



INTRODUCTION TO THE
DEVELOPMENT PLAN

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This County Development Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 and the Planning and Development (Amendment) Act, 2002.

It was adopted by Council and it came into effect on 20th April, 2004.

1.1 Form and Content of the Plan

Section 9 of the Planning and Development Act, 2000 states that every planning authority shall every six years make a development plan. The Dun Laoghaire-Rathdown County Development Plan is for a period of six years from the date of adoption on 20th April, 2004.

The County Development Plan relates to the whole functional area of the Authority.

The Plan consists of a Written Statement and fourteen maps and it is essential that the Written Statement and appropriate map(s) be referred to in considering the proper planning and sustainable development of the area.

The Written Statement contains the following sections:

- Introduction
- Overall Strategy
- 13 Topic based chapters indicating:
 - Vision
 - Context
 - Policy
 - Specific Objectives
 - Development Control Objectives
- Specific local objectives
- Land Use Zoning Objectives
- Strategic Environmental Assessment of the Plan
- 1 Appendix
- 3 Schedules

The Overall Strategy and Policy sections set out the aims of the Council for the proper planning and sustainable

development of the County and the Plan also sets out the Housing Strategy for the area (Appendix A). The sections on development objectives set out the many detailed objectives which the Council wishes to achieve in the six years of the Plan – zoning, infrastructure, conservation, preservation, renewal, community facilities and implementation of objectives. The Development Control objectives deal with the standards that will be applied to development proposals in the County. Their purpose is to regulate the impact of development on the environment in pursuance of the declared policies. Chapter 16 on Strategic Environmental Assessment sets out the information on the significant effects on the environment of implementing the Plan.

The maps give a graphic representation of the proposals of the Plan, indicating land use and other development criteria together with various objectives of the Council. In particular, the maps contain the details of local objectives and it is essential therefore, that particular attention is given to maps when considering the local objectives. There are fourteen maps covering the County at a scale of 1:5,000. They do not purport to be accurate survey maps from which site dimensions or other survey data can be measured.

Should any conflict arise between the Written Statement and the maps, the Written Statement shall prevail.

1.2 Dun Laoghaire-Rathdown County

Dun Laoghaire-Rathdown County was established on the 1st of January 1994. This followed the dissolution of Dublin County Council and the Borough Corporation of Dun Laoghaire and their replacement with three new administrative counties – Dun Laoghaire-Rathdown, Fingal and South Dublin.

The County of Dun Laoghaire-Rathdown covers an area of 125.8 km² south of Dublin City. The longest east-west kilometres distance is 14.8 and the longest north-south distance is 14.6. There are 17 kilometres of coastline along the north and east of the County. The County consists of extensive suburbs with embedded towns and villages, agricultural



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lands and upland areas of outstanding natural beauty. Approximately 54% of the County is urban and 46% may be described as rural.

The population of the County was 189,999 in 1996 and only grew by 1,793 persons to 191,792 in the six years to 2002. This is the slowest rate of population growth (0.9%) of any county in Ireland. Dun Laoghaire-Rathdown is also the only county experiencing net outward migration, with 5,339 in the six years from 1996 to 2002. The County is not retaining its own natural increase (excess of births over deaths) which was 6,729 in the same period. It is important to note that while the population of the County grew by only 1,793 in the six years to 2002 the number of houses constructed in the same period was c.5,750.

1.3 International, National and Regional Context

Planning in Dun Laoghaire-Rathdown is influenced by international, national and regional factors. International influences can be seen in the high technology facilities throughout the County (e.g. Microsoft and Dell); in the ferry port with fast ferry links to the United Kingdom; in the Euro Route traversing the County; in the institutions such as the European Foundation for Living; in the embassies, chanceries, consulates and ambassadors' residences in the County; in that 10% of the County's population was born outside the state.

1.4 National Policy

The Planning and Development Act, 2000 states that a Development Plan shall in so far as is practicable be consistent with such national plans, policies or strategies as appropriate.

The national plans, policies and strategies include:

1. *The National Spatial Strategy 2002-2020 People, Places and Potential, DOELG, November 2002.*
2. *Architectural Heritage Protection – Draft Guidelines for Planning Authorities, DOELG, December 2001.*
3. *Childcare Facilities – Guidelines for Planning*

Authorities, DOELG, June 2001.

