



THE MANAGER'S TWO YEAR PROGRESS REPORT ON  
THE DUN LAOGHAIRE – RATHDOWN COUNTY  
DEVELOPMENT PLAN 2004-2010, INCLUDING A  
REVIEW OF THE HOUSING STRATEGY, SECTION 15  
(2) AND SECTION 95 (3) OF THE PLANNING AND  
DEVELOPMENT ACT, 2000

# **THE MANAGER'S TWO YEAR PROGRESS REPORT ON THE DUN LAOGHAIRE – RATHDOWN COUNTY DEVELOPMENT PLAN 2004-2010, INCLUDING A REVIEW OF THE HOUSING STRATEGY.**

## **ONE - INTRODUCTION**

The Dun Laoghaire – Rathdown County Development Plan 2004-2010 was made on 20<sup>th</sup> April 2004 following a two year long review of the 1998 County Development Plan, which began in 2002.

Section 15 (2) of the Planning and Development Act, 2000 states that “The manager of a planning authority shall, not more than 2 years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives [of the development plan]”. Section 95 (3) (a) states “The report of the manager under section 15(2) shall include a review of the progress achieved in implementing the housing strategy and, where the report indicates that new or revised housing needs have been identified, the manager may recommend that the housing strategy be adjusted and the development plan be varied accordingly.”

This Report generally follows the chapter order of the County Development Plan except that the Dun Laoghaire Urban Structure Plan has been subsumed into Chapter 3, which covers Local Area Plans and the Employment Chapter has been brought before the Housing Chapter to provide a better context. Chapter 5 deals with progress in implementing the Housing Strategy.

In the two years since the making of the County Development Plan the County has experienced very considerable growth and development. 4,500 planning applications were submitted between the making of the Plan and the end of 2005. Of these over 3,000 were permitted while over 400 were refused. Nearly 2,000 Commencement Notices were submitted in respect of new developments over the period.

The LUAS Green Line opened in June 2004, the Dundrum Town Centre opened in March 2005 and the South East Motorway opened in July 2005. Approximately 3,600 residential units were constructed in the County in the two years 2004 and 2005. Much of this residential development took place in the Stepside area. Development continued in the Sandyford area, especially with Beacon Court, the Beacon Medical Campus and Beacon South Quarter. However, there were no new developments in Stillorgan and very little progress was made in Cherrywood. There has been limited redevelopment in Dun Laoghaire with some construction underway but sites such as the Carlisle Pier, the Dun Laoghaire Baths site and the Dun Laoghaire Golf Club remain undeveloped.

At a national and regional level there has been strong population growth, primarily influenced by immigration into Ireland and into the Dublin region in particular. Until the results of the April 2006 Census are available there is no way of knowing the extent of population growth in Dun Laoghaire Rathdown.

The desire to achieve ten Local Area Plans (LAPs) within two years of making the Plan was unfulfilled for a number of reasons including the requirement to carry out supporting traffic and other infrastructure studies. The Council recognises the critical importance of Local Area Plans and it remains fully committed to their delivery. Additional resources will be allocated in an effort to address the problems that have arisen and to ensure that the LAPs are completed over the coming 12 months.

While significant progress has been made in some areas of infrastructure provision there have been delays with important water and drainage schemes. Delays are also being experienced in respect of non local authority infrastructure (e.g. electricity, gas and broadband provision). These delays are holding back the speedy development of Cherrywood for example. Infrastructure provision is now critical and requires a major refocus of the Council's efforts.

Some brownfield redevelopment has taken place – Pyelands became the Dundrum Town Centre, former laundries became a business park in Nutgrove, factory sites became the Beacon Medical Campus and Beacon South Quarter, but there are still many brownfield sites in the County that require redevelopment – the former Premier Diaries site, the Carlisle Pier, Tedcastles Coal Yard and various 1970s shopping centres

In the short term a number of projects are expected to come on stream. The Public Inquiry into the proposed Monkstown By-Pass was held in late January/early February 2006. The Public Inquiry into the proposed extension of the LUAS Green Line to Bride's Glen has just concluded. It will take 38 months to construct the new line following the approval of the Railway Order. Road improvements associated with the LUAS project such as the Murphystown Road and Ballyogan Road will be developed simultaneously with LUAS.

Major new developments can be anticipated in the short to medium term including the implementation of the University College Dublin Campus Development Plan, additional phases of the Dundrum Town Centre, additional phases of planned development at Sandyford and Central Park, developments in the Glenamuck/Carrickmines/Kiltiernan areas and further development at Cherrywood.

On balance I am satisfied that, with the exception of new housing development and the provision of recreational amenities by the Council, the implementation of the 2004 County Development Plan during the first two years has been reasonably satisfactory. The County is broadly on track to achieve the objectives set out in the Plan by 2010. However, there is a need to increase total housing output, by about 500 units each year if we are to meet the targets set out in the Housing Strategy and in the Regional Planning Guidelines. Higher than expected population growth in the Dublin region over the two years suggests that these housing targets are probably too low.

The Council must continue to encourage and facilitate high density residential development in order to achieve significantly higher levels of housing output. This is essential if we are to ensure that the County develops in a sustainable manner. I am convinced that the pursuit of high density development, especially in locations which are well served by public transport and services, is entirely appropriate. However, notwithstanding the merits of this policy, it is clear that high density development is proving very unpopular with many existing residents who are now confronted with major developments in their neighbourhoods after years of relative inactivity. A far greater effort has to be made by the Council to explain the rationale for high density development to residents and the benefits it offers. The Council must also have due regard to the views and concerns of existing residents. There are a number of provisions in the County Development Plan, which are specifically designed to protect the interests of existing residents and to ensure that the scale and height of any development that will be granted permission is appropriate when assessed against a range of criteria. There is also a requirement that new developments comply with the principles of good urban design. These are potentially very powerful safeguards.

The Council also needs to change its approach to the provision of social and affordable housing under Part V of the Planning & Development Acts and to increase its own provision of social housing.

Notwithstanding the failure to date to achieve the target levels of new housing output I am not recommending any change in Housing Strategy or in density policies.

I am recommending that the Plan be varied to include 14 new water, drainage and anti-flooding policies which have arisen from new regional strategic studies that have taken account of climate change.

It is imperative that infrastructural provision is speeded up over the next two years before the major review of the current Plan in 2008. That review in 2008 will take two years to complete and will result in a new County Development Plan from 2010 to 2016. The provision of a range of new recreation amenities, especially in the rapidly developing areas of the County, needs to be prioritised.

Finally, I would like to thank all those who helped to produce this Report especially Shane Sheehy, Senior Executive Planner for drafting the report, Rhona Naughton, Senior Executive Planner, for her draft of the review of the Housing Strategy and Kathleen Holohan, Director of Housing for assistance on Chapter Five. I would also like to thank Michael Gough, Director of Economic Development and Planning for his considerable input.

Owen P Keegan. County Manager, 14 March 2006

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## **TWO – NATIONAL AND REGIONAL STRATEGY**

## National Strategy

The Dun Laoghaire Rathdown County Development Plan 2004-2010 is part of a wider planning policy hierarchy beginning with the *National Development Plan 2000 – 2006* which identified Dublin as a 'gateway' or an engine of regional and national growth (a new NDP is imminent). This was followed by the *National Spatial Strategy 2002 –2020 People, Places and Potential*. The NSS recognises that much of Ireland's recent prosperity has been generated in the Greater Dublin Area (the city and 6 counties) and that the performance of the GDA will remain pivotal to the overall economic well being of Ireland. In the NSS the population of the GDA is expected to grow from 1.535 million people in 2002 to 1.938 million people at 2020. Over 400,000 people still need to be accommodated in the GDA over this period.

It is essential to the NSS that the performance of the economy of the GDA and surrounding counties is built on so that its success, competitiveness and national role are sustained into the future. Dublin will continue to grow in population and output terms. However, it is not desirable for the city to continue to spread physically into the surrounding counties. The physical consolidation of Dublin, supported by effective land use policies for the urban area itself, is an essential requirement for a competitive Dublin. Consolidation is also required for the public transport system to function effectively. In turn, investment in public transport will assist in promoting a more efficient and competitive GDA.

The NSS states that Local Authorities in responding to additional housing needs must do so in a way that supports good planning practice. Such practice would include strengthening and sustaining existing settlements by focusing on their centres and then moving outwards as necessary in a planned way by identifying new development opportunities. The NSS advises that Local Authorities should:

- Seek opportunities for infill housing in older suburbs, which are losing population.
- Provide for down-sizing.
- Encourage urban design plans for renewal areas.
- Examine the potential of declining industrial and warehouse areas for redevelopment for new economic activity.
- Vigorously promote 'Living over the Shop' schemes.
- Use powers under the Derelict Sites Act, 1991.

Since the County Development Plan was made in April 2004 the *Sustainable Rural Housing Guidelines for Planning Authorities* were published in April 2005. These guidelines must be followed in dealing with planning applications for rural housing and this has been the practice in Dun Laoghaire – Rathdown since the guidelines were issued.

## **Regional Strategy**

Implementation of the NSS will be through Regional Planning Guidelines, which cover a period of 12 years with a 6-year review. The provisions of the Planning and Development Act 2000 require that the NSS be integrated with Regional Planning Guidelines and County Development Plans. *The Strategic Planning Guidelines for the Greater Dublin Area* published in 1999 influenced the DLR County Development Plan of 2004.

The *Regional Planning Guidelines for the Greater Dublin Area 2004-2016* (RPG'S) were published in July 2004 and in draft form influenced the Dun Laoghaire Rathdown County Development Plan of 2004. The RPG's recommend that each local authority should re-appraise its development plan and amend it, where necessary, to accord with the strategy on which the guidelines are based. The RPGs provide a settlement strategy with two distinct Development Policy Areas, namely the Metropolitan Area and the Hinterland Area. The majority of Dun Laoghaire Rathdown is located within the Metropolitan Area (excluding the Dublin Mountains).

The RPGs outline Key Objectives for the future development of the Metropolitan Area as follows:

- Consolidation of the urban centres located within the Metropolitan Area.
- Development of brownfield sites, in urban centres throughout the Metropolitan Area, especially those along public transport corridors.
- Delivery of well-designed urban environments enhancing the quality of life for residents and workers alike,
- Provision and facilitation of an integrated public transport system and the achievement of a greater use of sustainable transport modes through the integration of land use and transport planning.
- Clear definition of the boundaries of urban centres to ensure a clear division between urban and rural areas.

The Objectives contained in the Dun Laoghaire Rathdown County Development Plan 2004 – 2010 are consistent with those outlined above. The RPGs outline a settlement strategy with both Dun Laoghaire and Dundrum presented as Metropolitan Consolidation Towns and Cherrywood as a Moderate Growth Town. Urban Structure Plans for both Dundrum and Dun Laoghaire were prepared and are being implemented while ten Local Area Plans (including Cherrywood) are also being prepared.

## **The Dun Laoghaire – Rathdown County Development Plan Strategy**

The overall strategy for the proper planning and sustainable development of the county, as set out in the County Development Plan, is to create a polycentric settlement pattern – by developing and expanding the existing towns, district centres and villages in the urban area. It is policy to channel



development into centres or nodes served by public transport. The overall county strategy contains the following elements:

- To achieve high density development along public transport corridors
- To at least retain the natural increase of the county's population in the county and not to have net migration from the county.
- To retain existing population levels in existing built up areas and to increase them where feasible.
- To construct sufficient affordable residential units to accommodate the natural increase in the county's population by zoning sufficient land and by encouraging appropriate "infill" development.
- To limit the encroachment of the urban area into the rural area as much as possible through infill, recycling brownfield sites and using redundant institutional lands.
- To ensure an adequate supply of zoned and serviced lands to meet anticipated development needs.
- To facilitate the growth of employment opportunities, concentrating on high technology and knowledge based industries.
- It is the policy to recapture at least 50% of the lost comparison retail expenditure.
- To regenerate urban and village centres while respecting the existing built form and residential amenity.
- To promote "living over the shop" schemes.
- To protect the quality of the natural and built environment with special care for areas of high amenity, upland and green belt areas.

The main planning goals that underpin the overall strategy of the County Development Plan are set out on page 24 of the CDP and are

- to provide for the future well being of the residents of the county by providing sufficient housing land,
- providing an adequate supply of zoned lands to meet anticipated development needs,
- facilitating the growth of employment opportunities in all sectors,
- protecting the quality of the built and natural environments,
- ensuring the provision of the necessary social and physical infrastructural services,
- promoting sustainable transportation patterns,
- and to promote the achievement of sustainable development which will involve the encouragement of high quality infill residential development which will consolidate the existing urban/suburban form.

## **Population Growth**

The NSS report states that population growth in the GDA is driven primarily by the dynamics of natural increase and high in-migration rates combined with a very high proportion of new jobs and investment. However this is not the case in Dun Laoghaire-Rathdown County, which cannot retain its natural, increase and has net out-migration.

Central Statistics Office (CSO) figures show that when the Review of the 1998 County Development Plan began in April 2002 the national population

was 3,917,200. By April 2005 (a year after the County Plan was made) national population had risen to 4,130,700, an increase of 213,500 in three years, or an annual average of 71,166 persons.

The growth rate in national population is accelerating. The latest population update from the CSO (15<sup>th</sup> September 2005) emphasises that Ireland has the fastest population growth rate in Europe. In the 12 months between April 2004 and April 2005 the CSO estimates that national population grew by 87,000, or 2.2% of the total population. This is based on immigration at 70,000, emigration at 16,600; therefore net migration was 53,400, while natural increase (births over deaths) was 33,500. Foreigners (foreigners are defined as those who do not describe themselves as Irish in official surveys, almost half are UK nationals) will be 10% of the population in the 2006 Census at 400,000. The number of foreigners grew by 40% in the three years to April 2005.

National population was 4.13 million in April 2005; this is the highest resident population since 1861 when it was 4.4 million. A new Census will be undertaken in April 2006 and the national population is expected to be approximately 4.2 million. The excess of births over deaths has doubled in 10 years. The natural increase in the year to April 2005 was 33,500, compared to 16,600 in the year to April 1994. The CSO report also highlights a significant rise in the elderly population; in April 2005 there were 111,300 persons over 80, a 17% increase over April 2000.

When the Review of the 1998 County Development Plan began in April 2002 the population of the Dublin Region (City and 3 Counties) was 1,122,800. By April 2005, a year after the County Plan was made, the population of Dublin was 1,160,100, an increase of 37,300 or a growth rate of 12,433 per annum.

The CSO has made projections of Dublin's population from 2002 to 2021 (there is no breakdown for the individual counties in Dublin). The CSO warns that the Dublin region will be the one region whose population growth will be most affected by the differing internal migration assumptions. The growth rate could vary from 0.9% to 1.7% per annum and the variation will arise directly because of the additional internal migration flows and indirectly because of the gains in the natural increase, which will arise from these additional flows.

The CSO's M1F2 (Migration and Fertility assumptions) medium projection for the Dublin Region for 2021 is as follows: natural increase (births over deaths) will be 198,000, internal migration will be minus 112,000, external migration will be plus 232,000, giving a 2021 population of 1,440,000, an increase of 317,000 in Dublin since 2002, an annual average growth rate of 1.3%. The population forecasts also indicate a growing dependency ratio with increased percentages of young and old.

**Table 1. CSO Population Forecasts (Thousands) for Dublin Region 2001-2021 (M1F2)**

Year	Pop	% young (0-14)	% old (65+)	dependency ratio
2001	1,108	28.2	14.4	42.6
2006	1,186	27.4	14.9	42.3
2011	1,281	28.8	16.0	44.9
2016	1,371	29.7	18.1	47.8
2021	1,440	28.6	20.3	48.9

The CSO forecasts that the Dublin Region will grow by 267,500 between 2006 and 2021; some of this population growth will be accommodated in Dun Laoghaire - Rathdown, how much is unclear. As a new census of population will not be undertaken until April 2006 and as results from the census will not be available for some months afterwards, it is not possible to say with any certainty what the current population of Dun Laoghaire - Rathdown County is in March 2006. The county population in 2002 was 191,792 and is probably at least 193,000 in 2006. The 2004 Regional Planning Guidelines forecasts DLR county population in 2010 at 204,495.

### **Conclusions**

For now it is sufficient to realise that population changes are underway nationally, regionally and locally but it is too early yet to change county planning policy. It would be prudent to wait for the published results of the April 2006 census. If policy changes are required they can be done at the 2008 Review stage.

There is no need to change the housing strategy at this time. Population forecasts are moving upwards and the need for housing is greater than it has been. There is therefore no need to reduce densities permitted under the County Development Plan.



## **THREE – URBAN STRUCTURE PLANS AND LOCAL AREA PLANS.**

Urban Structure Plans were prepared for Dun Laoghaire and Dundrum to guide the future redevelopment of these town centres. The Stepside Action Area Plan 2000, which preceded the 2004 County Development Plan, continues to be implemented. The County Plan indicated that a number of Local Area Plans would be undertaken for Cherrywood-Rathmichael, Bray Environs, Kiltiernan/Glenamuck, Glencullen, Deansgrange, Stillorgan, Goatstown and Barnacullia.

### **The Dundrum Urban Structure Plan**

The Dundrum plan was produced in 2000 and has steered development in Dundrum since then. Roads in the area have been improved and Dundrum has been by-passed, two Luas stations have been provided, the Dundrum Town Centre has completed its first phase with more phases to follow to 2009, a temporary interchange has been provided at the Dundrum Luas station with a permanent solution yet to be designed and constructed. The improvements to the Main Street remain to be designed and constructed.

### **The Dun Laoghaire Urban Structure Plan**

Street paving improvements and traffic calming projects have been carried out. New developments are under construction on Marine Road, Crofton Road, the Royal Marine Hotel, Bentley Villas and Convent Lane while planning permissions have been granted in Georges Place. There has not been any improvement to the waterfront area and many objectives remain unfulfilled – the Baths, Carlisle Pier, Moran Park Cultural Centre etc. There is still a high rate of vacancy and underutilisation of retail premises. The laneways off Georges Street, except for Convent Lane, remain relatively untouched and are becoming increasingly derelict.

### **Stepside Action Area Plan**

The Stepside Action Area Plan was adopted in 2000 and has been implemented since then. To date some 1,290 residential homes are occupied and a further 1,025 residential homes are under construction. Work on a Master Plan for the development of lands in Parcels 15, 16, 17, 18, part 19 and 20 of the Action Plan Area has commenced. The developer/owner of these parcels commissioned this Master Plan, the purpose of which is to facilitate a programme of planning applications.

In relation to bus public transport from April 2005, Dublin Bus introduced new/extended services of the Nos. 117, 118 and 44 bus routes to the Belarmine development. Seven buses now depart Belarmine for the City Centre during the morning peak period. Discussions are continuing with Dublin Bus both on improvements to establish “mainstream” service provision and detailed design of future feeder services as an interim measure pending the opening of the LUAS extension to Cherrywood. The Railway Procurement Agency (RPA) anticipates that the seven-kilometre extension to Line B1 from Sandyford to Cherrywood can be delivered by 2009.

The reserved site for the Holy Trinity National Primary School at Glencairn Drive is being acquired by the OPW for the Minister for Education and Science. In July 2005 finance for the school was sanctioned and tenders for the site works and classrooms have been invited. In the interim, planning permission was granted in June 2005 for the erection of three temporary classrooms, playground, drop-off area and car-park on part of the school site. The temporary school opened in November 2005.

It is acknowledged that there have been delays in providing new community leisure, and amenity facilities to service the new residential developments in the area. Major proposals for multi purpose community facilities in the area will shortly be brought to the Council for approval.

A mixed-use Core Centre located off Ballyogan Road at the rear of Leopardstown Valley Shopping Centre comprises a supermarket (Dunnes Stores), shops, health centre, community centre, offices, childcare facility and commercial sports/recreational facility. Development is underway. The Health Service Executive is in dialogue with developers regarding the leasing of premises in this development for a multi-function Health Centre to serve the developing area. A library may be provided.

### **Cherrywood LAP**

The Cherrywood environs represents the largest area of greenfield development land in the entire County and consequently the future land use planning of this extensive area is inevitably complex. The final preparation of a Draft LAP for Cherrywood continues to be beset by delays associated with both the resolution of complicated infrastructural issues and difficulties in expediting the cooperation and coordination of the large developer stakeholders who control the bulk of the lands in question. Continuing delays in the delivery of the LUAS Line B1 extension from Sandyford to Cherrywood have, until recently, added further to the lack of clarity. The RPA has now submitted the Rail Order application for Line B1 to the Minister for Transportation and the public enquiry was held in March 2006. The objective to upgrade the Lehaunstown Interchange and the Wyattville Link Road has been completed.

It is anticipated that a Draft LAP for Cherrywood can be brought to Council for consideration in early late 2006/2007 but this is predicated on resolution of a number of outstanding infrastructural issues including primary and secondary road networks, strategic water supply and foul drainage systems and the completion of a comprehensive open space study. It is anticipated that at least four months will be required to finish the LAP after such issues have been resolved. Thus the series of specific objectives for Cherrywood have not been implemented yet but will form the core of the LAP and implementation of these will take place over the next ten years. For example it is an objective to create a linear riverside park incorporating a pedestrian

route and cycleway which will link Cabinteely Park to the sea at Hackett's land. This is an ongoing objective and is partly in place.

It is policy REG2 of the Council that only limited development shall take place in the Cherrywood/Rathmichael Area until the light rail/bus public transport facilities which will facilitate the development of the area in a sustainable manner are advanced. Very little development has occurred in this area (in the main restricted to lands zoned 'E' 'to provide for economic development and employment') A Public Inquiry in relation to LUAS line B1 extension commenced on 6<sup>th</sup> March 2006. The provision of the LUAS line and the provision of the Cherrywood Town Centre should ideally be synchronized (Policy REG4).

### **The Northern Environs of Bray**

The County Development Plan recognised the need to approach the future requirements of the Bray environs in a more comprehensive way in order to ensure more sound and integrated development. Initially it was intended to look at this area as one complete unit in planning and transportation terms. On closer examination it was recognised that within the broader geographical area there were differing planning issues and it was considered that the preparation of three separate local area plans (Old Connaught, Bray Environs and Woodbrook) would best provide for the future planning and sustainable development of these areas with a North Bray Land Use Transportation Study (NBLUTS) for the entire geographical area. This study is almost completed. No Strategic Environmental Assessment (SEA) Report is necessary for the three Local Area Plans in the Bray environs as the various statutory processes were initiated prior to the SEA legislation being transposed into Irish law.

### **Old Connaught LAP**

A comprehensive public consultation exercise in relation to the Pre-Draft LAP was undertaken in June-July 2004. The consultation process was augmented with public Open Days, meetings with local residents' associations and other stakeholders and an ongoing dialogue with adjoining local authorities vis a vis infrastructural matters of mutual interest. 70 written submissions were received indicating a high level of public interest and awareness of planning issues in the Old Connaught area. These were reported to the September 2004 meeting of the Dun Laoghaire Area Committee.

The preparation of the Draft Plan is now well advanced. But its completion is dependent on the findings of a strategic land-use transportation study for the wider environs of North Bray currently being prepared by consultants on behalf of the three local authorities concerned – Dun Laoghaire-Rathdown and Wicklow County Councils and Bray Town Council. A Draft LAP for Old Connaught will be presented for consideration to Council one month after the finalisation of the North Bray LUTS report. It is hoped that the draft LAP

would be presented to the Area Committee in June 2006 and go on public display during the summer.

### **Bray Environs LAP**

The chronologies and processes to date outlined for the Old Connaught LAP above apply equally to the LAP being prepared for Bray Environs. The Plan encompasses that urban area of north Bray but within the administrative control of DLRCC and incorporates the residential estates of Corke Abbey and Wilford, the "Major Town Centre" zoned lands of the former Industrial Yarns site and parts of the soon-to-be-redeveloped Bray Golf Course. 27 submissions were received in response to the Pre-Draft Consultation exercise carried out in 2004. Again, as with the neighbouring Old Connaught area, the timeframe for the completion of the Draft LAP for Bray Environs is linked to the completion of the North Bray LUTS. It is anticipated that a Draft Bray Environs LAP will be presented to Council one month after the finalisation of the North Bray LUTS report.

### **Woodbrook-Shanganagh LAP**

A six week Pre-Draft public consultation exercise was carried out through June-July 2004. Open Days attended by Council officials were held locally to facilitate direct contact between planners, interested locals and other stakeholders. 29 representations were received and these were reported to the September 2004 meeting of the Dun Laoghaire Area Committee. Completion of this Draft LAP, together with those LAPs being prepared for Old Connaught/Ballyman and the Bray Environs, is dependent on the successful completion of the North Bray LUTS to inform the next stage of the process. There is ongoing dialogue with the major landowners/stakeholders in the Woodbrook area encompassing such issues as the built-form around the planned new DART station and connectivity to the cemetery, Shanganagh Park and the former Shanganagh Prison lands. It is anticipated that a Draft Plan will be brought to the Council for consideration one month after the finalisation of the North Bray LUTS report. It is the intention to have a draft LAP for the Area Committee in May or June 2006.

