



# Woodbrook - Shanganagh

Local Area Plan 2017 - 2023

# 4. Site Framework Strategies

## 4.1 Introduction

This Section sets out Site Framework Strategies for each of the development parcels within the LAP Area and illustrates, on a composite Overall Development Framework, how the two site strategies relate to each other, Shanganagh Park and the wider Plan Area.

The key objectives for each development parcel derive from the overall LAP Development Strategy as set out in the Section 3. The objectives from each of the policy themes are applied spatially to the development parcels at Woodbrook and Shanganagh Castle and the wider environs, thereby informing the Overall Development Framework and the Site Framework Strategies.

A strategic layout for each site shows the location of key facilities, routes and open spaces that any future development proposals will be expected to incorporate. An indicative layout of the blocks or building form is shown to illustrate how the key site objectives may be achieved. The indicative block layouts are not intended to be prescriptive but rather are included to demonstrate how the guiding principles and key site objectives might apply to each of the development parcels.

Similarly, the key site objectives refer to a range of building heights permissible in principle, although these will be subject to detailed design assessment to accompany any planning application which will be required to address other safeguarding criteria such as visual amenity, overshadowing and microclimatic factors.

## 4.2 Master Plan Requirement

It will be a requirement of the LAP that a Master Plan be prepared by the applicant(s) for each of the development parcels (for lands within the applicant's ownership), to demonstrate how the objectives of the Woodbrook-Shanganagh LAP may be achieved, and in particular, how the overall scale of development is to be delivered over time.



Photo 22: St. James Church as viewed from Woodbrook

The Master Plans shall have regard to the thematic objectives under the LAP Development Strategy (Section 3); the Guiding Principles and Key Site Objectives for each of the development parcels at Woodbrook and Shanganagh Castle (Section 4); and any Phasing Requirements (Section 5).

## 4.3 Site Framework Strategies

The site framework strategies for each site essentially consists of the following:

- A Series of Guiding Principles,
- Key Site Objectives for urban design, density, land-use, public realm and open space, community facilities and infrastructure
- A Plan Layout of the site which sets out the location of key routes, open spaces and facilities, and an indicative block layout (Site Framework Map).



Photo 23: Honeypark Apartments, Dun Laoghaire



### 4.3.1 Woodbrook

Guiding Principles	
1.	To create a highly sustainable, urban neighbourhood, based around high quality public transport nodes, with a strong sense of place.
2.	To achieve a sufficient density of development to sustain efficient public transport networks and a viable mix of uses and community facilities.
3.	To establish a coherent spatial structure, based on urban design principles, as a focus for a new community and its integration with the established community; comprising the following elements: <ul style="list-style-type: none"> <li>A central avenue route in the form of a main street or boulevard linking the Neighbourhood Centre with the DART Station.</li> <li>A north-south Green Axis linking residential elements to the Neighbourhood Core, Village Green and the Park.</li> <li>A north-south Linear Park enabling strategic connections to the wider green network, as well as functioning as a useable public space for residents and visitors.</li> <li>A high quality civic space at the junction of the Green Axis, Village Green and Neighbourhood Centre as the main focus for small-scale commercial and community activity.</li> <li>A smaller urban space at the DART Station as a significant place maker and activity node.</li> <li>A series of pocket parks as informal recreational spaces.</li> </ul>
4.	To forge spatial connections with Shanganagh Park and to any future publicly accessible facility at Shanganagh Castle.
5.	Permeability through the site will be promoted to successfully integrate the new residential area with the surrounding community. The main street will provide access to the DART Station with a particular emphasis on attractive walking and cycling routes, whilst other north-south green routes will provide connections to the surrounding amenities.
6.	To promote the creation of a high quality public realm by establishing a high quality of design in architecture and landscape architecture.
7.	To promote diversity in design with particular regard to place-making locations, to aid legibility through the scheme and create streetscapes of visual interest.
8.	To maximise the amenity potential of Shanganagh Park to future residents by the creation of a series of north-south green connecting routes.

