery of sites underwater).

Archaeological heritage within the Old Connaught area is illustrated on Figure 9.2 and detailed in Table 9.2. There are three known archaeological monument sites located within the Draft Plan area. There are a number of other sites outside the Draft Plan boundary, such as the cluster of sites at Ballyman Church which sit to the west of the Draft Plan boundary.

A medieval church and surrounding graveyard are located on the southern side of Old Connaught Avenue. The church was built in the late medieval period, and the walls of the church, and surrounding graveyard remain. The grounds of the church and graveyard are not generally accessible to the public except by prior arrangement. The graveyard is also classified as a Protected Structure. A ring ditch is located on agricultural lands south of Ballyman Road in the west of the Plan area.

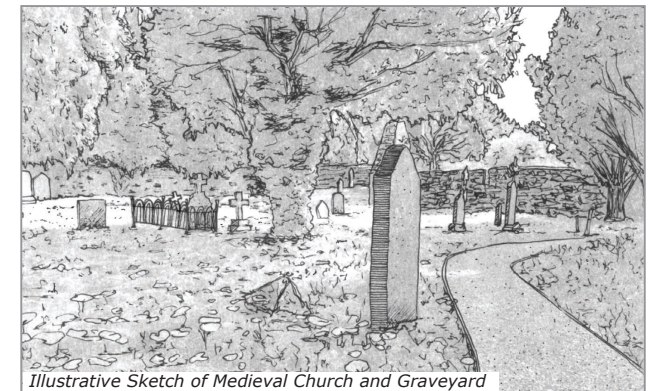
Classification	Location	Site	RMP No.
Church	Old Connaught Avenue	Yes	026-066001
Graveyard	Old Connaught Avenue	Yes	026-066002
Ring Ditch	Ballyman Road	Yes	026-065

Table 9.2: Record of Monuments and Places – Draft Plan Area

As provided under Policy Objective HER2 of the dlr County Development Plan 2022-2028, it is Council policy to presume in favour of the preservation in situ of archaeological remains of importance and their settings. The Council will strictly control development proposals that may negatively impact on the significance of archaeological sites and monuments and their setting and interpretation.

Any proposed development in the environs of these archaeological sites will need to have due regard for the requirements pertaining to their protection. Development proposals within zones of archaeological potential and in or near recorded monuments, will only be considered when accompanied by an archaeological assessment.

Policy Objective HER5 of the County Development Plan provides that it is a policy to protect historical and/or closed burial grounds within the County and encourage their maintenance in accordance with good conservation practice and to promote access to such sites where possible. Within Old Connaught, there is an opportunity to increase access to the medieval church and graveyard, provide on-site interpretation and improve the management of the grounds consistent with its conservation as a national monument.



Policy OCLAP53 – Archaeological Heritage

It is Policy to manage the development of the Plan area in a manner that protects and conserves the archaeological heritage of the area and fully recognises its role in protecting this resource for future generations to enjoy.

Objective HC4 – Old Connaught Church and Graveyard

It is an Objective to:

- Explore the potential of facilitating, in a sustainable manner, increased public access to the medieval church and graveyard, to provide on-site interpretation and improve the management of the grounds consistent with its conservation as a national monument.
- Ensure that any development in proximity to the medieval church and graveyard, including improvements to the public realm, protects and enhances the setting.

9.6 Industrial Heritage

The dlr County Development Plan 2022-2028 identifies items of industrial heritage significance within the County, which are to be documented, protected, conserved and assessed for inclusion on the Record of Protected Structures. Such items are listed in the Industrial Heritage Survey in Table 4.5 of Appendix 4 of the County Development Plan. The Industrial Heritage Survey includes one industrial heritage feature within the Old Connaught LAP area, a letter box located on the western end of Old Connaught Avenue (Site No. 855), see photo below.



Industrial Heritage – Letter Box at Old Connaught Avenue

9.7 Communicating Heritage

This Plan seeks to communicate the heritage of Old Connaught through its sensitive integration with the public realm and new development. The strategic level network of open spaces at Old Connaught (see Chapter 8) integrates new public open spaces with existing heritage elements at Old Connaught including inter alia the Victorian Walled Gardens, Jubilee Hall, the original entrance gates at Thornhill House, the Old Connaught church and graveyard and the village core. The strategic open space network at Old Connaught is integrated with the active travel network which provides the potential for the integration of the area's heritage with everyday movement patterns of local residents. In addition to the planned active travel network through Old Connaught, and in acknowledgement of potential historic walking routes through Old Connaught, it is an objective of the LAP to preserve mass paths where possible.

In order to better communicate and enhance the interpretation of the area's heritage, the Council will seek to facilitate, provide and/or retain where appropriate, plaques, signage and maps communicating an interpretation of the historical and natural heritage of Old Connaught.

Objective HC5 – Communicating Heritage through the Public Realm

It is an Objective to:

- Communicate the heritage of Old Connaught through its sensitive integration with the public realm including the area-wide open space and active travel networks.
- Facilitate, provide and/or retain where appropriate, plaques, signage and maps communicating an interpretation of the historical and natural heritage of Old Connaught.

Objective HC6 – Historic Paths

It is an Objective to seek to preserve mass paths throughout Old Connaught, where possible.

A decorative graphic on the left side of the page. It features a large, stylized number '10' in a teal color. The background of the graphic consists of various shades of teal and green, with overlapping geometric shapes like triangles and squares, creating a layered, 3D effect. The overall design is modern and clean.

10

Infrastructure, Utilities and Flood Risk

10.1 Introduction

To support the sustainable development of Old Connaught, it is an imperative to facilitate and provide the appropriate quantum of physical infrastructure and utilities to cater for both the existing and future needs of the area. The sustainable growth of Old Connaught requires the provision of services and infrastructure in a plan led manner to ensure that there is adequate capacity to support future development. High-quality infrastructure is an important element of our society and provides essential functions and services that support societal, economic and environmental systems.

The following Chapter sets out the policy and objectives in relation to the following:

- Water Infrastructure
- Wastewater Infrastructure
- Drainage Infrastructure
- Flood Risk Management
- Energy
- ICT / Communications
- Waste Management

Additional infrastructure requirements, necessary to support the plan-led development of Old Connaught, including transport, parks and recreation, social infrastructure etc. are discussed elsewhere within this Draft Plan. The appropriate phasing of strategic enabling infrastructure at Old Connaught is set out in Chapter 11 – Phasing and Implementation.

It is acknowledged that the delivery of utilities infrastructure including water services, energy supply and telecommunications all fall outside the direct remit of dlr but yet have implications for the sustainable planning of the Draft Plan area. A key aim of the Planning Authority is to unlock the development capacity of Old Connaught through on-going co-ordination with relevant stakeholders and infrastructure providers, which focusses on implementation and delivery of enabling infrastructure.

Policy OCLAP54 – Co-ordination with Infrastructure Stakeholders

It is Policy to promote an active land management approach through on-going co-ordination with relevant stakeholders and infrastructure providers in the delivery of enabling infrastructure at Old Connaught to support the sustainable development of the Draft Plan area.

10.2 Infrastructure Capacity Assessment Study

The Draft Plan is informed by an Infrastructure Capacity Assessment Study (ICAS). The purpose of the ICAS was to analyse the existing infrastructural deficiencies in the Old Connaught area and to identify the proposed high-level strategic enabling infrastructure required to facilitate plan-led 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.

In terms of utilities infrastructure, the project stakeholder board which supported the preparation of the ICAS included representatives from many of the main bodies associated with the provision and/or delivery of utilities infrastructure including inter alia: Uisce Éireann, ESB Networks and EirGrid.

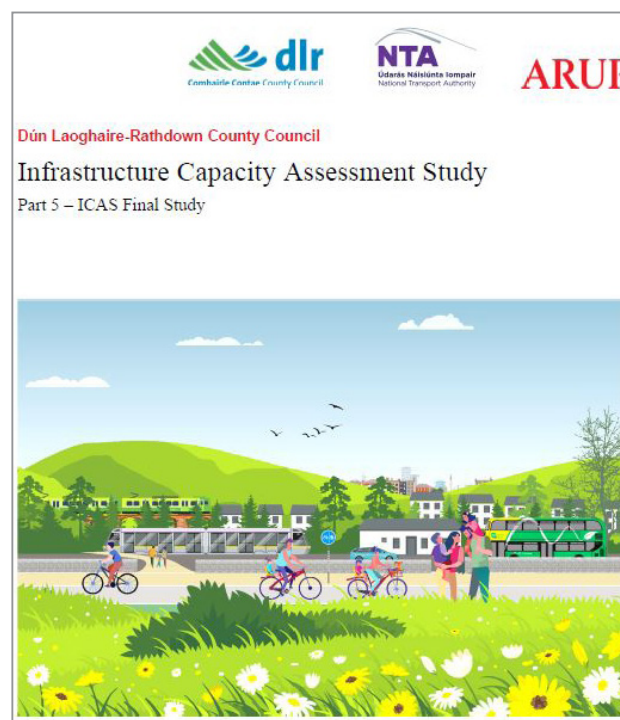


Figure 10.1: Infrastructure Capacity Assessment Study for the south-east of dlr

10.3 Water and Wastewater Infrastructure

Uisce Éireann is the Agency primarily responsible for the operation of public water services nationally. Uisce Éireann is mandated to provide both drinking water and wastewater capacity to facilitate future settlement growth, in line with national and regional planning policies and objectives, subject to the availability of funding, environmental and financial sustainability criteria.

10.3.1 Water Infrastructure

In 2024, Uisce Éireann completed works on the Old Connaught/Woodbrook Water Supply Scheme which comprised the upgrade of the drinking water supply for parts of South Dublin and North Wicklow. The Scheme involved the provision of two new high-level reservoirs at Ballyman and the installation of approximately 14km of new water mains to distribute water to local areas. The Scheme provides network resilience, flexibility and capacity for future growth.



Old Connaught-Woodbrook Water Supply Scheme Project

The existing water supply network for Old Connaught is illustrated in Figure 10.2. Discussions with Uisce Éireann indicate that the water supply network is generally adequate, and the existing network can be expanded in order to serve the future development of the area.

While additional local network infrastructure will be required, it is not anticipated that any additional significant water infrastructure will be required to enable development in the area. As identified through the ICAS, the preferred strategy for the Draft Plan area is to create looped networks through connections to the existing water mains. This would improve resiliency and reliability of the water supply, thus facilitating new development to occur within the area.