### **Kiltiernan-Glenamuck LAP**

A Pre-Draft public consultation exercise took place over six weeks from mid-June 2004. Open Days – attended by Planning officials – were held locally during that period. Approximately 40 submissions were received and a report outlining the principal issues raised was presented to the September 2004 meetings of both the Dundrum and Dun Laoghaire Area Committees. The completion of the Draft LAP for Kiltiernan-Glenamuck is dependent on the completion of the Glenamuck Road Improvement Scheme Study which was undertaken by traffic consultants. The feasibility report on the Road Improvement Scheme was completed in March 2005. It is anticipated that



the Draft LAP can be presented to the May 2006 Council meeting for consideration prior to the statutory public consultation process. This LAP is likely to be the first in the queue of LAPs. It is hoped that the draft LAP can get to Area Committee/Council in May/June 2006.

### **Glencullen LAP**

The Pre-Draft public consultation exercise in respect of the Glencullen LAP took place over six weeks from September 28<sup>th</sup> 2004. Open Days, attended by Planning officials, were held in the local library in addition to an evening round-table forum attended by a cross-section of community interests and Ward Councillors. 40 submissions were received and a report on the Pre-Draft consultation exercise was presented to the December 2004 meeting of the Dundrum Area Committee. Since January 2005 the preparation of the Draft Plan has been ongoing.

Under the recently enacted SEA Regulations the Council was required to forward formal notice to the “Environmental Authorities” – The Environmental Protection Agency, the Minister for the Environment, Heritage and Local Government and the Minister for Communications, Marine and Natural Resources – to determine whether the Glencullen LAP is likely to have significant effects on the environment, in which case a SEA would be required. The Planning Authority considers that the two issues raised by the Environmental Authorities - groundwater protection and landscape character – have already been adequately addressed by the recently completed Glencullen Aquifer Protection Study and the Landscape Character Assessment undertaken by DIT. Consequently, no SEA is considered necessary or warranted. It is anticipated that a Draft LAP for Glencullen will be presented to Council for consideration during the autumn of 2006.

### **Ferndale Road – Rathmichael LAP**

The County Development Plan recognised the special environment and the distinctive character of Rathmichael and its role as a buffer zone between the non-development high amenity areas and the suburban areas. The County Plan outlined a low density zoning and an additional objective seeking a high level of design, careful location and the use of extensive landscaping in order to protect existing amenities. It was considered that the best way to advance these objectives was by the preparation of a Local Area Plan.

The Pre-Draft public consultation process for the Ferndale Road LAP was undertaken through October – November 2004. Two well attended Open Days were held at Rathmichael National School and Old Conna Golf Club during that period. In addition there has been an ongoing dialogue with officials from Bray Town Council and Wicklow County Council in relation to matters of mutual interest but focused on the current infrastructural shortcomings currently manifest in the southern fringes of this County.

49 submissions were received and these were reported to the January 2005 meeting of the Dun Laoghaire Area Committee. An Environmental Report – as per the recent SEA legislation – has been forwarded to the relevant Environmental Agencies for comment. A reply is currently awaited. Issues of infrastructure deficit and their resolution will continue to dictate the timeframe for the preparation of the LAP but it is anticipated that a completed Draft LAP will be presented to Council for consideration in the autumn of 2006.

### **Goatstown LAP**

Limited staff resources combined with a continuing high level of planning applications in the Dundrum/Sandyford/Stillorgan area has delayed progress of the Goatstown LAP. It is anticipated that preparation of the “Issues Paper” and the pre-draft consultation exercise can start soon.

### **Deansgrange LAP**

The Pre-Draft Consultation exercise in respect of the Deansgrange LAP took place through October – November 2004. 41 submissions were received. A report on the Pre-Draft public consultation exercise was presented to the Dun Laoghaire Area Committee in May 2005. The Monkstown Ring Road will form a pivotal component of any Local Area Plan for the Deansgrange area. The public consultation exercise on the Ring Road EIS has been completed and the application to An Bord Pleanala has been the subject of a public enquiry in late January/early February 2006. It is anticipated that work on the LAP will recommence following the outcome of this public enquiry.

### **Stillorgan LAP**

The Pre-Draft public consultation exercise in relation to the Stillorgan Local Area Plan took place over eight weeks from 30<sup>th</sup> November 2004. Open Days – attended by Planning Officials – were held locally during that period. 64 submissions were received. The issues were collated and a report was presented to the May 2005 meeting of the Dundrum Area Committee. Unfortunately a combination of limited staff resources in conjunction with an inordinately high level of major planning applications throughout 2005 – largely focused on the Sandyford Business Estate – has impacted on the original programme for the Stillorgan Local Area Plan. It is likely that a Draft Local Area Plan will be available for the consideration of the County Council in May 2006, with the public display in June.

### **Barnacullia LAP**

Work on the Barnacullia LAP has commenced and an historical landscape study has been undertaken by DIT consultants for the Heritage Officer.

### **Urban and Village Improvement Schemes**

It is an objective of the Council to carry out environmental improvement schemes and streetscape plans where appropriate for the following town and

village centres (both urban and rural) as resources permit. The Council may at its discretion, introduce schemes other than those listed in Table 2 below at any time during the life of the Development Plan. The listing does not indicate order of priority for implementation. The current Urban and Village Renewal Programme 2000-2006 is now completed and has been very successful with new lighting along Newtown Smith and improvement works at Longford Gardens. Phase one and two of the Ballybrack improvements have been completed with phase three underway with an expected completion date of Spring 2006.

Both the Cornelscourt and Cabinteely village schemes have gone to tender and construction is expected to commence in mid 2006. Financial assistance from the DOEHLG has been granted from the 2006 EU co-financed allocations under the Urban and Village Renewal Programme 2000-2006. 2006 is the final year of the programme but spending can continue into 2007 and 2008 provided contracts are entered into before the end of 2006. Contracts for projects entered into after 2006 will not be eligible for such funding. Of the schemes other than Cornelscourt and Cabinteely some were considered premature given the preparation of Local Area Plans and others due to large scale of construction work occurring in them, such as Dundrum.

<b>TABLE 2 PROPOSED TOWN AND VILLAGE IMPROVEMENT SCHEMES</b>	
Cornelscourt	
Cabinteely	
Dundrum	
Glencullen	
Sallynoggin	
Monkstown Farm	
Kiltiernan	
Foxrock	
Stillorgan	
Old Conna	
Loughlinstown	
Clonskeagh/Bird Avenue junction with Roebuck Road	
Little Bray	

Sandyford Village	
Kill O'the Grange	
Williamstown	
Monkstown Village	

## **Conclusions**

The Council recognises the critical importance of Local Area Plans and it remains fully committed to delivering the Plans identified in the Development Plan. However, attempting to deliver on this ambitious programme, at a time of unprecedented development activity has placed significant strain on the limited resources available to the Council to undertake forward planning work in various Departments and resulted in delays in the completion of LAPs. Additional resources will be allocated in an effort to address the problems that have arisen and to ensure that the LAPs are completed over the coming 12 months.



## **FOUR – EMPLOYMENT**



## National Employment Trends

There has been significant growth in national employment since April 2004, when the County Development Plan was made. In the 12 months to December 2005 national employment has grown by 5%. The CSO stated that 96,000 jobs were created nationally in 2005, the highest in five years. Export volumes were up 4% in 2005 over 2004, but imports were also up 9% mainly due to oil and car imports. There is now 4.2% unemployment, the lowest in Europe, and less than half the EU average of 9%. Increases in national employment in the three 12 month periods ending in May 2003, 2004 and 2005 were 30,000, 43,000 and 95,000 respectively. Employment increases in the construction sector for the same periods were 9,000, 15,000 and 37,000. (There is recent evidence however that the growth in construction jobs is slowing). Dr. G. Fitzgerald suggests (14/1/06) that after April 2004 (when the county plan was made) "the availability of migrant workers generated some 50,000 jobs that would not have otherwise come into existence. This is a significant once off boost to our economy".

There were 159,617 on the Live Register in February 2006. This is an improvement on the April 2004 figure of 164,660. Most of the employment growth has been in the financial and construction sectors and there are still vacancies in these sectors. 199,000 jobs were advertised in national papers from January to November 2005 – up 2% on 2004 and up 10% on 2003. EU migrants are not enough to fill these vacancies.

FAS/ESRI Employment and Vacancy Surveys state that the percentage of firms with vacancies continues to grow from 6% to 16% in the period January to December 2005. The percentage of service sector firms with vacancies increased from 6% in January to 18% in December 2005. Of these firms 80% say positions are "difficult to fill" especially for managers and accountants. 16% of construction firms have vacancies, 94% have difficulty filling these vacancies especially for quantity surveyors and site managers. The manufacturing sector is declining but 15% of manufacturing firms have vacancies with 56% of these finding it difficult to fill positions for sales agents and managers. In the retail sector 7% of firms have vacancies and sales assistants and managers' positions are also difficult to fill. A DCU survey states that job vacancies in the IT sector increased by 14% to 9,200 in seven months since May 2005.

Ireland is now a top destination for migrant workers attracting six times as many people as Britain in proportion to its population. 10 days after the County Development Plan was made in April 2004, 10 new countries joined the EU on Mayday. Ireland, Sweden and the UK were the only countries to open labour markets fully to new EU members. 85,000 migrants came to Ireland in 12 months from May 2004. By 30<sup>th</sup> June 2005 107,746 EU migrants had come into Ireland, over 7,700 a month, mainly from Poland, Lithuania, Latvia and Slovakia.

For the year November 2004 to November 2005 employment in the construction sector increased by 25,800, in the wholesale and retail trade by 19,600 and financial and other business by 15,300. The CSO in February 2006 reported that the number of Irish nationals working in manufacturing fell by 19,000 in the 12 months to November 2005 (and will have fallen again since then) but the number of foreign nationals working in the sector rose by 7,500. In the hotel and restaurant sector the number of Irish workers fell by 800 but there was a rise in the same sector of 2,900 foreign nationals. Irish nationals leaving these sectors are finding jobs elsewhere in the economy and there is no overall job displacement. Some 43,300 new jobs in the year to November 2005 went to foreign workers, bringing their total number to 171,000. The number of foreign workers grew by 33.9% over the period, while the number of workers from EU accession states increased by 119%.

Dr G Fitzgerald has written (18/2/06) that Irish workers have been replaced not "displaced" and that at the end of 2005 fewer than 65,000 people from the 10 accession states were at work here, out of a total of 170,000 who had migrated for work here in the previous 18 months - "In other words well over 100,000 workers – almost two thirds – had been in Ireland only temporarily and by the end of last year had already returned to their own countries, with whatever income they may have earned while in Ireland". However it is the 65,000 migrants who stayed that planning authorities are interested in for their impact on spatial planning policies.

The CSO states that demographic factors, such as the increase in the population of working age and changes in its age structure, added an estimated 62,000 to the labour force in 2005, of which inward migration accounted for three quarters. In addition increased labour force participation rates accounted for another 30,000, for example, there was an increase of over 30,000 married women in the labour force, with participation rates going from 49.8% to 52% in 12 months.

The number of persons in employment that are resident in the Dublin region increased by over 22,000 (4%) in 2005. The labour force in Dublin increased by 35,200 in two years (Nov 03 –Nov 05). The unemployment rate in Dublin was 4.5% in November 2005.

### **Employment in Dun Laoghaire - Rathdown**

According to the April 2002 Census there were 81,930 DLR residents at work in this county, 734 were looking for their first job and 4,232 were unemployed. The county unemployment rate was 4.1% in 2002, 4.4% for males and 3.9% for females. The Live Register for the Dun Laoghaire Labour Exchange Area has been improving from August 2003 when 3,828 persons were on the register to May 2005 when 2,481 were on it, a 35% reduction. For the Rathfarnham Labour Exchange Area the August 2003 figure was

2,674, which also declined by 35% by May 2005 to 1,743. This shows the excellent improvement in the county's economy.

The 2004 Regional Planning Guidelines state (pp118-9) that for Dun Laoghaire – Rathdown County to maintain the 2002 jobs ratio of 0.87 (jobs/workforce) in 2010 would mean an additional 8,991 jobs in the county over the 2002 level. Thus almost 9,000 net new jobs have to be created in DLR in eight years, or an average of 1,125 per annum.

The office sector in this county is getting its strength back, following a slowdown from June 2002 to the end of 2004; this is seen in Sandyford, Leopardstown and Dundrum and is mainly due to the provision of Luas and the M50. There was a 7% rise in office rents in the county in 2005. The Bank of Ireland lost 2,100 jobs nationwide in 2005 but the Bank hopes to provide a central location in this county for 800-1,000 jobs. This could be a redevelopment of existing BOI sites in Cabinteely or a new site elsewhere. Proximity to good public transport services will be critical. The search for this site is underway. New office developments are being planned in Sandyford, Leopardstown and Cherrywood.

It is Council policy to facilitate the growth of employment in the County and to cooperate with other agencies to promote entrepreneurship here. Policy E13 is that the Council cooperate with the County Development Board to maximise employment provision in the county. The work of the County Development Board helps to promote entrepreneurship. Improved public transport has been provided and will be further provided under DTO and Transport 21 strategies to facilitate employment.

It is Council policy to cooperate with other agencies to promote economic and social development with an emphasis on reducing unemployment and in particular to participate in programmes to alleviate long term unemployment.

Unemployment has been considerably reduced in this county, including long term unemployment. The Integrated Area Plan for Dun Laoghaire has helped in a small way.

It is Council policy to ensure that sufficient serviced lands are available for employment generation. The Carrickmines/Glenamuck/Kiltiernan water and drainage schemes have opened up additional lands for employment, including a retail park. The provision of infrastructure in Cherrywood will also ensure future employment generation.

Policy E14 promotes the development of knowledge –based enterprise in the county. Policy E17 encourages the development of science and technology based enterprise. It is Council policy to promote the development of a knowledge economy in the County through the facilitation of telecommunications infrastructure, including broadband connectivity and other technologies.



The provision of broadband has been slow. But the creation of knowledge-based enterprise is supported by the Council at Cherrywood Science and Technology Park, the Beacon sites, UCD, Central Park and the IDA complex at Leopardstown etc.

It is Council policy to sustain the existing high levels of educational attainment and skilled workforce, to encourage employment generation to maintain this resource within the County and to promote the availability of education opportunities to all residents in the County.

The Council is aware of the UCD Campus Plan and has supported development there. The Council has also supported the IMI, the Smurfit College of Business, the Dun Laoghaire Institute of Art, Design and Technology and other third level institutes. The Council has assisted the provision of the Nutgrove Enterprise Centre, encouraged the NOVA incubation centre in UCD and the incubation centre at DIADT, permitted incubation/starter centres at Sandyford Business Estate and The Park, Carrickmines.

It is policy to cooperate with the appropriate agencies in promoting sustainable tourism and securing the development of tourist orientated facilities.

Permissions have been granted for hotel and tourist facilities at Kiltiernan and the Royal Marine, both are under construction. A decision to grant the Sandyford Garden Spa Hotel and tourist facility has been made which is now on appeal.

It is Council policy to facilitate office development in commercial and employment centres. The appropriate locations for office development would generally be in District Centres, Major Town Centres and Employment zoned areas (zones DC, MTC and E). It is Council policy E16 to become a centre of high technology employment and to accommodate "office-based industry" in employment and commercial areas subject to acceptable mobility plans being implemented. Policy E18 is to locate major service sector employment in commercial and employment centres in similar zones.

Office development and service sector development has been facilitated at the Dundrum Town Centre, Sandyford Business Estate, Central Park, Cherrywood, Carrickmines, Dun Laoghaire etc. Mobility plans are being implemented, the classic example being the Central Park bus service to Dart stations and QBCs.

### **Conclusions**

Manufacturing industry is declining and substitute employment must be quickly provided. This is likely to be in the service sector.

Continue to implement existing policies; there is consequently no need to rezone additional employment zones at this time.



## **FIVE – RESIDENTIAL DEVELOPMENT AND A REVIEW OF THE PROGRESS OF THE HOUSING STRATEGY**



This chapter has been prepared in accordance with Section 95(3)(a) of the 2000 Act and outlines the progress achieved in implementing the Housing Strategy 2004-2010.

In overview, the Irish economy has continued to grow and expand, the demographic profile of the country is now being impacted by high levels of migration into the country which had hitherto not been predicted, and levels of income growth and personal expenditure are greater than at any previous time in the history of the state. The Irish housing market has experienced high levels of demand and output in the last decade. This is reflective of the overall economic performance of the country as the high level of investment in housing has acted as a catalyst for the economy in terms of both growth and employment. It is expected that this will continue into the near future as some of the key influences on the housing market suggest that any adverse impact from rises in interest rates will be more than offset by the continued strong demand resulting from our demographic profile and high levels of migration. Continued rises in income levels leading to upgrading in housing stock, together with demographic changes for the continued strength of demand for housing include migration, the continued rise in the population attaining the age of household formation, and reductions in household size.

The Council's Housing Strategy 2004-2010 was based on Strategic Planning Guidelines figures and projections dating from 1999. For this chapter, the figures and projections from the more recent 2004 Regional Planning Guidelines and Census 2002 information have been used. As such, the context now is somewhat different to that which prevailed during the formation of the strategy.

The strategic vision of the RPGs focused on the consolidation of the Metropolitan Area, allowing for the accommodation of a greater population, with an increase in residential densities particularly in proximity to public transport corridors, in addition to the delivery of well-designed urban environments. Census 2002 data has indicated a major shift in population flows from Dublin, with the size of this shift reflecting an 'over-spill' situation due to housing capacity constraints within Dublin. The settlement strategy for the GDA aimed to reverse this trend and to ensure more sustainable patterns of population growth to support a strong urban structure.

## **Housing Demand**

Housing demand is based primarily on population information and predictions for the county, and as such, rely heavily on both the CSO and RPGs. The population of the county increased by only 0.7% during the 1996-2002 inter-censal period. This was the lowest increase in the Dublin region and well below the 8% increase the state experienced as a whole during the same period. In this period it has been shown that it took the construction of three new housing units to increase the county population by one person.

In order to anticipate housing demand, population projections have been made. In 2002, the Dublin region had a population of 1,122,800 persons. According to the CSO, during the period 2002-2005, the region's population increased by a total of 37,300 persons up to 1,160,100, an increase of 3.3% for the period. Looking to the future, the RPGs have projected a population total for the region of 1,235,654 by 2010, while the CSO population forecasts for the region for the period 2001-2021 forecast a population of 1,186,000 in 2006, rising to 1,281,000 in 2011, a year after the end of this current housing strategy and County Development Plan. This predicts a population increase of 8% from 2006-2011. In relation to this county, the population of 191,792 persons in 2002 is projected to increase by 12,703 to reach 204,495 persons by 2010, roughly 1,600 per annum, according to the RPGs.

### **Age Structure of the County Population**

The major characteristics of the county's population has a direct impact on the type of housing demanded by the local market. Dun Laoghaire - Rathdown is characterised by having the highest percentage of population in the 55+ age group (22.6%), in comparison to Fingal and South Dublin with 13.8% and 14.1% respectively, and Dublin City with 21.5%. In contrast, this county has the lowest percentage of population in the 25-39 age group in the Dublin region.

**Table 3: Percentage of Persons in Each County in the Dublin Region classified by Age Group, 2002**

2002	0-14	15-24	25-39	40-54	55-64	65+
DLRC	19.2	16.6	22	19.7	10.2	12.4
Fingal	22.7	17.3	26.4	19.7	7.9	5.9
South Dublin	22.5	18.5	25.2	19.7	7.8	6.3
Dublin City	16.2	18	27.7	16.7	8.7	12.8

While their contribution to the buoyancy of the housing market is widely accepted, as the baby boomers age, their accommodation demands change. The trend for larger houses has been reflected in recent planning applications submitted for developments of large houses such as at Bellarmine and The Rectory in Stepside, at Beechwood Park (where 4 bedroom houses start at €940,000 and at Carrickmines Manor (where three bedroom houses start at €680,000 and will be available in 2007). There are sites with significant amounts of houses eg at Slate Cabin Lane (D05A/1029) where a decision to grant permission was made for 47 houses and 28 apartments, this is currently on appeal. An application at Claremont House, Cornelscourt Hill Road is for 25 three and four bedroom houses. An application (D06A/0209) at Blackberry Hill, Glenamuck Road is for 59 three storey houses. Another application is (D05A/0135) at Brighton Road, Foxrock where permission was granted for 22 houses. Many planning applications for detached houses are of

an almost palatial nature especially in the Ferndale area. There are also recent examples of amendments to permitted apartment developments to provide houses instead eg (D05A/1631) at Penryn, Glenamuck Road, a current planning application to replace 50 apartments and four houses with 36 houses.

### **Socio-Economic Analysis**

The Census classifies all persons into one of seven social class groups, based on their occupation. Table 4 below details the 1996 and 2002 census findings for this county, and the 2002 findings for the State.

**Table 4: Percentage of DLRC Population in each Social Class, 1996 & 2002 Census**

Social class classification	Census 1996 %	Census 2002 %	State 2002 %
Professional Workers	13.3	13.5	6.1
Managerial and Technical	34.1	37.7	25.5
Non manual	19.8	16.1	16.5
Skilled manual	11.9	09.9	17.2
Semi Skilled	07.2	05.5	10.9
Unskilled	03.6	02.4	05.6
All others	10.1	15.0	18.2

The breakdown of the population by social class can be seen as a reflection of the wealth creation in the county. This table highlights the general stability of the county's population in terms of social class distribution. In comparison to the state experience, this county has a significantly higher percentage of population in the top two social classes, and a significantly smaller percentage of population in the five lower social classes. The high proportion of population in the top two social classes has increased from a region high of 47% in 1996, to over 51% in 2002. This compares with 40% for Fingal, 32% for South Dublin and 29% for Dublin City in 2002, and that for the state as a whole of 31.6%. In contrast, Dun Laoghaire – Rathdown has the lowest percentage of population in the unskilled class in both census and this has contracted further to just 2.4% in 2002, compared to Fingal with 3.4%, South Dublin with 3.8%, and Dublin City with the highest at 5.4%. This has a direct effect on the demand for housing, and the type of housing required, in the county.

In terms of economic status, Table 5 below clearly demonstrates that this county has the lowest percentage of persons at work (52.8%), and the highest percentage of those looking after the family (14%).

**Table 5: Percentage Population of Dublin region classified by economic status, Census 2002**

Economic Status	DLRC	South Dublin	Fingal	Dublin City
At work	52.8	59.5	60.4	54
Looking for first job	0.5	0.7	0.7	0.8
Unemployed	2.7	4.4	3.8	5.5
Student	14.0	1.2	11.9	10.7
Looking after family	14.0	12.9	12.7	11.1
Retired	12.3	6.8	6.6	12.3
Unable to work	2.5	3.6	3.0	4.2
Other	1.1	0.9	0.9	1.5

It can be seen from this table that Dun Laoghaire - Rathdown and Dublin City have the highest percentage of retired persons, which echoes that shown in the age structure table earlier. DLR also has the lowest percentage of unemployed people. In terms of students, the county has the highest percentage of students in the Dublin Area.

### **Household Numbers, Size and Mix**

In 2002, there were 64,132 households in the county. The 2004 Regional Planning Guidelines forecast that this would increase by 13,736 to 77,868 in 2010. (This forecast was made after the Housing Strategy was adopted). In order to accommodate the regional growth in households forecast, the RPGs calculated the number of housing units required for the household increase, and divided this throughout the region, focusing growth in the metropolitan area. The DLR allocation for the period 2003-2010 is 18,462 units. In determining this allocation, the RPGs state that this is a target for the period as a whole, and that there will be annual fluctuations in output in line with market conditions. It further states (p127) that local authorities need to zone for housing land in excess of their allocation (to provide 'headroom'), to ensure an adequate supply of land and so that the market provides a locational choice for both consumers and house builders. There is no such "headroom" in Dun Laoghaire - Rathdown in contrast to South County Dublin and Fingal.

Household size is an important influencer on the demand for housing nationally and within this county. Traditionally, Ireland's relatively large household size in European terms has been reflected in the demand for three and four bedroom houses throughout the country up to the early 1990s. This can be seen throughout the county in the growth of large suburban housing estates at relatively low densities. As household size has begun to contract, the demand for a broader range of accommodation has increased. This has been reflected in the diverse range of housing that has been built in this county in the last decade.

