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Neighbourhood - People, Homes and Place





4.1 Introduction and National and Regional Context

The National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES) both focus on healthy placemaking and the creation of attractive, accessible neighbourhoods that have good access to appropriate ‘enabling’ social infrastructure. A core principle of the NPF is to “ensure a high standard quality of life to future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design”. The NPF and RSES both promote the principle of compact urban development.

In order to deliver on compact growth whilst ensuring a quality of life for residents in DLR, it is imperative that the County protects and enhances residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support our residential communities.

The five Strategic Outcomes that underpin the Plan:

- Climate resilient County
- Compact and connected County
- Liveable County of Towns and Villages
- Inclusive and healthy County
- Vibrant economic County.

are all components of sustainable neighbourhoods.

With the move away from the private car and the growth of the digital economy, the importance of our local neighbourhood spatially meeting the needs of people’s lives is critical in creating a sense of belonging and achieving the Development Plan Vision.

Within the Plan, the Core Strategy and the Housing Strategy quantify the residential unit numbers and employment land required, Chapter 7 ‘Towns, Villages and Retail Development’ explores floor space requirements and the retail hierarchy, Chapter 9 ‘Open Space, Parks and Recreation’ sets out the hierarchy of open space and future space requirements, and Chapter 5 ‘Mobility and Transport’ sets out policy objectives to reduce the reliance on the private car. It is the spatial planning of all of these elements and the social, educational, community, cultural and civic infrastructure that is provided and supported by public, voluntary, and private stakeholders that shape and impact the quality of our neighbourhoods and people’s lives.

In recognition of the important supporting role played by social, educational, community, cultural and civic infrastructure, this Plan introduces a ‘Sustainable Neighbourhood Infrastructure’ (SNI) land use zoning objective that identifies existing facilities and services considered to be central to sustaining and building neighbourhoods.

The synergies between ‘Sustainable Neighbourhood Infrastructure’ land use zoning, Neighbourhood Centres and the Open Space (F) zoning objective will ensure that there is commercial, social and recreational (open space) support located at the heart of our neighbourhoods. The proximity of complementary uses will aid in the delivery of successful sustainable communities and compact growth in the County. (Refer also to Chapter 9 ‘Open Space, Parks and Recreation’ for Policy Objectives relating to open space).

This Chapter sets out the policy objectives aimed at creating and maintaining successful neighbourhoods and protecting residential amenities throughout DLR over the lifetime of this Development Plan, 2022-2028. These policy objectives are set out across three sections under five themes aimed at ensuring that the **people** and the amenities they require are a priority, that the delivery of **new homes** is provided for in an appropriate and sustainable manner and that DLR becomes ‘the’ **place** to live, work and visit.

Section	Theme
People	1. Sustainable Communities and Neighbourhood Infrastructure
	2. Inclusion and Participation
Homes	3. Delivering and Improving Homes
	4. Housing Choice
Place	5. Quality Design and Placemaking

4.1.1 Overarching Policy Objective PHP1:

That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to:

- Align with the provisions of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.
- Accord with the Core Strategy set out in Chapter 2, the Housing Strategy and Interim Housing Needs Demand Assessment for the County in Appendix 2 and/or the provisions of the future Regional Housing Need Demand Assessment.
- Embed the concept of neighbourhood into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation and employment opportunities.

4.2 People

Place making is about people and a critical part of this is providing the environment to assist in the creation of successful communities and neighbourhoods. An inclusive planning system that promotes and facilitates a balance between the provision of additional housing units and protection and improvement of amenities will ensure that sustainability is central to an existing, or indeed, an emerging community. Places that enhance quality of life will in turn improve health and wellbeing. Figure 4.1, taken from the NPF, illustrates a number of elements that support quality of life.

Figure 4.1: *Quality of Life (NPF).*



Bowls Club, Cualanor, Dún Laoghaire. Credit: Imageworks Photography on behalf of Cosgrave Group

The Council has a long established and ongoing commitment to the delivery and improvement of social and community infrastructure throughout the County. DLR not only provides community, civic, cultural and recreational facilities but it also works with various stakeholders to ensure that social and well-being needs of the County are met. In working towards delivering viable and sustainable communities, it is important to ensure that the Plan is underpinned by policies and proposals that are fully socially inclusive and are consistent with overarching national guidance and policies in respect of social and community development, which are listed in Appendix 13.

In seeking to secure a balanced social and community infrastructure in DLR, the broad objectives of the Plan will be:

- To develop and support sustainable neighbourhoods into the future through the commensurate and proper integration of housing with appropriate sustainable neighbourhood infrastructure such as schools, recreational amenities, community facilities, healthcare and childcare facilities in accordance with the Guidelines, ‘Sustainable Residential Development in Urban Areas’ (2009).
 - To promote social inclusion and enhanced ‘quality of life’ through integrating the continued sustainable growth of DLR with sustainable neighbourhood infrastructure by ensuring the retention, provision and maintenance of well-considered and appropriate levels of social, community infrastructure that is readily accessible to all citizens of, and visitors to, the County.
 - To create vibrant, sustainable, inclusive, empowered and self-determining communities that support the social, cultural and economic well-being of all members.
- Promoting the ‘10-minute’ settlement concept, where a range of facilities and services are accessible in a short walking and cycling timeframe from homes or are accessible by high quality public transport located within a short walk from home.
 - Ensuring appropriate social infrastructure is provided when and where it is needed.
 - Promoting healthy placemaking.
 - Prioritising cycling, walking and public transport thus reducing the need to use the private car.
 - Promoting social integration with a diverse range of accommodation for different household types and age groups.
 - Providing homes capable of adapting to changing household needs in line with the principles of ‘Lifetime Homes’.
 - Presenting an attractive, high quality and well-maintained appearance with a distinct sense of place and a quality public realm.
 - Creating spaces that are easy to access and navigate.
 - Promoting the efficient use of land and of energy and minimising greenhouse gas emissions.
 - Providing a mix of appropriate land uses to minimise transport demand.
 - Enhancing and protecting the built and natural heritage.
 - Providing adaptability of homes to climate change, through good design.

4.2.1 Sustainable Communities and Neighbourhood Infrastructure

Sustainable communities have been defined as ‘...areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure such as public transport, schools, amenities and other facilities combine to create places where people want to live’, ‘Sustainable Residential Development in Urban Areas’ (2009). Common features of exemplar sustainable communities include:

- Delivering a quality of life.
- Delivering liveable neighbourhoods which are inclusive and cater to the needs of people in all stages of their lifecycle i.e. children, people of working age, older people, persons with disabilities.

The provision of a sustainable neighbourhood infrastructure land use zoning objective aims to secure a wealth of existing facilities and services including, but not limited to, education, community cultural, civic, recreational facilities, healthcare and religious facilities. The County’s existing sustainable neighbourhood infrastructure is offering more than a building to house our schools, more than health centres or men’s sheds; rather, these facilities offer a wider social benefit to neighbourhoods as they frequently offer activities and social interaction opportunities beyond their primary function.

Sustainable neighbourhood infrastructure is not simply contained at the local level, rather there is a hierarchy in terms of facilities and services with higher level facilities such as a hospital, institute of further education or theatre typically being located in a town centre and serving the entire County (and beyond), whilst a primary school, church or family resource usually serves a more localised neighbourhood or village.

Policy objectives are set out below that relate to overall sustainable neighbourhood infrastructure, planning for communities and towns and villages and then individual policy objectives relating to

different neighbourhood infrastructure such as schools, childcare, higher education facilities, cultural uses and libraries.

4.2.1.1 Policy Objective PHP2: Sustainable Neighbourhood Infrastructure

It is a Policy Objective to:

- **Protect and improve existing sustainable neighbourhood infrastructure as appropriate.**
- **Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.**
- **Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.**

Sustainable neighbourhood infrastructure is an umbrella term that, for the purposes of this Plan, includes land or buildings related to serving the needs of the local and wider community for social, educational, health, religious, recreational and leisure, cultural, and civic needs. Much of the existing sustainable neighbourhood infrastructure in the County offers a multi-faceted social function within neighbourhoods and provides an important role within communities. These facilities and services may be provided by public sector bodies, the community themselves or by the private sector.

Existing facilities and their associated lands are identified on the accompanying Land Use Maps as 'Objective SNI' – *"To protect, improve and encourage the provision of sustainable neighbourhood infrastructure"* and/or Specific Local Objectives 10 and 22. The protection and/or improvement of existing sustainable neighbourhood infrastructure will be promoted through the development management process.

In addition to the introduction of a land use objective that encompasses a broad range of sustainable neighbourhood infrastructure, a more focused Community Strategy will be carried out during the lifetime of this Plan. This Strategy will include an audit of community facilities and identify where new and/or improved community infrastructure should be provided across the County.

The provision of multi-campus style or clustering of sustainable neighbourhood infrastructure will be encouraged on lands zoned Objective 'SNI'. A mix of neighbourhood infrastructure will be promoted on lands zoned Objective 'SNI' and sharing of facilities will be encouraged where feasible. Improved

accessibility within and between sustainable neighbourhood infrastructure sites and enhanced connectivity with adjoining, complementary land uses shall be demonstrated where development is proposed on lands zoned Objective 'SNI'.

