



# SHANGANAGH PARK AND CEMETERY

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DRAFT SITE ANALYSIS







View of Carrickgollogan Hill

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# 01

## AIMS AND OBJECTIVES

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### 1.1 GENERAL

- These proposals are shaped by the strategic aims set out in the LAP. Specifically 3.6.4 Table 10 and Map 16-Landscape Strategy.
- Acknowledge the park as a green belt along the county boundary between Dublin and Wicklow.
- Raise the overall quality of the park to bring it up to Regional Park status.
- Improve the passive recreational quality of the park.
- Expand the boundary of the park to incorporate the cemetery, Shanganagh Castle and the green space associated with the proposed social housing.
- Create a stronger visual connection with Carrickgollogan and the Wicklow Mountains.
- Create a stronger physical and visual connection with the coastline.

### 1.2 NATURE & HORTICULTURE

- Our parks have the potential to address many of the actions and objectives laid out in the Draft Climate Change Action Plan 2019-2024. The chapter, Nature Based Solutions, sets out the scientifically proven benefits nature provides to society.
- Increase the horticultural offering in the park with an emphasis on bold, naturalistic sweeps of herbaceous planting that will thrive in the local environment.
- Improve the biodiversity value within the park
- Increase the tree planting along the Dublin Road boundary of the park to reinforce the sylvan character of the local streetscape. This streetscape is the transition route between Dublin and Wicklow.
- Increase tree cover in the park to consolidate the existing tree planting and green corridors.

### 1.3 LINKAGES

- Improve access between the east and west side of the park across the railway line.
- Create a stronger physical and visual connection with the coast.
- Explore the opportunity to acquire land along the east of the railway line to create a link between the park and the DLR sports facility on Quinn's Road.
- Develop threshold details and surface treatments to accommodate and manage bicycle access into and through the park.
- Clarify the alignment of the new route through the park connecting Woodbrook to the south with Shanganagh Castle and existing residential areas to the north.
- Make allowances in the Masterplan for the proposed East Coast Greenway and the Dublin Mountains Way.
- Ensure relevant access routes are equipped with adequate lighting to improve the safety of users in darkness.

### 1.4 SPORTS & PLAY

- Create a centralised sports pavilion in one of the existing buildings in Shanganagh Castle.
- If possible, consolidate all the sports facilities in the park into a centralised zone adjacent to the proposed sports pavilion in Shanganagh Castle.
- Make efficient use of the limited space in the park to cater for different sports with sharing of facilities in line with the DLR Sports Facilities Strategy 2017-2022 – Space to Play.
- Create an intense active recreation zone in the rear central field with floodlighting to allow for evening use.
- Construct any new pitches using a sand capping to increase usage.
- Upgrade existing pitches in the park where required.
- Develop an all-weather pitch in close proximity to Shanganagh Park for training by all clubs.
- Relocate the existing playground to create an expanded play space with a view to encouraging natural and free play
- Encourage natural play throughout all parts of the park.

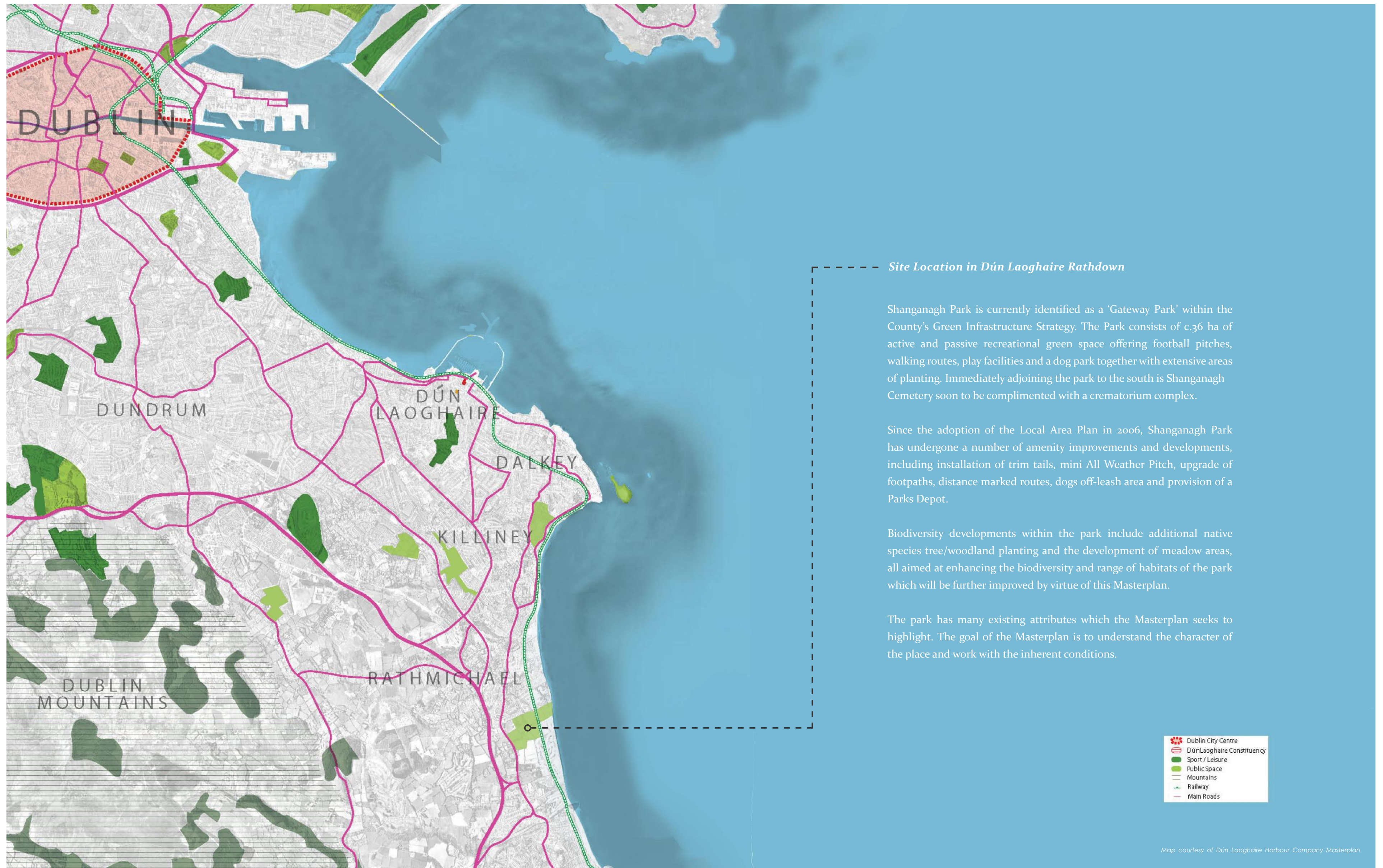


*Proposed location for a centralised sports pavilion*

### 1.5 PARKING & ACCESS

- Enhance the existing access road to create a processional route/ avenue into the park from the Dublin Road.
- Formalise parking along the entrance avenue.
- Reconfigure the existing carpark area to increase the parking capacity of the facility and to cater for improved pedestrian function.
- Improve pedestrian access into the park and cemetery along the proposed processional route paying particular attention to crossing points and junctions.
- Explore the opportunity to move the entrance gates in Castle Farm to a new location at the back corner of the sports building. This will re-establish a historic entrance to the Castle grounds.
- Create a new parking area in the Castle Grounds which hugs the boundary line avoiding any impingement on the historic grounds. Trees, berming and porous finishes are to be used to mitigate the presence of the facility.
- Relocate the existing pillars and metalwork at the corner of the park on the Old Dublin Road to a new location at the halfway point along the roadside boundary. This new entrance is to act as a folly framing a view into the remodelled park.





**Site Location in Dún Laoghaire Rathdown**

Shanganagh Park is currently identified as a 'Gateway Park' within the County's Green Infrastructure Strategy. The Park consists of c.36 ha of active and passive recreational green space offering football pitches, walking routes, play facilities and a dog park together with extensive areas of planting. Immediately adjoining the park to the south is Shanganagh Cemetery soon to be complimented with a crematorium complex.

Since the adoption of the Local Area Plan in 2006, Shanganagh Park has undergone a number of amenity improvements and developments, including installation of trim tails, mini All Weather Pitch, upgrade of footpaths, distance marked routes, dogs off-leash area and provision of a Parks Depot.

Biodiversity developments within the park include additional native species tree/woodland planting and the development of meadow areas, all aimed at enhancing the biodiversity and range of habitats of the park which will be further improved by virtue of this Masterplan.

The park has many existing attributes which the Masterplan seeks to highlight. The goal of the Masterplan is to understand the character of the place and work with the inherent conditions.

- Dublin City Centre
- Dún Laoghaire Constituency
- Sport / Leisure
- Public Space
- Mountains
- Railway
- Main Roads

Map courtesy of Dún Laoghaire Harbour Company Masterplan



# 02

## EXISTING ARRANGEMENT

### 2.1 Site Location and Context

The existing extent of Shanganagh Park features c.36 hectares (89 acres). The cemetery bounds the park to the south and comprises c. 20 hectares (50 acres). Shanganagh Castle sits along the north western edge of the park and the grounds cover c. 5 hectares (12 acres). Shanganagh Park is classified as a 'Gateway Park' within the County's Green Infrastructure Strategy and a 'Major Local Park' in the DLRCC Open Space Strategy.

The park is characterised by its unique geographical location situated along the coast while also adjacent to the foothills of

the Wicklow Mountains. Located on the edge of the county it is surrounded by extensive greenbelt lands. The park is bounded along its eastern edge by the coast and the western edge by the Old Dublin Road. The park is dissected by the north/south train line carrying the Dart and other intercity trains. It is in close proximity to the north bray exit of the M11. Bray Town Centre is approx. 4km to the south and Shankill Village is 1.5km to the north within comfortable walking distance.



View of Dublin Mountains and Ballychorus Leadmine from Shanganagh Park

### 2.2.1 Park Features

The park today consists of a mix of mature stands and early mature belts of trees. Water is limited to a pond situated in the woodland in the south eastern corner of the park and there is water present in the ditches which follow the hedgerows and field boundary lines in the lower areas of the park near the Old Dublin Road. The majority of the paths within the park run along the perimeters, hugging the original boundary hedgerows

and are overlaid on the historic pathways associated with the old estate.

The railway creates a considerable break in the middle of the park resulting in reduced access to the eastern section. The area to the east of the railway line, closer to the coast, is managed as a passive area with habitat and green corridors as well as a

substantial dogs-off-leash area. There is an orchard and several large managed meadow areas. Views and access to the coast are restricted due to a substantial change in level, the presence of a bank and tall vegetation. Access to the seafront is via a break in the bank which is retained with dressed granite stone. This would have originally served as an underpass along the historic railway alignment.

The open space to the west of the railway line contains a concentration of active recreational facilities. The series of open spaces are laid out to cater for soccer, GAA and baseball. Shankill

### 2.2.2 Shanganagh Cemetery

The cemetery is a sister facility to Dean's Grange, Co Dublin. It is a relatively new cemetery with a substantial amount of available capacity. It is bounded to the north by Shanganagh Park, to the west by the Old Dublin Road, to the south by Woodbrook Golf course & agricultural fields and to the east by the railway line. It is laid out in two distinct areas with the main carpark, a recycling centre, a scrubland site, toilets and cemetery facilities separating the two areas at its centre.

The scrubland area is a rectangular plot which is to be developed as a crematorium with grave plots, columbarium walls and parklands.

### 2.2.3 Castle Grounds

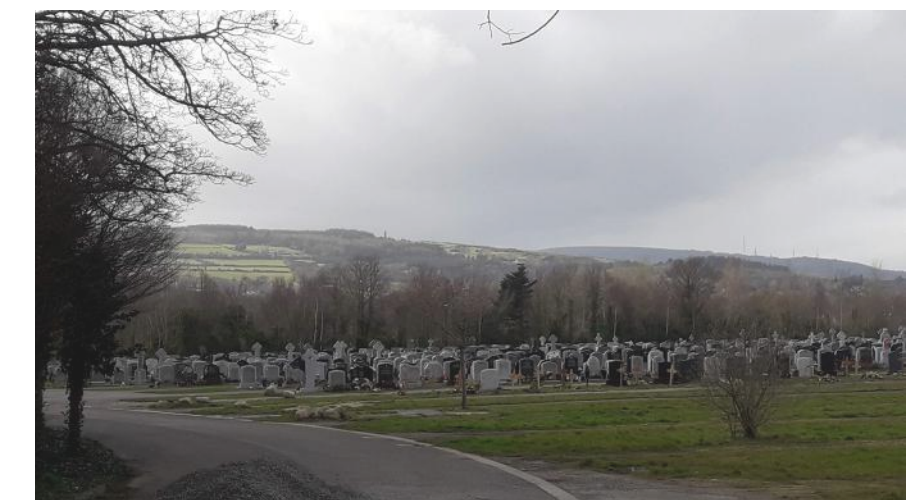
The existing parcel of land that Shanganagh Castle sits on is a defined rectangular paddock that can be traced as far back as the 1837 6" OS map. The area is bounded on its western edge by a high wall and the Old Dublin Road, on the southern edge by a strong hedgerow and deep ditch, on its eastern edge by dense band of trees and on its northern edge by a belt of trees and intermittent stretches of brick walls. Shanganagh Castle does not appear on Rocque's map of 1756, it wasn't until the 1760's that the existing Castle was built.