Household size has continued to contract in the county from 3.01 in 1996 to 2.90 in 2002, in contrast to the national averages of 3.23 and 3.04 respectively. As average national household size is expected to decline further to 2.63 by 2011, it can be expected that this will be more pronounced here. This has a direct impact on the type and range of accommodation that will be demanded by people in the county in the coming years, and it is anticipated that this will be reflected in particular in the Local Area Plans for future development within the county.

### Household Accommodation

The census information provides a comprehensive view of existing household accommodation in the country. Table 6 below details the breakdown of this accommodation in the Dublin region in 2002.

**Table 6: Percentage of Private households classified by type of accommodation, Census 2002**

Type of Accommodation	DLRC	South Dublin	Fingal	Dublin City
Detached	24.5	10.9	23.8	4.6
Semi detached	46.1	57.7	53.5	24.9
Terraced	17.6	26.6	15.8	38.4
Flat/Apartment	10.6	2.6	4.9	28.6
Not stated	1.2	2.2	2.0	3.5

As can be seen from this table, 24.5% of households in Dun Laoghaire - Rathdown were living in detached accommodation in 2002 – the highest in the Dublin region. In terms of semi-detached and terraced housing, both Dun Laoghaire – Rathdown and Dublin City had 63% of their households accommodated in such housing, compared to 69% for Fingal and 84% for South Dublin. Only 10.6% of households in the county were in apartments in 2002. Yet household size is reducing. The housing market has responded to this by building more apartments (Table 7). Just over half of all housing units built in the years 2003 and 2004 were apartments.

**Table 7 : New Houses in DLRC completed by type in 2003 and 2004**

	Bungalow	Detached	Semi-detached	Terrace	Apartment	Total
2003	33	135	277	219	1,207	1,871
2004	5	62	795	96	819	1,777

The densification of development in both Dun Laoghaire - Rathdown and Dublin City, and the limited lands available for future development is reflected in the higher percentage of households living in flats/apartments. Dublin City, which has an older stock of flat complexes, together with the urban renewal tax incentive areas which focused on apartment developments had 28% of its population living in such accommodation, while Dun Laoghaire

had some 10% of its population as flat dwellers, a reflection of a move to intensify use of urban land, and broaden the range of accommodation on offer within the county. In comparison, South Dublin and Fingal, which both have larger land banks available, had only 2.6% and 4.9% of their households living in such accommodation.

Policy RES7 of the Council is to encourage a wide variety of housing types in new residential development. The Council gives regard to the Planning and Development Act 2000 - 2004 and the Residential Density Guidelines 1999 when considering planning applications. Historically this county's housing stock has been characterised by low rise, low density family type housing units. Since the adoption of the County Development Plan the Council has endeavoured to encourage a more compact urban form with a greater variety of housing types in order to help consolidate the growth of the urban area, reduce the need to seek green field sites for housing provision, to serve the housing requirements of different household categories and to improve the quality of life for inhabitants. Flexibility of design is encouraged so as to allow residential units to evolve with their occupants needs (e.g. by combining apartments or the ability to extend into attic space of starter homes). The Planning Authority gives regard to recent decisions by An Bord Pleanala when considering new planning applications.

Policy RES14 is to promote a high quality of design and layout in new residential development. This is an ongoing policy objective and is implemented through the development management process. Pre-planning meetings are considered very beneficial in achieving consensus in relation to quality of design, layout of units and communal spaces and quality of life for inhabitants as well as how the development relates to its wider environment. It is not a static process and the Planning Authority gives due regard to emerging policy guidance as well as recent Bord Pleanala decisions.

## **Migration**

Unemployment levels in Ireland are currently amongst the lowest in the EU and as such, has made this country an attractive destination for immigration. The Dublin region itself has experienced a continued increase in the size of its labour force, and a relatively settled low level of unemployment, indicating that it is close to full employment. This, coupled with the accession of ten additional countries to the EU in 2004, has resulted in increased immigration to this country.

The total number of immigrants to Ireland reached 70,000 in the year to April 2005. This was an increase on previous years as both 2004 and 2003 were similar with 50,100 and 50,500 respectively. It is anticipated that DLR is hosting a percentage of this increase however this is difficult to quantify at present without statistical data and it is expected that the April 2006 census will reflect this. In addition, the age profile of these immigrants is an important factor, as 54% of those in 2005 were aged between 25 and 44



which will have a direct impact on the local property market (as well as on household formation and fertility rates).

## **Housing Supply**

Nationally, house completions have been increasing at a significant rate since the late 1990s. In 2005, house completions hit an historic level of 80,957, double that achieved in 1997, and an increase of 5.2% over that achieved in 2004. In Dublin, completions rose to 18,019 for 2005, an increase of 7.2% over 2004 (16,810). There is no individual county breakdown of this 2005 data yet. In 2004 1,777 homes were built in DLR, the figures for 2005 are not yet available but are likely to have increased. Housing output in 2006 is expected to reduce because of the refusal of over 2,100 units.

The Council's housing strategy required the provision of 2,350 housing units per annum during the 2004-2010 period, giving a total provision for the period of 16,450 units. This was the forecast before the RPGs allocated 18,462 units to this county. As Table 1.2 of the Housing Strategy depicted, house completions in the county totalled 785 in 2002, and 1,871 in 2003. In 2004, completions totalled 1,777, a marginal decrease on the previous year. The County has therefore not constructed enough units to meet the strategy in this initial period. June 2004 to June 2005 was the best 12 months period of house construction ever in this county yet the Housing Strategy target of 2,350 units per annum could not be met. Although output in 2005 is predicted to be higher than 2004 output must be increased in the future to attain the housing strategy objectives, especially affordable houses.

The supply of housing is an ongoing objective, which is being achieved through the implementation of the Council's Housing Strategy. Many new developments have been permitted on brownfield sites allowing higher densities, in particular in proximity to existing public transport routes. Permitting residential development, in certain circumstances, in employment zoned areas (e.g. Sandyford Business Park) has made a positive contribution to the area and has added to the richness and diversity of uses there. It has also saved the zoning of green field sites for residential use.

## **Density, Height and Housing Land Availability**

Policy RES4 states that it is the policy of the Council to promote higher residential density provided that additional development respects and is not injurious to the existing built form, scale, character, heritage and residential amenity of the area concerned.

The promotion of higher densities and the consolidation of urban areas is part of wider national policy and is reiterated throughout planning guidance and policy documents. It is a planning measure to redress the low-density pattern of development, which characterised Irish cities and saw them occupying multiples of the land area to that of other European cities with similar populations. The Council has been promoting and permitting higher

density developments in accordance with this wider government policy. There are day to day difficulties in administering this policy as local objectors attempt to protect their areas from what is seen as densities higher than heretofore. But the Residential Density Guidelines permits higher densities on sites over half a hectare in infill situations.

The promotion of higher densities on brownfield sites facilitates the provision of viable public transport systems, quality services to future and existing residents and provides a sustainable pattern of development, in that land is a finite resource, which must be managed carefully to protect the County's rural/high amenity hinterland. The promotion of higher densities here also cuts down on the long-distance commuting patterns of those who are forced out by low density development.

Notwithstanding this however the Planning Authority is charged with protecting the amenity of existing residential properties and to ensure that any new development does not adversely affect this amenity in a significant manner. The design of any new development will have to address the following issues in respect to adjoining property, overlooking, scale and bulk, overshadowing of habitable rooms and height.

The County Development Plan provides a strategic framework policy on densification. Local Area Plans will provide more detailed guidance on building height where appropriate. The assessment of building height is strongly influenced by the characteristics of each individual site, its surroundings and the quality of the building design. The Council is about to advertise for expressions of interest to undertake a study of building heights within the County.

In addition a central function of land-use planning is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the standard of individual dwelling units and in terms of the overall layout and appearance of the scheme. The development management process endeavours to balance the strategic planning need and best use of the land resource while protecting existing residential amenities.

Policy RES5 of the Council is to conserve the existing housing stock of the County, to densify existing built up areas and to retain and improve residential amenities in existing residential developments. The Planning Authority discourages the demolition of sound residential buildings and encourages them to be incorporated into new development proposals.

The issue of density of development in the county was examined and addressed during the process for making the 2004 County Development Plan. There is broad recognition that a level of density is needed to support critical services and infrastructure, for example local shops and schools. This is

central to the provision of public transport especially, and in this county, the provision of the LUAS and its planned extension to Cherrywood and Bray.

In order to meet the requirements of the housing strategy, sufficient zoned land must be available for residential development within the county. Prior to the making of the new County Development Plan 2004-2010, this land bank was contracting, with 323.2 hectares available in 2002, and 292 hectares in 2003. The housing strategy reflected this by stating that insufficient land was zoned to meet the SPG forecasts, and that additional land needed to be zoned in the Development Plan to address this shortfall.

The new County Plan has resulted in additional zoned land in the county becoming available for residential development, with 572.1 hectares “available” in 2004, and 549.8 hectares in 2005. While this total figure is encouraging, lands require servicing to facilitate development. Of the 549.8 hectares now available, only 259.2 hectares are serviced (in arriving at this figure all lands now under construction have been omitted). Of the 57.4 hectares owned by DLRC just 20 hectares are serviced. Table 8 below details the future land availability in the county, as land becomes serviced and available for development. Local authority owned lands are shown in brackets in column 2.

**Table 8: Revised Housing Land Availability 2005 – 2011**

Time frame	Area (hectares)	Units	Average Density
2005	259.2 (20)	11,145	43
2005-2007	61.3 (8.4)	2,636	43
2007-2011	229.3 (29)	9,860	43
Total	549.8(57.4)	23,641	

But how “available” are these lands? The 259.2 hectares stated to be available as housing land for example contains (among many sites) the entire Frascati shopping centre site, the entire 10 hectares of Dunardagh Convent in Blackrock, 2.9 hectares of the Notre Dame school site in Churchtown, the entire Carlisle Pier, council depots at Mount Anville, Council social and affordable housing sites, the British Ambassador’s house and grounds at Glencairn, six hectares of the National Rehabilitation Hospital at Rochestown Avenue and 3.7 hectares of the grounds of Loughlinstown Hospital. These “available housing lands” were theoretically available in 2005, yet nothing happened on them. Some of these sites may be redeveloped for some housing at some time in the future but it is unrealistic to claim that the entire 259.2 hectares will be developed during the course of the plan.

An average gross density of 43 units/ha is used in order to determine the contribution these lands will make in achieving the housing strategy. This is a relatively low gross density because many of the 259.2 hectares of serviced

land or the 549.8 hectares of total land will be used for purposes other than strict residential development such as school sites, local shops, crèches, local open spaces and playing fields. This particularly applies to the A1 zoned LAP lands. High net densities are desirable. It is recognised that the gross density of 43 units/ha has been exceeded in sites close to public transport routes where the densification of development is an objective of the County Development Plan, and DTO Strategy.

**Table 9: Density of selected permitted residential developments from 1 hectare upwards.**

File	Location	Units	Site size(ha)	Density
D03A/0399	Traverslea	36	0.96	37.55
D05A/0315	Swynnerton	22	1.46	15.06
D02A/0411	Gort Mhuire	136	1.63	83.65
D03A/0477	Sherrington	234	2.83	82.82
D05A/0168	Shankill	11	2.90	3.70
D01A/0693	Woodside 1	165	3.35	49.21
D04A/0327	Glenamuck	227	3.89	58.37
D02A/1217	Woodside 3	175	4.29	40.84
D05A/0791	Beech Park	314	4.33	72.44
D05A/1689	The Grange	482	4.53	106.36
D03A/0942	Woodside 5	264	6.77	39.03

The average density of these 11 sites containing 2066 units is 55.9 units per hectare.

There can be a very wide discrepancy in densities, the table ranges from 3.7 units to 106 units to the hectare. It should also be kept in mind that many sites will continue to be developed at low densities. For example a 1.5 hectare site in Brighton Road, Foxrock has permission for just 17 detached houses (the equivalent of eleven to the hectare). Each house site is valued at €600,000. Such a site could accommodate at least 64 units under normal development plan densities.

The servicing of land is crucial to the attainment of the housing strategy. For the period 2005-2007, the lands at Cherrywood and Kiltiernan are critical, with the Kiltiernan area awaiting the provision of phase 2 of the Glenamuck-Kiltiernan Sewerage Scheme, which it is envisaged will be in place by December 2007. For the period 2007-2011 lands at Cherrywood, Rathmichael, Woodbrook and Old Connaught are awaiting the provision of water, drainage and transportation infrastructure. Table 11 shows that new housing lands are only being serviced from 2005 to 2011 at a rate sufficient to give 1,800 units per annum, yet the need is for 2,360 per annum.

The County Development Plan has endeavoured to provide adequately zoned land to meet future need as well as preventing the spread of the urban areas into rural areas. What is immediately important is not the zoning but the servicing of zoned residential lands as DLR has the lowest percentage of serviced land in the Dublin region. Not enough zoned land in the county is

serviced. This lack of serviced land will become an impediment to housing output unless tackled immediately.

### **Planning for Communities**

It is policy RES13 of the Council to plan for communities. In all Local Area Plans, and in existing development as required, it is policy to make appropriate provision for community facilities and seek their provision concurrent with the development. This is an ongoing objective being implemented through the development management process and within the preparation of Local Area Plans. In order to ensure that new housing developments can contribute to the creation of communities all proposals for residential development are assessed against a series of evaluation considerations as outlined in the *National Spatial Strategy 2002 – 2020*.

### **Evaluation Considerations for Housing in Urban Areas**

Housing location in urban areas	Evaluation criteria
The Asset Test	Are there enough community resources, such as schools etc. with spare capacity?
The Carrying Capacity Test	Is the environmental setting capable of absorbing development in terms of drainage etc?
The Transport Test	Is there potential for reinforcing usage of public transport, walking and cycling?
The Economic Development Test	Is there potential to ensure integration between the location of housing and employment?
The Character Test	Will the proposal reinforce a sense of place and character?
The Community Test	Will the proposal reinforce the integrity and vitality of the local community and services that can be provided?
The Integration test	Will the proposal aid an integrated approach to catering for the housing needs of all sections of society?

*Source: National Spatial Strategy 2002.*

### **House Prices**

The continued strength of growth in house price inflation is contributed to by the combination of the strength of the economy, the competitiveness of the interest rate, the scarcity of supply, lack of locational choice and the heightened first time buyer demand following amendments to stamp duty rates in the 2005 budget. New house prices in Dublin rose 10% in 2005 to an average of €368,576, according to some sources, while the price of development land rose by 15%. New house prices continue to increase (1.2% increase in the month of January 2006 alone, average Dublin price

rose to €373,096), and it is expected that they will rise by some 8% in 2006, followed by a 3% rise in 2007. The price of houses for first time buyers rose by 12.1% over the first eleven months of 2005 compared to an increase of 7.1% for second time buyers. In 12 months the average Dublin new house price rose €37,000, can first time buyers even save at this rate? Dublin houses are 55% dearer than houses outside Dublin. The average Dublin house price (new and old) was €430,000 in the third quarter of 2005. The average house price in Dun Laoghaire is higher than this. One recent survey of house prices for the "South County" shows that the average house price for a one bedroom house was €372,000; two bedroom houses €460,000; three bedroom €553,000; four bedroom €843,000 and five bedroom €1,261,000. To get some idea of new house prices in this county Table 13 has recent data on this topic.

Those few residential developments that are being permitted are being bought very speedily, witness the Vantage high rise apartments bought in 50 minutes off plans prior to construction with one bedroom apartments starting at €345,000 and two bed apartments at €445,000. These apartments will only be available in 2008. At the Edges, Beacon South Quarter 200 apartments were sold within 24 hours with some buyers queuing overnight, yet these apartment will also not be available until 2008.

**Table 10: Examples of New House Prices in Dun Laoghaire Rathdown County March 2006**

Location	Price Euros	Floor Area
Vantage, Central Park	345,000	1 bed, 47sq.m apt
	445,000	2 bed, 73sq.m apt
	535,000	3 bed, 91sq.m apt
Beacon South Quarter 'The Edges' & 'The Cubes'	330,000	1 bed, from 44sq.m
	405,000	2 bed, from 62sq.m
	625,000	3 bed, 141sq.m duplex
Tullyvale Cabinteely	335,000	1 bed 50sq.m
	350,000	2 bed 63sq.m
	410,000	3 bed 82.6sq.m
Rockview, Stepside	325,000	1 bed 44.5sq.m
	400,000	2 bed 69.6sq.m
	440,000	3 bed 92sq.m
Olcovar, Shankill	350,000	1 bed 47sq.m
	380,000	2 bed 65-85sq.m
	485,000	3 bed duplex 102sq.m
Carrickmines Green, Glenamuck	322,000	1 bed 42sq.m
	585,000	3 bed 112sq.m
Southmede, Dundrum	380,000	1 bed 41.8sq.m
	570,000	2 bed 87sq.m
	675,000	3 bed 88.7sq.m
Shanganagh Gardens,	295,000	1 bed 41.5sq.m

Shankill	390,000	2 bed 67.5sq.m
Brennanstown	1.35m-1.5m	11 detached 4 bedroom houses -162.5sq.m
Belarmine	695,000	4 bed mid-terrace 148sq.m
Beechwood Park, Galloping Green	360,000 940,000	1 bedroom apartment 4 bedroom houses
The Grange, Galloping Green	435-490,000 595-685,000 700-850,000	1 bedroom apartment (50-60sqm) 2 bedroom (70-90sqm) 3 bedroom (91-109sqm)
Carrickmines Manor	345,000 415,000 680,000	1 bedroom apartments (49sq.m) 2 bedroom apartments 3 bedroom houses
Ticknock Hill	610,000	3 bedroom houses
Ballintyre	465,000 850,000	2 bedroom apartment (77sqm) 3 bedroom penthouses (139 sqm)
Glebe Hall, Kill Avenue	415,000 475,000 650,000	1 bedroom apartment (58sqm) 2 bedroom apartment (68-97sqm) 3 bedroom apartment (90sqm)

Recent statements from the OECD and the Central Bank imply that national housing prices are over valued by about 15%, how over valued are house prices in this county? Clearly there is an affordability issue in this county, even greater than neighbouring counties.

### **SOCIAL HOUSING AND THE HOUSING STRATEGY**

The above section dealt with the affordability issue. This section now deals with social housing. Policy RES8 of the Council is to promote and encourage the provision of housing accommodation in accordance with proposals outlined in the document 'Action on Housing 2000' and to seek an element of social housing in all new development areas.

Since the adoption of the Development Plan the Council has received approval from the Department of the Environment Heritage and Local Government for its Action Plan on Social and Affordable Housing 2004-2008. This Action Plan provides a framework for the integrated and cohesive planning and delivery over the period 2004-2008 of specific social and affordable housing measures in the County, based on the Housing Strategy. The Action Plan reflects the Council's direct involvement in meeting housing needs, together with its role in enabling these needs to be met through other mechanisms, e.g. through engagement with the voluntary and co-operative sector, and through the supply of social and affordable housing under Part V of the Planning and Development, Acts 2000-2002.

Since the adoption of the Development Plan the Government approved the introduction of the Rental Accommodation Scheme. This Scheme provides that new arrangements be put in place for the provision of housing for long-term rent supplement recipients (of 18 months plus) through the sourcing by housing authorities of accommodation from the private rented market or through other social housing measures. RAS is to be implemented over a four-year period with local authorities progressively taking over responsibility for housing rent supplement recipients transferred to them. The Council is committed to the roll-out of RAS in the County.

In December 2005 the Government announced details of a new statement of housing policy *Housing Policy Framework – Building Sustainable Communities*. The statement contains the key elements of a more comprehensive housing policy document to be published in early 2006. The central focus of the new policy will be building on sustainable successful communities through the provision of quality housing.

**Table 11: Existing Proposed Social Housing Sites**

Map No	Site	Current position
1	Goatstown Road	Scheme currently under construction
	Mount Anville	
	Patrician Villas/Priory Avenue	Scheme currently under construction
	Bentley Villas	Scheme currently under construction
	Benamore, Newtown Park Avenue	Scheme approved under Part 8 – tender documents being prepared
	St. Anne's Park, Shankill	Scheme currently under construction
5	Furry Hill	Scheme currently under construction
5	Blackglan Road	Part 8 process commenced in respect of this scheme



5	Kingston, Ballinteer	Part 8 process commenced in respect of this scheme
5	Lambs Cross	Layout being finalised
5, 6	Enniskerry Road	Layout being finalised
	Broadford, Ballinteer	Layout being prepared
	Cromlech Close	Layout being prepared
7	Pearse Street	Tenders for this scheme are currently being examined
9	Kiltarnan	
9	Ballyogan Road	
10	Loughlinstown Road	Scheme approved under Part 8
	Shanganagh Prison Site	
10	Lehaunstown	
10	Rathmichael	
10	Rathmichael	
10	Stonebridge Road	Tender accepted and work due to commence
14	Ballyman	

### **Policy RES10: Accommodation of Travelling Community**

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

The Council adopted a Traveller Accommodation Programme for the period 2005-2008 on 11<sup>th</sup> April 2005

**Table 12: Traveller Specific Accommodation Programme 2005-2008**

Location of proposed Halting Sites	No of Units	Current position
Cloragh	3	Drawings prepared
Enniskerry Road/Kilgobbin	4	Drawings prepared
Gort Mhuire	3	Scheme due for completion in March 2006
Kiltiarnan, Glenamuck Road	4	
Rathmichael Road	5	Consultants appointed
Stillorgan Grove	6	
University College Dublin	5	

West Pier, Dun Laoghaire	3	
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Location of Group Housing Scheme	No of Units	
Bird Avenue	3	
Dunardagh Blackrock	6	Work has commenced on this site
Lehaunstown	5	Drawings prepared
Mount Anville Road	5	
Pottery Road	5	Being revised – group housing

### Social Housing Demand

In accordance with the provisions of Section 94(4)(a) of the Planning and Development Act 2000-2002 the Council' Housing Strategy 2004-2010 projected the level of demand for social housing during the period of the strategy. These projections, which were based on the results of the Statutory Assessment of Housing Need 2002, indicated that the number of households seeking social housing at 31/12/2010 would be 6,170. The Council is required to carry out a Statutory Assessment of Housing Needs every 3 years. The most recent assessment was carried out at 31<sup>st</sup> March 2005. Gross demand for local authority housing was 3,595; this is an increase of 42% on the figure at 28<sup>th</sup> March 2002. At 28<sup>th</sup> February 2006 there were 3,870 households on the Housing List, which is an increase of 53% on the 2002 figure. The projected housing demand between the period 1<sup>st</sup> March 2006 to 31<sup>st</sup> December 2010 has been revised having regard to the numbers currently on the Housing List.

**Table 13 - Housing Demand 2006-2010**

Demand @ 28/2/06	3,870
Projected growth 1/3/2006-31/12/2006	346
Projected growth 2007 – 2010	1,664
Revised Demand @ 31/12/2010	5,880
Variation	-290
Amended Demand @31/12/2010 (See below)	6,792

While the above revised projection to 31<sup>st</sup> December 2010 shows a reduction of 4.7% in the projected demand for social housing to 31<sup>st</sup> December 2010, when this projection is compiled using the same methodology as Table 3.5 in the Housing Strategy i.e. no allowance made for the numbers housed during

the period from 1<sup>st</sup> March 2003 to 28<sup>th</sup> February 2006 then the amended demand at 31<sup>st</sup> December 2010 would be 6,792, an increase of 622 or 10.1%. It should be noted that for the purpose of projecting the demand for social housing in the period 1<sup>st</sup> March 2002 to 31<sup>st</sup> December 2010 the average number of applications per month was 35. In 2005 the average number of applications received per month was 60.

### **Social Housing Output**

Having determined the level of social housing demand it was necessary to project the level of social housing output (non Part V) during the period of the Housing Strategy in order to help determine whether the Council was in accordance with the provisions of Part V of the Planning and Development Act 2000 in requiring 20% from developers. The following Table sets out the detail of the projected social housing output (non Part V) during the period 2002-2010 Table 3.4 in the Housing Strategy.

**Table 3.4 in the Housing Strategy - Housing Programme 2002-2010**

New Build	2,268
Purchases	180
Casual Vacancies	900
Voluntary/Co-operative Housing	500
<b>Total</b>	<b>3,848</b>

These projections were based on the likely output from the 2000-2003, 2004-2007 and the 2008-2011 (part of) multi annual housing programmes. Following the Government decision to change the financial treatment of capital spending to allow for a more structured and planned approach by introducing rolling five year multi-annual envelopes for all investment areas the Department of the Environment, Heritage and Local Government required housing authorities to prepare Social and Affordable Housing Action Plans for the period 2004-2008. During the lifetime of the Housing Strategy a further Action Plan will be prepared for the period 2009-2013.