The roll out of new neighbourhood infrastructure should not only match the requirements of existing neighbourhoods but should anticipate future development and emerging demographics. Such infrastructure may be required to serve a wider catchment and offer a level of flexibility in terms of design and usage. All new development should seek to improve access and integration with the local neighbourhood and wider community.

4.2.1.2 Policy Objective PHP3: Planning for Sustainable Communities

It is a Policy Objective to:

- **Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof.**
- **Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).**
- **Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/redevelopment areas and existing residential neighbourhoods.**
- **Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.**

As DLR grows and develops, it is considered reasonable that the developers or promoters of major residential or mixed-use schemes in new residential communities ensure that there is adequate provision for supporting sustainable neighbourhood infrastructure, be it in the form of site reservation or provision of facilities that will facilitate education, sports, recreation, community and any other required supporting infrastructure - commensurate with the needs of emerging communities. Specific requirements for sustainable neighbourhood infrastructure in new residential communities will primarily be incorporated into Local Area Plans. Sustainable neighbourhood



Holy Cross Church, Dundrum

infrastructure in new residential communities will also be addressed through the development management process and may involve provision of a facility or land and/or a special contribution under Section 48 (refer also to Chapter 12 'Development Management', Section 12.3.2.2).

Furthermore, in existing built up areas, a balance must be struck between compact urban growth and the capacity of existing sustainable neighbourhood infrastructure. In this regard, a developer may be required to provide space for a new facility or contribute towards the provision or improvement of community facilities by way of a development contribution under section 48.

Control will be exercised over phasing and the rate of primary development through Development Management practices and in the preparation/review of Local Area Plans to ensure that delivery of residential development and the provision of commensurate services are implemented in tandem.

4.2.1.3 Policy Objective PHP4: Villages and Neighbourhoods

It is a Policy Objective to:

- Implement a strategy for residential development based on a concept of sustainable urban villages.
- Promote and facilitate the provision of '10-minute' neighbourhoods.

The sustainable urban village concept is based on the premise that people should be able to access most of their daily living requirements within easy reach, preferably within a short walking or cycle timeframe of their homes. This concept, which focuses on reducing the need to travel by private car, is central to the principles of sustainable development and aids the reduction of greenhouse gases. It involves the commensurate and concurrent provision of social infrastructure, local shopping, and recreational facilities in conjunction with housing. Where existing village centres are located within new growth areas these should be respected and their character protected or enhanced by any new development. The implementation of this policy will require the careful phasing of larger developments to ensure that services become available as residential areas are constructed.

A '10-minute' neighbourhood incorporates the principles of a sustainable urban village in terms of being able to walk or cycle to neighbourhood support facilities within a 10 minute timeframe. It is recognised however that not every house will have all such facilities located within this timeframe. In this regard the 10-minute neighbourhood includes access to high quality public transport within a short walk from homes which in turn can provide sustainable access to neighbourhood support facilities and employment opportunities that may not be available within the local community.

The detailed planning, development and phasing of the new sustainable urban villages will be promoted through the mechanism of Local Area

Plans (LAPs), Urban Framework Plans (UFPs) and Strategic Development Zones (SDZs). At application stage, applicants will be required to demonstrate how new residential developments can contribute to the creation of sustainable urban villages and the 10-minute neighbourhood, this should be demonstrated within a design statement as required under policy objective PHP41.

4.2.1.4 Policy Objective PHP5: Community Facilities

It is a Policy Objective to:

- **Support the development, improvement and provision of a wide range of community facilities throughout the County where required.**
- **Facilitate and support the preparation of a countywide Community Strategy.**

A component part of sustainable neighbourhood infrastructure is the provision of an appropriate range of community cultural and civic facilities. Such facilities are provided across the County, and additional and/or improved facilities will continue to be provided as appropriate over the lifetime of this Plan. Community, cultural and civic facilities should maximise resource efficiencies, including the capacity for integrated services and facility planning and development between the various facility providers, to ensure that the vitality and sustainability of residential neighbourhoods in DLR is fostered.

The Council will, during the lifetime of this Plan complete a Community Audit. This Audit will contain a countywide review of existing facilities and indicate where gaps, if any exist. It is envisaged that this audit will incorporate a hierarchy of both places and facilitates, defining neighbourhoods, villages and districts etc. within the County and their respective demographics that can be used as a basis for future purposes. The audit will inform and guide the planning of future community, civic and cultural facilities. This will aid in the appropriate delivery of new facilities as required in the right location.

Community, cultural and civic facilities offer a range of functions and the space within existing facilities are often multi-functional. Community facilities are not only provided by the Council. Places of worship, for example, often provide a community resource through which the residents of a neighbourhood can gain information, education, medical or welfare assistance and social contact.

The design of new facilities should ensure that they are adaptable over time to meet the changing needs of the population and provide potential for maximising their dual usage during evenings/

weekends/school holidays. When considering proposals for development, the Planning Authority may take into account benefits to the public in the form of community use and/or facilities.

Where new social and community facilities are being retrofitted into established neighbourhoods, the issue of potential adverse impacts on residential amenity and increased pressures on limited on-street car parking spaces will require to be addressed in a sensitive manner.

The Council will also support improvements to and/or redevelopment of existing community facilities throughout the County as appropriate. All such proposals should have regard to the provisions set out above and the guidance provided within Chapter 12 'Development Management', Section 12.3.2.3.

4.2.1.5 Policy Objective PHP6: Childcare Facilities

It is a Policy Objective to:

- **Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs.**
- **Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.**

There continues to be a growth in demand for childcare services and the provision of good quality services close to local communities is important. The primary policy basis for the provision of childcare facilities is the 'Childcare Facilities Guidelines for Planning Authorities' (2001). In the interest of promoting sustainability the Guidelines advocate that suitable locations for the provision of childcare facilities include residential areas, employment nodes, large educational establishments, major towns/district/ neighbourhood centres and areas convenient to public transport networks.

DLR fully supports the development and delivery of accessible, high quality childcare facilities to address the overall development needs of the County.

In general, where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with

Sections 2.4, 3.3.1 and Appendix 2 of the 'Childcare Facilities Guidelines for Planning Authorities' (2001). The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area.

Detailed requirements and standards in respect to childcare provision associated with development projects are set out in the Development Management Chapter of the Plan (see Section 12.3.2.4).

4.2.1.6 Policy Objective PHP7: Schools

It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.

In the context of increasingly unsustainable commuting patterns by students, the Guidelines on 'Sustainable Residential Development in Urban Areas' (2009) draws particular attention to the need to plan for future school provision and advocates timely consultation between Planning Authorities and the Department of Education and Skills.

While education is the primary role of schools, they also provide a broader social and community function. Schools frequently host out of hours activities, be it through use by sports clubs, night classes or local scout meetings, all of which benefit the local and wider community.

The 'Code of Practice on the Provision of Schools and the Planning System' (2008), prepared jointly by the DoEHLG and the Department of Education and Science, provides guidelines for the forecasting of future planning for schools nationally. The Code of Practice is built around three core objectives:

- School provision should be an integral part of the evolution of compact sustainable urban development where the opportunities to walk or cycle to school are maximised.



- The provision of new schools should be driven and emerge from an integrated approach between the planning functions of the Planning Authority and the Department of Education and Skills.
- Planning Authorities will co-operate and co-ordinate with the Department of Education and Skills in ensuring the timely delivery of schools.

The County Development Plan makes provision for educational facilities through the identification and reservation of potential school sites. The Planning Authority already has well-established lines of communication with the Department of Education and Skills in relation to future school provision and the reservation of sites.

In the identification of sites, consideration needs to be given to:

- The clustering of schools and / or sharing of facilities in accordance with Policy Objective PHP2.
- The co-location of childcare provision and the use of school grounds and facilities by the wider community outside of school hours and during the school holidays.
- Future school provision within new growth areas specifically should be planned and implemented in tandem with residential development, especially where the overall scheme is being promoted through the mechanism of a Local Area Plan/Strategic Development Zone or similar.

Following consultation with the Department of Education and Skills a number of sites are shown in

this Plan with the provision of objective 'ED' on land use maps and detailed in Table 4.1:

Table 4.1: Location of future school sites

Area	Map Number
Goatstown	1
Dún Laoghaire	3
Ballyogan	6 & 9
Blackrock	6
Sandyford	6
Kiltiernan	9
Woodbrook	14
Old Conna	14

The Department of Education and Skills have also recognised that there may be a need for another school in the Kiltiernan/Glenamuck Local Area Plan area in addition to that indicated on Map no. 9.

In addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site. The efficient use of lands will be encouraged through the development of urban school typology for both new schools and in the improvement of existing schools. All applications received in relation to school development should comply with the provisions of Policy Objective PHP3 and have regard to any requirements set out by the Department of Education and Skills (refer also to Chapter 12 'Development Management', Section 12.3.2.5).

Samuel Beckett Civic Campus, Ballyogan



4.2.1.7 Policy Objective PHP8: Further and Higher Education Facilities

It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.

It is recognised that education is a critical driver of economic success and social progress in modern society. The provision of quality Further and Higher Level education and training is central to the high skills, knowledge and innovation-based economy that will underpin ongoing and future prosperity. Improved access to education and training opportunities are also crucial to helping achieve the objectives of a more sustainable and inclusive society.

