

# **Two Year Progress Report**

on the

# **Dún Laoghaire-Rathdown**

# **County Development Plan**

## **2016-2022**

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# 1 Introduction

The Dún Laoghaire-Rathdown County Development Plan 2016-2022 (CDP 2016) was adopted by the Elected Members at a Special Meeting of the Council held on 17th February 2016, following a two year long review of the 2010-2016 CDP, and the Plan came into effect on the 16th March 2016. Section 15 (2) of the Planning and Development Act, 2000, states that '...a Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the Members of the Authority on the progress achieved in securing the objectives' of the Plan.

In the two years since the making of the CDP in 2016 the County has experienced considerable growth and development and significant progress has been made towards the implementation of the policy objectives of the Plan. This Report is structured to examine each Chapter of the CDP 2016, selecting a number of the key policy objectives from each, and providing a commentary on the progress achieved since the adoption of the Plan. In advance of the main body of the Progress Report, this introductory Section will provide a contextual overview of some of the broader changes - both national and local - that have occurred since the adoption of the CDP 2016.

## 1.1 2016 Census Results

The objectives of the CDP 2016 were largely framed within the context of the 2011 Census results. Census 2016 was subsequently undertaken in April 2016 and the results from same are now available. In the National context, the total number of people living in Ireland has

increased by c. 174,000 persons since 2011. This represents a change of 3.8% over the 5 year intercensal period. The results of the Census highlight a trend towards an overall ageing population with the average age nationally increasing from 36.1 years in 2011 to 37.4 years in 2016.

Dublin's population increased from 1.27m to 1.35m, an increase of c. 74,000 persons (5.8%) while the population of Dún Laoghaire-Rathdown grew by c. 11,800 persons or 5.7%. The population of the County now stands at c. 218,000. The 2011-2016 population growth rate for Dún Laoghaire-Rathdown was the second highest growth rate of the four Dublin Local Authorities; with only Fingal County Council recording a higher growth rate at 8% (South Dublin County Council and Dublin City Council were both c. 5.1% respectively). This overall rate of population growth in Dún Laoghaire-Rathdown is a continuation of the trend experienced in the previous 2006-2011 intercensal period that recorded an increase of c. 12,000 persons (6.3% growth). This pattern of demographic growth demonstrates that the residential development policies pursued by the Planning Authority in recent years are succeeding in achieving a sustainable level of growth of the County.

At a local level, the ED of Glencullen recorded the highest growth with an additional 2,362 persons or 13.6%. This was followed by the Dún Laoghaire-Sallynoggin West ED that increased by 986 persons or 52.3% primarily as a result of development at the former Dún Laoghaire Golf Club lands (this ED recorded a decline in population growth over the 2006-2011 intercensal period). The ED's of Dundrum-Balally (965 persons) and Dundrum Sandyford (700 persons) also

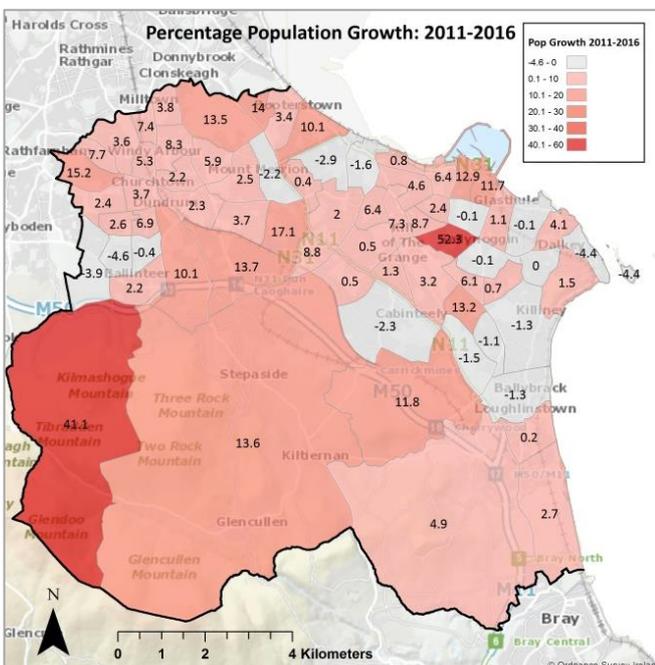


Figure 1: Percentage Population Growth 2011-2016

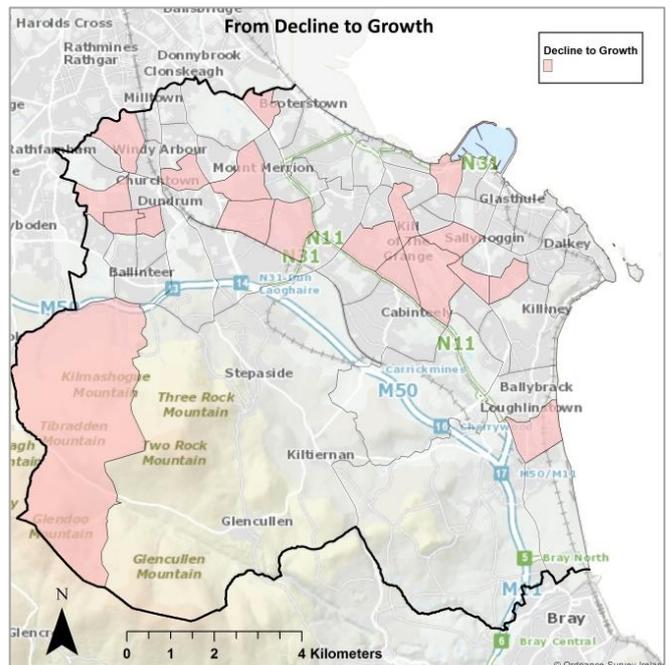


Figure 2: Population Decline to Growth

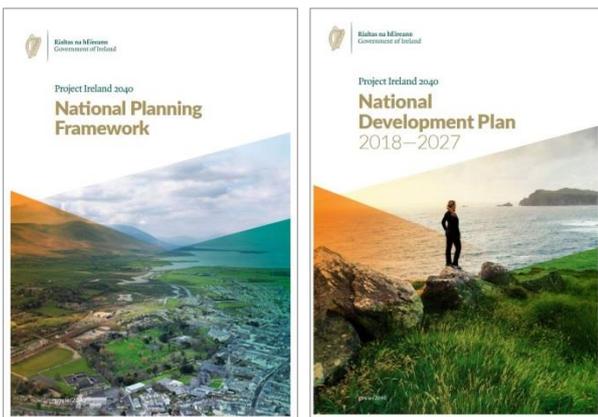
recorded significant growth. In terms of areas in decline the Foxrock-Carrickmines ED experienced the greatest decline in the County with a loss of 138 persons over the 5 year period. Overall, the Census results indicate a continuing reversal of the historic trend of population decline in the County. Encouragingly, the results indicate the intensification of growth in areas proximate to employment centres and areas well served by public transport such as the LUAS.

## 1.2 Planning Policy and Legislative Changes

There have been a number of significant developments in National and Regional policy since the adoption of the CDP 2016. An overview of the more pertinent statutory provisions is set out below.

### (i) National Planning Framework (NPF)

The NPF was published in February 2018 and sets out the Government’s high-level strategic plan for shaping the future growth and development of Ireland to the year 2040. The NPF has replaced the National Spatial Strategy (NSS) and now represents the overarching National planning policy document, of direct relevance to the planning functions of Regional and Local Planning Authorities. Importantly, the Planning and Development (Amendment) Bill 2016 provides a statutory footing and legislative basis for the NPF and furthermore includes a monitoring process in relation to its implementation and a statutory requirement for regular reviews and updates.



### (ii) National Development Plan 2018-2027 (NDP)

The NDP was also published in February 2018 and sets out the investment priorities that will underpin the implementation of the NPF. The NDP will guide National, Regional and Local planning and investment decisions in Ireland over the next two decades. The NDP includes a number of significant investments for

the Dún Laoghaire-Rathdown area that includes *inter alia* the following:

- Metro Link.
- LUAS Network Expansion to Bray.
- DART Expansion Programme.
- Dublin BusConnects.
- National Rehabilitation Hospital (Phase 1 & 2).

### (iii) Regional Spatial and Economic Strategy (RSES)

The principal statutory purpose of the forthcoming RSES is to support the implementation of the NPF. The RSES will set out a long-term spatial planning and economic framework for the Eastern and Midland Region in accordance with the economic policies of the Government and the proper planning and sustainable development of the County for a period of 12 to 20 years. In practical terms the RSES will take the high-level framework and principles set out in the NPF and apply a finer level of detail at Regional and Local Authority levels.

The Eastern and Midlands Regional Assembly (EMRA) carried out an initial pre-draft consultation phase from November 2017 to February 2018. EMRA now intends publishing a Draft RSES in Q2 2018 and this Draft will be placed on public display for at least 10 weeks. Following consideration of submissions the Regional Assembly will consider material amendments as appropriate. Subsequent to any material amendments, and associated consultation periods, EMRA will adopt and publish a RSES for the Eastern and Midland Region. It is currently anticipated that this will take place in Q1 2019. The stages in the RSES process are illustrated in Figure 3 below. Importantly, once the RSES is adopted, Dún Laoghaire-Rathdown will be obliged to review the CDP 2016 and consider whether any variations are required in order to align with the objectives of the RSES.



Figure 3: Stages in the RSES Process

**(iv) Metropolitan Area Strategic Plan for Dublin (MASP)**

National Policy Objective 67 of the NPF states:

*"Provision will be made for Metropolitan Area Strategic Plans to be prepared for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas and in the case of Dublin and Cork, to also address the wider city region, by the appropriate authorities in tandem with and as part of the relevant Regional Spatial and Economic Strategies."*

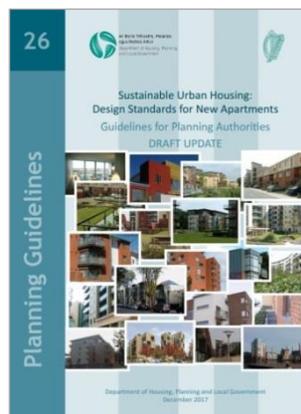
In tandem with, and as part of the RSES process, the NPF provides for the preparation of a MASP for Dublin. The MASP for Dublin will be provided with statutory underpinning to act as 12-year strategic planning and investment frameworks for the city metropolitan area, addressing high-level and long-term strategic development issues including:

- Physical development patterns and strategic growth areas.
- Large scale regeneration and the spatial location of housing and employment.
- Strategic infrastructure including transportation and water services.
- Metropolitan-scale amenities.

The MASP for Dublin will be prepared in tandem with and as part of the plan making process for the RSES, which is a reserved function of the elected members of the Regional Assembly.

**(v) Rebuilding Ireland, an Action Plan for Housing and Homelessness**

Rebuilding Ireland was published in July 2016 and focusses on tackling Ireland’s housing shortage. The Action Plan takes a multi-faceted approach to dealing with the housing crisis by way of five pillars that broadly incorporate the following: addressing homelessness; accelerating social housing; building more homes; improving the rental sector; and utilising existing housing.



**(vi) Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (March 2018)**

These new Guidelines update the earlier ‘Sustainable Urban Housing: Design Standards for New Apartments’, published in 2015. They take account of up-to-date evidence of projected future housing demand, the overall policy context of Rebuilding Ireland and the NPF, as well as circumstances and trends prevailing in the housing market. The focus of the Guidelines is on the planning-related aspects of apartment building and individual units including specific apartment design parameters. In addition, the Guidelines now address apartments in the ‘build to rent’ and ‘shared accommodation’ sectors.

The Guidelines contain a number of ‘Specific Planning Policy Requirements’ (SPPRs) that take precedence over any conflicting policies and objectives of the CDP and Local Area Plans. It is intended that a Report on these new Guidelines will be brought as a headed item to the May Council meeting.

**(vii) Transport Strategy for the Greater Dublin Area 2016-2035**

The Transport Strategy for the Greater Dublin Area 2016-2035 provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area over a period of two decades. The Strategy was approved in April 2016, very shortly after the adoption of the CDP 2016.

**1.3 Economic Performance and Commercial Development Trends**

This 2 Year Progress Report is framed in the context of a much improved National ‘picture’ with the economy continuing to normalise following a prolonged period of contraction and instability. The medium-term outlook for Ireland suggests that the economy is likely to continue to grow, albeit subject to potential external shock factors, and that this economic growth will be accompanied by substantial population growth. While the economic indicators are positive it is noted that there remains an evident deficit in infrastructure following the financial downturn, most notably in the area of housing, and this remains a key constraint in the delivery of additional growth.

At County level, the key economic indicators suggest a much improved local economy with more jobs and fewer people unemployed. Analysis of Census 2016 data indicates that there was on average over 1,500 jobs created within the County each year over the 5 year inter-censal period, representing an increase of

7,790 jobs from 2011 to 2016. In tandem with an increase in jobs there has been a consistent decline in the number of person's unemployed in the County.

Central to the growth of the National economy has been Ireland's continued success in attracting multi-nationals and foreign direct investment (FDI). Dún Laoghaire-Rathdown plays an important role in this area with a highly educated and skilled labour force, and a high number of persons employed in professional, managerial and technical services. The Sandyford Business District (SBD) is a designated SMART Region and a national leader in this regard with c. 1,000 companies and a highly-skilled workforce of approximately 25,000 persons. The occupation by Microsoft of its 34,000 sq.m new HQ building at South County Business Park and the leasing of Block H at Central Park to AIB comprised notably large office transactions in 2017. The Council recognises the important role of the SBD in the County and continues to support its growth as evidenced by its continued development since the adoption of the CDP 2016.

In line with much improved economic circumstances the overall commercial sector has experienced continual expansion through 2016 and 2017, and this trend is expected to continue in the short-to-medium term. The delivery of commercial led planning schemes at key locations in the County including Cherrywood, Blackrock and Stillorgan indicates an increasingly strong private sector appetite for development. This is in stark contrast to that experienced over the previous CDP period of 2010 to 2016 when commercial property development effectively stalled. The improvement in the commercial sector is also evidenced in the ongoing reduction in commercial vacancy rates of existing stock. At the end of Q4 2017, the headline vacancy rate for Dublin offices was 6.1% in contrast to an overall vacancy rate of 7.7% in Q1 2016.

#### 1.4 Housing Supply and Delivery

Dún Laoghaire-Rathdown County covers an area of only c.12,000 hectares. Spatially, Dún Laoghaire-Rathdown is by far the smallest County in the State and represents only 12% of the land mass of the Dublin Region. Approximately half the County could be described as urban (or suburban) and half described as rural. The Regional Planning Guidelines 2010-2022 forecast that the population in Dún Laoghaire-Rathdown would grow to 240,000 by 2022 based on the Census 2006 data. Based on this projection the RPG's set a target for Dun Laoghaire-Rathdown to maintain 16% of the population in the Dublin Region. This equated to a housing allocation of c.40,000 for the years 2006 to 2022. Between 2006 and 2013,

approximately 9,500 units were constructed in the County, leaving an allocation of c.30,800 for the remaining years. In annualised terms, this allocation translates to approximately 3,800 units per annum over this period.

Figures derived from the ESB Connections data for Dún Laoghaire-Rathdown from 2010 to 2017 indicate a total output of approximately c.5,000 residential units in seven years (see Table 1 below).

House completions in the County peaked at an all-time high in 2007 with 3,050 units built in that year alone. The Council's policies of encouraging densification in existing built-up areas and facilitating quality, higher density new development areas, such as Stepside, contributed significantly to this increased rate of supply.

Housing Completions in DLR since 2010	
2010	384
2011	192
2012	175
2013	260
2014	713
2015	651
2016	1,179
2017	1,388

Table 1: Total ESB Connections Data

The collapse of the property market in 2008 had a profound effect on the delivery of housing in Dún Laoghaire-Rathdown, particularly from 2010 to 2013. This was reflected throughout the Dublin Region and, indeed, the wider State. The first signs of recovery were evident in 2014-2015 with 713 and 651 housing completions respectively. The figures for 2016 and 2017 are extremely positive showing an upward trend in terms of construction activity within the County. The total number of ESB connections in Dún Laoghaire-Rathdown for 2016 and 2017 is c.2,600.

By the end of 2017, there were c.1,400 residential units under construction in the County on 37 'Active Sites'. There are a further c.3,600 residential units with planning permission which have not commenced development on site. There are an additional c.3,600 residential units in the planning system that are

Dublin Authorities - Q4 2017 Data	% of Residential Units with planning permission	% of Residential Units within the planning system - awaiting final determination	% of Residential Units permitted but not commenced	% of Residential Units under construction	% of Active Sites	% of Residential Units completed in completed developments
Dublin City	24%	27%	27%	36%	22%	13%
DLR	18%	36%	16%	19%	21%	14%
South Dublin	12%	14%	11%	15%	16%	73%
Fingal	46%	23%	47%	30%	41%	0%
<b>Total (Figure)</b>	<b>37164</b>	<b>9909</b>	<b>22295</b>	<b>7316</b>	<b>174</b>	<b>570</b>

Table 2: Dublin Region HTF Returns – Q4 2017

awaiting final determination by the Planning Authority or An Bord Pleanála. 50% of the planning applications awaiting a final decision are with An Bord Pleanála.

Within the Dublin Region, 36% of all residential units in the planning system by Q4 2017 were located within Dún Laoghaire-Rathdown (see Table 2 above).

Site Name	Status	No. of Units
Belarmine	Completed Q2 2017	126
The Grange	Completed Q1 2017	510
Central Park	Completed Q4 2016	166
Hazelbrook	Completed Q3 2017	97
Culanor	Under construction	1018
Honeypark	Under construction	919
Trimbleston	Under construction	202
Belmont	Under construction	101
Belmont	Not commenced	243
Elmfield	Under construction	209
Brighton Wood	Under construction	100
Ashwood Farm	Under construction	139
Fernbank	Under construction	269
Notre Dames	Not commenced	273
Herbert Hill	Under construction	91
Clay Farm	Under construction	410
Former Avid Site	Not commenced	147
Greenacres	Not commenced	120
Knockrabo	Under construction	75
Bray Golf Club Lands	Not commenced	348
Barrington's Tower	Not commenced	158
<b>Total</b>		<b>5721</b>

Table 3: Significant Housing Developments (100+ Units) with planning permission (Q4 2017)

Table 3 opposite contains details of the significant housing developments (100+ Units) with planning permission in Q4 2017.

Table 4 below contains details of significant residential developments (100+ Units) currently in the planning system (Q4 2017) which are awaiting final determination.

Site Address	of Units	Status
Beech Park, Cabinteely	153	On appeal (with respect to Development Contributions only)
Site at Annaghkeen & Dalwhinnie, Leopardstown Road, St Joseph's House (Protected Structure) & Marian Villa, Brewery Road, Stillorgan	139	On appeal
Lands in the townlands of Lehaunstown and Cherrywood (Domville site) - SDZ	322	On FI
Lands in the townlands of Cherrywood, Laughanstown, Brennanstown, Loughlinstown and Glebe - SDZ	1269	On FI
Site at Knockrabo, Mount Anville Road, Goatstown	91	Just lodged
<b>Total</b>	<b>1974</b>	

Table 4: Significant Residential Developments (100+ Units) in the planning system (Q4 2017)

A number of significant Government enabling actions have been introduced to expedite the delivery of housing within the Dublin region and nationally. They include:

- Dublin Housing Task Force (HTF).
- Vacant Site Register.
- Major Urban Housing Developments (MUHDS) Programme.

- Local Infrastructural Housing Activation Fund (LIHAF).
- Strategic Housing Development.
- Change of Use Exemptions.

These enabling actions are discussed in greater detail below.

#### 1.4.1 Dublin Housing Task Force Returns

The Dublin Housing Task Force Returns show a significant increase in both planning and construction activity within the Dublin region, including Dún Laoghaire-Rathdown, over the last two years.

The Dublin Housing Task Force (HTF) was initiated in 2014 - as an Action under 'Construction 2020' - with an immediate focus on (i) monitoring trends in the supply of viable and market-ready approved developments, and (ii) seeking to 'unblock' constraints where supply is believed to be below what is required. The data utilised within the HTF is limited to capturing developments with planning permission for 10 or more units.