The following Table sets out the revised projections for social housing output during the lifetime of the Housing Strategy based on the Social and Affordable Housing Action Plan 2004-2008.

**Table 14 - Housing Programme 2002-2010**

New Build	1,868
Purchases	7
Casual Vacancies	944
Voluntary Co-operative – 2006 – 2010	964
<b>Total</b>	<b>3,783</b>

The above revised projection to 31<sup>st</sup> December 2010 shows a reduction in the total output under the Housing Programme 2002-2010 of 25 units i.e. 0.65%. The main change since the adoption of the Housing Strategy is the change in policy in relation to the purchase of existing housing as part of the Housing Programme. This change was made due to the high cost of housing in the County and the Council's concern about being in competition with first time buyers. The projected number of casual vacancies over the lifetime of the Housing Strategy has been increased from 900 units to 944 this is to reflect the actual number of casual vacancies which have arisen to the end of 2005. Based on output in recent years it is anticipated that 964 units will be provided by the voluntary and co-operative housing sector during the period 2002-2010 this is an increase of 464 units i.e 93%.

### **Meeting Social Housing Demand**

The revised projections for social housing (non Part V) under the Housing Programme 2002-2010 including voluntary and co-operative housing, shows that 3,783 housing units will be provided. The revised estimated housing demand over the same period is projected to be 6,792 units. The projected shortfall of 3,009 units will not be met unless part of the units or land being provided pursuant to the provisions of Part V of the Planning and Development Act, 2000 – 2002 are utilised for social housing.

### **Progress on the operation of Part V of the Planning and Development Acts 2000-2002**

Policy RES2 sets out the Council's policy in relation to Part V of the Planning and Development Acts 2000-2002, i.e. 20% social and affordable housing will be required in relation to all sites that are residentially zoned or proposals where a mixed use development including residential is proposed on any zoning in the County.

The Council continues to negotiate with all applicants/developers in respect of planning applications to which a condition requiring compliance with the Housing Strategy applies. These negotiations are proving to be extremely complex and time consuming as each agreement must be negotiated on a case by case basis. The flexibilities in relation to compliance with Part V introduced under the Planning and Development Act 2002 have made the negotiations more difficult. The Council's preferred option for compliance with the Housing Strategy is the provision of completed social and affordable units on the site, which is the subject of the planning application. In general the developer's preferred option is the payment of a financial contribution.

To date 38 voluntary social housing units and 98 Shared Ownership/Affordable housing units have been provided under Part V. The halting site, which is nearing completion in Ballinteer is being provided under a Part V agreement. These units are in addition to the following units acquired under the former Policy R 7:

### **Table 15: Output of Social and affordable units under Part V & R7**

Social Housing units acquired by the Council	19
Social Housing units acquired by Voluntary Housing Organisations	69
Affordable/Shared Ownership units	43

Agreements in principle have been reached under Part V in respect of the provision of a further 128 Shared Ownership/Affordable units.

### **Other Housing Policies**

Policy RES15 is to include the provision of sporting facilities in any major new residential developments and to encourage a range of sporting facilities throughout the County. This is an ongoing policy objective and is implemented through the development management process and in the preparation of Local Area Plans. Within Local Area Plan preparation a sporting facility assessment is carried out while within large residential schemes sporting in conjunction with other services are required.

Policy RES16 is to facilitate the provision of accommodation for people with disabilities. The Council continues to provide purpose built housing units for people with disabilities. In the proposed development at Benamore, Newtown Park Avenue which will be located on a quality bus corridor route 21 of the 43 units are specially adapted for disabled persons.

Policy RES17 is to encourage the provision of childcare facilities as an integral part of proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for each 75 family dwellings. It is the policy of the Council to encourage the provision of childcare facilities in a sustainable manner with land use and transportation policies to encourage local economic development and to assist in addressing disadvantage. This is an ongoing objective being implemented through the development management process and in the preparation of Local Area Plans.

Policy RES18 is to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services as it is recognised that much of it is urban generated and results in an unsustainable pattern of development placing excessive strain on the environment, services and infrastructure. At the same time it is recognised that one-off housing may be acceptable where it is clearly shown that it is not urban generated and arises as a result of the needs of local people and will not place excessive strain on the services and infrastructure. It is also the policy of the Council to accommodate local growth by facilitating cluster and village development in the rural areas subject to the availability of necessary services. This is an ongoing objective being implemented through the development management process. The Rural Housing Guidelines were published in April 2005 and have been incorporated into this process.

**Conclusions**

Based on the foregoing there is no reason at this stage to adjust the Council's Housing Strategy. There is no need to change housing policy. There is however need to accelerate housing output including the delivery of social housing. While difficulties have been experienced with the operation of Part V the Council is currently reviewing its procedures with a view to streamlining the process to ensure that the maximum number of social and affordable housing units can be achieved during the lifetime of the Housing Strategy.

The Council's housing strategy figures of 2,350 houses per annum for the seven years 2004-2010, a total of 16,450, will need to be achieved for the remainder of the decade. Present output falls short of these needs.

The housing strategy had stated that the county needed to provide a total of 16,450 units by 2010. Having regard to the land rezoned during the Development Plan process, it is considered that there is sufficient land zoned to accommodate the housing strategy during its lifetime but there is no "headroom" as recommended by the 2004 Regional Planning Guidelines. A further conclusion is that it is not the amount of zoned land that is immediately critical but the servicing of that zoned land. The servicing of housing land must be speedily expedited. The RPGs and the CSO show that population forecasts are increasing, the implication for us is that we must increase housing output and that there is need to keep up the high density development on scarce housing lands.

Await the DEHLG's review of the Residential Density Guidelines.

**Recommendations**

Continue with existing residential planning policies.



## SIX – RETAIL DEVELOPMENT



Retail development within the County is set in the context of national and regional policy, including the *Retail Planning Guidelines for Planning Authorities* 2000 and the *Greater Dublin Area Retail Planning Strategy* 2001. Since the County Development Plan was published new *Retail Planning Guidelines* have emerged (2005) which primarily concern the lifting of the Retail Warehouse floorspace cap in certain areas. These policy documents outline a retail hierarchy, which has been carried through in the DLR County Development Plan.

The *Greater Dublin Area Retail Planning Strategy* identified that 45% of Dun Laoghaire Rathdown County's residents' expenditure on comparison goods is spent outside the County and that there was limited inflow of comparison goods expenditure from the surrounding counties, "...there needs to be greater potential for comparison floorspace within Dun Laoghaire-Rathdown over the period to 2011. This will enable regeneration/redevelopment of existing centres such as Stillorgan, meeting the needs of local people where there is programmed population growth such as Cherrywood and improvement in the amount and quality of retail warehousing floorspace. It will allow Dun Laoghaire-Rathdown to achieve parity with the other Metropolitan Counties with expenditure capacity being derived from that within the Metropolitan Area" (para.5.83).

The County Development Plan focuses on the need to support the future vitality and viability of existing retail centres as well as addressing the major gap in the potential retail market in this County due to the limited inflow of comparison goods expenditure from the surrounding counties. Policy RET 10 aims 'to recapture at least 50% of the lost comparison retail expenditure by way of attracting higher quality retail facilities which respect and adhere to the Retail Hierarchy...so as to encourage a higher spend by the existing residents and visitors to the County'.

There has been a sustained rate of growth in the Irish economy and forecasts would suggest that GDP annual growth rates will continue at a high level. The factors, which are driving this economic growth, also allow greater consumer spending which in turn has generated a requirement for substantial additions to the retail floor space stock.

Dun Laoghaire Rathdown has made some progress in achieving the retail objectives. Retail floorspace has been added to the County's stock reflecting the changing retail dynamics nationally as well as the Council's policy in recapturing retail expenditure. There are a number of specific objectives in relation to retail policy in the County Development Plan. Dun Laoghaire and Dundrum are the Major Town Centres. Dundrum is arguably the most high profile retail development in Ireland, phase one of the redevelopment (78,000 sq.m. gross) has been completed and celebrated its first birthday in March 2006. An additional 70,000 sq.m. gross retail floorspace will be constructed (including the redevelopment of the original shopping centre which is expected to commence in late March 2006). On its own the



redevelopment of Dundrum has contributed significantly in recapturing lost comparison expenditure.

No large scale retail redevelopments have occurred in Dun Laoghaire town centre however there have been some additional retail floor space of a specialist nature. But there are vacancies and underutilization of retail spaces also in evidence in Dun Laoghaire town Centre.

Bray is also a Major Town Centre just outside the County Boundary and the DLRC Development Plan gave an undertaking to 'reinforce the importance of Bray by facilitating its development in the Bray environs'. Cherrywood Rathmichael (while zoned 'District Centre') being a newly planned area was given a projected net retail floor area of 35,000 sq. m. in light of its strategic location in relation to major transport routes. But there has been no progress in relation to Cherrywood Town Centre which still needs to be designed based on the proposed two LUAS stations and bridge over the Wyattville Link.

Stillorgan, Blackrock, Dalkey, Cornelscourt and Nutgrove were designated as District Centres with a retail cap of 25,000 sq. m. net retail floor space being applied to both Stillorgan and Blackrock. In Stillorgan District Centre a decision to grant permission for the refurbishment of the shopping Centre has been on appeal since October 2005. This proposed development (if permitted) would provide a cumulative figure of approximately 19,160 sq.m. for the entire district centre allowing for additional future net retail floorspace of 5,840 sq.m.

In Blackrock District Centre the DTO has designed a new interchange at Blackrock Dart station. Implementation of this is awaited. The expansion of Frascati Shopping Centre was the subject of an application for an increase of 4,581 sqm gross, for 17 new shops, restaurant and crèche. It includes a new multistory car park for 539 spaces and 65 large apartments – an example of "Living over the shopping Centre". A pedestrian bridge link across to Superquinn is still an unfulfilled objective and because it is unclear how it is to be provided a decision to refuse planning permission was made in late February 2006.

The development plan objective to allow 5,000 sq.m. net retail sales space at Carrickmines Great is being achieved and relates to 'Neighbourhood Centre' uses. Phase one has been completed and provides 15,000 sq.m. of retail warehousing. A further 3,300 sq.m. of retail warehousing and 6,299 sq.m. of mixed retail comparison floor space is being planned as well as neighbourhood centre type uses, including cafes and food markets. A developer prepared Masterplan for the area as a whole has been prepared and includes 'Neighbourhood Centre' uses.

Sandyford Business Park's redevelopment is dynamic and provides an element of retailing with 18,735 sq.m. currently under construction at Beacon South Quarter. With the permitted residential development coming on stream convenience retail provision is necessary here.

The Core Centre site at Ballyogan is currently under construction and will provide circa 6,222 sq.m. of mixed retail floor space.

In reviewing the objectives of the development plan it has been noted that in some instances (particularly within 'Neighbourhood centre' zonings) the land use-zoning objective is at odds with the existing uses or the size of retail units that are present at that location. It is considered that some revision is necessary in order to enable the growth of these areas. Some examples are outlined below.

Sallynoggin is currently zoned 'Neighbourhood Centre' however some of the retail uses that are located there (The Panelling Centre, Woodies, Power City, Chadwicks, Des Kelly Carpets etc) are more suited to an area zoned 'District Centre' as they serve a far wider catchment area. In addition the scope for redevelopment at this location is being hindered by a 'Neighbourhood Centre' zoning. The re-zoning to "District Centre" should be considered at the 2008 Review stage.

Similarly Ballinteer is zoned 'Neighbourhood Centre' but contains a large supermarket (Superquinn approx 2,600 sq.m.) which ironically would not be permitted now in an area zoned 'Neighbourhood Centre'. The 1975 purpose built shopping centre has been modified and extended through the years however it is considered that it does not realise its full development potential. Given the additional number of households that are forming in this area a revision of its zoning to 'District Centre' would be appropriate at the 2008 Review stage

In Killiney Shopping Centre a Supervalu supermarket is located with retail floorspace of approximately 1,200 sq.m. (this would not be permissible under its current 'Neighbourhood Centre' zoning).

In Deans Grange a Supervalu supermarket operates with retail floorspace of approximately 1,800 sq.m. (again this would not be permissible under its current 'Neighbourhood Centre' zoning).

Ballybrack shopping centre was constructed in the late 1970's and includes a Tesco supermarket as an anchor store. This supermarket has a floor area in the region of 3,344 sq.m. This would not be permitted under its current land use zoning.

It should be noted that the entire retail industry has matured in Ireland with a range of products and services available today that were unattainable until relatively recently. Following from this it is reasonable to interpret that retail floor space needs to increase in tandem. Whilst some changes have occurred to 'shop local' and 'shop neighbourhood' definitions in County Development Plan documents, these have been minimal (since early 1980s) and need to be revised in order to reflect current market conditions and the retail expectations of the general public.

**Recommendations:**

It is recommended that the scope of permitted uses permitted within Neighbourhood Centres be broadened in recognition of the changing Irish retail market and to ensure the future viability of these centres. It is considered that a variation of the Development Plan be initiated soon.

Supermarket Food stores up to 2,500 sq.m. should be allowed in neighbourhood Centres subject to the neighbourhood Centre still capable of providing a reasonable range of services. The 2,500 sqm supermarket should not take over all the NC zone. This policy change would allow local people to walk to their nearest neighborhood Centres rather than drive to more distant district Centres.



## SEVEN – COMMUNITY



It is a Council objective to ensure the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the County and its population.

A number of policy objectives are outlined as follows,

### **Policy CD1: County Development Board Strategy**

It is Council policy to support the Dun Laoghaire Rathdown County Development Board's, Integrated Strategy for Social, Economic and Cultural Development, 2002 – 2012 in order to reach a shared vision for the long-term social, economic and cultural development of Dun Laoghaire Rathdown.

The implementation of the County Development Plan has substantially supported the County Development Board (CDB) strategy in creating an environment for enterprise development, improved living space, physical infrastructure, tourism and transportation. The CDB strategy recognises the need for compact residential development as a key component in the sustainable development of the County.

The implementation of the County Development Plan objectives in relation to supporting new residential developments with physical infrastructure and public transport accords with a key objective of the CDB strategy, i.e. to develop a county characterised by 'urban villages' building on the heritage and characteristics of the existing villages with quality local services and amenities. The various local area plans (see Chapter 3) effectively act as tools through which these objectives are realised.

### **Policy CD2: Safer Living Environment**

It is Council policy to facilitate the achievement of a safe environment for residents of and visitors to the County.

This is an ongoing policy objective with recent developments including the publication of the 'Garda Act 2005', which enables the establishment of local policing committees with the remit to make living environments safer. The Council, together with the Garda under the auspices of the County Development Board have responsibility to establish such committees. Natural surveillance of shared areas is implemented through the development management process, i.e. is considered during the assessment of planning applications.

### **Policy P1- Community Participation - Information and Consultation**

The Council recognises that people in communities have a right to a view on the planning and development of the areas in which they live and it is the policy of the Council to facilitate people in examining that view. It is Council policy to build on the spirit of partnership so as to ensure real social development.

The facilitation of effective community participation is an ongoing objective. Currently Dun Laoghaire Rathdown is acting as an Irish Pilot Study for the Strategic Planning Action Network (SPAN) (an EU Interreg project) which aims to promote spatial planning and participation in the planning process. Within this pilot study there are three case studies. The first case study examines participation patterns during public consultation phases with specific regard to geographical patterns and issues raised as well as related issues. The second case study looks at the capacity of existing community structures (in particular community forums and community platforms) to participate at a county level in policy making. This case study makes specific reference to the mid term review of The County Development Board Strategy 2005. The third case study involves examining the process and the participation of the local community in the development of the Meadowlands/Fitzgerald Park community centre.

### **Policy P2: Community Support**

It is the policy of the Council to encourage and assist the formation, development, guidance and co-ordination of community organisations, local interests and self help groups, with an emphasis on areas of special need within the County.

It is an objective of the Council to provide a resource centre at Fitzgerald Park. It is an objective of the Council to protect and enhance the community infrastructure of the Church of Ireland.

These are ongoing objectives and the Council continues to support community organisations and the provision of community facilities. More than one third of Section 48 contributions are targeted towards the provision of parks and community infrastructure projects. Currently a Part 8 procedure is being conducted with the intention of constructing of new three storey community facility building including crèche and administration facilities at Meadowlands/Fitzgerald Park.

The County Development Board Strategy incorporates a strategic action which is being implemented to develop a community infrastructure to assess community facilities and their management structures, to propose appropriate ways to better utilise such facilities and to identify where a lack of facilities exist. This is a multi agency action including council departments, local development agencies and community a voluntary groups.

The objective to protect and enhance the community infrastructure of the Church of Ireland is being implemented through the preparation of Local Area Plans and the development management process.

### **Policy P3: Estate Management**

It is the Council's policy to support the continued development of Estate Management in order to enhance the role of neighbourhood development as resources allow.

Dun Laoghaire Rathdown was one of the first local authorities in Ireland to establish Estate Management and its aim is to develop, encourage and resource the concept of partnership in planning and decision making between the Council and residents. Resource Centres, are provided where after school care is arranged. Youth groups and senior citizens also have access to the resource centre. It is a place that tenants can liaise with the community officer. Estate Forums have been established and their activities include; planning and developing community gardens, garden competitions, tackling anti-social behaviour and family days.

### **Policy ED1: School and College Sites**

It is the policy of the Council to ensure that school and college sites are made available in accordance with the requirements of the relevant education authorities.

Particular attention is paid to this policy during the preparation of LAPs, ensuring that the appropriate social infrastructure is put in place with new development.

### **Policy ED2: Second Chance School**

It is the policy of the Council in conjunction with the VEC and other relevant bodies to promote the establishment of a special second chance school for early school leavers in the County.

The 'Futureama' second chance school has been reopened in Loughlinstown providing 10 –12 places.

### **Policy ED3: Third Level Educational Facilities**

It is the policy of the Council to support the ongoing provision of third level institutions in the County including University College Dublin, (Belfield and Carysfort); Dun Laoghaire Institute of Art, Design and Technology; Sion Hill; Blackrock; Dun Laoghaire Senior College and Blackrock VEC.

This is being implemented through the development management process and cooperation with the relevant bodies.

### **Policy CF1: Libraries**

It is the policy of the Council to promote and develop the library service in accordance with the highest professional standards and in accordance with

the objectives laid down in the report "Branching Out: A New Public Library Service" of the Department of the Environment and Local Government 1998, and the report "Joining Forces: Delivering Libraries and Information Services in the Information Age" of An Chomhairle Leabharlanna 1999 to meet the needs of the community subject to the availability of finance.

Progress has been difficult, especially in relation to the refusal of An Bord Pleanála to permit a flagship new local library in Stillorgan which has had knock-on consequences for the proposed library HQ and cultural Centre at Moran Park.

### **Policy CF2: Provision of social services throughout the County**

It is Council policy to ensure that the provision of social services i.e. drop in centres, drug centres, crèches/childcare facilities, educational and rehabilitation centres be spread equitably throughout the entire County so as to ensure that these services are provided locally as indicated by need and not centred in one area.

Resource centres have and are being established throughout the county and provide educational and drop in facilities as well as crèches and after school facilities. The provision of drug centres and rehabilitation involves a multi agency coordinated approach and progress is slower than would be wished for.

### **Policy CF3: Cemeteries**

It is the policy of the Council to continue the development of Shanganagh Cemetery to cater for the needs of the County and to continue on a planned basis with the improvement of the appearance of the cemeteries now closed.

This is ongoing with funding provided for these works in the 2006 annual budget.

### **Policy CF4: Public Toilets**

It is the policy of the Council to improve public toilet facilities at suitable locations throughout the County.

Public Toilets are the responsibility of the Culture, Community Development and Amenities Department and are provided at various locations throughout the County. New disabled toilets have been provided at Seapoint while the toilets at the east pier have been closed due to anti social behaviour. The provision of public toilets is under continuous review.

### **Policy A1: Community/Public Art**

It is the policy of the Council to encourage and assist in the development of the arts throughout the County. The Council will require major new commercial developments in the County to incorporate works of public art in



the scheme in order to enhance the amenities of the local environment. Major new Local Authority construction schemes will also incorporate permanent artistic features. The Council will foster an understanding of the diversity of cultures as part of the County and wider environs.

The Council is preparing an Arts Development Plan to ensure a proper foundation for the advancement of arts and culture in the County and to prioritise direction for future development. This Plan will be implemented and updated as resources permit.

This is an ongoing policy objective being implemented through the development management process. A Public Arts coordinator has recently been employed by the Council to direct public art provision throughout the county.

### **Policy SI 1: Planning for Social Inclusion**

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

The Council continues to deliver on its social inclusion commitments in the following ways:

- By fostering closer working relationships both between local authority departments and with agencies operating in the county, the Council is able to deliver a more efficient and inclusive service to residents. By co-operating with residents and service providers the Council recently developed a programme of activities to support asylum seekers living in the County. This is a particularly vulnerable group of people who may face language barriers and physical and mental health problems associated with the stress of leaving one's home country, loneliness and isolation. The Council's response included introducing residents of a local hostel to the range of community services and facilities in their area, and facilitating their access to Council leisure facilities at a reduced fee.
- Through use of consultation programmes and participative techniques in service planning, the Council aims to develop more sustainable communities. For example, it is in the process of implementing and delivering a management plan for Fitzsimon's Wood taking into account the recreational, social inclusion, environmental, and heritage concerns of the community.
- By supporting the RAPID programme, the Council continues to build the capacity of local communities to influence policy and service delivery in our area. A recently published research project "Telling the Story of Loughlinstown and Shanganagh/Rathsallagh: A Resident's Perspective on Community Issues" involved recruiting and training community based researchers to undertake a door-to-door survey in

the RAPID area. Key outcomes include a list of priority issues for service providers to consider in developing their work plans.

By commissioning research to further develop our understanding of the vulnerable groups who live in the county, the Council continues to hone its customer care programme to ensure that Council services and facilities are accessible to all.

Conclusion: There is no reason to make any policy changes at this stage.



## **EIGHT – LANDSCAPE, HERITAGE AND AMENITIES**



Policies L1, L2 and L3 in relation to the Preservation of Landscape Character, High Amenity Zones and protection of Views and Prospects are implemented through the development management process.

Three Landscape Heritage studies have been carried out for the Heritage Officer by research staff from DIT. These studies were for Glencullen, Kiltiernan and Barnacullia. A fourth study for Glenamuck/Ticknick will be carried out in 2006. These studies will influence LAPs and future planning and heritage policies.

### **Policy H1: Heritage and protection of the environment**

It is the policy of the Council to protect and conserve the environment including in particular, the archaeological and natural heritage and to conserve and protect Special Protection Area (Birds), proposed Candidate Special Areas of Conservation and Natural Heritage Areas of the County.

This is an on going policy objective and involves the implementation of many individual objectives, the progress of which are examined in more detail, elsewhere in this report. Funding has been allocated to examine access to archaeological sites in the county. This is an on going objective. A Draft heritage plan has been prepared for Dalkey Island and a Management plan is being implemented for Fitzsimons Wood in conjunction with the local community. Preliminary work has been done on the preparation of two Special Amenity Area Orders for Carrickgolligan and Killiney/Dalkey/Rocheshill.

### **Policy H2 - Heritage Plan for the County.**

A Heritage Plan was adopted in April 2004 and is now in its third year of implementation. One of the Heritage Plan projects for 2006 is to carry out a placenames survey. The two main purposes of this placenames survey are to: (a) produce a database of locally correct placenames for use by the planning department of DLRCC and developers to assist in the appropriate naming of new developments, (b) the provision of information to the public.

### **Policy H3: Heritage Town**

It is the policy of the Council to continue to promote the improvement of Dalkey Village to reflect its designation as a 'Heritage Town'.

Continued financial support is provided for Dalkey Heritage. Funding has been made available from the Heritage Officer and the Community and Enterprise Department.

**Policy H4** in relation to Historic Demesnes and Gardens is being implemented.

**Policy H5:** see Policy H1.

**Policy H6:** It is the policy of the Council to conserve the existing wide range of flora and fauna and wildlife in the County through the protection of wildlife habitats wherever possible. This is an ongoing objective. A Parks Department Habitat Study was carried out in 2004 and will be published in 2006.

A biodiversity scoping report was completed in 2005 to fulfill **Policy H7**.

#### **Policy H8** Indicative Forestry Strategy

This is an ongoing objective, included in the Heritage Plan. The Parks Department is currently preparing Urban Woodland grant applications for Rathmichael, Shanganagh, Killiney Hill and Loughlinstown.

#### **Policy H9: Forest Areas**

It is the policy of the Council to seek the co-operation of Coillte Teoranta, forest services and other agencies in the establishment of access ways, bridle paths, nature trails and other recreational facilities within forest areas. Discussions have taken place at a staff level, between the Council and Coillte Teoranta, with a view to advancing this policy objective.