The grounds feature remnants of the historic garden. The pond, the woodland and the individual specimen lawn trees are the main legacy features. The main built elements are the gate lodge and the remains of the monument in the woodland area. Smaller details remain; including a field gate in the boundary of the existing car park and granite piers within the northern hedgerow.

The Castle and the grounds remained as a private residence

F.C. have a clubhouse adjacent to the main carpark with a small all-weather facility. There is also a well-used playground at the boundary along the Old Dublin Road.

Shanganagh is limited in terms of historic features when compared to the other large scale parks in the county, Cabinteely and Marlay Park. The granite piers, gates, plinths and railings situated at the corner of the park on the Old Dublin Road are authentic material but not original to that specific location. The old field patterns and hedgerows are the main historic features that lend themselves to the existing park character.



View of Ballychorus Leadmine from Shanganagh Cemetery

until the 1950's when it was renovated for use as a Church of Ireland College of Education. From 1969, it was used as an open prison for juveniles until it was closed in 2003. It was during this period between 1959 and 2003 that the additional buildings were constructed. These include the annex and sports pavilion on the Castle's northern side and a separate bungalow building set in the immediate trees. DLRCC acquired Shanganagh Castle in a lands swap with developers in 2013.

At present, the Castle and adjacent buildings are vacant. Remedial works have been undertaken to repair the roof of the Castle and the windows have been securely sheeted up. DLRCC park staff have been using the old glasshouses as a depot for the east of the county. A large area of space was developed as community allotments adjacent to the depot but this has recently been relocated to Quinn's Road. The gate lodge features an annex connected by a corridor which was added in the late 1990's. The extension is of architectural note and premises are occupied by a tenant as of this time.



2.2.4 Existing Views & Prospects

The selected views and prospects towards the mountains and the sea are from Shanganagh Park and Cemetery are included in Section 3.6.2 'Assets and Achievements' of the Shanganagh Woodbrook LAP 2017-2023. As per policy LHB6 of the Dún Laoghaire Rathdown County Development Plan 2016-2022 'It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests'.



View towards the lead mines chimney



View towards the Shanganagh Castle Gate Lodge



View towards Killiney Hill



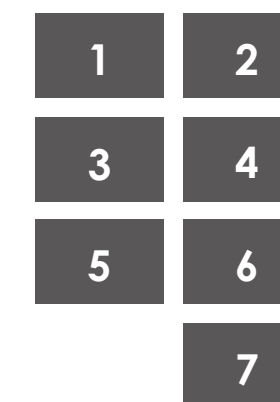
View towards Carrickogollogan



View towards Dalkey Island



View towards Bray Head



LEGEND



View towards Wicklow Mountains



# 03

## HISTORICAL CONTEXT

### 3.1 House and Estate

Historically, the park formed part of the Shanganagh Estate. The present day public park occupies a portion of the original pleasure grounds and agricultural paddocks adjacent to the Castle. The Roberts family originally acquired the lands called Shanganagh Estate in the early 18th Century. By the 19th Century the Roberts lands extended from Old Connaught on the inland western side of the county down to Shanganagh Castle at the sea and northwards towards Loughlinstown River. The Roberts completed substantial works to the land including the planting of trees and the laying of paths. The extent of these works is evident in the early ordnance survey maps.

There have been buildings of the name Shanganagh Castle on the site since the early 15th Century. The core of the present structure dates from c.1760. This was a restrained, classical residence typical of the Georgian period. The property was acquired by Major General Sir George Cockburn at the start

of the 19th Century. In 1805 he commissioned Sir Richard Morrison to remodel the house with the addition of battlements and turrets. The renovation gave the property its distinctive, fantastical, appearance.

The 6 inch and 25 inch maps depict a substantial walled garden and farm buildings to the north west of the Castle. The entire complex including all the farm buildings and wall garden no longer exists and has been replaced with the Castlefarm estate.

The Castle passed through the hands of several private owners up until the 1950's when it was developed into a Church of Ireland College of Education. In 1969 it became an open prison for juvenile offenders before it closed in 2003. It was acquired by a developer and a land swap brought it into the control of DLRCC in 2013.



Drawing of Shanganagh Castle Irish Architectural Archive



The views from the house are very rich and finely diversified, embracing woods, mountain, and sea; and the grounds are ornamented with a variety of statuary tastefully disposed. Bence-Jones' 'Guide to Irish Country Houses' adds (1995, 256): '...brought ca 1800 by Gen Sir George Cockburn, a soldier, an ardent whig politician and an avid collector of antiquities, who greatly enlarged it, to the design of one or other of the Morrisons [famed 19th century Irish architects Sir Richard and son William Vitruvius]; so that it became a somewhat haphazard mixture of plain late-Georgian and castellated; with a curved bow and a slender battlemented round tower.'

### 3.2 Entrances and Approaches

The existing entrance into the Castle off the Old Dublin Road is a recent intervention. The 25 inch and 6 inch maps (See page 8) show two entrances both with gate lodges at different locations. The southern entrance point is directly adjacent to the existing gate lodge. The other entrance point is to the north of this and its location is at the present-day gated Claremont development. Stretches of the granite wall along the Old Dublin Road are a mixture of original estate boundary as well as poorly rebuilt modern sections.

The northern entrance provided access along a driveway which contained an immediate fork. One laneway swept south to link up with the southern driveway close to the Kiltuck church ruins. The other laneway continued along the boundary line, following the present day Castlefarm estate road. This provided access to



View of existing Shanganagh Castle entrance

an extensive walled garden and building complex and also into the Castle from the northern side. It would seem this access was used more for day to day activity. The laneway also forked onto a minor laneway near the Castle giving access to the coast at a location near the old Martello Tower. This minor laneway is present on the first edition map but is not depicted on the 2nd edition. It presumably became obsolete once the train lines were constructed in the 1850's. The 2nd edition maps depict it as a boundary line/shelterbelt. The northern boundary of the park follows this belt of trees.

The southern entrance provides access along a driveway which hugs the edge of the space following the present day driveway. The space depicts dispersed groves of trees as well as the ornamental pond. It would seem that this entrance was used for special occasions



Historic arrangement of the Shanganagh Castle entrance c.1837

### 3.3 Broader Landscape

A broader study of the estate through the historical maps shows the development of the Dublin, Wicklow and Wexford railway line which was constructed in 1856 as well as the Harcourt Street line built in 1859. The 25 inch maps show the Harcourt Street line cutting across the Shanganagh lands in a north west/south east direction and joining the D.W&W. line close to the coast on what is the present day golf lands just south of the cemetery. The building of these two lines completely severed the estate from the coast line. The closest point from the house to cross the Harcourt tracks would have been on Quinn's Road where there was an underpass and there was a subsequent underpass at the end of Quinn's Road under the D, W&W line where the present access point to the coast is.

The coming of the railway lines had a direct influence on the

increase in population and settlement patterns in the local area. The village of Shankill is not present on the 6 inch map in contrast to the 25 inch map which shows the pattern of the present village extending from the bridge over the old Harcourt line at the northern extent down to the junction with Quinn's Road at its southern edge. Shanganagh Castle and grounds which would have once stood in a remote, rural landscape was now adjacent to an urban settlement.

The railway line and the subsequent development of the road networks (N11 & M50) has driven the growth of the local population and residential settlement patterns. Rocque's map (1756) and also the 6 inch maps are in marked contrast with vast areas of the local landscape showing only field patterns with remote dwellings dotted through the local area.



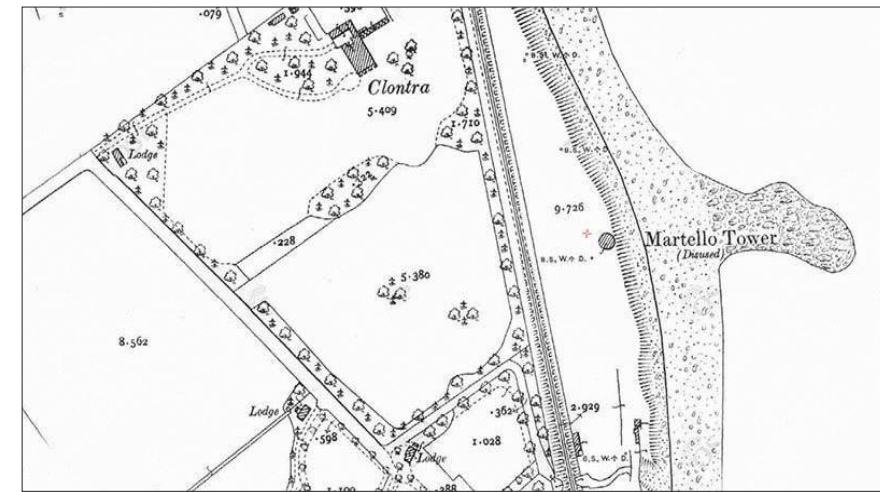
### 3.4 Martello Tower

The presence of a Martello Tower east of Quinn's Road and adjacent to Clontra House showed the strategic value of the local landscape. Views as far north as Sorrento Terrace & Dalkey Island and south to Bray Head make it easy to understand why the fort was built in that specific location. Inland views were

also advantageous as the land falls away to the south west before rising up into the foothills of the Wicklow hills. The Martello tower is present on both the first and second edition maps but has since disappeared. Aggressive coastal erosion resulted in the loss of Martello Tower South Dublin No.5.



Historic aerial view of Martello Tower, 1890



Historic aerial view of Martello Tower

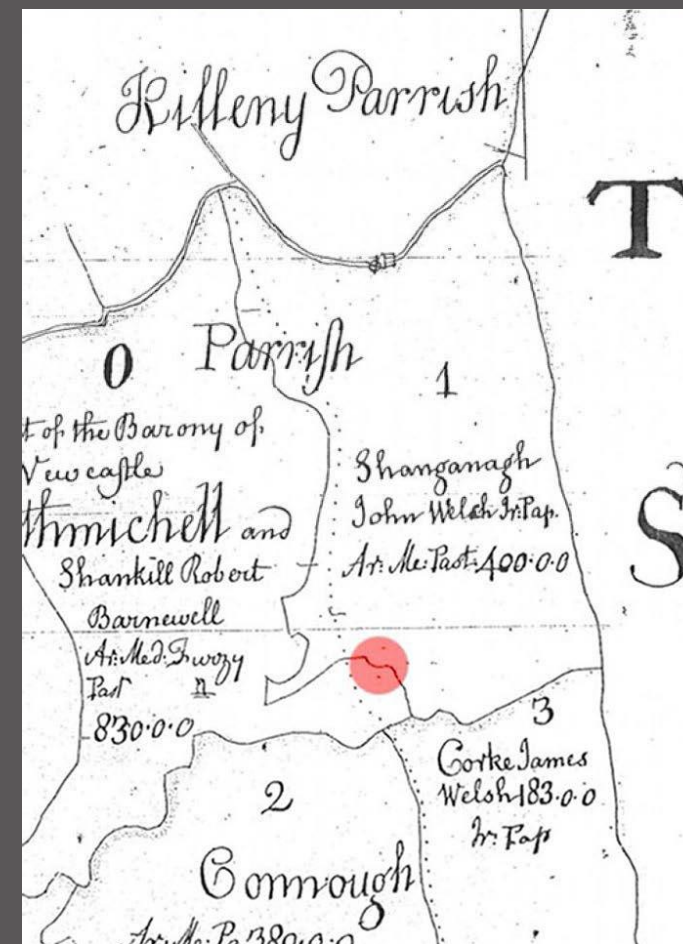
Constructed as strategic defense posts during the Napoleonic Wars, the Martello Towers are now iconic landmarks along the coast of County Dublin, ranging from Sutton to Bray. The Towers are circular in shape, with 2-4 meter thick walls, which were made from solid stone that was all sourced locally.