Key Site Objectives	
Urban Design	
WB1	The Woodbrook Neighbourhood is to comprise primarily of residential development with supporting mixed-uses and community facilities clustered primarily at the Neighbourhood Centre.
WB2	The new residential neighbourhood shall provide for a range of housing typologies and shall be designed in accordance with DMURS.
WB3	A general building height range of 3-5 stories will be sought, with appropriate heights along any sensitive site boundaries (2-4 stories) and thereafter a transition to higher building heights towards the centre of the site and along the main avenue; with a general building height range of 3-4-5 stories (plus setback), and rising to a maximum of 6 stories, unless a compelling urban design case is otherwise made for reasons of legibility, place-making and identity.
WB4	A landmark structure may be provided at the Neighbourhood Centre, the height and precise location shall be subject to a design analysis and an assessment of views on approach to the neighbourhood centre and also having regard to the relationship with and potential impact on St. James Church (Protected Structure). The higher element of any landmark structure shall be of slender proportions.
WB5	Ensure that the scale of buildings responds to the street hierarchy and character, and affords an appropriate degree of enclosure to key civic spaces.
WB6	The ground floor units in the Neighbourhood Centre shall be designed with a commercial floor-ceiling height of circa 4m to potentially cater for active uses.
WB7	Own-door housing will be promoted across all typologies, including apartments at ground floor level, to achieve a moderately active frontage on key routes.
WB8	The DART Station will require a design approach to ensure successful integration to the urban form and landscape context. It will also require a co-ordinated approach between the relevant landowners and statutory transport agencies (NTA / EI).
WB9	Ensure that new development respects the significance of adjoining Protected Structures and represents an appropriate response to historic spatial context and landscape setting.
Residential Density	
WB10	The Woodbrook Site shall achieve an overall average minimum net density of 60 units per hectare and deliver a minimum of 1,000 and a maximum c.1,320 residential units.

WB11	Proposals for development shall generally accord with the height range as indicated in Drawing 2, to ensure an appropriate mix of residential typologies and place-making qualities within the resultant urban form.
WB12	A relaxation of private open space standards for terraced, semi-detached or detached housing and car parking provision will be considered in order to achieve higher sustainable densities.
WB13	Apartment developments to cater for a mix of household sizes and as such proposals shall comply with the following mix of units: 10% Studio Units (as part of build to let development); not more than 20% of Units shall be 1 Bed Units (30% with re-allocation of the Studio Units); a range of Min. 40% - Max. 60% shall be 2 Bed Units; and a range of Min. 20% - Max. 40% shall be 3 Bed Units.
WB14	In addition to Social Housing provision under the provisions of Part V, the Local Authority will endeavour to obtain further homes within the Woodbrook Development Parcel.
Public Realm & Open Spaces	
WB15	Ensure a quality civic space with a favourable aspect, active frontage and direct linkage to key routes to function as a vibrant focal point at the Neighbourhood Centre.
WB16	Provide for a public space of a different character and function at the DART Station that responds to the requirements of a public transport interchange, as well as creating an attractive space for public transport users.
WB17	Provide for generous north-south green corridors as multi-functional recreational, amenity and biodiversity linkages; as in the Green Axis and Linear Park.
WB18	The public realm, including new streets, civic spaces and green routes shall comprise of high quality hard and soft landscaping materials and an appropriate level of street furniture, play equipment and signage provision.
WB19	Seek to provide a new linkage to the lands east of the DART at the location of the planned DART Station for recreation and amenity purposes.
WB20	Provide for pocket parks with a range of passive and active recreational facilities for all age-users and, where feasible, Multi-Use Games Areas (MUGAs) as part of the public and communal open space provision.
WB21	Provide for moderately active frontage with own-door housing at ground floor levels along the main avenue linking the Dublin Road and the DART Station.
WB22	Ensure passive surveillance of public and communal open space provision by overlooking and careful juxtaposition of key routes and residential development, for example, the Green Axis and Linear Park.