#### **Policy H10: Trees and Woodlands**

It is the policy of the Council that trees, groups of trees or woodlands which form a significant feature in the landscape or, are important in setting the character or ecology of an area shall be preserved wherever possible. The Parks Department will produce a schedule of tree preservation orders within the Plan period. There is already a list of nine sites listed for Tree Preservation Orders, the earliest from 1980, the latest from 1998.

#### **Policy H11: Tree Planting**

The Parks Department operates a Tree Planting programme. Currently emphasis is focused on pruning and maintenance of existing stock. Planting is taking place at Shanganagh.

#### **Policy H12: Geological features**

It is a policy objective to seek the preservation of important features of geological interest within the County including the Scalp and Shanganagh cliffs. This objective is implemented through the development management process. In addition both of these areas are proposed Natural Heritage Areas (designated by the National Parks and Wildlife Service).

#### **Policy H13: Green Belts**

It is the policy of the Council to retain the individual physical character of towns and development areas by the designation of green belt areas. This is an ongoing objective, reinforced through the preparation of LAPs.

#### **Policy H14: Public Rights of Way**

27 new Rights of Way (ROWs) were included in the 2004 – 2010 County Development Plan, bringing the total number of listed ROWs to 58. Appeals in respect of 18 of these new locations were lodged with the Circuit Court. Three of these are currently being resolved with one (Glenamuck South; Ballycorus Road to Dingle Glen) not being pursued due to a lack of sufficient evidence and local witnesses. A second (Bishop's lane to Druid's Altar via Kiltiernan Abbey) has been deleted by order of the Circuit Court following an appeal. A revision of one route (Scalp Villa, Enniskerry Road to Ballybetagh Road) is being negotiated and one route (Ballyman Road to Barnaslingan Lane via Glenmunder) has been confirmed in the Circuit Court subject to a slightly amended route. A small part of ROW 30 – Kilmashogue Lane to Kilmashogue Mountain - has been incorrectly shown on the development plan maps. This will be corrected. The remaining appealed routes are awaiting hearing and negotiations are ongoing.

#### **Policy C1: Coastal Plan and Coastal Walk**

It is policy to implement the recommendations of the Local Coastal Plan – Booterstown to Sandycove which was adopted by Council on 10<sup>th</sup> June 2002. It is policy to support the development of a coastal walkway/cycleway from the County Boundary at Booterstown to Sandycove. It is policy to prepare a coastal plan for the remaining coastal area of the County, i.e. from Sandycove to the County boundary at Bray.

The recommendations of the Local Coastal Plan remain as an ongoing objective. A number of stakeholders are involved and progress has not been as expeditious as hoped. Many of the recommendations appear as specific local objectives and are addressed in more detail elsewhere in this report.

#### **Policy C2: Parks, Coastline and Harbours**

It is policy to continue to improve recreational and tourism-related amenities in its public parks, along the coastline and at the harbours for access by the general public. It is an objective to maintain the Coal Harbour area of Dun Laoghaire Harbour as a publicly accessible facility. This is an ongoing objective with improvements being made.

#### **Policy C3: Beaches**

It is policy to promote the use of beaches for amenity and recreational use. The two designated beaches in the county both received blue flags in 2004

and 2005. Bathing water quality has been excellent to date and hopefully this will help in securing blue flags for 2006. Several environmental education activities have been organised for the bathing season in 2006 on the blue flag beaches including beach clean ups, snorkelling and nature tours and talks. Public access and disabled access on both beaches has been improved and beach information boards contain all the information needed by the beach users, e.g. first aid, emergency facilities, lifeguard facilities, litter information and local transport information.

### **Policy OS1: Open Space Provision**

This is an ongoing objective implemented through the development management process and the preparation of LAPs. Funding for capital projects (recreational and sporting facilities) within open space is provided through development contribution schemes while funds received in lieu of open space provision is used to improve and landscape public open space.

### **Policy OS2: Maintenance**

It is policy to maintain to a high standard all public parks, playing fields and public open spaces while encouraging biodiversity. The Parks Department is continually striving to improve maintenance standards in order to allow for future intensification of uses in these areas. A county biodiversity scoping report was completed during 2005.

### **Policy OS3: Future Improvements**

It is the policy of the Council to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces insofar as available finance will permit. It is an objective to provide for an additional regional park and/or intensive recreational facilities in the southwest of the County. It is an objective to upgrade and improve Kilbogget Park insofar as available finances permit. In addition it is an objective to create a linear riverside park in accordance with an action plan, incorporating a pedestrian route and cycle way which will link Cabinteely Park to the sea at Hackett's Land.

These objectives are being implemented with ongoing programmes of woodland improvement works and bulb planting. At present proposals are being developed in relation to Part 8 developments at Shanganagh Park, Sallynoggin Park and Kilbogget Park. These works will include new recreational and sporting facilities as well as extensions to the path systems. Lands adjacent to Stepside Golf Club are being examined to provide playing pitches as well as other lands in this area. The Clonkeen - Kilbogget Park pedestrian route and cycle way has been extended through Loughlinstown linear park.

#### **Policy OS4: Tea rooms**

It is policy to facilitate the provision of tea rooms in some public parks. There has not been any progress to date, other than the People's Park.

#### **Policy OS5: Recreational needs study for Stepside**

A multi disciplinary team was formed and a feasibility study into the development of a multi-purpose community centre on the Council-owned lands at Ballyogan Avenue has been carried out. A Masterplan has been completed. It is intended to effect Part 8 procedures subject to funding being approved.

#### **Policy OS6: Recreation Facilities**

It is policy to promote greater usage of existing swimming facilities and to facilitate the development of indoor swimming and other recreational facilities on suitable sites. It is policy to promote the development of a swimming pool and fitness complex for the Dundrum Area. A Part 8 proposal is being prepared for a swimming pool and all weather playing fields in Dundrum (DFRC). The refurbishment of Glenalbyn swimming pool is also proposed.

#### **Policy OS7 – Children's Play Facilities.**

It is policy to support the provision of structured and unstructured play areas with appropriate equipment and facilities. The Council will conduct a comprehensive survey of the existing play facilities and will investigate the provision of skateboarding facilities. This is an ongoing objective and accords with the Council's 'Play Policy'. Various Part 8 proposals are being prepared to provide additional and improved play facilities. A Part 8 proposal for the provision of a skateboard park at Monkstown Pool and leisure centre is at public consultation stage.

#### **Policy OS8: Provision and Promotion of Recreational Facilities**

It is policy to provide sporting and recreational amenities, of both an indoor and outdoor nature and to promote participation in sport and leisure activities among all residents. 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. The benefits of participation in sport and recreational activities are well documented, and will lead to a more involved and vibrant community, providing opportunities to people of all ages and abilities, development skills that enhance the sustainability of the local neighbourhood such as team building, motivation and leadership. The Council will target specific areas with currently low levels of participation and



focus on increasing awareness of and access to sport, recreation and leisure in these areas.

Progress is on-going.

### **Policy OS9: Preservation of Major Natural Amenities**

It is policy to preserve the major natural amenities of the County and where appropriate to provide parks and open spaces in association with them.

Progress is on-going.

### **Policy OS10: National Park**

It is the policy of the Council to facilitate the establishment of a Wicklow Mountains National Park.

Progress is slow because of the many stakeholders.

### **Policy OS11: Amenity/Viewing Lay-Bys**

It is policy to secure amenity/viewing lay-bys in areas of recreational amenity and where there are views and prospects of special interest. Car parking for walkers should be provided where possible.

There has not been any progress to secure amenity/viewing lay-bys at Ballinteer-Ticknock, Barnacullia and Ballycorus/Lead Mines.

### **Policy OS12: Trails, Hiking and Walking Routes**

It is policy to promote the development of regional and local networks of hiking and walking routes and trails. Implementation could involve the development of special interest features such as cultural walks designed around a number of literary personalities, and long distance hiking trails taking advantage of the Dublin Mountains. The Council will co-operate with other relevant agencies, both public and private, and local landowners as appropriate.

This is an ongoing policy objective. To mark the 25<sup>th</sup> Anniversary of the establishment of the Wicklow Way walking route the Parks Department is providing a designated starting point at Marley Park. Currently the Council is conducting walking tours explaining the early origins of Dun Laoghaire.

### **Policy OS13: Rivers**

It is policy to maintain and enhance the natural character of the rivers and to promote access, walkways and other recreational uses. The Council will work

in co-operation with South Dublin County Council and Dublin City Council in order to enhance, protect and maintain the Dodder Valley Linear Park. The Council will prepare a management plan for the Dodder Valley.

This is an ongoing objective and improvement works have taken place to the Clonkeen Stream at Loughlinstown linear park. Proposals for a new 'pond' in Cabinteely Park and pedestrian/cycle linkage from the Park to the Cherrywood area adjacent to the 'Foxrock Stream' are being explored.

### **Specific Objectives**

The objective to promote the sustainable development of the seafront area from the City boundary at Booterstown to Sandycove through the Local Coastal Plan is being implemented through the development management process. The objective for a coastal walk/cycleway from the city boundary to Blackrock and the continuation of a coastal walk from Blackrock DART station to Seapoint is ongoing.

A Masterplan for Blackrock Park will be prepared by the Parks Department during 2006.

It is an objective to secure the re-development of Blackrock Baths for tourism and amenity purposes and improve the pedestrian linkages and visual amenity at Blackrock Baths, DART station, Bath Place car park and the main street. Any redevelopment of Blackrock Baths shall include a substantial pool(s) for public use. This is an ongoing objective and discussion meetings have taken place with the landowners, however no formal proposals have been received.

The objective to facilitate the continued development of the Pavilion Theatre and Pavilion Plaza as a public amenity and urban space is ongoing. Council provides grant aid to the theatre at €270,000 per annum.

There has not been any progress to secure the provision of a tourist caravan and camping park at a suitable location on the coast at Shanganagh, no suitable lands have become available.

The objective to facilitate public access to National Monuments in State care and local authority ownership is ongoing. Proposals for funding to provide increased accessibility at Kill Abbey (Kill of the Grange) have been sought.

The objective to improve directional and informational signage in the County to inform visitors of the existence and locations of the County's attractions and amenities will be carried out in 2006/2007.

The objective to promote and encourage the development of additional visitor bed spaces in the County with the provision of additional hotel facilities and short term summer letting units is ongoing.

Conclusion: There is no reason to make any policy changes at this stage.



## **NINE—CONSERVATION OF THE ARCHAEOLOGICAL AND ARCHITECTURAL HERITAGE**



## **Policy AH1: Protection of Archaeological Heritage**

The policy to protect the archaeological heritage of the County is an ongoing objective implemented through the development management process and Local Area Plans. A number of actions have or are currently being carried out in relation to this protection. These are dealt with in more detail below.

**Policy AH2 is the protection of Zones of Archaeological Potential.** Dalkey, an historic town, has been designated by the DEHLG as a Zone of Archaeological Potential, and is an area where intense archaeology is present. The redevelopment of Dalkey will include as far as is practical the retention of existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

This is an ongoing objective, implemented through the development management process. Planning applications within the 'Zone of Archaeological Potential' are conditioned to carry out pre-development testing at the site and applicants are required to engage the services of a suitable qualified archaeologist licensed under the National Monuments Acts.

**Policy AH3 is to designate Archaeological Landscapes within the lifetime of the Plan.** Following consultation between the DEHLG and the Council, areas that contain several Recorded Monuments or very important sites will be designated as Archaeological Landscapes.

Three 'Historic Landscape Assessments' have been completed since the adoption of the County Development Plan - Kilternan, Glencullen and Barnacullia. An additional study is planned during 2006 for the Glenamuck / Ticknick area.

## **Policy AH4: County Heritage Plan**

The Dun Laoghaire Rathdown Heritage Plan 2004 – 2008 has been produced and includes a section on architectural heritage which was adopted by the Council in April 2004. It is now being implemented.

**Policy AR1 is to protect the architectural heritage of the County.** A list of Protected Structures has been compiled and shown on the Development Plan maps and listed in Schedule 2 of the written statement. Since the adoption of the County Development Plan the Conservation Division of the County Architect's Department has continued in its role of maintaining the Record of Protected Structures. Additions or alterations to the Record can be made at any time, for example St Paul's Church Hall in Glenageary has recently been added.

**Policy AR2 is to retain historic items of street furniture wherever possible.** A desk top Industrial Heritage Survey was carried out in 2005, in relation to items such as wall mounted post boxes, horse troughs, water

pumps, milestones and weighbridges. A field survey will be carried out during 2006. A survey of the County's memorials (plaques) was also undertaken in 2005.

**Policy AR4 is to protect the architectural heritage buildings within the Council's care.** The Council has commenced the task of carrying out an inventory of all the architectural heritage buildings and structures within its care. The condition of all buildings will be assessed and a management and maintenance programme implemented as resources permit. All proposed works will be carried out with appropriate architectural conservation advice.

Works are due to start in April 2006 to repair the stone on the clock tower on the Town Hall building. Repairs to the clock faces and to the balcony and entrance will be carried out concurrently. A condition survey of the Town Hall and Old Post Office building with a view to refurbishing windows, roof and rainwater goods as well as repairs to stonework is to commence in late 2006. Remedial and refurbishment works are being carried out at the (Carnegie) libraries in Cabinteely, Glencullen and Dun Laoghaire while work is to commence on Shankill in late 2006/early 2007. In relation to the inventory no further progress has been made to date due to a lack of staff resources.

**Policy AR5** is to encourage the rehabilitation, renovation and re- use of existing older buildings where appropriate, in preference to their demolition and redevelopment. This policy is implemented through the development management process.

### **Policy AC1: Architectural Conservation Areas**

It is the policy of the Council to protect the special character of places, areas, groups of structures or townscapes within the County that, have special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or that contributes to the appreciation of protected structures, by the introduction of ACAs. The Council shall conduct a process during the lifetime of the plan of establishing ACA's, and in that regard shall initiate the process through the adoption of a Scheme of Priorities.

The first scheme of priorities was adopted by the elected members in May 2004 and included eleven Conservation Areas namely,

Pembroke Cottages Dundrum  
Pembroke Cottages, Ballinteer Road,  
Pembroke Cottages, Booterstown Avenue,  
Royal Terrace, Dun Laoghaire,  
Clarinda Park, Dun Laoghaire,  
Crosthwaite Park, Dun Laoghaire,  
Ulverton Road, Dalkey,  
Carysfort Villas, Dalkey,  
Dalkey Village,  
St Patrick's Road, Dalkey,

Foxrock.

Phase One (character appraisal and architectural inventory) has now been completed. Phase two (public display and consultation) for the first six of these areas went on display in February 2006 until 3<sup>rd</sup> April with the remaining areas following towards the end of 2006. These are shown in Table 14 below. The result of the public display process and the adoption of new ACAs may alter the boundaries of these ACAs, and may trigger development plan mapping variations.

Table 16 also shows the programme for 2006. Five areas will be the subject of phase one analysis in 2006 - Sandycove Point, Moss Cottages, Castle Cottages, Ballally Cottages and Silchester Road. The Table also shows the intended ACAs for analysis in 2007 and 2008.

	Table 16 – Conservation Areas				Appraisal	Consultation
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**Map No. 1**

1	Pembroke Cottages	Ballinteer Road	Dundrum	2005	Y	
2	Pembroke Cottages	Main Street	Dundrum	2005	Y	
3	Campfield Terrace	Kilmacud Upr.	Dundrum			
4	Castle Cottages	Roebuck Road	Clonskeagh	2006		
5	Sydenham Road	Dundrum		2007		
6	Sydenham Villas	Dundrum		2007		

**Map No. 2**

7	Pembroke Cottages	Boosterstown Av	Boosterstown	2005	Y	
8	Cross Avenue	Boosterstown				
9	Seafort Parade	Rock Road	Blackrock			
10	Montpelier Place	Temple Hill	Blackrock			
11	Idrone Terrace	Blackrock				
12	Newtown Villas	Blackrock				
13	Eaton Square	Monkstown				
14	Sydney Avenue	Blackrock				
15	Waltham Terrace	Blackrock				

**Map No. 3**

16	Belgrave Square	Monkstown				
17	Brighton Vale	Monkstown				
17	Eaton Square	Monkstown				
19	Longford Terrace	Monkstown				
20	Monkstown Crescent	Monkstown				
21	Queen's Park	Monkstown				
22	Seapoint Avenue	Monkstown				
23	The Hill	Monkstown				
24	Dun Laoghaire Harbour	Dun Laoghaire				
25	Dun Laoghaire Seafront	Dun Laoghaire				
26	Pavilion Site/Moran Park	Dun Laoghaire				
27	De Vesci Tce. & Gardens	Dun Laoghaire				

28	Vesey Place & Gardens	Dun Laoghaire				
29	Royal Terrace	Dun Laoghaire			Y	
30	Clarinda Park	Dun Laoghaire			Y	
31	Adelaide Street	Dun Laoghaire				
31	Crosthwaite Park	Dun Laoghaire			Y	
33	Peoples Park	Dun Laoghaire				
34	Silchester Road	Glenageary		2006		

**Map No. 4**

35	Sandycove Point	Sandycove		2006		
36	Ulverton Road	Dalkey		2005	Y	
37	Vico Road	Sorrento Point		2008		
38	Carysfort Villas	Dalkey		2005	Y	
39	Dalkey Village	Dalkey		2005	Y	
40	St Patrick's Road	Dalkey		2005	Y	
41	Victoria Road	Sorrento Point		2008		

**Map No. 5**

42	Balally Cottages	Sandyford Road	Sandyford	2006		
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**Map No. 6**

43	Arkle Square	Brewery Road	Stillorgan	2008		
44	Foxrock (part)			2005	Y	

**Map No. 7**

45	Marlborough Road	Glenageary				
46	Killiney (part)			2007		

**Map No. 9**

47	Moss Cottages	Enniskerry Road	Kiltarnan	2006		
48	Foxrock (part)			2005	Y	

**Map No. 10**

49	Killiney (part)			2007		
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Policy AC2 is to produce a Management Plan for public authority works within A.C.A.'s and which affect Protected Structures. There has not been any progress to date due to a lack of resources (staffing).

Conclusion: There is no reason to make any policy changes at this stage. Await outcome of ACA public display process.



## TEN – TRANSPORTATION





### **Policy T1: Integrating Land Use and Transportation Policies**

It is the policy of the Council to integrate land use and transportation and to this end the Council will prepare Integrated Framework Plans for each of the Major Centres in the County to ensure that spatial planning policies are fundamentally linked to key transportation provisions.

Integrated Framework Plans (for Land Use and Transportation) were an initiative of the Dublin Transportation Office and are no longer being implemented. As an alternative Public Transport Interchanges are being examined for Dun Laoghaire, Dundrum and Blackrock. This Council has commissioned Land Use and Transport Studies as well as Traffic Management Plans for parts of the county especially where LAPs are underway. The North Bray Environs Land Use Transport Study is nearing completion and its findings will be incorporated into the Bray Environs/Old Conna and Woodbrook LAPs. A Draft Traffic Management Study for Dun Laoghaire and its Environs has been completed and is currently being considered. A Sandyford / Stillorgan Land Use Transportation Study is currently being carried out with a draft document expected in Spring 2006. Similarly a Draft Cherrywood Land Use and Transportation Study is expected in Spring 2006.

### **Policy T2: Transport Interchanges**

It is the policy of the Council to promote public transport interchanges at strategic rail/LUAS locations throughout the County in accordance with DTO policy guidance on rail alignments and key interchange stations.

The Council has cooperated with the DTO and other stakeholders in providing public transport interchanges at Dun Laoghaire, Blackrock and Dundrum. The progress at these locations is outlined later in this chapter.

### **Policy T3: Mobility Management Plans**

It is policy to require mobility management plans for proposed centres of employment, or existing centres where expansion/development is proposed, and which will have significant trip generation and attraction rates at peak hours or throughout the day, and where the utilisation of existing or proposed public transport may be employed to good effect. Mobility management plans may also be required for mixed use, leisure and other developments, which generate a significant level of travel.

This policy is being implemented through the development management process. It is considered that Mobility Management Plans have caused employers and employees to consider sustainable modes of transport to and from the workplace, whether it is by private feeder buses, cycling, car pooling, flexible working hours etc. The classic example is the Central Park private bus service to QBCs and Dart stations.

**Policy T4: Implementation of D.T.O. Policy**

It is policy to promote, facilitate and co-operate with other agencies in securing the implementation of the transportation strategy for the Dublin Region as set out in the DTO Strategy 'Platform for Change 2000-2016'.

This policy is being implemented through a wide range of actions including the preparation of LAPs and the development management process. The Council is cognisant of the new 'Transport 21' initiative and will cooperate with all stakeholders and agencies in its implementation.

**Policy T5: Traffic Calming**

It is the policy of the Council to implement traffic calming measures in appropriate areas throughout the County.

An ongoing programme of traffic calming is in operation and measures are provided where needed. In relation to new developments, traffic calming measures are introduced at the design stage.

**Policy T6: Cycling and Walking**

It is policy to promote the development of cycling and walking as important forms of movement and to minimise the conflict between pedestrians and other modes of transport.

The Transportation Department is currently implementing the Cycle Route Network programme and in harmony with the DTO Strategic Cycle Network programme. The objectives of both these programmes are complementary and are being translated into a fixed work programme. Currently cycle lanes are being or are soon to be provided at Roebuck Road, Newtown Avenue, Barton Road East and Clonkeen Road. During the development management process, the provision of effective pedestrian and cycle routes within developments and linking them to their surrounding environment are required. During the preparation of LAPs, Town and Village Improvement schemes and Urban Structure plans the provision of pedestrian areas and links as well as cycle parking and routes is considered.

**Policy T7: Coastal Walkway/Cycleway**

It is policy to support the development of a coastal walkway/cycleway from the city boundary at Booterstown to Sandycove.

This is an ongoing objective. A preliminary design and environmental report has been carried out (Sutton to Sandycove promenade and cycleway study). A steering committee will be established to advance the findings.

**Policy T8: Cycle Facilities**

Where planning permissions are granted for major developments, such as offices, commercial, residential developments with limited cycle storage facilities, retail and industrial schemes, it is policy to require that adequate covered facilities for the secure parking of bicycles be provided at convenient

locations close to building entrances in order to encourage cycling. It is policy to require a full range of facilities for cyclists such as showers and lockers in substantial new commercial developments and to encourage the provision of safe bicycle parking at DART and LUAS.

This is an ongoing objective and is being implemented through the development management process. All large planning applications for employment uses are required to provide mobility plans and to incorporate cycle parking, shower and changing facilities to facilitate cycling to work as an alternative to the private car. Bicycle parking is incorporated into all public transport interchange proposals.

### **Policy T9: Controlled Crossings**

It is policy that controlled pedestrian crossing facilities at major crossing points have an audible signal and tactile paving to assist visually impaired people in negotiating the crossing of the road.

This is an ongoing objective. The Council is continually installing Mobility Impaired and Disabled (IMD) compliant signalised pedestrian crossing facilities. Recent examples of such crossings either constructed or about to be include Roebuck Road, Bird Avenue and Blackthorn Avenue.

### **Policy T10: Car Parking Control**

It is policy in providing public car parks and in control of on-street and off-street car parking to provide for short term shopping and business parking requirements and for the needs of local residents, rather than long-term commuter parking requirements. Car parking provision for land uses close to public transport corridors should reflect the provision of public transport services. The Council will extend its parking control scheme into other areas where such controls will contribute to traffic management and the quality of life of the local residents and workforce.

This is an ongoing objective. At present a review of the parking control scheme is taking place with a view to extending it to different areas. This will be subject to widespread public consultation and it is hoped to bring a report to Council in late 2006.

### **Policy T11: Landscaping**

It is policy to landscape and plant along major roads when improvement schemes are being undertaken as resources permit. Landscaping schemes based on native species as far as possible will be designed to soften the visual impact of the road and enhance its appearance, with due regard being given to the achievement of road safety.

This objective is being implemented on all major road schemes and has been as successful as providing actual wildlife habitats as well as enhancing visual amenity.

## Policy T12 Safe School Traffic Zones

It is policy to continue to develop “safe school traffic zones” at schools where warranted, where practicable and in line with existing policies on prioritising such zones, “safe school traffic zones” will include recognised crèches and play areas.

A programme of works is being implemented which create school zone areas with improved traffic safety measures. This programme is dependent on funding and on average two projects are completed per year. Recent projects have been at Kilmacud Road, Newtown Park Avenue and Glencullen.

## Policy T13: Traffic Management

It is policy in designing traffic management and traffic calming schemes that they would be devised within the philosophy of the DTO i.e. catering for all road users, managing the demand, and managing the supply of existing road network.

The council is consistently adapting to the changing traffic environment, providing the safest and most efficient use of road space.

## Policy T14: Signage

It is policy to improve signage at appropriate locations.