## 3.5 SITE CARTOGRAPHY AND HISTORICAL DEVELOPMENT

### 3.5.1 Down Survey c. 1655-7

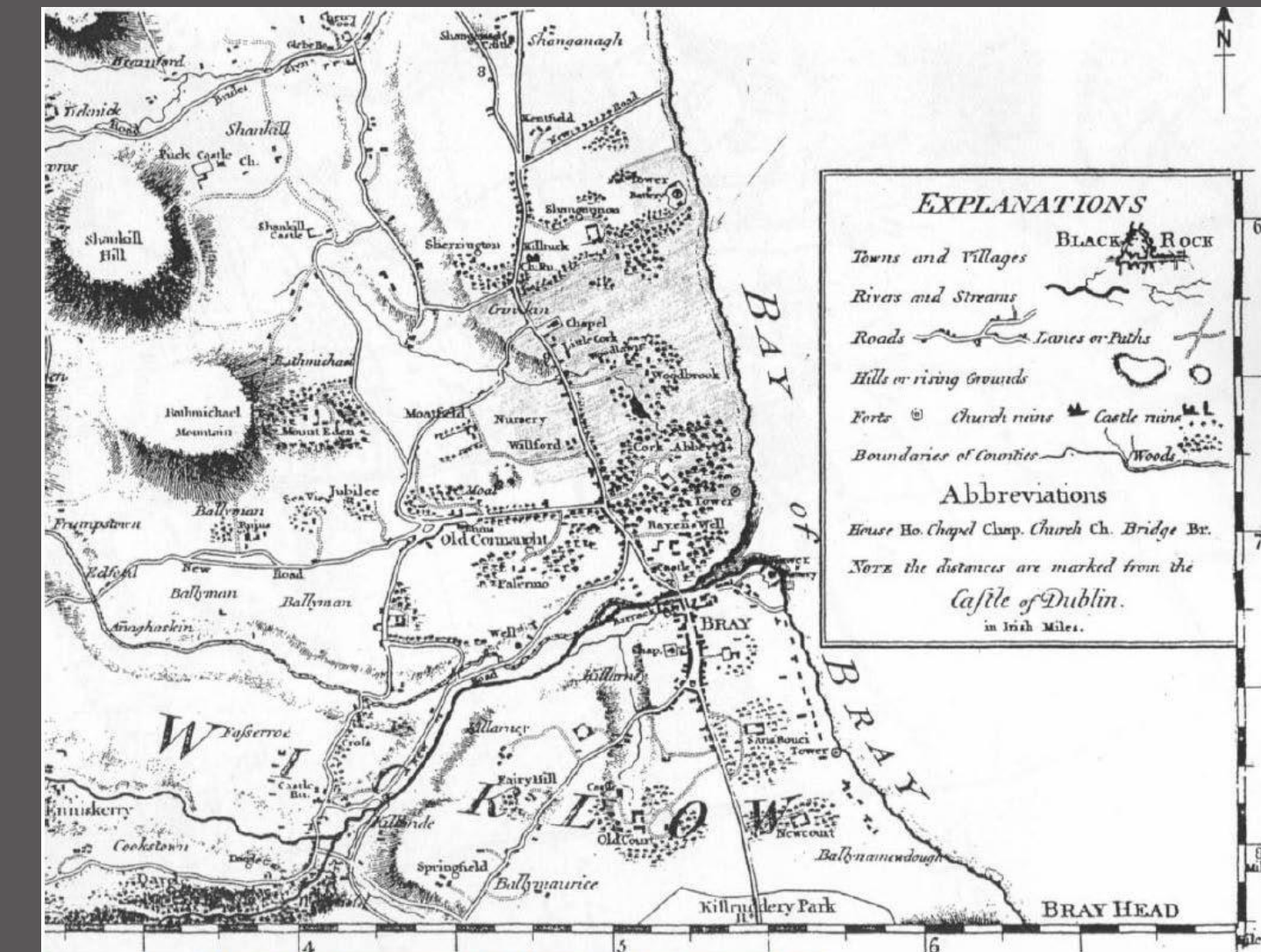
The Parish Map of Rathmichael in the half-Barony of Rathdown, drawn by William Farrand in 1657, depicts the townland of Shanganagh. The townland boundary is depicted and follows exactly the modern boundaries except to the north, where the thin strip of Loughlinstown Commons shown on the 1837 OS Map has not yet been separated from the townland. A watermill is depicted to the north of the townland on the Shanganagh River, halfway between Shanganagh Bridge and the sea. The north-south Dublin-Bray Road is depicted running along the west side of the townland. No other features are marked.

Of particular pertinence is a sub-circular kink in the southwest townland boundary. This kink is exactly the same as that marked on the 1837 OS Map.



### 3.5.2 Roque Map 1760

John Rocque's map of County Dublin, published in 1760 shows Shanganagh Park as being in fields. Shanganagh Castle has not been constructed yet, and there are no features depicted in or around the site. The closest is 'Crinkin' House on the west side of the main north-south road, opposite the Study Area. A kink in the corner of one of the fields may relate to the kink previously seen on the Down Survey map. Of notable comment is the arrangement of field boundaries which has remained similar to current day.



3.5.3 Map of the Environs of Dublin, John Taylor 1816

Taylor's map marks the ruins of Kiltuck Church and it shown (but does not name). Shanganagh Castle and, further east on the coast, the Martello Tower and battery at Magheragh Point. A lane leading from the Dublin-Bray Road provides access to the house

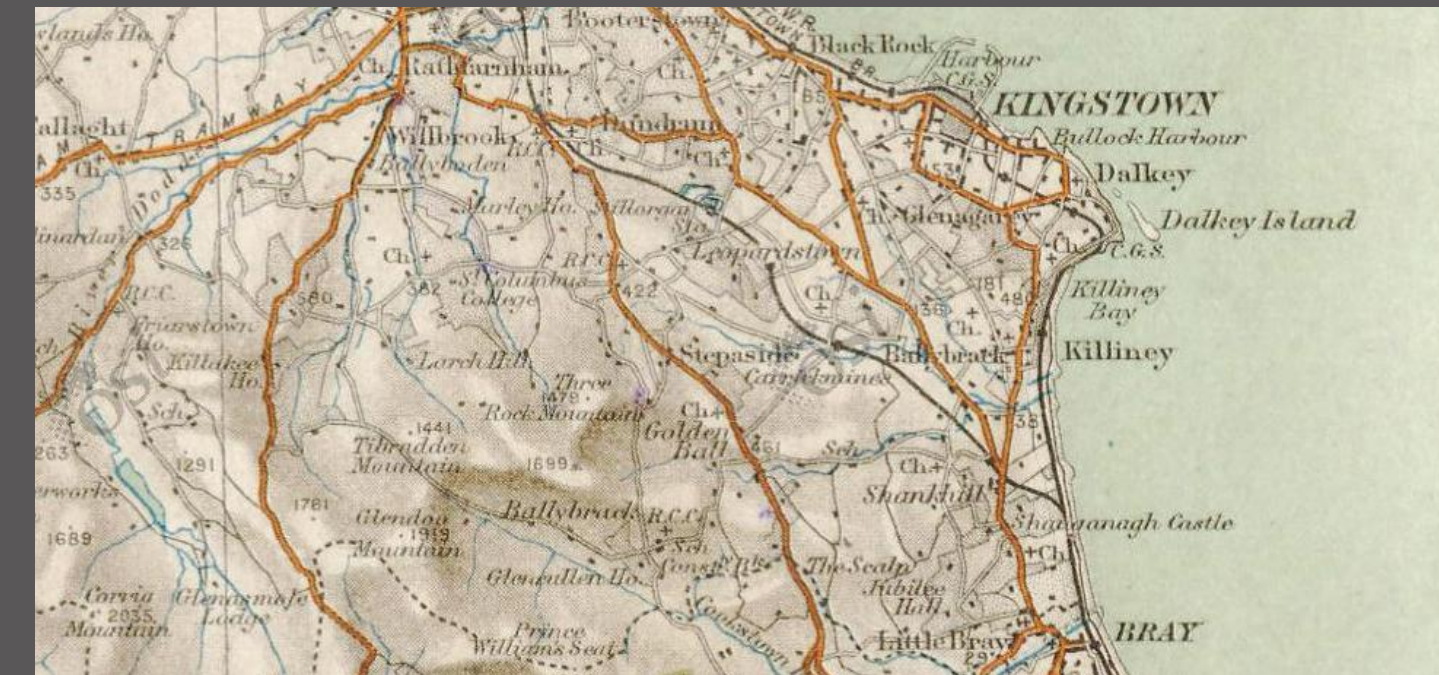




3.5.4 First Edition 6" Ordnance Survey Map 1837

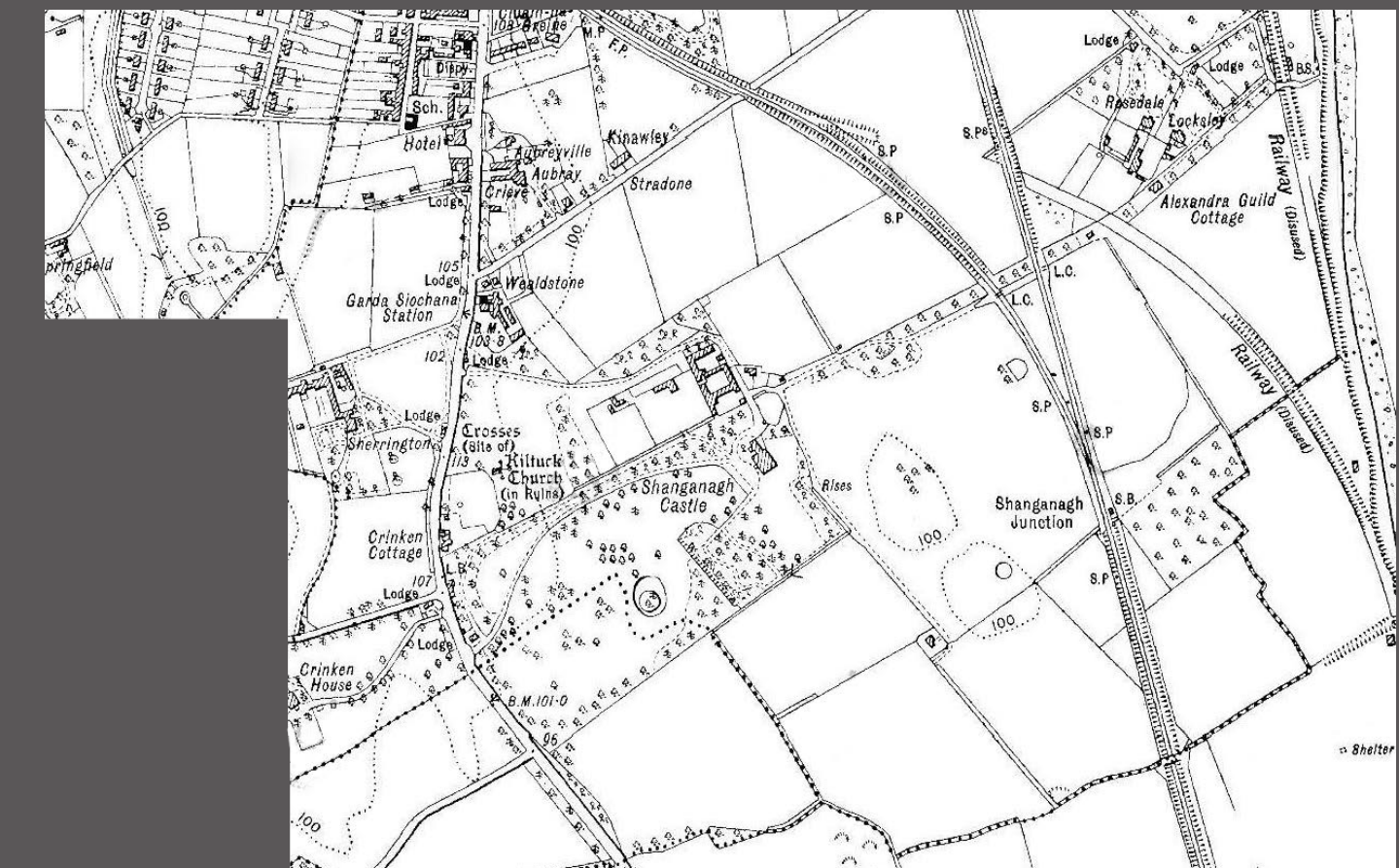
The First Edition OS map names Shanganagh Castle and depicts the house with a large stable-block and cultivation area to the north, screened from view by trees. The access laneways have changed since the 1816 map depiction, and there are now two accesses to the house. The first is a laneway to the south (the same as the current entrance) past a structure labeled Gate Lodge leads to the stable block and Shanganagh Castle. The second, to the north, is a larger road in approximately the location of the modern Castle Farm estate road, also with its own Gate Lodge. This forks into a small lane leading to Kiltuck Church (in ruins) and a larger road continuing around the stable block, then forking again with one branch leading to the house and the other to the Martello Tower and battery at the coast. The study area is taken up by the Shanganagh Castle gardens, which are heavily planted with copses of ornamental trees.