**NOTE:** These diagrams are indicative in nature and provides guidance on how the related provisions of the plan can be achieved

Drawing 2: Woobrook Concept Drawings

**WB23** Seek to retain and enhance the sylvan character of the site boundaries for biodiversity and amenity value. Design of vehicular access to the new residential neighbourhood shall minimise the loss of mature trees and historic boundary wall along the Dublin Road, whilst meeting road safety standards. In accordance with the Landscape Strategy set out in Map 16, the landscape buffer along the Dublin road shall be between 20-30m wide to protect the sylvan character of the area.

**WB24** Ensure appropriate boundary treatment along all boundaries of the site in the interest of residential, visual and landscape amenity.

**Land Uses**

**WB25** Achieve a fine grain of active uses at the main civic space of the Neighbourhood Centre to create a vibrancy throughout the day and evening.

**WB26** Provide for a convenience retail element and small-scale retail services to cater for the daily needs of local residents.

**WB27** Provide for a childcare facility ideally within or in close proximity to the Neighbourhood Centre and / or Future School Site, and also potentially at the DART Station. Future provision and demand for childcare facilities shall be assessed having regard to the needs of the emerging population and in accordance with the Development Plan Standards on Childcare.

**WB28** Accommodate a primary school equivalent to 24 Classrooms in accordance with the determination of Future Schools Provision undertaken by the Department of Education & Science (DES).

**WB29** Consider the provision of small-scale own door offices or services in the vicinity and on key routes leading to the Neighbourhood Centre and DART Station.

**WB30** Seek appropriate temporary uses such a community café or a creative community space as an interim solution to any vacant units at ground floor level at the neighbourhood centre or DART Station Node.

**Community Facilities**

**WB31** Support the clustering of a range of community facilities and social infrastructure in the vicinity of the Neighbourhood Centre, School Site and St. James Church.

**WB32** A high quality public realm, attractive streets and spaces, usable open space and local shopping facilities with a café or restaurant, will be activity promoted as important elements of social infrastructure to support a new residential community.

**WB33** Reserve a school site to accommodate a new primary school(s) as per the requirements of the Department of Education & Skills (DES) and to explore in conjunction with the DES, the potential for sharing the school facilities, community facilities and adjoining public open spaces so as to ensure optimum use of social infrastructure.

**WB34** Promote an urban school typology which achieves an efficient use of scarce urban land, contributes positively to the streetscape and reflects the civic importance of a school to the local community.

**WB35** Allow for a relaxation of the Development Plan car parking standards for schools having regard to the accessibility of the site and the objective to achieve an urban school typology.

**Infrastructure**

**WB36** Water Supply & Drainage: All planning applications to demonstrate that there is sufficient water supply and drainage capacity to serve a particular phase(s) of development with confirmation of same by Irish Water.

**WB37** DART: Seek early provision of the DART Station at Woodbrook to establish sustainable travel patterns. DART Station to be designed in a manner to accommodate a pedestrian over-bridge.

**WB38** Woodbrook Main Avenue: Seek provision of the Avenue in its entirety in tandem with the first phase of the residential development to facilitate early provision of, and facilitate access to, the DART Station. The attainment of this objective may be subject to additional funding sources.

**WB39** Wilford Junction Upgrade: Potential upgrade of the existing roundabout and replacement with a higher capacity signalised 4-arm junction.

**WB40** Temporary Car Park at DART Station: Seek provision of a temporary surface car park of circa 150-200 car spaces in the immediate vicinity of the DART Station.

**WB41** Surface Water Drainage: SuDS measures to be incorporated as part of all proposals.

**WB42** Each phase to demonstrate contribution to the public realm as part of proposals for residential development.

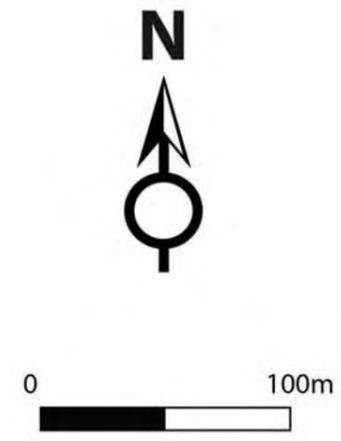


Photo 24: Honeypark Apartments, Dun Laoghaire

Table 12: Land Uses Woodbrook

Development Plan Compliance		
<b>WB43</b>	Development proposals to comply with the policies and objectives of the current Dún Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section.	
Land Use	Land Area Ha (circa)	% Land Area Ha
Residential	14.5	67.8
Neighbourhood Centre	0.5	2.3
School Site	1.2	5.6
Avenue	1.6	7.5
Temp Car Park	0.3	1.4
Green Axis	1.3	6.1
Linear Park	0.6	2.8
Tree Belts /Boundary Buffers	1.4	6.5
<i>Total Open Space Provision</i>	3.3	15.5
<b>Total</b>	<b>21.4</b>	<b>100</b>