With the national change over to metric speed measurement a complete update and replacement programme was carried out. The Council has completed a directional/information signage study, which is to be implemented during 2006.

## Proposed Cycle Route Network

It is an objective of the Council to establish the following cycle route network subject to the availability of appropriate lands, approval and finance:

**Table 17: Progress on implementing the Cycle Route Network**

<u>Location</u>	<u>Development Plan Map No.</u>	<u>Type</u>	<u>Progress.</u>
Adelaide Road from Upper Glenageary Road to Glasthule	3,7	Local Road	<i>No progress to date.</i>
Ballinteer Avenue – Shopping Centre to Green Route	5	Local Road	<i>Under construction.</i>
Ballyogan Road, Kilgobbin Road, Sandyford Road to Green Route.	5, 6, 9	Local Road	<i>No progress to date.</i>
Boosterstown to Dalkey via Rock Road, Blackrock Park, Idrone	2, 3, 4, 7	Coastal Route,	<i>Under construction.</i>

Terrace, Newtown Avenue, Seapoint Avenue, Seafront, Queens Road, The Metals, Barnhill Road to Castle Street.		Regional Road, Local Road	
Bray Road at Cornelscourt to Loughlinstown.	6,7,10	National Route - N11	<i>Completed.</i>
Brewery Road to Kilmacud Road Upper via lands adjoining St. Raphaela's.	6	Park	<i>Completed.</i>
Cabinteely Park - Brennanstown Road to Cornelscourt Hill Road.	7	Park	<i>No progress to date.</i>
Carysfort Avenue, Brookfield Place, Barclay Court	2	Regional Road, Local Road	<i>No progress to date.</i>
Churchview Road.	7	Local Road	<i>No progress to date.</i>
Clonskeagh Road (south of Wynnsward Drive), Roebuck Road, Goatstown Road, Lower Kilmacud Road and Lower Drummartin Road.	1	Regional Road	<i>Completed.</i>
Commons Road to St. Anne's Church,	10	Regional Road	<i>Under construction.</i>
Dundrum - Claremont Terrace to Churchtown Road Upper via Waldermar Terrace.	1	Local Road	<i>No progress to date.</i>
Fosters Avenue.	2	Regional Road	<i>No progress to date. Dependent on QBC.</i>
Green Route - from County Boundary at Grange Road to Sandyford Interchange, South Eastern Motorway.	5,6	Regional Road	<i>Completed.</i>
Johnstown Road - N11 to Granville Road.	7	Local Road	<i>Completed.</i>
Kill Avenue, Kill Lane to Deans Grange.	3,7	Regional Road	<i>No progress to date. Dependent</i>

			<i>on QBC.</i>
Kilmacud Road Lower to N11	1,2	Regional Road	<i>No progress to date.</i>
Linear Park Route - Kill Lane to Shanganagh Road.	7,10	Park	<i>Part constructed, expected completion date 2007</i>
Monkstown Ring Road – Carysfort Avenue to Deans Grange Road via Brookville Park.	2,6	Regional Route, Local Route	<i>No progress to date. Awaiting approval of CPO.</i>
Mount Merrion Avenue.	2	National Route N31	<i>No progress to date. Dependent on QBC.</i>
Mounttown Lower, York Road, Clarence Street, Crofton Road.	3	Regional Road	<i>No progress to date. Dependent on QBC.</i>
Newtown Park Avenue - Yankee Terrace to Castle Byrne Park.	2	Regional Road	<i>No progress to date. Dependent on Monkstown Ring Road CPO.</i>
Newtown Park Avenue - N11 to Temple Hill (Blackrock By Pass)	2,6	Regional Road	<i>No progress to date.</i>
Newtownsmith Park – Sandycove	3	Local Road	<i>No progress to date.</i>
Nutgrove Way, Stonemason’s Way and Marlay Park.	1,5	Local Roads, Park	<i>Under construction.</i>
Old Bray Road at Cornelscourt, Cornelscourt Hill Road and Glenamuck Road.	6,7,9	Local Road	<i>Under construction.</i>
Sandyford Interchange (South Eastern Motorway) to Lower Drummartin Road.	1,5,6	Road Reservation	<i>Completed.</i>

Sandyford Road		Regional Road	<i>No progress to date. Dependent on QBC.</i>
Shanganagh River linear park - Brennanstown Road to Cherrywood.	7,10	Park	On going objective, incorporated into Cherrywood LAP objectives.
Shanganagh Road - St. Anne's Church, Shankill to meet Linear Park Route.	10	Regional Road	<i>No progress to date.</i>
Stillorgan Road - White's Cross to Old Bray Road, Cornelscourt.	6	National Route - N11	Completed.
Wyattville Link - N11 to Light Rail Transit Line.	10	Regional Road	<i>No progress to date.</i>
Wyattville Road, Church Road to N11	7,10	Regional Road	Under construction.
Wyckham By-Pass – Ballinteer Road to Taney Road, including Birch's Lane.	1,5	Road Reservation	Completed.
Upper Glenageary Road – Albert Road roundabout to Kill Avenue	3,7	Local Road	Completed.

There has not been any progress on the remaining planned cycleways, many are dependant on future QBCs.

**Policy T15: Public Transport Improvements.**

It is the policy of the Council to co-operate with the relevant transport bodies and authorities to secure improvements to the public transport system.

Progress: This is an ongoing policy objective. The Council facilitates the provision of public transport facilities where possible and endeavours to integrate land use and transportation policy.

Objectives for rail transport provision are:

**Policy T16** - LUAS Line B St. Stephen's Green to Sandyford Industrial Estate to be extended to interconnect with the DART line at Shanganagh/Woodbrook. A rail order has been made for an extension of the Luas line from Sandyford to Cherrywood (line B1) and is with the Minister for Transport for consideration. A Public Enquiry was held in March 2006.

The provision of LUAS stations at Windy Arbour, Dundrum, Balally, Kilmacud, Stillorgan and Sandyford. These stations have been constructed and are in operation.

It is an objective to provide LUAS Stations at Central Park, Glencairn, The Gallops, Leopardstown Valley, Ballyogan Wood, Racecourse, Carrickmines, Laughanstown and Cherrywood (B1) and to continue to St.Colmcille's (Loughlinstown), Shankill and Shanganagh/Woodbrook (B2). The Rail Order for line B1, currently with the Minister of Transport for consideration, proposes Luas Stations at all the B1 stops including additional stops at Brennanstown and Bride's Glen. The public enquiry on the Rail Order is underway. The B2 line southwards from Brides Glen is under investigation by the RPA.

It is an objective of the Council to facilitate the provision of a LUAS line from Dundrum to the city centre via Churchtown Road, Rathfarnham and Harold's Cross. This has been considered within the Transport 21 document, where it was stated that the Department of Transport "will also carry out feasibility work over the period (ten years) on additional Luas projects including Rathfarnham/Terenure".

It is an objective of the Council to facilitate the provision of a DART station at Woodbrook, which is a location that facilitates convenient passenger interchange between DART and the proposed Metro. The Bray Environs Land Use and Transport Study (BELUTS) is nearing completion and will go on public display in May 2006 with options for a Luas alignment to serve the Bray Environs (including Woodbrook).

**Policy T17: Section 49 Levy**

It is the policy of the Council to utilise where appropriate the provisions of Section 49 of the Planning and Development Act, 2000 to generate financial contributions towards the capital costs of providing strategic transport infrastructure services or projects in the County.

Progress: A section 49 scheme has been prepared and adopted. To date €27.5m has been levied and €6.5m received.

**Policy T18** is to facilitate DASH station improvements at Booterstown, Blackrock, Seapoint, Salthill/Monkstown, Dun Laoghaire, Sandycove/Glathule, Glenageary, Dalkey, Killiney and Shankill. The majority of these improvements have been completed or are almost nearing completion save for the stations at Seapoint and Salthill /Monkstown were appealed, but have now been granted. It is also an objective to seek the upgrading of



Boosterstown DART Station involving the provision of a pedestrian over bridge, local shop and short-term amenity parking. There has been some progress to date on this.

It is an objective of the Council to facilitate the provision of key rail interchanges at the following locations:

**Dundrum/Luas – QBN**

A temporary interchange is in place. A permanent Interchange has yet to be designed.

**Blackrock/Suburban Rail – QBN**

Consultants have been appointed to prepare a preliminary design by the DTO and development is expected to commence in 2006.

**Dun Laoghaire/Suburban Rail – QBN**

Consultants have been appointed to prepare a preliminary design by the DTO; the design is at an advanced stage however implementation is dependent on other agencies including the Harbour Company and Dublin Bus.

**Sandyford/LUAS – QBN**

A bus interchange is proposed as part of the line B1 Rail Order.

**Cherrywood/LUAS – QBN**

The provisions of interchanges at this location are an objective and shall be incorporated into the Cherrywood Local Area Plan.

**Woodbrook/LUAS – Suburban Rail – QBN**

The Bray Environs Land Use and Transport Study is nearing completion and will go on public display in May 2006 with options for a LUAS alignment to serve the Bray Environs (including Woodbrook). The provision of interchange facilities will be considered within this study.

It is an objective of the Council to provide for LUAS park and ride sites at Carrickmines where it is proposed as part of the rail order which has been applied for as an extension of the Luas line from Sandyford to Cherrywood (line B1) and at Cherrywood where there has not been any progress to date, it may however be included in any future Luas extension (Luas B2).

**Policy T19 - Quality Bus/Bus Priority Route Objectives**

It is an objective of the Council to establish the following Quality Bus/Bus Priority Network subject to further study as appropriate, approval and finance. Other links may also be included in the Quality Bus Network:

<b>Table 18: Quality Bus/Bus Priority Network</b>	
Objective:	Progress:
Rock Road – Frascati Road (including Rock	1) <i>Mount Merrion Road to City</i>

Hill, Main Street, Temple Hill) Stradbrook Road –Abbey Road – Rochestown Avenue – Church Road – Wyattville – N11 Cherrywood.	<p><i>boundary. The contract has been awarded and works are to commence in early 2006. The final design between Blackrock village / bypass has yet to be agreed.</i></p> <p><i>2) Blackrock QBC feeder routes, (Stradbrook Road, Rowan Park, part Deansgrange Road, link Road, Monkstown Village and Monkstown Road) at preliminary design stage, public consultation to commence in 2006.</i></p> <p><i>3) Blackrock to Cherrywood (Abbey Road, Rochestown Avenue, Church Road and Cherrywood). At preliminary design stage and is dependent on findings of EIS.</i></p>
Blackrock – Mount Merrion Avenue	<i>In participation with Local Community Groups.</i>
N11 - Fosters Avenue – Mt Anville Road – Taney Road – Dundrum	<i>In participation with Local Community Groups.</i>
N 11 (Bray Road) – Cabinteely By-Pass – Dublin Road – Bray	Completed
Kill Lane – Kill Avenue – Mountown Lower -York Road – Clarence Street – Crofton Road – Dun Laoghaire	<i>Subject to approval of funding work is expected to commence during mid 2006.</i>
N 11 – Leopardstown Road – Sandyford	<i>The reopening of the QBC is subject to bus service delivery.</i>
Dundrum – Sandyford Road - Blackthorn Drive	<i>At detailed design stage with construction due to commence in late 2006.</i>
Rathfarnham – Grange Road – Brehon Field Road - Ballinteer Road – Ballinteer Avenue, Wyckham Way – Dundrum	<i>No progress to date.</i>
Dundrum - Churchtown Road – Braemor Road – Rathfarnham	<i>No progress to date</i>
Stillorgan – Kilmacud Road Upper – Link Road – Blackthorn Drive – Sandyford Business Estate	<i>At detailed design stage with construction due to commence in late 2006.</i>
Stillorgan, Lower Kilmacud Road – Drummartin Road (Link) – Goatstown Road – Clonskeagh Road	<i>At preliminary design stage</i>
Church Road – Thomastown Road – Lower	<i>No progress to date</i>

Glenageary/Dun Laoghaire	
Rathfarnham – Nutgrove Way approach to Nutgrove Avenue	<i>No progress to date</i>
Enniskerry Road to Sandyford Road	<i>No progress to date</i>
Newtownpark Avenue approach to N11 – Stradbrook Road	<i>Completed</i>
Monkstown Road approach to Temple Hill/Rock Road	<i>Preliminary design stage nearing completion and the public consultation process is expected to commence in 2006.</i>
Churchview Road approach to Wyattville Road/Church Road	<i>No progress to date</i>

**Policy T20: Cross County Public Transport.** It is the policy of the Council to encourage the provision of cross county public transport to encourage cross county economic policy.

Progress: This is an ongoing objective; in the main cross county public transport will be provided by bus. The progress of the Dundrum / Blackrock link is outlined in the QBC table below. In addition the Council is actively involved in encouraging public transport links in new development areas, for example the Land Use Transport Study (LUTS) for Sandyford proposes a bus link from Blackrock to Sandyford via Stillorgan. Within the development management process large scale applications for employment purposes are required to include mobility plans which offer potential employees real alternatives to car based travel. One example of this is provided within the 'Central park' development in Leopardstown where private buses link the development to existing bus and rail routes. The various public transport interchanges outline later in this chapter also implement this policy.

**Policy T21: Minibus/Taxi/Hackney Transport**

It is the policy of the Council to facilitate provision for minibus/taxi/hackney transport to provide a feeder service to major public transport corridors and to encourage the provision of taxi ranks at DART and Light Rail Stations and at other appropriate locations.

Progress: Provision is made within public transport interchanges for these modes of transport.

**Policy T22: Walk and Ride, Park and Ride**

It is the policy of the Council to encourage the development of a local pedestrian network to link with the major transport facilities to encourage walk and ride. Subject to the availability of finance, it is also the policy of the Council to facilitate the provision of public car parks close to public transport nodes in order to facilitate park and ride for commuters at strategic locations where the national road network meets the public transport network and to examine policies which have regard to the essential nature of Park and Ride in the County. In this regard it is the policy of the Council to

support the provision of Park and Ride facilities where appropriate along the proposed LUAS B1 extension line

Progress: Pedestrian access is considered within all interchange proposals. As part of the Luas line B1 application provision is made for park and ride facilities at all stations.

### **Policy T26: Road Safety**

It is the policy of the Council to promote road safety and to avoid the creation of traffic hazard.

Progress: Promotion of road safety is an ongoing objective, recent initiatives include the provision of digital displays alerting drivers to their speed and launching the awareness campaign "Accessibility for Everyone", highlighting illegal and inconsiderate parking, designed to raise motorists' awareness of the obstructions that are caused by stopping or parking vehicles inconsiderately in spaces reserved for pedestrians and other road users.

### **Policy T27: Heavy Goods Vehicles**

It is the policy of the Council to manage HGV traffic and to facilitate this in the short-term to agree preferred routes throughout the county and to undertake a study to decide on the preferred routes to access the M50 and the two ports of Dun Laoghaire and Dublin in the long-term.

Progress: Currently HGV traffic does not cause acute problems within this county. The Council however is aware of Dublin City Councils 'Draft HGV Management Strategy' which is currently at public consultation stage and which if adopted could have consequences for Dun Laoghaire Rathdown. Signage has been prepared preventing HGV parking apart from within designated areas if required at a later date.

### **Policy T28: Roundabouts**

Roundabouts are not generally safe pedestrian or cycling environments, however where they are deemed necessary, it is the policy of the Council that the design of roundabouts make full provision for the safety needs of cyclists and pedestrians.

Progress: This is an ongoing objective and is considered and implemented on a case-to-case basis.

### **Policy T29: Low Cost Safety Measures**

The Council will continue its policy of providing low cost safety measures to improve the safety of the road network in the County as resources permit.

Progress: This is a continuous policy objective with good progress being made. Outcomes include the provision of pedestrian crossings, improvements

to footpaths, provision of road lining and markings. An annual grant of approximately €50,000 is received from the Department of Environment Heritage and Local Government.

### **Roads Objectives**

It is an objective of the Council to identify specific heavy goods routes throughout the County. It is an objective of the Council to provide an improved access route from Dun Laoghaire to the proposed South Eastern Motorway interchange at Cherrywood. The Route will follow Coal Quay Bridge, Clarence Street, York Road, Mounttown Lower, Glenageary Road Upper, Church Road, Sallyglen Road, and Wyattville Road. The proposed design shall ensure that no houses are demolished. This has been partly constructed and is dependent on QBC.

It is an objective of the Council to facilitate the widening of the M50 from the Sandyford interchange to the South Dublin County boundary from two lanes to three within the existing land footprint. The CPO has been confirmed and work is expected to commence on this section when earlier phases are completed.

### **Monkstown Ring Road**

It is an objective of the Council to complete the strategic orbital route known as the Monkstown Ring Road to link Dun Laoghaire with the west of the County. The route will follow York Road, Mounttown Upper, Monkstown Avenue, to Brookville Park, and then to Carysfort Avenue via Yankee Terrace and Fleurville. The proposed design shall seek to retain Yankee Terrace.

The CPO is with An Bord Pleanála for decision, it should be noted that the proposal includes the removal of dwellings at Yankee Terrace. An Oral hearing has been held and a decision of An Bord Pleanála is awaited.

### **Access to the N11**

It is an objective of the Council that developments from Sunnyhill, Loughlinstown as far as the Willows, Loughlinstown should access the N11 at the Willows access. This objective is being implemented through the development management process.

### **Carrickmines Cherrywood Spine Road**

It is an objective of the Council to ensure the provision of a Spine Road linking the Carrickmines interchange to the Wyattville Link Road and the provision of an internal road layout to serve development at Cherrywood.

This is an ongoing objective and will be dealt with as part of the Cherrywood LAP. A traffic management study is currently being carried out and its findings will inform the future road network of the LAP area.

## Stepaside Loop Roads

It is an objective of the Council to ensure the provision of the two loop roads to serve development in the Stepaside Action Plan area. One road has been constructed and second will be constructed as part of future developments (currently at pre planning stage).

## Link Road From the South Eastern Motorway to Wyattville

The objective to provide an extra junction on the Wyattville link road to serve Cherrywood has been completed.

## Murphystown Road

It is an objective of the Council that the Murphystown Road will be a Cul-de-sac with Kilgobbin Road on the completion of the South Eastern Motorway. This is dependent on the planned Murphystown Parallel Road which is to be constructed in conjunction with the Luas line B1 extension.

<b>Table 19 – Progress in achieving the Six Year Roads Objectives</b>	
Eastern Bypass – N11 to Booterstown and Dublin Port.	<i>This is an ongoing objective. Included in the 'Transport 21' document is a statement outlining that, "feasibility and planning work will be undertaken on the proposed Eastern Bypass". In a recent MRBI survey commissioned by IBEC 74% of residents from Irishtown, Sandymount, Booterstown and Blackrock want an eastern bypass to connect Dublin Port to the southern end of the M50, with more favouring a tunnel than a surface option.</i>
South Eastern Motorway and associated roads, including northern link to Drummartin Road	<i>Completed.</i>
N11 to South Eastern Motorway/Sandyford Interchange	<i>Completed.</i>
M50 Third Lane	<i>The CPO has been confirmed and work will start in 2006.</i>
Ballinteer Avenue (Green Route to Superquinn)	<i>No progress to date.</i>
College Road at junction with Kellystown Road	<i>No progress to date, this objective is dependent on the</i>

	<i>Blackglen/Harold's Grange Road Improvement (see below)</i>
Leopardstown Road to Re-aligned Kilgobbin Road	<i>Under Construction, expected completion date early 2006.</i>
Wyckham By-Pass Extension (Sandyford Road to Taney Road)	<i>Completed.</i>
Wyckham By-Pass Extension to Blackthorn Drive, parallel to LUAS	<i>The Part 8 proposal has been rejected by Council. Road objective still in County Plan.</i>
Shanganagh Road(Shanganagh Bridge to roundabout at St. Anne's Church, Shankill)	<i>No progress to date.</i>
Monkstown Ring Road	<i>An EIS has been prepared and is currently with An Bord Pleanala for assessment. An Oral hearing was held in February and a decision is expected soon.</i>
Rochestown Avenue, including junction with Sallynoggin Road and junction with Johnstown Road	<i>To be carried out as part of the QBC works. An EIS is currently being carried out.</i>
Pottery Road	<i>No progress to date</i>
Enniskerry Road – Lamb's Cross to Stepside (Road widening in the vicinity of Fernhill Gardens will take place on the north eastern side of the road subject to land acquisition and funding)	<i>Completed.</i>
Blackglen Road/Harolds Grange Road	<i>A preliminary design is scheduled to be completed in 2006</i>
Kilmacud Road Lower to Roundabout at Kilmacud Road Upper	<i>This objective is dependent on the QBC, construction is underway.</i>
Ballyogan Road	<i>This objective is to be carried out in conjunction with LUAS line B1 Rail Order.</i>
Kilgobbin Road (Hillcrest Road to Ballyogan Road)	<i>The portion as far as Leopardstown Heights is included as part of the M50 and is to be completed in early 2006. No progress on remaining section to date.</i>
Glenamuck Road	<i>The Northern portion of this road has been approved by Council. A feasibility study is currently being undertaken for the remaining section.</i>
Murphystown Road - parallel road	<i>This objective forms part of the line B1 Rail order.</i>
Enniskerry Road, Kiltarnan junction with Ballycorus Road and Bishop's Lane	<i>Work is expected to commence in 2006.</i>

By-Pass from Enniskerry Road to Kilgobbin Road Roundabout	<i>No progress to date.</i>
Wilford Roundabout to Bray Town Council Boundary	<i>Being considered under the North Bray Environs LUTS.</i>
Grove Avenue (subject to design, land acquisition and funding)	<i>Currently under review.</i>
Brennanstown Road, Brennanstown House to Bray Road (subject to land acquisition and funding)	<i>This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood LAP.</i>
Lehaunstown Road (part of) (subject to design and stringent environmental considerations, land acquisition and fundings)	<i>This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood LAP.</i>
R116 Pine Forrest Road and Ballybetagh Road (subject to funding and design)	<i>The introduction of safety measures is planned for 2006 subject to the availability of funding.</i>
Access road through Industrial Yarns site to access Bray Golf Course lands subject to the development control process.	<i>This is being considered under the North Bray Environs LUTS.</i>
Spine Road linking Carrickmines Interchange to Wyattville Link Road.	<i>This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood LAP.</i>
Cherrywood – Access roads to north and south of Wyattville Link Road.	<i>This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood LAP.</i>

The objective to redesign the South Eastern Motorway Lehaunstown Interchange to increase its capacity has been completed.

### **Long Term Roads Objectives**

Enniskerry Road, Stepside to Wicklow County boundary. No progress to date.

Ballinteer Road (part of). This is being considered as part of the Dundrum Traffic Management Study.

Cornelscourt Hill Road (part of). Traffic management measures are to commence in 2006. Long term objectives are dependent on land acquisition.

Ballyman Road (part of) at Countybrook Cottages. No progress to date.



Access road to DART line at Woodbrook from Dublin Road. This is being considered under North Bray LUTS.

Cherrywood Road (part of). This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood LAP.

Cherrywood-Lehaunstown Lane to Spine Road. This objective is being reviewed as part of the Cherrywood Traffic Management Study and as part of the Cherrywood Local Area Plan.

Conclusion: There is no reason to make any policy changes at this stage.



## **ELEVEN – ENVIRONMENTAL SERVICES**

## **Policy ES1: Water Supply and Drainage**

It is the policy of the Council to provide adequate high quality drinking water and to continue the development and improvement of the water supply and drainage systems throughout the County to meet the anticipated water and drainage requirements of the area.

In accordance with the Greater Dublin Water Supply Strategic Study and The Greater Dublin Strategic Drainage Study and subject to the availability of finance, it is the Council's intention to: Implement the water supply and drainage objectives set out in the County Plan and further reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability.

Progress - Leakage remains among the lowest in the country but constant effort is required to maintain this level. Further reduction cannot be achieved until significant rehabilitation of the network is undertaken. The DoEHLG funded (90%) Regional Rehabilitation Project is about to commence; possibly a €20m spend in DLRCC over next 5 years. The project will prioritise water conservation work. No current funding is provided for network upgrading for reasons of water quality, or fireflow which are of increasing concern especially in the older conurbations.

It is policy to review our water quality standards in the light of European Communities (Drinking Water) Regulations 2000 (S.I. NO. 439 of 2000), as may be amended, to ensure continuing compliance.

Progress- Water sampling procedures have been amended; currently water quality compliance is among the best in Ireland. Continuing investigation and concern about the Council's ability to meet 2013 reduced Lead concentration requirements.

Make provision for the construction of water supply and drainage facilities to permit development to proceed as required in designated development areas.

Progress - Lack of staff resources is critically compromising ability to plan & implement essential water & drainage infrastructural improvements for new developments. This is now approaching crisis – large developments are approved for which no water or drainage service capability exists.

