

1 Introduction and Context

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1.1 Background

The County Development Plan 2010 - 2016 has been prepared in accordance with the requirements and the various provisions of the Planning and Development Act 2000 as amended and the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

The Plan sets out Dún Laoghaire-Rathdown County Council's policies for the sustainable development of the County to 2016 and beyond and has been formulated following a period of consultation on issues to be included in the Plan. The consultation process included public displays and open days, various meetings with stakeholder groups and service providers and a series of workshops for elected representatives. The three key issues that generated the greatest degree of public interest were:

- Continuing densification of the built-up area requires a commensurate delivery of high quality public transport systems.
- The issue of building height - particularly in relation to apartment blocks.
- The need to ensure an appropriate level of social/community infrastructure and other amenities is provided at the formative stages of community development.

These key issues, and the many others articulated through the various public consultation processes, have been taken on board and are addressed in the relevant chapters of the Plan.

1.2 Structure of the Plan

The County Development Plan 2010 – 2016, which relates to the entire functional area of the Authority, will replace the 2004-2010 Dún Laoghaire-Rathdown County Development Plan.

The Development Plan comprises the Written Statement, a volume of Appendices and fourteen Maps. For the first time the Plan is also accompanied by a standalone Environmental Report that reports on the Strategic Environmental Assessment of the Plan itself and a Screening Report undertaken in accordance with the Habitats Directive Assessment Regulations. There are some changes

from the 2004 – 2010 County Development Plan structure. There are additional chapters in relation to Climate Change and Energy Efficiency, Strategic Environmental Assessment and Urban Design. The Development Management components of each of the topic based chapters have now been consolidated into a single section (Chapter 16). It is considered this consolidation of detailed development control standards and criteria will make the plan more user-friendly and coherent.

The Written Statement contains the following sections:

- Chapters 1 and 2 set out the goals and overall strategy for the proper planning and sustainable development of the County.
- Chapters 3 – 15 set out detailed policies and objectives under a range of specific topic headings which the County Council seeks to achieve over the six-year life of the Plan e.g. infrastructure, conservation, renewal, community facilities, biodiversity etc.
- Chapter 16 sets out Development Management objectives and standards to be applied to future development proposals in the County. Their purpose is to help guide and assist the formulation of development proposals and to regulate the impact of development on the environment in pursuance of policies.
- Chapter 17 identifies Specific Local Objectives which relate either to particular buildings, structures, areas or sites, or to particular development works the County Council itself is proposing (which at this stage may or may not have a particular spatial dimension).
- Chapter 18 sets out a series of Land Use Zoning Objectives – and accompanying definitions - which are given graphic representation on the fourteen Development Plan Maps. The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish a rational and considered basis for future investment in public infrastructure and facilities.

The Maps give a graphic representation of the proposals of the Plan, indicating land use zoning and other control standards together with various objectives of the Council. They do not purport to be accurate survey maps from which site dimensions or other survey data can be determined.

Should any potential conflicts arise between the Written Statement and the Maps, the Written Statement shall prevail. The Plan concentrates on a six-year period from the making of the Plan within a context of the longer-term requirements of the County.

The Volume of Appendices contains supporting and background data/documents that help inform and clarify the broad context of the Written Statement. The Appendices include:

- A. National/Regional/Local – Context and Guidance Documentation
- B. Housing Strategy 2010—2016
- C. Record of Protected Structures/Record of Monuments and Places/Architectural Conservation Areas/Candidate Architectural Conservation Areas
- D. Industrial Heritage Survey
- E. Wind Energy Strategy
- F. Landscape Character Areas
- G. Rights-of-Way/Recreation Access Routes
- H. Section 49 Contributions Scheme Maps
- I. Building Height Strategy

1.3 Context For the Preparation of the Plan

The Planning and Development Act 2000 requires that a Development Plan shall, so far as is practicable, be consistent with national plans, policies and strategies, which relate to the proper planning and sustainable development of the area covered by the Plan. In addition, Development Plans should have regard to any guidelines issued by the Minister for the Environment, Heritage and

Local Government, which would have a bearing on proper planning and sustainable development. Many of these policies, plans and guidelines have arisen from Ireland's international obligations e.g. the Kyoto Protocol (1997) which committed the developed world to begin taking action in relation to climate change. Similarly, the UN Conference on Environment and Development held in Rio de Janeiro (1992), to which Ireland is a signatory, endorsed the concept of sustainable development, which continues to be a cornerstone of planning policy and strategy worldwide.

1.3.1 National Policy Direction

There are a whole series of national plans, strategies and guidelines that have a bearing on the preparation and direction of County Development Plans whilst constantly promoting the concept of sustainability. These are comprehensively listed in Appendix A. At a strategic level the key national documents influencing Development Plans and promoting the message of proper planning and sustainable development include:

(i) National Spatial Strategy (NSS) 2002 – 2020

The NSS is a 20-year planning framework for the entire Country to guide policies, programmes and investment. It seeks to promote a better balance of social, economic and physical development between the Regions. The focus of the NSS is on fostering a closer match between where people live with where they work. The NSS established a detailed sustainable planning framework for



strategic spatial planning to ensure development is targeted at the most appropriate locations. The NSS places emphasis on the creation of high quality living environments through urban design and the integration of social and community amenities.

<http://www.nss.ie/>

(ii) National Development Plan (NDP) 2007 – 2013

The NDP is designed to underpin the development of a dynamic competitive economy over the period 2007 – 2013. The NDP envisages a total investment of €184billion over the Plan period to “...secure the further transformation of the Country socially and economically within an environmentally sustainable framework”. The NDP includes a number of strategic objectives for the Southern and Eastern Region within which Dún Laoghaire-Rathdown is located.

<http://www.ndp.ie>

(iii) Sustainable Development: A Strategy for Ireland (1997)

This Strategy provides a framework for the achievement of sustainable development at a local level. It identifies four key ways Development Plans can contribute to the achievement of sustainability:

- > Encourage efficient use of energy, transport and natural resources through careful selection of development locations.
- > Promote the most effective use of already developed areas.
- > Secure protection and enhancement of the natural environment.