One of the objectives of the HTF Returns is to monitor the number of units completed relative to the residential development target set out in the Core Strategy of each Dublin Authority. The HTF Returns require that the overall Core Strategy target figure be divided into three categories (Tier 2B):

- Units on Serviced Land & Ready to be Developed;
- Units Requiring Infrastructure & Investment; and,
- Number of Units Dependent on Irish Water Investment.

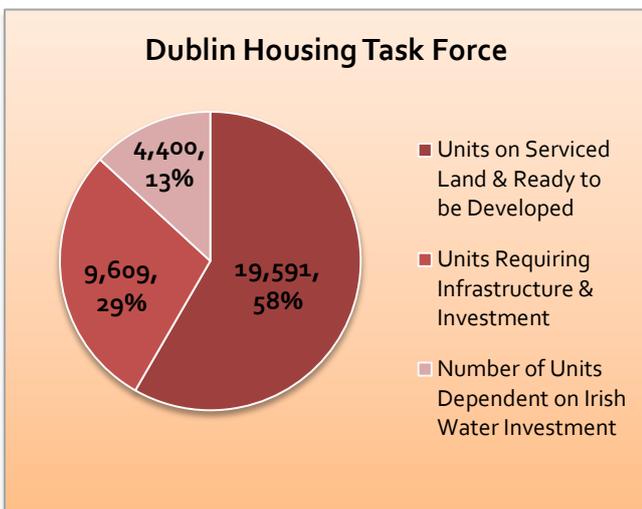


Figure 4: Dublin HTF Returns - Tier 2B Subcategories (Q4 2017)

#### 1.4.2 MUHDS

In November 2016, the Government launched the MUHDS (Major Urban Housing Development Sites) programme under Pillar 3 of 'Rebuilding Ireland: An Action Plan for Housing and Homelessness' (APHH). The overall objective of the MUHDS Programme is to facilitate the fast-track delivery of up to 30,000 housing units over a 3-4 year period in major urban centres in Dublin, Cork, Galway and Limerick. The 23 key strategic housing sites identified under MUHDS have the capacity to quickly deliver a significant scale of new homes, in conjunction with Local Authorities and other stakeholders. It was envisaged that many of these sites would be opened up through LIHAF funds, alternative funding and coordination mechanisms.

The Housing Delivery Office, established under the Rebuilding Ireland's APHH, was tasked with establishing a programme approach to drive the implementation of these strategically significant sites in the main urban areas. The MUHDS sites identified in Dún Laoghaire-Rathdown are:

- Kiltiernan-Glenamuck LAP
- Cherrywood SDZ
- Woodbrook-Shanganagh LAP

Two of the MUHDS sites identified - Cherrywood SDZ and Woodbrook-Shanganagh LAP - in the County have been recommended to receive funding under the Local Infrastructure Housing Activation Fund (LIHAF). The types of infrastructure being provided under LIHAF include distributor roads, bridges and junctions.

#### 1.4.3 Strategic Housing Development

In 2016, new planning legislation, 'Planning and Development (Housing) and Residential Tenancies Act 2016', was introduced to allow planning applications for housing developments of more than 100 residential units and/or 200 plus student bed spaces be made directly to An Bord Pleanála under a new 'fast-track' planning system. The associated regulations 'Planning and Development (Strategic Housing Development) Regulations 2017', came in to effect in July 2017.

Site Location	No. of Residential Units	Status
UCD, Belfield	2,178 bed spaces*	Granted by An Bord Pleanála
Clay Farm, Ballyogan	927 units	Refused by An Bord Pleanála / at pre-planning stage again currently
Former Blakes & Esmonde Motors Site, Stillorgan	103 units + 576 bed spaces*	Granted by An Bord Pleanála
Dun Laoghaire Area - Blackrock, Dún Laoghaire and Killiney-Shankill	1360 units	Pre-planning Stage
Dundrum Area - Dundrum, Stillorgan and Glencullen-Sandyford	1712 units + 600 bed spaces*	Pre-planning Stage
<b>Total</b>	<b>4,102 Units + 3,354 bed spaces</b>	
<b>*Student Accommodation</b>		

Table 5: Strategic Housing Developments (100+ Units) up to March 2018

There has been a significant amount of planning activity in Dún Laoghaire-Rathdown under the new fast-track legislation. The first SHD planning application was for a large-scale student accommodation development at UCD. The second SHD application processed by An Bord Pleanála was for c.900 residential units at Clay Farm (Phase 2) in Ballyogan. Table 5 above contains details of the Strategic Housing Development sites in the planning system up to March 2018.

#### 1.4.4 Exempt Development Regulations

In February 2018, three new sets of exempted development regulations were introduced: 'Planning and Development (Amendment) Regulations 2018'; 'Planning and Development (Amendment) (No. 2) Regulations 2018'; and, 'Planning and Development (Amendment) (No. 3) Regulations 2018'. These new exemptions include for *inter alia* the change of use, and any related works, relating to the conversion of vacant commercial premises, including 'over the shop' type premises for residential use.

The main objectives of the new change of use exemptions are to facilitate the provision of increased and much needed housing supply, to maximise the use of vacant underutilised spaces and assist in the rejuvenation of inner-core urban areas. The impact of this new legislation on housing supply, and the

quantum of commercial floor space available as a consequence, will be monitored by the Council.

#### 1.4.5 Vacant Sites Register

The Urban Regeneration and Housing Act 2015 (URHA 2015) introduced the vacant site levy as a site activation measure to ensure that vacant or underutilised land in urban areas is brought into beneficial use. The primary purpose of the legislation is to assist in addressing the current housing supply shortage and to stimulate increased activity in the construction sector.

In accordance with the requirements of the URHA 2015, Dún Laoghaire-Rathdown established a Vacant Site Register on the 1<sup>st</sup> January 2017. Subsequent to a comprehensive assessment process the Local Authority has now placed 6 no. sites on the Vacant Sites Register. In addition, a further tranche of sites have been identified and the purported landowners have been issued with initial Notices of intention in accordance with Section 7(1) of the Act.

The identification of potential sites for inclusion on the Vacant Sites Register is an organic, continual process. The Planning Authority is committed to continuing to investigate additional potential sites for inclusion on the Vacant Sites Register on an ongoing basis in accordance with the provisions of the URHA 2015.

#### 1.5 Infrastructure Delivery

The delivery of a significant portion of critical infrastructure in the County is now inextricably linked with external agencies and central government funding arrangements, in addition to the Capital Budget. While the Local Authority has a co-ordinating and supporting role in this regard, the provision of major infrastructure to unlock the development potential of zoned lands will ultimately be delivered in conjunction with other agencies - in line with central government policy.

Since 2014, the Local Authority no longer has any direct control in relation to the provision of water or wastewater services. The delivery of strategic water and wastewater infrastructure is now the responsibility of Irish Water. With regard to transportation, the Local Authority is now required to ensure that the CDP is consistent with the National Transport Agency's (NTA) 'Transport Strategy for the Greater Dublin Area 2016-2035'. In this regard the Local Authority plays a dual role by continuing to provide for the elements of infrastructure delivery that are within its own remit and also encouraging the development of other infrastructure projects delivered by external agencies, such as the NTA.

The Local Infrastructure Housing Activation Fund (LIHAF) is a key element of 'Rebuilding Ireland: An Action Plan for Housing & Homelessness'. The fund is aimed at the provision of public off-site infrastructure to relieve critical infrastructure blockages and ultimately to increase the supply of housing. An initial call for proposals from Local Authorities under the LIHAF was issued in August 2016. As part of this call initial approval was given for 34 no. public infrastructure projects across 15 Local Authority's nationwide. Of these, Dún Laoghaire-Rathdown is currently advancing 3 no. sites (see Table 6 below). As part of the National Budget 2018, it was announced that an additional €50 million of Exchequer funding would be available for a second LIHAF call. It is anticipated that this second call for proposals will commence shortly.

	Detail of Infrastructure	(€m)
Cherrywood	Road upgrades and bridge	15.19
Clay Farm	Loop distributor road	4.7
Woodbrook Shanganagh	Distributor road and junction upgrade	4.16

Table 6: LIHAF Funding

Under 'Project Ireland 2040' it is an objective of the NPF to establish a National Regeneration and Development Agency. Under this Agency, a €3 billion regeneration and development fund will be put in place to drive and support the aims of the NPF. This will be a competitive fund, whereby regional and local authorities and other agencies will bid to leverage public investment. It is anticipated that further information regarding the functioning of this fund will be made available in the near future.

## 1.6 Specific Local Objectives

In relation to Specific Local Objectives (SLO) these tend to fall into two 'general' categories:

(i) The first would relate to the delivery or promotion of specific tangible projects and/or plans over which the Council would have full control. These are almost always brought before the Members under the provisions of Part 8, Local Area Plan legislation etc - all of which are Reserved Functions. Recent examples of this type would include the following:

- The redevelopment of the former flats at Rosemount Court. (SLO 92)

- To develop the area between the East Pier and Sandycove, including the open space at Otranto Place. (SLO 21)
- The streetscape/public realm improvement at Monkstown. (SLO 106)
- To prepare and adopt a Masterplan to develop Fernhill Gardens. (SLO 36)

Other Council-generated SLO projects and plans of this nature will be brought forward and advanced over the lifetime of the current CPD - having due regard to the strictures of the recently approved Three Year Capital Programme.

(ii) The second 'category' of SLO generally commits the Council to support or promote projects and schemes being advanced by, or in conjunction with, third parties - either private and/or public. Almost always the mechanism for advancing both the overall project and delivering the SLO 'imperatives' attaching will be through the Development Management process. Recent examples of this type include the following:

- To facilitate, support and enhance the development of UCD... (SLO 1)
- To encourage the amalgamation of shop units to allow for the creation of...larger shop floor plates - particularly in the (Dún Laoghaire) Town Centre Quarter. (SLO 128)
- To facilitate the further development of the Sandyford Business District in accordance with the policies and objectives of the Sandyford Urban Framework Plan. (SLO 120)
- To implement and develop the lands at Cherrywood in accordance with the approved SDZ Planning Scheme. (SLO 52)
- To encourage the redevelopment and refurbishment of the former Killiney Beach Tea Rooms...(SLO 132)

The Development Management 'arm' of the Planning Authority will continue to monitor SLO 'tagged' projects being advanced by third parties to ensure the objectives and imperatives set out in the SLO are optimised.

## 2 Strategic Overview

### 2.1 Strategic Framework

The Planning and Development Act 2000 (as amended) requires that a CDP shall, so far as is practicable, be consistent with National and Regional plans, policies and strategies which relate to the proper planning and sustainable development of the area. At a National level the strategic planning framework has fundamentally changed since the adoption of the CDP 2016. The recently published NPF replaces the National Spatial Strategy and now represents the overarching national planning policy of relevance to the planning functions of the Local Authority.

The Planning Authority is required 'to be consistent with' any Regional Planning Guidelines in force in its area when making and adopting a CDP. In this regard, the CDP 2016 was prepared to be consistent with the 'Regional Planning Guidelines for the Greater Dublin Area 2010-2022'. The Eastern and Midland Regional Assembly is currently preparing a new Regional Spatial and Economic Strategy (RSES) to replace the existing Guidelines and it is anticipated that the process for making the RSES will conclude in Q1 2019.

The objectives of the NPF will be applied on a regional basis through the RSES. This will include developing and agreeing a distribution of future population growth at a more detailed and regional level than the NPF, but working broadly within the parameters of its framework. The RSES must accord with the NPF and in turn, the Dún Laoghaire-Rathdown CDP must be in accordance with the RSES (Figure 5 illustrates the new spatial planning hierarchy in Ireland).

The 'Retail Strategy for the Greater Dublin Area 2008-2016' is the strategic framework to help guide and inform retail policy and objectives in the CDP. It is anticipated that a full review of the existing retail strategy will take place shortly after the adoption of the RSES. With regard to transport strategy at a Regional level there is a statutory requirement for the RSES to be consistent with the NTA's 'Transport Strategy for the Greater Dublin Area 2016-2035'. Similarly, the NTA will be obliged to review the Transport Strategy for the GDA subsequent to the adoption of the RSES.

Overall, it is considered that the strategic framework, within which the current CDP operates, is fundamentally shifting from that which was in place at the time its adoption in 2016. In this regard, following the adoption of the RSES for the Eastern and Midlands Region, the Planning Authority is obliged to undertake

a comprehensive assessment on whether a Variation of the CDP 2016 will be required or whether a full review of the Plan would be merited.



Figure 5: Planning Policy Framework

### 2.2 Core Strategy

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as part of all County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively-based strategy for the spatial development of the CDP, and, in so doing, to demonstrate that the CDP and its policies and objectives are consistent with National and Regional development objectives.

The recently published NPF provides the blue print for the strengthening of the evidenced-based approach of the Core Strategy. In this regard, National Policy Objective 71 of the NPF sets out the following:

*"City/County development plan core strategies will be further developed and standardised methodologies introduced to ensure a coordinated and balanced approach to future population and housing requirements across urban and rural areas."*

The NPF introduces a new standardised methodology that will require Planning Authorities to differentiate between i) zoned land that is serviced, and ii) zoned land that is serviceable within the life of the plan (National Policy Objective 72a). It requires that, when considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, that such lands should not be zoned for development (National Policy Objective 72c).

The NPF obliges each Local Authority to undertake a 'Housing Need and Demand Assessment' (HNDA) in order to correlate and accurately align future housing demand. The HDNA will be a database which allows local authorities to run a number of different scenarios to inform key decisions on future housing need and supply. As set out in National Policy Objective 37 the HNDA will primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed.

In addition, the NPF also recognises the National demographic trend towards an increasingly older population and the requirement to meet the needs of an ageing population. In this regard the inclusion of specific projections supported by clear proposals in respect of ageing communities should form part of the Core Strategy of the CDP.

While the finer grain detail in respect of these forthcoming changes is still evolving, it is anticipated that there will be much greater clarity following the adoption of the RSES.

**2.2.1 Settlement Hierarchy**

The settlement hierarchy set out in the CDP 2016 was developed in accordance with the provisions of the 'Regional Planning Guidelines for the Greater Dublin 2010-2022'. In relation to Dún Laoghaire-Rathdown, the RPGs recommended that, as a mostly Metropolitan County, housing delivery should focus on strengthening the urban form of the County through building up major town and district centres at public transport nodes, continuing sensitive infill to counteract falling population and declining services and supporting new housing growth focussed on key new public transport provision - namely the Luas extension from Sandyford to Bray/Fassaroe (in two phases) and upgrades to the DART route through the County.

The preparation of the nascent RSES for the Eastern and Midlands Region must now consider the optimum policy approach to guide the distribution of growth that would allow for the sustainable development and

growth of the Region over the next 12-20 years. In line with the RSES, a Metropolitan Area Strategic Plan will also be provided with statutory underpinning to provide a 12 year strategic planning and investment framework for the Dublin Metropolitan Area.

**2.2.2 Population and Housing Targets**

The housing and population targets of the CDP 2016 are also based on the 'targets' contained in the 'Regional Planning Guidelines for the Greater Dublin Area 2010-2022'. These 'targets' are based on projections from the 2006 Census and, as noted in the CDP 2016, are considerably outdated.

The recently adopted NPF includes a summary of key national targets for structuring overall national growth up to 2040 (see Table 7 below). With regards to the Eastern and Midland Region, population growth of 490,000 to 540,000 people is targeted with 235,000 to 290,000 of that taking place within Dublin City and suburbs. In terms of housing, 50% of new city housing will be within the existing Dublin City and suburbs footprint and 30% of all new housing elsewhere will be within existing urban footprints.

The forthcoming RSES will distribute future population growth and development across the Eastern and Midland region in a balanced and equitable manner with a focus on economic development and potential.

National Policy Objective	Eastern and Midland
1. Growing Our Regions	+ 490,000 - 540,000 people (2.85m total)  +320,000 in employment (1.34m total)
2. Building Stronger Regions: Accessible Centres of Scale <sup>20</sup>	Dublin City and Suburbs: +235,000 - 290,000 people (at least 1.41 million total)  Regional Spatial and Economic Strategy to set out a strategic development framework for the Region, leading with the key role of Athlone in the Midlands and the Drogheda-Dundalk-Newry cross-border network
3. Compact, Smart, Sustainable Growth	50% of new city housing within existing Dublin City and suburbs footprint  30% all new housing elsewhere, within existing urban footprints

Table 7: National Planning Framework – Population Growth

### 2.2.3 Residential Land Supply

The Housing Land Availability Study for the County, contained in the CDP 2016, is set out below. It provides an estimate of the quantum of zoned residential land, both serviced and un-serviced, yet to be developed in the County. In light of the forthcoming publication of new population and housing targets for the County, as part of the RSES process, the Planning Authority intends on commencing a process of updating the Housing Land Availability Study set out below.

Notwithstanding impending changes to the strategic planning policy framework through the RSES process, it is considered that there remains, in principle, sufficient zoned residential land in the County to meet the existing housing allocation set out in the CDP 2016.

### 2.2.4 Employment Lands

The Core Strategy of the CDP 2016 contains an examination of the quantum of employment zoned lands in the County and found that there was a total of 290 ha, with the Sandyford Business District comprising almost 150 hectares of this figure. Commercial development is also 'Permitted in Principle' on lands zoned 'Major Town Centre' or 'District Centre' where significant concentrations of jobs are located.

In terms of undeveloped employment zoned lands there remains a significant quantum of Objective 'E' lands of c. 60 hectares in the County. In addition, there remains significant potential for brownfield development throughout the County including at the Sandyford Business District. It is considered therefore, that the conclusion reached in the CDP 2016 that "...the key Development Plan objective 'to ensure that sufficient serviced lands are available for employment generation' is satisfactorily addressed" remains valid for the time being.

Table 1.2.2: Housing Land Availability Table			
Location	Hectares (approx.)	Potential Residential Yield (approx.)	Services Required
<b>Serviced Land</b>			
Includes Sandyford, Stepside, Kiltiernan, all other suburban infill	410	18,000	
<b>Part Serviced Lands</b>			
Cherrywood	70	7,700	Water and Drainage Roads Infrastructure
<b>Unserviced Lands</b>			
			Water and Drainage Public Transport Roads Infrastructure
Woodbrook/Shanganagh	25	2,300	
Old Conna	50	2,000	
Rathmichael Lands	85	3,600	
Total	160	7,900	
<b>Grand Total</b>	<b>640</b>	<b>33,600</b>	

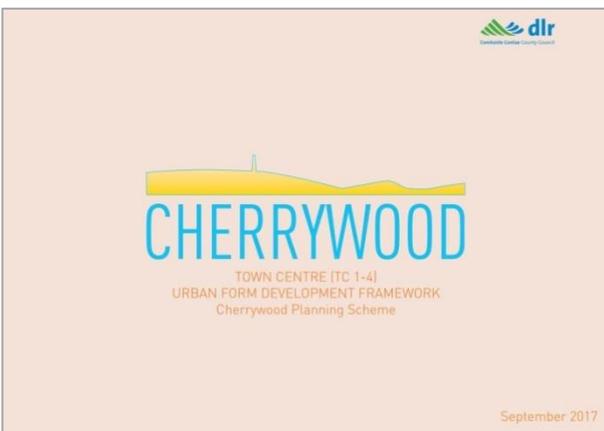
Table 8: Housing Land Availability Table

## 2.3 Development Areas and Regeneration

Since the introduction of the Planning and Development Act 2000, the Local Authority has prepared a range of statutory Local Area Plans (LAPs) and one Strategic Development Zone (SDZ) at Cherrywood. This Section provides an overview of the progress made on the SDZ and LAP programme since the adoption of the current CDP in March 2016.

### 2.3.1 Cherrywood SDZ

Cherrywood was designated as a SDZ by Government Order in May 2010 and the Planning Scheme for the SDZ was approved by An Bord Pleanála in April 2014. The introduction of the Guidelines, "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" (December 2015) resulted in inconsistencies between the approved Planning Scheme and the Guidelines. In response to this an application was made in January 2017 to An Bord Pleanála to amend the Cherrywood Planning Scheme. A Decision to approve the amendments was subsequently issued by the Board in June 2017. The Cherrywood Planning Scheme document, as adopted in 2014, will require updating to incorporate the approved amendments and a revised document is expected to be completed later in the CDP 2016 Plan period.