\* This table is based on the indicative breakdown of Land Uses set out in Drawing 2 and Drawing 3



**LEGEND**

- LAP BOUNDARY
- DEVELOPMENT AREA
- EXISTING BUILDINGS
- EXISTING DEVELOPMENT
- KEY AVENUE FRONTAGE
- KEY PARK FRONTAGE
- WALKWAY
- INDICATIVE TREELINE
- EXISTING TREES/TREELINE/GREEN ROUTES
- EXISTING GREEN AREA
- PROPOSED OPEN AREA
- WATER BODY
- BRIDGE

**TITLE:**  
URBAN DESIGN FRAMEWORK -  
WOODBROOK

**3**

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

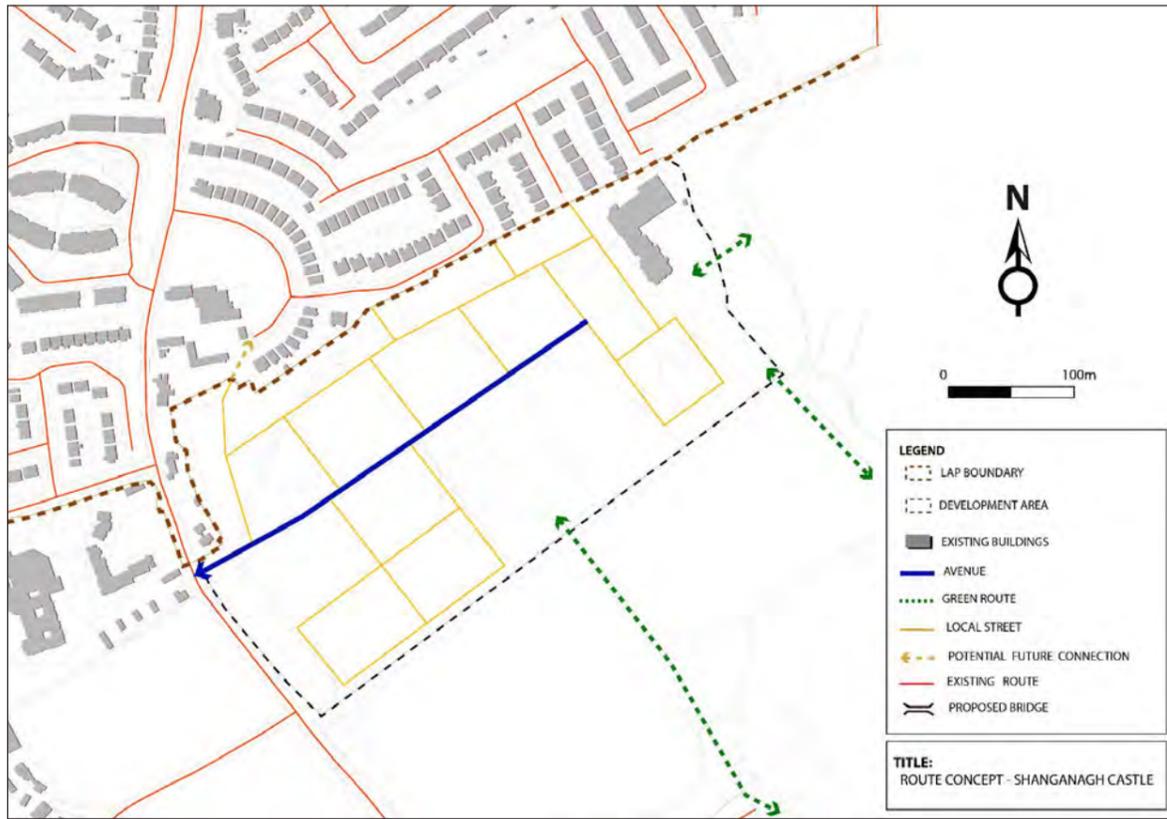
Drawing 3: Urban Design Framework - Woodbrook