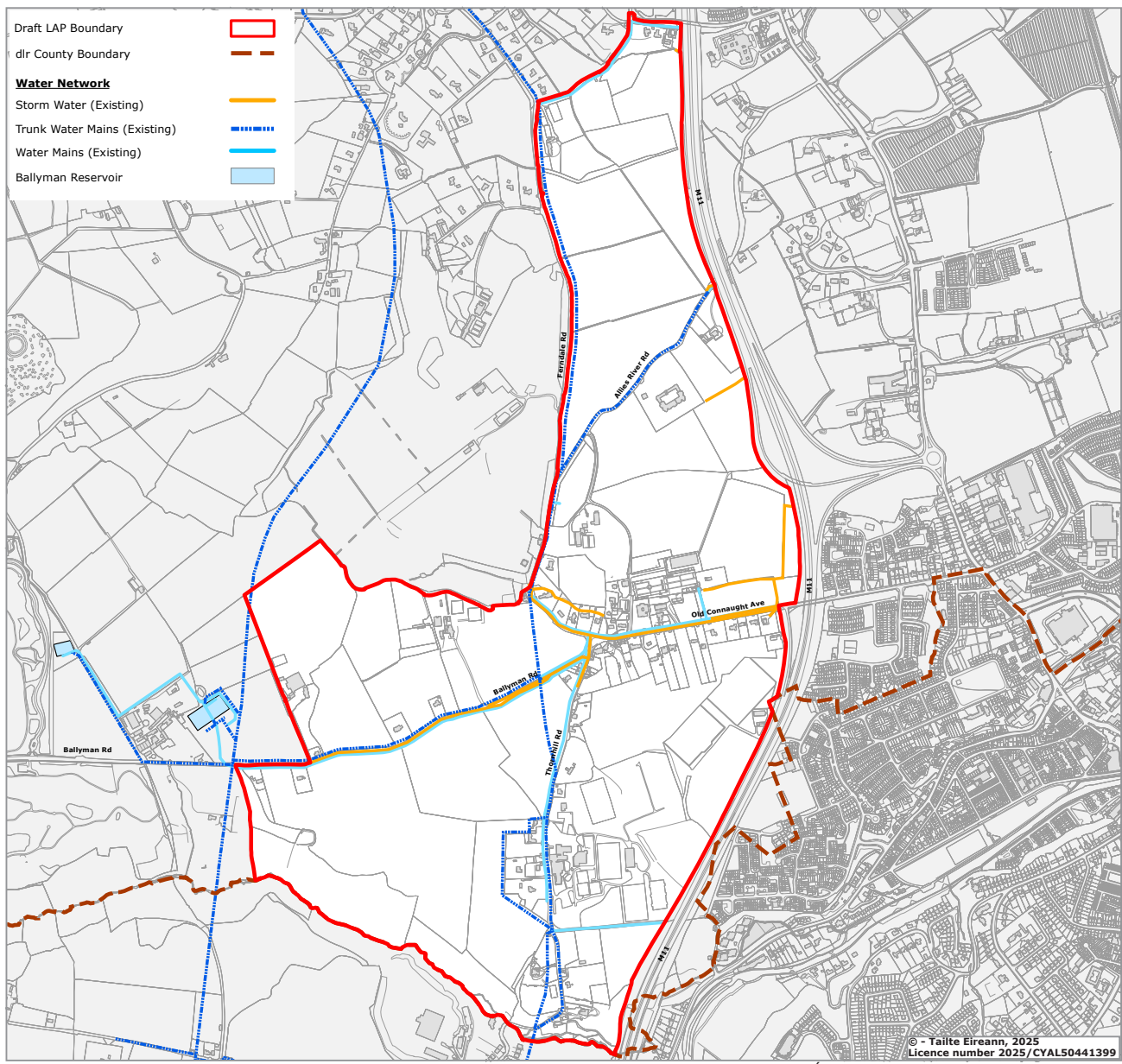


Figure 10.2: Existing Water Supply Network in the Old Connaught LAP Area (Indicative Only, refer to Uisce Éireann for Water Network)

Policy OCLAP55 – Water Framework Directive

It is Policy to facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures set out in the ongoing 'River Basin Management Plan' (2022- 2028) and associated Programme of Measures, where relevant. Applications for development under this LAP must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.

10.3.2 Wastewater Infrastructure

The Old Connaught area is not currently serviced with strategic wastewater infrastructure, and at present, existing residents own and maintain their own septic tanks. The Draft Plan area is not serviced by an Uisce Éireann wastewater network and there is currently no connection eastwards across the M11 to the existing wastewater network.

Policy Objective E13: Wastewater Treatment Systems of the dlr County Development Plan 2022-2028 states that it is a policy that all new developments in areas served by a public foul sewerage network connect to the public sewerage system, directly or indirectly, and that wastewater strategies should promote the changeover of existing septic tanks to collection networks where possible. This is particularly relevant in Old Connaught, given the existing septic tank network in the area.

The Bray/Shanganagh Drainage Area Plan is being advanced by Uisce Éireann and is intended to address the wastewater needs of the Draft Plan area and the wider environs. Uisce Éireann are finalising the Drainage Area Plan for the area which is looking at high level solutions and concept designs to connect to the Bray / Shanganagh catchment.

As identified through the ICAS, the preferred strategy for the Draft Plan area is to develop a new gravity wastewater network to facilitate new development and the future connection of existing dwellings. A pumping station and trenchless rising main crossing of the M11, in the vicinity of Old Connaught Avenue, are required to connect the Draft Plan area to the existing wastewater network.

Preliminary discussions with Uisce Éireann have determined that a wastewater crossing of the M11 is feasible, subject to detailed design and technical agreement between the relevant parties, including Transport Infrastructure Ireland. All wastewater will eventually flow towards the Shanganagh Wastewater Treatment Plant which has surplus capacity to cater for the foul drainage requirements of the area.



Shanganagh Wastewater Treatment Works

In order to progress the delivery of a wastewater pumping station to serve the Old Connaught area, dlr in collaboration with Uisce Éireann, are undertaking preliminary analysis of a potential location for a pump station at Council owned lands to the north of Old Connaught Avenue, see Figure 10.3. The location identified is indicative only and the ultimate final location of the pump station is subject to further assessment and agreement with Uisce Éireann.



Figure 10.3: Potential Location for a Wastewater Pumping Station in Old Connaught (Indicative and subject to change)

In advance of the permanent solution to provide a trenchless rising main crossing of the M11, a potential interim connection solution has been identified which would use an existing spare duct in the Old Connaught Avenue bridge to install a rising main of up to 100mm diameter. This could act as an interim measure to facilitate development of up to 850 residential dwellings in advance of the permanent solution to provide for full development of the Draft Plan area. The interim rising main and

associated pumping station will be subject to agreement between Uisce Éireann, TII and dlr County Council.

Policy OCLAP56 – Wastewater Treatment

It is Policy to facilitate Uisce Éireann in ensuring that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance.

10.4 Drainage Infrastructure

New development in the area has the potential to significantly increase the amount of surface water runoff from a site compared to the equivalent greenfield area due to an increase in impermeable surfaces. This can result in an increased flood risk to the local drainage network and water courses, as well as negatively impacting on water quality and biodiversity.

As identified through the ICAS, the preferred Drainage Strategy for the Draft Plan area is to develop a new gravity stormwater network to facilitate new development. The potential indicative drainage network identified through the ICAS to serve the area is shown on Figure 10.4. It is acknowledged that, subject to more detailed analysis, alternatives to the indicative drainage network for Old Connaught may be progressed.

In order to effectively manage and mitigate the potential flood and pollution risks from increased surface water runoff, it is important to implement Sustainable Drainage Systems (SuDS) as part of the surface water management system for a development. Sustainable Drainage Systems is defined by the Construction Industry Research and Information Association (CIRIA) as, "...a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques".

Using SuDS techniques, water is either infiltrated or conveyed more slowly to water courses via ponds, swales, infiltration systems, bioretention areas, attenuation tanks or other installations to try and closely mimic natural catchment drainage behaviour. In addition to delaying the rate of runoff, SuDS features increase water quality by ensuring that pollutants filter down through soils or are broken down by bacteria. By mimicking the natural situation, SuDS attenuates and treats surface water runoff and improves environmental performance. This is an important element of climate change mitigation and resilience.

Appropriately designed, constructed and maintained SuDS features can mitigate many of the adverse effects of urban surface water runoff on the environment, thus future proofing communities against adverse weather effects. SuDS main

objectives are therefore, to minimise the impacts from development on the quantity and quality of the runoff and maximise amenity and biodiversity opportunities.

New developments in the area should maximise the provision of SuDS features and must be self-attenuated. In general, private developments should look to implement a surface water management strategy that provides a multi-level treatment train, and which mimics natural processes to infiltrate and reuse surface water runoff, within the site curtilage, as much as possible. This should include a combination of SuDS features such as green/blue roofs, rainwater harvesting, rain gardens, rain planters, bio-retention areas, tree pits, swales, filters drains, permeable paving etc.

All surface water management designs should ensure they are in accordance with the requirements of the dlr County Development Plan 2022-2028, Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems, such that the proposal must demonstrate the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) policies in relation to Sustainable Drainage Systems (SuDS), and also Appendix 7: Sustainable Drainage System Measures.

Due to the largely undeveloped nature of the area, there is significant opportunity for large scale, catchment wide SuDS features / attenuation ponds. Regional SuDS features could be provided to attenuate runoff from the catchment and to provide treatment to stormwater runoff. Based on the findings of the ICAS, the preferred Drainage Strategy for the Old Connaught area provides for a primary regional attenuation pond in the east of the Plan area, see Figure 10.4. It is proposed that this pond would have an attenuation volume of approximately 12,003m³ with an allowable discharge rate of 133.1l/s and a treatment volume of 4,388m³. To ensure robustness, a secondary and smaller attenuation pond is located to the south of Old Connaught Avenue which should be integrated as part of the residential area (approx. location indicated in Figure 10.4). Additional attenuation features could potentially be incorporated within the landscaping of parks or other appropriate locations.

While the Water Framework Directive (WFD) status of groundwater at Old Connaught is classified as 'Good', the groundwater vulnerability of the area is identified as 'High' (across the majority of the Plan area) with a smaller area identified as 'Moderate' in the northern extents of the Plan area. Future development in the Plan area presents potential risks to groundwater quality and as such, it is a policy to ensure the protection of groundwater resources and associated habitats and species. The Qualifying Interest habitats of the Ballyman Glen SAC are dependent on the maintenance of particular hydrological conditions. Any development proposals with the potential to impact on the Ballyman Glen SAC or any Groundwater Dependent Terrestrial Ecosystems will also need to have regard to Policy OCLAP39, contained in Chapter 7.

Policy OCLAP57 – Sustainable Urban Drainage Systems

It is Policy to:

- To promote the use and appropriate maintenance of Sustainable Urban Drainage Systems (SuDS) to manage surface and groundwater regimes sustainably. These should be applied to all developments, including new road and public spaces, in line with Appendix 7 (7.1 and 7.2) of the dlr County Development Plan 2022-2028, to suit individual site layouts and local ground conditions.
- Design and maintenance of SuDS Systems should be in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) and the CIRIA SUDS Manual. The proposed networks should be designed in accordance with Appendix 7 (7.1 and 7.2) of the dlr County Development Plan 2022-2028, CIRIA C753 'The SuDS Manual' and the Greater Dublin Strategic Drainage Systems (GSDSDS).
- The primary regional pond to serve the Old Connaught area shall be provided at lands identified in Figure 10.4. An additional, secondary and smaller attenuation pond should be provided at lands also identified in Figure 10.4. These ponds will provide storage to meet attenuation requirements for the 1% AED and provide the final stage of treatment for water runoff prior to discharge to the public network/stream outside of the Old Connaught LAP area. The ponds may provide amenity and biodiversity benefits in accordance with best design practice.
- To pilot and test new green infrastructure installations in the public realm to boost biodiversity and improve surface water management, including the use of permeable materials for surfaces, green roofs and the provision of storm water tree trenches / pit.
- To support the development of soft landscaping in public open spaces and parks, where feasible in accordance with the principles of Sustainable Drainage Systems (SuDS).

Policy OCLAP58 – Groundwater

It is Policy to:

- Ensure the protection of groundwater resources and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the LAP area shall have regard to the likely impacts the proposed development may have on groundwater resources.
- Ensure that planning applications take into account any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.

