

3.6 Open Space, Recreation & Green Infrastructure

3.6.1 Introduction

The Woodbrook-Shanganagh Local Area Plan is predominately made up of green and open spaces given the co-location of Shanganagh Park and Woodbrook Golf Club surrounded by extensive tracts of greenbelt lands. A key aim of this Plan will be to protect and enhance the existing open spaces for both biodiversity and recreational use, providing residents and visitors with a high quality landscape.

Chapter 4: Green County Strategy of the County Development Plan 2016-2022 contains the overarching County-wide Policy Objectives with respect to Landscape, Biodiversity, Open Space and Recreation. Section 4.2 Open Space and Recreation in the County Development Plan 2016-2022 states that: *“Open space and recreational facilities are central to the delivery of sustainable communities”*

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

- Corridor 1: Coastal – this corridor seeks to connect open spaces along the coast, and extending north and south into respectively, Dublin City and County Wicklow. Shanganagh Park is identified as a ‘Gateway’ Park which will act as a connecting corridor between the coast and the inland areas of the County.
- Corridor 6: Gateway Parks – this corridor aims to connect seven Gateway Parks which act as a transition or ‘Gateway’ between the urban and rural / mountain landscapes of the County.

Finally, Appendix 7: Landscape Character Areas of the Development Plan includes, Landscape Area No.12 – Shanganagh, which is “...essentially the area between Shankill and Bray” and sets out Sensitivities / Strategy for the area as follows:



Photo 15: Park Entrance

Table 8: Landscape Character Area 12

Description	Sensitivity / Strategy
<p>12. Shanganagh</p> <p>This enclosure is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill to Bray traverses this enclosure. Big houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh Castle.</p> <p>When viewed from Killiney Hill and also from Carrickgollogan this area belt is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing. When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.</p>	<ul style="list-style-type: none"> • The functioning of this area, as a green belt is reassessed in light of its proximity to the DART line and also given that the vista nature of Crinken can be retained while allowing further development. • The sylvan character of the Old Dublin Road shall be maintained. • To have regard to the policies and objectives of the Woodbrook/ Shanganagh Local Area Plan 2006-2016 adopted in November 2006.



Map 14: Landscape Context

3.6.2 Assets & Achievements

The Plan Area already offers excellent open space and outdoor recreational opportunities by virtue of Shanganagh Park and Woodbrook Golf Club. It also contains a cemetery, numerous established mature trees, hedgerows, watercourses and large tracts of green space in the form of fields and gardens – all of which combine to form the areas Green Infrastructure (See Map 14). It is also relevant that the County Development Plan Objective “to protect and preserve trees and woodlands” applies to many of the established tree belts within the Plan Area.

i. Shanganagh Park and Cemetery

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

Since the adoption of the Local Area Plan in 2006, Shanganagh Park has undergone a number of amenity improvements and developments, including installation of trim tails, mini All Weather Pitch, upgrade of footpaths, distance marked routes, dogs off-leash area and provision of a Parks Depot. Bio-diversity developments within the park include additional native species tree/woodland planting and the development of meadow areas, all aimed at enhancing the biodiversity and range of habitats of the Park.

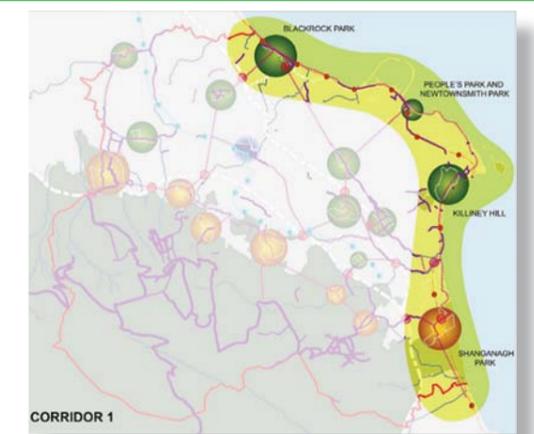
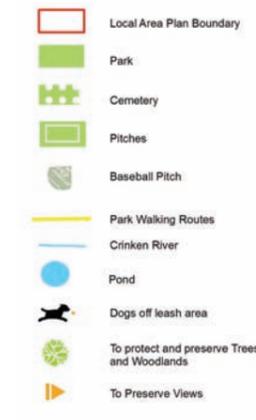