### 4.3.2 Shanganagh Castle

Guiding Principles	
1.	To develop a highly sustainable living environment with a strong sense of place and also connections to the established community at Shankill.
2.	To achieve a sufficient density of development to sustain efficient public transport networks and viable community facilities.
3.	To facilitate the provision of a socially cohesive community through the provision of a wide range of housing types and tenures in an integrated fashion.
4.	To protect the setting and special character of Shanganagh Castle as a Protected Structure.
5.	<p>To create a high quality physical environment through the development of a coherent spatial structure based on a hierarchy of linked routes and spaces. The main components of this spatial structure are:</p> <ul style="list-style-type: none"> <li>A central vista to Shanganagh Castle as a unique Protected Structure</li> <li>To open up the dramatic coastal views from the eastern extremity of the site at Shanganagh Castle and to utilise the new visual relationship as a key generator of linked public routes and spaces with high amenity value in the vicinity of the Castle, Shanganagh Park and the coastline.</li> <li>To incorporate public open spaces at strategic locations so as to create a new public dynamic and energy with the Shanganagh Park and Shanganagh Castle, as well as forging a physical connection between this site and the Neighbourhood Centre at Woodbrook.</li> <li>To create a permeable residential quarter by creating a network of pedestrian and cycle linkages, connecting to Shankill Village, Shanganagh Park, Woodbrook and the coastline.</li> </ul>
6.	To promote the creation of a high quality public realm by establishing a high quality of design in architecture and landscape architecture.
7.	To respect the established character of adjoining residential developments and ensure appropriate height transitions from the site boundaries and to site development to avoid negative impacts on established residential amenity.

Key Site Objectives	
Urban Design	
SC1	The Shanganagh Castle Site is to comprise primarily of residential development with a publicly accessible facility as a focal point at Shanganagh Castle.
SC2	The new residential neighbourhood shall provide for a range of housing typologies and shall be designed in accordance with DMURS.
SC3	Ensure that the scale of buildings responds to the varying character areas across the site.
SC4	Building heights along the northern boundary shall be restricted to a maximum of 3-storeys to the rear and, where future development is closest to existing properties within Castle Farm, building heights shall be restricted to a maximum of 2-storeys to provide for a sensitive boundary treatment and to safeguard the residential amenity of existing properties at Castle Farm.
SC5	A general height or massing strategy of 4-5 storeys for the central portion of the site, rising to 5-6 storeys towards the south-western quadrant to provide a strong frontage on the Dublin Road bookending the existing urban edge, shall apply to the site. There may be potential for an additional setback level in the interest of visual variety, subject to detailed design assessment.
SC6	Shanganagh Castle is to provide a visual focal point and as such is not considered necessary to introduce additional landmark structures or a significant element of height for legibility or identity reasons.
SC7	New development proposals to create a new central vista to Shanganagh Castle.
SC8	Own-door housing will be promoted as part of apartment development or multi-unit developments at ground floor level to achieve a moderately active frontage onto the central avenue.
SC9	Ensure residential development provides appropriate frontage onto the public open space.
SC10	Ensure that new development respects the significance of Shanganagh Castle (Protected Structure) and represents an appropriate response to its historic spatial context and landscape setting.
Residential Density & Mix	
SC11	The Shanganagh Castle Site shall achieve an overall average minimum net density of 60 units per hectare and deliver a minimum of 380 and a maximum of c.540 residential units.