A large pond feature with an island are located centrally in the study area, just to the west of a sub-circular kink in the townland boundary. The townland boundary runs through the study area without regard for field/garden boundaries, strongly suggesting that the original field boundaries in the study area were removed, either during the construction of the original house in the c. 1760s or its extensive alterations in the c. 1810s and 1820s.



3.5.4 Lewis Atlas of Ireland Map 1837

Lewis' Atlas of Ireland drawn by R. Creighton for Lewis' Topographical Dictionary of 1837 contains a map of Dublin County. Although not very detailed, this map highlights topographical features better than the contemporary OS map. The broad coastal plain of Shanganagh is clearly depicted, framed by the hills of Cabinteely-Killiney to the north, Loughlinstown-Rathmichael-Shankill-The Scalp to the west, and Bray to the south.



3.5.4 25" Edition Ordnance Survey Map 1910

There are no significant changes to the study area on this map, other than access road realignments. To the east the railway line now runs north-south along the coast, past the Martello Tower (now marked disused) and only the southern battery is still depicted. the road that led from Shanganagh House to the Martello tower and battery at Magheragh Point is no longer shown.





*The pond on the Shanganagh Castle grounds is one of the few remaining historical garden elements of the old demesne*



# 04

## GEOGRAPHICAL CONTEXT

### 4.1 General

The location of the present property has been the site of a structure since the early 15th century. The choice of the location for the erection of a castle and the later decision to use an adjacent site for the positioning of a Martello Tower illustrate the strategic qualities of the location. The site and local landscape have inherent, defensible qualities with extensive views in all directions as the site sits centrally in a coastal plain enclosed by the sea to the east and elevated landscape on every other side.

The foothills of the Wicklow Mountains creates a visual envelope in a south westerly, westerly and north westerly direction where the distant landscape rises up. Bray Head is a reference point due south of Shanganagh and Killiney Hill bookends the plain due north. The site is situated centrally in the bay between Sorrento Terrace and Bray Head. This central location adds to the tactical quality of the spot. The Shanganagh land is tilted in a southerly direction taking full advantage of any sunlight.



- |                     |                                |                           |              |
|---------------------|--------------------------------|---------------------------|--------------|
| A. Dalkey Island    | C. Killiney Hill Obelisk       | E. Carrickgollogan Summit | G. Bray Head |
| B. Sorrento Terrace | D. Old Lead Mines, Ballychorus | F. Wicklow Mountains      |              |

### 4.2.1 Straddling the County Boundary

The park is in a unique location straddling the county line. The physical barrier created by the M11, N11, the Loughlinstown roundabout and Killiney Hill create a sense of threshold with Shankill occupying a location outside this line. The village and local area forms a transition between Dublin into Bray and County Wicklow. The sylvan character, particularly at the

south end of the Old Dublin Road, maintains a sense of division between the suburban fringes of Shankill and Bray. The park creates a strong green belt running from the coast in an east-west direction. Woodbrook golf course to the south of the park helps to reinforce and consolidate the green belt zone.

### 4.2.2 Mountains and Sea

There is a unique and tangible connection with both the mountains and the sea. The park has expansive views of the Wicklow Mountains and direct access as well as views out over the sea. Views along the coastline are bookended by Sorrento & Dalkey Island to the north

and Bray Head to the south. The old chimney stack associated with the Leadmines at Carrickgollogan creates a strong visual focus looking inland due west from the park. The visual envelope also includes the peaks of Kippure, Djouce and the Sugar Loaf.



View south towards Bray Head



View north towards Sorrento & Dalkey Island

### 4.3 North / South Movement

The primary movement runs in a north/south direction corralled by the coastline to the east and the foothills of the Wicklow Mountains to the west. The Shankill area is in a relatively flat plain that runs into a corridor at its northern edge pinched between Killiney Hill and the foothills of the Wicklow mountains. The main movement corridors run through this area. These include the Old Dublin Road, the M50 and the M11. The major convergence of the M11 and the M50 immediately west of Shankill Village further illustrates how this area of land acts as a natural gateway between Dublin and Wicklow.

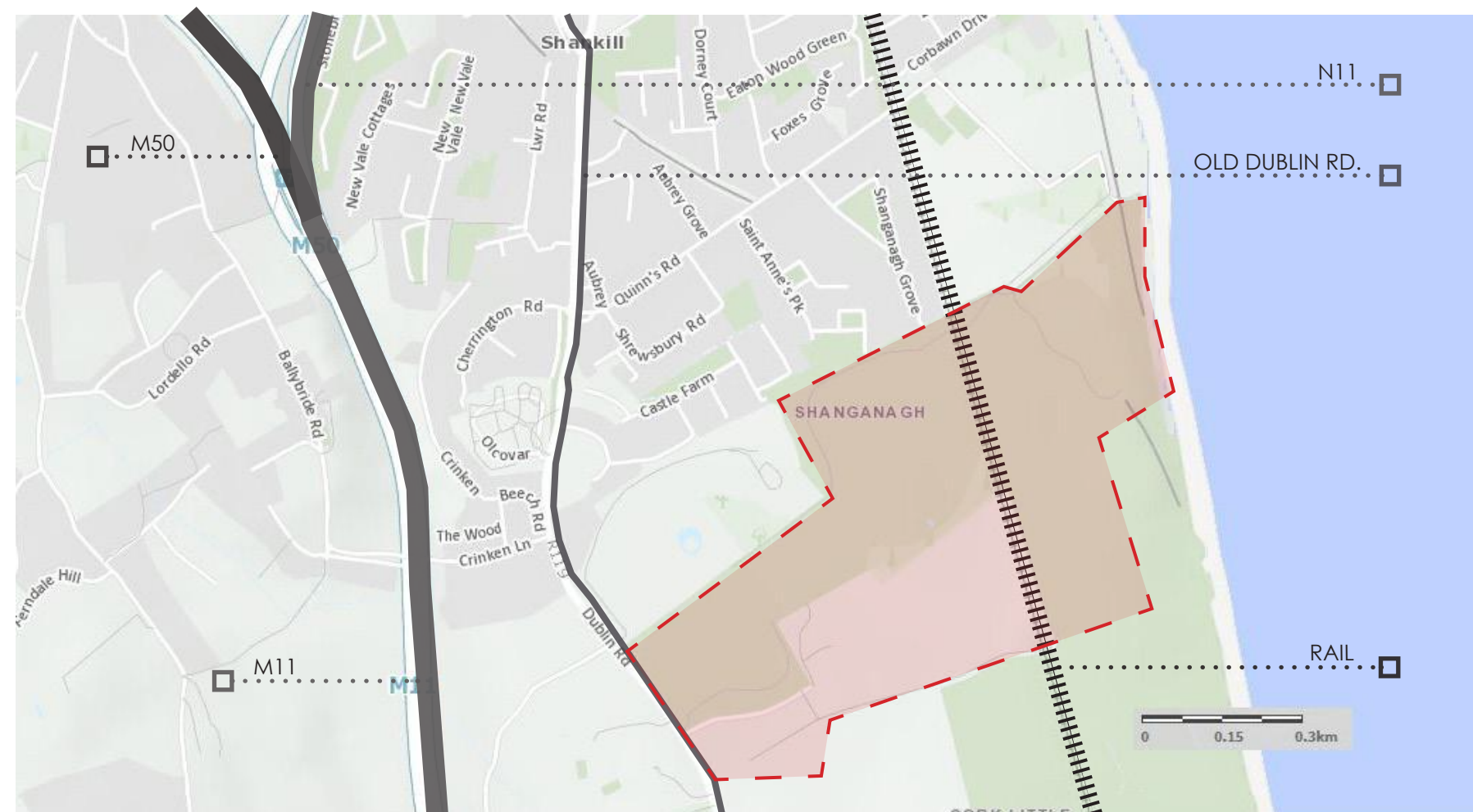
The Dart line exploits the consistent gradient along the coastline to avoid the need for major changes in level. The historic maps also show the main arteries moving in a north/south direction. The Harcourt Street line ran in a north-west/south-east direction. From Carrickmines to the north, it turned to the east towards Shankill to avoid the elevation posed by the Wicklow Mountains. This old line is most evident at the northern end of the village main street where the road bridges over the old line.



#### 4.4 East / West Movement

Generally, the land rises up moving west towards the Wicklow Mountains. The land reaches approximately 30m close to the coastline forming a cliff and then drops away across the park. The Old Dublin Road and the M11 are at the lowest point and the land starts to rise sharply reaching into the Wicklow Mountain. The presence of the major transport corridors creates physical obstacles which further inhibits westerly movements. This is particularly true of the M11 which corrals the settlements of

Shankill and Bray in against the coastline. All the routes servicing east-west movements are minor roads such as Crinken Lane, Stonebridge Road and Old Connaught Avenue. Allie's River Road opposite the access road into the park and cemetery is an example of where the M11 has removed access westward from the park up into the foothills.



Proximity of main transportation routes to Shanganagh Park

#### 4.5 Shankill Village

Shankill Village is immediately adjoining Shanganagh Park along its northern boundary. The settlement is a traditional village layout with a central main street surrounded by low density, mainly 20th housing estates.

A study of the comparison between 1st edition 6 inch map (1837) and 25 inch map (1910) clearly illustrates the evolution of the village. There is a direct relationship between the building of the railway lines (Harcourt Street line and Dublin South Eastern line) and the development of Shankill Village. The 6 inch map

depicts a landscape occupied by agricultural fields interspersed with scattered estate lands. There is no evidence of any village development apart from what seems to be a short row of very small cottages close to the junction with Quinn's Road.

In contrast, the 25 inch map contains the 2 railway lines and the main street with most of the associated buildings present today. The coming of the railways opened up the fringes of the city and created the commuter belt around the city.



#### 4.6 Bray Town

Bray town centre is approximately 4km to the south of the park, located in Co. Wicklow and outside the functional area of DLRCC. It is designated in the Wicklow County Development Plan 2016-2022 as a Level 1 –Metropolitan Consolidation Town. It is a relatively large urban centre which is considered a commuter town and serviced by the DART. It reached a high

point during the late Victorian era when it was a popular holiday destination for Dubliners. This can be evidenced in the heritage buildings along the seafront and in towards the town centre. The broader area is predominantly made up of low density residential development.



View of Bray Promenade



## PLANNING AND RELEVANT POLICIES

### 5.1 County Development Plan (CDP)- Strategic Level Vision for the County

The CDP (2016-2022) is informed by both National and Regional policy documents. It is a strategic level document that sets out the long term vision for Dun Laoghaire Rathdown in the form of policies, objectives and high level planning. The Woodbrook-Shanganagh Local Area Plan (LAP), in turn, is shaped by the objectives and policies set out in the CPD. The park site analysis

and masterplan has been guided by the policies and strategic objectives set out in both the CPD and the LAP.

The CPD is broken down into 10 sections. Section 4-Green County Strategy, is the most relevant. Within this section there are several key policies that feed into the landscape masterplan.