In 2017, an Urban Form Development Framework (UFD) was prepared for the Cherrywood Town Centre following consultation with the relevant landowners and in accordance with the Cherrywood SDZ Planning Scheme. The purpose of this UFD is to provide clarity and to assist the assessment of whether planning applications are consistent with the objectives of the Planning Scheme. Any development permitted in the Town Centre shall be in accordance with the Urban Form Development Framework. *The 'Cherrywood*

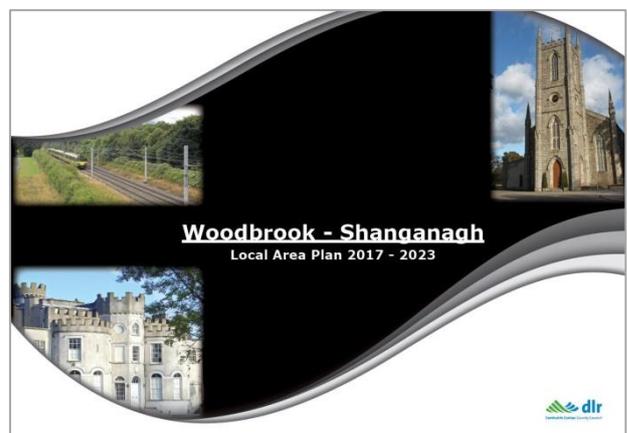
*Amenity Space Guidance Document'* was also published in 2017 and provides guidelines on the design of amenity spaces for Cherrywood to complement the requirements of the Planning Scheme.

Planning activity and construction at the Cherrywood SDZ has increased significantly since the adoption of the CDP 2016. Planning permission was granted in February 2017 and work is well advanced on the construction of road and utility infrastructure and three major parks. Planning permission is currently being sought for a mixed-use town centre development that comprises 1,269 no. residential units, retail (c. 20,000 sqm), high intensity employment uses (c. 23,000 sqm), non-retail uses (c. 30,000 sqm), community uses (c. 1,500 sqm) and associated infrastructure.

### 2.3.2 Woodbrook – Shanganagh

The Core Strategy of the CDP 2016 designates the Woodbrook area as a 'Future Development Area' that would contribute significantly to the County's housing land requirement. The CDP 2016 identifies Woodbrook/Shanganagh as a 'Key Development Area' and one of the 'primary growth nodes from which a significant portion of the supply of residential units will derive up to the 2022 horizon – and potentially beyond'. The Woodbrook/Shanganagh lands have the potential for c. 2,300 additional residential units, provided in tandem with high quality fixed-rail public transport, realising the sustainable development objectives that underpin the CDP.

It was a requirement of the CDP 2016 to advance the preparation of a replacement LAP. In accordance with this commitment the Woodbrook-Shanganagh LAP 2017 was prepared and approved by the Elected Members at the Council meeting in July 2017.



Until recently, development in Woodbrook/Shanganagh has been unable to commence primarily due to constraints associated with

water and drainage infrastructure. Irish Water is now making significant progress with both water supply and foul drainage projects under the Old Conna/Woodbrook Water and Drainage Scheme. In addition, the National Transport Authority has recently agreed to fund the construction of a new DART station at Woodbrook and requisite public infrastructure is being advanced as part of the LHAF scheme that includes:

- Revision of the Wilford Roundabout on the old N11.
- Road improvements to support housing development.
- Access to the proposed DART station at Woodbrook.

### 2.3.3 Kiltiernan / Glenamuck

The Kiltiernan/Glenamuck LAP was initially adopted in 2007 and a revised version of the Plan was subsequently adopted by the Council in 2013. The Plan covers an area of approximately 100 hectares and it is anticipated that it will ultimately accommodate c. 2,500-3,000 residential homes, a neighbourhood centre, two tranches of public open space and a large employment node adjacent to the established mixed-use development at The Park, Carrickmines.

Due to the rural nature of the existing roads infrastructure in the area, the policy of the LAP currently limits the number of residential homes to be constructed in advance of a new distributor road network. The distributor road network involves two main distributor roads which will give access to individual development sites.

At the September 2017 Council meeting, Part 8 planning approval was granted for the upgrading of the Glenamuck Road/Enniskerry Road Junction and the removal of the 'pinch-point' on Glenamuck Road. These works will improve pedestrian and cycle facilities as well as greatly improve traffic flows through the junction, and will facilitate some interim development in the area, of up to 1050 residential units, in advance of the construction of the new distributor road network. Construction of the junction upgrade is expected to commence in summer 2018.

The LAP is due for review in September 2018 and the CDP 2016 includes a recommendation that this review be carried out during the lifetime of the CDP Plan period. The commencement of work associated with the Kiltiernan/Glenamuck LAP will be subject to the prioritisation of work set out in the LAP Programme and the availability of resources.

### 2.3.4 Stillorgan

The Stillorgan LAP 2007 expired in October 2017 and it was a requirement of the CDP 2016 to review the Plan and advance the preparation of its replacement. The preparation of a new LAP commenced in May 2017 with a pre-draft public consultation stage. The Draft Stillorgan LAP 2018 was subsequently published and placed on display in January / February 2018. In accordance with the statutory timeframes it is expected that the Stillorgan LAP 2018-2024 will be formally adopted in 2018.



Figure 6: Draft Stillorgan Local Area Plan 2018-2024

While the broad strategic approach of the Draft Stillorgan LAP remains consistent with the 2007 Plan there are a number of significant changes. These include the integration of a 'Village Area Movement Framework Plan' that sets out transformative proposals for the public realm of Stillorgan. Framework strategies are provided for six key sites that may be promoted for redevelopment during the lifetime of the Plan such as the 'Blakes', Leisureplex and the Shopping Centre sites. In addition, objectives for the provision of a new library as part of a wider redevelopment of the Council-owned lands are included.

### 2.3.5 Glencullen

The Glencullen LAP was adopted in March 2008 and the lifetime of the Plan was extended for a further five years from January 2013. The LAP is due for review in 2018 and the CDP 2016 includes a recommendation that this review be carried out during the lifetime of the Plan. The commencement of work associated with the Glencullen LAP will be subject to the prioritisation of work set out in the LAP Programme and the availability of resources.

### 2.3.6 Old Conna

Old Conna is identified in the Core Strategy of the CDP 2016 as a 'Key Development Area' with the potential to deliver c.2000-2500 residential units. It is one of only two areas in the County zoned Objective A1- "To provide for new residential communities in accordance with approved Local Area Plans". It is a requirement of the CDP 2016 to prepare a LAP for Old Conna as soon as significant infrastructural constraints are overcome.

The various infrastructural blockages that have, heretofore, obstructed the potential delivery of significant residential development at Old Conna are now being addressed on foot of (i) the aforementioned Irish Water Old Conna/ Woodbrook Water and Drainage Schemes, (ii) the Dublin Bus strategic review of its networks (BusConnects), and (iii) the NTA's Bray and Environs Transport Study addressing Bray Town, North Wicklow and the southern fringes of Dún Laoghaire-Rathdown (including Old Conna and Woodbrook –Shanganagh). Preparation of a Pre-Draft 'Issues and Options' paper is currently in train.

### 2.3.7 Goatstown

The Goatstown LAP, which was adopted in 2012, was extended by way of Council Resolution by a further 5 years in March 2017. In coming to this decision it was considered that the policies and objectives of the Goatstown LAP continue to remain both relevant and functional and that the overall objectives of the LAP have yet to be substantially secured (to date only the sites at Knockrabo have come forward for development). It was thus considered appropriate to extend the life of the LAP for a period of five years, during which time the objectives contained therein may be realised.

### 2.3.8 Deansgrange

The Deansgrange LAP was adopted in June 2010 and the lifetime of the Plan was extended for a further five years from June 2015. The LAP sets out development guidelines aimed at working towards a more attractive urban environment in Deansgrange. The Plan also identifies a number of potential redevelopment areas which are most likely to come forward for development over the lifetime of the Plan. Of these redevelopment areas, the Old Factory site off Abbey Road was granted permission for 28 no. residential units and construction of the scheme is now underway.

### 2.3.9 Blackrock

Following on from an objective contained in the CDP 2010 - 2016 the Blackrock LAP was adopted in 2015. Central to the Plan is the re-establishment of links, and improved connectivity, between the Village, the Seafront and Blackrock Park. Sites with development potential are identified and clear objectives are set out in the form of Site Framework Strategies. Of these sites planning permission has been granted for residential schemes at both the Cluain Mhuire and the Former Europa Garage sites with construction works having commenced at the latter.

### 2.3.10 Ballyogan and Environs

The Ballyogan and Environs area is identified in the CDP 2016 as a well serviced 'Key Development Area' with significant development potential to deliver a large number of residential units. Work has commenced on the preparation of the Ballyogan and Environs LAP and a pre-draft plan consultation process is expected to take place in Q2 2018. Thereafter, a Draft Plan will be prepared for consultation.

A key infrastructural upgrade required to enable development in the area is the delivery of the Clay Farm Loop Road, which is provided for under SLO 135 of the CDP 2016. It is intended that this road would loop off the Ballyogan Road and provide access to the undeveloped zoned lands of Kilgobbin South. In this regard, a funding agreement was secured by DLR from central government under the Local Infrastructure Housing Activation Fund scheme for the delivery of this project and this is currently being progressed.

### 2.3.11 Dundrum

It is an objective of the CDP 2016 to prepare a new LAP for Dundrum during the lifetime of the Plan. The Planning Authority is committed to the delivery of a LAP for Dundrum as expeditiously as possible and in this regard it is anticipated that a Pre-Draft Plan consultation process will commence in 2018. It is intended that the LAP will address the issues identified in Section 1.3.4.10 of the CDP 2016.

### 2.3.12 Dún Laoghaire and Environs

Dún Laoghaire and Environs has experienced significant development and considerable progress has been made in realising the strategic objectives of the Dún Laoghaire Urban Framework Plan (Appendix 12 of the CDP 2016). It is the intention of the Planning Authority to prepare a LAP for the Dún Laoghaire and

Environs Area subject to the prioritisation of work set out in the LAP Programme and the availability of resources.

**2.3.13 Sallynoggin / Clonskeagh / UCD & Ballybrack / Loughlinstown**

Work has not yet commenced on these LAPs. The commencement of work associated with each LAP will be subject to the prioritisation of work set out in the LAP Programme and the availability of resources.

### 3 Sustainable Communities Strategy

#### 3.1 Residential Development

##### 3.1.1 Policy RES1: Supply of Zoned Land

*It is Council policy to seek to ensure that sufficient zoned land continues to be available to satisfy the housing requirements of the County over the lifetime of the Plan thereby meeting the household/population targets set by the Regional Planning Guidelines.*

Commentary:

The Core Strategy in the CDP 2016 sets a target of 33,600 new residential units, which, in principle, should be sufficient to meet the housing allocation for Dún Laoghaire-Rathdown as per the RPGs. It should be noted that the total figure of 33,600 includes all lands with appropriate zonings and is not therefore limited to developments of 10 or more units (and is based on a generic density of approximately 43 units per hectare).

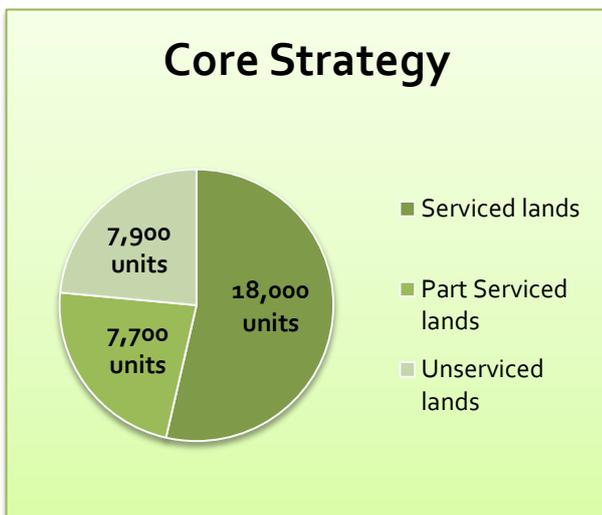


Figure 7: Housing 'targets' under the current Core Strategy

The primary growth nodes identified in the CDP 2016 are detailed below.

- The Former Dún Laoghaire Golf Course.
- Sandyford Business District.
- Stepside-Ballyogan.
- Kiltiernan-Glenamuck Local Area Plan.
- Carrickmines (Lands excluding Strategic Development Zone).
- Cherrywood Strategic Development Zone.

- Woodbrook-Shanganagh Local Area Plan.

The supply of zoned land available within the County - including the primary growth nodes - is sufficient to meet the housing requirements under the Core Strategy.

##### 3.1.2 Policy RES2: Implementation of Interim Housing Strategy

*It is Council policy to facilitate the implementation and delivery of the Interim Housing Strategy 2016 – 2022.*

Commentary:

The implementation of the Interim Housing Strategy is an ongoing objective of the Council. The Interim Housing Strategy set out in Appendix 2 of the CDP 2016 is a precursor to a comprehensive Housing Strategy, which is required to be undertaken under the Planning and Development Act (2000) for all City and County Development Plans. One of the purposes of the Housing Strategy is to establish the 'evidence-based' rationale for future land use zoning, based on population and household projections and to provide a justification for the reservation of 10% of eligible housing developments for social housing. Both of these elements of the Housing Strategy have been superseded by the 'Core Strategy', introduced via the Planning and Development Amendment Act (2010). It is the Core Strategy that provides the evidence-base for decision making regarding residential land-use zoning.

Section 2.1.3.2 of the CDP 2016 states the following:

*'The Council has prepared an Interim Housing Strategy in accordance with the Planning and Development Act (as amended) and the Urban Regeneration and Housing Act 2015. The Interim Housing Strategy will be reviewed and updated as part of the mandatory 2 year report of progress under Section 15 (2) of the Act taking account of future population and housing allocations outlined in any new Regional Spatial and Economic Strategy (RSES).'*

The National Planning Framework and National Development Plan were both published in February 2018. The implications of the finalised NPF in terms of the proposed geographical distribution of national growth across the three Regional Assembly areas of the Country (Eastern & Midlands / Southern / North & Western), particularly in relation to projected population and housing growth, is currently being considered by the respective Regional Assemblies who are advancing their own Regional Spatial and Economic

Strategies. The RSES and Metropolitan Area Plans, which will replace the Regional Planning Guidelines, are the documents that will ultimately 'allocate' the future population/housing targets for the individual Counties and Cities in their respective Assembly areas. Only once the RSES is adopted can the individual Local Authorities review and recalibrate their Housing Strategies. It is anticipated that the RSES will be available in Q1 2019.

Given the delays in the preparation and adoption of the NPF and subsequently the RSES, it is considered that at this juncture it would be premature to review and update the Interim Housing Strategy, or more crucially the Core Strategy, in the absence of detailed population projections and housing allocations for the County.

### 3.1.3 Policy RES3: Residential Density

*It is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development. In promoting more compact, good quality, higher density forms of residential development it is Council policy to have regard to the policies and objectives contained in the following Guidelines:*

- *'Sustainable Residential Development in Urban Areas' (DoEHLG 2009).*
- *'Urban Design Manual - A Best Practice Guide' (DoEHLG 2009).*
- *'Quality Housing for Sustainable Communities' (DoEHLG 2007).*
- *'Irish Design Manual for Urban Roads and Streets' (DTTaS and DoECLG, 2013).*
- *'National Climate Change Adaptation Framework - Building Resilience to Climate Change' (DoECLG, 2013).*

Commentary:

The Planning Authority is committed to the promotion of higher residential densities on brownfield and greenfield sites in close to existing and planned public transport infrastructure. The CDP 2016 states that, 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. Where a site is located within circa 1

kilometre pedestrian catchment of a rail station, Luas line, BRT, Priority 1 Quality Bus Corridor and/or 500 metres of a Bus Priority Route, and/or 1 kilometre of a Town or District Centre, higher densities at a minimum of 50 units per hectare will be encouraged.

The CDP 2016 also introduced a 'Kickstart' approach with regard to large scale development nodes close to public transport corridors. The 'Kickstart' approach allows for an initial residential development at a lower density, but requires the delivery of an overall higher density through phased development (50 units per hectare net density throughout an entire site) in order to support high capacity public transport infrastructure. This approach is aimed at improving the marketability of a scheme in its early stages, which may not be an issue in some areas of the County that are mature high value residential locations.

An analysis of the Housing Task Force data (Q4 2017) shows an average overall residential density of approximately 66 units per hectare with respect to developments granted in 2016 and 2017. The extant planning permissions in the system prior to 2016 (between 2004 and 2015) indicate an average overall residential density of 43 units per hectare.

### 3.1.4 Policy RES4: Existing Housing Stock and Densification

*It is Council policy to improve and conserve housing stock of the County, to densify existing built-up areas, having due regard to the amenities of existing established residential communities and to retain and improve residential amenities in established residential communities.*

Commentary:

This is an ongoing policy of the Council. Planning applications for extensions, alterations and refurbishment of existing dwellings account for 48 % of the total number of valid planning applications lodged in the past two years.

With respect to new builds, in the two years since the adoption of the CDP 2016, a substantial amount of the construction activity within the County has been on underutilised, brownfield sites, continuing the pattern of densifying existing built up areas. Planning applications for single houses account for 7% of the total number of valid planning applications lodged in the past two years. Single house developments include houses in side gardens/corner sites, mews lane developments, backland development and one-off houses.

	2015	2016	2017 (Q1)	2017 (Q2)	2017 (Q3)	2017 (Q4)	2018	TOTAL
	Units Delivered	Estimated Units	Delivered + Estimated					
**SHIP Construction		54			6	32	141	233
SHIP Acquisition	35	20	2	1		14	18	90
SHIP PartV	3			1	2	2	15	23
CAS Acquisitions	2	28	18		1	1		50
Voids and Re-lets	21	20		11	20	0	2	74
SHCEP Part V - Leasing			92	32	4	4	36	168
SHCEP Acquisitions (CALF)	1	3		10	1	1	9	25
SHCEP Leasing	1	39				2	2	44
RAS	35	27	3	3	1	0	36	105
*HAP			4	31	61	64		160
*HAP - Homeless		99	22	42	27	30		220
<b>Overall delivery Total</b>	<b>98</b>	<b>290</b>	<b>141</b>	<b>131</b>	<b>123</b>	<b>150</b>	<b>259</b>	<b>1,192</b>

<b>TOTAL Units Delivered to Date:</b>	<b>933</b>
<b>TOTAL Units Delivered in 2017:</b>	<b>545</b>
<b>% of Target achieved</b>	<b>137%</b>

\*These figures are up to and including 31st December 2017  
 \*\*Additional 21 units are scheduled for 2019

Social Housing Investment Programme (SHIP)  
 Capital Assistance Scheme (CAS)  
 Social Housing Current Expenditure Programme (SHCEP)  
 Rental Accommodation Scheme (RAS)  
 Housing Assistance Payment (HAP)  
 Capital Advance Leasing Facility (CALF)

Table 9: Social Housing Units Delivered 2015-2017

### 3.1.5 Policy RES7: Overall Housing Mix

*It is Council policy to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy.*

#### Commentary:

This is an ongoing policy of the Council which is influenced and implemented through the development management process. In 2017, the ratio of houses to apartments granted in the County remained constant at 1:2. Of the four Dublin Local Authorities, only Dún Laoghaire-Rathdown and Dublin City have a supply of apartments greater than the supply of houses.

The Design Standards for New Apartments were published at the end of December 2015, along with the necessary legislation to give Ministerial 'Guidelines' such as these precedence over any conflicting standards in a CDP, LAP or SDZ Planning Scheme. These Guidelines introduced five key elements that

included, *inter alia*: standards for Studio Apartments; minimum floor areas for 1-bedroom, 2-bedroom and 3-bedroom plus apartments; and set parameters in terms of mix of unit sizes.

The 2015 Guidelines have subsequently been updated and superseded by the very recently published 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018'. These Guidelines aim to:

- Enable a mix of apartment types more closely reflecting contemporary household formation and housing demand patterns and trends, particularly in urban areas.
- Encourage more refurbishment and small-scale urban infill schemes.
- Deliver greater policy clarity in relation to the emerging 'build to rent' and 'shared accommodation' sectors.