- > Accommodate new development needs in an environmentally sustainable way.

The Strategy calls on planning authorities to incorporate the principles of sustainability into Development Plans.

<http://www.environ.ie/en/Publications/Environment/Miscellaneous/>

(iv) National Climate Change Strategy 2007 – 2012

The National Climate Change Strategy aims to reduce energy consumption and ensure Ireland reaches its target under the Kyoto Protocol to limit greenhouse gas emissions to 13% above 1990 levels by 2012.

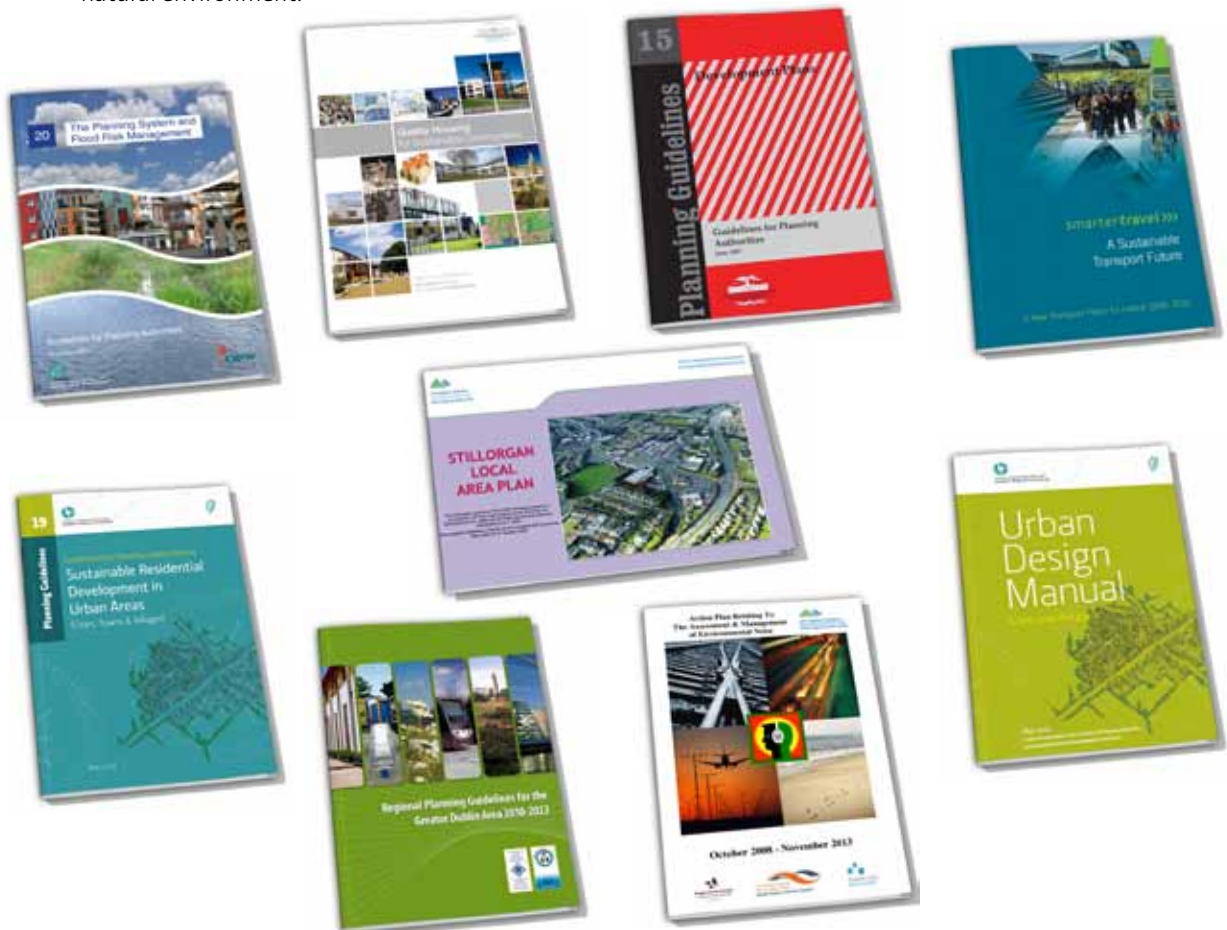
<http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/NationalClimateChangeStrategy/>

(v) Towards Sustainable Local Communities: Local Agenda 21

Local Agenda 21 aims to promote sustainable development at local and regional level. The Guidelines set out a range of options for action covering economic, social and environmental issues which should be considered by local authorities in developing and advancing Local Agenda 21.

Specifically in relation to spatial planning and development these include a number of actions:

- > Reducing the demand for additional transport infrastructure by reducing the need to travel.
- > Resisting scattered settlement patterns, which are costly to service.



- Having a clear demarcation in development plans between urban and rural land uses to help prevent urban sprawl and help maintain the rural landscape.
- Adopting “neighbourhood” community planning and promoting higher residential densities, particularly in redeveloping brown field sites and in proximity to town and district centres, public transport nodes and access points.
- Increasing emphasis on adequate open space for outdoor recreation and on planting and landscaping.

<http://www.environ.ie/en/Environment/LocalAgenda21/>

(vi) Transport 21

Transport 21 is the Government’s capital investment framework for the development of transport infrastructure nationally for the ten-year period 2006-2016. The main purpose of Transport 21 is to address the transport infrastructure deficit that has been identified over a number of years as an impediment to the country’s competitiveness. The Transport 21 Strategy for the Greater Dublin Area focuses on a major expansion of rail-based public transport (including Luas Lines B1 and B2) an increase in bus capacity and a near doubling of the quality Bus Corridor (QBC) network.

<http://www.transport21.ie/>

(vii) Smarter Travel – A Sustainable Transport Future (2009)

“Smarter Travel” is the Government’s action plan to free towns and cities from traffic congestion, substantially cut CO2 emissions and encourage car based commuters to leave their cars at home. This plan sets out 49 individual actions to encourage a shift toward walking, cycling and greater public transport usage. By 2020 the aim is to move 500,000 potential car based commuters to other more sustainable forms of transport and in doing so, cut CO2 emissions by at least 4 million tonnes. The Plan aims to ensure that electric vehicles account for 10% of all vehicles on the roads and to move over 150,000 people to work by bike each year.