#### Section 4.1-Landscape, Heritage & Biodiversity.

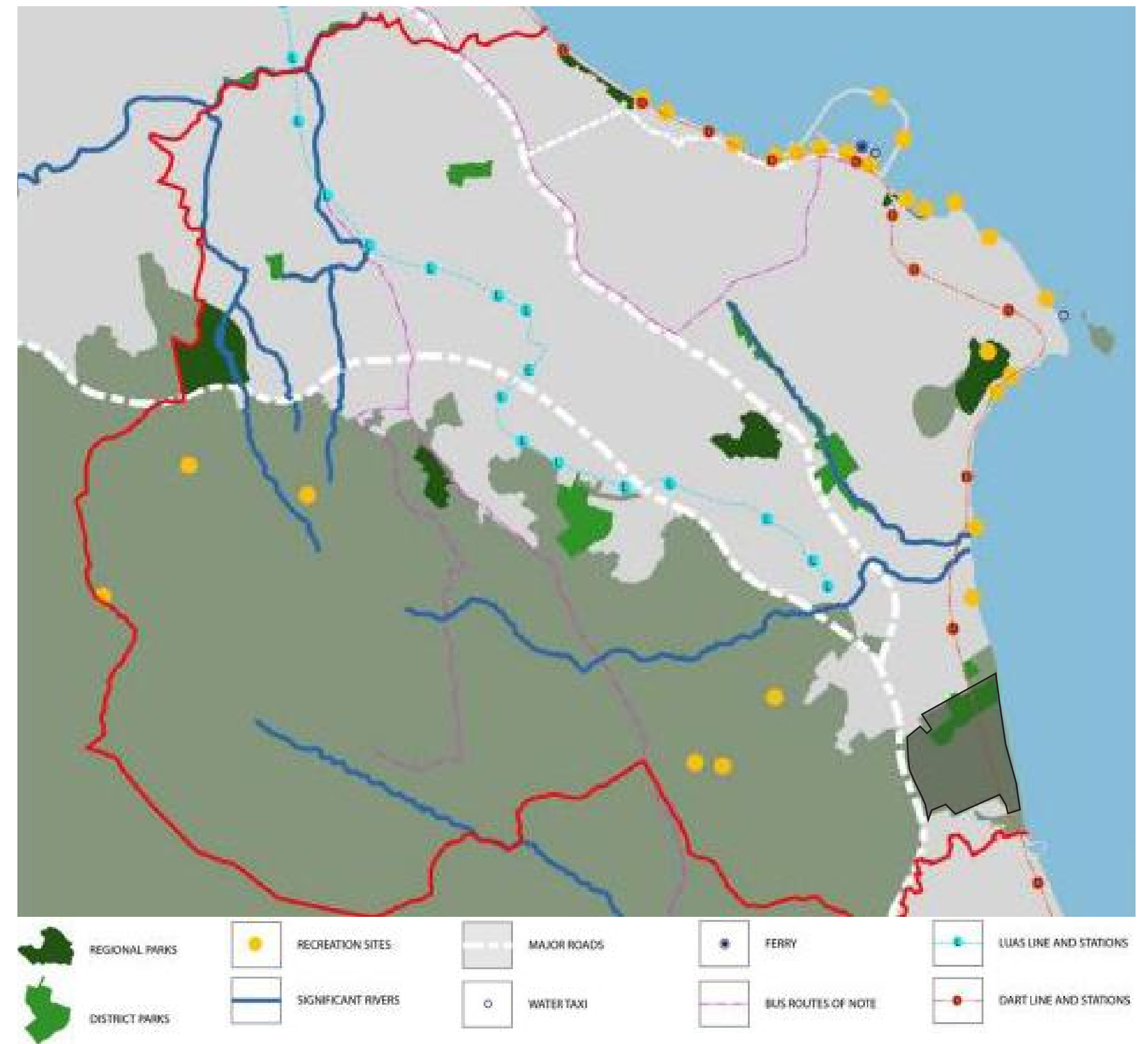
To protect the existing unique heritage within the county.

- Policy LHB2: Preservation of Landscape Character Areas
- Policy LHB3: Seascape
- Policy LHB6: Views and Prospects
- Policy LHB9: Coastline Parks and Harbours
- Policy LHB19: Protection of Natural Heritage and the Environment
- Policy LHB21: Biodiversity Plan
- Policy LHB23: Non-Designated Areas of Biodiversity Importance
- Policy LHB24: County-Wide Ecological Network
- Policy LHB26: Hedgerows
- Policy LHB28: Green Belts

#### Section 4.2- Open Space & Recreation

To foster and create accessible open space in close proximity to communities.

- Policy OSR1: Green Infrastructure Strategy
- Policy OSR3: Hierarchy of Parks and Open Space
- Policy OSR4: Future Improvements
- Policy OSR7: Trees and Woodland
- Policy OSR8: Greenways Network
- Policy OSR10: Sports and Recreational Facilities
- Policy OSR11: Protection of Sports Grounds/ Facilities



Woodbrook/Shanganagh LAP and Shanganagh Park in relation to other regional parks in Dun Laoghaire Rathdown

The Woodbrook-Shanganagh Local Area Plan (2017-2023) makes specific references to Shanganagh Park and the land around it. Section 3.6 (Table 10, Map 16 and Table 11) sets out key objectives.

To avoid a full regurgitation of text, only the most relevant policies are included within this site analysis. A perusal of the CDP and the LAP will give a more detailed understanding of the documents:

#### County Development Plan 2016-2022

<https://www.dlrco.ie/en/planning/county-development-plan/county-development-plan-2016-2022>

#### Woodbrook-Shanganagh Local Area Plan 2017-2023

<https://www.dlrco.ie/en/planning/local-area-plans/woodbrook-shanganagh-lap-2017-2023>



**5.2 Green Infrastructure Strategy**

The County Development Plan includes a Green Infrastructure Strategy (Appendix 14) which provides a vision and framework to protect, promote and extend the County’s network of green spaces, habitats and ecosystems and includes Green Infrastructure Corridors two of which are located within the Plan Area.

The Green Infrastructure (GI) Strategy, Appendix 14 of the Development Plan(2), seeks to provide a vision and a framework to help identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County, and is intended to guide key aspects of planning policy and County and local level.

The benefits of GI are recognised as being many, such as improving health and wellbeing through new and improved recreation and better local walking and cycling connections; enhancing social cohesion; protecting, managing and enhancing biodiversity; reinforcing sense of place, and improving water quality and management. GI can also provide potential economic benefits through enhanced opportunities for tourism and local business activities.

The spatial framework identifies Shanganagh Park as forming an integral part of two GI corridors, linking the mountains, urban area and the coast and providing one of several strategic ‘gateway hubs’:

**Corridor 1 - Coastal  
Shanganagh Park – Killiney Hill – Newtownsmith Park – People’s Park – Blackrock Park**

This corridor seeks to connect open spaces along the coast, and extending north and south into respectively, Dublin City and County Wicklow. Shanganagh Park is identified as a ‘Gateway’ Park which will act as a connecting corridor between the coast and the inland areas of the County.

**Objectives**

1. To provide a coastal corridor that connects a number of regional parks and iconic recreational sites within the County and extends into the surrounding administrative boundaries.
2. To improve visitor experience and increase duration of stay by providing a wide range of transport options and linkages to a choice of parks.
3. To provide a multi-functional GI corridor crossing and connecting the mountain, urban area and coast and linking with other corridors.

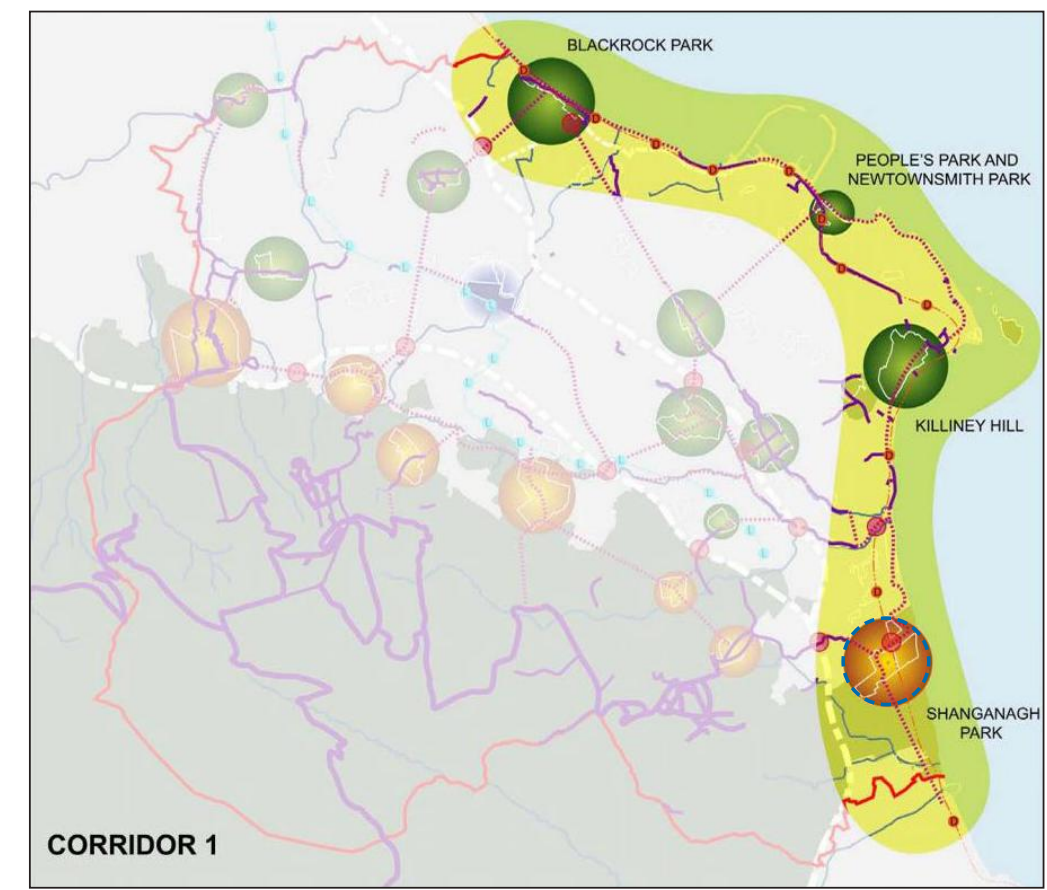
**Corridor 6 - Gateway Parks  
(Marlay Park – FitzSimon’s Wood – Fernhill Park – proposed Jamestown Park – proposed Ticknick Park – Rathmichael Wood – Shanganagh Park)**

This corridor aims to connect seven Gateway Parks which act as a transition or ‘Gateway’ between the urban and rural / mountain landscapes of the County. These enhanced parks and links act as a transition between the rural and urban landscapes. They are made of 7 parks or transitional open spaces. This is an ambitious but exciting Green Infrastructure corridor. Significant enhancement and development of existing and proposed parks are a feature of this corridor. Similarly Greenways identified in the Cycle Network Plan will need to be brought forward in order to complete the corridor and link these transitional parks.

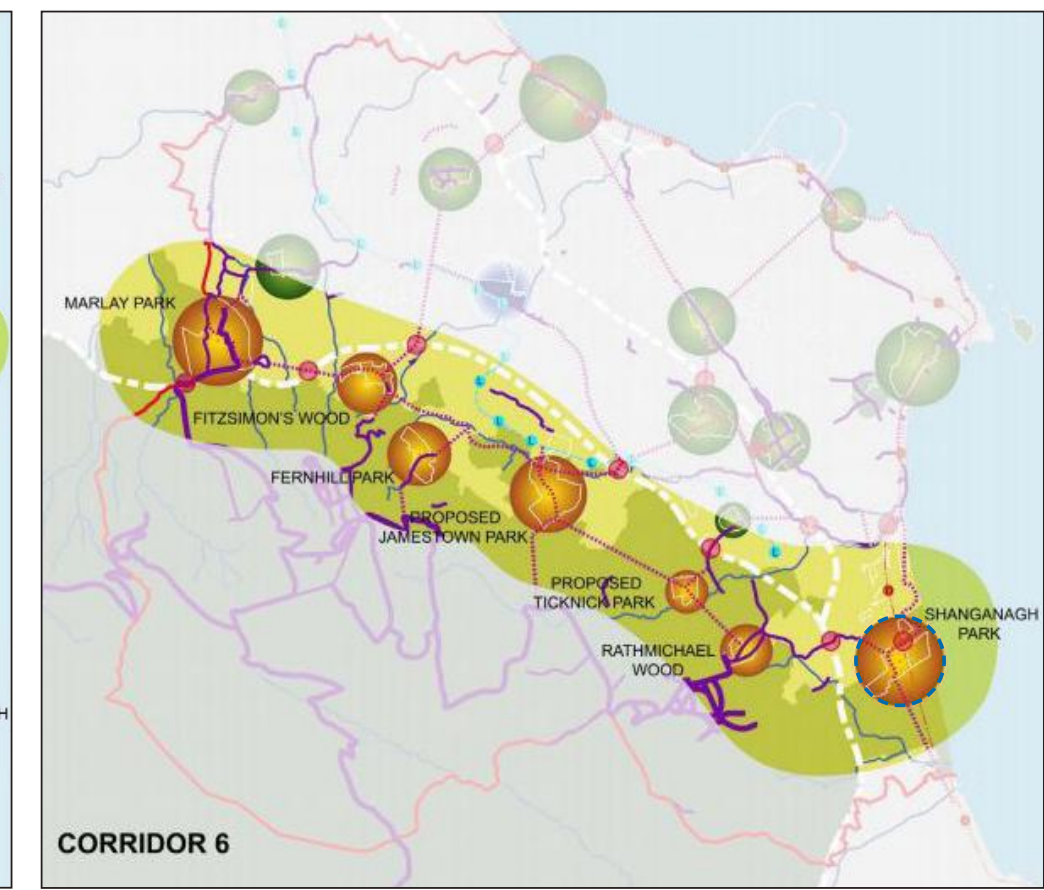
The transitional or Gateway Parks are to provide access points to and from the mountains and open space above the urban area of the County. Linkages to other main GI corridors also ensure that sustainable travel options are available for those who want to venture beyond the ‘park’ environment not only from within the County, but from a wider regional catchment. These gateway parks will have formal and informal spaces, less managed but habitat rich areas and then access onto the mountains for those who are prepared for a longer recreational activity.