4. *Retail Planning - Guidelines for Planning Authorities, DOELG, December 2000.*
5. *The National Climate Change Strategy DOELG, October 2000.*
6. *Action on Housing, DOELG, June 2000.*
7. *Residential Density – Guidelines for Planning Authorities, DOELG, September 1999.*
8. *Ireland - National Development Plan 2000-2006, GOI, 1999*
9. *Framework and Principles for the Protection of the Archaeological Heritage, Department of Arts, Heritage, Gaeltacht and the Islands, 1999.*
10. *Sustainable Development – A Strategy for Ireland, DOE, 1997.*
11. *Windfarm Developments, Guidelines for Planning Authorities, September DOE, (1996).*
12. *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, July DOE, (1996).*
13. *Waste Management – Changing Our Ways, DOELG.*
14. *Social Housing Design Guidelines, DOELG.*
15. *Draft Landscape and Landscape Assessment Guidelines, DOELG.*

The Regional Context:

1. *Retail Planning Strategy for the Greater Dublin Area, November 2001.*
2. *A Platform for Change, Strategy 2000-2016 - Final Report, Dublin Transportation Office, November 2001.*
3. *Strategic Planning Guidelines for the Greater Dublin Area, March 1999 and Annual Review and Update for 2000, 2001 and 2002.*
4. *The Greater Dublin Water Supply Strategic Study, 1996-2016.*
5. *Dublin Drainage – A Strategic Study for Greater Dublin.*
6. *Waste Management Plan for the Dublin Region 1999-2003.*
7. *Air Quality Management Plan for the Dublin Region, 1999.*

Development Plans of adjoining planning authorities:

The Planning and Development Act, 2000 states that in making a Development Plan a planning authority shall have regard to the development plans of adjoining planning authorities and shall co-ordinate the objectives in the plans

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of those 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:

1. *Dublin City Development Plan 1999.*
2. *South Dublin County Development Plan 1998.*
3. *Wicklow County Development Plan 1999.*
4. *Bray Development Plan 1999.*
5. *Enniskerry Local Area Plan 2002.*

The following policy documents were also taken into consideration:

1. *An Integrated Strategy for Social, Economic and Cultural Development 2002-2012, Dun Laoghaire-Rathdown County Development Board, (June 2002).*
2. *Traveller Accommodation Programme 2000-2004, Dun Laoghaire-Rathdown County Council April 2000.*
3. *Landscape Assessment Study, Dun Laoghaire-Rathdown Economic Development and Planning Department, (May 2002).*
4. *Local Coastal Plan Booterstown to Sandycove, Dun Laoghaire-Rathdown Economic Development and Planning Department, (June 2002)*

1.5 Requirements of a Development Plan

The Planning and Development Act, 2000 sets out clearly those matters that must be included in a County Development Plan as well as those matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of the County. In summary the main requirements are that the Plan must:

- Set out an overall strategy for the proper planning and sustainable development of Dun Laoghaire-Rathdown County.
- Be consistent as far as possible with national plans,

strategies and policies which relate to proper planning and sustainable development.

- Include objectives for the zoning of land in accordance with the proper planning and sustainable development of the area.
- Include objectives for the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water facilities and ancillary facilities.
- Include objectives for the conservation and protection of the environment.
- Include objectives for the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the County.
- Include objectives for the preservation of the character of the landscape.
- Include objectives for the protection of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- Include objectives for the preservation of the character of architectural conservation areas.
- Include objectives for the development and renewal of areas in need of regeneration.
- Include objectives for the provision of accommodation for travellers.
- Include objectives for the preservation, improvement and extension of amenities and recreational amenities.
- Include objectives for control of establishments affected by the provisions of the Major Accidents Directive.
- Include objectives for the provision of services for the community including schools, crèches and other educational and childcare facilities.
- Include information on the likely significant effects on the environment of implementing the plan.

In addition to the above requirements a Development Plan may indicate that specified development in a particular area will be subject to the making of a Local Area Plan. The First Schedule of the Planning and Development Act, 2000 also sets out the matters that may be indicated in the Development Plan, which includes objectives in relation to location and pattern of development, community facilities, environment and amenities and infrastructure and transport.