The importance of Further and Higher Level education to DLR is fully recognised. The primary Further and Higher Level Institutions in the County are University College Dublin and the Dún Laoghaire Institute of Art and Design and Technology.

There are also a number of other Further and Higher Level Institutes within the County including (but not limited to):

- Blackrock Further Education Institute
- Dundrum College of Further Education
- Dún Laoghaire Further Education Institute
- Sallynoggin College of Further Education
- Stillorgan College of Further Education

University College Dublin (UCD)

University College Dublin occupies a 132 hectare site and is only 4km south of the City Centre. The affiliated Michael Smurfit Graduate School of Business, located in Blackrock, is Ireland's leading business education and research centre.

The County Council recognises the significant role that UCD plays in the County and the contribution its education, and research and development activities make to the attractiveness of the County for investment. In addition, the Council recognises

the strategic importance of UCD for employment (refer to Policy Objective E5, Chapter 6).

The UCD Campus Development Plan 2016-2021-2026 sets out aims and priorities for the future direction of the physical development of the University. The Plan includes a vision for high quality architecture focusing on sustainable design, protecting and developing the sylvan setting and biodiversity of the campus, providing high quality student accommodation, developing the campus community, improving public leisure and recreation areas and facilitating interaction between staff, students and the public, and reaching out and fostering engagement with the local community.

The Planning Authority will continue to work closely with UCD in relation to advancing campus development in accordance with both the County Development Plan and national policies and guidance.

Institute of Art, Design and Technology (IADT)

The Institute of Art, Design and Technology, established in 1997, occupies a 12 hectare site some 3km from Dún Laoghaire Town Centre. IADT is Ireland's only Institute of Art, Design and Technology with a specific focus on the creative, cultural and technological sectors.

IADT has seen major expansion in recent years and has recently published a strategic plan for the period 2019-2023 which sets out a number of strategic outcomes for the future of the Institute, including the growth of the student population and creating a vibrant multi-campus environment. The plan seeks to address student accommodation needs and initiatives to expand the footprint of the campus into Dún Laoghaire.

The Planning Authority will continue to work closely with IADT in relation to campus developments in accordance with both the County Development Plan and national policies and guidance.

4.2.1.8 Policy Objective PHP9: Health Care Facilities

It is a Policy Objective to:

- Support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities.
- Encourage the integration of appropriate healthcare facilities within new and existing communities.

Provision of public health care services for DLR is the responsibility of the Health Service Executive (HSE). At present there are two public hospitals in DLR – St. Michaels in Dún Laoghaire and St. Columcilles in Loughlinstown. In addition, the National Rehabilitation Centre and a number of privately operated hospitals, including Blackrock Clinic and Beacon Hospital, are also located in the County. There are also nine public health centres and a number of nursing homes and residential and day care facilities distributed throughout the County.

The primary care ‘model’ promoted by the HSE has a stronger emphasis on working with communities and individuals to improve health and well-being, aimed at ensuring everyone has ready access to a broad spectrum of care services through a local Primary Care Team. The ‘Sláintecare’ strategy published in 2018 promotes a healthcare system with the majority of services being delivered in the community.

The provision of both public and private healthcare facilities, together with community support services, will be encouraged on suitably zoned lands, including lands zoned Objective ‘SNI’, that are accessible to new and existing residential areas and that benefit communities by providing multi-disciplinary health care, mental health and wellbeing services in easily accessible locations throughout the County.

4.2.1.9 Policy Objective PHP10: Music, Arts and Cultural Facilities

It is a Policy Objective to:

- Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016-2022 and any subsequent County Arts Development Policy.
- Facilitate the implementation of the DLR Cultural and Creativity Strategy 2018-2022.

The existing arts and cultural infrastructure of DLR includes theatres, performance spaces, galleries, production spaces and outdoor event spaces. The Council supports the development of the arts at a local level and aspires to provide opportunities for all who live in, work in and visit the County to engage with the arts as creators, participants and spectators.

The Council’s ‘Arts Development Plan 2016–2022’ recognises the Council’s pivotal role in the promotion and encouragement of the arts and culture, while prioritising direction for future development and investment. The DLR County

Council Public Art Policy 2018 -2025 facilitates the development of public art within the public realm (see also Chapter 12 ‘Development Management’, Section 12.6.8.8).

4.2.1.10 Policy Objective PHP11: Libraries

It is a Policy Objective to:

- Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy ‘Our Public Libraries 2022’.
- Support the retention and appropriate re-use of the County’s network of Carnegie libraries.

DLR Libraries operate branches located at Blackrock, Cabinteely, Dalkey, Deansgrange, Dundrum, Dún Laoghaire, Shankill, and Stillorgan. The opening of dlr Lexlcon, the central library and cultural centre in Dún Laoghaire, has significantly complemented and enhanced the existing library offer within the County. Deansgrange and Dalkey (2020) operate as a My Open Library, providing extended library access to users.

The implementation of the County’s overall library policy will be in accordance with the objectives and agreed priorities identified in the ‘Dún Laoghaire-Rathdown Library Development Plan 2016-2020’ and any subsequent Library Development Programmes. The 2016-2020 Plan sought to connect and empower people, inspire ideas and support community potential. The 2016-2020 Plan emphasised accessibility and inclusivity, extending the service through online services and vibrant outreach and cultural programmes.

It is proposed to prepare a 2021-2025 Library Development Plan which will further develop these aspirations while continuously striving to deliver high-quality services and connect and empower adults, young people and children through the continuous development of a library and cultural services that inspires ideas and supports community potential.

As the role of libraries evolve, it is important that the library building remains fit for purpose. In the case of older library buildings, specifically Carnegie libraries, the buildings may over time become unsuitable to accommodate all library functions. In such instances, the Council will explore alternative appropriate uses for these buildings.

4.2.2 Inclusion and Participation

Successful and inclusive planning is about promoting the development of balanced and sustainable communities where the needs of the community are properly catered for by including



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residents in policy formulation and decision making through both statutory and non-statutory processes.

- Facilitate the delivery of the goals identified in the Council's Local Economic and Community Plan 2016-2021 (LECP) and subsequent LECP, 2021-2026, for supporting community development, enhancing quality of life and driving economic development for the County.
- Promote and facilitate the actions set out in the DLR 'Age Friendly Strategy 2016-2020' and any subsequent strategy.
- Promote and facilitate the DLR 'Healthy County Plan 2019-2022' and any subsequent plan.
- Support the DLR Public Participation Network which is working to develop a community wellbeing statement or vision for this County. This will involve a participative process.
- Facilitate the provision of accessible facilities and services through a participatory community development process that is responsive to the identified needs of the local community.
- Engage with key stakeholders, including community groups, to develop a shared responsibility for social, community and cultural development in the County.
- Empower people to help themselves.

4.2.2.1 Policy Objective PHP12: The Local Economic and Community Plan (LECP)

It is a Policy Objective to promote and facilitate participation of key stakeholders in the development and delivery of the Local Economic and Community Plan consistent with RPO 9.18 of the RSES.

The County Development Plan and the Local Economic and Community Plan (LECP) effectively operate parallel to one another with the LECP providing the social and economic vision for DLR whilst the Development Plan provides for the proper planning and sustainable spatial development of the County. It is a symbiotic relationship that should, in time, deliver a strategic and operational framework to plan and create viable systems for living and working in the County. The LECP 2016-2021 is structured around 8 high level goals, 21 thematic objectives and 156 individual actions which are aimed at supporting community development, enhancing quality of life and driving economic development for the County.

By working with other agencies and stakeholders tasked to deliver social services in the County, as well as with the community and voluntary

sectors and other social partners, the Council will assist in the delivery of the community, social and economic development goals of the Local Community Development Committee. A new LECP is due to be prepared during the lifetime of this Plan and, as such, the goals and objectives of the next LECP will continue to be supported and facilitated (See Policy Objective E1 Section 6.2).

4.2.2.2 Policy Objective PHP13: Equality, Social Inclusion and Participation

It is a Policy Objective to promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation consistent with RPO 9.1 and RPO 9.2 of the RSES.

The promotion of equality of opportunity and human rights and the elimination of discrimination is one of the Council's corporate goals, as prescribed within the Public Sector Equality and Human Rights Duty. One of the overall Strategic Outcomes of the County Development Plan is to promote equality, inclusion and participation. Social inclusion is defined in many different ways but one of the most common understandings is that, through acting inclusively, society can ensure that everyone has equal opportunity to participate in, and contribute to, community life – regardless of their age, ability, nationality, religion or any of the many other characteristics which makes society diverse.

At the local level the Council, through its Social Inclusion Unit and considered policies in relation to housing (including social housing, homeless accommodation and refuge facilities), community facilities, childcare, public transport, employment opportunities and accessibility, will encourage and proactively promote an ethos of social inclusion and participation.

4.2.2.3 Policy Objective PHP14: Age Friendly Strategy

It is a Policy Objective to support and facilitate the implementation of the Dún Laoghaire Rathdown Age Friendly Strategy 2016-2020.

The Council adopted its first Age Friendly Strategy in 2016 and is currently preparing a new strategy for the period 2021-2024. The Age Friendly Strategy 2016-2020 contains nine themes which are used as a basis for improvements that can be made to ensure that our County is an 'Age Friendly' place and include: Outdoor Spaces and Buildings; Transportation; Housing; Social Participation; Respect and Social Inclusion; Civic Participation and Employment; Communication and Information; Community Support and Health Services; and, Safety and Security.