<http://www.smartertravel.ie>

(viii) The Planning System and Flood Risk Management (2009)

These Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Guidelines will be achieved through actions at the national, regional, local authority and site-specific levels.

<http://www.opw.ie>

1.3.2 Regional Policies and Guidelines

The Planning Authority is required to have regard to any Regional Planning Guidelines in force in its area when making and adopting a Development Plan. The County Development Plan has been formulated having regard to the current Regional Planning Guidelines for the Greater Dublin Area, the Dublin Transportation Office “*Platform for Change*” strategy document and other plans and strategies incorporating a regional dimension.

(i) Regional Planning Guidelines for the GDA 2004-2016

The Regional Planning Guidelines (RPG) provide for the implementation of the National Spatial Strategy at a Regional level in the Greater Dublin Area (GDA). The principle objective of the RPG is to develop a broad spatially-oriented planning framework to the GDA which comprises Dublin City and the Counties of Dún Laoghaire-Rathdown, South Dublin, Fingal, Kildare, Meath and Wicklow. Within the GDA, a distinction is made in the Guidelines between the existing built-up area of Dublin and its immediate environs (*the Metropolitan Area*) and the remaining extensive areas of countryside containing a range of designated development centres specifically located on transportation corridors (*the Hinterland Area*).

The Guidelines provide an overall strategic context for the Development Plans of each local authority in the GDA, and also provide a framework for future investment in environmental services, transportation and other infrastructure.

The Guidelines propose that the strategy follows a development path that will:

- consolidate development and increase overall densities of development which will lead to a more compact urban form, relative to the size of the population and
- facilitate the provision and use of a considerably enhanced public transport system.

The projected additional population and households in the Metropolitan Area will be accommodated through measures including:

- Consolidation of the established urban area.
- The development of a limited number of new areas contiguous to existing centres and to public transport corridors.
- Re-development of brownfield sites and infill development within the existing built-up area.
- Increasing occupancy rates within established residential areas.

The Regional Planning Guidelines are currently being reviewed. New RPGs for the GDA for the period 2010-2022 will be completed by late summer 2010.

<http://www.rpg.ie/>

(ii) Dublin Transportation Office - 'A Platform For Change'

The Dublin Transportation Office Strategy 'A Platform for Change' outlines an integrated transportation strategy for the Greater Dublin Area for the period 2000 – 2016. It was prepared to support and complement the strategic land planning framework outlined in the Regional Planning Guidelines.

The Strategy envisages a wide range of benefits being achieved by 2016. These include: improved accessibility to work, leisure and retail opportunities, an improved transport system, people living within 10 minutes walking distance of public transport, reduced road congestion levels, reduced average journey times, improved environmental benefits, safer and more pleasant urban residential areas, reduced accident levels and more convenient cycling facilities.

The National Transport Authority is currently reviewing the DTO document 'A Platform for Change'. The replacement document – '2030 Vision' – is due to be completed by late 2010.

<http://www.dto.ie/>

1.3.3 Dún Laoghaire-Rathdown Plans, Strategies and Studies

Locally focused policy documents and plans – many actually initiated and prepared by the County Council itself – 'feed in' to the preparation of the County Development Plan and help influence both its primary direction and its local nuance.

(i) County Development Board (CDB) Strategy 2002-2012.

In 2002 the CDB prepared a ten year strategy "Integrated Strategy for Social, Economic and Cultural Development 2002 – 2012" that envisaged Dún Laoghaire-Rathdown at 2012 as a "...County which has created processes and frameworks that will enable improvement in the overall quality of life for everyone, both living and working in or visiting Dún Laoghaire-Rathdown in a sustainable, inclusive, balanced and integrated manner that reflects the needs of an increasingly diverse population and its traditions and cultures...". The County Development Plan and the CDB Strategy effectively operate in tandem with the Strategy providing the social, economic and cultural vision for Dún Laoghaire-Rathdown while the Development Plan guides the proper planning and sustainable development of the County. It is a symbiotic relationship that seeks to deliver a strategic and operational framework to help plan and create viable systems to enhance living and working in the County.

The strategic goals and objectives set out in the County Development Board Strategy have been taken into account in the preparation of the Draft Plan.

<http://www.dlrcdb.ie/>

(ii) Local Area Plans and other Specialist Plans and Studies

Spatially-based statutory Local Area Plans (LAPs) have been, and are continuing to be, prepared by the Council - primarily for new development nodes and redevelopment areas in the County. Their purpose is to set out in a greater level of detail the Council's requirements for new development including such factors as density, layout and urban design requirements, public transport and roads infrastructure, social and community infrastructure, open space and recreational facilities. LAPs have already been prepared and adopted for Glencullen, Woodbrook/Shanganagh, Kiltiernan/Glenamuck and Stillorgan. Future statutory Local Area Plans to be prepared during the 2010 – 2016 County Development Plan period are outlined in Chapter 3.

Other non-statutory area-based plans, studies and strategies that will inform the County Development Plan 2010 – 2016 include:

- > Proposed Sandyford Urban Framework Plan
- > Modified Building Height Strategy
- > Local Coastal Plan - Booterstown to Sandycove
- > Dundrum Urban Framework Plan
- > County Heritage Plan
- > County Biodiversity Plan
- > 'Green City' Guidelines

It is the intention of the Council to continue a prioritised programme of preparing statutory LAPs and other plans and studies as appropriate and in response to changing circumstances.

(iii) Proposed Cherrywood Strategic Development Zone (SDZ)

The Cherrywood area represents the most significant and strategic development node in Dún Laoghaire-Rathdown – extending as it does to c.360 hectares in total. Projected resident population could ultimately be in the order of 35,000. The Council proposes to guide the development and implementation of the overall Cherrywood area through the mechanism of a Strategic Development Zone (SDZ). The implementation of the SDZ would be subject to very strict phasing protocols directly linked to the commensurate delivery of both physical and community infrastructure - including a high quality public transport system in the guise of Luas Line B1. Application to commence an SDZ Planning Scheme has already been made and a response to this application is currently awaited from the Department of Environment, Heritage and Local Government.