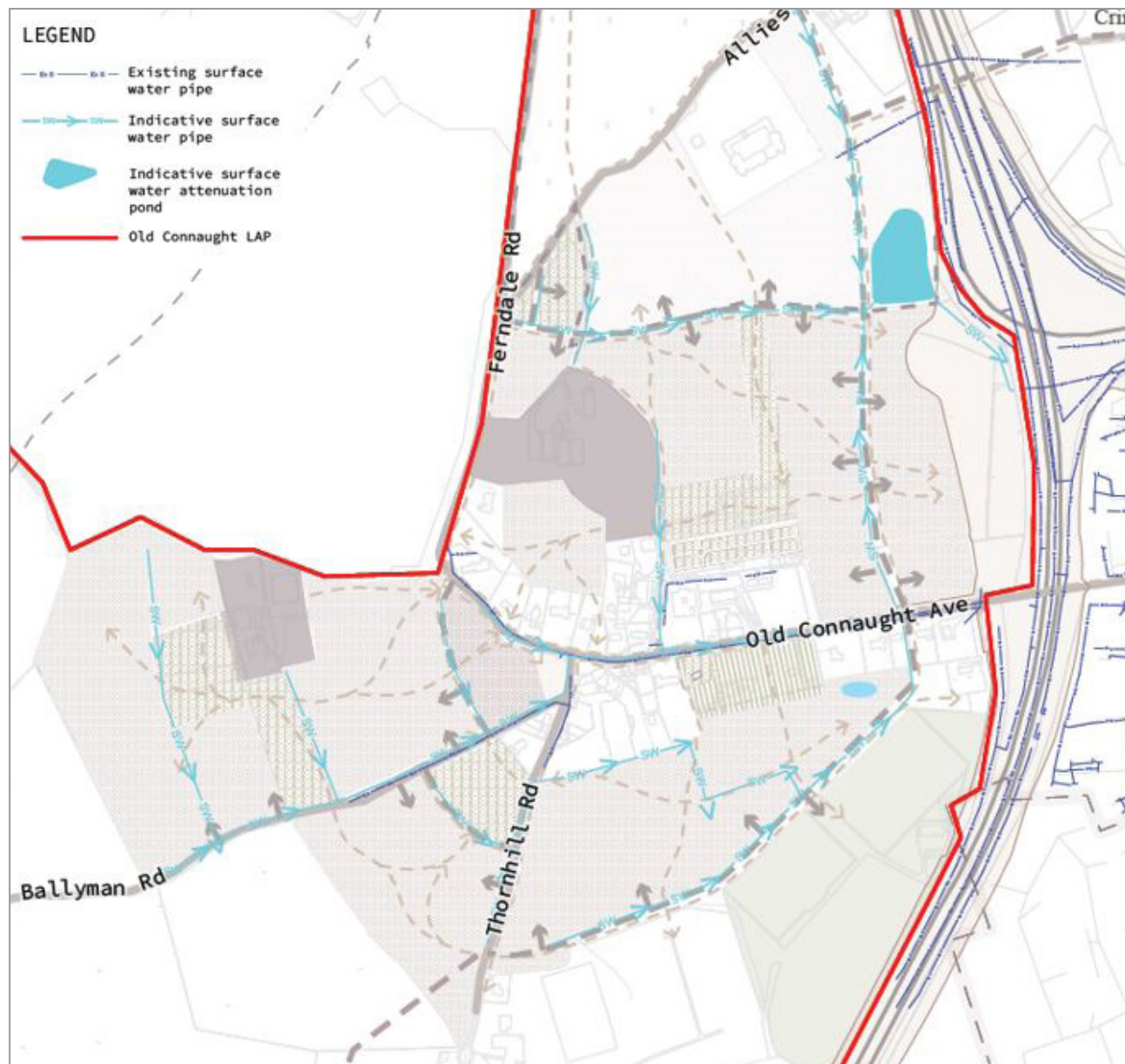


Figure 10.4: Potential Indicative Drainage Network to serve the LAP area

Policy OCLAP59 – Surface Water Regulations

It is Policy to ensure the implementation of the surface water legislation 'Environmental Objectives (Surface Waters) Regulations 2009' to ensure that development permitted will not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters. Development within the Draft Plan area shall comply with the Policies and Objectives of the dlr County Development Plan relating to protection of existing water and drainage infrastructure.

10.5 Flood Risk Management

Flood risk management is an important climate change adaptation measure. The publication of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) has seen the introduction of an integrated and standardised approach to flood risk management within the planning system. The Guidelines support a sequential approach to flood risk management where the first option is to avoid flood risk where possible, followed by substituting less vulnerable uses where avoidance is not possible and finally, mitigating and managing the risk, where avoidance and substitution are also not possible.

10.5.1 County Development Plan Policy Provision

Chapter 10 of the dlr County Development Plan 2022-2028 - Environmental Infrastructure and Flood Risk – includes policy provision in relation to flood risk management. Policy Objective EI22 provides that it is a policy objective of the Council to support, in cooperation with the OPW, the implementation of the EU Flood Risk Directive (20010/60/EC) on the assessment and management of flood risks, the Flood Risk Regulations (SI No 122 of 2010) and the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management' (2009) and relevant outputs of the Eastern District Catchment and Flood Risk Assessment and Management Study (ECFRAMS Study).

The Council's approach to the implementation of the Guidelines, further to Policy Objective EI22, is as follows:

- Through the policies and objectives set out in the CDP SFRA in accordance with the over-arching sequential approach of Avoid, Substitute, Justify, and Mitigate. As set out in Section 5.1 of the CDP SFRA all applications for development must be accompanied by an appropriately detailed Site Specific Flood Risk Assessment (SSFRA).
- Any other flood risk areas that may be identified during the period of the CDP or in relation to a planning application (refer to Section 6 the CDP SFRA).

- Support for mitigation measures as set out in the CDP SFRA.
- Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.
- Flood Risk Management and Strategic Flood Risk Assessment shall be incorporated into the preparation of all statutory plans.
- Regard shall be had to any future flood hazard maps, flood risk maps and flood risk management plans prepared as part of the Eastern District Catchment Flood Risk Assessment and Management Study and future iterations of other similar studies of impacts of climate change.
- Where flood protection or alleviation works take place the Council will ensure that the natural and cultural heritage and rivers, streams and watercourses are protected and enhanced.
- Existing wetland Habitats within the County which serve as flood protection/management measures shall be managed and enhanced.
- The Council will also require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European Sites and that the requirements of Article 6 of the EU Habitats Directive are met.

10.5.2 Strategic Flood Risk Assessment

In accordance with the Flood Risk Management Guidelines and County Development Plan policy, a Strategic Flood Risk Assessment (SFRA) has been prepared for the Old Connaught LAP. The SFRA is contained in Appendix A.

10.5.2.1 Flood Risk Assessment of the Old Connaught Tributary

To inform the SFRA, a separate Flood Risk Assessment (FRA) of the upstream catchment area of the Old Connaught Tributary was commissioned and undertaken. The purpose of the assessment was to re-analyse the predicted flood extents within the catchment and to verify the accuracy of the CFRAMS flood extent mapping. dlr engaged with the OPW throughout this process and the assessment follows the OPW's Flood Risk Management Guidelines (2009).

The FRA involved comprehensive analyses, including a desktop study, hydrological assessments, hydraulic model development, and flood mapping. The study identified critical data sources,

historical flood records, and infrastructure information. The hydrological analysis utilised the CFRAMS predicted peak flows and refined the inflow locations by subdividing the catchment based on topography and drainage. Future scenario peak flows incorporating climate change allowances were developed.

Advanced hydraulic modelling (1D and 2D) using Flood Modeller and Tuflow provided flood extent and depth maps for different scenarios. The flood mapping analysis showed that, under the current scenario 1% AEP event, floodwaters are largely confined within the extents of the Old Connaught Tributary. During the 0.1% AEP event, however, floodwaters exceed the channel capacity and spill onto the M11.

A sensitivity analysis revealed that the hydraulic models are moderately sensitive to roughness variations and highly sensitive to peak inflow increases. A comprehensive comparison was carried out between the hydraulic model produced for the FRA and the CFRAMS hydraulic model. Key differences in the FRA model include the addition of an upstream throttle pipe, culvert upsizing, and inflow redistribution. As a result, the flood extents produced by the FRA model are significantly different from the CFRAMS flood extent mapping around Old Connaught Avenue, in both the 1% AEP and the 0.1% AEP events. The 0.1% AEP flood extent on the M11 motorway produced using the FRA model is similar, but less extensive than the CFRAMS flood extent. Based on the results the OPW's Flood Mapping Review Programme have been asked to review and update the CFRAMS mapping as appropriate.

Figure 10.5 illustrates the revised predicted flood extents for the Draft Old Connaught LAP area, as informed by the Flood Risk Assessment of the Old Connaught Tributary. At Old Connaught Village, the flood zone extents for the Old Connaught Tributary primarily comprise Flood Zone B with only a small area of Flood Zone A (circa 12m²). In the northern extents of the Plan area, the flood extents associated with the Crinken Stream comprise both Flood Zone A and Flood Zone B. In the southern extents of the Plan A, there are flood zones associated with the County Brook.

Figure 10.6 and 10.7 overlay the flood zone data on the development framework drawings for the Old Connaught area, including both Old Connaught Village and the northern extents of the Draft Plan area. As illustrated, the flood zone extents are located outside of land identified for inter alia residential uses. Additional information regarding development in these areas is set out in Chapter 4 – Spatial Strategy and Site Development Frameworks.

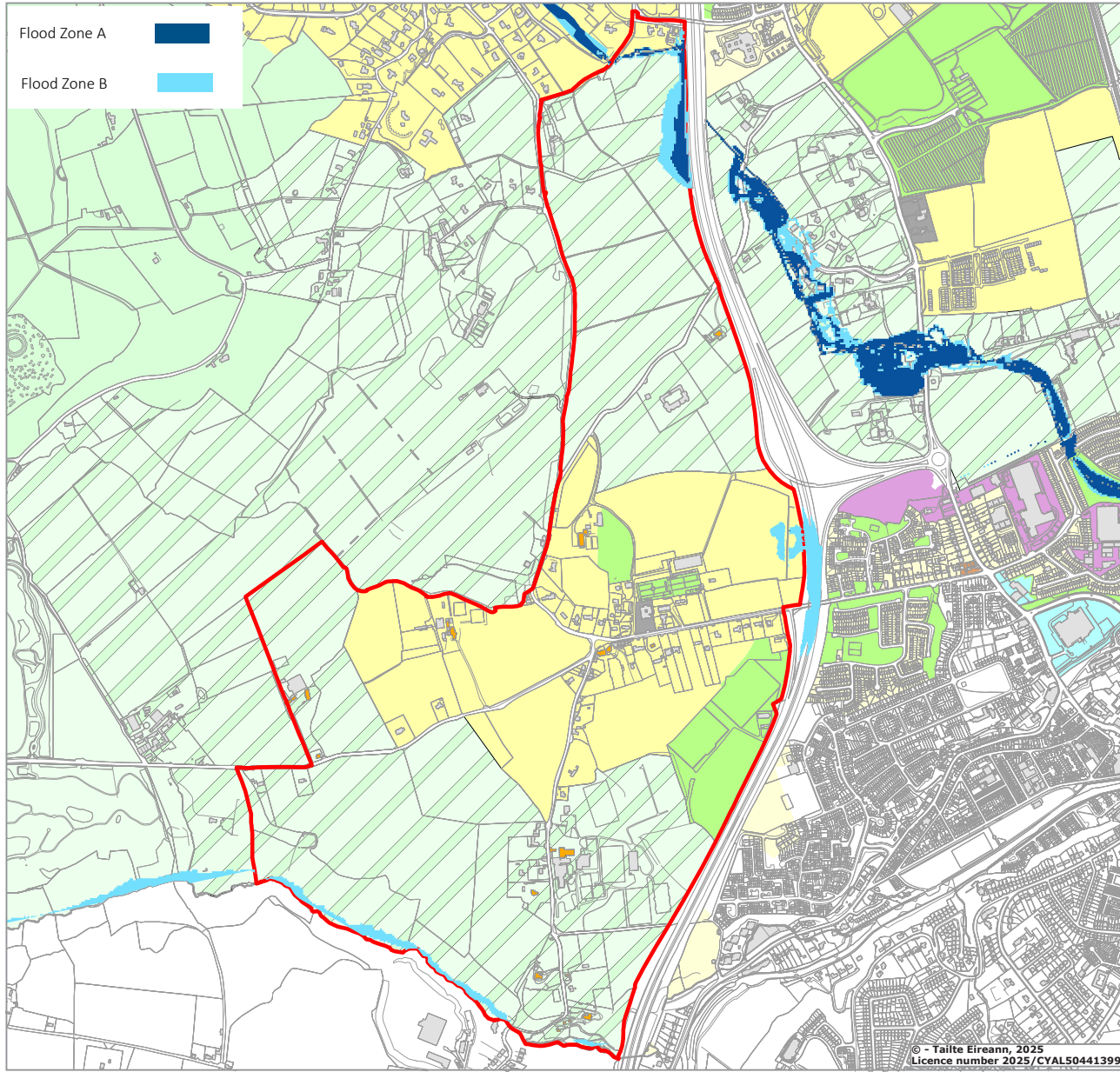


Figure 10.5: Predicted Flood Extents for the LAP Area (informed by the Flood Risk Assessment of the Old Connaught Tributary)