### 3.1.6 Policy RES8: Provision of Social Housing

*It is Council policy to promote the provision of social housing in accordance with the projects outlined in the Council's Interim Housing Strategy and Government policy as outlined in the DoECLG 'Social Housing Strategy 2020'.*

Commentary:

The Council have exceeded the targets set for Housing Delivery 2015-2017. Table 9 (on page 20) sets out the number of units delivered to date and the estimated amount of units to be delivered between 2017 and 2018 (the figures in the table are up to the end of December 2017). The Council delivered a total of 933 units between 2015 and 2017. This represents an exceedance of 252 units. An additional 259 units are scheduled for delivery in 2018.

A large number of additional social housing units have been provided through the construction programme, where a significant number of Part 8s have been approved by the Council, together with financial approval from the Department of Housing, Planning, Community and Local Government. All other methods of providing additional social housing units are being advanced and will deliver a substantial number of additional units e.g. working with Approved Housing Bodies, leasing, Part V, acquisitions, CAS, RAS and void management. In addition, an online Choice Based Letting system that allows housing applicants to express their interest in available properties was launched by the Council in March 2017.

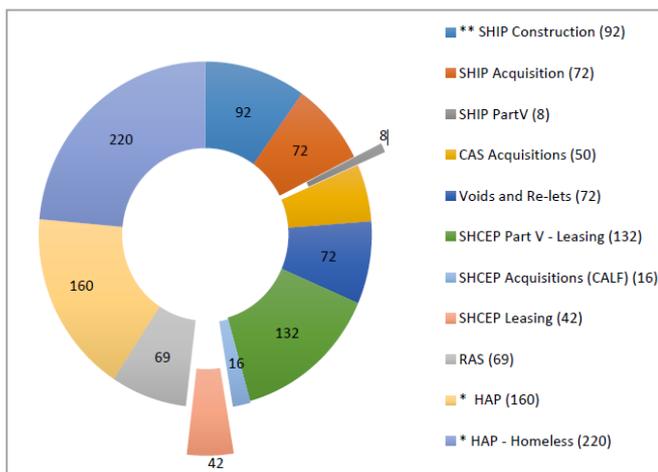


Figure 8: Units Delivered Q1 2015 to Q4 2017

Table 10 opposite contains details of the social housing schemes which have been completed since the adoption of the CDP 2016.

Site Name	No of Units
Cromlech House	15
Clontibret	4
Rochestown Phase 2	34
Shanganagh Park Lodge	1
Assistant Harbour Masters	2
St Michaels Terrace	4
The Mews	4
Hazelbrook	28

Table 10: Social Housing – Completed Schemes

Table 11 below contains details of the social housing schemes which are currently under construction in the County.

Site Name	No of Units
Rochestown Phase 3	14
Pottery Road	4
The Brambles	10
Georges Place	12
Rosemount Court	44
Broadford Rise	21
Fitzgerald Park	50
Temple Road	3

Table 11: Social Housing – Schemes under Construction

The Council recognises the importance of managing the development process in order to achieve the targets set out in the Social Housing Delivery Strategy 2015-2017 in a timely manner. To this extent the schemes are closely monitored from inception through to completion.

### 3.1.7 Policy RES10: Homeless Accommodation

*It is Council policy to support the provision of homeless accommodation or support services throughout the County.*

Commentary:

This is an ongoing objective of the Council that is implemented through the Homeless Assessment and Placement Service. In addition, the Council recently secured a 12 month lease on Richmond House in Monkstown for the purpose of providing supported emergency accommodation for families experiencing homelessness. The facility, which has 17 separate family units, opened in December 2017 and is being run by the Peter McVerry Trust on behalf of the Council.

### 3.1.8 Policy RES11: Traveller Accommodation

*It is Council policy to implement the 'Traveller Accommodation Programme 2014-2018'. In accordance with the Programme, halting sites, including temporary emergency halting sites and Traveller-specific group housing schemes, will be provided for the accommodation of Travellers who normally reside in the County and who are included in the most recent 'Assessment of Need' for Traveller-specific accommodation, in addition to providing standard social housing to meet their needs.*

Commentary:

This is an ongoing objective of the Council. The Traveller Accommodation Programme (TAP) 2014-2018 sets out a 5-year programme to meet the existing and projected accommodation needs of Travellers. Under the current Traveller Accommodation Programme the Council have provided Traveller Specific Accommodation in Glendruid and Glenamuck for 9 families, as well as 10 casual vacancies units and 2 standard social housing units. The Council has also refurbished 4 units at St Louise's Park, 1 unit at Glendruid Court and 1 unit in Bootertown Park.

### 3.1.9 Policy RES12: Provision of Student Accommodation

*It is Council policy to facilitate student accommodation on student campuses or in 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'*

*and its July 2005 Review (particularly in relation to location and design).*

Commentary:

In the two years since the adoption of the CDP 2016, there has been a particular focus at Government level on student accommodation which has led to a significant increase in planning activity in this area. In July 2016, the Government published the 'Rebuilding Ireland: Action Plan for Housing and Homelessness'. A key action under 'Pillar 4: Improve the Rental Sector' is to support greater provision of student accommodation in order to address the obstacles to greater private rental sector delivery and to improve the supply of units at affordable rents.

The first Strategic Housing Development application in Ireland under the new 'fast-track' planning system, and also the single largest student accommodation development in the State, was lodged by UCD in September 2017 and comprised of 3,006 bed spaces at UCD's Belfield campus. A split decision was issued by An Bord Pleanála in January 2018 to grant permission for 2,178 no. bed spaces in Phase 1 and Phase 2 of the development and refuse permission for 828 no. student bed spaces in Phase 3 of the development.

A Strategic Housing Development was granted by An Bord Pleanála in March 2018 for a mixed-use development on the former the Blakes and Esmonde Motors site. The development includes student accommodation which will comprise of 576 no. bed spaces.

In February 2018, permission was granted by Dún Laoghaire-Rathdown for change of use of the Priory Townhouse B&B in Stillorgan to student accommodation, providing a total number of 14 no. bed spaces.

### 3.1.10 Policy RES15: Urban Villages

*In new development growth nodes and in major areas in need of renewal/regeneration it is Council policy to implement a strategy for residential development based on a concept of sustainable urban villages.*

Commentary:

This is an ongoing objective of the Council. The concept of sustainable urban villages has become a constant theme in all emerging spatial planning documents prepared by the Council which guide new development within the primary growth nodes and major areas of renewal/regeneration. In addition, the Council is

currently progressing a series of Urban Village Studies/Audits to be carried out later this year.

### 3.1.11 Policy RES16: Management of One-off Housing

*It is Council policy 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. It is recognised that much of the demand for one-off housing is urban-generated and this can result in an unsustainable pattern of development, placing excessive strain on the environment, services and infrastructure. However, it is recognised that one-off housing may 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).*

#### Commentary:

This is an ongoing objective of the Council which is achieved through the development management process. The rate of planning applications for 'one-off' housing has dropped significantly in the last ten years since the peak in 2007. The reason for this is considered to be two-fold: the provision of more stringent policies to manage the spread of one-off housing; together with policies which encourage the densification of existing built-up areas in order to optimise infrastructural investment. Table 12 opposite sets out the rate of planning applications received for single dwellings in the last 14 years in areas of rural amenity (Zoning Objective 'B') and areas of high amenity (Zoning Objective 'G').

	No. of Planning Applications for 'One-Off' Houses	Grant	Refusal
2004	15	6	9
2005	17	10	7
2006	13	3	10
2007	19	2	17
2008	16	1	15
2009	9	3	6
2010	3	3	0
2011	3	1	2
2012	3	3	0
2013	2	1	1
2014	2	1	1
2015	7	0	7
2016	4	0	4
2017	2	1	1

Table 12: 'One-off' housing applications

### 3.2 Sustainable Travel and Transportation

The economic crash resulted in a dramatic decline in the levels of funding available, at a local and national level, for transportation investment. As the economy recovers the importance of enhancing the capacity of the transport network is critical. The implementation of the travel and transportation policies of the CDP 2016 is essential in ensuring the effective integration of land use and transport provision that both reduces car based travel demand and facilitates travel by sustainable modes of transport.

#### 3.2.1 Policy ST2: Integration of Land Use and Transportation Policies

*It is Council policy to actively support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high public quality transportation systems.*

Commentary:

It has been an ongoing objective over successive Development Plans to ensure that land use and transportation provision are fully integrated and that development is consolidated in areas that are well served by sustainable modes of transport. Dún Laoghaire-Rathdown is particularly well served by

sustainable modes of travel including *inter alia* the DART line, the N11 Priority 1 Quality Bus Corridor and the Green line LUAS. The successful implementation of Policy ST2 is evidenced in the Map below that identifies the location of permitted residential schemes (over 10 units) that are currently under construction. Applying a 1km buffer from the Green Line LUAS it is evident that a significant proportion of residential growth is taking place in proximity to the transportation network and by extension *inter alia* key employment nodes.

#### 3.2.2 Policy ST3: Development of Sustainable Travel and Transportation Policies

*It is Council policy to promote, facilitate and cooperate with other transport agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in Department of Transport's 'Smarter Travel, A Sustainable Transport Future 2009 –2020' and the NTA's 'Greater Dublin Area Draft Transport Strategy 2016-2035'. Effecting a modal shift from the private car to more sustainable modes of transport will be a paramount objective to be realised in the implementation of this policy.*

Commentary:

Shortly after the adoption of the current CDP, the NTA published the finalised 'Transport Strategy for the

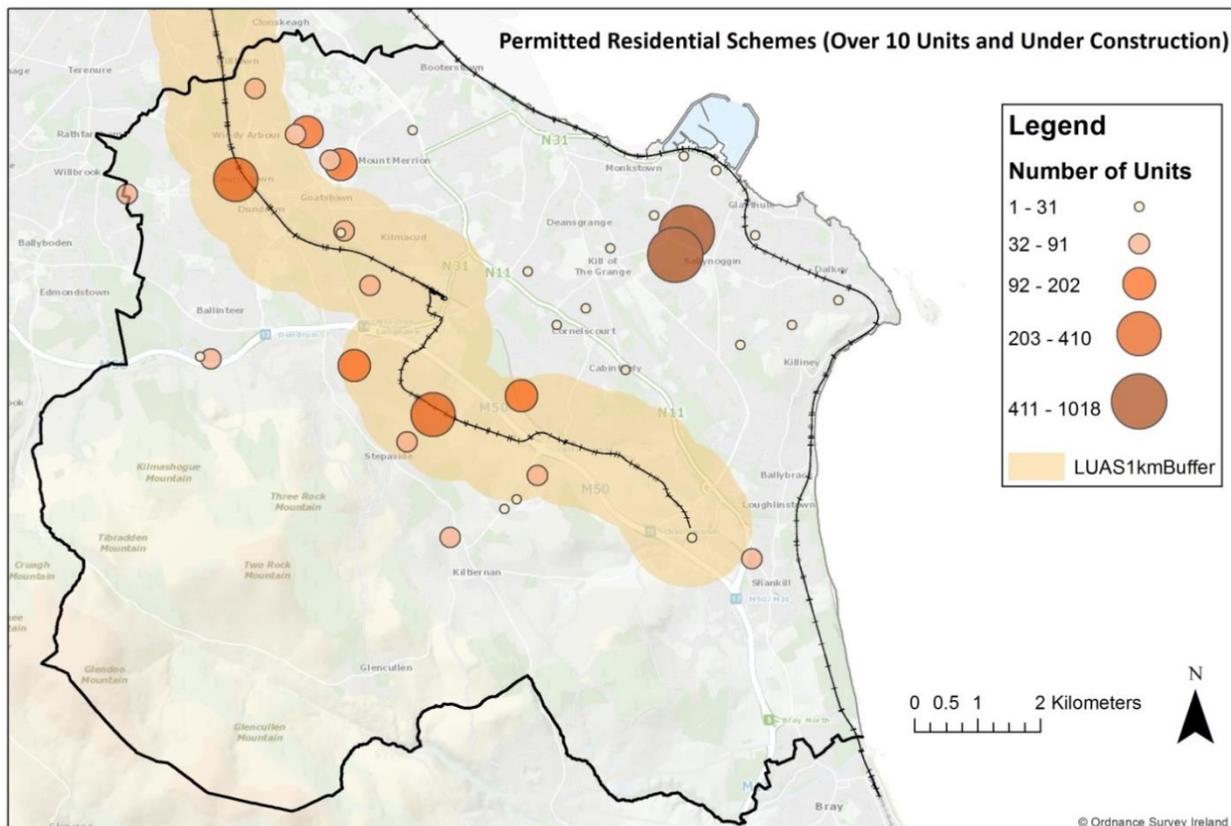


Figure 8: Permitted Residential Schemes (Over 10 Units and Under Construction)

*Greater Dublin Area, 2016-2035*. The Local Authority plays a dual role by continuing to provide for the elements of infrastructure delivery that are within its own remit and also encouraging the development of other infrastructure projects delivered by external agencies such as the NTA. In this regard Policy ST3 is considered an ongoing objective.

In terms of current travel patterns, the travel mode share (as detailed in Census 2016) for all trips to work, school or college for residents of Dún Laoghaire-Rathdown is shown in Table 13 below. While the car remains the dominant mode of transport with 52% of trips this is a 3% reduction on the 2011 figure of 55%.

Travel Mode	2011	2011	2016	2016
	Numbers	%	Numbers	%
On Foot	17,462	14%	18,387	14%
Bicycle	6,723	5%	8,864	7%
Bus, Minibus or Coach	13,796	11%	15,180	11%
Train, DART or LUAS	15,646	12%	19,040	14%
Motorcycle or Scooter	937	1%	861	1%
Motor Car: Driver	49,558	39%	50,021	37%
Motor Car: Passenger	19,560	16%	20,614	15%
Van	2,221	2%	2,285	2%
Other, incl. Lorry	198	0%	181	0%
<b>Total</b>	<b>126,101</b>	<b>100%</b>	<b>135,433</b>	<b>100%</b>

Table 13: Modal share for travel to work, school and college

The numbers of those cycling has experienced a significant increase from 6,723 persons in 2011 to 8,864 persons in 2016. Similarly, the numbers taking public transport has also increased from 23% in 2011 to 25% in 2016. These are encouraging figures and demonstrate a real shift in travel mode share towards more sustainable modes of transport.

### 3.2.3 Policy ST5: Walking and Cycling

*It is Council Policy to secure the development of a high quality walking and cycling network across the County in accordance with relevant Council and National policy and guidelines.*

Commentary:

This is an ongoing objective. As evidenced in Figure 9 opposite the numbers of persons that are choosing to

walk or cycle to work, school or college is increasing. To provide for pedestrians as part of the development management process, all new development is required to comply with the provisions of the *'Urban Design Manual – A Best Practice Guide'* (2008) and the *'Design Manual for Urban Roads and Streets'* (2013).

In 2017, the Council published new cycle standards for the County *'Standards for Cycle Parking and Associated Cycling Facilities for New Developments'* to provide guidance on the provision of cycle parking and cycling welfare facilities as part of the planning process for various land uses and in the public realm.

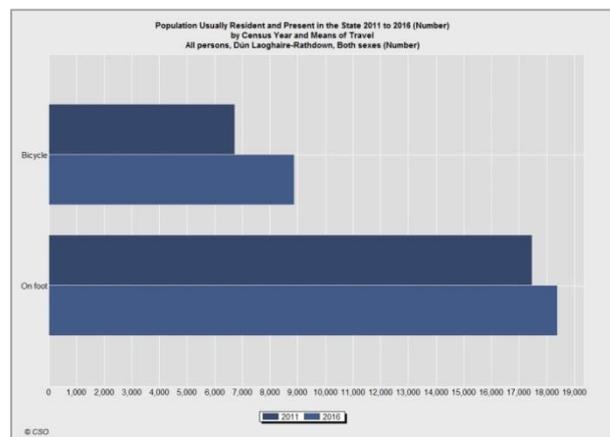


Figure 9: Travel to work, school or college by bicycle or on foot (2011 and 2016)

### 3.2.4 Policy ST7: County Cycle Network

*It is Council policy to secure improvements to the County Cycle Network in accordance with the Dún Laoghaire-Rathdown Cycle Network Review whilst supporting the NTA on the development and implementation of the Cycle Network Plan for the Greater Dublin Area.*

#### Policy ST8: Public Bike Facilities

*It is Council policy to work towards the provision of 'public bike' facilities across the key urban areas of the County, subject to initial feasibility studies being undertaken for these areas to be followed by detailed business case analysis, taking due cognisance of the Dublinbikes and Regional Cities Bike Schemes.*

Commentary:

This is an ongoing objective. Since the adoption of the CDP 2016, the Council have advanced a number of cycle related projects in the County including *inter alia*: the N11 Johnstown Road improvement scheme; the Commons Road contra-flow cycle track; and the Wyattville Road Cycle and Pedestrian Improvement

Scheme that is nearing completion. Related cycle infrastructure is being improved by the roll out of County wide cycle parking on an ongoing basis. A number of additional schemes, currently at various stages of the design process, will be advanced over the course of the Development Plan period.

In November 2017, the Council launched the first County-wide, station-less, bike-sharing scheme in Ireland. This pilot scheme - called the Bleeperbike - has bikes available across 12 different locations, including areas such as Dún Laoghaire, Dalkey, Shankill, UCD and others. It is intended that the scheme will be monitored with a view to expanding the scheme if successful.

### 3.2.5 Policy ST11: Public Transport Improvements

*It is Council policy to secure improvements to the public transport system as set out in 'Smarter Travel, A Sustainable Transport Future 2009-2020' and the NTA's 'Greater Dublin Area Draft Transport Strategy 2016-2035' by optimising existing or proposed transport corridors and interchanges and by developing new Park and Ride and taxi rank facilities at appropriate locations.*

Commentary:

The recently published 'National Development Plan, 2018-2027' sets out a number of future sustainable transport projects of relevance to Dún Laoghaire-Rathdown including the following:

- The complete construction of Metro Link. This comprises a high capacity, high frequency cross-city rail corridor serving critical destinations such as Swords, Dublin Airport, Dublin City University, Ballymun, the Mater Hospital and existing destinations along the LUAS Green Line to Sandyford.
- The full Dublin BusConnects programme to include the complete redesign of the bus network and network of 'next generation' bus corridors on the busiest routes.
- The delivery of priority elements of the DART Expansion programme.
- A Park-and-Ride Programme including sites at Carrickmines and Woodbrook.
- The appraisal, planning and design of the Green Line LUAS network expansion to Bray.

Other planned public transport improvements announced since the adoption of the CDP 2016 include the 2017 funding announcement by the NTA for the construction of a new DART station at Woobrook. This important transport infrastructure will support the

delivery of the objectives of the Woodbrook-Shanganagh LAP 2017-2023. Also in 2017, the Department of Transport, Tourism and Sport announced plans for the Luas Green Line Capacity Enhancement Project. This enhancement project includes the lengthening of existing trams in order to increase passenger capacity, the procurement of new trams and the extension of the Sandyford Depot.

### 3.2.6 Policy ST15: Luas Extension

*It is Council policy to promote, facilitate and co-operate with other agencies in securing the extension of the Luas network in the County as set out in the NTA's 'Greater Dublin Area Draft Transport Strategy 2016-2035' and including any future upgrade to Metro.*

Commentary:

This is an ongoing objective and the Council are committed to working with the National transport agencies in delivering the extension to the Luas line to Bray. The recently published 'National Development Plan 2018-2027', includes an objective to undertake the appraisal, planning and design of the LUAS network expansion. As annotated on Figure 10 below the proposed LUAS Green Line extension is to be delivered post 2027.



Figure 10: Public Transport Network 2027 (Extract)

### 3.2.7 Policy ST25: Roads

*It is Council policy, in conjunction and co-operation with other transport bodies and authorities such as the TII and the NTA, to secure improvements to the County road network – including improved pedestrian and cycle facilities.*

Commentary:

This is an ongoing objective and there has been some progress in relation to the Six-Year Roads Objectives outlined in the CDP 2016. The Leopardstown Link Road and roundabout reconfiguration was completed in early Summer 2016 and comprised the replacement of the 5-leg Brewery Road/Leopardstown Road roundabout with a 4-arm signal controlled junction. As part of the Cherrywood SDZ planning scheme, permission was granted for a major new road network (c. 5.4km) to service the Town and construction activity on this project is at an advanced stage. A number of other road schemes including the M50 Junction 14 Link Road and the Blackglan Road/Harold's Grange Road are at detailed design stage and progress of these schemes is expected in the near future. The Brennanstown Road Traffic Management Scheme underwent a public consultation and Part VII process, but, was not however, approved at the March 2017 County Council meeting.