1.3.4 Adjoining Planning Authorities

The Planning and Development Act 2000 states that in the making of a Development Plan a planning authority shall have regard to the development plans of adjoining planning authorities and shall coordinate the objectives in the plans of these authorities - except where the planning authority considers it to be inappropriate or not feasible to do so. A planning authority must also take into account any significant likely effects the implementation of the Plan may have on the area of any adjoining planning authority.

The relevant Development Plans are:

- › Dublin City Development Plan 2005
- › South Dublin County Development Plan 2004
- › Wicklow County Development Plan 2006
- › Bray Development Plan 2005



2 Overall Strategy



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Vision: To plan for and facilitate appropriate levels of sustainable development in Dún Laoghaire-Rathdown based on high quality residential, employment and recreational environments allied to the delivery of enhanced sustainable transportation patterns. To create a high-quality physical environment that meets the growing needs of those living, working or visiting the County in an inclusive, balanced and integrated way to ensure communities can thrive in a socially, economically and environmentally sustainable manner – all within the parameters of the strategic framework laid down by the Regional Planning Guidelines for the Greater Dublin Area.

2.1 Introduction

This Chapter sets out the overall strategy for the County during the period 2010 – 2016 and beyond. The strategic context for the County Development Plan is largely set and influenced by the various National and Regional Plans and Policies referred to in Chapter 1. The overall vision of the Plan is for Dún Laoghaire-Rathdown to develop as an attractive, accessible and sustainable County whilst recognising it is but one component part of the wider Metropolitan area of Greater Dublin.

To set an outline context Dún Laoghaire-Rathdown County covers an area of only 125km² and is located immediately south of Dublin City. The County town of Dún Laoghaire, for example, is barely 10 kilometres distance from St Stephen's Green. Spatially Dún Laoghaire-Rathdown is by far the smallest County in the State. To the east the County is defined by 17 kilometres of attractive coastline including beaches, harbours, cliffs and a series of designated sites. The eastern and northern quadrants of the County consist primarily of an urban mass of extensive suburbs containing embedded towns and numerous small villages and neighbourhoods where differentiation is

commonly defined by reference to district and neighbourhood centres or, particularly along the coast, by relationship to DART stations. To the south and west the County essentially comprises a landscape of agricultural lands and upland areas of outstanding natural beauty. Approximately half the County could be described as urban (or, perhaps more accurately, suburban) and half described as rural. In 2006 the population of the County was 194,000. Population growth between 2002 and 2006 was 2240 people - an increase of only 1.2%. This was the lowest increase of any County in the country.

In developing a strategy for the future planning and development of the County it is recognised that Dún Laoghaire-Rathdown represents only one part of the wider Greater Dublin Area. The County will be influenced by, and have influence over, future economic, social and environmental trends in the Region. The Regional Planning Guidelines for the Greater Dublin Area (RPG) 2004-2016 provide a broad planning framework for the Region giving an overall strategic context to the Development Plans of each local authority. The Guidelines envisage a future Greater Dublin possessing a much improved transportation system with a better balance between public and private transportation. The Guidelines seek to promote a more sustainable settlement strategy which will offer a reasonable choice in terms of residential and employment locations yet will create a much clearer demarcation and differentiation between urban and rural areas. In broad terms the primary implications of the Regional Planning Guidelines for Dún Laoghaire-Rathdown are:

- Dún Laoghaire-Rathdown falls almost exclusively within the Metropolitan Area where the primary objective is one of consolidation of the existing urban area.
- Dún Laoghaire-Rathdown is blessed with major transport corridors traversing it – the N11 QBC, Rathfarnham QBC, the DART and Luas Lines B, B1 and B2 (planned). The RPG strategy considers these corridors to be absolutely fundamental to future growth and should be capitalised upon.
- Dundrum and Dún Laoghaire are identified as key urban nodes with potential to grow as important development centres due to their location with regard to public transport networks, comparison shopping facilities and employment and services provision.
- A re-examination of the Eastern Bypass.

The overall strategy of the Dún Laoghaire-Rathdown Development Plan responds positively to the broad planning framework set by the RPG, by Transport 21 and by 'Smarter Travel' which likewise prioritises the principle of public transport-led consolidated growth within the defined Metropolitan area.

2.2 Overall Goals

The overall vision of the Development Plan is for Dún Laoghaire-Rathdown to continue to develop as an attractive, accessible and sustainable County. The Plan outlines the Council's policies to improve the social, economic, environmental and cultural well-being of the County both through direct action and in conjunction with other sectors and agencies – including state, private and community. It is based on two fundamental goals that underpin both the overall strategy and individual policies contained within the Plan.

The goal seeks to promote the social and economic development of the County in a balanced and environmentally sustainable manner. This will involve measures to promote a range of commercial, industrial and cultural developments, to increase housing provision, to stabilise population levels in those established areas experiencing population decline, to regenerate the major towns of Dún Laoghaire and Dundrum and to develop new urban villages and centres directly linked to the concurrent delivery of high quality public transport systems.

GOAL 1

“To promote and provide for the sustainable development of Dún Laoghaire-Rathdown to enable it to fulfil its role as an important player in the wider Greater Dublin Area”.

GOAL 2

“To provide for a high quality natural and built environment and improved quality of life for those living and working in Dún Laoghaire-Rathdown and for those visiting the County”.