4.2.2.4 Policy Objective PHP15: Healthy County Plan

It is a Policy Objective to support and facilitate the creation of a healthy County in accordance with the Dún Laoghaire Rathdown Healthy County Plan 2019-2022.

The DLR Healthy County Plan was prepared in line with the Governments Healthy Ireland Framework 2019-2025. The County Development Plan seeks to provide an environment in which the health of all communities is promoted and improved across the entire life cycle of our residents and to support access to opportunities that help achieve good physical health and positive mental health and wellbeing. The creation of a healthy County is a key Strategic Outcome of this Plan as set out in Chapter 1 'Introduction, Vision and Context'. The Plan sets out a series of priorities through which healthy choices can easily be accessed by everyone regardless of age, location or socio-economic background.

4.2.2.5 Policy Objective PHP16: Estate Management

It is a Policy Objective to support, as resources allow, the continued delivery of Estate Management structures and programmes in areas identified with a high proportion of Council-owned properties.

The Estate Management programme seeks to enhance the role of neighbourhood development within specific areas. It involves collaboration, participation and partnership between residents, the Council and other relevant agencies in the exchange of information and ideas - all with a view to generating a greater sense of involvement and responsibility among residents in the decision-making processes directly impacting on their neighbourhoods.

4.2.2.6 Policy Objective PHP17: Changing Places Bathrooms

It is a Policy Objective to support and facilitate the roll out of 'changing places bathrooms' across the County consistent with RPO 9.12 of the RSES.

Changing places bathrooms are designed to enhance the health, safety, comfort and dignity of someone who may need extra support and additional equipment during personal care tasks, including a height adjustable, adult sized changing bench and a hoist system. A new facility has been recently installed in Marlay Park and one is in progress in the Dún Laoghaire Baths development. This Plan will support and facilitate the roll out of additional changing place facilities in an equitable manner across the County.



Family, Holy Cross

4.3 Homes

In accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES), to achieve compact growth, 50% of housing must be provided for within the built-up area of Dublin City and Suburbs. In order to achieve this goal, housing delivery in DLR should accord with the provisions of the Core Strategy which sets out the appropriate locations for future development in DLR.

The Government's 'Rebuilding Ireland - Action Plan for Housing and Homelessness', 2016 seeks the acceleration of the delivery of housing, particularly on sites with the capacity for 1,500+ homes in the Dublin Metropolitan Area. To achieve this, a number of measures have been introduced including the Local Infrastructure Housing Activation Fund (LIHAF) aimed at addressing critical infrastructure blockages and the concept of Major Urban Housing Development Sites (MUHDS) to deliver significant supply of new homes. The MUHDS will act as exemplars for the co-ordination and delivery of plan-led housing development and active land management.

'Rebuilding Ireland - Action Plan for Housing and Homelessness', 2016, sets out five pillars for the delivery of housing:

- Pillar 1 – Address Homelessness
- Pillar 2 – Accelerate Social Housing
- Pillar 3 – Build More Homes
- Pillar 4 – Improve the Rental Sector
- Pillar 5 – Utilise Existing Housing

In order to align with the provisions of the NPF, RSES, and delivery on the five pillars set out above, the settlement strategy and overall vision for the County, the Council will continue to utilise all policy avenues available to it to ensure the optimum delivery of residential units over the duration of this Plan from both the public and private sectors. In seeking to secure this objective the Development Plan will seek to:

- Increase the supply of housing in a compact and sustainable manner and in appropriate locations.
- Provide housing choice for the residents of the County through an appropriate mix, type and range of units.
- Create attractive, healthy, liveable communities and neighbourhoods in accordance with Section 4.2 'People'.

In addition to the policy objectives of this Plan, the provision of residential development shall

have regard to all relevant Ministerial Guidance documents (and any amendments thereof) as set out in Appendix 13.

4.3.1 Delivering and Improving Homes

Housing growth in DLR will occur in either of the following:

- Existing built up areas, promoting compact urban growth through the development in the form of infill development of brownfield sites.
- Creation of new residential communities (refer Core Strategy Map, Figure 2.9, Chapter 2).

Housing delivery should have regard to the capacity of all required enabling infrastructure including physical infrastructure such as transport, water and drainage, and social infrastructure.

Housing delivery should not simply be a matter of providing new residential units, rather it should result in the provision of new and/or enhanced communities and neighbourhoods with high quality design and the creation of attractive places to live being the focus of every development. Detail with regard to design is set out in Section 4.4 'Place'.

In addition to the delivery of new homes within the County, many residents may wish to improve or adapt their existing homes to suit the needs of their changing circumstances. This will be addressed in this Section of the Plan with detailed guidance in Section 12.3.

4.3.1.1 Policy Objective PHP18: Residential Density

It is a Policy Objective to:

- Promote compact urban growth through the consolidation and re-intensification of infill/ brownfield sites.
- Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.

Density plays an important role in ensuring that the best use is made of land intended for residential development. The Development Plan seeks to maximise the use of zoned and serviced residential land. Consolidation through sustainable higher densities allows for a more compact urban growth that, in turn, more readily supports an integrated

public transport system. This together with the '10-minute' neighbourhood concept, has the potential to reduce the urban and carbon footprint of the County.

It is acknowledged, however, that higher densities and infill development can result in loss of gardens and green spaces in urban areas and that these spaces can play an important role in climate action. There is, therefore, a requirement to balance higher densities with the provision of green spaces in accordance with Policy Objectives CA18, Chapter 3, and those contained in Chapter 9.

The 'Sustainable Residential Development in Urban Areas' Guidelines and the accompanying 'Urban Design Manual' include recommendations regarding appropriate densities for various types of locations. Having regard to the Guidelines and consistent with RPO 3.3 and 4.3 in the RSES:

- Where a site is located within circa 1 kilometre pedestrian catchment / 10 minute walking time of a rail station, Luas line, Core/Quality Bus Corridor and/or 500 metres / 5 minute walking time of a Bus Priority Route, and/or 1 kilometre / 10 minute walking time of a Town or

District Centre, higher densities at a minimum of 50 units per hectare (net density¹) will be encouraged.

As a general rule the minimum default density for new residential developments in the County (excluding lands on zoning Objectives 'GB', 'G' and 'B') shall be 35 units per hectare (net density¹).

This density may not be appropriate in all instances but should be applied particularly in relation to 'greenfield' sites or larger 'A' zoned areas. Higher density schemes should offer an exemplary quality of life for existing and future residents in terms of design and amenity.

Constraints to Higher Density

Consideration in relation to densities and layout may be given where proposals involve existing older structures that have inherent vernacular and/or streetscape value and where retention would be in the interests of visual and residential amenity and sustaining the overall character of the area. Some dispensation in relation to separation distances, open space requirements and density considerations may be appropriate.



Apartments at Honeypark, Dún Laoghaire. Credit: Imageworks Photography on behalf of Cosgrave Group.

¹ Includes only those areas which will be developed for housing and directly associated uses as per Appendix A of the 'Sustainable Residential Development in Urban Areas', (2009).



In some circumstances higher residential density development may be constrained by Architectural Conservation Areas (ACA) and Candidate Architectural Conservation Areas (cACA) designations, Protected Structures and other heritage designations. To enhance and protect ACA's, cACA's, Heritage Sites, Record of Monuments and Places, Protected Structures and their settings, new residential development will be required to minimise any adverse effect in terms of height, scale, massing and proximity. There may be some specific areas of the County where higher densities, which would normally be encouraged by virtue of proximity of the site to high public transport corridors, cannot realistically be achieved as a consequence of other infrastructural shortcomings – such as the capacity of the local road network. The number of such sites would, however, be limited.

Notable Character Area Exclusions

There are significant parts of Dalkey and Killiney characterised by low density development. Some of these areas have been identified as areas where no increase in the number of residential buildings will normally be permitted (i.e. the '0/0' zone). However, much of this area lies close to the DART line where higher densities would, in normal circumstances, be encouraged. Sensitive infill development will, however, be considered on suitable sites as determined by the Planning Authority. Such sites should:

- Be located within a 10 minute walk of a DART station (refer to Car Parking Zone 2 Area, Map T2).
- Development shall not detract from the unique character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements (refer also to Section 12.3.8.8).

4.3.1.2 Policy Objective PHP19: Existing Housing Stock - Adaptation

It is a Policy Objective to:

- Conserve and improve existing housing stock through supporting improvements and adaption of homes consistent with NPO 34 of the NPF.
- Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.