Eliminate the discharges of untreated municipal sewage to coastal waters and thereby secure further improvements in seawater quality along the shoreline of the County and beyond.

Progress - The realisation of this policy will be achieved upon the successful completion of the upgrading of the Sewage Treatment Works at Shanganagh and construction of the associated transfer pipeline from Bray. See Specific Objectives for further details.

Make provision including Sustainable Urban Drainage Systems (S. U. D. S.) for flood discharge in streams and rivers in the developed areas to protect persons and property, to prevent development on lands liable to flooding or which will put an excessive strain on existing rivers and streams and increase the risk of flooding down stream, to preserve and improve the quality of surface water and to assist in this by the promotion of linear parks along the lines of streams and rivers and to encourage the usage of storm water attenuation areas for natural wetland habitats and for recreational purposes. Culverting will be discouraged unless absolutely necessary.

Progress - These policies are continuously applied as appropriate for all new developments. But it is now recommended by the Environmental Services Department that these policies be updated in accordance with the Recommendation below at the end of this Chapter. The policies in relation to SUDS are continuously applied. However, as a consequence of the GSDSDS recommendations it will be necessary for the Council to alter the stated parameter values of 4 litres/second/hectare and of a 1 in 50 year return rainfall event. The parameters now applying are those contained in Table 6.3 of the GSDSDS *New Development* Policy Document. This will ensure conformity with the other Local Authorities in the Dublin Region. New policies are included in the Recommendation below.

Encourage the incorporation of facilities into new houses to provide for water conservation.

Progress - This is an ongoing policy objective. Awaiting drafting of Bye-Laws.

Encourage the decommissioning of septic tanks for individual dwellings in areas, which are served by mains drainage. Minimise the impact on ground water of discharges from septic tanks and other potentially polluting sources.

Progress - Where significant development is proposed in lands adjacent to sites served by septic tanks and the site layout lends itself to such measures, the developer is encouraged to provide for the drainage of any nearby septic tanks in his/her foul drainage system. The effecting of the actual connections is a matter for the householders concerned. Also the Glenamuck-Kiltarnan Drainage Scheme includes the decommissioning of three communal septic tanks and the provision of main drainage to collect the sewage, which presently discharges, to them.

Implement the Department of Environment and Local Government *Water Pricing Framework*.

Progress - The project to install water meters on all non-domestic customers is underway. Negotiations to take over billing of EMA customers from Dublin City Council is also underway.

## **Policy ES2: Waste Management Strategy and Policy ES3: Waste Plans**

Progress - The Dublin Regional Waste Management Plan 2005 – 2010 has been adopted since late 2005. This Plan includes future strategies for the management of waste in the Dublin Region.

## **Policy ES4: Private Waste Disposal**

Progress - This is an ongoing policy objective and is being implemented through the provision of waste permits and through a coordinated programme of inspections. A newly formed Environmental Enforcement Unit within the Environmental Services Department has responsibility for enforcing the provisions of the Waste Management Acts (and associated regulations) generally.

## **Policy ES5: Waste Prevention and Reduction**

It is the policy of the Council to promote the prevention and reduction of waste and to co-operate with industry and other agencies in viable schemes to achieve this.

Progress - This is an ongoing policy objective, in keeping with the Waste Management Plan for the Dublin region. A waste minimisation awareness programme is being implemented at household, school and community level (overseen by the Environmental Awareness Officer) and in-house and at business level (overseen by the Green Business Officer). These programmes are being carried out in cooperation with other agencies including the EPA and the DEHLG. Use related environmental waste charges for householders were introduced in January 2005 to encourage waste reduction and recycling. The Integrated Pollution Control licensing system and the Cleaner Production Programme have contributed to waste prevention in industry.

The council is currently applying to the EPA to be considered for the pilot Local Authority Waste Prevention Programme - the 2-3 local authorities selected to partake in this programme will be announced in May 2006. The aim of the Programme is to demonstrate prevention through the application of waste reduction techniques, reuse of materials, increased resource efficiency, training and a change of culture to prevent waste within organizations and households.

## **Policy ES6: Waste Re-use and Re-cycling**

It is the policy of the Council to promote the increased re-use and re-cycling of materials from all waste streams. It will co-operate with other agencies in viable schemes for the extraction of useful materials from refuse for re-use or re-cycling and will adopt the National targets as stated in the Dublin Regional Waste Management Plan 1999-2003 (as may be amended) for achievement within this area. Account will be taken of E.U. policies and objectives.

Progress - This is an ongoing policy objective. The Dublin Regional Waste Management Plan 1999-2003 has been amended. Ballyogan Recycling Park (BRP) has been developed as part of the overall approach to the closure of the landfill and the implementation of the integrated recycling elements of the Dublin Waste Plan. The BRP comprises a new recycling centre accepting an extensive range of recyclable materials from householders. Further elements of the BRP which will be realised over 2005 – 2007 include an Organic Waste Composting Plant.

#### **Policy ES7: Refuse Disposal**

It is the policy of the Council to dispose of refuse by means of sanitary landfill or other suitable methods as deemed appropriate.

Progress - This is an ongoing policy objective. Landfill remains the primary means through which refuse is disposed and this Council is committed to ensure that this disposal is carried out to best international standards as set out in the Dublin Region Waste Management Plan 2005 – 2010.

#### **Policy ES8: Hazardous Waste**

It is the policy of the Council, in co-operation with other agencies, to plan, organise, authorise and supervise the disposal of hazardous waste.

Progress - The Council continues to implement this policy objective and has regard to the recommendations of the EPA in relation to the effective management by the Council of hazardous waste, including the recommendations of the National Hazardous Waste Management Plan.

#### **Policy ES9: Air Pollution**

It is the policy of the Council to implement the provision of air pollution abatement in accordance with National and EU Directives and legislative requirements in conjunction with other agencies as appropriate.

Progress - This is an ongoing objective with the existing network of monitoring stations being maintained.

#### **Policy ES10: Water Pollution**

It is the policy of the Council to implement the provision of water pollution abatement in accordance with National and EU Directives and legislative requirements in conjunction with other agencies as appropriate. In the implementation of this policy the Council will endeavour to: maintain the quality of sea water adjoining the County to the necessary standards, with particular reference to areas of the coastline where bathing takes place. Special emphasis will be devoted to beaches designated under the Quality of Bathing Water Regulations.

Progress - The Council is proceeding with the Shanganagh-Bray Main Drainage Scheme which will eliminate the existing long sea-outfall at Shanganagh when constructed. Recent improvements to the Pumping Station at Blackrock have reduced the risk of sewer overflows to coastal stretches

Improve the water quality in rivers and other watercourses in the County, including ground waters.

Progress - The Council continually surveys existing developments for sources of pollution including house misconnections. The Council is participating in the Eastern River Basin District Management Project.

#### **Policy ES11: River and Stream Management**

It is the policy of the Council to prepare a strategy for the management of rivers and streams throughout the County.

Progress - Local Authorities are obliged under the Water Framework Directive to make a River Basin Management Plan. This Council is part of the 'Eastern River Basin District Project' and a Draft River Management Plan will be prepared in 2007 and completed in 2009. This will be a strategy to integrate our economic, recreational and environmental demands on water.

#### **Policy ES12: Re-Use of Landfill Sites**

Progress - This is an ongoing policy objective. The landfill site at Ballyogan has been closed since April 2005 and capping works are underway. All capping works are to Environmental Protection Agency specifications. Stage two of this process is to commence in the near future and should be completed in the summer of 2007. A landscaping plan is being prepared by the Parks Department and the lands shall be used as a public park.

#### **Policy ES13: Major Accidents**

This policy is implemented through the development management process, with controls on the siting of new establishments, on modifications to existing establishments and on development in the vicinity of an establishment, which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

#### **Policy ES14: Litter Control**

Progress - The Council has reviewed the Litter Management Plan that was in operation at the time of the adoption of the County Development Plan (2001-2004). The amended Plan (2005 –2008) is currently being implemented. It is recognised that a multi dimensional approach is required in order to effectively combat litter and thus extensive environmental education and environmental awareness campaigns (litter free zones, tidy district competition, green schools programme, school competitions/drama and schools materials) coupled with stringent enforcement measures are employed.

## **WATER SUPPLY OBJECTIVES**

It is an objective of the Council to undertake the following projects as and when necessary and subject to the availability of appropriate approval and finance:

### **Dun Laoghaire Supply Area**

Further projects to continue the rehabilitation of the old Dun Laoghaire Water Supply system will be carried out within the period of the Development Plan. These will include proposals to further reduce leakage from the existing distribution system, the further rehabilitation or renewal of any structurally deficient mains and the continuing introduction of telemetry to provide essential information for the optimum management of the system. These works will be ongoing during the period of the plan.

The Dublin Regional Conservation Strategy is a six-year project and is to commence in April 2006. Areas will be identified and prioritised for pipe replacement. The introduction of telemetry is an ongoing objective and work is expected to commence in late 2006.

### **Sandyford High Level Scheme**

The Sandyford High Level Scheme – with pumping plant, rising main, service reservoirs and distribution mains to improve security of existing water supply is to facilitate development in Sandyford, Ballyogan, Stepside and adjoining areas. Construction is due to commence during 2006. Commencement was delayed due to land acquisition problems, recently resolved. The scheme is currently being reviewed and enlarged in line with increased development expectations and will then be tendered. Estimated completion in 2008.

### **District Metering**

The continuing provision of metering programmes, including District Metering Schemes for the identification of unaccounted for water, including leakage and incorporation of same into the telemetry system is an ongoing objective. Metering programmes are virtually complete and are being added to as the network extends. Work is expected to commence on introduction into telemetry system in late 2006.

### **Metering of Non Domestic Consumers**

The completion of the installation of water meters to all non-domestic consumers will ensure compliance with the DEHLG's 'Water Pricing Framework Policy.' A regional project is due to be put in place in 2006. Currently approximately 20% of non-domestic consumers are being metered with the remainder to be metered under the regional project.



## **Extra Municipal Area**

Major upgrading of the Extra Municipal Area water supply system including watermain rehabilitation is required. Water main rehabilitation will be carried out under the regional project due to commence in 2006.

## **Plumbosolvency (Lead Reduction)**

Ensure compliance with revised E. U. Quality of Drinking Water Regulations. This is an ongoing objective; Dublin City Council's Central laboratory is investigating.

## **Aquifer Protection**

The report on the identification of Aquifer Protection Zone at Glencullen has been finalised. The report will be considered and findings will be incorporated into the Draft Local Area Plan.

## **Water Services Investment Programme (WSIP)**

The recently published WSIP by the DEHLG includes the following:

### **Table 22 - Water Services Investment Programme 2005-2007 in DLRC**

Schemes to start 2006	Est. Cost
Carysfort to Maretimo Stream Improvement	2,860,000
Dun Laoghaire Main Drainage CTs 4a & 4b	4,000,000
Sandyford High Level Water Supply Scheme	22,440,000
Shanganagh Sewerage Scheme [Treatment]	55,000,000
Serviced Land Initiative	
Glenamuck-Kiltiernan Main Drainage Scheme	3,000,000
Old Connaught/Woodbrook Drainage	20,000,000
Schemes to Advance through Planning	
Dun Laoghaire Contract 4d – sewer rehabilitation	13,300,000
Shanganagh Catchment sewer network	20,700,000

## **DRAINAGE OBJECTIVES**

It is an objective of the Council to undertake the following projects as and when necessary and subject to the availability of appropriate approval and finance:

### **Dun Laoghaire Drainage Scheme**

Complete the extension of the main drainage system from the West Pier to Coliemore Harbour, to eliminate the discharge of untreated municipal sewage at these locations. Tenders have been received (Coliemore Drainage & Water Scheme). Construction programmed to commence by mid 2006.

Continuing rehabilitation of any structurally deficient sewers within the Dun Laoghaire Drainage Catchment during the period of the Plan. Included in the Dun Laoghaire Drainage Scheme Contract (a catchment Study which considers measures to reduce overflows). A preliminary report has been completed and is awaiting the approval of the DEHLG to proceed to planning construction stage.

Implementing measures to utilize unused capacity within the existing sewerage system. This will involve, where possible, the separation of storm and foul flows and the attenuation of flows. This will be undertaken in order to reduce the risk of flooding and to reduce the volume of storm flows pumped to Ringsend for treatment and has been included in the Dun Laoghaire Drainage Scheme Contract.

Implementing measures to reduce, treat and control storm overflow discharges to watercourses and the sea. These have been included in the Dun Laoghaire Drainage Scheme Contract.

#### **Carrickmines/Shanganagh Main Drainage Scheme**

The continuing extension of the Carrickmines/Shanganagh Main Drainage Scheme along Ballyogan Valley has been completed.

#### **Glenamuck - Kiltiernan Sewerage Scheme**

Construction of a drainage system to connect to the Carrickmines network to remedy existing problem areas, to remove dwellings from septic tank drainage and to service zoned lands. Some of the works have been completed as part of an Advanced Contract. Main contract to commence on site during 2006 (12 month duration).

#### **Cherrywood–Loughlinstown Sewerage Scheme**

Construction of a drainage system to service the "A1" zoned lands at Rathmichael to connect to the Carrickmines network has been completed.

#### **Carysfort/Maretimo Stream Improvements**

Improvement scheme to reduce the risk of flooding. A preliminary report has been completed and is awaiting the approval of the DEHLG to proceed to planning stage.

#### **Deansgrange Stream Improvements**

There has been no progress to date on the improvement scheme to reduce the risk of flooding.

#### **Shanganagh River Improvements**

Improvement scheme to reduce the risk of flooding. These works have been substantially completed, flood relief works have been carried out at Commons Road/ River Lane and at Loughlinstown.

### **Shanganagh Sea Outfall Works**

The Shanganagh/Bray Main Drainage Scheme has been divided into three contracts.

Contract 1 – Design, Build, Operate – upgrading of Shanganagh Treatment Works, Bray Pumping Station and new stormwater storage tank at Corke Abbey. Prequalification of Tenders commenced November 2005. Construction programmed to commence early 2007 (24 months duration).

Contract 2 – Transfer Pipeline from Bray to Shanganagh - at detailed design stage. Programmed to go to tender mid 2006, 12 months construction.

Third contract for Corke Abbey Pumping Station – construction complete.

It is proposed that a sludge collection hub centre will be provided at the Shanganagh Sea Outfall Works. The Draft Sludge Management Plan has been prepared and its implementation is ongoing.

### **Shanganagh Catchment Sewerage System**

Implement a programme of rehabilitation of structurally deficient sewers. Implement measures to utilize unused capacity within the existing sewerage system. This will involve, where possible, the separation of storm and foul flows and the attenuation of flows. This will be undertaken in order to reduce the risk of flooding and to reduce the volume of storm flows transferred to the Shanganagh Works for treatment. The Preliminary Report has been completed and is awaiting approval of DEHLG to proceed to planning construction stage.

Measures to reduce, treat and control storm overflow discharges to watercourses and the sea have been included in the Shanganagh Catchment Study.

### **Waste Management Objectives**

It is an objective of the Council to undertake the following projects as and when necessary and subject to the availability of appropriate approval and finance:

### **Integrated Waste Management Facilities at Ballyogan**

The Council is developing an integrated waste management centre at Ballyogan Recycling Park. This Park will be developed in two stages. Stage 1 involves the construction of a Waste Transfer Facility, a Civic Recycling Facility and associated infrastructure. Stage 2 involves the provision of an Organic Waste Composting Facility, a Green Waste Composting Facility and a Materials Recovery/Recycling Facility.

Stage one has been completed and is in operation. Stage two has been amended in light of the Dublin Regional Waste Management Plan 2005 – 2010. A combined green waste and organic waste facility will be provided at Ballyogan while it is anticipated that a Regional Materials Recovery/Recycling

Facility will be provided at another location within the Dublin region. In relation to the combined green waste and organic waste facility expressions of interest for the construction and operation of such a facility have been advertised and an opening date in late 2007/early 2008 is predicted.

**RECOMMENDATION: New/Replacement Policies to be inserted as Variation of County Development Plan.**

Policy 1 - It is Council policy, subject to the availability of adequate resources and the application of local modifications, to implement the recommendations of the Greater Dublin Strategic Drainage Study (GSDSDS).

Policy 2 - It is Council policy to contribute to the promotion of the development of Integrated Water Management Plans for the Dublin Region and to participate in any pilot scheme for the establishment of such plans. The purpose of such plans is to examine issues of quantity and quality of river waters at Catchment and River Basin level so that the entire life cycle of the waters can be managed in a sustainable fashion.

Policy 3 - It is Council policy to implement Water Quality Management Plans for ground, surface, coastal and estuarine waters as part of the implementation of the EU Water Framework Directive.

Policy 4 - It is Council policy to promote the use of Sustainable Drainage Systems that balance the impact of urban drainage through the achievement of control of run-off quantity and quality and enhance amenity and habitat. The allowable rate of run-off and resultant storage requirements are established in the GSDSDS Policy Document on New Development.

Policy 5 - It is Council policy to minimize the number and frequency of storm overflows of sewage to watercourses and to establish, in co-operation with the adjoining local authorities, a consistent approach to the design, improvement and management of these intermittent discharges to ensure that the needs of the region's receiving waters are met in a cost effective manner.

Policy 6 - It is Council policy to participate in and cooperate with any Local Authority study aimed at (i) examining the true level of inflow/infiltration and exfiltration in the drainage network in the Dublin Region and (ii) developing a procedure to reduce their levels.

Policy 7 - It is Council policy to require that all new development be generally designed and constructed in accordance with the provisions of the Greater Dublin Strategic Drainage Study policy document titled "New Development".

Policy 8 - It is Council policy to control development in any flood plain. Development will only be permitted when the Council is satisfied that new and existing developments are not exposed to increased risk of flooding and

that any loss of flood storage is compensated for elsewhere in the river catchment.

Policy 9 - It is Council policy to require all significant new developments to submit, for the agreement of the Water and Drainage Division and prior to commencement of development, details of a Sediment and Water Pollution Control Plan in relation to the Construction Phase of such developments.

Policy 10 - It is Council policy to require, for developments adjacent to watercourses, that any structure must be set back a minimum distance of five meters from the top of the bank to allow access for channel cleaning and maintenance.

Policy 11 - It is Council policy to require all appropriate developments to include an assessment of the impacts of climate change on their development and to make provision for these impacts in particular relating to drainage design.

Policy 12 - It is Council policy, where resources allow, to identify the location of all basements and car parks in the county. In the event of notification of flooding in a basement the Council will, where feasible, identify the cause of the flooding.

Policy 13 - It is Council policy to ensure that the design and layout of basements and underground car parks does not result in any potential for them to flood from within or without the development.

Policy 14 - It is Council policy, where resources allow, to promote a public information campaign to inform relevant property owners of the risks of basement flooding and to encourage them to retrofit appropriate drainage improvements.



## **TWELVE – ENERGY AND TELECOMMUNICATIONS**

## **Energy**

Ireland is the ninth most oil dependent country in the world. Oil accounts for 64% of our overall energy consumption, significantly above the EU average of 43%. For every 1% rise in GDP, oil usage in Ireland goes up 2%. 80% of our gas supply is imported through UK pipelines and there are potential geopolitical impediments for these imports as Ireland is at the end of the very long pipeline. The cost of UK gas rose 22% in March 2006. The cost of buying gas now is 63% higher than in 2004 and 202% higher than in 2003. There is a strong need to get the €900 million Corrib gas project ashore as quickly as possible, this will meet 60% of our gas needs over the next 10 years. The newly discovered Lough Allen natural gas field, which is stated to be nine times bigger than the Corrib offshore field, would meet the Republic's gas demand for 25 years.

But there is even greater need for more renewable energy. There is a need to achieve the EU target of 13.2% of our electricity generation from wind energy by 2010, currently it is only 3.4%. Wind will account for 80% of the 1,400 MW renewables mix, currently its only at 362 MW. Cutting down on transport fuel use is also critical. This can be achieved by cutting down on long commutes, better use of public transport, living nearer the job or working nearer home. Higher density development along public transport corridors and the creation of nodes of commercial and employment development within walking distance of homes are all required. Concepts such as "living over the shopping centre" and "living in industrial estates" must be further developed so that people can be nearer employment opportunities.

Local area plans should include policies on energy efficient homes and housing layouts. LAPs for Kiltiernan, Glencullen, Old Conna, Woodbrook, Ferndale Road can all contain policies on energy efficient settlement patterns.

### **Policy ET1: Wind Energy**

It is a policy objective to recognise the importance of wind energy – both on-shore and offshore, when carried out in an environmentally acceptable manner. It is further recognised that Dun Laoghaire-Rathdown offers limited potential for on shore wind farm development due to the built up nature of the county.

This is an ongoing policy objective. No applications have been made to the planning authority in relation to wind farm development. The Council is aware of the provisions of the *Draft Planning Guidelines, Wind Energy Development* July 2004 and that definitive guidelines are to be published in the near future. The draft guidelines state that it is important that all development plans incorporate a statement of the planning authority's policies and objectives in relation to wind energy development as well as matters it will take into account in assessing planning applications for specific wind energy development proposals.

The development plan must achieve a reasonable balance between

(a) responding to overall Government Policy on renewable energy and (b) enabling the wind energy resources of the planning authority's area to be harnessed in a manner that is consistent with proper planning and sustainable development.

The assessment of individual wind energy development proposals needs to be conducted within the context of a "plan led" approach which involves identifying areas considered suitable or unsuitable for wind energy development. These areas should then be set out in the development plan in order to provide clarity for developers, the planning authority, and the public. Planning authorities are required to consult appropriate bodies to ensure that development plan policies are informed of relevant considerations, policies and views. In the context of wind energy development this will include such bodies, as Sustainable Energy Ireland, Department of Communications, Marine and Natural Resources, the DEHLG in terms of the natural and built heritage, electricity providers and other organisations deemed appropriate.

Following consideration of the strategic context in regional and national terms for wind energy development and also after full consultation with the appropriate bodies the development plan should set out the following policies and objectives:

A positive and supportive statement of the importance of wind energy as a renewable energy source which can play a vital role in achieving national targets in relation to reductions in fossil fuel dependency and there for green house gas emissions, together with an objective to ensure the security of energy supply. Objectives to secure the maximum potential from the wind energy resources of the planning authority is commensurate with supporting development that is consistent with proper planning and sustainable development.

Identification on development plan maps of the key areas within the planning authority's functional area where there is significant wind energy potential and where, subject to any landscape planning, design of wind farm and amenity criteria given in the development plans and the planning authority is favourably disposed to granting planning permission development will be acceptable in principle.

The specific criteria for wind farm development which the planning authority will take into account when considering any wind energy or related proposals in the key areas identified, based on the recommended siting and design criteria referred to in these guidelines.

Wind energy project developers, the public and other interested parties require a clear framework to indicate where wind energy development should locate and what factors will be taken into consideration in dealing with such proposals. These may include energy networks and temporary wind anemometers that measure energy potential.



Designation of a site as a Natural Heritage Area, proposed Natural Heritage Area, Special Protection Area, candidate Special Area of Conservation, Nature Reserve or other area designated under statute for the conservation of natural or geological interest does not preclude the development of wind energy projects.

Where a proposed development could impact on areas subject to national and international site designations, wind energy developments must be assessed in terms of their impact on the integrity of such sites and their natural heritage interests. The importance of the development of large wind energy projects including those proposed on designated sites must be given due consideration in view of their strategic importance in achieving the aims of the National Climate Change Strategy and compliance with the Kyoto protocol on climate change. The best results in relation to incorporation of heritage considerations into development proposals in designated sites are achieved where prospective applicants and planning authorities work together to identify whether the development may impinge upon particular aspects of heritage, with a view to agreeing on any measures that may be needed to avoid or minimise any potential adverse impacts on heritage.

### **Policy ET2: Renewable Energy**

It is the policy of the Council to support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources.

This is an ongoing policy objective, but no applications have been made for the development of renewable energy sources. This Council through a revised procurement procedure (September 2005) has ensured that two thirds of all of its energy requirements are provided from renewable sources.

### **Policy ET3: Energy Facilities**

It is the policy of the Council to encourage the provision of energy facilities in association with the appropriate service providers. In addition the Council will facilitate the expansion of the existing service providers, notably Bord Gais and the Electricity Supply Board (ESB), in order to ensure satisfactory levels of supply and to minimise constraints for development.

The ESB has installed several new High Voltage (110KV) lines at Blackrock to Carrickmines, Dundrum to Milltown Bridge and Goatstown Road to Dundrum. Bord Gais has begun the process of renewing 350 kilometres of old gas main as well as extending its network to Cherrywood and completing a pressure reduction plant at Loughlinstown. The Council has also facilitated these statutory undertakers in providing services to new development areas (e.g. Stepside). In addition an infrastructural Review Forum (comprised of representatives from relevant groups) meet twice annually; this is coordinated through the County Development Board.