SC12	Proposals for development shall generally accord with the height range as set out within Drawing 4, to ensure an appropriate mix of residential typologies and place-making qualities within the resultant urban form.
SC13	A relaxation of private open space standards for terraced, semi-detached or detached housing and car parking provision will be considered in order to achieve higher sustainable densities, subject to design and layout.
SC14	Seek to deliver a mix of social, affordable and private housing on the site as a best-practice model of a socially inclusive and balanced residential community.
SC15	Apartment developments to cater for a mix of household sizes and as such proposals shall comply with the following mix of units: 10% Studio Units (as part of build to let development); not more than 20% of Units shall be 1 Bed Units (30% with re-allocation of the Studio Units); a range of Min. 40% - Max. 60% shall be 2 Bed Units; and a range of Min. 20% - Max. 40% shall be 3 Bed Units.
Land Use	
SC16	Residential to be the predominant land use with an emphasis on mixed tenures.
SC17	Provide for publicly accessible community, recreational and/or cultural uses at Shanganagh Castle as a focal point for the neighbourhood and wider area, creating a synergy with Shanganagh Park and complementary to the Neighbourhood Centre at Woodbrook.
SC18	That co-operative housing be explored as a sustainable model of delivering mixed ownership of housing on Council-owned lands at Shanganagh Castle Site for those in need of social and affordable housing and rental throughout the County.
Public Realm & Open Space	
SC19	Ensure a high quality public realm that reflects the demesne and landscape character of the site.
SC20	Ensure an appropriate setting for Shanganagh Castle as a Protected Structure. This space may also have a civic quality and the potential to accommodate temporary exhibitions or events.
SC21	Provide for generous key access points along the southern boundary of the site connecting into Shanganagh Park and to facilitate the creation of new north-west / south-east linkages through the Park.
SC22	Explore the potential to achieve new linkages between Castle Farm and Shanganagh Castle in the interest of permeability and the creation of direct, safe routes to adjoining recreational amenities and /or community facilities.



**NOTE:** These diagrams are indicative in nature and provides guidance on how the related provisions of the plan can be achieved

**4**

Drawing 4: Shanganagh Concept Drawings

SC23	Any future link between the Shanganagh Castle lands and Castle Farm shall be restricted for use by pedestrians and cyclists only.
SC24	Provide for an appropriate range of play facilities for young children as part of the communal open space provision and to ensure that passive and active recreational facilities for all age groups are provided in the immediate vicinity as part of the future Master Plan proposals for Shanganagh Park.
SC25	Potentially incorporate the central public open space element to be provided as part of the future residential proposal into the adjoining Shanganagh Park, so as to consolidate and reinforce the recreational potential of the Park and to enhance the potential for continuous recreational routes between the two sites.
SC26	Reinstate historic views towards the coastline from Shanganagh Castle by the removal of an element of the modern tree-planting east of the Castle.
SC27	Create an attractive tree-lined avenue along the central avenue with the planting of appropriate native broadleaf species.
SC28	Retain the water pond or wetland area as an historic landscape feature and also for visual amenity and biodiversity value as part of the public open space provision on the site.
SC29	Ensure passive surveillance of the central avenue by overlooking and an element of own-door access so as to create a safe and secure route.
SC30	Seek to retain and protect the tree copses or substantial tree belts at the two locations as shown on the Site Framework Map and to undertake additional tree planting in the form of tree belt along the Dublin Road boundary. Design of vehicular access to the new residential neighbourhood shall minimise the loss of mature trees, whilst meeting road safety standards.
SC31	Ensure appropriate boundary treatment along all boundaries of the site, and in particular the northern boundary, in the interest of residential, visual and landscape amenity. In accordance with the Landscape Strategy set out in Map 16, the landscape buffer along the Dublin Road shall be between 20-30m wide to protect the sylvan character of the area.
SC32	That a low granite wall with railings be provided along the Dublin Road site boundary and the existing entrance pillars be relocated to the new vehicular entrance serving the future residential development on the Shanganagh Development Parcel.
SC33	The existing trees within the lands at Shanganagh Castle will be retained where feasible and supplemented with additional trees in order to maintain a natural boundary treatment with Castle Farm to the north.