The existing housing stock of the County provides a valuable resource in terms of meeting the needs of a growing population and its retention and management is of considerable importance. Retaining and adapting, as appropriate, existing housing stock is important to stem population loss in these areas by promoting and encouraging additional dwelling units within existing communities, particularly those suited to the emerging demographics of an area. Implementation of this policy will necessitate the use of the Council's powers under planning - and other associated legislation - to:

- Encourage densification of the existing residential areas in order to help retain population levels through 'infill' housing. Infill housing should respect or complement the established dwelling type and character of the area (see Section 12.3.8.7).
- Actively promote and facilitate:
 - Adaptation of existing housing stock to accommodate changing household size and needs by:

- Subdivision of larger-than-average family houses in well serviced urban areas.
- Extension and sub-division or creation of a family unit. (see Section 12.3.8.2).
- Development of mews buildings and other infill accommodation which does not detract from existing buildings and adjoining amenities (see Section 12.3.8.10).
- Co-ordinated backland development on suitable sites that can protect adjoining amenities.
- Support 'Living-Over-the-Shop' schemes. Encourage residential use of the upper floors of existing commercial properties in retail / commercial areas including in the environs of Dún Laoghaire, Glasthule, Dalkey, Sandycove, Blackrock, Monkstown and Dundrum (refer also to Section 12.3.8.9).
- Support appropriate change of use of vacant commercial space into residential use in appropriate locations and having regard to the zoning objective of the area.
- Prevent any new development or change of use which would seriously reduce the amenity of nearby dwellings.
- Prevent dereliction/decay of existing dwellings.
- Prevent the inappropriate change of use of existing residential properties to non-residential uses.

In terms of protecting residential amenity, the zoning objectives for residential areas are framed so as to exclude non-compatible uses. In older residential areas, infill will be encouraged while still protecting the character of these areas. Any new communities and additional residential units shall have regard to the character of the area and site context. All new development in established residential areas shall be designed to the highest standards, integrate well into the existing streetscape and be capable of adapting to changing household requirements.

Retention and adaption of existing housing stock will be further encouraged by facilitating suitably designed domestic extensions (refer also to Section 12.3.8.1). The Planning Authority proposes to produce a specific Design Guide for domestic extensions, within the lifetime of this Development Plan, subject to available resources.

The Council will encourage the retention and deep retrofit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement and will also encourage the retention of existing houses that, while not Protected Structures or located within an ACA, do have their own merit and/or contribute beneficially to

the area in terms of visual amenity, character or accommodation type - particularly those in areas consisting of exemplar 19th and 20th Century buildings and estates (see Chapter 3, Policy Objective CA6 and Chapter 12, Section 12.3.10).

4.3.1.3 Policy Objective PHP20: Protection of Existing Residential Amenity.

It is a Policy Objective to ensure the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.

- On all developments with a units per hectare net density greater than 50, the applicant must provide an assessment of how the density, scale, size and proposed building form does not represent over development of the site. The assessment must address how the transition from low density to a higher density scheme is achieved without it being overbearing, intrusive and without negatively impacting on the amenity value of existing dwellings particularly with regard to the proximity of the structures proposed. The assessment should demonstrate how the proposal respects the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring uses.
- On all developments with height proposals greater than 4 storeys the applicant should provide a height compliance report indicating how the proposal conforms to the relevant Building Height Performance Based Criteria "At District/Neighbourhood/Street level" as set out in Table 5.1 in Appendix 5.
- On sites abutting low density residential development (less than 35 units per hectare) and where the proposed development is four storeys or more, an obvious buffer must exist from the rear garden boundary lines of existing private dwellings.
- Where a proposal involves building heights of four storeys or more, a step back design should be considered so as to respect the existing built heights.

4.3.1.4 Policy Objective PHP21: Development on Institutional Lands

It is the Policy Objective to retain the open character and/or recreational amenity of land parcels that are in institutional use (such as religious residential or other such uses) and are proposed for redevelopment.

It is recognised that many institutions in DLR are undergoing change for various reasons. Protecting and facilitating the open and landscaped 'parkland'

settings and the activities of these institutions is encouraged. Where a well-established institution plans to close, rationalise or relocate, the Council will endeavour to reserve the use of the lands for other institutional uses, especially if the site has an open and landscaped setting and recreational amenities are provided.

Where no demand for an alternative institutional use is evident or foreseen, the Council may permit alternative uses subject to the zoning objectives of the area being adhered to and the open character and recreational value of the lands being retained. Where institutional lands – identified by an 'INST' objective on Development Plan Maps – are proposed to be developed:

- A minimum of 25% of the entire INST land parcel, as determined by the Planning Authority, will be required to be retained as accessible public open space.
- This provision must be sufficient to maintain the open character of the site with development proposals structured around existing features and layout, particularly by reference to retention of trees, boundary walls and other features as considered necessary by the Council (refer also to Section 12.3.8.11).
- The provision must be sufficient to maintain and/or improve the recreational value of the site particularly with regard to adding to the sustainable neighbourhood infrastructure of the area.

- Any proposal for development other than that directly related to an existing social infrastructure and/or institutional uses, will require the preparation and submission of a masterplan.
- Average net densities should be in the region of 35 - 50 units p/ha. In certain instances, higher densities may be permitted where it can be demonstrated that they can contribute towards the objective of retaining the open character and/or recreational amenities of the lands.

In cases of rationalisation of an existing institutional use, as opposed to the complete cessation of that use, the future anticipated needs of the existing use, including extensions or additional facilities related to the residual institutional use retained on site should be taken into account and accounted for in the master plan for development on the lands in question.

4.3.1.5 Policy Objective PHP22: Mews Lane Housing

It is a Policy Objective to facilitate measured and proportionate mews lane housing development in suitable locations.

Mews development will be strictly limited to specific locations where it can be demonstrated that proposals respect and do not injure the existing built form, scale, character, finishes and heritage of the area, subject to both the provisions of legislative



The Brambles, Sallynoggin

heritage protection and the protection of the built and natural heritage prescribed in this Development Plan. Many of the existing mews lanes (historic stable lanes) in DLR are capable of providing interesting and attractive residential environments. Their development could make a useful, if limited, contribution to the overall housing stock, help prevent the emergence of obsolete backland areas, and assist densification of established areas in accordance with the principles of sustainable development. (Refer also to Section 12.3.8.10).

The design and finish of mews lane developments should have regard to site specific parameters and reflect the characteristic features of the surrounding area taking into account local materials as appropriate. The Council will evaluate development proposals in accordance with the criteria set out in Chapter 12 Development Management, Section 12.3.8.10.

4.3.1.6 Policy Objective PHP23: Management of One-off Housing

It is a Policy Objective to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services. One-off housing will only be acceptable where it is clearly shown that it is not urban-generated, will not place excessive strain on services and infrastructure, or have a serious negative impact on the landscape and where there is a genuine local need to reside in a rural area due to locationally-specific employment or local social needs (subject to compliance with the specific zoning objectives). (Consistent with NPO 19 of the NPF and RPO 4.80 of the RSES)

It is recognised that much of the demand for one-off housing is urban-generated resulting in an unsustainable pattern of development, placing excessive strain on the environment, services, and infrastructure. In order to protect the rural character of the countryside and foster sustainable development it is necessary to restrict the growth of urban-generated 'one-off' housing and only facilitate genuine and bona fide cases for new residential development within the County's rural areas.

Development proposals will be evaluated in accordance with the provisions of the 'Sustainable Rural Housing Guidelines for Planning Authorities', 2005 (and any amendment thereof), Circulars SP 05/08 and PL 2/2017, and the following criteria:

High Amenity Zone Objective 'G'

Within areas designated with zoning Objective 'G' ("to protect and improve high amenity areas") dwellings will only be permitted on suitable sites where the applicant can demonstrate to the satisfaction of the Planning Authority that:

- There is genuine requirement for housing in the area because their principal employment is in agriculture, hill farming or a local enterprise directly related to the area's amenity potential.
- The proposed development will have no potential negative impacts for the area in such terms as visual prominence or impacts on views and prospects, or the natural or built heritage.

Rural Amenity Zone Objective 'B'

Within areas designated with zoning Objective 'B' ("to protect and improve rural amenity") dwellings will only be permitted on suitable sites where:

- Applicants can establish to the satisfaction of the Planning Authority a genuine need to reside in proximity to their employment (such employment being related to the rural community); or,
- Applicants can establish to the satisfaction of the Planning Authority a genuine need for an additional dwelling in the rural area and who are native to the area due to having spent substantial periods of their lives living in the area as members of the rural community and have close family ties with the rural community (in accordance with Section 3.2.3 'Rural Generated Housing' of the 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005)).

Refer also to Chapter 12 'Development Management', Section 12.3.11.

Glencullen Local Area Plan

A new Local Area Plan (LAP) will be prepared for Glencullen Village and its environs during the lifetime of this Plan. The 2007 and 2018 update to the LAP set out criteria and a framework for development within this very sensitive landscape, much of which remains robust and relevant. In this regard, any development within the Glencullen LAP are should take account of the 2007/2018 LAP until such time that a new Plan is adopted.

In evaluating development applications in other rural parts of the County regard should be had to the guiding principles set out in the Glencullen Design Guide.

4.3.1.7 Policy Objective PHP24: Housing in Green Belt Areas

It is a Policy Objective to protect the green belt areas and restrict residential development.

The value of green belt areas as enabling longer term strategic expansion of urban areas is set out in NPO 62 of the NPF. In order to ensure that such lands are protected, particularly those identified as strategic land reserves, development in green belt areas will be restricted.

Development will only be considered subject to:

- The overall objective of maintaining the open character of the lands.
- Proposals for new dwellings must demonstrate a genuine need to reside in the green belt area.
- Individual dwellings being on lands comprising at least 4 hectares per dwelling.
- Demonstrating to the satisfaction of the Planning Authority that proposed development will not undermine the future development potential of lands identified as a Strategic Land Reserve.