**Objectives**

1. To provide transitional gateways to the mountains and open spaces from the urban areas of the County.
2. Ensure that sustainable travel options are supported by the wider GI network.
3. To connect a chain of existing and proposed parks and open spaces along the urban fringe, providing variety of recreational and visitor experiences.
4. Ensure the cultural heritage assets are incorporated in the GI assets associated with these gateway parks.
5. To develop Shanganagh Park into a Gateway Park/Regional Park.



Corridor 1 - Coastal

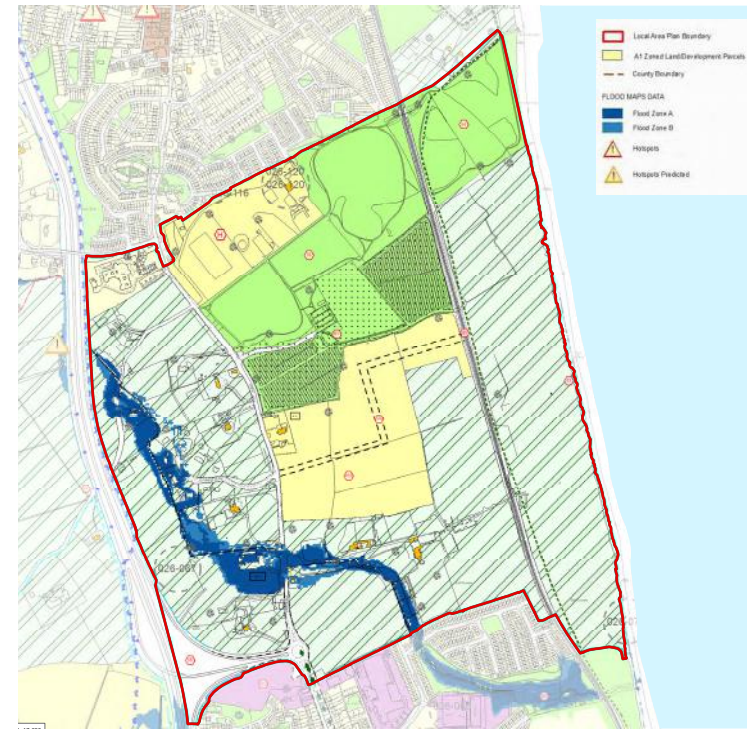


Corridor 6 - Gateway Parks

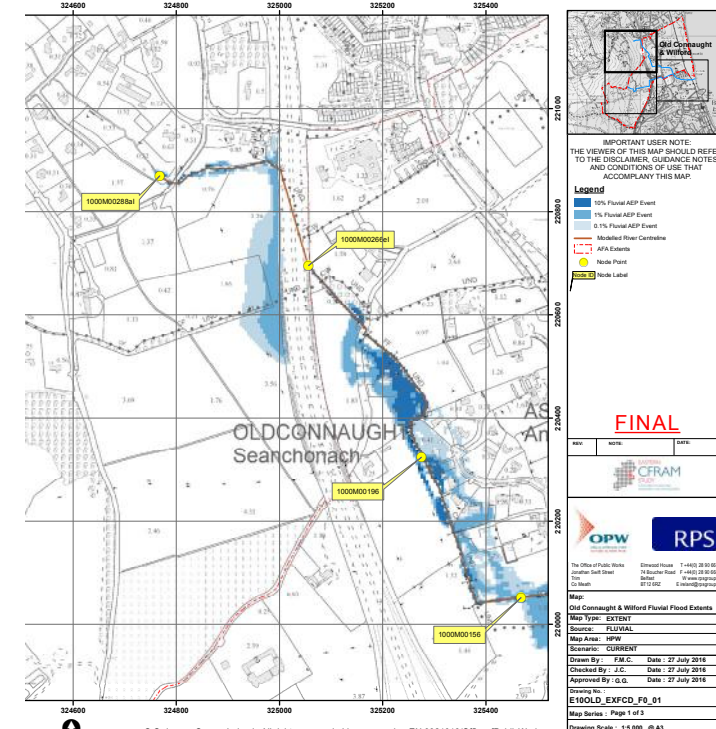


5.3 Flooding:

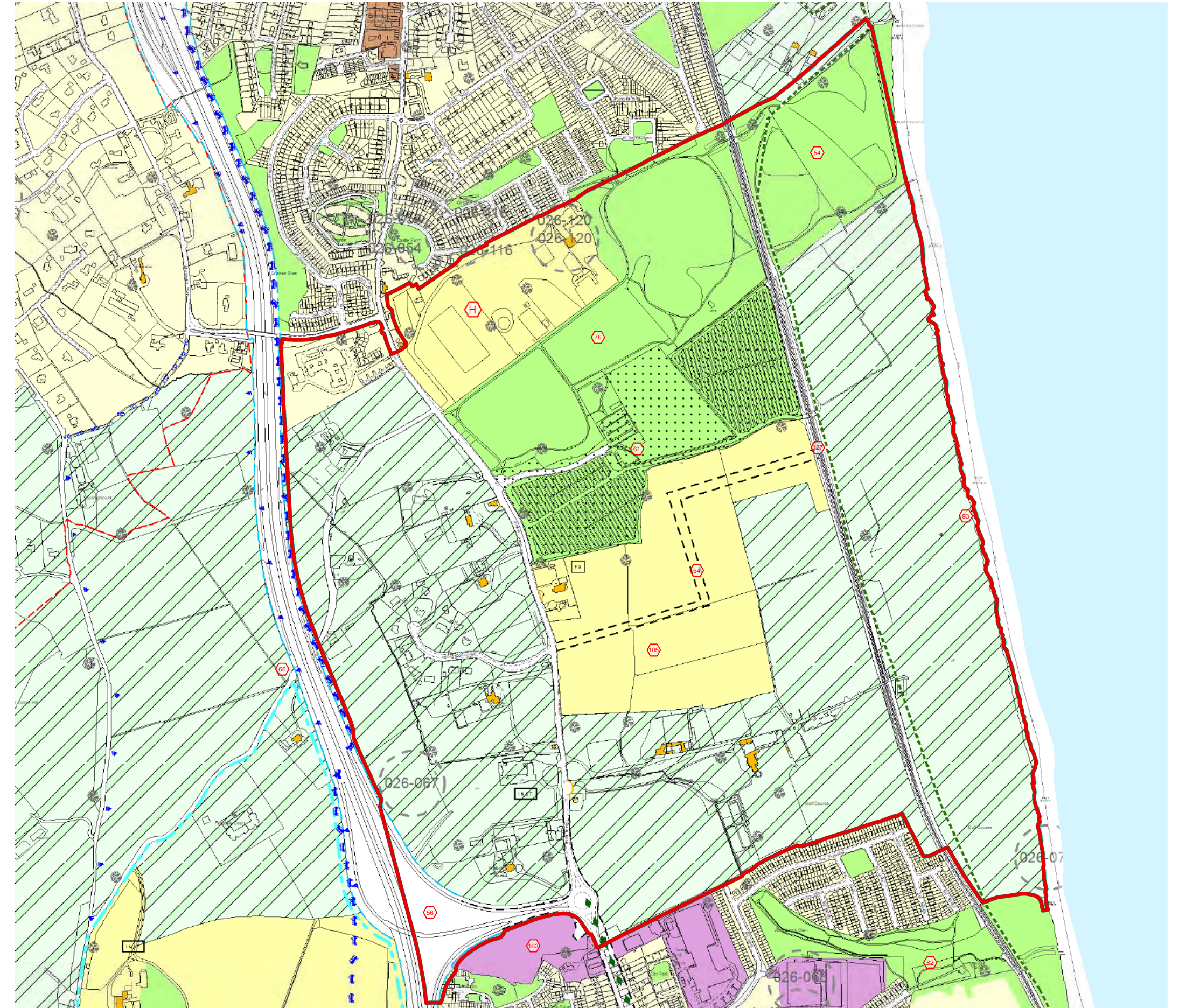
There does not appear to be any flooding implications for the Shanganagh Park. This is confirmed in the Flood Zone Maps in the County Development Plan and the OPW Flood Maps.



SFRA DLRCC County Development Plan 2016-2022



OPW Flood Map



**Specific Local Objectives**

Map No. 14, SLO NO. 54:

To implement and develop the Woodbrook and Shanganagh area in accordance with the Woodbrook/ Shanganagh Local Area Plan.

Map No. 14, SLO NO. 61:

To encourage the development of a crematorium at Shanganagh Cemetery.

Map No. 14, SLO NO. 76:

To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park.

**Other Objectives identified on Map 14 (Above Right)**

There is an objective 'To protect and preserve Trees and Woodlands'.

There is the route shown for the 'Proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route'.

There is a 'Record of Monuments and Places (For Areas of Archaeological Potential) highlighted in the Shanganagh Castle lands. The record is numbered 026-120 and refers to Shanganagh Castle.

There are three protected structures identified in the area of Shanganagh Castle. These include the House, Shanganagh Castle and the Gate Lodge and the RPS number for each of these is 1845.





**Specific Local Objectives:**

- 54: To implement and develop the Woodbrook and Shanganagh area in accordance with the Woodbrook/Shanganagh Local Area Plan.
- 56: To investigate the potential upgrading of the Wilford Interchange to provide connectivity to lands west of the M11 and Old Conna Village with any such improvements to be informed by the outcome of the TII’s on-going Corridor Studies.
- 61: To encourage the development of a crematorium at Shanganagh Cemetery
- 76: To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park
- 93: To promote the development of the S2S Promenade and Cycleway as a component part of the National East Coast Trail Cycle Route. It should be noted that these coastal routes will be subject to a feasibility study, including an assessment of the route options. Any development proposals shall be subject to Appropriate Assessment Screening in accordance with the requirements of the EU Habitats Directive to ensure the protection and preservation of all designated SACs, SPAs, and pNHAs in Dublin Bay and the surrounding area.
- 105: To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas. Note: The locations of SLO symbol 105 on Map 14 are notional only and not a geographic identification of specific sites.
- 127: To provide a DART Station at Woodbrook.

**Other Objectives set out on Map 14 (&13) that relate to the LAP area:**

- ‘H’ symbol (Shanganagh Castle site) – “County Council Housing Programme Site”
- ‘PS’ symbol (Woodbrook Site) – “To provide for a primary school”
- Record of Monuments and Places (Shanganagh Castle) – Duchas nos. 026-116 and 026-120

**Protected Structures within A1 lands:**

- Shanganagh Castle (& Gate Lodge – located just outside LAP boundary)
- St James Church including railings and gate.

There are a number of other Protected Structures within the GB lands.

Note that there is an objective to ‘preserve views’ seawards from Ferndale Road and an objective ‘to preserve prospects’ towards Carrickgologan to the west.

There is a ‘6 year road proposal’ at the southern end of the LAP boundary at the Wilford Interchange and a separate ‘6 year road proposal’ through the Woodbrook site.

A ‘proposed luas line extension’ runs along the western boundary of the LAP.

The proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route is located to the east of the Dart line.

A ‘propose quality bus/bus priority route’ commences from the Wilford Interchange south into Bray.

There are a number of ‘tree’ symbols “to protect and preserve trees and woodlands” scattered throughout the LAP area.

The Flood Maps identify a track of ‘flood zone A’ and ‘Flood zone B’ along the Crinken stream – all flood zones are located within the GB lands.