Figure 4: Green Infrastructure Corridor 1

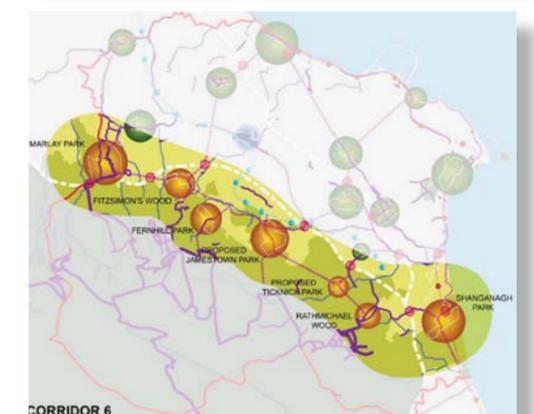


Figure 5: Green Infrastructure Corridor 6

ii. Views & Prospects

There are a number of existing long distance views from the LAP towards the mountains and the sea, as well as more localised vistas. This includes the prospect to be preserved towards Carrickgollogan as listed in Policy LHB6: Views and Prospects in the County Development Plan. In addition, the Development Plan also includes protected views eastwards over the LAP Area from Ferndale Road and Quarry Road (See Table 9 and Map 15).

Table 9: Views and Prospects

View No. from Map 15	Description	Proposed / Existing
1, 4, 8 & 10	Views west towards Carrickgollogan and the lead mines chimney	Long Distance Views / Preserved Prospect in CDP
2	View towards Shanganagh Castle Gate Lodge	Local Views / Vistas
3 & 5	Views north towards Killiney Hill and Dalkey Island	Long Distance Views
6 & 7	Views south towards the Wicklow Mountains – Sugar Loaf, Little Sugar Loaf and Bray Head	Long Distance Views
9	Views of St James Church from within the Woodbrook Lands	Local View / Vista
11	Views of the clock tower from within the Woodbrook Lands.	Local View / Vista
12	View from Ferndale Road Eastwards	Protected Views in CDP
N/A	Views of Shanganagh Castle from within the Castle Lands and the Park	Proposed / Reinstated Local View / Vista

iii. Biodiversity

The Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 sets out the importance nature conservation. The plan states that parks, such as Shanganagh Park, provide "significant refuges for birds, insects, mammals and plants."

Shanganagh Park is an important biodiversity resource as it contains a variety of broadleaf woodland areas, providing habitats to other plants and animals such as birds, bats, insects and shrubs and acting as shelter for a number of bird species. The Park is also home to wildflower meadows, grassland and hedgerows and while the coastal cliffs which mark the eastern edge of the Park offer a seasonal home to sand martins.

Outside the formal boundaries of the Park, the Plan Area offers a variety of habitats and ecosystems which would include (but is not limited to): fields and meadows; trees and hedgerows; gardens; the Crinken Stream; the pond with the Shanganagh Castle; and open ditches.



View 4



View 3



View 2



View 1



View 5



View 6



View 7



View 8



View 9



Map 15: Views and Vistas



View 10



View 11



View 12

3.6.3 Challenges & Opportunities

Shanganagh Park presently serves a large population base from Shankill to Bray and surrounding areas. The Park provides a strategic open space resource for new residential communities. Shanganagh Park offers immense potential for improvement both as a passive open space area and as an active recreational facility.

The Green Infrastructure (GI) Strategy states *“The Green Infrastructure strategy will inform the Local Area Plans, and as a result the outcome of the strategy will be subject to environmental appraisal of the potential impacts”*. A key challenge for this Plan will be the integration of the key strategic objectives set out within the Green Infrastructure Strategy at a local level.

A particular challenge for future development will be to minimise adverse impacts upon these views. These will require consideration during the development and evolution of the Plan Area.

The initial loss of existing temporary uses may prove challenging. Currently, a number of temporary uses are being facilitated within the Shanganagh Castle development parcel including allotments, pitches and a Parks Depot. It is important, however, to emphasise that these uses are only temporary and that this site – which has been designated for residential development over a number of Development Plan cycles – and is a key strategic site for the delivery of much needed housing units within the County. It is envisaged that the nascent Shanganagh Park Master Plan may offer some compensatory recreational facilities and there is potential to relocate the Parks Depot elsewhere within the Council’s land holdings at Woodbrook-Shanganagh.