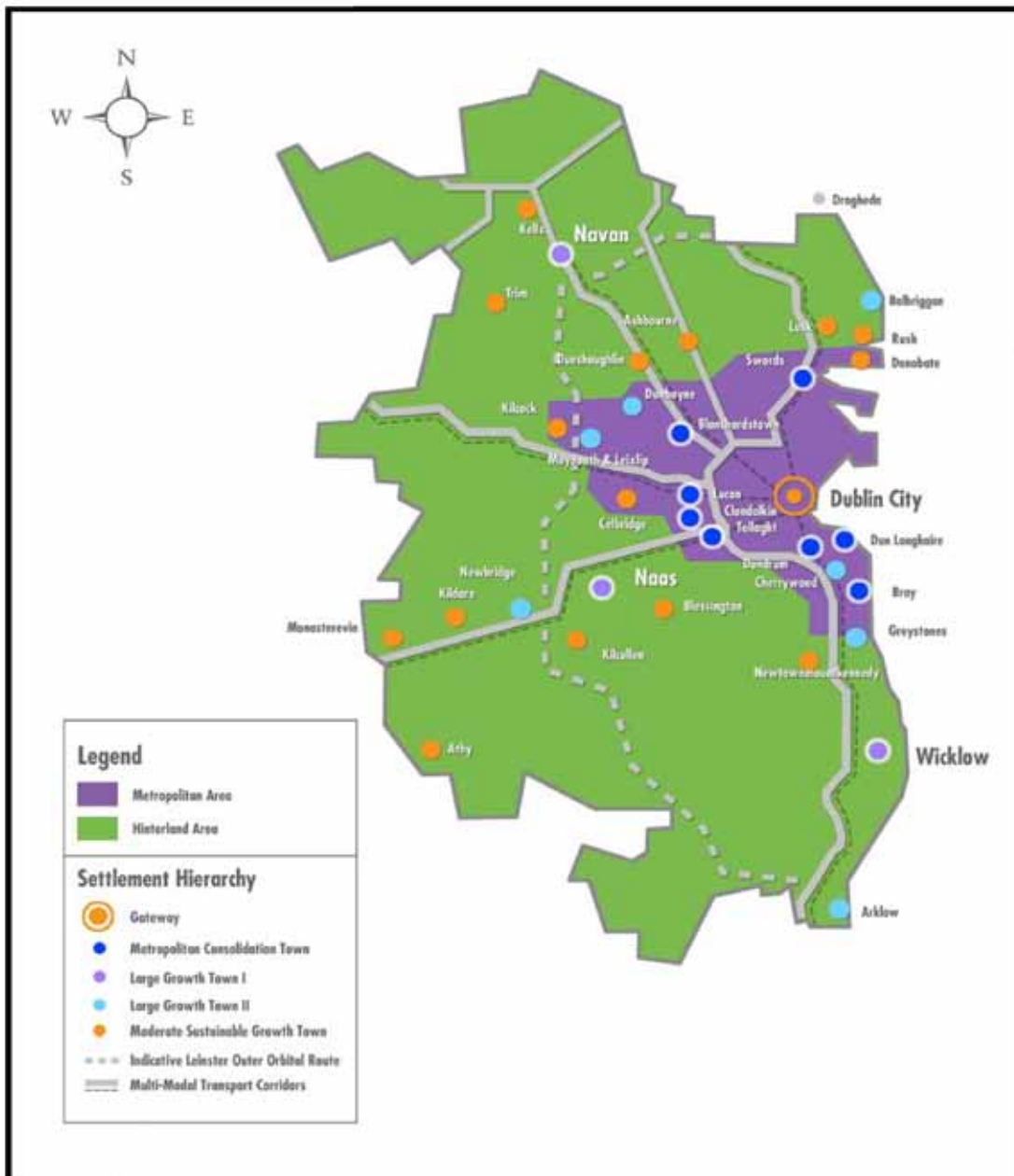


Figure 1. Settlement Hierarchy of Regional Planning Guidelines for the GDA

The attractiveness of the County is to a large degree dependent upon the quality and character of its environment – the buildings, the public realm, the amenity spaces and the natural heritage. The retention and enhancement of a high quality physical environment is extremely important to the County both in terms of positively fostering ‘quality of life’ and economic prosperity. The Plan introduces a series of policies and measures designed to ensure that the high quality built and natural environment of the County is suitably protected and enhanced.

2.3 Strategy

The County Development Plan seeks to provide for the future well-being of the residents of Dún Laoghaire-Rathdown and to facilitate the sustainable development of the County as a vibrant and vital place in which to live, work and visit.

The Strategy outlined below is derived from, and influenced by, a number of sources including:

- The National and Regional Plans, Policy and Guidance documents referred to in Chapter 1.
- The Council’s own existing and emerging plans – including the Housing Strategy.
- Well documented development needs and trends both within the County and the wider Greater Dublin Area.
- Consultation with the public and other stakeholders.
- Best practice.

The overall Strategy is:

- To promote the delivery of sustainable development through positively encouraging higher density quality infill schemes that will consolidate and densify the existing urban/suburban form of the County.
- To continue to encourage a polycentric settlement pattern by developing and expanding established towns, district centres and urban villages in the urban area where these are served by sustainable public transport services.
- To promote the implementation of new higher-density development proposals at previously identified strategic nodes in the south-west of the County associated with the concurrent delivery of upgraded or planned public transport corridors.
- To retain existing population levels in established built-up areas and to increase them where feasible through continuing appropriate consolidation and densification.

- To promote the achievement of sustainable development and Local Agenda 21 and the conservation of future resources by minimising the consumption of natural non-renewable resources, including land.
- To limit further encroachment of the urban area into the rural area through considered infill and the recycling of ‘brownfield’ sites and redundant institutional lands.
- To facilitate the growth of employment and enterprise opportunities, concentrating on high technology and knowledge based industries. New office development to be directed to appropriately zoned areas throughout the County.
- To maximise the potential of the County by virtue of its strategic location in the Greater Dublin Area.
- To consolidate and protect existing and ‘pipeline’ retail centres and to adopt a more considered and cautionary approach to the provision of significant additional retail floorspace throughout the Plan period.
- To continue to regenerate urban village centres by ensuring that any new development respects the existing built-form and residential amenity of the area concerned.
- To protect local assets by preserving the quality of the landscape, open space, architectural, archaeological and cultural heritage and material assets of the County. Special care will be afforded to areas of high amenity, upland zones and green belt areas.
- To protect the open character of rural areas and to prevent unsuitable and unsustainable development.
- To promote social inclusion and the involvement of the local community in decision-making on planning and environmental sustainability issues and to facilitate the delivery of objectives contained in the Dún Laoghaire-Rathdown County Development Board Strategy 2002-2012.
- To co-operate with the Dublin Regional Authority and other agencies in meeting the needs and development requirements of the Dublin Region in accordance with the Regional Planning Guidelines for the Greater Dublin Area.