Any development proposed in green belt lands which are also subject to a Strategic Land Reserve Objective shall accord with Policy Objective CS5, Chapter 2.

The use of lands in green belt areas for outdoor recreational purposes is permitted in principle. (Refer also to Chapter 2, Policy Objective CS5 and Section 8.7.11, Policy Objective GIB 27)

4.3.2 Housing Choice

In tandem with a need to increase housing supply, is the need to facilitate improved housing choice to cater for evolving demographics across the County as analysed in the Interim Housing Needs Demand Assessment (see Appendix 2). By providing good housing choice existing residents can remain within their local communities and new residents to the County will have better housing options to choose from.

The RSES notes that the provision *“of affordable, appropriate and adaptable accommodation is a key challenge facing the State and the Region.”* Whilst changes to legislation and guidance have provided for new housing options in the form of Build-to-Rent (BTR) and Shared Accommodation, the legislation has yet to put in place provisions for affordable housing. Furthermore, the legislation does not contain a specific use class for specific house types or tenures including BTR and Shared Accommodation. In terms of housing mix, pending

the preparation of a Regional Housing Needs Demand Assessment (HNDA), an Interim HNDA as required by NPO 37 and RPO 9.5, has been prepared as part of this Plan so as to allow the Planning Authority address housing mix (see Appendix 2).

Government policy, as per Rebuilding Ireland (2016), favours the use of publicly owned lands in the delivery of a mix of tenures, including private housing, social housing, affordable purchase and affordable rental housing. The launch of the Land Development Agency (LDA) in 2018 focuses on the management and development of State owned land, within which at least 40% of all new housing must contain 10% social and 30% affordable housing. Whilst no provisions for affordable housing has been reintroduced into legislation, there is a role for private developers in adding to not only housing type, but also tenure. This Plan will encourage residential developments to contribute to improving mix within the County.

A Housing Strategy and Interim HNDA for the County has been prepared and is set out in Appendix 2. The Housing Strategy and Interim HNDA addresses the provision of housing for the existing and future population of DLR and takes account of:

- The existing need and likely future need for housing for the purposes of the provision of social housing support and; of housing for eligible households;
- The need to ensure that housing is available for persons who have different levels of income;
- The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of older people and persons with disabilities;
- The need to counteract undue segregation in housing between persons of different social backgrounds; and,
- The provision of good housing mix in all developments will be encouraged to ensure that residents have access to a range of house types and tenures.

For the purposes of this Plan the Housing Strategy and Interim HDNA is the HNDA.

4.3.2.1 Policy Objective PHP25: Implementation of the Housing Strategy

It is a Policy Objective to facilitate the implementation and delivery of the Housing Strategy and Interim Housing Need Demand Assessment (HNDA) 2022 - 2028.

The Housing Strategy and Interim HNDA in Appendix 2 provides a detailed analysis of the County's existing housing profile which forms a basis for housing demand generally and social housing provision. The provisions of the Housing Strategy and Interim HNDA will guide new residential developments in terms of the form of housing that may be required within the County.

All proposed residential developments, or mixed used development with a residential component, shall have regard to and comply with the provisions of the Housing Strategy and Part V of the Planning and Development Act, 2000 (as amended) as appropriate. In this regard, an Applicant will be required to engage with the Planning Authority at an early stage to ascertain any specific requirements in relation to their Part V obligation.

Specific exemptions to Part V where no or a reduced social element may be acceptable are:

- Purpose built and professionally managed student accommodation (refer also to Policy Objective PHP28);
- Semi-independent or supported living accommodation for older people or persons with a disability (refer also to Policy Objective PHP29); and,
- Shared accommodation developments (refer also to Policy Objective PHP27).

All proposed residential development, or mixed use development with a residential component, shall clearly demonstrate how the resultant mix of house type proposed has had due regard to the Housing Strategy and Interim HNDA and complies with the policies set out hereunder with regard to providing appropriate housing choice.

4.3.2.2 Policy Objective PHP26: Housing Mix

It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Interim Housing Need Demand Assessment (HNDA) and any future Regional HNDA.

The Planning and Development Act 2000, as amended, requires Development Plans to take into account the need to ensure that an appropriate mixture of house types, sizes and tenures is developed to reasonably match the requirements of different categories of households and the demographics of an area.

The detailed analysis carried out as part of the Housing Strategy and Interim HNDA (see Appendix 2)



Rochestown House, Sallynoggin

has indicated that in terms of age group and family type, while the County has a high level of retired families, DLR displayed an increase in the intercensal period 2011 – 2016 in population in the 40 - 46 age category, an increase in children under five and concentrations of what are called pre family households in Dún Laoghaire Town and in the Sandyford Urban Framework Plan area. This indicates that there is a requirement for a wide variety of residential types and sizes in order to give a real choice of homes and also to build sustainable neighbourhoods.

Informed by the demographic and housing analysis carried out as part of the Interim HNDA it is a Policy Objective of this Plan that all residential developments, including apartment developments, in the existing built up area and new residential communities (as set out in Figure 2.9, Core Strategy Map) should provide for a mix of unit types and sizes (see Section 12.3.3.1 for detailed requirements at application stage).

Schemes should contain an acceptable proportion of larger flexible housing units to ensure that such developments provide suitable and viable long term adaptable options for families. Housing mix in any new development should also have regard to the provisions of 'Housing Options for Our Ageing Population, Policy Statement', (2019) and seek to provide suitable accommodation for older people. For Council own Part 8 or Part 10 schemes, the Planning Authority shall have regard to the needs of the social housing list of the Council when assessing mix requirements. The concept of lifetime adaptable and/or multi-generational homes will be promoted in all new residential developments. Such dwellings can be readily adapted to suit the changing needs of the resident(s) and/or facilitate multi-generational living arrangements within one building envelope.

In order to mitigate against undue segregation of tenure type, new developments should avoid an over proliferation of a single housing tenure by providing a balanced mix of private, build-to-rent



The Grange, Stillorgan. Credit: OMP Corocam and Kennedy Wilson

and social housing to accommodate the needs of a mixed and balanced community. In this regard, a developer shall be required to have regard to both the existing and permitted house types and tenures within the surrounding and adjoining neighbourhoods and/or district and clearly demonstrate how their proposed development will add to the housing mix of the area.

Providing a good mix of house types creates neighbourhoods for people of different ages and lifestyles and promotes inclusion and quality of life. Encouraging good housing mix also allows people the choice and opportunity to remain in a given area while availing of accommodation that caters to their changing needs at particular stages of their life. This concept is explained as the 'Lifecycle Approach' and is a core objective underpinning the guidelines 'Delivering Homes, Sustaining Communities' (2007). This approach helps foster a greater sense of community and allows for increased social inclusion.

4.3.2.3 Policy Objective PHP27: Build-to-Rent and Shared Accommodation

It is a Policy Objective to facilitate the provision of Build-to-Rent and Shared Accommodation in suitable locations across the County and accord with the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments', 2018 (and any amendment thereof). Proliferation of these housing types should be avoided in any one area.

Provision of 'Build-to-let' accommodation was first introduced in 2015 under the provisions of the 'Sustainable Urban Housing: Design Standards for New Apartments'. The amended Apartment Guidelines issued in 2018 expanded upon the 'new' housing tenure typologies by introducing Specific Planning Policy Requirements (SPPR's) for Build-To-Rent (SPPR 7 and 8) and Shared Accommodation (SPPR 9). Both housing tenures offer centrally managed rental options to the market and add to the mix of accommodation that could be provided for in certain areas.

Build-to-rent (BTR) accommodation will be facilitated at appropriate locations across the County in accordance with land use zoning objectives. Shared Accommodation shall only be provided in accordance with land use zoning objectives, in either areas zoned objective MTC (Major Town Centre) or DC (District Centre). Both BTR and Shared Accommodation shall be located within a 10 minute walking time from high frequency public transport routes. BTR and Shared Accommodation will be considered as a component part of achieving an appropriate mix of housing,

however, a proliferation of either housing tenure in any one area shall be avoided.

If Government guidance in relation to Shared Accommodation or any other matter is updated between now and the next stage of the Plan making process, considerations will be had of the impact of those changes on the Plan in the Report brought to Council.

4.3.2.4 Policy Objective PHP28: Provision of Student Accommodation

It is a Policy Objective to facilitate increased provision of high-quality, purpose built and professionally managed student accommodation in line with the provisions of the National Student Accommodation Strategy (2017). Purpose built student accommodation should be provided on campus or in suitable locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities.

In considering planning applications for student accommodation the Council will have regard to:

- The 'Guidelines on Residential Developments for Third Level Students' (2005), and any amendment thereof.
- The provisions of The National Student Accommodation Strategy (2017).
- Circular PL 8/2016 APH2/2016.

No social/affordable housing will be required with regard to a bona fide purpose built and professional managed student accommodation (refer also to Section 12.3.8.12).