3.6.4 The Way Forward

The provision of a high quality landscape – inclusive of green infrastructure, open space and recreation amenities, biodiversity and views – is essential in securing an attractive and successful environment in which people will enjoy living, working and visiting. Consequently the development of the Plan Area should have a strong focus on its existing landscape and setting.

i. Shanganagh Park

Shanganagh Park offers an excellent amenity space for both future residents of the area and well established settlements surrounding the Plan Area. The forthcoming Master Plan for the Park will further improve the facilities and amenity value of the Park as well as enhancing its natural ecosystems and biodiversity. A key element in maximising the future potential of the Park is to provide and improve pedestrian/cycling and green/biodiversity corridors through the Park and between each of the development parcels. This will be cemented by the establishment of attractive green corridors that act as links between Shanganagh Castle lands and Woodbrook. Map 16 and Table 10 provides a very preliminary conceptual vision for the Park.

It is envisaged that the Master Plan will incorporate the existing Sport Building, immediately adjoining the Castle, to complement and assist in the delivery of a wide range of recreational opportunities and sports campus both for the local community and other Park users from further afield. The Master Plan, when drafted, will be subject to a non-statutory Public Consultation process

with a view to adopting and implementing the provisions contained therein during the period 2018 - 2022. The Master Plan will also subsume and include the additional open spaces to be created within the future residential development at Shanganagh Castle as set out in this LAP. The proposed enhancements to Shanganagh Park as provided for within the Master Plan, including the addition of Shanganagh Castle will likely facilitate the designation of Regional Park status

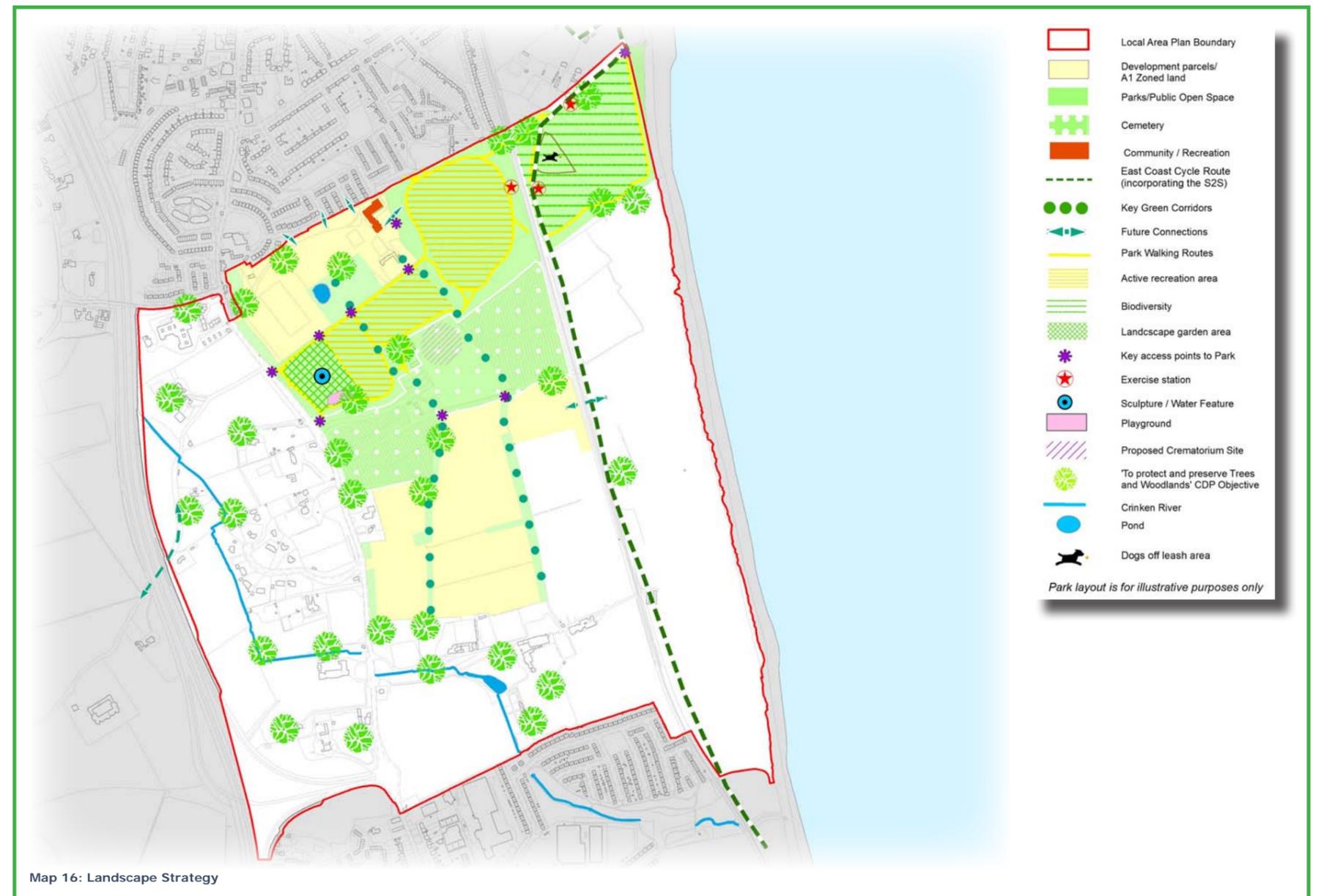
The Landscape Master Plan for the Park will:

- Set out a design layout catering for the developing diverse recreational needs of a range of users.
- Seek to accommodate an increased number of users and footfall whilst conserving the Park’s semi-natural character and context.
- Improve connectivity between the Park and existing and future residential areas

Table 10: Shanganagh Park Master Plan

New Master Plan Envisaged to include the following:

- New children’s play facilities.
- Upgraded paths and new cycleways, improving interconnectivity between the development parcels and public transport nodes.
- Additional landscaping measures to include - landscape gardens, ornamental features and extending and developing natural habitats.
- New and improved recreational facilities to include – improvements to pitches, new outdoor gym equipment, a new senior prunty pitch and all weather lighting, base-ball and cricket area and a junior pitch.



Map 16: Landscape Strategy

ii. Additional Public Open Space

In addition to the public open space provided in Shanganagh Park, there is potential to provide additional public open space in each of the respective development parcels at Shanganagh Castle and Woodbrook. New open space provision will be strategically located in order to provide good connectivity between the Park and each of the development parcels with consideration also to the re-instatement of historical routes where feasible, and potential future connections to adjoining lands.

It is envisaged that existing tree belts/hedges and water features would be utilised as public open space within each development parcel. A 'Green Axis' and 'Linear Park' is to be created within Woodbrook as the main pedestrian and cycle corridor within the development parcel forming a link to the Park and Shanganagh Castle. At Shanganagh Castle, the mature trees and water features as part of the historical landscape form an important element of the public open space provision, as well as the existing and proposed tree belts along the site boundary (See Map 16). Development proposals should also allow for potential future connections to adjoining lands in the interest of permeability and the Green Infrastructure Strategy.

Notwithstanding the surfeit of existing local public open space provision, there will be a requirement for new residential schemes to provide an appropriate level of new public, communal and private open spaces in each of the respective development parcels. Public open space requirements for new developments are set out within Section 8.2.8.2 of the County Development Plan as follows:

- 15-20m² of open space per person
- Default minimum of 10% of the site area
- Requires a high quality design
- Requires provision of a range of facilities such as playgrounds and MUGAs
- Must encourage and enhance accessibility and permeability
- Should provide for habitats and preserve / enhance biodiversity
- If SuDS is accepted in the open space calculation then it must be visually attractive and readily accessible by the public.
- Provision of green roofs will be encouraged and accord with the Green Roofs Guidance Document – Appendix 16 of the Development Plan)



Photo 16: Shankill Tennis Club

The Development Plan does permit a number of relaxations to open space provision under certain circumstances, including proximity of new development to high quality established public parks. Given the proximity of the two development parcels within the Plan Area to Shanganagh Park, it is considered the Park can, in part, be included in the pool of public open space provision within the Plan Area and, in this regard, it may be appropriate to relax new public open space quantum requirements.

Notwithstanding this relaxation, each development parcel will be required to provide a minimum of 10% of the total site area to consist of high quality public/communal open space. Developers may be required to pay a financial contribution in lieu of open space specifically towards the upgrading of Shanganagh Park in addition to the standard Section 48 Development Contribution requirements for Parks. In the interest of clarity, the Site Framework Strategies for the respective development parcels reflect the minimum public open space provision.

iii. Green Infrastructure

The three main themes set out within the County-wide Green Infrastructure Strategy which in combination, provide an integrated spatial framework for the delivery of Green Infrastructure are:

- Accessibility, recreation, health and well-being
- Natural and cultural heritage
- Water management

These overarching themes and their associated objectives are set out in Table 11 below, together with a series of guiding principles specifically relating to this particular Local Area Plan.