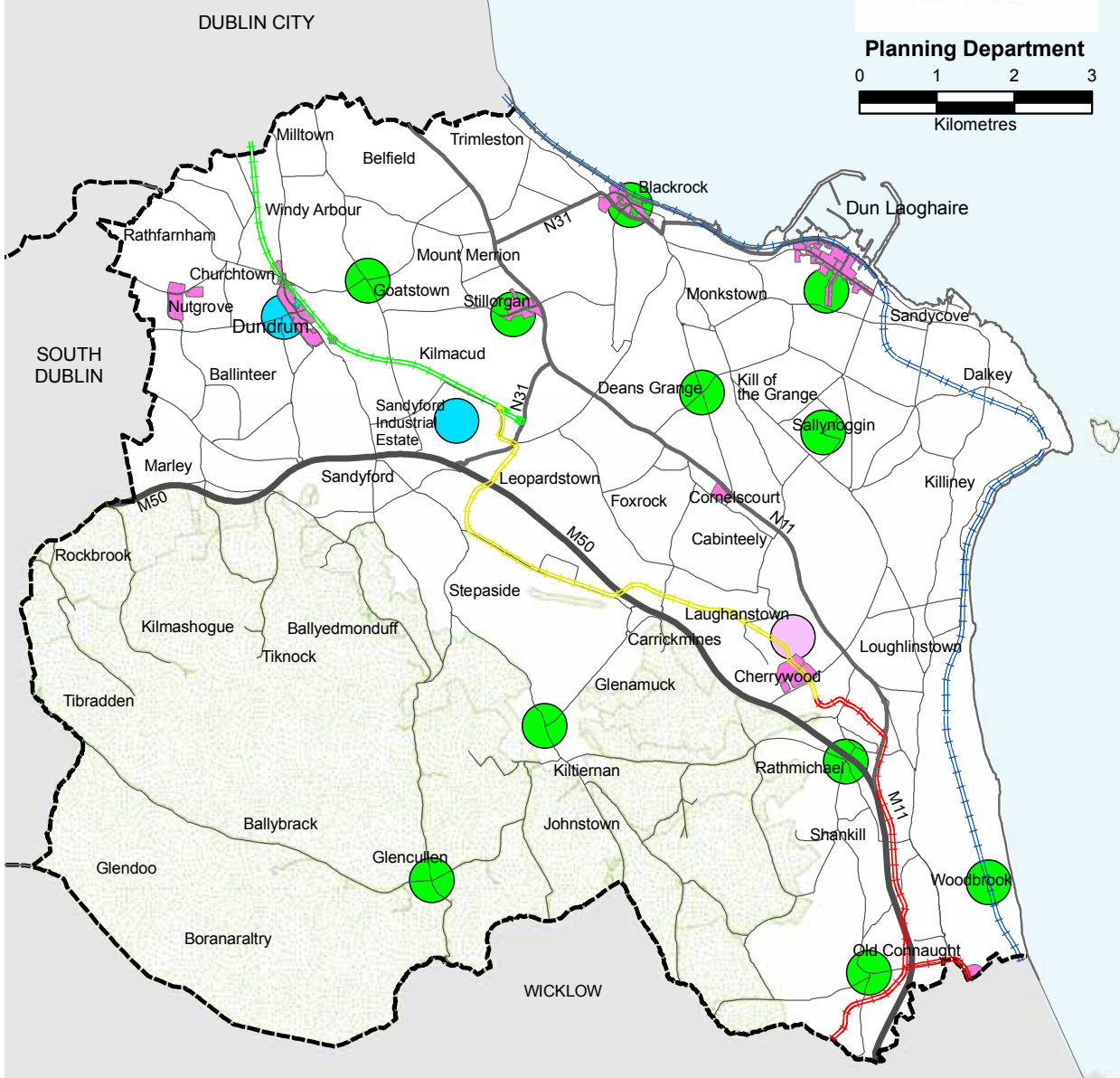
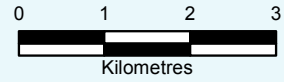
(Note: The above Strategy is predicated on the proposition that no additional greenfield lands beyond those already identified in the 2004 – 2010 Dún Laoghaire-Rathdown County Development Plan will be rezoned).

In developing and implementing this Strategy the four components of sustainable development – economic development, social well-being,

Map 2.1



Planning Department



URBAN SETTLEMENT HIERARCHY MAP

Legend

- Local Area Plan
- Urban Framework Plan
- Strategic Development Zone
- Rural Planning Areas
- Retail Centres
- LUAS Completed
- LUAS Under Construction
- LUAS Proposed
- Rail
- County Boundary
- Motorways
- National Primary Roads
- Other Roads

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environmental protection and enhancement and resource conservation - are integrated in the Plan. This Strategy also responds positively to the relevant national/regional planning policy including the National Spatial Strategy and the Regional Planning Guidelines and follows on from a number of strategies carried out within the County itself including the Housing Strategy, Retail Strategy and Land Availability studies.

The Strategy seeks to focus higher density development in suitable strategic nodes, generally in the south-western quadrant of the County along existing or planned public transport corridors while at the same time seeking to protect the residential amenity and character of established residential areas (See Map 2.1).

The Strategy also involves the proposed designation of Cherrywood as a 'Strategic Development Zone' with the intention of ensuring the coordinated delivery of a major new residential community and employment centre in tandem with all requisite social and community infrastructure.

Under the Strategy Key Development Areas would be developed/redeveloped to accommodate a higher level of new urban development and deliver the maximum quantitative efficiency of new population density and commercial floorspace. Key Development Areas identified under this Strategy include Cherrywood, Sandyford, Woodbrook/Shanagangh, Kiltiernan/Glenamuck and Old Conna (see Chapter 3). Development within the Kiltiernan/Glenamuck and Woodbrook/Shanganagh Key Development Areas could proceed in the medium term as the site specific strategies for these areas have already been sufficiently developed through the procedural mechanism of Local Area Plans.