As set out in Section 1.5 above a number of the Six Year Roads Objectives are being advanced through the LIHAF process including: the Clay Farm Loop Road; road infrastructure at Cherrywood; and the Woodbrook/Shanganagh Dart Access Road.

### 3.2.8 Policy ST28: Traffic Noise

*It is Council policy to ensure that traffic noise levels are considered as part of new developments along major roads/rail lines in accordance with best practice guidelines.*

Commentary:

The Council has prepared a Draft Noise Action Plan 2018-2023 as required by the Environmental Noise Regulations 2006. These Regulations give effect to an EU Directive relating to the assessment and management of environmental noise.

This Noise Action Plan primarily considers the long term environmental noise impact from road traffic noise sources, and sets out an approach to review noise impact levels near to the major sources assessed during strategic noise mapping to be undertaken in 2018. In the interests of equality and promotion of best practice the Action Plan also sets out a number of proposals for the prevention and avoidance of environmental noise levels detrimental to human health to be implemented through the planning process.

### 3.2.9 Policy ST30: Traffic Management

*It is Council policy to introduce traffic management schemes on particular roads and in appropriate areas throughout the County to reduce vehicle speeds to an acceptable level and to reduce the potential for traffic congestion and associated vehicular emissions in urban areas.*

Commentary:

This is an ongoing objective and since the adoption of the CDP 2016 the Council have advanced a number of projects. The Monkstown Village Improvement Scheme commenced construction in 2017 and involves an upgrade of the public realm in the Village. This includes better traffic management through the altering and amalgamating of a number of complex traffic movements in the Village and provides measures to improve the safety of pedestrians, cyclists and other vulnerable road users. As part of the Stillorgan Village Area Movement Framework Plan, design works are progressing with regard to the junction upgrade at Kilmacud Road Lower and South Avenue.

At the February 2017 Council Meeting, a new 30km/h special speed limit for 742 housing estates in the County was introduced. The Local Authority amended its current Road Traffic Special Speed Limit Bye Laws to include the introduction of the 30km/h special speed limit and the Bye-Laws came into effect in July 2017.

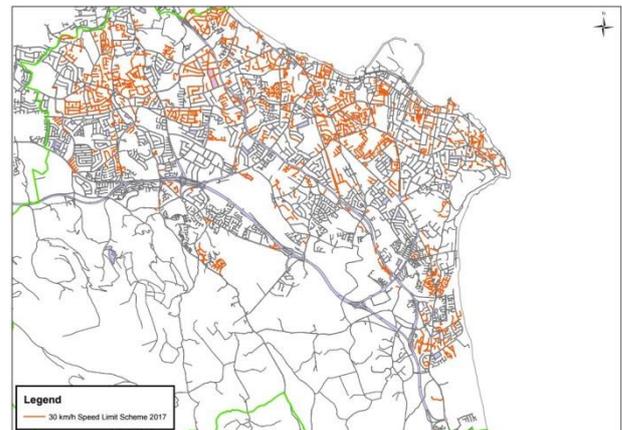


Figure 11: 30km/h Speed Limit Scheme

### 3.2.10 Policy ST32: Section 48 and 49 Levies

*It is Council policy to utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the County. This will be carried out in conjunction with adjoining Local Authorities where appropriate.*

Commentary:

The Local Authority operates a number of Section 48 and Section 49 Development Contribution Schemes to part fund the provision of public infrastructure and facilities in the County.

The current Section 48 '*Development Contribution Scheme 2016-2020*' was adopted by the Council in December 2015 and all decisions to grant planning permission, made on or after the January 2016, are subject to the conditions of the Scheme. The Scheme includes a separate listing for projects relating specifically to the Sandyford Urban Framework Plan Area and the associated level of contribution to be paid with regard to development in this area.

Since the adoption of the CDP 2016, the '*Cherrywood Planning Scheme Development Contribution Scheme 2017 – 2020*' has been adopted in accordance with the provisions of Section 48 of the Planning and Development Act 2000 (as amended). This Development Contribution Scheme provides that all decisions to grant planning permission relative to the Cherrywood Planning Scheme area, made on or after June 2017, will be subject to the conditions of the Scheme.

## 4 Enterprise and Employment Strategy

### 4.1 Enterprise and Employment: Overview

In advance of addressing specific CDP policies with regard to enterprise and employment, this Section will take the opportunity to set out some of the recent trends, based primarily on the recently released 2016 Census data, which provides a more up-to-date picture of the County's economic 'position'. In line with a significantly improving National economy, Dún Laoghaire-Rathdown has similarly experienced an upward trend in economic performance that has continued apace since the adoption of the CDP 2016.

#### 4.1.1 Employment Trends

Analysis of Census 2016 data shows that there were 95,925 people resident in Dún Laoghaire-Rathdown who were at work. This is an increase of 9.6% from 87,490 in 2011. The Census also records how many jobs are actually located in the County and in 2016 this figure was 85,878. This is an increase of 7,790 jobs from the 2011 figure of 78,088 and represents a 10% growth

of jobs in the County. Figure 12 below illustrates the density of jobs within the County based on the CSO's recently published 'Workplace Zone' data (Census 2016). High concentrations of employment are evident at key locations in the County including the Sandyford Business District, Dún Laoghaire, UCD, Dundrum, Blackrock, Cherrywood and the Pottery Road area.

When assessing the characteristics of the labour force in Dún Laoghaire-Rathdown, two factors stand out: the relatively low participation rate and the relatively positive 'Jobs Ratio'. The 2016 Census shows the County's labour force participation rate is 58.2% remaining broadly unchanged from a rate of 58.4% in 2011. The overall labour force participation rate for Dún Laoghaire-Rathdown remains the lowest of all four Dublin Authorities with Dublin City having a participation rate of 64.7%, Fingal 66.9% and South Dublin 64%. This relatively low participation rate is primarily due to (i) the high numbers of persons in the retired age cohorts, and (ii) the relatively large proportion of third level students in the County.

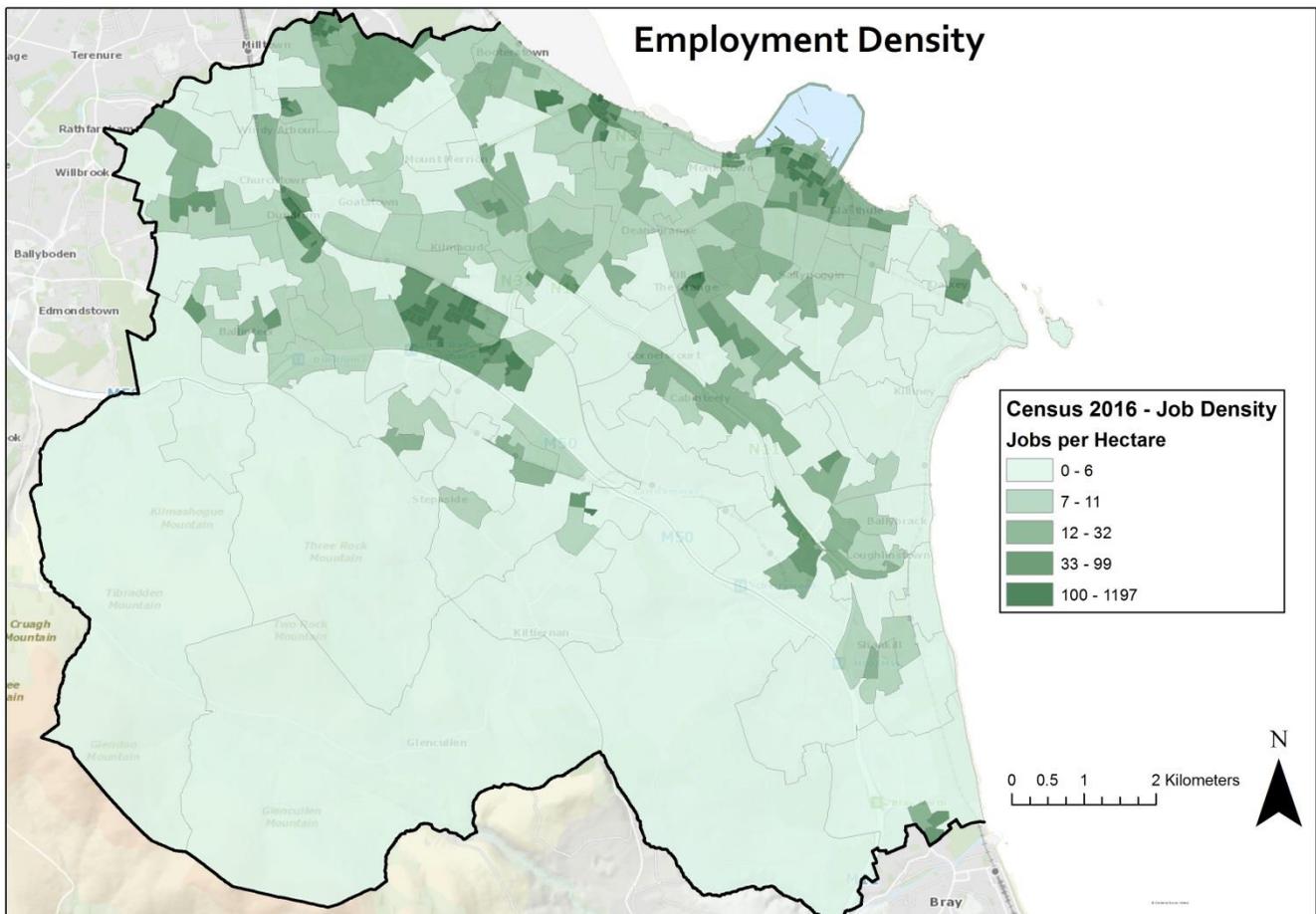


Figure 12: Employment Density – Jobs per Hectare

At an inter-regional level a good indicator of the imbalances that exist between the location of the labour force and the location of jobs is the 'Jobs Ratio'. The 'Jobs Ratio' is the total number of jobs divided by the labour force. The 'Jobs Ratio' is used as an indicator to measure the sustainability of settlements and it has been suggested that on sustainability grounds, the ratio should not fall below 0.7. Based on 2016 Census data the 'Jobs Ratio' for Dún Laoghaire-Rathdown is 0.83 (up from 0.79 in 2011).

In terms of the categorisation of employment for residents in Dún Laoghaire-Rathdown, the largest component (25%) comprises employers and managers (Socio-Economic Group A). When combined with those employed as higher and lower professionals (Socio-Economic Group's B and C) this cohort increases to 60% of all jobs. This is a significant component of the workforce when compared to other Local Authorities (see Table 14 opposite).

	Socio-Economic Group ABC – Census 2011	Socio-Economic Group ABC – Census 2016
Dún Laoghaire-Rathdown	59%	60%
Dublin City	45%	45%
South Dublin	40%	40%
Fingal	44%	43%

Table 14: Employment Characteristics

With regard to unemployment in the County, numbers have been in continual decline since the adoption of the CDP 2016. For example, in the Dún Laoghaire Social Welfare Office the numbers on the Live Register have fallen from c. 5,000 persons in January 2016 to c. 4,000 persons in January 2018 (see Figure 13 below). This represents the continuation of an overall downward trend from a peak of over 8,000 persons in 2009.

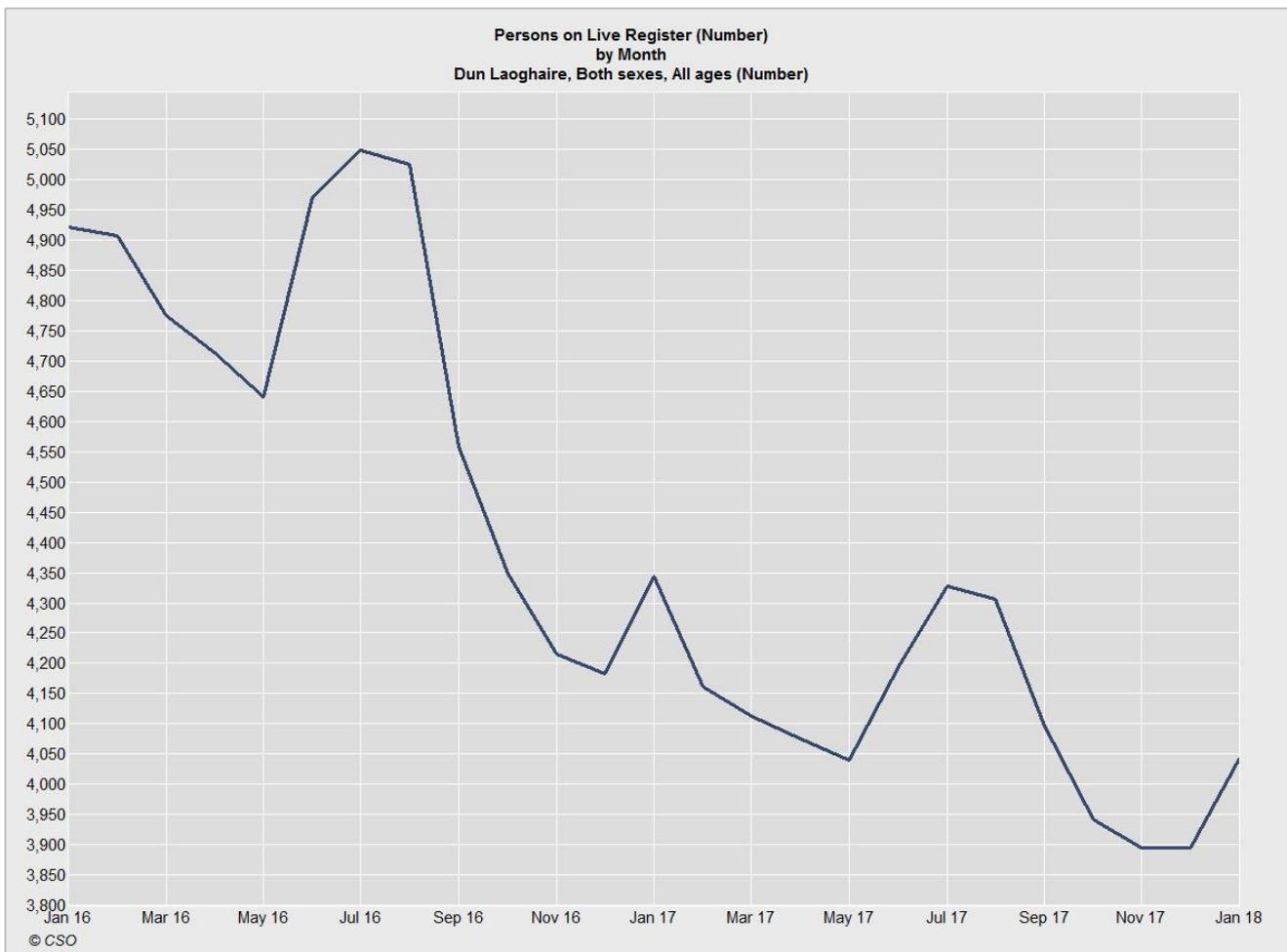


Figure 13: Persons on Live Register - Dún Laoghaire

## 4.2 Enterprise and Employment

### 4.2.1 Policy E1: Lands for Employment Use

*It is Council policy to ensure that sufficient serviced lands continue to be available for employment generation.*

Commentary:

The Core Strategy of the CDP 2016 contains an examination of the quantum of employment zoned lands in the County and found that there was a total of 290 ha, with the Sandyford Business District comprising almost 150 hectares of this figure. Commercial development is also 'Permitted in Principle' on lands zoned 'Major Town Centre' or 'District Centre' where significant concentrations of jobs are located.

In terms of undeveloped employment zoned lands there remains a significant quantum of Objective 'E' lands of c. 60 hectares in the County that includes lands at: Cherrywood (40 ha); Carrickmines - adjacent to 'The Park' (20 ha); and, Old Conna (some potential employment zoned lands). In addition there remains a quantum of brownfield lands suitable for development throughout the County, including lands at the Sandyford Business District. It is considered, therefore, that the conclusion reached in the CDP 2016 that "...the key Development Plan objective 'to ensure that sufficient serviced lands are available for employment generation' is satisfactorily addressed" remains valid for the time being but will be reviewed in the context of the next Development Plan review in 2020.

### 4.2.2 Policy E2: Knowledge Economy

*It is Council policy to promote the development of knowledge-based enterprise in the County.*

#### **Policy E3: Creative County – Culture and Creative Industries**

*It is Council policy to promote the development of creative enterprises in the County.*

Commentary:

This is an ongoing objective. Following the adoption of the CDP, the DLR 'Local Economic and Community Plan 2016-2021' was published in April 2016. This Plan includes a range of economic-focussed objectives and actions including Objective 9 that sets out to 'Support Locally-Based Creative and Knowledge Enterprises, and Strengthen Up-Skilling within the County, including Support for StartUps and for Business Incubation

Facilities'. Implementation of the LECP is on-going with quarterly reporting to the Economic Development and Enterprise SPC and to the LCDC. In addition, an implementation group was established and meets on a regular basis.

At the end of 2016, the Digital Dún Laoghaire initiative was launched. This initiative was the result of work to ascertain the potential for a Digital Cluster which identified the growing prominence of Dún Laoghaire as a key location for start-up and scale ups in the digital industry. Digital Dún Laoghaire is a collaborative effort led by the Dún Laoghaire Business Improvement District with support from LEO, IADT, Chamber of Commerce and a number of local business interests.

The Local Authority supported the development of the Dublin Regional Enterprise Strategy 2017-2019, with all four Local Authorities collaborating to support the enhancement of the enterprise culture and creating an environment for economic growth. The Local Authority also supported the development and implementation of the 'Action Plan for Jobs: Dublin 2016-2018'.

### 4.2.3 Policy E4: Further and Higher Education Institutions

*It is Council policy to work in conjunction with Further and Higher Institutions in the creation and fostering of enterprise through research, innovation and development activities and the commercialisation of such activities.*

Commentary:

This is an ongoing objective and is being supported through the development management process. Since the adoption of the CDP 2016 the Council has supported, *inter alia*, development at University College Dublin, including significant additional student accommodation, and the extension of facilities at the Stillorgan College of Further Education. The Local Enterprise Office DLR continues to foster relationships with the further and higher education institutions and held an Enterprise Education workshop in partnership with UCD's Innovation Academy in 2017.

### 4.2.4 Policy E5: Education and Skills

*It is Council policy to sustain the existing high levels of educational attainment and skilled workforce, to encourage employment generation to maintain this resource within the County and to promote the availability of education opportunities to all residents in Dún Laoghaire-Rathdown.*

**Commentary:**

The Local Authority recognises the value of a well-educated and skilled workforce as a requisite of a competitive knowledge-based economy. Educational data from the Census 2016, shown in Table 15 below, highlights the continued role of Dún Laoghaire-Rathdown as a leader of the knowledge economy in Ireland. At 26.5% of residents that hold an Honours Bachelor Degree or Higher, Dún Laoghaire-Rathdown has nearly double the State average.

	2011 Numbers	2011 % of Total Pop	2016 Numbers	2016 % of Total Pop
Dún Laoghaire Rathdown	47,392	23%	57,689	26.5%
Dublin City	88,248	16.7%	109,716	19.8%
South Dublin	27,932	10.5%	35,150	12.6%
Fingal	36,924	13.5%	44,740	15.1%
State	518,015	11.3%	644,159	13.5%

**Table 15: Percentage of Population with an Honors Bachelor Degree or Higher**

**4.2.5 Policy E11: Office Development**

*It is Council policy to facilitate significant office development in commercial and employment centres. The appropriate locations for office development would generally be in Major Town Centres, District Centres, and Employment zoned areas.*

**Commentary:**

This is an ongoing objective that the Planning Authority continues to support through the development management process. Since the adoption of the CDP 2016 there has been significant planning activity in the office sector representing strong demand in strategically located suburban sites that offer a viable alternative to the premium rental rates in Dublin's Central Business District.