Of particular note, the GI Strategy identifies a number of 'barriers', two of which are specifically linked to this Plan Area. These barriers relate to linkages across the M11/N11 corridor and linkages across the railway/DART line as highlighted on Map 16 of the GI Strategy an excerpt of which is shown below in Figure 6.

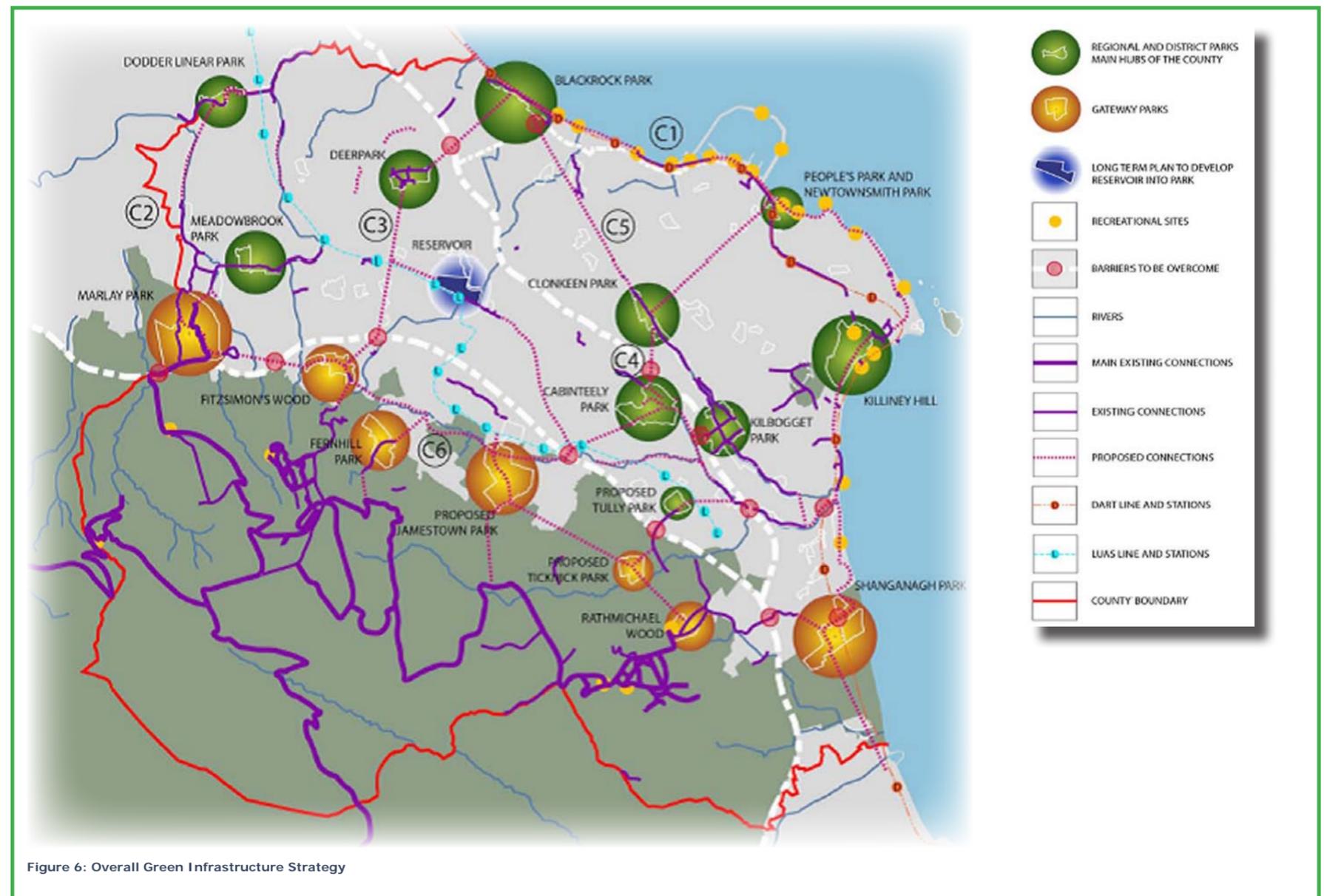


Figure 6: Overall Green Infrastructure Strategy

Table 11: Green Infrastructure Principles for LAP

Theme	Key Objectives in GI Strategy	Guiding Principles for LAP	Theme	Key Objectives in GI Strategy	Guiding Principles for LAP
Accessibility, Recreation, Health and Well-Being	Develop the public parks at the threshold of urban and rural areas into 'Gateway Parks'	Ensure that Shanganagh Park is welcoming for all users by providing excellent facilities throughout - in accordance with a new Master Plan.	Water Management	Utilise rivers and streams as one of the natural foundations for multi-functional Green Infrastructure corridors	New development within the Plan Area should incorporate SuDS measures and improve stream/river corridors as appropriate.
	* Improve sections of the Wicklow Way and Dublin Mountains Way where they occur along stretches of road	* This Plan Area does not contain any stretches of the Wicklow / Dublin Mountain Ways. Improved linkages to these routes can, however, be investigated		Use GI features to ensure that the impacts of flood events and operational costs to key transport are reduced	New development within the Plan Area should be located away from flood zones and incorporate suitable SuDS measures.
	Create new and improved connections between open spaces to generate a network of spaces across the urban areas	Provide and/or improve connections to green areas within and adjoining the Plan Area		Reduce the rate, volume and improve the quality of surface water runoff	New development within the Plan Area should incorporate suitable SuDS measure in order to reduce runoff
	Improve links within urban areas to encourage day-to-day use	Provide and/or improve pedestrian and cycle routes within and adjoining the Plan Area		Manage runoff at source by creating storage ponds and wetlands above the urban area	New development within the Plan Area should connect to mains sewers and incorporate suitable SuDS measures.
	Improve links across transport infrastructure where there are barriers to movement	Provide and/or improve links across the M11/N11 corridor and so provide better connections between the Plan Area and the wider environs to the west		Use local SuDS, Green Streets and Green Roofs	New development within the Plan Area should incorporate suitable SuDS measures and comply with the requirements of the County's Green Roof Guidance Document.
	Improve pedestrian and cycle links across railway barriers	Provide and/or improve pedestrian and cycle routes across the railway/DART line		Enable SuDS to be located in the public realm	New development within the Plan Area should investigate the use of existing landscape features for SuDS
	Improve links to the Green Infrastructure network from public transport	Provide and/or improve pedestrian and cycle routes to-and-from existing and proposed DART/Luas stations within and adjoining the Plan Area		* Encourage the use of water to generate energy on a micro level	* Given the topography of the Plan Area it is unlikely that water-based energy could be generated, however should any opportunity exist, this will be encouraged.