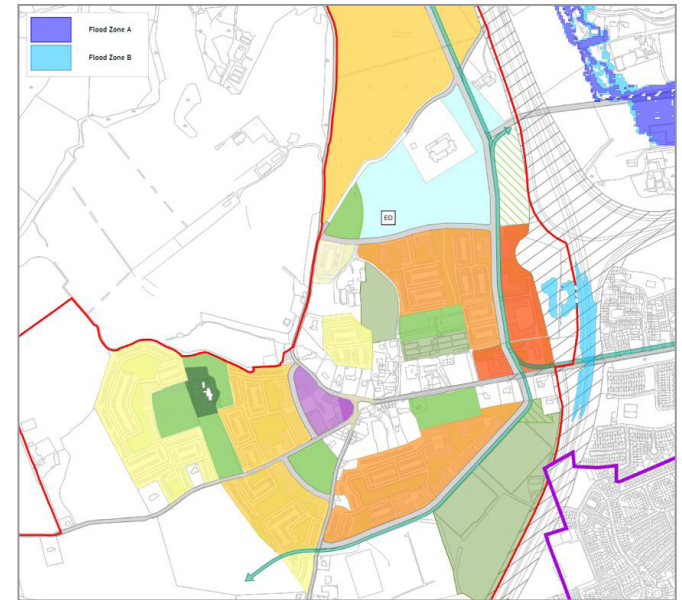


Figure 10.6: Land Uses and Predicted Flood Extents of the Old Connaught Tributary

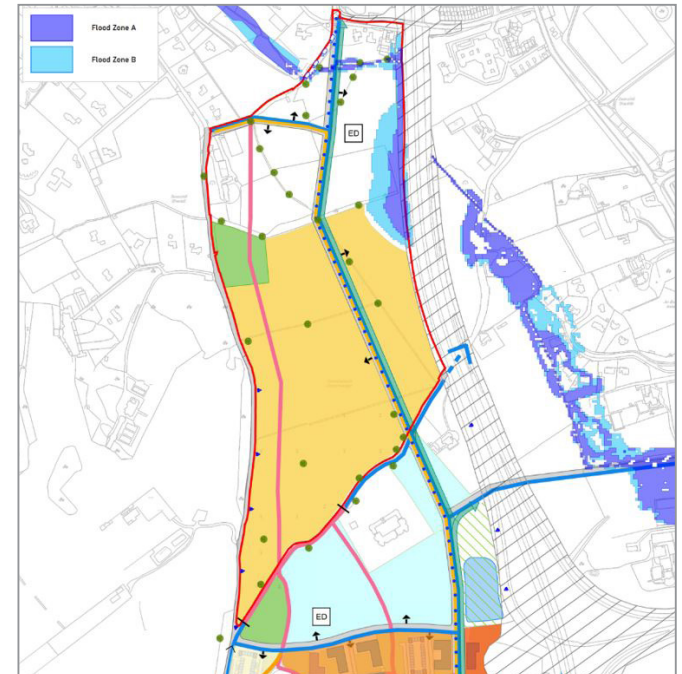


Figure 10.7: Land Uses and Predicted Flood Extents of the Crinken Stream

Policy OCLAP60 – Flood Risk Assessment

It is Policy to manage flood risk in the Old Connaught LAP area in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014) and to require all proposed developments to carry out a Site-Specific Flood Risk Assessment that shall demonstrate compliance with:

- The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG/OPW, 2009), as may be revised and/or updated.
- The prevailing Dún Laoghaire-Rathdown County Development Plan.
- Any SSFRA shall not be required to carry out a Plan-Making Justification Test, given that this exercise was already carried out at County Development Plan-level.
- The SSFRA shall pay particular emphasis to site specific mitigation measures and any necessary management measures, as per Appendix B4 of the above 2009 National Guidelines.

Policy OCLAP61 – Flood Risk Considerations

It is Policy that proposed development in and adjacent to Flood Zone A and B will include for the management of flooding on site, and within the scope of the SSFRA. Use of the sequential approach should be presented in a Masterplan which should demonstrate that there is no highly vulnerable development within Flood Zones A or B. There should be no loss of floodplain storage for the 1% AEP event and the impact of any changes to ground levels and storage areas as part of flood management proposals should be assessed for the 0.1% AEP flood. As overland flow is the primary source of flood risk, it is important that conveyance routes through the site are maintained. The SSFRA will also need to demonstrate there is no impact in flood risk to third party lands.

10.6 Energy

The main energy networks serving the Old Connaught area are electricity and gas. Having regard to planned population growth it is important that the existing electricity and gas networks can be upgraded to provide appropriate capacity to facilitate development. The diversification of our energy production systems away from fossil fuels and improving energy efficiency in order to reduce energy consumption is vital.

10.6.1 Electricity

The remit for the operation and development of the high voltage transmission system in Ireland is with EirGrid, while ownership of the electricity transmission network assets lies with ESB

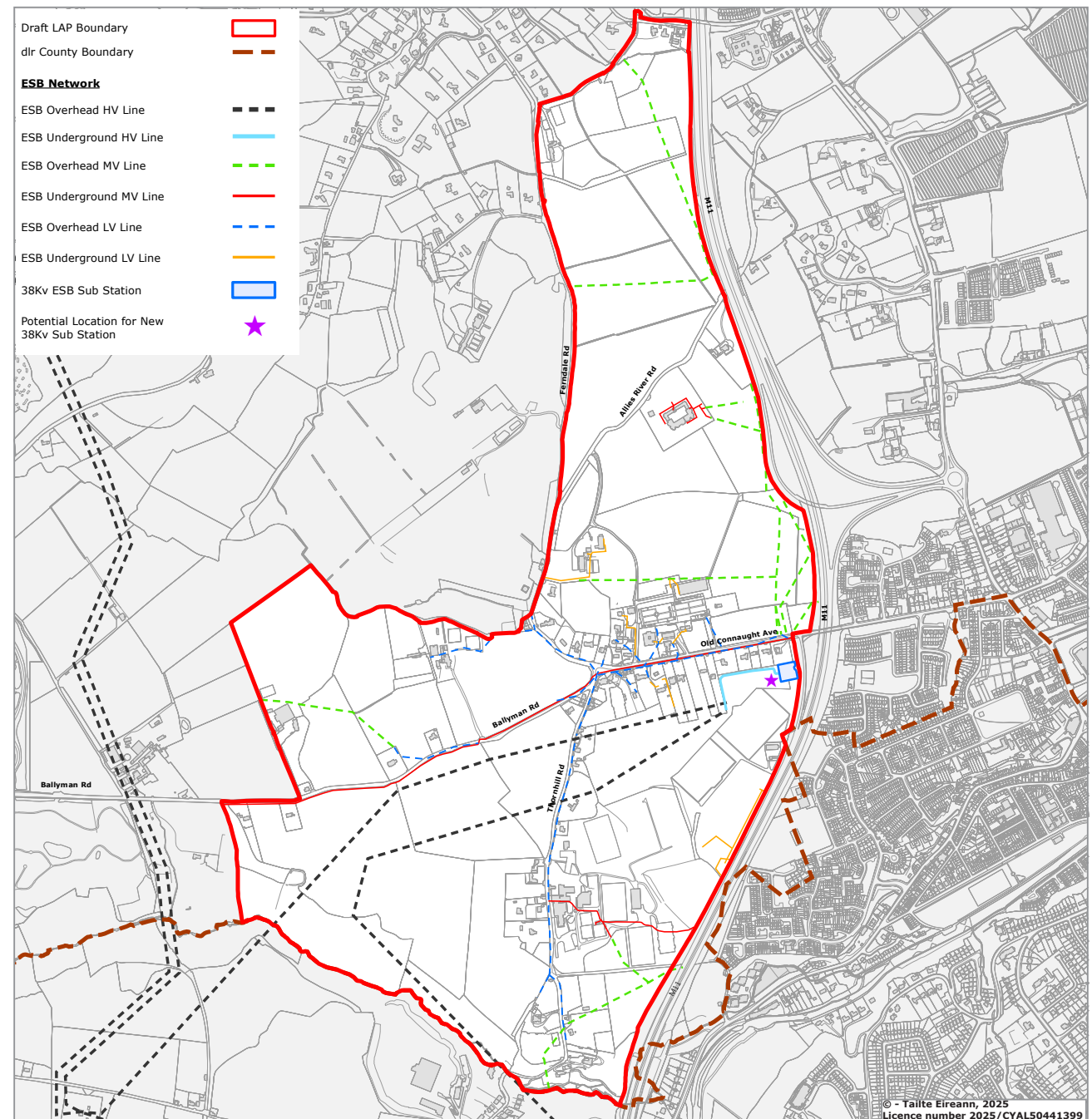


Figure 10.8: Electricity Network in the LAP area (Indicative Only, refer to ESB for ESB Network)

Networks. An existing 38kV station is located near Bray Emmet's GAA Club and a number of medium and low voltage power lines traverse the LAP area, see Figure 10.8.

ESB has advised that there is limited spare capacity for additional load and that a deep reinforcement including a new 38kV station will be required to cater for the total additional residential demand in Old Connaught and neighbouring Rathmichael.

ESB Networks are responsible for the identification of a preferred site in the area for the provision of a new 38kV station and a specific site has yet to be determined. Following engagement with ESB, it is considered prudent to safeguard a preliminary site which may be suitable for the provision of the 38kV station, see Figure 10.8. The site identified is adjacent to the existing 38kV station, where it is considered that potential amenity impacts on adjacent land uses including residential are minimised. In addition to a new 38kV station, local network upgrades will be required across the LAP area to support planned levels of growth. The phasing associated with the delivery of a new 38kV station is set out in Chapter 11 – Phasing and Implementation.

Policy OCLAP62 – ESB

It is Policy to safeguard the reservation of lands, as indicated on Figure 10.8, for the provision of a 38kV ESB station.

10.6.2 Gas

Gas infrastructure exists in the area in the form of medium and high-pressure gas mains. The alignment of the wayleave for the high pressure gas main passes exclusively through lands in the west of the LAP area which are zoned Objective 'GB' - Greenbelt. Subject to local network upgrades across the LAP area, it is anticipated that future development in the Old Connaught area could be supplied from these gas mains.

10.6.3 Renewable Energy

The increased use of renewable energy and low carbon resources in the Old Connaught LAP area, including solar photovoltaic, geothermal, heat pumps, district heating and solar thermal, is supported and promoted by this Plan. These sources offer alternatives to fossil fuels, which help reduce carbon emissions and reliance on imported fossil fuels. Increased use of renewable energy is key to supporting the growth of Old Connaught as a low carbon community.

Roof-mounted solar panels should be encouraged on all suitable flat or generally south-facing pitched roofs on all new developments within the LAP lands, in accordance with Section 3.4.2.4 of the dlr County Development Plan. Larger development proposals including the neighbourhood centre and education

facilities provide an opportunity to explore the potential of incorporating solar energy infrastructure. In terms of utility scale infrastructure (e.g. ground mounted solar panels) the Council will have regard to Policy Objective CA13 of the dlr County Development Plan 2022-2028.

A district heating scheme consists of an insulated pipe network, which allows heat generated from a single or several larger centralised source(s) (energy centres) to be delivered to multiple buildings to provide space heating and hot water. Having regard to Policy Objective CA15 of the dlr County Development Plan and national targets under the Climate Action Plan 2024, the Planning Authority will support the development of district heat networks and the utilisation of waste heat recovery.

Policy OCLAP63 – Renewable Energy Use

It is Policy to:

- Encourage and support the development of solar energy infrastructure, including photo voltaic (PV) in appropriate locations. where it is demonstrated that such development will not introduce significant adverse environmental effects.
- Support the development of district heat networks and the utilisation of waste heat recovery having due regard to potential environmental impacts typically associated with district heating development.

10.6.4 Energy Efficiency in New Buildings

The integration of energy and carbon reduction measures into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level. As stated in the dlr County Development Plan 2022-2028, the Planning Authority will support and encourage buildings of innovative design which seek to achieve Passive or Net Zero Carbon design standards and support the use of structural materials that have low to zero embodied energy and CO2 emissions.

10.7 ICT/Communications

The availability of a high-quality telecommunications network is critical to a modern functioning society. It will also assist home working thereby reducing commuting. In terms of telecommunications infrastructure, fibre connections are available within the vicinity of the LAP area. New development could connect to these networks but would require new fibre cabinet capacity and applications for new connections would need to be submitted to the telecom's providers.

Policy OCLAP64 – Telecommunications Infrastructure

It is Policy to promote and facilitate the provision of an appropriate telecommunications infrastructure at Old Connaught, including broadband, fibre optic connectivity and other technologies.