4.3.2.5 Policy Objective PHP29: Housing for All

It is a Policy Objective to:

- **Support housing options for older people and persons with disabilities/mental health issues consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES.**
- **Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing, and adaptation of existing properties.**
- **Promote 'aging in place' opportunities for 'downsizing' or 'right sizing' within their community.**

(i) Housing for Older People

As demonstrated in the Housing Strategy (Appendix

2), the demographics for the County show a continued ageing of the population in excess of national ageing population trends. Ageing population and the need to provide suitable accommodation for older people has been recognised in the NPF and the RSES. In response to this, the Department of Housing, Planning and Local Government and the Department of Health published a Policy Statement in 2019 – ‘Housing Options for Our Ageing Population’. The Council will facilitate the implementation of the Policy Statement and promote the appropriate provision of housing for older people in DLR.

While the majority of older people own their own homes, some may find that their accommodation is not entirely suitable to their needs. For those who wish to continue to live independently, it is important that the opportunities exists to trade down / downsize, or ‘right size’ within their community or, alternatively, there may be opportunity to adapt their existing home to suit their needs e.g. by creating a family unit.

The Council will place a strong emphasis on developments that will encourage the older population the County to downsize, while being also afforded the opportunity to live in their community.

It is Council policy that proposals for accommodation for older people should be located in existing residential areas well served by social and community infrastructure and amenities such as footpath networks, local shops and public transport in order not to isolate residents and allow for better care in the community, independence and access. This preference and presumption towards convenient locations applies to any scheme whether provided by communal set-ups or similar, facilities providing higher levels of care, self-contained units or a mix of these (refer also to Section 12.3.9).

Where it is proposed to redevelop a site where an existing nursing home or other form of accommodation for older people exists, to an alternative use or residential type, the developer shall be required to justify the removal of the existing accommodation having regard to the demographics of the area. Such a development should also seek to provide for suitable alternative housing options for older people.

In instances where it is proposed that the site or a portion of a site be developed for assisted living units, a reduction in the required percentage of social and affordable housing on site may be accepted. This is to encourage the development of these types of residential units. In order to provide appropriate housing for older people throughout the County, the Council will work closely with other housing bodies and agencies associated with

the provision of housing for older people and/or assisted living accommodation and will have regard to provisions set out within the DLR Age Friendly Strategy.

(ii) Housing for Persons with a Disability

The vision of the ‘Dún Laoghaire-Rathdown County Council Strategic Plan for Housing Persons with Disabilities’ is to *“facilitate access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living”*. It is an objective of the Council to encourage the provision of suitable housing for people with a sensory disability, mental health disability, physical disability and intellectual disability.

Location is critical when considering housing for persons with a disability. Access to public transport, local community services and facilities are significant factors in improving quality of life. In terms of housing design, compliance with Part M of the Building Regulations expands options available to persons with a disability.

Support is needed for the concept of independent and/or assisted living for those with a disability, and consideration should be given to the fact that some people require live-in care, when designing adapted housing units. The Council will support development which provides respite and/or residential care at appropriate locations and zonings throughout the County.

In all cases, development must be in accordance with the principles of Universal Design and the National Disability Authority’s publication ‘Building For Everyone: A Universal Design Approach’ and shall have regard to the Government’s ‘National Disability Inclusion Strategy 2017-2021’.

4.3.2.6 Policy Objective PHP30: Provision of Social Housing

It is a Policy Objective to promote the provision of social housing in accordance with the Council’s Housing Strategy and Government policy as outlined in the DoHPLG ‘Social Housing Strategy 2020’

Government policy seeks to ensure that each household has accommodation appropriate to its needs at a price or rent it can afford, and to provide for persons who are unable to provide accommodation from their own resources. ‘Rebuilding Ireland, an Action Plan for Housing and Homelessness’ (2016) set ambitious targets for the delivery of social housing and put in place the mechanisms to support the increased supply of housing.

Part V of the Planning and Development Act 2000 (as amended) is only one of the means through which the Local Authority can seek to address demand for social housing in the County. The Council works in partnership with the Department of Housing, Planning and Local Government and Approved Housing Bodies to deliver and manage social housing. In addition to Part V, the delivery of social housing is achieved through Direct Build, Acquisitions, Void Management, Long Term Leasing, Enhanced Leasing, Repair to Lease, Private Rental (RAS and HAP), and the Buy and Renew Scheme. The Council will promote the provision of public (including social and affordable) housing by prioritising sites for servicing that have a potential for public (including social and affordable) housing.

4.3.2.7 Policy Objective PHP31: Homeless Accommodation

It is a Policy Objective to support the provision of homeless accommodation and/or support services throughout the County.

In this regard, proposals for such facilities should not result in an overconcentration in one area and should not unduly impact upon existing amenities. As a partner with the other Dublin Local Authorities in the shared services provided by the Dublin Region Homelessness Executive it is an objective to implement the actions of the 'Homeless Strategy National Implementation Plan' and the 'Homeless Action Plan Framework for Dublin 2019- 2021'. Proposals for homeless accommodation or support services within DLR shall have regard to the requirements of the Dublin Region Homeless Executive.

4.3.2.8 Policy Objective PHP32: Traveller Accommodation

It is a Policy Objective to implement the 'Traveller Accommodation Programme 2019-2024'. In accordance with the Programme, Traveller specific accommodation for the County's indigenous Traveller Community will be provided through the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.

The Council will, as necessary, continue to update its accommodation programme for the Travelling Community as set out in the Council's 'Traveller Accommodation Programme 2019 – 2024' (TAP). Sites for Traveller accommodation are depicted by the 'TA' symbol on Development Plan Maps. The TAP sets out a four tier approach to the provision of accommodation, including through casual vacancies, refurbishment and extension of existing units, standard housing and construction of new

units and development of new sites. Table 4.2 sets out new and extended sites as identified in the TAP. As the programme evolves these sites may change.

Table 4.2 *New and Extended Traveller Accommodation Sites*

Map Number	Proposed Sites / Extended Sites
2	University College Dublin
3	West Pier
5	Nutgrove
6	Burton Park
6	Stillorgan Grove
7	Pottery Road
9	Enniskerry Road
10	Kilgobbet Grove
10	Lehaunstown
10	Rathmichael Road
11	Cloragh
14	Old Conna

4.3.2.9 Policy Objective PHP33: Provision of Refuges

It is a policy objective to encourage and support, in conjunction with Túsla, the Child and Family Agency, and other relevant agencies, the provision of Domestic Violence Refuge in the County, which seek to provide appropriate Domestic Abuse Crisis Intervention Services including a crisis refuge service and wraparound services in DLR.

It is an objective of the Plan to support the facilitation of the provision of women's and family refuges for victims of domestic, sexual and gender-based violence in the County, with the involvement and support of Túsla, the Child and Family Agency, the primary statutory agency for the provision of domestic violence related services and provision and other relevant agencies.



Music Library, Credit: Barbara Flynn

4.4 Place

Quality design and healthy placemaking are emphasised throughout the NPF and RSES, improving quality of life for all. The NPF states that: *“quality of design is critical for making places attractive and distinctive. Architectural quality and well-designed spaces can help to enhance our urban areas and create desirable places in which people want to live, work or visit and contribute to ongoing quality of life and well-being.”*

Healthy placemaking incorporates high quality urban design with promoting active lifestyles through good quality pedestrian and cycling links, particularly to and from places of work, education and recreation. The various strands of healthy placemaking, as taken from the RSES are illustrated in Figure 4.2. Healthy placemaking in DLR will require the application of a number of various policy objectives and guiding principles contained throughout this plan. In promoting high quality design and healthy placemaking, the plan has had regard to the policy and guidance contained in Appendix 13.



Figure 4.2: Healthy Placemaking (Source: RSES)

4.4.1 Quality Design & Placemaking

Placemaking is supported through high quality urban design, aimed at supporting and creating vibrant, distinctive, safe and accessible public spaces which promotes and facilitates social interaction. In this regard, good placemaking is a key component to promoting the creation and maintenance of sustainable residential communities. High quality design of all housing options also supports the creation of quality public spaces. High quality and inclusive urban design will aid in creating healthy, attractive and accessible places to live for all residents, employees and visitors and to the County.

Urban design involves the design of buildings, groups of buildings, spaces and landscapes and establishing the processes that make successful development possible. Urban design encompasses the way places work as well as how they look. The Council is committed to ensuring that good urban design principles are applied in the design and planning of existing and new development areas.

Adhering to good urban design principles can help ensure the delivery of high quality environments with a clear and interesting urban structure,

the conservation of architectural heritage and townscape, the promotion of high standards of architectural design for new buildings and the reinforcement of local identity, pride and 'sense of place'.

The 'Sustainable Residential Development in Urban Areas' (2009) Guidelines are accompanied by the 'Urban Design Manual - A Best Practice Guide' which provides advice on the practical implementation of the policies contained in the Guidelines. The Urban Design Manual provides a very comprehensive and useful guidance tool on design issues and should be the reference work for practitioners in development and design. In addition, the Housing Agency have issued a series of design guides that may assist in the design and layout of new developments.

The 'Design Manual for Urban Roads and Streets' (2013), provides comprehensive guidance in relation to developing and enhancing the public realm. The 'Design Manual for Urban Roads and Streets' emphasises particularly how the delivery of permeability and high quality public realm can assist the promotion and delivery of sustainable communities.