	Address the uneven distribution of allotments or community gardens	Investigate suitable locations for allotments and/or community garden within or adjoining the Plan Area			
Natural and Cultural Heritage	Review and/or Complete Landscape Character Assessments and Continue Historic Landscape Character Assessments	Ensure that development within the Plan Area has regard to the objectives of Landscape Character Area No.12 – Shanganagh and the recommendations of any future Historic Landscape Character Assessment.		Connectivity and permeability is a key guiding principle of the GI Strategy. In this regard, development proposals will be required to illustrate potential future connections to adjoining lands.	
	Complete Habitat Assessments and implement the County Tree Strategy	Ensure that development within the Plan Area conserves natural habitats and complies with the County Tree Strategy.		In specific response to 'blockages' identified within the County GI Strategy, improved links across the railway/DART line and the M11/N11 corridor require to be investigated. This would provide for improved access and permeability between the coast and mountains. With the existence of steep cliffs there is clearly limited potential to provide any additional access to the coastal strip beyond that already in place at the end of Quinn's Road.	
	Restore or mitigate the fragmentation of ecological corridors throughout the County	Ensure that development within the Plan Area conserves and/or enhances natural habitats and ecological corridors.			
	Create a network of Greenways, Green Streets, including green roofs	Ensure that development within the Plan Area creates and/or improves biodiversity through ecological and water management corridors.		iv. Views and Prospects	
	Utilise the strong built heritage of the County	Ensure that development within the Plan Area protects, preserves and/or enhances Archaeological and Architectural Heritage		Proposals should seek to incorporate and enhance both local and long distance views and regard should be had to all views and prospects listed to be protected within the County Development Plan.	
	Utilise the strong cultural heritage of the County	New development should encourage the use of, and incorporate, local heritage and/or art where appropriate		To that end, development proposals within the Plan Area should provide visual impact assessments in order to illustrate how future development might impact upon these protected views and prospects listed in the Development Plan and also demonstrate how local views can be integrated and enhanced within a new scheme.	
	Use new developments to enhance the Green Infrastructure network	New development within the Plan Area should conserve and enhance biodiversity and water management			

Photo 17: Walkway - Shanganagh Park

v. Retention of Key Landscape Features

The Landscape focus of this Local Area Plan is in part contingent upon the retention and supplementing of key landscape features such as mature trees, hedgerows water features and original boundary treatments. There are a number of mature tree stands / wooded areas located throughout the Plan Area. Map 14 of the County Development Plan 2016-2022 identifies a number of such areas and included an objective *“to protect and preserve Trees and Woodlands”*. Not only do these landscape features add to the character of the area, but they also offer excellent biodiversity opportunities.