10.8 Waste Management

Waste management is an integral requirement essential in the promotion of sustainable development, enhancing good public health and the protection of environment. The dlr County Development Plan includes a range of policy objectives with regards to waste management with a focus on the circular economy approach. In terms of existing waste management infrastructure, the Shanganagh Recycling Centre is located c. 2km to the east of the Plan area adjacent to Shanganagh Park. At the local level, there are no bring centres located within the LAP area with the nearest facilities located in Bray and Shankill. Having regard to the planned levels of population growth at Old Connaught it is considered necessary to provide bring centres within the community to support good waste management.

Policy OCLAP65 – Waste Management

It is Policy to develop a network of bring centres at Old Connaught to support waste management at the local level. In order to maximise access to the public, it is a requirement to provide bring centres at the neighbourhood centre and lands identified as an active park.

A decorative graphic in the top-left corner of the slide. It features a dark green background with several overlapping, semi-transparent circles of varying shades of green. A large, bold, dark green number '11' is prominently displayed in the center of this graphic. The graphic is partially overlaid by a white diagonal line that runs from the top-left towards the bottom-right.

11

Phasing and Implementation

11.1 Introduction

This Chapter sets out a phasing and implementation strategy to support the plan-led development of the Old Connaught LAP area. This strategy is required to ensure the coordinated planning and delivery of essential infrastructure and services in tandem with population growth. Having regard to the extent of infrastructural requirements necessary, identified as part of the ICAS Study and through this Draft Plan, it's considered that a strong evidence-based rationale exists for the incorporation of a phasing strategy to guide and co-ordinate development at Old Connaught.

The guiding principle for infrastructure delivery at Old Connaught is to ensure a holistic approach to the creation of a sustainable urban village with an emphasis on the provision of the necessary physical and social infrastructure in tandem with the delivery of new homes.

11.2 Legislation and Planning Policy

Section 19(2)(b) of the Planning and Development Act 2000 (as amended), provides for the phasing of development within a Local Area Plan.

"(2) A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan and shall consist of a written statement and a plan or plans which may include...

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

The Section 28 Guidelines, 'Local Area Plans – Guidelines for Planning Authorities' (2013), provide guidance on the phasing and sequencing of development as part of the local area plan, plan-making process. The Section 28 Local Area Plan Guidelines state the following:

"Local area plans for newly developing areas, in particular, should include a sequential development and phasing programme linked with any necessary investment in water services, public transport, community facilities, and schools."

The phasing strategy set out herein has had regard to inter alia the above Section 28 Guidelines. It is considered that a balanced approach to phasing is required which ensures the delivery of enabling infrastructure and services to support sustainable

development while also having regard to the urgent need to deliver housing.

11.2.1 dlr County Development Plan 2022-2028

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, the Old Connaught LAP area was identified as tier 2 zoned lands – lands that were not considered sufficiently serviced to support new development but had the potential to become fully serviced within the lifetime of the Plan.

Having regard to the findings of the dlr County Development Plan infrastructure assessment, the lands at Old Connaught are primarily zoned Objective 'A1' – "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved Local Area Plans". The County Development Plan highlights that the future development of Old Connaught is contingent upon the timely delivery of supporting infrastructure and in this regard states that an implementation plan incorporating a phasing programme should be prepared as part of the Local Area Plan, linking development with the commensurate delivery of supporting infrastructure.

11.2.2 Infrastructure Capacity Assessment Study

Post adoption of the dlr County Development Plan 2022-2028, the Planning Authority commenced the process of undertaking an Infrastructural Capacity Assessment Study (ICAS) to analyse and address the infrastructural deficiencies of the Old Connaught LAP area. The intention of this Study was to appropriately address the tier 2 zoning status of the lands as identified in the County Development Plan.

The overarching purpose of the ICAS was to identify the high-level strategic enabling infrastructure required to facilitate planned development of the LAP area and to provide a high-level implementation plan to set out the strategic infrastructural and service requirements for each successive phase of development. The findings of the ICAS have helped inform the formulation of the phasing strategy set out in this Chapter.

11.3 Old Connaught LAP Phasing Strategy

The phasing strategy for Old Connaught applies a blended approach which incorporates measures which seek to prioritise development in a geographical sequential manner, whilst not

unduly restricting development and housing delivery whereupon sufficient infrastructure and services are in place to support sustainable development. The phasing strategy is viewed as a pro-active mechanism to provide clarity and greater certainty regarding the phasing and delivery of new residential development and the extent of essential infrastructure that should be provided to serve and facilitate the development. While the phasing strategy focusses on the efficient use of existing infrastructure and maximising development based on infrastructure capacity, it is highlighted that significant 'early stage' progression of key strategic infrastructure is ultimately required in order to ensure the proper planning and sustainable development of the Draft Plan area.

The phasing strategy comprises a high-level infrastructure framework and focusses on the delivery of enabling infrastructure at a strategic level and does not include all infrastructural requirements. Additional infrastructure, beyond that identified in this Chapter, will be required to support the development of Old Connaught. This shall be assessed and determined through the development management process. This Chapter should be read in conjunction with inter alia Chapter 4 – Spatial Strategy and Site Development Frameworks, which provides additional detail with regards to infrastructure provision at a more localised level. In addition, there are a range of policies and objectives throughout this LAP which will inform infrastructure requirements at the scheme level.

The overarching phasing strategy for Old Connaught is illustrated in Figure 11.1 and comprises three phases - Phases A, B and C. The geographic areas identified relate to areas identified for planned/potential residential development. The necessary infrastructure required to support residential development in these areas is not limited by these boundaries and in many cases extends or is located outside of the boundaries. The phasing strategy is broadly summarised as follows:

- **Phase A** – These lands are considered sequentially preferable for the first phase of development at Old Connaught, with potential to deliver c. 850 - 1,000 new homes. Phase A incorporates two sub-phases: sub-phase 1 and sub-phase 2. The lands are primarily zoned Objective 'A1' under the dlr County Development Plan 2022-2028.
- **Phase B** – These lands are considered sequentially preferable for the second phase of development at Old Connaught with potential to deliver c. 1,300 – 1,400 new homes. The lands are zoned Objective 'A1' under the dlr County Development Plan 2022-2028.
- **Phase C** – These lands are considered sequentially preferable for a potential third phase of residential development at Old Connaught with potential to deliver c. 1,050 new homes. These lands are zoned Objective 'GB'

under the dIrc County Development Plan 2022-2028 meaning they are not currently zoned for residential development at scale. The lands are, however, identified under the County Development Plan as a Strategic Land Reserve, indicating potential for residential development in the future.

The Local Authority will ensure the coordinated planning and delivery of essential infrastructure and services at Old Connaught, in tandem with population growth, through the implementation of the phasing strategy.

Policy OCLAP66 – Phasing Strategy

It is Policy that:

- Future development, as appropriate, shall accord with the Phasing Strategy for the Draft Plan. Planning applications shall include a 'Consistency Statement' setting out how the objectives of the Phasing Strategy, as relevant and applicable to the proposal for development, will be achieved.
- Deviations from the phasing strategy may be considered on a case-by-case basis, and agreed to the satisfaction of the Planning Authority, to allow for unforeseen circumstances beyond the reasonable control of an individual developer or the Local Authority. Deviations may comprise viable alternatives or interim measures that accord with the overall objectives of the Draft Plan. Any interim proposals must ensure and maintain consistency with the build-out or 'long-term' infrastructure objectives of the Draft Plan.

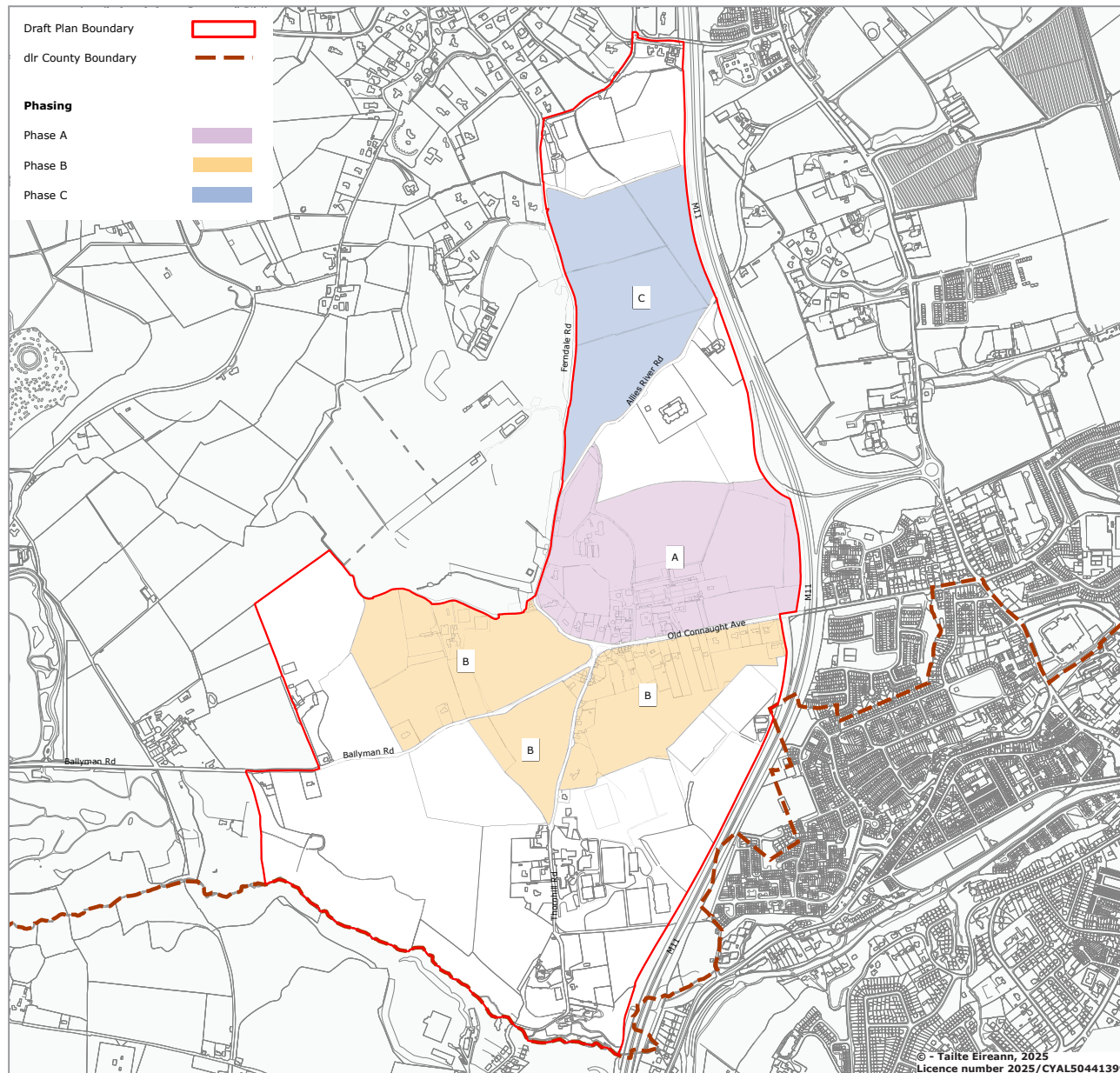


Figure 11.1: Old Connaught LAP Phasing Strategy

11.3.1 Old Connaught - Phase A

The lands identified as Phase A, located to the north of Old Connaught Avenue, are zoned primarily Objective 'A1' - "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans", under the dlr County Development Plan 2022-2028. The lands are considered sequentially preferable for the first phase of residential development at Old Connaught. Estimates based on the density range parameters set out in section 4.3.2 indicate that the approx. residential yield of Phase A is c. 850 – 1,000 new homes. There is some limited potential for additional residential development through the consolidation and re-development of existing residential land uses within this area.

Based on an assessment of infrastructure requirements, Phase A incorporates an initial sub-phase ('sub-phase 1') where limited residential development may be facilitated (c. 450 no. units), supported by existing infrastructure capacity, interim measures including wastewater infrastructure and additional enabling infrastructure proportionate to the scale of development, see Table 11.1. Having regard to the proximity to existing public transport, services and facilities, lands located in the east of Phase A are identified as sequentially preferable for residential development as part of Phase A sub-phase 1, see Figure 11.3.