Cualanor, Dún Laoghaire. Credit: Imageworks Photography on behalf of Cosgrave Group



4.4.1.1 Policy Objective PHP34: Healthy Placemaking

It is a Policy Objective to:

- Ensure that all development is of high quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES.
- Promote the guidance principles set out in the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013).
- Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

The principles for creating healthy and attractive places include good urban design, providing residents with suitable public spaces that encourage walking and cycling, good accessibility to sustainable neighbourhood infrastructure and employment, provision and access to high quality open spaces and recreation. Open space and recreation play a particular role in healthy placemaking in terms of offering space for both physical and mental wellbeing, the design of such spaces should be cognisant of providing adequate space for all and incorporate quiet spaces as appropriate.

Healthy placemaking not only facilitates an attractive place to live, work and visit, it also benefits the environment through integrating good urban design, sustainable transport measures and the principles of urban greening. Policy objectives in relation to such measures are contained in Chapters 3 and 5. The design of a building, street or other space should ensure that there is consistency with all other policy objectives of this plan. The 'Urban Design Manual - A Best Practice Guide' sets out twelve criteria covering a range of design considerations for residential development, however, these criteria can be applied to any form of development and can aid in creating healthy attractive places.

4.4.1.2 Policy Objective PHP35: Inclusive Design & Universal Access

It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

The design of all proposed development should strive to cater for all abilities and age groups including children, older people and people with a range of disabilities. All proposals for development shall have regard to the provisions of the National Disability Authority's document 'Building for Everyone: A Universal Design Approach – Planning and Policy' (2012) in order to ensure that access and movement through the development is available to all users of the development.

The design public spaces should facilitate a variety of needs through, for example, providing play opportunity for children, rest stops for older people and navigable surfaces and finishes to assist persons with a disability. The Council will promote improved accessibility to existing and planned residential support infrastructure such as schools and healthcare facilities by way of walking and cycling and/or public transport, which is supported by the Sustainable Neighbourhood Infrastructure (SNI) land use zoning objective. It is therefore key that new developments are capable of incorporating appropriate linkages to such facilities in their design.

4.4.1.3 Policy Objective PHP36: Public Realm Design

It is a Policy Objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.

This will include detailed consideration of all publicly accessible spaces, materials, street furniture (including litter bins), public lighting, street trees and landscaping. Footpaths, cycleways, roads and parking areas are considered as an integral landscape element in the design of the public realm. Additionally, design proposals should have regard to the relationship between the building and the street, particularly in terms of vibrancy and accessibility.

4.4.1.4 Policy Objective PHP37: Shared Space Layouts

It is a Policy Objective to promote safer and more attractive streets and public realm for all road users throughout the County by proactively engaging with, and adhering to, the 'shared space' concept and guidance set out in the 'Design Manual for Urban Roads and Streets' (2013).

One of the legacies of residential layout design in the recent past has been that design considerations have often been dominated and driven by the need to make provision for motor vehicles – to the detriment of other road users. A key challenge



for urban design is to successfully integrate all functions of 'the street' by promoting 'sense of place', facilitating social interaction and encouraging walking and cycling. Road design should discourage speed and afford priority to the safety and convenience of pedestrians and cyclists.

Road widths in general should be sufficient to accommodate two vehicles passing, but not so generous as to encourage speeding or excessive on-street/kerbside parking. The 'shared space' concept promoted in the 'Design Manual for Urban Roads and Streets' (DMURS) is essentially traffic calming interwoven with considered urban design in residential and town/village areas, to ensure that the car does not dominate in terms of street use and is required to manoeuvre at lower speeds. Going forward into the future the promotion of sustainable settlement and transportation strategies in urban and rural areas in the County will require to be informed by the principles set out in this Manual. The emphasis of the DMURS is on the delivery of permeability and public realm quality necessary to promote sustainable communities.

4.4.1.5 Policy Objective PHP38: Safer Living Environment

It is a Policy Objective to facilitate the promotion and delivery of a safe environment for both the residents of, and visitors to, the County.

Ensuring personal safety and promoting an environment of security within the community enhances overall quality of life. It is an objective of the Council to develop secure environments through design by the promotion of natural and passive surveillance within the public realm, public walkways and open spaces by encouraging supervised people-centred activities in these areas, supplemented by increased use of targeted lighting and CCTV cameras in liaison with An Garda Síochána. An environment of natural surveillance will also be encouraged in newly planned areas through high quality and sensitive urban design (refer also to Section 12.3.1.1).

Appropriate design at a local and neighbourhood level assist in meeting the objectives of Joint Policing Committee Strategic Plan, 2016-2021 which seeks to support and promote Crime Prevention, enhance community safety & security and facilitate community engagement and collaboration.

4.4.1.6 Policy Objective PHP39: Building Design & Height

It is a Policy Objective to:

- Encourage high quality design of all new development.
- Ensure new development complies with the Building Height Strategy for the County as set out in Appendix 5 (consistent with NPO 13 of the NPF).

The Council will actively promote high quality design in all development across the County. In order to achieve quality places to live, the residents, workers and visitor to DLR should enjoy good quality building stock that meets the needs of their occupants and that protects and/or enhances the quality of public spaces.

The Council policy in relation to building height throughout the County is detailed in three policy objectives as set out in the Building Height Strategy (BHS) (Appendix 5):

- Policy Objective BHS 1- Increased Height.
- Policy Objective BHS2 – Building Height in areas covered by an approved Local Area Plan or Urban Framework Plan (UFP must form part of the County Plan).
- Policy Objective BHS 3 - Building Height in Residual Suburban Areas.

The BHS also contains a detailed set of performance based criteria for the assessment of height so as to ensure protection of the unique amenities of the County whilst also allowing increased height.

In accordance with the policies set out in the BHS, where an argument is being made for increased height and/or a taller building and the Applicant is putting forward the argument that SPPR 3 of the 'Urban Development and Building Height; Guidelines for Planning Authorities' (2018) applies, the Applicant shall submit documentation to show that compliance with the criteria as set out in Table 5.1 'Performance Based Criteria' of the BHS (see Appendix 5).

4.4.1.7 Policy Objective PHP40: Design in Local Area Plans

It is a Policy Objective to use the vehicle of Local Area Plans and/or Urban Framework Plans that form part of the County Development Plan, to promote and embed the principles of good urban design in the delivery of new, and existing, sustainable communities in specific areas of the County.

At a local level, statutory LAP's are the primary vehicles for guiding and informing the content, layout and design of both 'new' and 'redevelopment' areas in the County. In addition, this Plan contains two Urban Framework Plans, for the Sandford Business Estate and Dún Laoghaire, and the Strategic Development Zone for Cherrywood, which each provide specific guidance on design related matter for their respective areas.

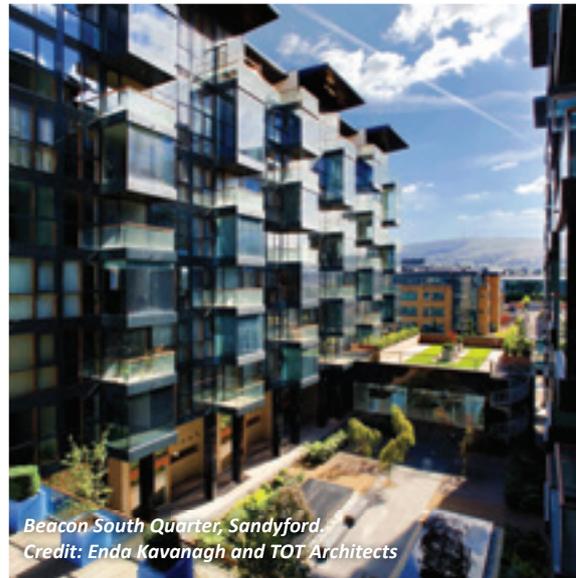
Any new and/or amended LAP will be prepared having regard to all relevant planning guidelines and policies and guidance of this Plan. Localised design based frameworks shall be provided for each plan area providing quite detailed and specific design parameters and urban design contexts, as appropriate, for the specific areas in question.

4.4.1.8 Policy Objective PHP41: Design Statements

It is a Policy Objective that, all medium-to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) submit a 'Design Statement' and shall be required to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009) and incorporates adaptability of units and/or space within the scheme.

A Design Statement should be prepared for all medium-to-large scale and complex developments at an early stage of the overall design process and have due regard to policy objectives set out above. The Design Statement should address urban design, landscape and building design issues and clearly explain the development process, the design options considered and the rationale behind the adopted development strategy.

The Design Statement should take the form of a concise illustration or series of illustrations and a written statement. This material should form the basis of meaningful pre-application discussions with the Planning Authority. Reference to, and cognisance of, the guidance and principles set out in



Beacon South Quarter, Sandford.
Credit: Enda Kavanagh and TOT Architects

the 'Urban Design Manual' (2009) and 'Sustainable Residential Development in Urban Areas' (2009) documents shall require to be demonstrated.

A Design Statement should outline:

- The policy background, identifying all relevant policies, development briefs, design guides, standards and regulations and, in the case of developments in areas with Local Area Plans and/or adopted development guidance, shall demonstrate how the relevant urban design principles and guidance have been complied with.
- The urban design and architectural context including a site and area appraisal (illustrated with diagrams), summaries of relevant studies and records of any relevant consultations.
- The development strategy for the site, including design principles which have been formulated in response to the policy background, the site and its settings and the purpose of the development, and how these will be reflected in the development.
- An explanation of the urban structure, including approach to movement and accessibility, landscape development blocks, land uses, density, urban grain, visual context and built form.