Planning activity has been primarily focused at three strategic locations in the County; namely Sandyford Business District, Cherrywood and Carrickmines. At Sandyford a significant quantum of office floorspace has been permitted since the adoption of the CDP 2016 and the most significant of these are set out in Table 16 opposite:

Location	Size	Status
Innovation House	22,000 sq.m	Granted August 2016
ESB	26,000 sq.m	Granted September 2016
Highfield House	28,000 sq.m	Granted September 23
Blackthorn Avenue	42,000 sq.m	Granted October 2016
Former FAAC Manufacturing site	37,000 sq.m	Live planning application

**Table 16: Planning Activity at Sandyford - Office**

In addition to the above, construction is currently underway for Phase 1 of the South County Gateway office development known as 'One South County' that comprises a total of 26, 500 sq.m floorspace, while Microsoft's new 34,000 sq.m HQ building and Block H at Central Park (c. 14,000sq.m) were both recently completed.

At Cherrywood, planning permission has been granted for the completion of Block F (c. 14,000 sq.m); while a separate permission was granted to DLR Properties Ltd. for a smaller office scheme of c. 3,000 sq.m. In addition, the Cherrywood Town Centre planning application, currently under consideration with the Planning Authority, has a significant component of 'High Intensity Employment'. At Carrickmines, the Hampstead building (c. 5,000 sq.m) is close to completion while planning permission was recently granted for an 8,000 sq.m office building at the south-east quadrant at the Park. At Blackrock, permission was granted for the demolition of the existing Enterprise House and the construction of a new office building of c. 8,000 sq.m.

In addition to new office stock there has been considerable progress made in reducing the vacancy rate of the existing office stock in the County. At the end of Q4 2017, the headline vacancy rate for Dublin offices was 6.08% while the overall vacancy rate in the suburbs (including Dún Laoghaire-Rathdown) was approx. 7.61%. This compares to a vacancy rate low of 22.9% for Dublin, during the recession in 2010.

**4.2.6 Policy E12: Home Working / E-Working**

*It is Council policy to permit home-based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas and to promote and encourage the development of 'Live-Work' units capable of accommodating home-based economic*

*activities in areas of high density development at sustainable development locations in the County.*

Commentary:

This is an ongoing objective carried out through the development management process. The increasing role of remote working in the employment sector is confirmed by the 2016 Census results which indicate that 3,935 persons in the County are working mainly at or from home. This comprises a 17% increase on the 2011 figure of 3,346 persons. The Council will continue to support home-based economic activities in appropriate circumstances.

**4.2.7 Policy E14: Tourism and Recreation**

*It is Council policy to co-operate with the appropriate agencies in promoting sustainable tourism and securing the development of tourist and recreation orientated facilities in the County.*

Commentary:

The Council continues to support Fáilte Ireland’s Destination Dublin international marketing campaign to promote Dublin as a place to visit. In addition, the Council has supported the promotion of a number of events and festivals throughout the County and a range of publications and maps have been produced in this regard. Of particular note are the Bi-Centenary of Dún Laoghaire Harbour 1817 – 2017 event and the annual Bloomsday Festival.

Since the adoption of the CDP 2016 the Council has published the ‘Dún Laoghaire-Rathdown Tourism Strategy & Marketing Plan 2017–2022’ that sets out the case for tourism in the County. The development of the strategy and marketing plan was overseen by a Tourism Steering Group and informed by an extensive process of consultation which took place late 2016/early 2017.



The Strategy provides the following vision for Dún Laoghaire-Rathdown as a tourism destination:

*"A highly attractive and accessible tourism destination, steeped in culture and maritime heritage, combining a breath-taking coast, inviting villages and towns, and Dublin Mountains adventures, delivering memorable and distinct experiences for visitors."*

The Strategy is underpinned by 5 strategic objectives supported by a range of proposals. The promotion of sustainable tourism and securing the development of tourist and recreation orientated facilities in the County is an ongoing objective and in this regard the impact of the Tourism Strategy will be monitored and evaluated.

**4.2.8 Policy E16: Commercial Leisure**

*It is Council policy to ensure that all major commercial leisure developments are located in accordance with a sequential test approach. The priority will be Major Town Centre locations, then District Centres and Neighbourhood Centres. Commercial leisure uses may also be considered in Employment zones. The availability of a choice of sustainable transport modes will be essential.*

Commentary:

This is an ongoing objective that the Planning Authority will continue to support and influence through the development management process. The live Cherrywood Town Centre planning application incorporates 2 no. leisure / entertainment units while provision is made for a cinema as part of a subsequent planning application. At Dundrum, planning permission was granted for a temporary (5 years) ice-rink.

### 4.3 Retail and Major Town Centres

Growth in the National economy has resulted in a rise in household income and subsequently a much improved retail sector. The Retail Sales Index statistics published by the CSO, illustrated in Figure 14 below, indicates a positive consumer sentiment and much improved retail sales following an all-time low in 2012.

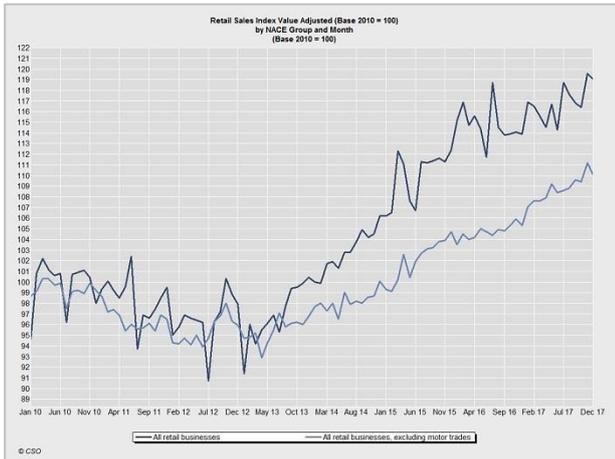


Figure 14: Retail Sales Index Value

The March 2018 ESRI/KBC produced Consumer Sentiment Index also indicates that the broad upward trend in Irish consumer spending is robust.



Figure 15: ESRI/KBC Consumer Price Index

#### 4.3.1 Policy RET1: Retail Planning Guidelines

*It is the policy of the Council to have regard to the 'Retail Planning Guidelines for Planning Authorities' published by the Department of the Environment, Community and Local Government in 2012, in determining planning applications for retail development.*

Commentary:

This is an ongoing objective. The provisions of the CDP 2016 in respect of retailing are consistent with the

broad objectives of the 'Retail Guidelines for Planning Authorities' (2005) and the specifics of same are applied through the development management process.

#### 4.3.2 Policy RET2: Greater Dublin Area Retail Strategy

*It is Council policy to have regard to the Retail Strategy for the Greater Dublin Area 2008 – 2016 but to adopt a cautionary position in relation to consideration of future retail floorspace requirements and objectives in light of changing economic circumstances.*

Commentary:

The 'Retail Strategy for the Greater Dublin Area 2008-2016' was published in 2008 and sets out a co-ordinated and sustainable approach to the assessment and provision of retail within the Greater Dublin Area. The CDP 2016 seeks to align with the qualitative principles and the specific policy recommendations of the Strategy. As noted in the CDP 2016, the 'Retail Strategy for the Greater Dublin Area' was prepared based on now outdated 2006 Census data, in economic circumstances specific to that time, and as such its validity has significantly diminished.

Given that the policy framework that informs this Strategy has evolved, the Eastern Midland and Regional Assembly now intends to undertake a full review of the Retail Strategy. Once published, the revised Retail Strategy for the Greater Dublin Area will provide the framework for, and guide retail policy, at County Plan-level.

#### 4.3.3 Policy RET3: Retail Hierarchy

*It is Council policy to have regard to the 'GDA Retail Planning Strategy 2008 – 2016' and the 'GDA Regional Planning Guidelines 2010-2022', in defining the retail hierarchy of the County and defining the role of the retail centres. It is Council policy to promote the viability and vitality of its existing main retail centres while continuing to protect and improve the amenity of surrounding areas.*

Commentary:

Table 17 below demonstrates the correlation between the retail hierarchy of the 'Retail Strategy for the Greater Dublin Area 2008-2016' and the hierarchy set out in the CDP 2016. Notwithstanding the forthcoming review of the Retail Strategy for the Greater Dublin Area it is considered that the retail hierarchy as it currently stands is operating reasonably satisfactorily

and its overall logic is well understood by the general public, retailers and developers alike.

Level	Retail Strategy for the GDA	DLR CDP 2016
Level 1: Metropolitan Centre	Dublin City Centre	
Level 2: Major Town Centres	Dún Laoghaire & Dundrum	Dún Laoghaire & Dundrum
Level 3: District Centres	Stillorgan, Blackrock, Cornelscourt, Nutgrove & Cherrywood	Stillorgan, Blackrock, Cornelscourt, Nutgrove & Cherrywood
Level 4: Neighbourhood Centres	Not Specified	<p>Established: Various e.g. Ballybrack, Ballinteer, Sandyford</p> <p>New: Various e.g. Stepaside, Ticknock, Carrickmines</p> <p>Key Development Areas: Various e.g. Woodbrook/Shanganagh, Kiltiernan/Glenamuck, Cherrywood, Old Conna</p>

Table 17: Retail Hierarchy

**4.3.4 Policy RET4: Major Town Centres**

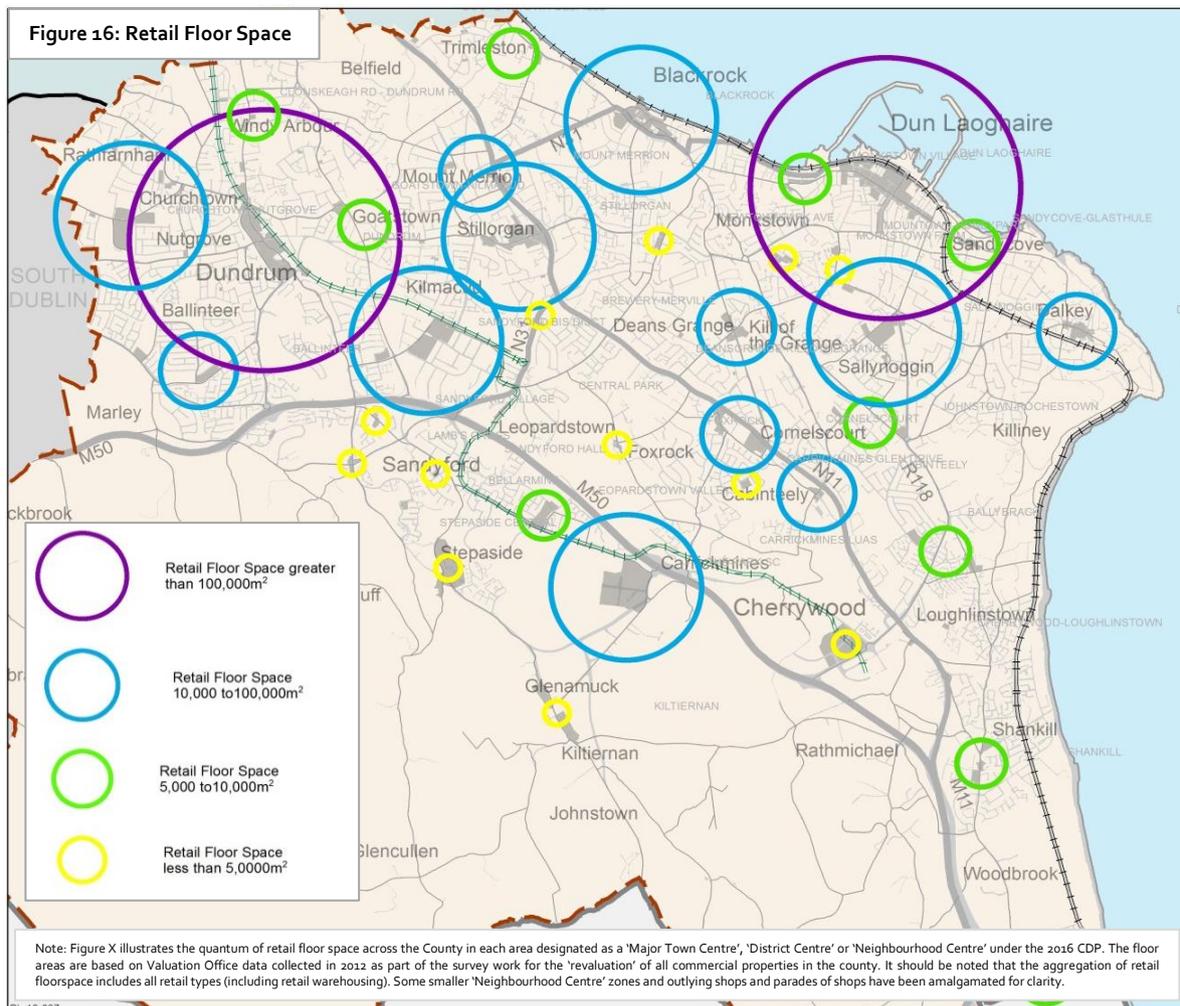
*It is Council policy to maintain the two Major Town Centres - Dún Laoghaire and Dundrum as the primary retail centres in the County. This will be reflected in the nature and scale of retail and services permitted in these centres and by the range of complementary leisure, entertainment and cultural facilities located there.*

Commentary:

Dún Laoghaire and Dundrum are the two Major Town Centres in the County. The Map below illustrates the retail prominence of the two Major Town Centres, with an equal and balanced quantum of retail floor space at these locations. A Local Area Plan is to be prepared in respect of both Dundrum and Dún Laoghaire.

**4.3.5 Policy RET5: District Centres**

*It is Council policy to maintain the District Centres at Blackrock, Stillorgan, Nutgrove and Cornelscourt and to promote a mixed-use sustainable town centre in Cherrywood in accordance with the approved SDZ Planning Scheme.*



Commentary:

Since the adoption of the CDP 2016 significant progress has been made with regard to development at the Cherrywood Strategic Development Zone. In February 2017 work commenced on the first phase of the Cherrywood scheme comprising the construction of road and utility infrastructure and three major parks. In September 2017, a planning application (Ref. DZ17A/o862) was lodged with the Planning Authority for a 10 year permission for a mixed-use town centre development and associated roads and services infrastructure (Decision pending). The proposed development comprises a total of 191,115sq.m gross floor area in 15 blocks including:

- 1,269 no. residential units (c. 115,000 sq.m).
- Retail (c. 20,000sq.m).
- High intensity employment uses (23,000 sq.m).
- Non retail uses (31,000 sq.m).
- Community uses (1,500 sq.m).

Development at other District Centres has primarily comprised redevelopment and improvements to existing premises. Stillorgan Shopping Centre has undergone significant refurbishment over the last two years while the Frascati Shopping Centre in Blackrock is currently undergoing significant rejuvenation by way of an extension scheme, including a new high quality design for its elevation addressing Frascati Road. The upgrade of the Blackrock Shopping Centre was permitted in 2016 but work has not yet commenced on this scheme.

#### 4.3.6 Policy RET10: Retail Warehousing and Retail Parks

*It is Council policy to strictly control and limit additional new retail warehousing/retail park floorspace in the County for the duration of the Plan. Any limited new retail warehousing will be on lands zoned Objective 'LIW' – "To improve and provide for low density warehousing/light industrial warehousing units", 'MIC' – "To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development", 'OE' – "To provide for office and enterprise development" and 'E' – "To provide for economic development and employment" where the site has good access to a suitable road network and has access to integrated public transport. Where considered appropriate, some very limited retail warehousing may be open for consideration in or near the edge of lands zoned Objective 'MTC' – "To protect, provide for and/or improve Major Town Centre facilities", but only where it can be*

*demonstrated that the proposal will add to the centre's overall attractiveness for shopping. Any application for retail warehousing will require to demonstrate that the proposal will not impact adversely on the vitality and viability of established retail centres in accordance with the criteria set down in the 'Retail Planning Guidelines for Planning Authorities' (2012).*

Commentary:

This is an ongoing objective that the Planning Authority will continue to support through the development management process. Over the two years since the adoption of the CDP 2016 there has been limited planning activity and no significant new retail warehouse development.

#### 4.3.7 Policy RET11: Additional Retail Floor Space

*It is Council policy, while having regard to the 'Retail Strategy for the Greater Dublin Area 2008 – 2016', to nevertheless adopt a cautionary position in relation to the provision of significant additional retail floorspace in the County for the duration of the Plan – in recognition of the dramatic slowdown in the economy resulting in lower than expected in-migration levels and consequent lower growth in overall consumer expenditure.*

Commentary:

In accordance with the provisions of the CDP 2016, it is Council policy to continue to advocate the adoption of a cautionary strategic position to retailing and additional retail floorspace in the County.

#### 4.3.8 Policy RET12: Assessment of Retail Proposals

*It is Council policy to ensure that applications for new retail development shall accord with the retail policies of the Development Plan and are objectively assessed as set out in Government Guidance in the form of the 'Retail Planning Guidelines' (2012).*

Commentary:

This is an ongoing objective. Assessment of retail proposals in accordance with the 'Retail Planning Guidelines' is ongoing as part of the development management process.

## 5 Green County Strategy

### 5.1 Landscape, Heritage and Biodiversity

It is a broad goal of the CDP 2016 to promote and develop a coherent and integrated green infrastructure network across Dún Laoghaire-Rathdown including readily accessible parks, open spaces and recreational facilities which will secure and enhance biodiversity, protect Natura 2000 sites, maintain historic and landscape areas, and serve the needs of all citizens and communities in the County. Some significant progress has been made in the two years since the adoption of the CDP 2016, most notably the development of four new parks in Cherrywood and the opening of the Fernhill Estate in Stepaside.

#### 5.1.1 Policy LHB2: Preservation of Landscape Character Areas

*It is Council policy to continue to preserve and enhance the character of the County's landscapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – Strategy Issue Paper for Consultation' (2011). The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.*

Commentary:

The Landscape Character Assessment, set out in Appendix 7 of the CDP 2016, divides the County into 14 Landscape Character Areas and describes the landscapes in terms of their character in an objective way. The assessments are used to inform decision-making in relation to the protection of the environment, natural resources and heritage and to monitor change and guide development.

Since the adoption of the CDP 2016, the rate of development within the Landscape Character Areas 1-4 and 6-11 has been very low. For example, planning applications for one-off dwellings in these areas have a high refusal rate. Landscape Character Areas 5, 12 and 14 - including Kiltiernan Plain, Shanganagh and Cherrywood - are all subject to statutory Planning

Schemes/Local Area Plans which set out a strategy for the proper planning and sustainable development of these areas, having regard to their unique characteristics as identified in the Landscape Character Assessment.

The Ballyogan and Environs LAP, which is soon to go to Pre-Draft public consultation stage, will set out policies and objectives for the development of the Plan area, which includes parts of Carrickmines, as will the Old Conna LAP which is due to go to Pre-Draft public consultation stage by Q3 2018. The Rathmichael lands, which are located outside the Cherrywood SDZ, are subject to a Specific Local Objective in the CDP 2016 to refuse planning permission for any new developments which include on-site wastewater treatment facilities within this catchment, until the groundwater issues in the area are resolved or ameliorated.