The LAP falls within ‘Corridor 1 - Coastal’ identified in the Green Infrastructure Strategy

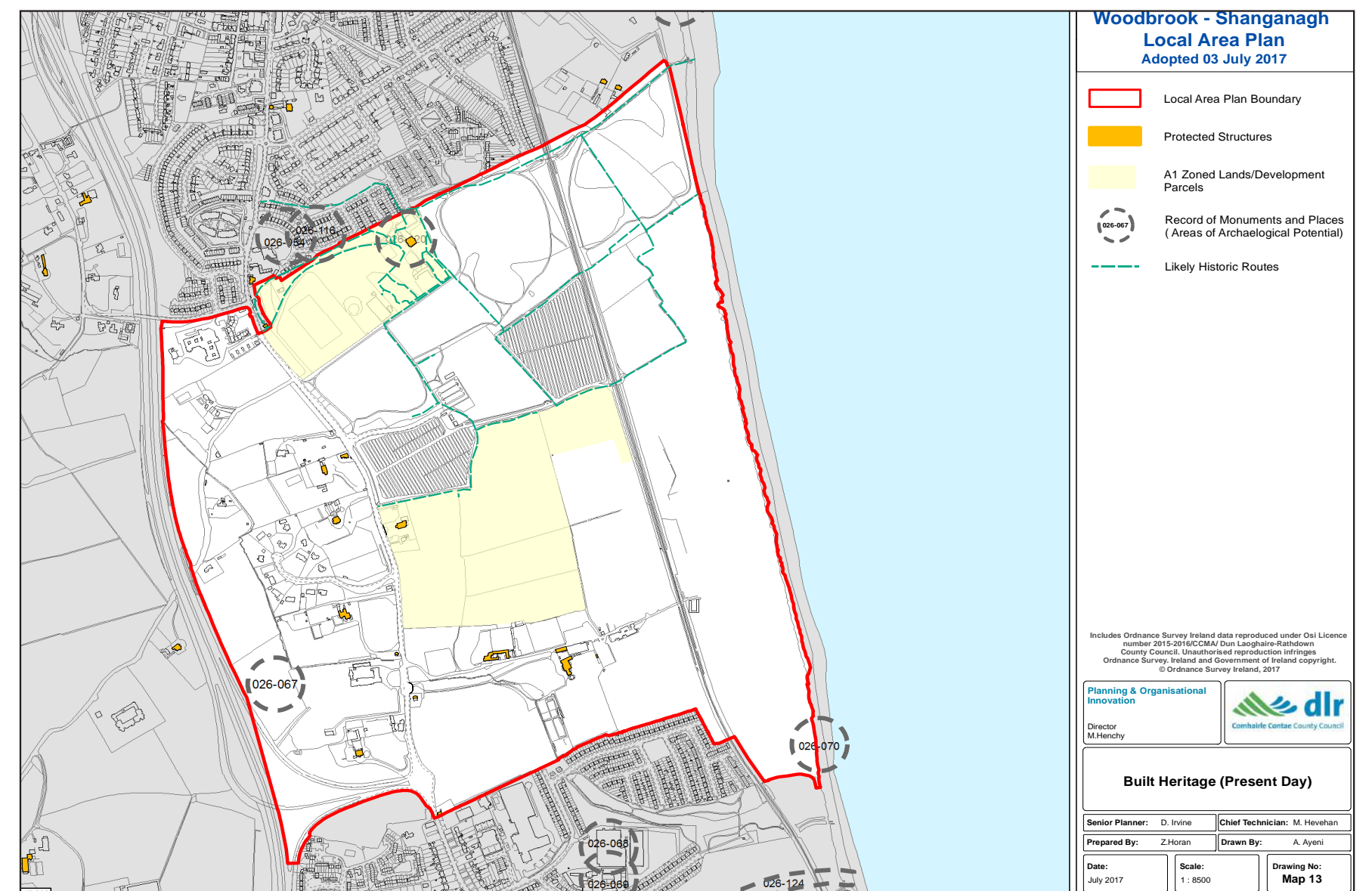
The LAP falls within Landscape Character Area 12: Shanganagh.

The Industrial Heritage Survey identifies a ‘Milestone on the west side of Dublin Road at Crinken’ – note no map is included as part of the survey this can be investigated on site.



NOTE: This diagram is indicative in nature and provides guidance on how the related provisions of the plan can be achieved

Shanganagh-Woodbrook LAP 2017-2023: Overall Urban Design Framework Strategy



Shanganagh-Woodbrook LAP 2017-2023: Overall Urban Design Framework Strategy



5.4 Planning Context and Objectives

5.4.1 LAND-USE ZONING

**Shanganagh Castle Lands and Woodbrook:**

'A1': 'To provide for new residential communities in accordance with approved local area plans'

**Permitted In Principle**

Assisted Living Accommodation, Carpark, Caravan Park-Residential, Community Facility, Craft Centre/Craft Shop, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Industry-Light, Off-License, Offices less than 600sq.m, Open Space, Petrol Station, Place of Public Worship, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Specialist, Shop-

**Shanganagh Park / Cemetery:**

'F': To preserve and provide for open space with ancillary active recreational facilities.

**Permitted In Principle**

Community Facility(g), Cultural Use(g) , Open Space(g), Sports Facility(g), Travellers Accommodation.

**Open For Consideration**

Allotments, Carpark(g), Cemetery, Craft Centre/Craft Shop(f), Childcare Service(f), Crematorium(g), Education(g), Garden Centre/Plant Nursery(wg), Golf Facility(g), Guest House(f), Place of Public Worship(g), Public Services, Tea Room/Café(g)  
 f : In existing premises  
 g : Where lands zoned 'F' are to be developed then: Not more

**Lands immediately south of Crinken Lane:**

'A': 'To protect and/or improve residential amenity'.

**Permitted in Principle**

Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

**Open For Consideration**

Allotments, Bring Banks/Bring Centres, Carpark, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare

Neighbourhood, Shop District, Sports Facility, Tea Room/Café, Travellers Accommodation, Veterinary Surgery.

**Open For Consideration**

Allotments, Advertisement and Advertising Structures, Agricultural Buildings, Betting Office, Caravan Park-Holiday, Cash and Carry/Wholesale Outlet, Cemetery, Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Nightclub, Office Based Industry, Offices, Refuse Transfer Station, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Industry, Shop-Major Convenience.

than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use.

Facility, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200sq.m.b, Petrol Station, Place of Public Worship, Public House, Restaurant, Service Garage, Shop Neighbourhood, Sports Facility, Tea Room/Café, Veterinary Surgery.

- a: less than 200sq.m.
- b: Where the use will not have adverse effects on the 'A' zoning objective, 'to protect and/or improve residential amenity'.

**Remaining Lands:**

**GB:** To Protect and enhance the open nature of lands between urban areas.

**Permitted In Principle**

Cemetery, Open Space, Place of Public Worship, Travellers Accommodation, Education.

**Open For Consideration**

Allotments, Agricultural Buildings, Boarding Kennels, Carpark, Caravan Park-Holiday, Cultural Use(j), Doctor/Dentist(j), Garden Centre/Plant Nursery, Guest House(j), Home Based Economic Activities(j), Hospital, Hotel/Motel, Public Services, Refuse Landfill/Tip, Residential, Restaurant(j), Rural Industry-Cottage, Rural Industry-Food, Shop-Neighbourhood, Sports Facility, Tea Room(j), Veterinary Surgery(j)  
 j: In existing premises.



Shanganagh-Woodbrook LAP 2017-2023: Land-Use Zoning Map



## 5.5 Relevant Policies taken from the Dún Laoghaire Rathdown County Development Plan 2016-2022 & Woodbrook - Shanganagh Local Area Plan 2017-2023

The site analysis and feasibility study of Marlay Park will tie in with the relevant national and regional policy as outlined in the County Development Plan 2010-2016 as well as the following specific policies;

### **Section 4.1.2.1 Policy LHB2: Preservation of Landscape Character Areas:**

It is Council policy to continue to preserve and enhance the character of the County's landscapes in accordance with the recommended strategies as originally outlined in the landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – Strategy issue Paper for Consultation' 2011.

### **Section 4.1.2.5 Policy LHB6: Views and Prospects:**

It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests.

### **Section 4.1.2.16 Policy LHB17: Trails, Hiking and Walking Routes**

It is Council policy to promote the development of regional and local networks of hiking and walking routes and trails.

### **Section 4.1.3.1 Policy LHB19: Protection of Natural Heritage and the Environment**

It is Council policy to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas, candidate Special Areas of Conservation, proposed Natural Heritage Areas and Ramsar sites - as well as non-designated areas of high nature conservation value which serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

### **Section 4.1.3.3 Policy LHB21: Biodiversity Plan**

It is Council policy to implement the provisions of the County Biodiversity Plan 2009-2013 and to produce a second Biodiversity Plan which will be set within the context of the second National Biodiversity Plan, 'Actions for Biodiversity, 2011 – 2016' prepared by the Department of Arts, Heritage, Gaeltacht and the Islands

### **Section 4.2.1.1 Policy OSR1: Green Infrastructure Strategy**

It is Council policy to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of new green infrastructure, recognising the synergies that can be achieved with regard to the following, sustainable transport, provision of open space amenities, sustainable management of water, protection and management of biodiversity and protection of cultural and built heritage.

### **Section 4.2.2.1 Policy OSR2: Open Space Strategy 2012-2015**

In 2009 the Council prepared a comprehensive audit of the existing and proposed open space

provision in Dún Laoghaire-Rathdown. This culminated in the publication of the Open Space Strategy for the County, for the period 2012-2015. The actions and recommendations detailed in the Strategy will be implemented as appropriate and as resources allow.

### **Section 4.2.2.2 Policy OSR3: Hierarchy of Parks and Open Spaces**

It is Council policy to provide a hierarchy of quality parks and public open spaces which vary in size and nature and are designed to serve the needs of all members of the community, including people with mobility impairments, by being readily accessible and at a convenient distance from their home and/ or places of work.

### **Section 4.2.2.3 Policy OSR4: Future Improvements**

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

### **Section 4.2.2.6 Policy OSR7: Trees and Woodland**

It is Council policy to implement the objectives and policies of the Tree Strategy for the County – 'dlr TREES 2011-2015' - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'.

### **Section 4.2.2.7 Policy OSR8: Greenways Network**

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

### **Section 4.2.2.9 Policy OSR10: Provision and Promotion of Recreational Facilities**

It is Council policy to provide sporting and recreational amenities of both an indoor and outdoor nature. It is the policy of the Council to promote participation in sport and leisure activities among all residents of the County. The Council will endeavour to promote the increased use of these facilities and of the excellent natural resources located throughout the County. The Council will endeavour to ensure access to sporting infrastructure to meet the needs of the community in any major new residential developments.

### **Section 4.2.2.13 Policy OSR14: Play Facilities**

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

### **Section 6.1.3.1 Policy AR1: Record of Protected Structures**

It is Council policy to:

- i. Include those structures that are considered in the opinion of the Planning Authority

to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).

- ii. Protect Structures included on the RPS from any works that would negatively impact their special character and appearance.

- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011)

- iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

### **Section 6.1.3.3 Policy AR3: Protected Structures and Building Regulations**

It is Council Policy to protect the character and special interest of Protected Structures when considering or carrying out intervention to comply with the requirements of the Building Regulations – with particular reference to Part B and Part M.

### **Section 6.1.3.5 Policy AR5: Buildings of Heritage Interest**

It is Council policy to:

- i. Retain where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.

- ii. Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures.

### **Section 6.1.3.6 Policy AR6: Protection of Buildings in Council Ownership**

It is Council Policy to continue to demonstrate the best practice with regard to Protected Structures, Recorded Monuments and often elements of architectural heritage in its ownership and care.

### **Section 6.1.3.7 Policy AR7: Energy Efficiency of Protected Structures**

It is Council Policy to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' and any future advisory documents in assessing proposed works on Protected Structures.

### **Section 6.1.3.9 Policy AR9: Protection of Historic Street Furniture**

It is Council Policy :

- i. Preserve the retention of historic items of street furniture where these contribute to the character of the area including items of vernacular or local significance.

- ii. Promote high standards for design, material and workmanship in public realm improvements within areas of historic character.



# 06

## S.W.O.T ANALYSIS

### 6.1 STRENGTHS

#### 6.1.1 Location

The park occupies a location that benefits from both its proximity to the mountains and to the sea while still lying close to urban centres.