Community Facilities	
SC34	Make a significant contribution to the social housing needs of the County through the delivery of new social homes under the Council's Housing Programme and in accordance with the Council's Interim Housing Strategy.
SC35	Undertake a building assessment and feasibility study to determine the cost of refurbishment and adaption to potential new uses and to inform the most appropriate new uses for Shanganagh Castle. It will be an objective that any new use will incorporate publicly accessible community, culture and / or recreational uses.
SC36	Seek 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 park user.
SC37	That the former Shanganagh Castle and buildings be developed for uses in line with any future shared sports and community facilities strategy in mind which may allow for the creation of a centre of excellence for use by all sporting codes and community groups operating throughout the County.
SC38	The public open space to be provided as part of future proposals for residential development shall be fully accessible to the public with linkages to Shanganagh Park and may be incorporated into the future Park Master Plan.
Infrastructure	
SC39	Water Supply & Drainage: All planning applications to demonstrate that there is sufficient water supply and drainage capacity to serve a particular phase(s) of development with confirmation of same by Irish Water.
SC40	Surface Water Drainage: SuDS measures to be incorporated as part of all proposals.
SC41	Each phase to demonstrate contribution to the public realm as part of proposals for residential development.
Development Plan Compliance	
SC42	Development proposals to comply with the policies and objectives of the current Dun Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section.

Table 13: Land Uses Shanganagh Castle

Land Use	Land Area Ha (circa)	% Land Area Ha
Residential	6.3	56.2
Central Avenue	0.5	4.5
Protected Structure & Setting	1.9	17
Public Open Space (Park)	1.0	9
Tree Copse	0.8	7.1
Tree Belt	0.7	6.2
Total Open Space Provision	2.5	22.3
<b>Total</b>	<b>11.2</b>	<b>100</b>

\* This table is based on the indicative breakdown of Land Uses set out in Drawing 4 and Drawing 5