The remaining residential development lands within Phase A (both greenfield and existing residential land uses outside of sub-phase 1) comprise Phase A 'sub-phase 2'. These lands may be progressed subject to the incremental provision of strategic enabling infrastructure identified in Table 11.1. The progression of sub-phase 2 is dependent on sufficient infrastructure and services being in place to support sustainable development (as per Table 11.1) and is not dependent upon the completion of residential development as part of sub-phase 1.

Of particular importance to support the sustainable development of the Old Connaught LAP area is the progression of the proposed new road and bridge over the N11 to the Dublin Road (or the N11/M11 Junction 4 to Junction 14 Improvement Scheme). This comprises an important step towards delivering the overarching vehicular movement strategy for the area. The 'early stage' progression of this strategic transport infrastructure is fundamental to ensure the proper planning and sustainable development of Phase A 'sub-phase 2', and subsequent development phases across the Draft Plan area. The progression of residential development at Phase A lands is subject to the incremental provision of enabling infrastructure set out in Table 11.1. Infrastructure requirements are broken down into the relevant sub-phases (sub-phases 1 and 2). Table 11.1 should be read in conjunction with Chapter 4 which provides additional detail with regards to infrastructure requirements at the local level both within and external to Phase A.

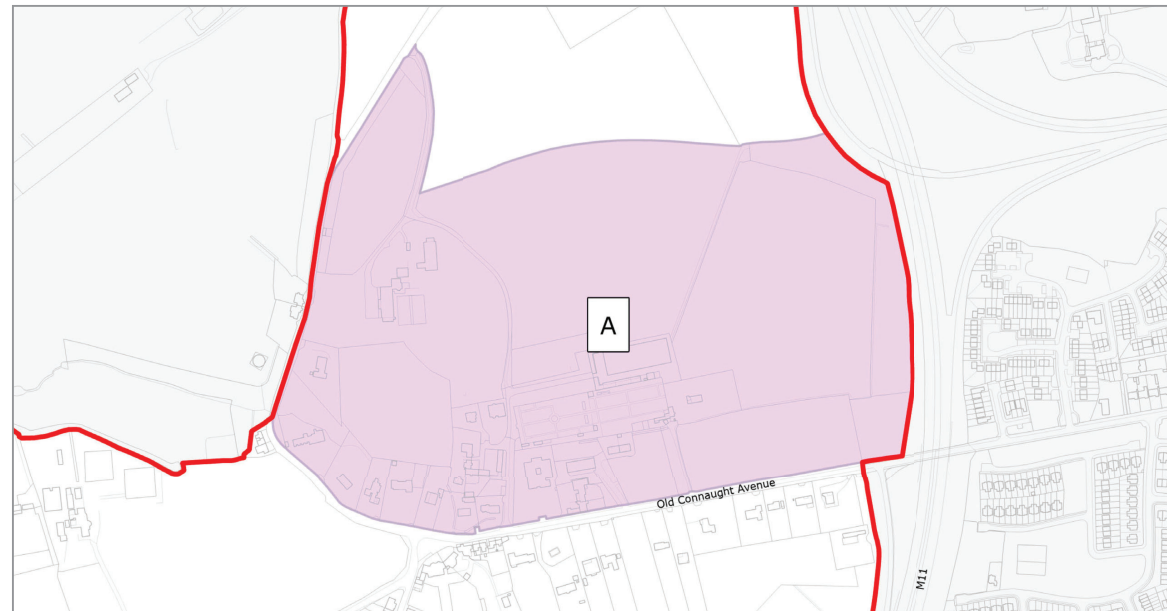


Figure 11.2: Old Connaught – Phase A

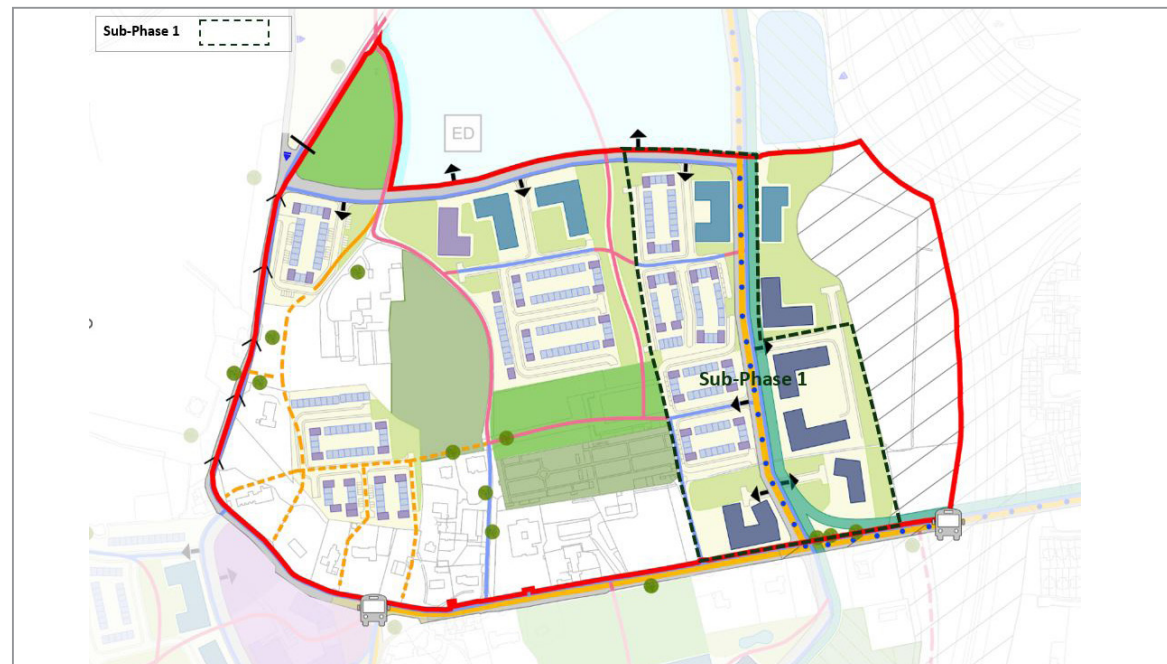


Figure 11.3: Old Connaught – Phase A Site Development Framework

Table 11.1 Old Connaught Phase A – Infrastructure Phasing Table

Phase A	Approx New Homes	Infrastructure	Requirement
Sub-Phase 1	c.450 units	Partial delivery of the new north-south link road (connecting Old Connaught Avenue and Crinken Lane / Ballybride Road) adjoining Phase A residential plots.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
		Active travel infrastructure.	Active travel infrastructure, as per the requirements of the Old Connaught active travel network, to be determined and agreed with the Planning Authority and included as part of planning applications for development.
		Wastewater pumping station.	Planning permission to be in place prior to, or in tandem with, any permission being granted in sub-phase 1 for new residential development. Works to be completed prior to the occupation of any new residential development.
		Wastewater network connection - interim proposal to install a rising main in the footpath duct in the Old Connaught Avenue overbridge (subject to further assessment) / permanent proposal for a trenchless motorway connection to existing wastewater network to the east.	Planning permission to be in place prior to, or in tandem with, any permission being granted in sub-phase 1 for new residential development. Works to be completed prior to the occupation of any new residential development.
		Incremental expansion of the water, wastewater and drainage networks.	To be included and delivered as part of planning applications for development.
		Primary area wide attenuation pond / Interim measures.	Requirement as part of sub-phase 1 to be assessed. Potential for local interim solutions to be considered and agreed with the Planning Authority.
		Electricity infrastructure upgrades.	All planning applications will be subject to capacity constraints and assessed on a case-by-case basis.
Sub-Phase 2	Remaining build-out of Phase A	Progression of a new road and bridge over the N11 to the Dublin Road (including link connections) or the N11/M11 Junction 4 to Junction 14 Improvement Scheme.	Planning permission to be in place prior to any permission being granted in sub-phase 2 for new residential development.
		Link road between Ferndale Road and north-south road. (Central Character Area link)	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
		Active travel infrastructure.	Active travel infrastructure, as per the requirements of the Old Connaught active travel network, to be determined and agreed with the Planning Authority and included as part of planning applications for development.

Phase A	Approx New Homes	Infrastructure	Requirement	
		Wastewater pumping station.	Planning permission to be in place prior to any permission being granted in sub-phase 2 for new residential development. Works to be completed prior to the occupation of any residential development in accordance with capacity.	
		Wastewater network connection - interim proposal to install a rising main in the footpath duct in the Old Connaught Avenue overbridge (subject to further assessment) / permanent proposal for a trenchless motorway connection to existing wastewater network to the east.	Initial assessment indicates the interim connection could facilitate development of up to c. 850 residential units in advance of the permanent trenchless crossing. All planning applications within sub-phase 2 will be subject to capacity constraints and assessed on a case-by-case basis. To support residential development beyond capacity constraints of any interim infrastructure, it is a requirement that the permanent trenchless crossing is completed prior to the occupation of any additional residential development. At planning application stage, the Applicant will be required to demonstrate to the satisfaction of the Local Authority the programme for delivery of necessary infrastructure upgrades to support residential development.	
		Incremental expansion of the water, wastewater and drainage networks.	To be included and delivered as part of planning applications for development.	
		Primary area wide attenuation pond.	Planning permission to be in place prior to any permission being granted in sub-phase 2 for new residential development. To be completed prior to the occupation of any residential development permitted.	
		Walled Gardens Park.	Progression of Walled Gardens Park to be progressed through engagement with local landowners.	
		Allies River Road Park.	Planning permission for Allies River Road Park to be in place prior to any permission being granted in sub-phase 2 for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.	
		Electricity infrastructure upgrades.	All planning applications will be subject to capacity constraints and assessed on a case-by-case basis.	
		Progression of telecommunications infrastructure to take place through all phases.		

11.3.2 Old Connaught - Phase B

Lands identified as Phase B are zoned Objective 'A1' - "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans", under the dlr County Development Plan 2022-2028. The lands are considered sequentially preferable for the second phase of residential development at Old Connaught. Phase B incorporates three distinct parcels of 'A1' zoned lands: lands located to the south of Old Connaught Avenue and to the east of Thornhill Road; lands to the west of Thornhill Road and east of Ballyman Road; and lands to the north of Ballyman Road. Phase B is illustrated in Figure 11.4. Estimates based on the density range parameters set out in section 4.3.2 in Chapter 4 indicate that the approx. residential yield of Phase B is c. 1,300 – 1,400 new homes. There is some limited potential for additional residential development through the potential consolidation of existing residential land uses in this area.

While distance to existing services and facilities varies across Phase B, it is considered appropriate, subject to the progression of sufficient infrastructure and services being provided within and serving the Draft Plan area, to progress the development of the overall Phase B area, based on the lands being of broadly equivalent merit for development purposes. This recommendation is reached assuming that sufficient area wide infrastructure is progressed as part of Phase A, additional area wide infrastructure is progressed to support the overall development of Phase B, and sufficient infrastructure is delivered to support development at the local level including facilities and services.

The objective of enabling the development of Phase B as a whole is to progress the internal consolidation of Old Connaught as a sustainable urban village. As distinct to Phase A, the progression of Phase B is based, to a greater extent, on the long-term spatial strategy for Old Connaught, and to a lesser degree on existing facilities and services external to the Draft Plan area. This creates a shift in geographic focus for sequential development focusing on the internal consolidation of Old Connaught Village with less weighting applied to the external consolidation of Old Connaught with its wider environs. This approach allows for the progression of residential development based not only on hard infrastructure but on the delivery of services and facilities to support the growth of Old Connaught as a sustainable urban village.

The progression of residential development is subject to the incremental provision of enabling infrastructure set out in Table 11.2. The progression of Phase B is dependent on sufficient infrastructure and services being in place to support sustainable development and is not dependent upon the completion of residential development under Phase A. The phasing of infrastructure will, in and of itself, ensure the appropriate sequencing of development across the Draft Plan area. Table 11.2 should be read in conjunction with Chapter 4 which provides detail with regards to infrastructure upgrades at the local level both within and external to Phase B.