**Policy ET4: Overhead Cables**

It is the policy of the Council to seek the undergrounding of all electricity, telephone and television cables wherever possible, in the interests of visual amenity and public health.

This is an ongoing policy objective and is implemented through the development management process. Various 'End Compound' applications have been permitted in Stepside and Carrickmines areas. All new developments are required to underground all service cables while as part of the Urban Renewal schemes all cabling is placed underground adding to the overall aesthetic.

**Policy ET5: Telecommunications Antennae and Support Structures**

It is the policy of the Council, in the consideration of proposals for telecommunications antennae and support structures, to have regard to the "Guidelines for Planning Authorities" issued by the Department of the Environment and Local Government in July 1996 (or as may be amended from time to time), and to other publications and material as may be relevant in the circumstances.

This is an ongoing objective implemented through the development management process. 12 masts were erected as exempted developments in 2005.

**13.1.6 Policy ET6: Telecommunications Infrastructure**

It is the policy of the Council to promote and facilitate the provision of an appropriate telecommunications infrastructure, including broadband connectivity and other technologies, within the County.

This is an ongoing objective. It is Council policy when upgrading its road network to provide spare ducts for broadband provision. At present a map is being prepared by the Transportation Department indicating these ducts.

**Recommendations:**

Encourage more energy efficient local area planning.

Encourage more energy efficient construction for all types of land uses – residential, commercial, office, industrial.

Encourage more timber house construction, straw-bale housing, active and passive solar energy housing, zero –energy use housing, cob housing etc.

# **THIRTEEN – SPECIFIC LOCAL OBJECTIVES**

This chapter describes the progress of the specific local objectives, which are outlined in the written statement and also indicated on the accompanying plan maps.

**MAP 1: CLONSKEAGH / DUNDRUM:**

OBJECTIVES:	PROGRESS:
<p>1.To support and enhance the third level education and associated facilities at University College Dublin.</p>	<p>This is a continuing objective and is being implemented through the development control process.</p>
<p>2.To refurbish/redevelop the flats at Rosemount Court.</p>	<p>Draft feasibility study prepared.</p>
<p>3.To provide a Bus/LUAS/Cycle interchange and to encourage an undercroft development at Taney Bridge.</p>	<p>A transitional interchange is in place at present and the provision of a permanent interchange including a commercial use is a continuing objective.</p>
<p>4. To upgrade Dundrum town centre by</p> <ul style="list-style-type: none"> <li>- The preparation and implementation of an environmental improvement scheme for Dundrum Main Street,</li> <li>- The control of advertising and of building facades through the development control process.</li> </ul>	<p>Monies allocated for main street improvements in budget.</p>
<p>5.To encourage the retention and development of the Airfield Estate for educational, recreational and cultural uses.</p>	<p>This is an ongoing objective</p>

**MAP 2: BOOTERSTOWN/BLACKROCK/STILLORGAN:**

OBJECTIVES:	PROGRESS:
<p>1.To seek the provision of a pedestrian overbridge to the coast and short-term amenity car parking at the Ashcastle site.</p>	<p>No progress to date, dependent on development of the site.</p>
<p>2.The line of the Eastern By Pass is not fixed: its route will be determined following the outcome of an</p>	<p>No progress to date.</p>

<p>Environmental Impact Statement including a process of public consultation.</p> <p>3.To seek the upgrading of Booterstown DART Station involving the provision of a pedestrian overbridge, local shop and short term amenity car parking.</p> <p>4.To protect and conserve the wild bird species and their habitats especially rare or vulnerable species and regularly occurring migratory species within and forming part of the Sandymount Strand and the Tolka Estuary Special Protection Area (SPA), which is an area designated by the National Parks and Wildlife Service.</p> <p>5.To encourage the redevelopment of the area encompassing Blackrock Baths, Bath Place and Blackrock DART Station, including the provision of improved pedestrian/cycle access to Blackrock Park. Any redevelopment of the Blackrock Baths shall include a substantial swimming pool(s) for public use.</p> <p>6.To support and enhance the third level education and associated facilities at University College Dublin.</p> <p>7.That any new commercial developments, including extensions to existing uses and changes of use, shall be strictly limited in scale due to the narrowness of Brookfield Avenue, the existing traffic levels and the shortage of off street car parking spaces.</p> <p>8.To encourage the development of an administrative office block.</p> <p>9.That a Local Area Plan for Stillorgan shall be prepared within a year of the</p>	<p>Works are underway at the station with an internal pedestrian bridge under construction. No progress has been made on overbridge to coast.</p> <p>The SPA covers an area which extends from the City boundary at Booterstown to the West Pier Dun Laoghaire</p> <p>Some discussions have taken place with the landowners at this location however no formal proposals have been received. The DTO has a proposal for an integrated interchange at the DART station.</p> <p>This is a continuing objective and influences decisions on UCD's planning applications.</p> <p>This is an ongoing development control objective.</p> <p>No progress has been made to date.</p> <p>The Pre-Draft public consultation exercise has been concluded, issues</p>
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<p>new Development Plan to guide the future development within the lifetime of the County Development Plan concentrating on improvements to the public domain, encompassing a variety of zonings and sites. Good quality residential developments shall be encouraged and preferably incorporated into future schemes such as the overflow carpark, Leisureplex, Blakes and Hamilton's Yard.</p>	<p>collated and a report was presented to the May 2005 meeting of the Dundrum Area Committee. A combination of issues has impacted upon the original programme for the Stillorgan LAP and it is unlikely that a Draft LAP will be available for the consideration of the County Council before May 2006.</p>
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**MAP 3: MONKSTOWN/DUNLAOGHAIRE.**

OBJECTIVES:	PROGRESS:
<p>1.To protect and conserve the wild bird species and their habitats especially rare or vulnerable species and regularly occurring migratory species within and forming part of the Sandymount Strand and the Tolka Estuary Special Protection Area (SPA), which is an area designated by the National Parks and Wildlife Service.</p>	<p>This is an on going objective.</p>
<p>2.To encourage the redevelopment of 'The Gut' adjacent to the West Pier.</p>	<p>Some parts of this area are constrained by lease issues. Where no constraints exist marine related activities are being encouraged.</p>
<p>3.Longford Terrace: To allow for office development, excluding that to which the public has frequent access, providing it respects the character and form of the existing built fabric, specifically the existing streetscape and/or the envelope of the building including railing and forecourt area, and that not more than 50% of the gross floor area of each building may be converted to office use.</p>	<p>This is an ongoing development control objective and is being implemented.</p>
<p>4.To seek the renewal of the obsolete area at George's Place, Dun</p>	<p>Planning permission has now been granted for a number of</p>

<p>Laoghaire, the Fire Station and adjacent area.</p> <p>5.To encourage the redevelopment of the Carlisle Pier with an exceptional landmark building of international architectural quality that regenerates and enlivens the waterfront. The landmark building must incorporate uses that will bring significant cultural, social, recreational and economic benefits to the Nation and to Dun Laoghaire-Rathdown. The landmark building must include a major public cultural attraction of National importance. The landmark building must provide for significant public accessibility and permeability, with walkways, viewing areas and public spaces throughout. The landmark building should integrate with the immediate built environment and should provide improved accessibility between the development and Dun Laoghaire major town centre. The architectural character of the landmark building should be such that the image it portrays would be a reflection of its use and unique maritime setting and become a symbol of both the Nation and Dun Laoghaire.</p> <p>6.To provide for a library and cultural amenities at Moran Park.</p> <p>7.Dun Laoghaire: To allow for office development, excluding that to which the public has frequent access, providing it respects the character and form of the existing built fabric, specifically the existing streetscape and/or the envelope of the building including railing and forecourt area, and that not less than one third of the gross floor area of each building be retained in residential use, and to</p>	<p>developments at these locations.</p> <p>A design competition was held and one scheme chosen, however no application has been received to date. It is understood that the Harbour Company has withdrawn preferred bidder status from the competition winner.</p> <p>No progress to date, contingent on other developments. The refusal by ABP for the new Stillorgan Library has negatively affected this objective.</p> <p>This is an ongoing development control objective.</p>
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<p>encourage the retention of residential uses by seeking to enhance amenities and by refusing all non-compatible uses.</p>	
<p>8.To redevelop the Dun Laoghaire Baths site. Any redevelopment of the Dun Laoghaire Baths site shall incorporate a public swimming pool of not less than 25 metres.</p>	<p>The latest proposal was rejected and five different options are now being considered. Funding remains a major issue.</p>
<p>9.Dun Laoghaire: To allow for office development and group medical practices, providing such developments respect the character and form of the existing built fabric, specifically the existing streetscape and/or the envelope of the building including railing and forecourt area.</p>	<p>This is an ongoing development control objective.</p>
<p>10.To promote and encourage development, within the Major Town Centre zoning, along the laneways to the south of George’s Street.</p>	<p>This is an ongoing objective with a number of planning applications under considration.</p>
<p>11.To upgrade the Monkstown Farm / Oliver Plunkett area by the preparation and implementation of an environmental improvement scheme including traffic calming measures, and the encouragement of the redevelopment of vacant, underutilized and derelict sites. Any redevelopment shall respect the existing residential amenities of the area.</p>	<p>A number of these vacant, underutilized and derelict sites have been redeveloped in accordance with the objectives of the Dun Laoghaire Integrated Area Plan.</p>
<p>12.To provide a resource centre at Fitzgerald Park.</p>	<p>Plans are at a final design stage. A part 8 procedure has commenced.</p>
<p>13.That any residential development shall form part of a mixed use scheme, which will include commercial marine, based activity and public water based recreational use and shall have regard to the special nature of the area in height, scale, architecture and density.</p>	<p>No scheme has been proposed to date at Bulloch Harbour.</p>



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**MAP 4: SANDYCOVE/DALKEY**

OBJECTIVES:	PROGRESS:
<p>1. That any residential development shall form part of a mixed use scheme, which will include commercial marine, based activity and public water based recreational use and shall have regard to the special nature of the area in height, scale, architecture and density.</p> <p>2. To prepare a Special Amenity Area Order for Killiney Hill / Dalkey Hill/ Rocheshill.</p>	<p>As 13 above.</p> <p>Some work has been undertaken in preparing a draft document, input from the Parks Department's proposed management plan is awaited in order to progress the SAO.</p>

**MAP 5: DUNDRUM/BALLINTEER.**

OBJECTIVES:	PROGRESS:
<p>1. To upgrade Dundrum town centre by:</p> <ul style="list-style-type: none"> <li>- The preparation and implementation of an environmental improvement scheme for Dundrum Main Street.</li> <li>- The control of advertising and of building facades through the development control process.</li> </ul> <p>2. To encourage the retention and development of the Airfield Estate for educational, recreational and cultural uses.</p> <p>3. To secure central government funding to redevelop the swimming pool DFRC.</p> <p>4. To facilitate the widening of the M50 from the proposed Sandyford</p>	<p>As map 1</p> <p>This is an ongoing development control objective.</p> <p>As map 1</p> <p>Funding has been secured and the Part 8 process will commence in early 2006.</p> <p>The CPO has been confirmed and work is expected to commence in</p>

interchange to the South Dublin County boundary, from two lanes to three within the existing land footprint.	2006.
5.To ensure the existence and travel of wildlife between Ticknock Wood and Fitzsimon’s Wood.	Ongoing development control objective.

**MAP 6: SANDYFORD/FOXROCK:**

OBJECTIVES:	PROGRESS:
<p>1.To encourage the development of high density apartment development in brownfield and other locations in Sandyford Business Estate and Central Park as part of mixed use developments focused on transport nodes and residential services, provided that such development respects and is not injurious to existing adjacent residential amenity and adheres to government policy documents, “A Platform for Change, Strategy 2000-2016, DTO” and “Residential Density – Guidelines for Planning Authorities, DOELG, 1999”, and does not offend against any other provisions of the Development Plan.</p>	<p>This is an ongoing objective with a number of planning applications processed. Beacon South Quarter, the Forum at Ballymoss Road, the Vantage apartments are under construction. The Allegro site development will begin in May 2006.</p>
<p>2.To support the ongoing development of the Sandyford Business Estate, Central Park and the South County Business Park area as a major employment centre with supporting facilities such as crèches, public restaurants/cafes and amenity areas for employees and visitors.</p>	<p>This is an on going objective and is being implemented through the development control process. Commercial developments have been permitted and have been constructed at the Beacon sites, Central Park and the IDA estate.</p>
<p>3.To facilitate the widening of the M50 from the proposed Sandyford interchange to the South Dublin County boundary, from two lanes to three within the existing land footprint.</p>	<p>As Map 5.</p>

<p>4.To provide for a proposed LUAS stop at Central Park.</p> <p>5.To encourage the development of an aparthotel in the South County Business Park.</p> <p>6.To provide for a proposed LUAS stop at Glencairn.</p> <p>7.To erect a commemorative monument to Boss Croker on the Glencairn Lands.</p> <p>8.To support the status of and continued viability of Leopardstown Racecourse as one of Europe's premier racetracks and a major leisure facility in the County by encouraging its future development and allowing the development of supporting facilities.</p> <p>9.That the Murphystown Road will be a cul-de-sac with Kilgobbin Road on the completion of the South Eastern Motorway.</p> <p>10.To provide for a proposed LUAS stop at The Gallops.</p>	<p>The public enquiry for LUAS B1 was held in March 2006.</p> <p>Pre Planning discussions have been held for a proposed aparthotel.</p> <p>The public enquiry for LUAS B1 was held in March 2006.</p> <p>No progress to date.</p> <p>This is an ongoing objective and permission has been granted for redevelopment of golf course and stable block. Current proposals include demolishing and rebuilding the grandstand and the provision of a replacement sprint track.</p> <p>This is an ongoing objective and is dependent on the completion of the Murphystown parallel route.</p> <p>The public enquiry for LUAS B1 was held in March 2006.</p>
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**MAP 7: CABINTEELY/KILLINEY:**

OBJECTIVES:	PROGRESS:
<p>1.To prepare a Local Area Plan within the first two years of the life of the new County Development Plan for Deansgrange to cover the area within a half kilometre radius from the Deansgrange crossroads.</p>	<p>A pre draft consultation exercise took place through October-November 2004 and a report was presented to the Dun Laoghaire Area Committee in May 2005. A Part 8 process for Monkstown Ring road took place with a Draft LAP to be presented to Council for consideration in 2006.</p>
<p>2.To prepare a Special Amenity Area</p>	<p>As map 3.</p>

<p>Order for Killiney Hill / Dalkey Hill. / Rocheshill.</p> <p>3.To upgrade and improve Kilbogget Park.</p> <p>4.To create a linear riverside park in accordance with an Action Plan, incorporating a pedestrian route and cycleway which will link Cabinteely Park to the sea at Hacketts Land.</p> <p>5.To prepare the Cherrywood - Rathmichael Local Area Plan.</p>	<p>A Master plan has been presented to Council and is due to go on public display in early 2006.</p> <p>This is an ongoing objective and will be incorporated into Cherrywood Draft LAP.</p> <p>The final preparation of a draft local area plan is dependent on the resolution of infrastructural issues (road networks, water supply, foul water drainage and an open space study) and coordination of stakeholders (landowners). It is anticipated that a draft plan can be brought to the council for consideration in early 2007 depending on these issues being resolved.</p>
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**MAP 8: KILMASHOGUE/TICKNOCK:**

OBJECTIVES:	PROGRESS:
1.To preserve trees, woodlands and amenity gardens at Fernhill.	No proposals have been received to alter present status.
2.To ensure the existence and travel of wildlife between Ticknock Wood and Fitzsimon's Wood.	On going objective.
3.To prepare a Local Area Plan for Barnacullia.	The Heritage Officer is currently undertaking an historical landscape study.
4.To encourage the expansion of the horse riding centre.	This is an ongoing objective.
5.To protect and conserve the Wicklow Mountains National Park and proposed candidate Special Area for Conservation.	This is an ongoing objective.

**MAP 9 – STEPASIDE**

OBJECTIVES:	PROGRESS:
1.To encourage the provision of a play area at the Landsdowne/Old Wesley grounds or another nearby site.	This is currently under consideration as one of a number of options for the provision of a play area.
2.To provide for conservation of important architectural and historical features and valuable flora in the historic area of Kilgobbin.	On going objective.
3.To provide for a proposed LUAS stop at Leopardstown Valley.	The public enquiry for LUAS B1 was held in March 2006.
4.To preserve trees, woodland and amenity gardens at Fernhill.	As Map 8.
5.To provide for a proposed LUAS stop, on race days only, adjacent to Leopardstown Racecourse.	The public enquiry for LUAS B1 was held in March 2006.
6.To provide for a proposed LUAS stop at Ballyogan Wood.	The public enquiry for LUAS B1 was held in March 2006.
7.To provide for a proposed LUAS stop at Carrickmines.	The public enquiry for LUAS B1 was held in March 2006.
8.To prepare the Cherrywood - Rathmichael Local Area Plan.	As Map 7.
9.To provide for the development of a neighbourhood centre.	The first phase of the retail park at this location has been constructed. Pre planning discussion for phase 2 (to include neighbourhood centre uses) is ongoing.
10.To provide for the future extension of the Stepside Public Golf Course onto adjoining lands owned by the Council to enlarge it into an 18 hole Public Golf Course.	No progress to date, the future treatment of decommissioned landfill land is being considered.
11.To encourage the expansion of the	As map 7.

<p>horse riding centre.</p> <p>12.To protect and enhance the community infrastructure of the Church of Ireland community in Kiltiernan.</p> <p>13.To provide for residential development as part of an enhanced Kiltiernan village, which will include provision of playing pitches on the 8.5 ha. area zoned F "Open Space", located on the south side of Glenamuck Road. No residential or other development to take place until these playing pitches are in operation.</p> <p>14.To prepare a Local Area Plan for Kiltiernan. That no development takes place until a Local Area Plan is approved.</p> <p>15.To encourage the provision of incubator units for craft industries in Kiltiernan.</p>	<p>This is an on going objective currently being implemented through the development control process.</p> <p>This objective is being implemented and is ongoing. Permission has been granted for the relocation of the playing pitches.</p> <p>A Pre-Draft public consultation exercise took place in June and July 2004.The completion of the Draft Plan is dependent on the Glenamuck Road Improvement Scheme Study. It is anticipated that the Draft LAP will be presented to Council in May 2006.</p> <p>This is an ongoing objective and will be incorporated into the Local Area Plan.</p>
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**MAP 10: LAUGHANSTOWN/SHANKILL.**

OBJECTIVES:	PROGRESS:
1.To prepare the Cherrywood - Rathmichael Local Area Plan.	As Map 7.
2.To provide for a proposed LUAS stop at Laughanstown.	The public enquiry for LUAS B1 was held in March 2006.
3.To create a linear riverside park incorporating a pedestrian route and cycleway which will link Cabinteely Park to the sea at Hacketts Land.	This is an ongoing objective with a comprehensive open space study being carried out at this location.
4.That public sports fields be	This is an ongoing objective which

<p>provided west of Lehaunstown Lane.</p>	<p>will be incorporated in the LAP.</p>
<p>5.To provide for an adequate open space setting for Tully Church.</p>	<p>This will be dealt with in the LAP.</p>
<p>6.To provide for a proposed LUAS stop at Cherrywood.</p>	<p>The public enquiry for LUAS B1 was held in March 2006.</p>
<p>7.To facilitate residential development in the Cherrywood Town Centre.</p>	<p>This objective will be realised through the working LAP.</p>
<p>8.To retain the famine grave on the site adjacent to St. Columcille's Hospital.</p>	<p>This is an ongoing objective.</p>
<p>9.To provide for a public golf course to the west of the SEM, which is to be developed in conjunction with the Cherrywood Town Centre.</p>	<p>No progress to date.</p>
<p>10.To provide for the Bride's Glen as a Public Amenity Area.</p>	<p>This is an ongoing objective and will be achieved through the development of the Council owned lands.</p>
<p>11.That no development will take place above the 90 metre contour at Rathmichael, from Old Connaught Golf Course to Pucks Castle Lane, Maps 10 &amp; 14, and that the lands known as the Sorohan Lands retain a low density zoning until the proposed Local Area Plan has been prepared and adopted by the Council.</p>	<p>This is an ongoing objective and is being implemented.</p>
<p>12.To prepare a Local Area Plan for Rathmichael/Ferndale Road.</p>	<p>A pre draft public consultation exercise took place in October / November 2004. Infrastructure provision issues will dictate the timeframe. It is anticipated that a draft plan will be presented to the Council for consideration in mid 2006.</p>
<p>13.To ensure a mix of housing types in the Rathmichael Local Area Plan and to ensure adequate recreational, amenity, educational, shopping and health facilities.</p>	<p>This is an ongoing objective and will be achieved with the development of the Council owned lands.</p>

14.To provide a site for the Cabas autistic group.	No progress to date.
15.That the Shanganagh Prison lands be used for affordable housing, co-operative, social and private housing.	This is an ongoing objective.

**MAP 11 AND INSETS: GLENDUO/BORANARALTRY.**

OBJECTIVES:	PROGRESS:
1.To protect and conserve the Wicklow Mountains National Park and proposed candidate Special Area of Conservation.	This is an ongoing objective.

**MAP 12: GLENCULLEN/BORANARALTRY.**

OBJECTIVES	PROGRESS
1. To prepare a Local Area Plan for Glencullen that is in keeping with the rural character of Glencullen.	A pre-draft public consultation exercise took place during September/October and November 2004 and a report presented to Dundrum Area Committee in December 2004. A Draft Plan will be presented to Council for consideration before the end of 2005.
2. To establish an aquifer protection zone at Glencullen and accordingly to prohibit any development which would conflict with this objective.	An aquifer protection study has been completed.
3. To protect and conserve the Wicklow Mountains National Park and  proposed candidate Special Area Conservation.	As per Map 11

**MAP 13: GLENCULLEN/BALLYCORUS.**



OBJECTIVES:	PROGRESS:
<p>1.To encourage the development of an integrated tourist development at the former Kiltiernan Sport Hotel.</p> <p>2.To establish an aquifer protection zone at Glencullen and accordingly to prohibit any development which would conflict with this objective.</p> <p>3.To investigate and consider the feasibility of designating the Carrickgollogan Hill area, to the north of Murphy's Lane, as an area for a Special Amenity Area Order.</p> <p>4. To protect and conserve the Knocksink Wood proposed candidate Special Area of Conservation.</p>	<p>This is an ongoing objective. Planning permission has been granted and the development is unde construction.</p> <p>As map 12.</p> <p>This is an ongoing objective.</p> <p>This is an ongoing objective.</p>

**14: RATHMICHAEL / OLD CONNAUGHT:**

OBJECTIVES:	PROGRESS:
<p>1.To ensure a mix of housing types in the Rathmichael Local Area Plan and to ensure adequate recreational, amenity, educational, shopping and health facilities.</p> <p>2.To prepare a Local Area Plan for Rathmichael/Ferndale Road.</p> <p>3.That the Shanganagh Prison lands be used for affordable housing, co-operative, social and private housing.</p> <p>4.To provide a site for the Cabas autistic group.</p>	<p>This is an ongoing objective and will be pursued in conjunction with the development of the Council owned lands.</p> <p>A pre draft public consultation exercise took place in October / November 2004. Infrastructure provision issues will dictate the timeframe. It is anticipated that a draft plan will be presented to the Council for consideration in mid 2006.</p> <p>The council has acquired two thirds of this site and this is an ongoing objective.</p> <p>No progress to date.</p>

<p>5. That no development will take place above the 90 metre contour at Rathmichael, from Old Connaught Golf Course to Pucks Castle Lane, Maps 10 &amp; 14, and that the lands known as the Sorohan Lands retain a low density zoning until the proposed Local Area Plan has been prepared and adopted by the Council.</p>	<p>This is an ongoing objective and is being implemented.</p>
<p>6. To provide for a proposed DART Station/LUAS/Bus interchange and access road at Woodbrook.</p>	<p>No progress</p>
<p>7. To prepare a Local Area Plan for Woodbrook.</p>	<p>Preliminary work has been undertaken and is nearing completion on a draft LAP.</p>
<p>8. To investigate and consider the feasibility of designating the Carrickgollogan Hill area, to the north of Murphy's Lane, as an area for a Special Amenity Area Order.</p>	<p>This is an ongoing objective.</p>
<p>9. To prepare a Local Area Plan for the village of Old Conna in conjunction with residents, Bray Town Council and Wicklow County Council.</p>	<p>A Pre-Draft public consultation exercise was carried out through June-July 2004. Completion of the Plan is dependent on the outcome of the North Bray Land Use and Transportation Study to inform the next stage of the process.</p>