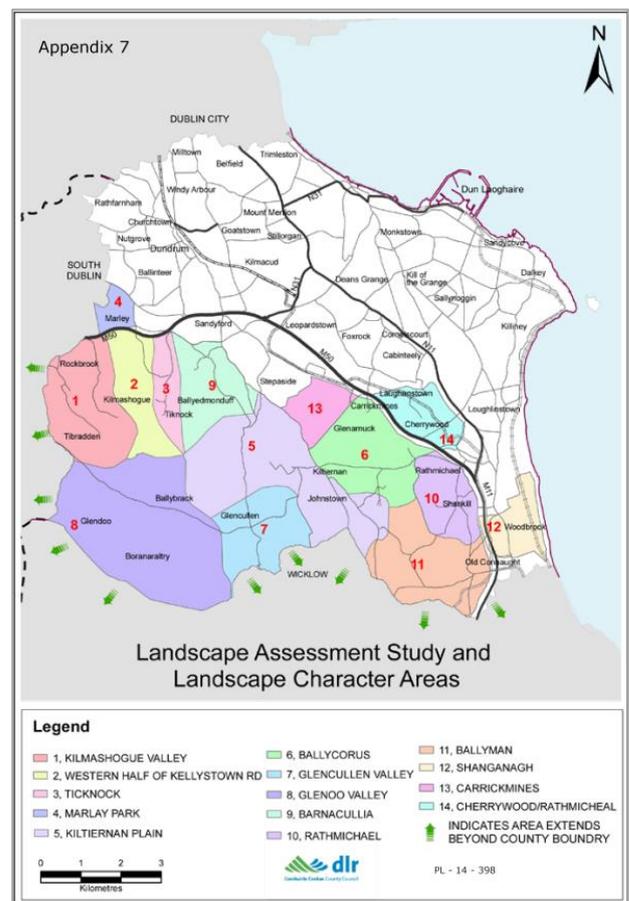


Figure 17: Landscape Character Areas

#### 5.1.2 Policy LHB7: Coastal Zone Management and Dublin Bay

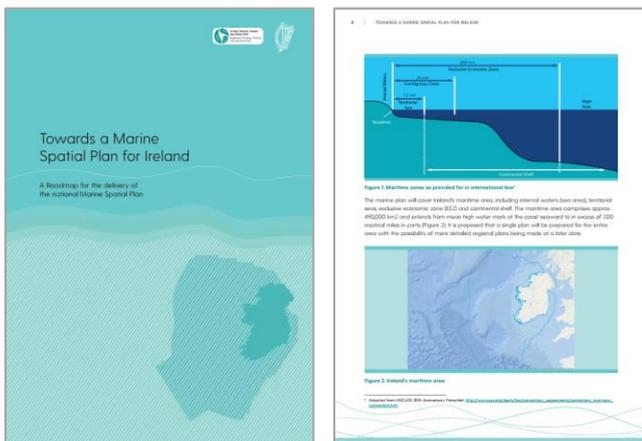
*It is Council policy to co-operate with the Coastal Zone Management Division of the Department of Agriculture, Food and the Marine in the preparation of the National stocking exercise and in the preparation and implementation of a National Coastal Zone*

*Management Strategy to ensure the conservation, management and protection of man-made and natural resources of the Coastal Zone.*

Commentary:

Integrated coastal zone management seeks the co-ordinated application of different policies affecting the coastal zone - relating to activities such as nature protection, aquaculture, fisheries, agriculture, industry, off-shore wind energy, shipping, tourism, development of infrastructure and mitigation, and adaptation to climate change. Integrated coastal zone management covers the full cycle of information collection, planning, decision-making, management and monitoring of implementation, and involves all stakeholders across the different sectors to ensure broad support for the implementation of management strategies.

The Council continues to work alongside the relevant stakeholders, including the Department of Agriculture, Food and the Marine and the Eastern and Regional Assembly, to ensure the conservation, management and protection of our Coastal Zone. In December 2017, the DHPLG published a roadmap for the development of Ireland's Marine Spatial Plan. The Council will continue to collaborate with the Department of Housing, Planning and Local Government, in progressing the Marine Spatial Plan for Ireland which must be in place by March 2021.



### 5.1.3 Policy LHB9: Coastline Parks and Harbours

*It is Council policy to continue to upgrade recreational and tourism-related amenities in the public parks and harbours along the coastline including improved accessibility by the general public.*

Commentary:

Since the adoption of the CDP 2016, tenders for the Dún Laoghaire Baths project have been received and are currently being assessed. The scheme proposes the retention and securing of the existing Baths Pavilion for use as artist workspaces and gallery café and for the provision of public toilet facilities. It also proposes the removal of dilapidated structures to the rear of the Pavilion to permit the creation of a new route and landscaping that will connect the walkway at Newtownsmith to both the East Pier and the People's Park. In addition, Phase 1 of the Blackrock Park Improvement Scheme has been completed which includes renovation works to the bandstand, landscaping and upgrading of area and surface around bandstand, provision of new seating and upgrade works to the pond and pathways around the pond.

### 5.1.4 Policy LHB10: Beaches

*It is Council policy to promote the use of certain beaches for amenity and recreational use.*

Commentary:

This is an ongoing objective of the Council. Seapoint Beach was awarded the Blue Flag in 2016 and 2017 and Killiney Beach was awarded the Blue Flag in 2016.



Figure 18: Seapoint Blue Flag Beach 2017

In July and August 2017, members of the public were invited to participate in the identification of bathing waters in the County in accordance with the Bathing Water Regulations (2008). In total, 74 submissions were received. Following a review of the submissions and an investigation into the historical reasons for the non-identification of some bathing locations associated with water issues, Seapoint Beach and Killiney Beach are to remain as identified bathing waters for the purposes of water quality monitoring, and Sandycove Beach, White Rock Beach and the Forty Foot bathing area were identified as new bathing waters.

#### 5.1.5 Policy LHB11: Dublin Bay Biosphere

*It is Council policy to participate in and actively support the work of the Dublin Bay Biosphere Partnership. In furtherance of this policy the Council will aim to develop and implement a Biosphere work program within the County in support of the work of the Dublin Bay Biosphere Partnership.*

Commentary:

The Dublin Bay Biosphere extends to over 300 km<sup>2</sup> and has a population of over 300,000 people. Reflecting the significant environmental, economic, cultural and tourism importance of this area, the Dublin Bay Biosphere Partnership, of which the Council is an active member, published its Dublin Bay Biosphere Biodiversity Conservation and Research Strategy 2016-2020. This document provides a co-ordinated framework for biodiversity conservation and research activities to be undertaken by the Dublin Bay Biosphere Partnership.

#### Policy LHB21: Biodiversity Plan

*It is Council policy to implement the provisions of the County Biodiversity Plan 2009-2013 and to produce a second Biodiversity Plan which will be set within the context of the second National Biodiversity Plan, 'Actions for Biodiversity, 2011 – 2016' prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. Due regard shall be had to the recommendations arising from the implementation of the current 2009 – 2013 Dún Laoghaire-Rathdown Biodiversity Plan or its successor plan.*

Commentary:

The Council are in the process of reviewing the Biodiversity Plan for the Dún Laoghaire-Rathdown Area.

#### 5.1.6 Policy LHB32: Historic Demesnes and Gardens

*It is Council policy that historic demesnes and gardens should be identified and protected to reflect and acknowledge their significance as part of the National Heritage. The following houses and gardens are listed: Cabinteely House, Marlay House, Fernhill and Old Conna.*

Commentary:

Following a comprehensive feasibility study and public consultation process in 2016, plans for the development of the Fernhill Estate as a sustainable

regional park were approved by the Councillors at the September 2017 County Council meeting. Phase 1 includes paths in the front meadow, works to the gardens and works to facilitate vehicular access and car parking and is on-going on site. The first paths were constructed in December 2017 under Phase 1 of the project and Fernhill Park and Gardens opened for the first time to the public on New Year's Eve 2017. Public access to the park is currently on a limited basis while work is ongoing at the park.

Elsewhere in the County, Phase 2 of the Courtyard project at Marlay House was completed at the end of 2017.

## 5.2 Open Space and Recreation

In addition to the development of three new parks in Cherrywood and the opening (on a limited basis) of Fernhill Park and Gardens, the two years since the adoption of the CDP 2016 have also seen the publication of an important strategic document in relation to open space and recreation policy making, 'Dun Laoghaire-Rathdown County Councils Sports Facilities Strategy 2017-2022'.

### 5.2.1 Policy OSR1: Green Infrastructure Strategy

*It is Council policy to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of new green infrastructure, recognising the synergies that can be achieved with regard to the following, sustainable transport, provision of open space amenities, sustainable management of water, protection and management of biodiversity and protection of cultural and built heritage.*

Commentary:

In the two years since the adoption of the CDP 2016, planning permission has been granted for three new public parks in Cherrywood to serve the new population within the Planning Scheme area. These are Tully Park (12.9ha), Beckett Park (5.1 ha) and Ticknick Park (19.1 ha). Significant progress has been made on site, as evident in the aerial photograph below.

Fernhill Park and Gardens (34 ha) in Stepside opened to the public at the end of 2017. Fernhill Park is a small estate dating back to around 1723 and comprises a substantial former family residence with ancillary buildings surrounded by gardens, parkland, woodland and agricultural land in an elevated location overlooking Dublin Bay.

The Woodbrook-Shanganagh LAP 2017-2023 came into effect in August 2017. In addition to the public open space provided in Shanganagh Park, there is potential to provide additional public open space in each of the respective development parcels at Shanganagh Castle and Woodbrook.

The Stillorgan Draft LAP 2018-2024, which will give a statutory footing to the Stillorgan Village Improvement Framework Plan 2016, will provide two new pocket parks in the Stillorgan area.

### 5.2.2 Policy OSR2: Open Space Strategy 2012-2015

*In 2009 the Council prepared a comprehensive audit of the existing and proposed open space provision in Dún Laoghaire-Rathdown. This culminated in the publication of the Open Space Strategy for the County, for the period 2012-2015. The actions and recommendations detailed in the Strategy will be implemented as appropriate and as resources allow.*



Figure 19: Tully Park

Commentary:

In accordance with the 'Open Space Strategy 2012-2015', the Council continues to support and implement a wide variety of local landscape improvements in open spaces throughout the County, including new seating, footpaths, tree/shrub/bulb and flower planting, vegetation clearance/tidy-up, re-instatement of grass areas, recreational facilities and street tree planting within housing estates.

### 5.2.3 Policy OSR4: Future Improvements

*It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.*

Commentary:

The Council is currently progressing Masterplans for a number of areas in the County including: Fernhill Park and Gardens; Marlay Park; Blackrock Park; and Hudson Road.

### 5.2.4 Policy OSR9: Former Ballyogan Landfill

*It is Council policy to continue the rehabilitation of the former Ballyogan landfill site and following completion of these works the site will be developed as a new public park (Jamestown Park).*

Commentary:

The Council is committed to expediting the progression of Jamestown Park as swiftly as possible. However, the site is subject to EPA license requirements which have not yet been fully addressed and this is an impediment to the development of the Ballyogan landfill as a public amenity. There is, as yet, no definitive date for when public access would be allowable. In addition, there is a gas collection system in place on the site which also needs to be resolved.

### 5.2.5 Policy OSR10: Sports and Recreational Facilities

*It is Council policy to promote the provision and management of high quality sporting and recreational infrastructure throughout the County and to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.*

Commentary:

The 'Dún Laoghaire-Rathdown County Council Sports Facilities Strategy 2017-2023' was published in October 2017.



This document provides a framework for how the development of sporting facilities across the County can be managed to best effect. It contains a blend of short, medium and long-term elements.

## 6 Physical Infrastructure Strategy

### 6.1 Environmental Infrastructure and Management

#### 6.1.1 Policy EI5: Water Supply and Wastewater

*It is Council policy - in conjunction with, and the support of, Irish Water - to provide adequate high quality drinking water, to promote water conservation and to continue the development and improvement of the water supply and wastewater systems throughout Dún Laoghaire-Rathdown in order to meet the anticipated water and wastewater requirements of the County - all in accordance with the recommendations set out in the 'Greater Dublin Water Supply Strategic Study' and 'The Greater Dublin Strategic Drainage Study'.*

#### **Policy EI11: Water Services Investment Programme**

*It is Council policy to support and co-operate with Irish Water to deliver on key water services projects as detailed within Irish Waters proposed 2014-2016 CIP and any subsequent water service plans.*

Commentary:

This is an ongoing objective. The overall water supply and wastewater situation for the Greater Dublin Area is under significant pressure due to continuing population and employment growth in the Region. Heretofore at a local level the Old Connaught-Woodbrook Water and Sewerage Schemes had not been progressed resulting in infrastructural shortcomings in the south of the County. The Old Connaught-Woodbrook Water and Sewerage Schemes have, however, now been included in Irish Water's 2017-2021 Capital Investment Programme.

Since the adoption of the CDP 2016 consultants on behalf of Irish Water have commenced detailed design work for the Water Supply Scheme. Pre-planning for the Scheme has taken place and a formal planning application is expected in the very near future. With regards to foul drainage, consultants acting on behalf of Irish Water are currently preparing a Drainage Area Plan (DAP) for South Dún Laoghaire-Rathdown and North Wicklow. The delivery of these infrastructure projects is key to ensuring the development potential of growth areas at Old Conna, Woodbrook,

Shanganagh, Rathmichael and Fassaroe (Wicklow) are 'unlocked' and realised.

Irish Water is making significant investment in the Vartry Water Supply Scheme to provide a safe and sustainable water supply for north Wicklow and south Dublin, and to ensure that water provided complies with the water quality standards set out in the EU Drinking Water Directive. The project includes the construction of a new water treatment plant at Vartry and a new pipeline to transfer treated water to Callowhill pumping station. Work commenced on the project in early 2018 and it is expected to take approximately 2 years to complete.

The Varty project is closely linked to the Stillorgan reservoir upgrade project that was granted planning permission in 2017. The reservoirs at Stillorgan currently store treated drinking water in an open environment which is considered to present quality risks to the water supply. A key element of the permitted scheme is to remove the open storage at Stillorgan and replace it with a covered storage reservoir, ensuring a sustainable and secure supply of drinking water for the Region. The project is due to commence in 2018 and planned for completion in 2021.

#### 6.1.2 Policy EI6: Integrated Water Management Plans

*It is Council policy - in conjunction with, and the support of Irish Water - to contribute to the promotion of the development of Integrated Water Management Plans for the Dublin Region and to participate in any pilot scheme for the establishment of such Plans.*

#### **Policy EI7: Water Quality Management Plans**

*It is Council policy to support Irish Water in its implementation of Water Quality Management Plans for ground, surface, coastal and estuarine waters as part of the implementation of the EU Water Framework Directive.*

Commentary:

The Council was actively involved in implementing the programme of works for the first phase of the Water Framework Directive which drew to a close at the end of 2015. This first cycle of River Basin Management Planning, which covered the period 2009-2015, developed plans and an associated programme of measures for 7 no. separate River Basin Districts that included the 'Eastern River Basin District River Basin Management Plan 2009-2015'.

For the second cycle of River Basin Management Planning, a single National River Basin District has been defined (see Figure 20). This has been broken down into 46 catchment management units that are, in the main, based on the hydrometric areas in use by Local Authorities.

A 'Draft River Basin Management Plan 2018-2021' was published by the EPA in February 2017 and underwent a 6 month consultation process to August 2017. The Council was actively engaged with the EPA regarding the preparation of the Draft Plan. While it was initially intended to publish the final River Basin Management Plan by December 2017 the document has to date not yet been finalised.



Figure 20: The Irish River Basin District for the second cycle river basin management plan

The Draft Plan identifies priorities in order to achieve the objectives of the EU Water Framework Directive that can broadly be summarised as follows:

- Ensure full compliance with relevant EU legislation.
- Prevent deterioration.
- Meeting the objectives for designated protected areas.
- Protect high status waters.
- Implement targeted actions and pilot schemes in focus sub-catchments.

### 6.1.3 Policy EI8: Sustainable Drainage Systems

*It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).*

Commentary:

This is an ongoing objective. It is a core element of the development management process that SuDS proposals are integrated into all new developments.

### 6.1.4 Policy EI19: Rehabilitation of the Former Ballyogan Landfill

*It is Council policy to continue to rehabilitate the former Ballyogan landfill site and following completion of these works the site will open as a new public park (Jamestown Park).*

Commentary:

This is an ongoing objective. The Council remains committed to expediting the progression of Jamestown Park as soon as possible however there is, as yet, no definitive date for when public access would be allowable. The preparation of a Local Area Plan for Ballyogan and Environs offers an opportunity to progress this project in a comprehensive way in conjunction with adjoining lands and the wider statutory LAP process.

### 6.1.5 Policy EI22: Water Pollution

*It is Council policy to implement the provisions of water pollution abatement measures in accordance with National and EU Directives and other legislative requirements in conjunction with other agencies as appropriate.*

Commentary:

This is an ongoing objective. The Water Framework Directive requires all water bodies in Ireland to be at good ecological status by 2021. At the local level the Water Pollution Control Section of the Council undertakes a number of actions that contribute towards the Corporate Goal of achieving the requirements of the Water Framework Directive including the following:

- Misconnection surveys.
- Licensing of trade effluent discharges.
- Investigation of water pollution events.
- River water sampling of all the streams in the county.

- Monitoring of construction activity to control water pollution.
- Investigative assessments of the streams in the county.
- Farm and domestic wastewater treatment system inspections.

### 6.1.6 Policy EI24: Litter Control

*It is Council policy to ensure that public places, and other areas visible to any extent from public places, within the County are maintained free of litter. It is the policy of the Council to publish plans for the prevention and control of litter and for measures to encourage public awareness with the view to eliminating litter pollution in accordance with the provisions of the Litter Pollution Act 1997.*

Commentary:

In accordance with the Litter Management Plan 2015 - 2017, Dún Laoghaire Rathdown County Council prepared a Litter Action Plan for 2017. This Plan includes a comprehensive list of all actions being taken with regard to litter management in the County.

### 6.1.7 Policy EI28: Telecommunications Infrastructure

*It is Council policy to promote and facilitate the provision of an appropriate telecommunications infrastructure, including broadband connectivity and other technologies, within the County.*

Commentary:

It is an ongoing objective to promote the rollout of high speed broadband in the County, and in particular next generation networks. A recent speed test report from broadband speed rating service Ookla, based on Q3-Q4 2017 data, found that Dún Laoghaire-Rathdown had the fastest mobile speed in the Country at 36.26 Mbps. As illustrated in Figure 21 opposite the majority of the County is located in areas where commercial deployment of high speed broadband is readily available. However, some limited areas in the south and south east of the County remain designated as 'State Intervention Areas' under the National Broadband Plan.

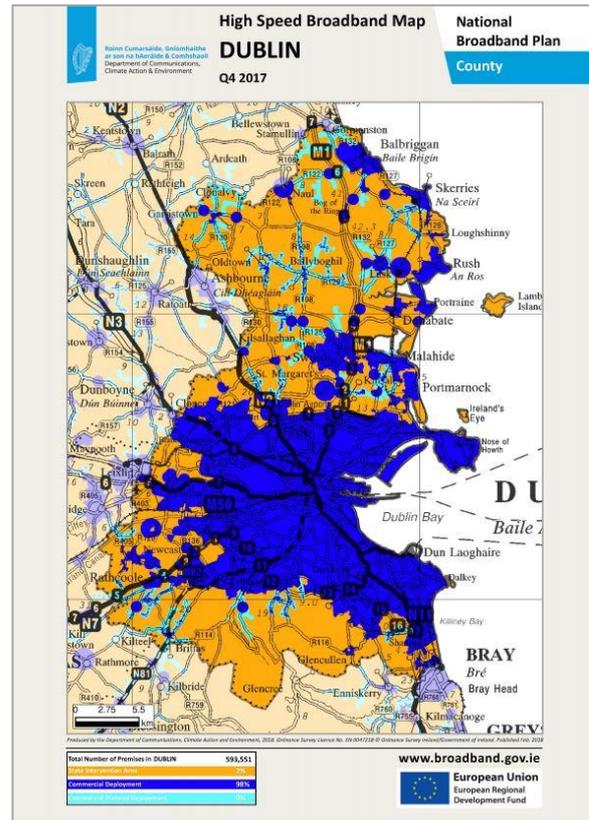


Figure 21: High Speed Broadband Map

## 6.2 Climate Change, Energy Efficiency and Flooding

### 6.2.1 Policy CC1: National Climate Change Adaption Framework

*It is Council policy to implement the 'National Climate Change Adaption Framework - Building Resilience to Climate Change' by supporting the preparation of a Climate Change Adaption Plan.*

### Policy CC2: Development of National Climate Change Policy and Legislation

*It is Council policy to support on an ongoing basis the Government programme for the development of a National Climate Change Policy and Legislation through the inclusion and implementation of supporting and complementary County Development Plan policies.*

Commentary:

At a National level, significant progress has been made in the evolution of climate change policy in Ireland. The 'Climate Action and Low Carbon Development Act 2015' provided the statutory basis for the approval of plans by the Government in relation to climate change for

the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy. In accordance with this legislation, the Department of Communications, Climate Action & Environment has now published Ireland's first 'National Mitigation Plan' (2017) and also Ireland's first 'National Adaptation Framework' (2018). The 'National Adaptation Framework' and 'National Mitigation Plan' put an obligation on Local Authorities to create their own local adaptation framework and mitigation plans.

At the local level, 'A Strategy towards Climate Change Action Plans for the four Dublin Local Authorities' was prepared and approved by the Council in 2017. Subsequent to this Dún Laoghaire-Rathdown has commenced the preparation of a Climate Change Action Plan for the County. The Climate Change Action Plan will set out how the Council will respond to the impacts of climate change and achieve its target of a 40% reduction in greenhouse gas (GHG) emissions. It also lays out the role the Council has in responding to the present and future climate change risks that the Dublin Region is facing and the actions that are being taken to achieve climate resilience. It is anticipated that the Action Plan will be finalised in 2018.