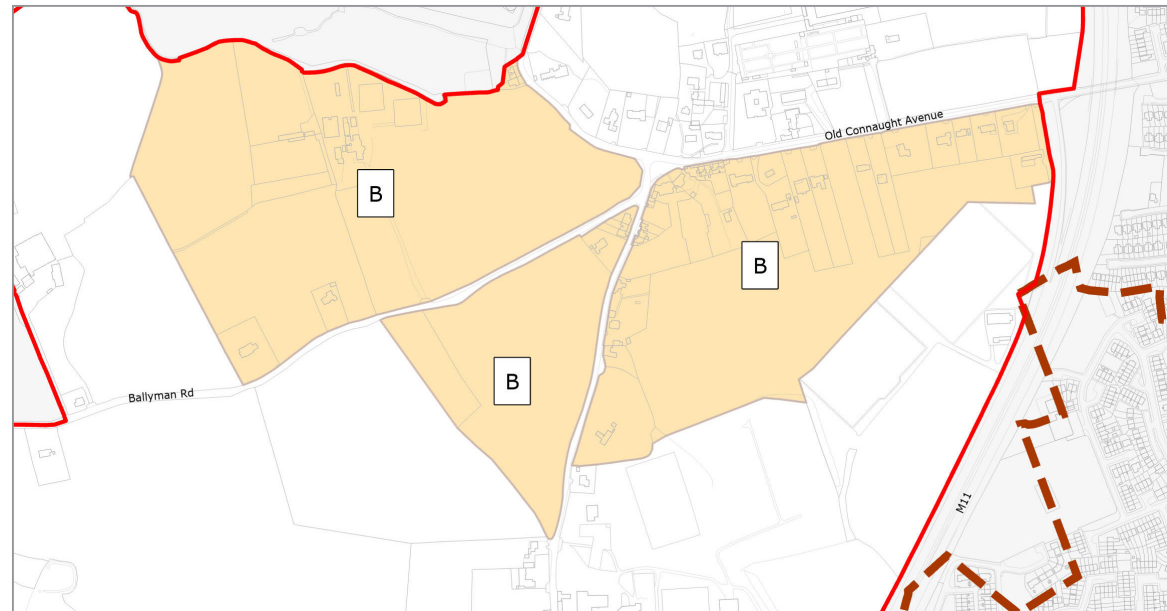


Figure 11.4: Old Connaught – Phase B



Figure 11.5: Old Connaught – Phase B Site Development Framework

Table 11.2 Old Connaught Phase B – Infrastructure Phasing Table

Approx New Homes	Infrastructure	Requirement
c. 1,300 – 1,400 new homes	Phase A Infrastructure - Progression of new road and bridge over the N11 to Dublin Road (including link road connections to Old Connaught Avenue and Ferndale Road) or the N11/M11 Junction 4 to Junction 14 Improvement Scheme.	Works to have commenced prior to the granting of planning permission for residential development at Phase B lands.
	Phase A Infrastructure - Wastewater pumping station and permanent trenchless motorway connection.	Works to have commenced prior to the granting of planning permission for residential development at Phase B lands. Works to be completed prior to the occupation of any new residential development at Phase B lands.
	Phase A Infrastructure - Primary area wide attenuation pond.	Works to have commenced prior to the granting of planning permission for residential development at Phase B lands. Primary attenuation pond to be completed prior to the occupation of any new residential development.
	Link road between Old Connaught Avenue and Thornhill Road.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
	Link road between Thornhill Road and Ballyman Road.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
	Link road between Ballyman Road and Ferndale Road.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
	Road Upgrade – Part of the Thornhill Road.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
	Road Upgrade – Part of the Ballyman Road.	To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.

Approx New Homes	Infrastructure	Requirement
c. 1,300 – 1,400 new homes	Active travel infrastructure.	Active travel infrastructure, as per the requirements of the Old Connaught active travel network, to be determined and agreed with the Planning Authority and included as part of planning applications for development.
	Incremental expansion of the water, wastewater and drainage networks.	To be included and delivered as part of planning applications for development.
	Secondary attenuation pond.	To be included and delivered as part of planning applications for residential development in the Southern Character Area.
	Electricity infrastructure upgrades.	All planning applications will be subject to capacity constraints and assessed on a case-by-case basis.
	Thornhill Road Park.	Planning permission for Thornhill Road Park to be in place prior to, or permitted in tandem with, any permission being granted in Phase B for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
	Jubilee Hall Park.	Planning permission for Jubilee Hall Park to be in place prior to, or permitted in tandem with, any permission being granted in Phase B for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
	Old Connaught Village Green.	Planning permission for the Village Green to be in place prior to, or permitted in tandem with, any permission being granted in Phase B for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
	Village Green community facility (secondary).	To be included and delivered as part of planning applications for residential development in the Southern Character Area. To be completed to a standard to the satisfaction of the Local Authority.
	Neighbourhood Centre and civic plaza.	Planning permission for the Neighbourhood Centre and civic plaza shall be in place, or permitted in tandem with, proposals for residential development within Phase B. Construction of the Neighbourhood Centre to take place at an early stage in the development of Phase B lands.
	Allies River Road Active Park and community facility (primary).	To be progressed through engagement with local landowners with the intention of being delivered as part of Phase B.
Progression of telecommunications infrastructure to take place through all phases.		

11.3.3 Old Connaught - Phase C

Lands identified as 'Phase C' are zoned Objective 'GB' - "To protect and enhance the open nature of lands between urban areas", under the dlr County Development Plan 2022-2028, and are located to the north of Allies River Road, see Figure 11.6. The lands are identified as a potential third phase of residential development at Old Connaught.

While the lands are not currently zoned for residential development they are identified under the current County Development Plan as a Strategic Land Reserve, indicating potential for residential development in the long term. The dlr County Development Plan 2022-2028 provides that it is a Policy Objective to protect the Strategic Land Reserve for potential future residential growth and to restrict development except for minor modifications and extensions to existing properties and the development of appropriate educational/open space/recreational facilities compatible with the underlying zoning objective and in line with any future LAP (Policy Objective CS5).

As set out in Table 2.12 of the dlr County Development Plan 2022-2028, the lands identified as a Strategic Land Reserve have a potential residential yield of c. 1,050 new homes. Chapter 4 of this Draft Plan considers land uses across the Draft Plan area and, consistent with Policy Objective CS5 of the County Development Plan, lands which comprise the Strategic Land Reserve are identified for residential, educational, open space and recreational land uses. The lands identified as Phase C in Figure 11.6, as part of the phasing strategy, are identified for potential residential development (subject to a future change in zoning status). For clarity, this Draft Plan does not purport to attribute a residential land use zoning to the lands but rather provide a framework for residential development should the lands be zoned appropriately at a future point in time by way of a variation to or revision of the current County Development Plan.

In the event of a future zoning change, the progression of residential development at Phase C would be subject to the incremental provision of enabling infrastructure set out in Table 11.3. As the subject lands are not currently zoned for residential development, the Site Development Framework progressed for the Old Connaught Northern Character Area – see section 4.4.8, Chapter 4 – has not assessed the lands at the same level of detail as that for the existing 'A1' zoned land at Old Connaught. Table 11.3 therefore, provides an overarching guide with regard to the provision of known strategic infrastructure requirements with the intention that this is further assessed and determined through the development management process. Table 11.3 should be read in conjunction with Chapter 4 which provides detail with regards to infrastructure upgrades at the local level both within and external to Phase C.

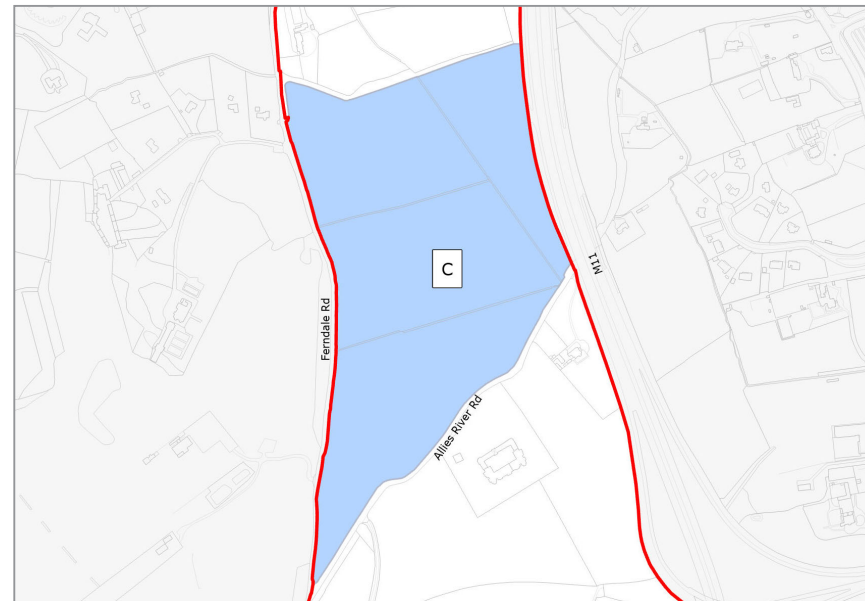


Figure 11.6: Old Connaught – Phase C



Figure 11.7: Old Connaught – Phase C Site Development Framework (Part)

Table 11.3 Old Connaught Phase C – Infrastructure Phasing Table

Approx New Homes	Infrastructure	Requirement
c. 1,050 new homes	Phase A / Phase B Infrastructure - road and bridge over the N11 to Dublin Road (including link road connections) or the N11/M11 Junction 4 to Junction 14 Improvement Scheme.	Works to have commenced prior to the granting of planning permission for residential development at Phase C lands.
	Phase A / Phase B Infrastructure - wastewater pumping station and permanent trenchless motorway connection.	Works to have commenced prior to the granting of planning permission for residential development at Phase C lands. Works to be completed prior to the occupation of any new residential development at Phase C lands.
	Phase A / Phase B Infrastructure - primary area wide attenuation pond.	Works to have commenced prior to the granting of planning permission for residential development at Phase C lands. Primary attenuation pond to be completed prior to the occupation of any new residential development.
	Phase A / Phase B Infrastructure - Neighbourhood centre.	Works to have commenced prior to the granting of planning permission for residential development at Phase C.
	Completion of the north-south link road connecting Old Connaught Avenue and Crinken Lane/ Ballybride Road.	To be included and delivered as part of planning applications for residential development at Phase C lands. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required.
	Northern link road between Ferndale Road and north-south link road (final routing to be agreed with the Planning Authority).	To be included and delivered as part of planning applications for residential development at Phase C lands. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required.
	Allies River Road Active Travel Bridge.	Planning permission to be in place prior to, or permitted in tandem with, any permission being granted in Phase C for residential development.
	Active travel infrastructure.	Active travel infrastructure, as per the requirements of the Old Connaught active travel network, to be determined and agreed with the Planning Authority and included as part of planning applications for development.
	Incremental expansion of the water, wastewater and drainage networks.	To be included and delivered as part of planning applications for development.
	Electricity infrastructure upgrades.	All planning applications will be subject to capacity constraints and assessed on a case-by-case basis.
	Ferndale Road Park.	Planning permission for Ferndale Road Park to be in place prior to, or permitted in tandem with, any permission being granted in Phase C for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
	Publicly accessible full size sports playing pitch	To be progressed through engagement with local landowners with the intention of being delivered as part of Phase C
	Progression of telecommunications infrastructure to take place through all phases.	

11.3.4 Phasing of Education

The Department of Education has identified requirements for school facilities to support the sustainable development of Old Connaught, see Section 5.2.1.1. The assessment and timeframe for the establishment of new education facilities will be undertaken by the Department of Education taking into account a number of factors, including the pace of delivery of the expected additional residential development in the school planning areas, associated enrolments, demographic data and the capacity in existing schools in the areas. The Local Authority will continue to engage with the Department of Education to co-ordinate the timely delivery of new schools to support the sustainable development of the Old Connaught LAP area.

Objective PI1 – Phasing of Education

It is an Objective to engage with the Department of Education to co-ordinate the timely delivery of new schools to support the sustainable development of the Draft Plan area.

11.3.5 Phasing of Public Transport – Bus Services

In the short to medium term, it is proposed that growth at Old Connaught will be underpinned primarily by a bus based public transport system. The operational elements of the future bus service including specific routing, frequencies, and stop locations, are subject to further assessment to be conducted by the National Transport Authority (NTA). The Council will engage with the NTA to encourage and facilitate the delivery of public transport infrastructure in a timely manner to support planned population growth in the Old Connaught area. As set out in Section 6.6.3 of Chapter 6 it is an Objective to engage with the NTA, as the responsible statutory body, to facilitate the extension of the bus network to provide high frequency bus services to support planned population growth in the Old Connaught area.