The Strategy allows for a greater degree of co-ordination of employment, public infrastructure, amenities, community facilities, schools, public transport etc through a plan-led approach. The overall Strategy is to create a balanced development pattern in Dún Laoghaire-Rathdown. This approach will provide for existing levels of growth plus projected increases. The provision of physical and social infrastructure will be in accordance with population and housing horizons. The rural environment will be protected as a resource, while the rural economy will be supported through diversification.

The Strategy has regard to the strategic potential of different parts of the County and the realisation of this potential in a sustainable manner. It acknowledges the role of existing settlements and gives the market a degree of certainty with regard to the focus of new investment in infrastructure.

2.4 Specific Aims

The Strategy set out above, together with the Council's land use policies, programmes and proposals underpin the broad content of the Plan. A more specific set of Aims setting out what the Plan intends to achieve has been developed from the Strategy. The Aims set out below will be realised through a series of policies and objectives, which are organised on a topic basis and detailed in the respective Chapters of the Plan. These Aims are:

2.4.1 Development Areas and Regeneration

To encourage the renewal of existing built-up and brownfield areas through considered regeneration and consolidation and to establish new sustainable urban villages and centres in well located greenfield areas that will be well served by planned public transport networks.

2.4.2 Dún Laoghaire

To secure the physical regeneration and enhancement of Dún Laoghaire Town Centre by promoting and implementing a series of identified key projects designed (i) to reconnect the Town Centre to the Coast further (ii) to create greater vitality and vibrancy within the Town Centre (iii) to encourage further residential development and population growth and (iv) to encourage sustainable community growth and social development.

2.4.3 Residential

To facilitate the enhancement of housing areas; to ensure the provision of high quality new residential environments embracing good layout and design combined with adequate public transport links and within walking distance of community facilities; to provide an appropriate mix of house sizes, types and tenures in order to meet different household needs and to promote balanced communities.

2.4.4 Enterprise and Employment

To provide for the future well-being of residents and workers of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development, e.g. in terms of age, tenure, socio-economics etc.

2.4.5 Retail

To facilitate the development of a strong retailing sector and to support the future vitality and viability of existing and planned retailing centres in the County.

2.4.6 Social, Community and Cultural Development

To promote social inclusion; to ensure the retention and provision of accessible community and recreational facilities including local/ neighbourhood centres and to ensure that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development.

2.4.7 Landscape, Heritage and Biodiversity

To protect the landscape of the County in a way that ensures features of natural heritage are preserved, important wildlife habitats are conserved, watercourses are safeguarded from pollution; the beauty of the landscape is maintained and enriched and recreation uses are facilitated in a sensitive manner.

2.4.8 Open Space and Recreation

To protect and enhance the established network of open spaces in Dún Laoghaire-Rathdown and to ensure that a range of high quality, relevant and easily accessible recreational and leisure facilities are available to meet the needs of all residents of, and visitors to, the County.

2.4.9 Archaeological and Architectural Heritage

To protect and conserve buildings, areas, structures, sites and features of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

2.4.10 Sustainable Travel and Transportation

To promote ease of movement within and access to Dún Laoghaire-Rathdown by integrating land use planning with a high quality, sustainable and integrated transport system to convey people and goods within and beyond the County (See Map 2.2).

2.4.11 Environmental Infrastructure and Management

To develop, improve, protect and enhance the range and accessibility of water and drainage infrastructural services that promotes sustainable development in the County and to conform to the European Union, National, and Regional policy in all matters relating (i) to the production, handling, treatment and disposal of waste within the County, and (ii) the control of water, air and noise pollution.

2.4.12 Climate Change and Energy Efficiency

To encourage and support energy efficiency, conservation and generation from renewable resources, to implement measures which seek to reduce emissions of greenhouse gases and to promote the ethos of sustainability, innovation and energy efficiency in new and refurbished buildings.

2.4.13 Urban Design

To facilitate the development of sustainable communities together with a high quality built environment through the promotion of good urban design and mixed-use development and by reducing, as far as possible, the need to travel – particularly by private car.

2.4.14 Development Management

To ensure the orderly and sustainable development of the County through the setting out of considered and appropriate development management objectives and standards.

2.4.15 Land Use Zoning Objectives

To utilise land use zoning objectives to reflect the development needs of the County over the Plan period and to promote particular uses in appropriate locations - both to minimise potential conflict of uses and to safeguard natural and man-made resources.

2.5 Sustainability and the Development Plan

It is the intention of Dún Laoghaire-Rathdown County Council to ensure that the principles of sustainable development inform all objectives, policies, decisions and actions of the Council for the period of the Plan. It is recognised that sustainable development has an economic, social and cultural dimension as well as an environmental one, and that only the integration of these policies can guarantee the quality of life of this and future generations. The need to strike a balance between development and conservation is at the heart of sustainability.

Local Agenda 21 aims to promote sustainable development at local and regional level. Land use policy and controls are central to the achievement of sustainability at the local level.

The Development Plan, as the Council's principal policy statement on land use, has been drawn up to promote and reflect sustainable developmental objectives. A number of sustainable development criteria have been identified and the policies and proposals of the Plan are designed to facilitate their achievement. These seek to:

- A. Minimise the consumption of natural non-renewable resources
- B. Protect and enhance natural heritage and biodiversity
- C. Protect and enhance built and cultural heritage and material assets
- D. Encourage sustainable forms of transport
- E. Protect the quality of the landscape
- F. Encourage energy efficiency
- G. Protect the environment and minimise waste and pollution
- H. Promote the involvement of the local community in decision-making and encourage social inclusion.