Photo 25: Elderly Accommodation, Sallynoggin



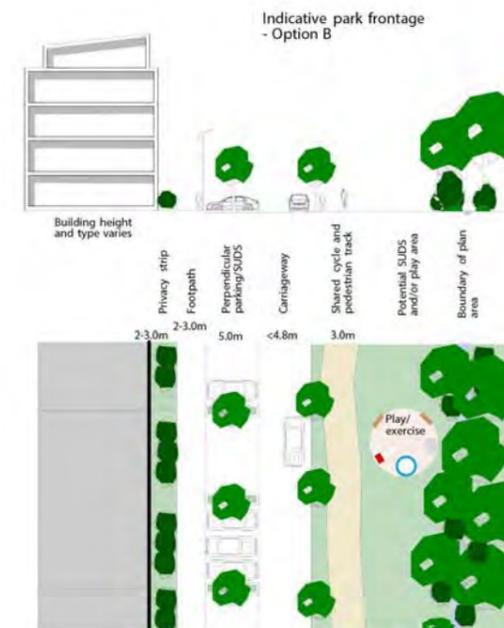
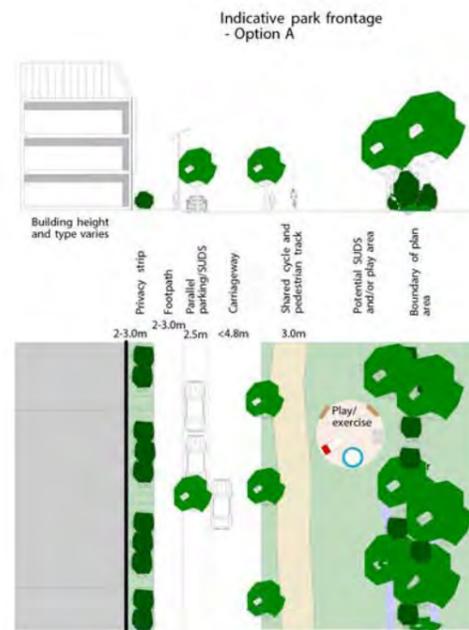
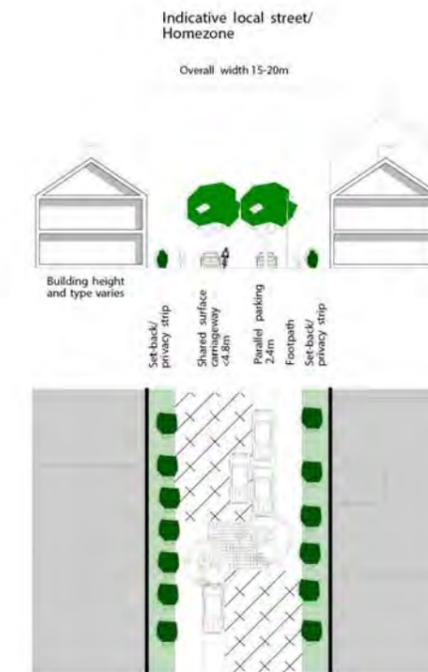
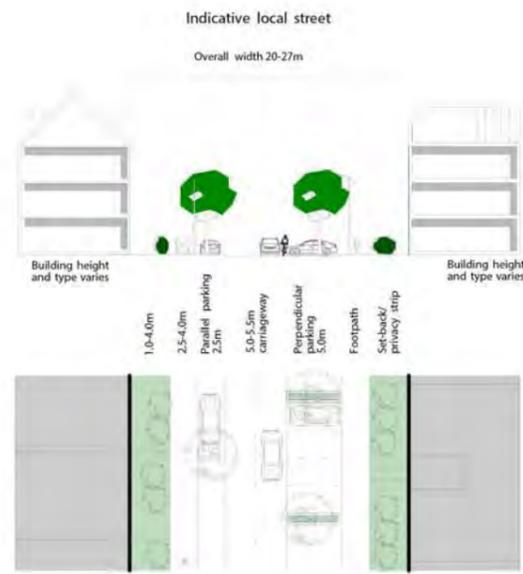
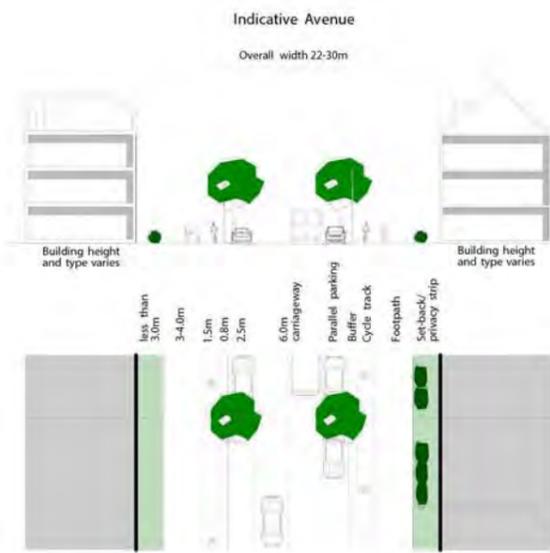
LEGEND	
	LAP BOUNDARY
	DEVELOPMENT AREA
	EXISTING BUILDINGS
	EXISTING DEVELOPMENT
	KEY AVENUE FRONTAGE
	KEY PARK FRONTAGE
	WALKWAY
	INDICATIVE TREELINE
	EXISTING TREES/TREELINE/GREEN ROUTES
	EXISTING GREEN AREA
	PROPOSED OPEN AREA
	WATER BODY
	BRIDGE

**TITLE:**  
 URBAN DESIGN FRAMEWORK -  
 SHANGANAGH CASTLE

**5**

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

Drawing 5 Urban Design Framework - Shanganagh Castle



**NOTE:** These diagrams are indicative in nature and provides guidance on how the related provisions of the plan can be achieved

Drawing 6: Indicative Sections



**LEGEND**

-  LAP BOUNDARY
-  DEVELOPMENT AREA
-  EXISTING BUILDINGS
-  EXISTING DEVELOPMENT
-  KEY AVENUE FRONTAGE
-  KEY PARK FRONTAGE
-  WALKWAY
-  INDICATIVE TREELINE
-  EXISTING TREES/TREELINE/GREEN ROUTES
-  EXISTING GREEN AREA
-  PROPOSED OPEN AREA
-  WATER BODY
-  BRIDGE

**TITLE:**  
URBAN DESIGN FRAMEWORK

**1**

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

Drawing 1: Overall Urban Design Framework Strategy