11.3.6 Phasing of Electricity Infrastructure

An existing 38kV station is located within the Draft LAP area near Bray Emmet's GAA Club. ESB has advised that there is limited spare capacity for additional load and that a deep reinforcement including a new 38kV station will be required to cater for the total additional residential demand in Old Connaught and neighbouring Rathmichael.

ESB Networks are responsible for the progression of a new 38kV station, and the Draft Plan identifies a provisional site which may be suitable for the provision of the 38kV station. All planning applications will be subject to capacity constraints and assessed on a case-by-case basis.

11.3.7 Medium/Long Term Infrastructure Upgrades

Additional infrastructure projects are not tied to the phasing strategy and are recommended to be progressed over the medium / long term, or sooner as the opportunity arises. In terms of strategic infrastructure this includes: the Luas Green Line extension to Bray; a potential busway and bridge between Old Connaught and Fassaroe; and external active travel links including the Love Lane bridge and the eastern Fassaroe connection.

Objective PI2 – Medium/Long Term Infrastructure Upgrades

It is an Objective to progress medium/long term infrastructure projects in conjunction with other statutory agencies and stakeholders.

11.3.8 Infrastructure Delivery

The primary aim of the phasing strategy is to secure the delivery of sufficient infrastructure to support the sustainable development of Old Connaught. The identification of infrastructure to support the sustainable development of Old Connaught has been informed by a robust evidence-based process, assessing Old Connaught in a holistic manner culminating in an inter-connected suite of strategic infrastructure requirements. As such Policy Objective OCLAP66 provides that future development in Old Connaught shall accord with the phasing strategy set out in this Draft Plan.

Notwithstanding, deviations from the phasing strategy may be considered on a case-by-case basis, and agreed to the satisfaction of the Planning Authority, to allow for unforeseen circumstances beyond the reasonable control of an individual developer or the Local Authority. Deviations may comprise viable alternatives or interim measures that accord with the overall objectives of the Draft Plan. Any interim proposals must ensure and maintain consistency with the overall infrastructure objectives of the LAP. Early engagement with the Planning Authority in this regard will be an essential prerequisite.

11.3.9 Existing Residential Land Uses

There are a number of existing residential properties located within existing 'A1' zoned lands at Old Connaught. Minor modifications and extensions to existing residential properties may be considered, on a case by case basis, separate to the phasing strategy for the Draft Plan area, save for in instances where specific infrastructure requirements are identified and relate to the subject property. All proposals for the significant re-development of existing residential properties for residential development will be subject to the phasing strategy as set out in the Draft Plan.

11.4 Implementation

This Draft Plan comprises the key strategy to structure the development of Old Connaught through its statutory planning framework. The implementation of the Draft Plan comprises a key strategic focus for the Local Authority and will require a concerted range of actions to be successfully implemented. It is acknowledged that the adoption of the Draft Plan will not, in and of itself, deliver the overarching development objectives for a new residential community at Old Connaught. The implementation phase, therefore, necessitates proactive measures to be taken to enable the objectives of the Draft Plan to be realised.

The Local Authority may need to utilise its wide range of statutory powers and responsibilities to achieve the objectives of the Draft Plan. While ensuring that decisions on proposals for new development are consistent with the Draft Plan through the development management system is important, the Local Authority also has a wide range of functions in housing, transport, development of amenities, economic development, infrastructure delivery and community involvement that can support the implementation of the Draft Plan in practice. Ensuring, for example, that infrastructure programmes are progressed in conjunction with developers, state agencies, central government and other infrastructure providers is essential.

11.4.1 Infrastructure Funding

As noted in the Section 28 Guidelines, 'Local Area Plans – Guidelines for Planning Authorities' (2013), the successful implementation of Local Area Plans depends on the identification of the funding and delivery mechanisms for the provision of the physical and social infrastructure that the Plan identifies as essential to achieving its objectives. Significant infrastructure requirements have been identified to support the sustainable development of Old Connaught. The co-ordinated planning and delivery of infrastructure and services, in tandem with population growth, is essential to ensure the sustainable development of the Draft Plan area.

The means of funding infrastructure are varied. Development contribution schemes provided for under Sections 48 and 49 of the Planning and Development Act 2000 (as amended), establish an important mechanism to fund public infrastructure and facilities benefitting development in a Plan/geographic area ¹. There are also additional means by which to fund infrastructure and facilities including inter alia direct exchequer funded investment, state bodies, grant funding, private investment and public-private partnerships.

¹. Provisions of the Planning and Development Act 2024, which have been enacted but not commenced at the time of writing, would replace the existing provisions of the 2000 Act. This may have implications for the information provided herein in regard to reference to the Planning and Development Act 2000.

Public Infrastructure and facilities that benefit the development of the Old Connaught LAP area can be funded through a statutory development contribution scheme. A development contribution scheme provides the basis for the determination of a contribution, as applied by way of condition when granting planning permission. The two types of statutory development contribution scheme provided for under the Planning and Development Act 2000 (as amended), include the Section 48 – General Development Contribution Scheme; and the Section 49 – Supplementary Development Contribution Scheme. It is considered that a scheme provided for under Section of the Planning and Development Act 2000 (as amended), or corresponding mechanism provided for under the Planning and Development Act 2024, comprises a potential mechanism to fund strategic infrastructure benefitting development in the Draft Plan area.

It is noted however that the traditional functioning of a Section 48 Scheme, whereby development contribution levies are attached by way of a condition of planning permission, may present a degree of uncertainty with regards to timing of infrastructure delivery. This can be further compounded by the timeframes associated with the design, planning and build of strategic infrastructure. To support the sustainable development of Old Connaught, the phasing strategy for the Draft Plan area requires significant early-stage investment in strategic infrastructure to enable residential development. The early stage 'up front' funding of strategic enabling infrastructure is of importance to ensure the timely delivery of new homes and communities. There is a potential conflict caused by the timing of receipt of development contribution levies received under a Section 48 Scheme and the necessary funding of public infrastructure in line with the phasing strategy for the Draft Plan area.

In order to progress the early-stage funding of large scale strategic infrastructure, it is considered prudent that all available public and private funding avenues are considered to support the implementation of the Draft Plan. The Council will engage with all relevant stakeholders, as appropriate, to support the progression of key projects and funding resources in order to facilitate the timely and successful implementation of the Draft Plan.

Objective PI3 – Statutory Development Contribution Scheme

It is an Objective to progress a statutory development contribution scheme to fund public infrastructure and facilities benefitting development in the Draft Plan area.

Objective PI4 – Infrastructure Funding and Delivery

It is an Objective to engage with inter alia the Department of Housing, Local Government and Heritage, the Department of Transport, the National Transport Authority, Transport Infrastructure Ireland, Uisce Éireann, ESB, other relevant statutory agencies, and landowners, where appropriate, to bring forward key projects and funding streams in order to facilitate the timely and successful implementation of development in the LAP areas.

Objective PI5 – Funding Mechanisms

It is an Objective to consider all potential public and private funding streams for the delivery of enabling infrastructure and facilities to support the implementation of the Draft Plan.

11.4.2 Active Land Management

The overarching approach applied in the phasing strategy is to facilitate development whereupon sufficient infrastructure and services are in place to support sustainable development. Rather than include the micro-specific sequencing of lands to be developed within phases, it is an objective of the Council to utilise active land management mechanisms to ensure lands are brought forward in a timely manner when services are in place to facilitate development. Examples of active land management mechanisms available to the Local Authority include the Residential Zoned Land Tax.

Objective PI6 – Active Land Management

It is an Objective to utilise active land management mechanisms to ensure lands are brought forward in a timely manner when services are in place to facilitate development.

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12

Monitoring and Evaluation

12.1 Monitoring and Evaluation

A monitoring and evaluation system for the Local Area Plan is an important function in order to assess the success with which the Plan is being implemented. Actions subsequent to the adoption of the Draft Plan, including monitoring and reporting tasks, are aspects of the plan-making process that are required to assess whether the desired objectives of the Draft Plan are being achieved.

The Council supports the ongoing monitoring of the Draft Plan, to be undertaken in a timely and structured fashion, with the overall aim to analyse and consider if the Draft Plan is progressing satisfactorily towards the implementation of its objectives.

12.2 Policy Provision and Guidance

The Section 28 Guidelines, 'Local Area Plans' (2013), encourage Planning Authorities to periodically review the success or otherwise of the implementation of the policies and objectives of a Local Area Plan within the life of the Plan by effective monitoring systems. The Guidelines note that such monitoring could include reviewing progress achieved in securing the objectives of the Plan, or experience in implementing its various policies and objectives, and act as part of the monitoring regimes required under the Strategic Environmental Assessment and Appropriate Assessment processes, as required by Habitats Regulations.

The dlr County Development Plan 2022-2028 includes a comprehensive monitoring and evaluation framework. The Development Plan recognises that the establishment of a performance management system is important to better understand whether, and to what extent, the Policy Objectives of the Plan are being realised. The Development Plan incorporates a formalised approach to Plan implementation, monitoring and evaluation, which provides a framework for measuring the outcomes of the Policy Objectives of the Plan.

In terms of a formal evaluation role, the Planning Authority has a number of existing statutory reporting requirements at the County Development Plan level including:

- The 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of The Act).
- Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A(1) of The Act).

In addition, the Planning Authority is committed to the preparation of an annual Monitoring Report of the dlr County Development Plan 2022-2028 and monitoring measures and reporting requirements of the SEA Environmental Report for the County Development Plan.

12.3 Plan Evaluation and Reporting

Throughout the lifespan of this Local Area Plan, the Planning Authority will monitor and report at a strategic level as to whether the desired objectives of the Plan are progressing. For efficiency purposes, the reporting mechanisms for same will be integrated into and form part of the existing formal evaluation functions provided for at the County Development Plan level (as set out in section 12.2). Strategic Environmental Assessment monitoring will also be carried out in line with the SEA Directive and dovetail with the County Plan SEA monitoring.

These reporting requirements will comprise a strategic level assessment and will allow the Planning Authority to establish the status of the effectiveness of the Local Area Plan in meeting its stated objectives.

12.4 Monitoring Framework

The implementation of the Policies and Objectives of the Draft Plan will be primarily undertaken through the development management process. The Council as the Planning Authority will ensure that all planning applications made within the Plan area are assessed fully for compliance with the Policies and Objectives set out within this Draft Plan, as well as other requirements including standards of the County Development Plan.

The monitoring framework for the Draft Plan will therefore focus on a strategic level evaluation of progress towards the overarching designation of Old Connaught as a new residential community, as set out in the Core Strategy of the dlr County Development Plan and its designation as a new residential community in the EMRA Regional Spatial and Economic Strategy 2019-2031.

Table 12.1 sets out the Strategic Monitoring Framework for the Draft Plan. The framework focuses on a strategic evaluation of the status of implementation of each of the Site Development Frameworks and a strategic evaluation of the phasing of development at Old Connaught with a particular focus on strategic infrastructure delivery.

Policy OCLAP67 – Monitoring and Evaluation

It is Policy to establish a plan monitoring framework to strategically evaluate the progress of the Draft Plan.

Chapter 4 – Spatial Strategy and Site Development Frameworks	
Character Area	Evaluation
Village Core	Strategic evaluation in relation to the status of implementation of each of the Site Development Framework's set out in Chapter 4 – Spatial Strategy and Site Development Frameworks. Detail progress made in relation to key deliverables including:
Central Character Area	
Southern Character Area	
Western Character Area	
Northern Character Area	
	<ul style="list-style-type: none"> • Planning activity. • Spatial development patterns. • Creation of a new residential community (delivery of new homes / retail and services / community and social infrastructure / open space and recreation etc.). • Transport and movement
Chapter 11 – Phasing and Implementation	
Phase	Evaluation
Phase A	Strategic evaluation in relation to the phasing of development at Old Connaught as set out in Chapter 11 – Phasing and Implementation. Detail progress made in relation to key deliverables including:
Phase B	
Phase C	
	<ul style="list-style-type: none"> • Scale of development. • Strategic Infrastructure (planning / construction / delivery)

Table 12.1: Old Connaught LAP – Strategic Monitoring Framework