While the achievement of these objectives will involve all areas of the Council's range of activities, in land use terms they are reflected in the Development Plan by the adoption of a range of policies and proposals that seek to:

- › Accommodate new development needs in an environmentally sensitive manner
- › Permit a range of land uses under each zoning objective (compatible with protecting existing amenities) to help reduce the need to travel
- › Ensure a broad mix of zones throughout the County to facilitate a balance of housing, jobs and social infrastructure
- › Promote a more compact urban form and higher residential densities in the vicinity of strategic public transport corridors and in urban centres
- › Adopt urban village community planning
- › Promote the re-use of derelict urban land and buildings
- › Conserve existing urban areas, buildings and features of high environmental quality
- › Improve the transport system in the County and promote the use of public transport, cycling and walking to reduce reliance on private car usage
- › Strictly control the further expansion of the suburbs into rural and high amenity areas and control one-off housing in the countryside and so reinforce rural- urban distinctions as far as possible
- › Ensure the protection of natural habitats, maritime environment, cultural heritage, ecological resources and quality landscapes and the promotion of bio-diversity
- › Ensure the provision of high quality public water supply and drainage systems

- › Promote waste prevention, reduction, recycling and re-use
- › Minimise the consumption of non-renewable resources like soils, groundwater and agricultural land.
- › Promote the active involvement of the wider community through the provision of information, public consultation and joint partnerships.

Sustainable development is a long-term objective that can only be achieved by degrees over time. The Development Plan represents a step towards sustainability and forms a part of the Council's overall strategy. Sustainable development can only be achieved with joint public and private sector action and with the acceptance and support of the wider community. The Council is only one of many participants in the process.

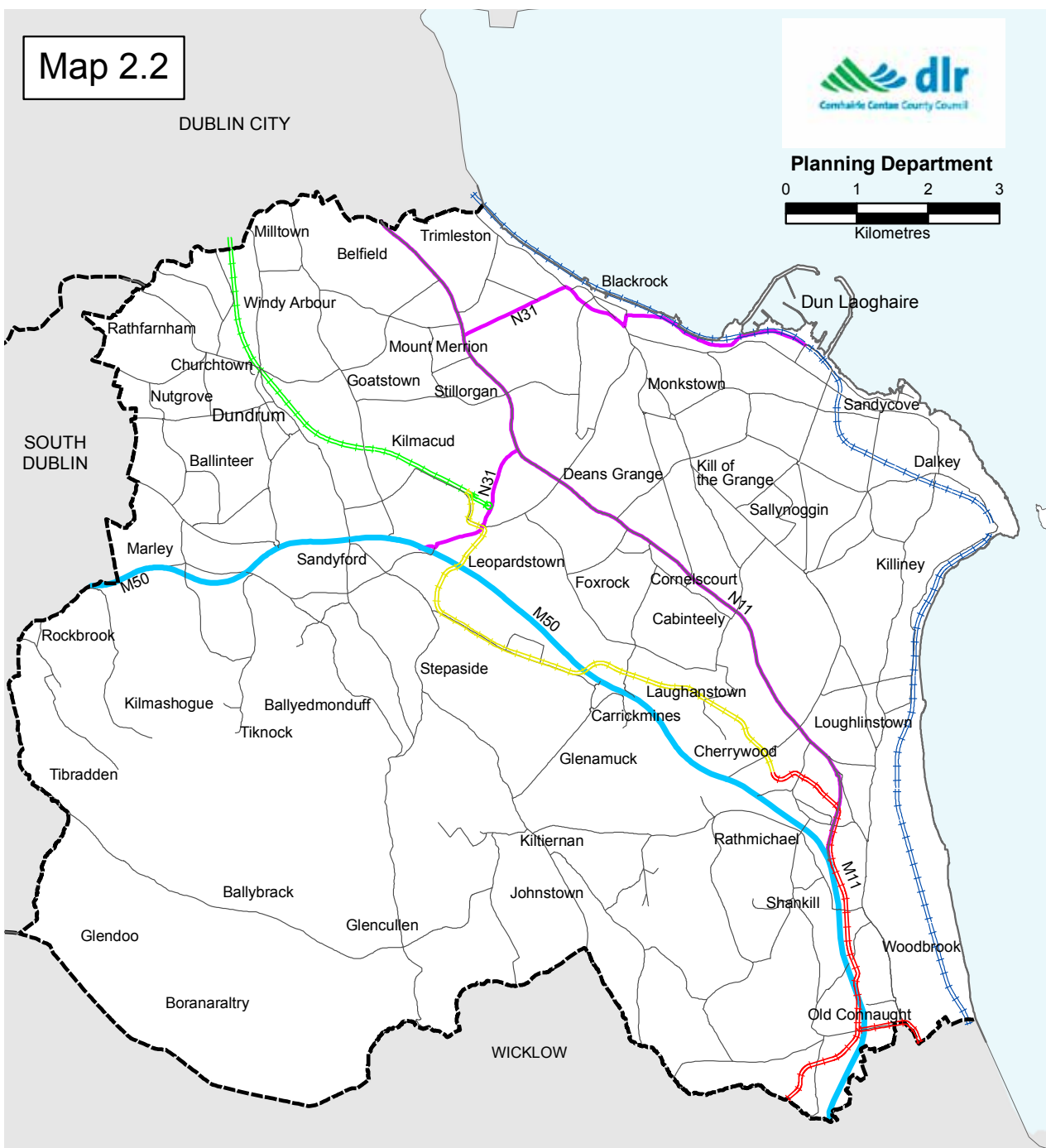
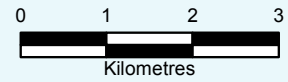
2.6 Role of Other Agencies

A great many factors other than the Development Plan have a direct bearing on the future development of the County. There are a large number of agencies apart from the County Council whose decisions and activities have an influence on the County, such as those concerned with public transport (both rail, Luas and bus), education, healthcare, industrial promotion and utilities. Operational decisions by the large financial institutions do have a significant impact on the functioning of the property markets, notwithstanding the policies and objectives of the Plan. Within the limitations of the statutory planning process, therefore, the Development Plan through its policies and objectives can only set the direction for the future development of Dún Laoghaire-Rathdown. While focussing primarily on matters within its own control the Plan also attempts to influence the decisions of other agencies whose actions may have a direct impact on the future of the County.

Map 2.2



Planning Department



SETTLEMENT STRATEGY DIAGRAMMATIC MAP

Legend

- LUAS Completed
- LUAS Under Construction
- LUAS Proposed
- Rail
- County Boundary
- Motorways
- National Primary Roads
- Other Roads

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