Furthermore, the Council joined the Covenant of Mayors for Climate Change and Energy in late 2016. This is a voluntary initiative whereby the Local Authority has committed to reducing CO<sub>2</sub> (and possibly other greenhouse gas) emissions on its territory by at least 40% by 2030.

### 6.2.2 Policy CC4: Sustainable Energy Action Plan

*It is Council policy, in consultation with relevant stakeholders, to prepare a 'Sustainable Energy Action Plan'.*

Commentary:

The first Spatial Energy Demand Analysis (SEDA) was produced for the County in 2016. The analysis was carried out by consultants as part of a Sustainable Energy Authority Ireland funded project to further develop the SEDA methodology, which has already been applied to the South Dublin and Dublin City areas.

The Spatial Energy Demand Analysis involves analysing the energy demand within a given area, and creates a spatial visualisation of this information, resulting in evidence-based energy maps which can be used as a tool to inform policies and actions to influence future energy use. The energy information gathered through this SEDA will inform the energy and CO<sub>2</sub> emissions baseline calculations for the planned Dún Laoghaire-

Rathdown (DLR) Sustainable Energy and Climate Action Plan (SECAP).

### 6.2.3 Policy CC6: Energy Performance in Existing Buildings

*It is Council policy to promote innovative building design that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources in existing buildings.*

### Policy CC7: Energy Performance in New Buildings

*It is Council policy that all new buildings will be required to meet the passive house standard or equivalent where reasonably practicable. By equivalent we mean approaches supported by robust evidence (such as monitoring studies) to demonstrate their efficacy, with particular regard to indoor air quality, energy performance, comfort, and the prevention of surface/interstitial condensation. Buildings specifically exempted from BER ratings as set out in S.I. No 666 of 2006 are also exempted from the requirements of CC7. These requirements are in addition to the statutory requirement to comply fully with Parts A-M of Building Regulations.*

Commentary:

The implementation of standards associated with building energy performance is governed by Part L of the Building Regulations 1997 (as amended). It is a requirement of European Directive 2010/31/EU that all new dwellings will be 'Nearly Zero Energy Dwellings' (NZEB) by 31<sup>st</sup> December 2020. A NZEB means a building that has a very high energy performance, as determined in accordance with the methodology of the European Directive.

The Building Regulations (Part L Amendment) Regulations 2017, SI No 538/2017 was published in 2017 and apply to works to buildings other than dwellings. These Regulations aim to improve the energy performance of new buildings by setting higher building energy performance standards, in accordance with the NZEB requirements contained in the Energy Performance of Buildings Directive. These Regulations apply to works to buildings other than dwellings, and to new buildings other than dwellings commencing on or after 1 January 2019.

**6.2.4 Policy CC8: Excellence in the Built Environment**

*It is Council policy to lead by example by developing a strategy for effective climate protection within its building stock.*

Commentary:

This is an ongoing objective. The Council are maintaining an Energy Management System compliant to International Standard ISO50001 across its corporate energy load with the objective of improving energy consumption performance by 33% by 2020 (from a baseline of 2009). The Energy Management System spans across the entire energy corporate load which includes 120 buildings, 23,500 public lights and 300 vehicle fleet.

Public lighting plays an important part in making streets and places safe and also represents a significant portion of the Council's energy use. As of November 2017, 21% of the Council's public lighting has been upgraded to LEDs resulting in a 15% reduction in energy use.

**6.2.5 Policy CC14: Catchment Flood Risk Assessment and Management (CFRAM)**

*It is Council policy to assist the Office of Public Works (OPW) in the preparation of the Regional Catchment Flood Risk Assessment and Management (CFRAM) Study being carried out for the Eastern District. Any recommendations and outputs arising from the CFRAM study for the Eastern District that are relevant for Dún Laoghaire-Rathdown will require to be incorporated into the Development Plan.*

Commentary:

The Office of Public Works is continuing to work on the draft Flood Risk Management Plans following the statutory consultation process. When the Plans are finalised they will then be sent to the Minister for Public Expenditure and Reform for approval. If approved, they will then be sent to the Local Authorities who may adopt them. A National prioritised list of flood risk management measures has now been developed and DLR currently awaits details of same from the OPW.

**6.2.6 Policy CC15: Flood Risk Management**

*It is Council policy to support, in cooperation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC) on the assessment and management of flood risks, the Flood Risk Regulations (SI No 122 of 2010) and the Department*

*of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management, (2009)' and relevant outputs of the Eastern District Catchment and Flood Risk Assessment and Management Study (ECFRAMS Study).*

Commentary:

This is an ongoing objective that is implemented through the development management process. In addition, the 'Planning System and Flood Risk Management Guidelines' requires LAPs of a certain scale to incorporate a Flood Risk Assessment (FRA). All major plans prepared since the adoption of the CDP 2016 have incorporated FRA including the 'Woodbrook-Shanganagh LAP 2017-2023' and the 'Draft Stillorgan LAP 2018-2024'.

**6.2.7 Policy CC17: Coastal Defence**

*It is Council policy to implement and have regard to the recommendations of the Coastal Defence Strategy (2010) for the County where feasible. The Council will endeavour to obtain funding from the Office of Public works in order to undertake defence measures for specific areas as prioritised in the Strategy.*

Commentary:

With regard to coastal erosion protection, the design and tendering is now completed for the Corbawn lane Beach Access works. This scheme will incorporate approx. 150m of coastal protection works using rock armour. Separately, the Council has appointed consultants to undertake the detailed design of potential coastal protection works at the former Bray landfill.

## 7 Built Heritage Strategy

### 7.1 Archaeological and Architectural Heritage

#### 7.1.1 Policy AH1: Protection of Archaeological Heritage

*It is Council policy to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places (RMP) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.*

Commentary:

The policy to protect the archaeological heritage of the County is an ongoing objective implemented through the development management process and supported by the other statutory spatial planning documents prepared by the Council. One such example is the Planning Scheme for the Cherrywood SDZ. The Masterplan is based on an innovative settlement hierarchy which will not only protect the National Monuments located within the SDZ lands but integrate these historical structures into the daily life of the people living there, contributing significantly to the concept of 'place making' within new emerging communities.

Any new development located within the 'Zone of Archaeological Potential' of a National Monument are conditioned to carry out pre-development testing at the site and Applicants are required to engage the services of a suitable qualified archaeologist licensed under the National Monuments Acts.

#### 7.1.2 Policy AR1: Record of Protected Structures

*It is Council policy to:*

*i. Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).*

*ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*

*iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage*

*and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).*

*iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.*

Commentary:

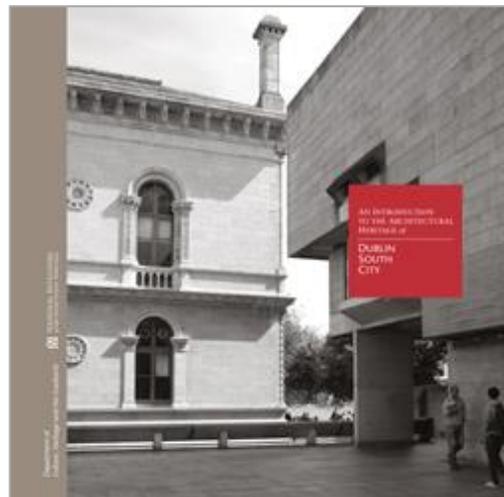
There are 1,960 Protected Structures within the County as listed in Appendix 4: Schedule 1 of the CDP 2016. Between 2016 and 2017, there were 117 valid planning applications relating to Protected Structures. In addition, financial assistance was provided via the Council for approximately 19 conservation-related projects during the same period under the Structures at Risk Fund and the Built Heritage Investment Scheme, which is to be continued in 2018.

#### 7.1.3 Policy AR4: National Inventory of Architectural Heritage (NIAH)

*It is Council policy to review and update the RPS on foot of any Ministerial recommendations following the completion of the National Inventory of Architectural Heritage (NIAH).*

Commentary:

In 2017, 15 years after the publication of 'An Introduction to the Architectural Heritage of South Dublin County', the National Inventory of Architectural Heritage (NIAH) published 'An Introduction to the Architectural Heritage of South Dublin City'. The survey of buildings located within the Dún Laoghaire-Rathdown administrative area is ongoing by the NIAH. Following completion of the NIAH survey for the County, the process of reviewing and updating the RPS will commence.



**7.1.4 Policy AR12: Architectural Conservation Areas**

*It is Council policy to:*

*i. Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA).*

*ii. Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area.*

*iii. Seek a high quality, sensitive design for any new development(s) that are complimentary and/ or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design.*

*iv. Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.*

*v. Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.*

Commentary:

There are 27 Architectural Conservation Areas in the County designated in Appendix 4; Schedule 3 of the CDP 2016. The Planning Authority continues through the development management process to implement the conservation objectives for these areas.

**7.1.5 Policy AR16: Candidate Architectural Conservation Areas (cACA)**

*It is Council policy to assess candidate Architectural Conservation Areas (cACA) to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas.*

Commentary:

This is an ongoing objective of the Council. There are 17 no. candidate Architectural Conservation Areas (cACA) designated under Appendix 4: Schedule 4 of the CDP 2016. All designated 'candidate' ACAs must first undergo a detailed assessment to establish whether the re-designation of the area as a full Architectural Conservation Area is warranted. Upgrading any appropriate cACA to full ACA status is a detailed and resource intensive process which involves a joint initiative by the Conservation Division and the Planning Department. The detailed assessment criteria and the

process for the designation of an ACA are comprehensively set out in Chapter 3, of the 'Architectural Heritage Protection: Guidelines for Planning Authorities' published by the Department of Arts, Heritage and the Gaeltacht in 2011. A works schedule and timeframe is to be agreed between the Planning Department and the Conservation Division to prioritise and advance the existing list of 17 no. cACAs.

## 8 Community Strategy

### 8.1 Social Infrastructure and Community Development

It is a broad goal of the CDP 2016 to promote social inclusion and enhance 'quality of life' through integrating the continued sustainable growth and planning of the County with its social and community development. In seeking to ensure the coordinated and timely provision of social community and cultural infrastructure that is readily accessible to citizens, the policies of the CDP 2016 are supported by the Council's Local Economic and Community Plan 2016-2021 and Age Friendly Strategy 2016-2020.



#### 8.1.1 Policy SIC1: The Local Economic and Community Plan

*It is Council policy to promote and facilitate participation of key stakeholders in the development and delivery of the Local Economic and Community Plan.*

Commentary:

The Local Government Reform Act 2014 changed the remit of Local Authorities, which are now tasked with a renewed and clearer role in economic and community development. The Local Economic and Community Plan (LECP), a requirement of the legislation, is the framework under which the Local Authority carries out this role.

The LECP 2016-2021 is structured around a series of high level goals, thematic objectives and individual

actions that will underpin economic growth and community improvements within the lifetime of the Plan. The CDP 2016 and LECP 2016 have common themes and objectives, particularly with respect to providing for economic growth and sustainable communities. Implementation of the various actions identified in the LECP need to align with the provisions of the CDP 2016 and similarly, the LECP must also inform emerging plans and strategies for planning and development. Implementation of the LECP is on-going with quarterly reporting to the Economic Development and Enterprise SPC and to the LCDC. In addition, an implementation group has been established and meets on a regular basis.

#### 8.1.2 Policy SIC6: Community Facilities

*It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County.*

Commentary:

This is an ongoing objective. A 3 year Capital Expenditure Programme for 2018-2020 was agreed by the Council in March 2018 to support improved living and well-being of communities.

Phase 1 of the Samuel Beckett Civic Campus officially opened in June 2016. This multi-purpose facility provides a range of services and activities to the local community and wider environs. Phase 2 of the Samuel Beckett Civic Campus including swimming pool and sports hall complex is included in the 3 year Capital Expenditure Programme.

A Part 8 planning application was also approved in 2017 for the extension to the Sallynoggin Youth and Community Facility, to expand facilities for Senior Citizens. The Council continues to provide a range of grants to community groups to assist with actions and projects being undertaken in their local area.

#### 8.1.3 Policy SIC8: Schools

*It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.*

Commentary:

This is an ongoing objective. A new Stepside Educate Together National School in Belarmine Vale was

granted permission in 2016 and works commenced on site in Q2 2017. The new three-storey primary school, which will accommodate approximately 720 pupils, will comprise of 24 classrooms, general purpose hall, 2 classroom special needs unit and support teaching spaces. The new school is due to open in Q3 2018. Permission was also granted in 2016 for a new two-storey extension to Wesley College post-primary school in Ballinteer. Newpark Comprehensive School officially reopened in 2016 after extensive renovations and extensions.

The Council continues to work with the Department of Education and Skills in respect to the planning, delivery and co-ordination of school projects under the memorandum of understanding and in accordance with the DES Capital Investment Programme. One such project is the Stepside Educate Together Post-Primary (1000 students) which will be the first new State-funded post primary school to be developed in Dún Laoghaire-Rathdown since the County was formed in 1994.

#### 8.1.4 Policy SIC9: Further and Higher Education Facilities

*It is Council policy 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.*

Commentary:

In the two years since the adoption of the CDP 2016, there has been considerable planning and construction activity at the UCD campus, Belfield. Most notable is the Strategic Housing Application in 2017 for student accommodation in the southern part of the campus.

Elsewhere within the UCD Belfield campus, permission was granted by the Planning Authority for a two-storey extension to the northwest side of the O'Reilly Hall to provide for new social and dining facilities, meeting rooms and support spaces in 2016. Development works to NovaUCD Merville House (a Protected Structure) were also permitted by the Planning Authority in 2017 comprising of the renovation of the east, north and

west wings and replacement of the south wing with a new two-storey building providing office space at ground floor level and incubation units at first floor level. The Planning Authority also granted permission for a 1-3 storey extension to the Lochlann Quinn School of Business & the Sutherland School of Law in 2016. This development has commenced on site. Development also commenced on site with respect to a number of extant planning permissions, including the new three-storey building to house the UCD Confucius Institute for Ireland.

Within the wider County, the Planning Authority also granted permission for a single storey extension consisting of offices and canteen to the rear of Stillorgan College of Further Education.

Under the National Development Plan 2018-2027, a major infrastructure project is to be delivered at Dún Laoghaire Institute of Art, Design and Technology (IADT) as part of the Higher Education PPP Programme.

#### 8.1.5 Policy SIC10: Health Care Facilities

*It is Council policy 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. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities.*

Commentary:

In 2017, development works commenced at the National Rehabilitation Hospital on Rochestown Avenue. The project is the first purpose built rehabilitation facility in Ireland. The facility will include 120 en suite bedrooms with integrated therapy spaces; a new hydrotherapy unit and new sports hall. The development was permitted by An Bord Pleanála under the Strategic Development Infrastructure legislation.

Permission was also granted by the Planning Authority and upheld by An Bord Pleanála on appeal for a new Specialist Hospital within the curtilage of The Aske House (a Protected Structure) on the Dublin Road. The site is located within the Woodbrook-Shanganagh LAP boundary. The Planning Authority also granted permission for extensions to the Community House at St John of God Hospital, Stillorgan.

### 8.1.6 Policy SIC13: Libraries

*It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013–2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use.*

#### Commentary:

Following a process of public consultation, the 'Dún Laoghaire-Rathdown Library Development Plan 2016-2020' was adopted in April 2016. This Plan outlines the current service provision, as well as the vision and objectives for the library service in order for it to continue to evolve and respond to the changing needs of our community. In 2016, the rate of activity within Dún Laoghaire-Rathdown's eight library facilities was as follow:

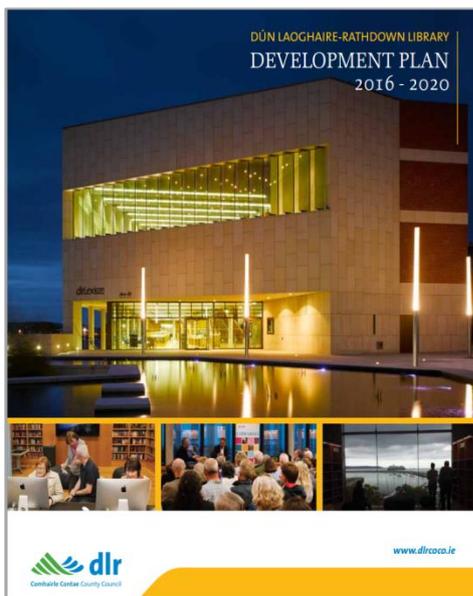
- Library Membership of c.75,500.
- More than 1.4 million items issued.
- Over 286,000 people used the library website, accounting for almost 1 million views.
- Public internet usage in the branches increased by 6% to over 202,500 uses.

In addition, during 2016 the Lexicon attracted in excess of 500,000 visitors. Sunday opening proved to be a great success with the public, with approximately 1,000 people visiting during the four hour period on Sunday afternoons. The Sunday service has been sustained from 2016 to date.

During the period 2016–2018, the Council is committed to capital projects that provide further library infrastructure in the County. The current 2016-2018 capital programme includes the following Library projects:

- Cabinteely Library - rear extension and minor improvements - completion 2016.
- Samuel Beckett Civic Complex, Ballyogan - Library fitout - post 2018.
- Stillorgan Library - Feasibility Study.

On the basis of the current growth and identified demands, there are initial plans for new libraries at Ballyogan, Stillorgan and Cherrywood, subject to resources.



## 9 Principles of Development

### 9.1 Urban Design

The Council's commitment to ensuring that good urban design principles are applied to all new development is evident in the quality of the schemes coming through the planning system. While development management plays a huge role in driving this objective, the quality of the LAP's, SDZ Planning Scheme and Urban Frameworks Plans produced by the Council is also key in terms of delivering high quality environments that reinforce local identity and create a 'sense of place'.

### 9.2 Development Management

It is an ongoing objective of the Planning Authority that all development proposals, particularly residential development, have a high level of amenity and design, and protect and complement the character of the surrounding area.

#### 9.2.1 DLR Development Management Planning Statistics

The rate of planning applications received by the Planning Authority is increasing year on year since a low base in 2012. Some 275 no. planning applications have been lodged in the first two months of 2018.

Planning Applications Received*	
2010	1232
2011	1021
2012	939
2013	1111
2014	1335 + SID
2015	1342 + SID
2016	1544
2017	1746 + 3 SHDs

Table 18: Planning Applications received annually since 2010

In 2016, the scale of applications was reflected particularly in the number of residential units applied for, over 4,000 (2,100 in 2015). 1544 no. planning applications were received in 2016 which represents an

increase of 15% on the 2015 figure (1342). Planning applications for extensions, alterations and refurbishment of existing dwellings accounted for 48 % of all planning applications lodged between 2016 and 2017.

With respect to housing development, the densification and infilling of established urban/suburban areas of the County is ongoing in accordance with local and national policy. However, in the two years since the adoption of the CDP 2016, planning and construction activity on large, primarily greenfield, growth nodes of zoned land - including Cherrywood, Kiltiernan and Clay Farm - has been substantial and is gathering momentum. The scale of the residential developments emerging in these areas are set to contribute significantly to addressing Dún Laoghaire-Rathdown's housing output requirements.

In relation to development in rural areas and areas of high amenity, the Planning Authority continues to exercise a cautionary approach to the granting of planning permission for developments, particularly single dwellings in these areas.

#### 9.2.2 An Bord Pleanála Appeals

In 2016, Dún Laoghaire-Rathdown County Council had the third highest levels of decisions appealed at 12%. The percentage of the decisions which were reversed by An Bord Pleanála was 21%, the lowest amongst the four Dublin Authorities (see Table 19 below) Out of a total of 192 no. decisions issued by An Bord Pleanála in 2016 in relation to appeals, 152 (79%) upheld/varied the decision of the Planning Authority, while only 40 (21%) reversed the decision of the Planning Authority.

Dublin Authorities	No. of decisions made by planning authority	No. of decisions appealed	% of planning authority decisions confirmed	% of planning authority decisions varied	% of planning authority decisions reversed
Dublin	2,376	367	21%	56%	23%
<b>DLR</b>	<b>1,661</b>	<b>192</b>	<b>26%</b>	<b>53%</b>	<b>21%</b>
South Dublin	738	84	28%	49%	23%
Fingal	1,078	109	23%	54%	23%

Table 19: Appeal Decisions – Dublin Region