#### 6.1.2 Paths & Circulation

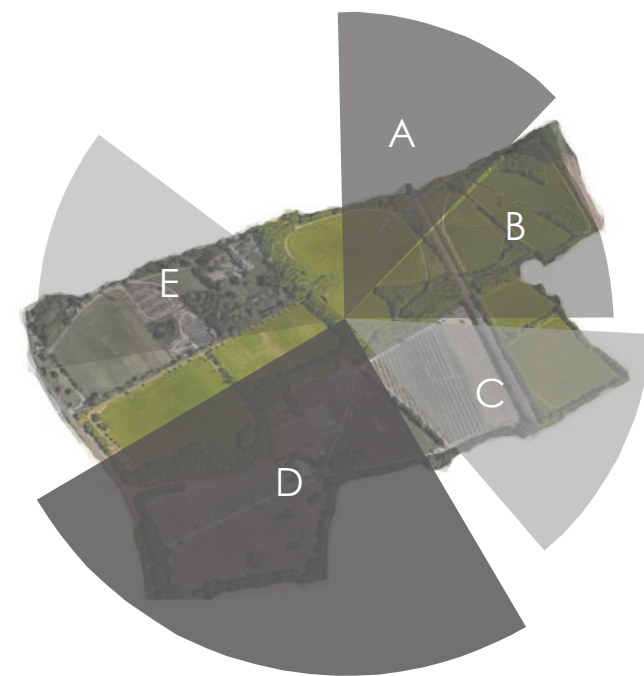
Moving through the park on the network of paths provides a range of experiences. The paths move through open sections with distance views to the south, enclosed sections in the wooded areas and areas with a mix of open and shelter.



#### 6.1.3 Views

The long views in a westerly and southerly direction towards the elevated parts of Dublin and Wicklow Mountains are one of the main assets of the park. Its location further benefits from some of the most impressive views within Dún Laoghaire Rathdown

- A: Views towards Sorrento Terrace and Dalkey Island
- B: View towards the Irish Sea
- C: View towards Bray Head
- D: View towards the Dublin and Wicklow Mountains
- E: View towards the Ballychorus Leadmine and Carrickogollogan



### 6.2 WEAKNESSES

#### 6.2.1 Boundaries & Entrances

The existing suite of entrances lack coherence in terms of materials and design. The entrance at the southern corner of the park is incongruous as it is in an isolated location that does not warrant the large arrangement that is presently in place there. It is over-scaled and the heritage piers and metalwork create a false impression that it is an authentic historic entrance point.

Entrance into the park using the main carpark lacks any sense of arrival or threshold. It is missing a consistent boundary and a formalised entrance point. The soccer pavilion and all weather facility add to the convoluted arrangement. The entrance and boundary railing on the Castle Park side are also of poor quality.



#### 6.2.2 Railway Line

The railway line creates a complete physical barrier in the middle of the park dissecting it into 2 separate areas. This barrier is further exacerbated by the sudden change in level needed to bridge over the railway line. The present arrangement does not allow for universal access as the paths to the bridge are too steep.



#### 6.2.3 Lack of Identity

At present, the park suffers from a lack of identity as it has no public building or congregation point at its centre. There is no amenity providing food & drink or a facility for people to meet and linger. A public park of this scale needs to offer more as a destination point.



### 6.3 OPPORTUNITIES

#### 6.3.1 County Boundary

Shanganagh Park is described as a “Gateway Park” in the Green Infrastructure Strategy. This is a timely opportunity to upgrade the park with the potential development of the East Coast Greenway and the adjacent residential proposals. Shanganagh Park is strategically located near the county boundary. There is an opportunity to create a powerful threshold into Dun Laoighaire Rathdown. Approaching from the south, an arrival into the park should be a nature and horticultural rich experience with clear connections to the coastline and the mountains.

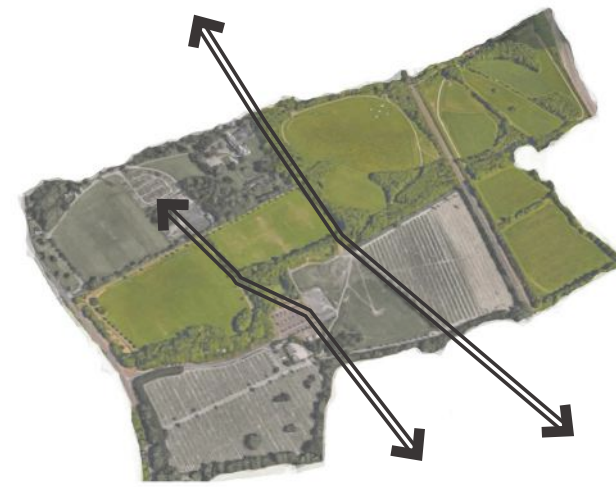
It is important that the park is reinforced to form a very definitive green belt and a nature reserve for local wildlife. This implies that the tree stock is increased, the existing tree stock is managed and that a more diverse collection of habitat is created.





### 6.3.2 Potential local pedestrian and cycling links

The development of the adjacent Woodbrook and Shanganagh Castle sites along with the proposed new Dart station at Woodbrook will create a demand for movement across the park. There is an opportunity to properly plan a mix of pedestrian and cycling links across the park. Properly planned and detailed routes will help to eliminate any potential conflict between the modes of transport.



### 6.3.3 Acquisition of Shanganagh Castle

The last major use for the property was as an open prison for juveniles. It was closed in 2003 and the complex has remained vacant ever since. In the past, the Castle was physically and visually separated from the park. With the impending acquisition of the grounds and the buildings by DLRCC, the Castle can be integrated into the fabric of the park. As well as the Castle, the ancillary buildings also have potential to be utilised. The large sports building contain a solid structure which makes it a prime candidate for refurbishment. This facility could provide a centralised facility for all the sports clubs associated with the park.



## 6.4 THREATS

### 6.4.1 Coastal Erosion

Coastal erosion is a physical threat that is causing the loss of land along the eastern edge of the park. As much as 60cm of land is falling into the sea per year. Paths have had to be realigned and a strip of land along the edge of the cliff has been fenced off as there is uncertainty about the stability of areas along the erosion line. This is an on-going issue which will have to be monitored and managed on a continuous basis.



### 6.4.2 Future Local Developments

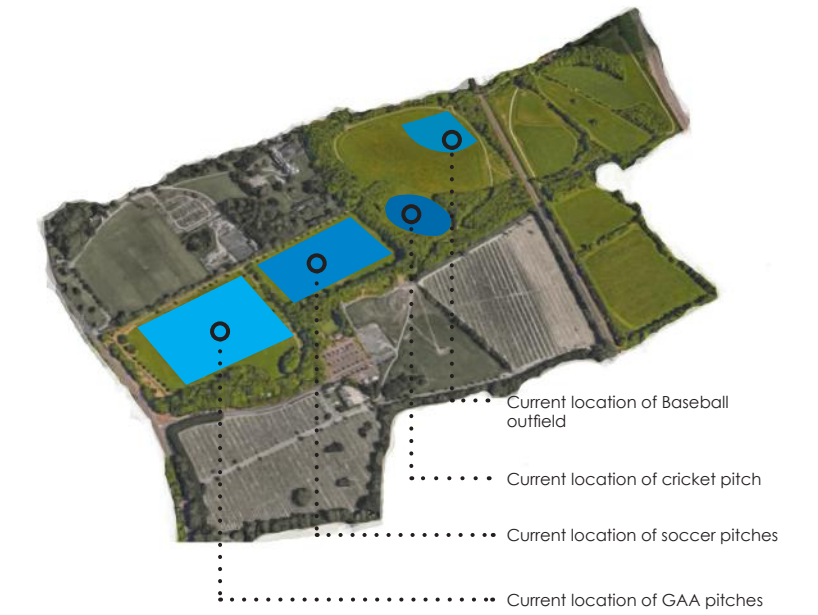
The large adjacent residential developments will result in a sharp increase in the local population in very close proximity to the park. This increase in local residents will put additional pressure on the park facility. Increased park usage will cause increased wear & tear. A rise in users and visitor numbers can have an adverse effect on wildlife and habitat. The Bus Connects proposal could have a negative impact as the alignment may need to occupy space along the Old Dublin Road frontage for both the park and the Cemetery.



### 6.4.3 Sport

At present, the proportion of park space currently given over to specific sport use stands at 40%. Active, structured sport dominates the majority of open space which limits opportunities to develop other key elements associated with a public park such as nature, horticulture and passive recreation. Sports pitches are intensively used for a very small window within a week. The provision of space is substantial but the space remains idle for the majority of time.

Sports pitches are intensively maintained, artificially managed areas of land which result in a limited opportunity to support biodiversity. In terms of place-making, sports pitches are very challenging elements to incorporate. The expanse of space needed to create sports pitches results in a windswept environment. This is exacerbated where pitches are adjacent to each. This can result in areas of space where there is over 200m of space between elements and any opportunity for shelter or other physical objects.



Available lands for active recreation in the Shankill area are finite and the map illustrates the areas where outdoor sporting activities are played and their distance from the centre of Shankill Village (St. Anne's Church)

- Bowling
- Football
- Baseball
- Golf
- Tennis
- GAA
- Cricket
- Shanganagh Park and Cemetery

### 6.4.4 Car Parking

The provision and demand for car-parking is an issue not only effecting Shanganagh Park & Cemetery but the broader county as well. In a similar vein to the provision of sports pitches, car parking requires the use of an expansive amount of land which is only fully utilised for very short periods of the week. Car parks are typically inhospitable, hard surface areas which are at odds with the concept of park which are destinations or places of retreat and nature.





# 07

## FUTURE PROPOSED DEVELOPMENTS

### 7.1 SHANGANAGH CASTLE

The development of social housing in the paddocks to the front of Shanganagh Castle will add substantially to the local population. The development includes 8 major blocks of apartments tapering from 6 stories on the roadside down to 2 stories closer to the Castle. There are also 4 blocks of 2 storey terraced homes backing onto the Castle Farm housing estate boundary. This development will create a strong frontage onto the park providing beneficial passive surveillance. As part of the development there will be retention of open space which contains an existing nature rich pond. It is planned to absorb this open space into the curtilage of the park.



**NOTE:** This diagram is indicative in nature and provides guidance on how the related provisions of the plan can be achieved

*Indicative layout of Shanganagh Castle development from Shanganagh-Woodbrook LAP 2017-2023*

### 7.2 WOODBROOK

Woodbrook is a proposed development located to the south of the park. This is another large scale residential development which will add considerably to the local population. The proposal includes the provision of apartments, terraced houses, commercial units and a school. Open space provision is restricted as the park is being used as an offset within the scheme. The density of housing is being prioritised and this will result in squeezing the size of the open spaces. The development is to be built in two phases with the first phase further to the south and the second phase flanking the cemetery boundary to the north. In terms of the park and local open space, the key aspect of this project is the development of the north south greenways. The co-ordination of these will see the routes carried through the park.



*Indicative layout of Phase 1 of the Woodbrook development from O'Mahony Pike Architects*





Indicative layout of the Woodbrook development from O'Mahony Pike Architects



### 7.3 SHANGANAGH CREMATORIUM

The proposed location for the Crematorium is in the north east corner of the enclosed scrubland space to the east of the existing car park. At present, this site creates an awkward break in the middle of the cemetery. The development of the site will help to stitch the two sections of the park together and consolidate the greenbelt concept. It will include a cluster of buildings made up of two separate chapels and the cremation building connected by a covered colonnade. There will also be a gate pavilion, an access road as well as burial plots and the columbarium walls along the boundary. There is scope to include a substantial tree cover in this development.



Image of proposed Crematorium

### 7.4 EAST COAST GREENWAY

The East Coast Greenway is part of a larger scale route along the east coast of the country. It will provide access into and away from the city centre towards Rosslare. A feasibility study being carried out is exploring the expansion of the route along the eastern portion of the park, running parallel to the railway line. The existing, inaccessible bridge at the southern boundary, adjacent to Woodbrook, provides an option for the route to transition inland of the railway line.

Additionally, the other proposed local pedestrian/cycle links north and south will help to reinforce and encourage local trips by foot and bike. These routes have the potential to tie in with the greenway and create a strong local network of walking/cycling routes.



### 7.5 BUS CONNECTS

Bus connects is an initiative to improve and streamline the main bus corridors in the Greater Dublin Area. In some cases this may see the widening of roadways to facilitate completely segregated bus lanes. The existing Bray route, route 13 in the document, has been highlighted as a route to be upgraded as part of the project. This project may have an impact on the park frontage along the Old Dublin Road. If Transport For Ireland (TFI) are engaged at an early stage there may be a solution which benefits the park boundary.