The future development of the Plan Area should, where feasible, incorporate and improve existing roadside boundary treatments, particularly where this consists of original random rubble walls and railings. All other existing boundaries, trees, water features and hedgerows, should be incorporated into landscape plans, where reasonably practical, and all proposals should seek to conserve and enhance natural habitats and ecosystems in an effort to protect and improve biodiversity. Notwithstanding the above, the Council acknowledges that there will be an inevitable loss trees and hedgerows, particularly given the greenfield nature of the development parcels.



Photo 18: Shanganagh Park

3.6.5 Policy and Objectives

Policy WS6: It is the Policy of Dún Laoghaire-Rathdown County Council:

To continue to protect and enhance the landscape, green spaces, recreational amenities and the green infrastructure network, through sustainable planning and design for both existing and new communities in accordance with the policies and objectives of the County Development Plan and the objectives of this LAP.

It is an objective of Dún Laoghaire-Rathdown County Council:

OR1:

To ensure that all Landscape, Open Space and Recreation proposals provided within the Woodbrook-Shanganagh LAP is in accordance with the requirements of the County Development Plan 2016-2022 unless stated otherwise within this Plan.

OR2:	To prepare a Master Plan for Shanganagh Park providing for the upgrading and enhancement of the public open space - offering active and passive recreation, improved connections into and through the Park and provision of new and improved biodiversity opportunities.
OR3:	To create and improve a hierarchy of inter-connecting green spaces through the provision of safe pedestrian and cycle routes through the Plan Area having regard to Site Framework Strategies, the Park Master Plan and the Green Infrastructure objectives and guiding principles underpinning the Plan Area.
OR4:	To retain and/or enhance existing boundary treatments, tree belts and hedgerows where appropriate and feasible. The retention and protection of existing trees / woodlands shall accord with the requirements of the County Development Plan 2016-2022.
OR5:	To ensure that the layout and provision of public, communal and private open space is clearly delineated, offers adequate play opportunities, provides access to and facilities for a diversity of users irrespective of age or ability, having regard to their safety, comfort, and enjoyment, and is provided in accordance with Site Framework Strategies.
OR6:	That a comprehensive landscape plan, arborists report and visual impact assessment is submitted for any new development proposal within areas identified for future development.
OR7:	To ensure that new development proposals have regard to the themes and key objectives incorporated in the DLR Green Infrastructure Strategy – Appendix 14, County Development Plan 2016-2022 and that the guiding principles for the Plan Area set out in Table 11 above are implemented as appropriate.
OR8:	To protect and enhance biodiversity throughout the Plan Area by protecting habitats and creating new habitat opportunities through native planting and landscaping schemes.
OR9:	To develop a sports campus, expanding on the existing sports facility at the Castle, to deliver greater recreational opportunities for existing and new residential communities and for the wider area.
OR10:	To ensure that a range of new and improved local facilities, services and amenities is provided commensurate with new residential communities as required and deemed appropriate by the Planning Authority.
OR11:	That all plans or projects within the Local Area Plan will be subject to Appropriate Assessment Screening in accordance with Article (3) of the Habitats Directive.

OR12:

Planning applications for all future development shall be accompanied by an ecological assessment, informed by ecological surveys where relevant, of how proposed developments are compliant with provisions of both the Local Area Plan and the County Development Plan relating to the protection and management of ecology, including protected species such as badgers, bats and owls. Disturbance or destruction to the resting places of protected species will be avoided where possible. In the instances where avoidance is not possible a full assessment will be carried out by a qualified ecologist and the derogation licence process will be followed through engagement with the NPWS.

OR13:

Badger setts within the Plan area shall be protected insofar as possible through the provisions of adequate buffers between the sett and proposed development or as otherwise agreed by the NPWS prior to commencement of development.