

HAVE YOUR SAY

INFLUENCE AND SHAPE YOUR COUNTY



**Dún Laoghaire-Rathdown County
Development Plan 2022-2028**



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Acronyms:

Architectural Conservation Areas	ACA	Strategic Development Zone	SDZ
Appropriate Assessment	AA	Strategic Environmental Assessment	SEA
Catchment Flood Risk Assessment and Management	CFRAM	Sustainable Drainage Systems	SuDS
Appropriate Assessment	CSO	United Nations Educational, Scientific and Cultural Organisation	UNESCO
Council Climate Change Action Plan	CCAP	Urban Regeneration and Development Fund	URDF
County Development Plan	CDP	University College Dublin	UCD
Dublin Area Rapid Transport	DART	Water Framework Directive	WFD
Dublin Mountain Partnership	DMP		
Dún Laoghaire-Rathdown	dlr		
Electoral Divisions	EDs		
Electric Vehicles	EVs		
European Union	EU		
Foreign Direct Investment	FDI		
Greater Dublin Area	GDA		
Green Infrastructure	GI		
Greenhouse Gas Emissions	GHGs		
Housing Need Demand Assessment	HNDA		
Irish Water	IW		
Local Area Plan	LAP		
Local Economic and Community Plan	LECP		
Local Enterprise Office	LEO		
Local Infrastructural Housing Activation Fund	LIHAF		
Low Energy Vehicles	LEVs		
Metropolitan Area Strategic Plan	MASP		
National Inventory of Architectural Heritage	NIAH		
National Planning Framework	NPF		
National Policy Objective	NPO		
National Transport Authority	NTA		
Office of Public Works	OPW		
Office of the Planning Regulator	OPR		
Population Equivalent	PE		
Royal Institute of Architects Ireland	RIAI		
Record of Monuments and Places	RMP		
Record of Protected Structures	RPS		
Regional Policy Objectives	RPOs		
Regional Spatial and Economic Strategy	RSES		
Regional Strategic Outcomes	RSOs		
Special Areas of Conservation	SACs		
Special Protection Areas	SPAs		
Specific Planning Policy Requirements	SPPRs		



Introduction

Dún Laoghaire-Rathdown (dlr) are embarking on the process of reviewing the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, and preparing a new County Development Plan (CDP) that will shape the future growth of the County for the period of 2022 – 2028. This Plan – making process is a collaborative one and hence we are looking for your views.

This 'Have your Say' document is a pre-draft document, which aims to set out the strategic, policy and regulatory environment currently in place, and identify some of the changes and trends that have occurred in the County since the adoption of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022. Items that we think may be key issues for setting a framework for the future development of the County have been identified, and we are looking for your views on these issues. Submissions from the public, at this stage, should be strategic in nature and relate to objectives and policies required to deliver an overall strategy for the proper planning and sustainable development of the area. (In accordance with Section 11 (2) (bc) of the Planning and Development Act, 2000 (as amended), submissions in relation to land use zoning **cannot** be considered at this stage).

The County Development Plan review begins on 3rd January 2020 and the process, which must be followed by the making of a new County Development Plan, will take almost two years culminating in the adoption of a new County Development Plan late in 2021, with the Plan coming into force early 2022.

The 4 years since the adoption of the current Dún Laoghaire-Rathdown County Development Plan, 2016 – 2022, has seen considerable growth and change in the County. The early signs of an upturn have materialised with significant economic growth and a real and substantial increase in housing delivery and employment floor space. Whilst geographically small, the County has been playing a hugely significant role in delivering homes under the National programme as set out in *'Rebuilding Ireland'*. In 2018 planning permission was granted for circa 2,700 homes (plus circa 2,700 student bed spaces) and a total of circa 1300 homes were delivered on the ground. In addition, 243 social units have also been delivered since 2016, with a further 137 on site and 172 due to commence construction. There are also a significant number of social and cost rental homes at pre planning stage. Development has also commenced in Cherrywood, which, as a Strategic Development Zone (SDZ), will eventually provide some 8,800 homes along with employment, services and amenities for approximately 23,000 people. The 2016 census shows a growth in employment in the County. There was an increase of 9.6% in the numbers at work between 2011 and 2016. Through the Local Enterprise Office (LEO) the Council will continue to provide support and assistance for those already in business or those looking to start a business.

Dún Laoghaire-Rathdown is a County of towns and villages positioned between the mountains and the sea. The provision of new, and the protection of existing amenities, be they natural or manmade, is critical to creating a healthy and climate resilient County that people want to visit, live and/or

work in. The maintenance and creation of high-quality public realm is required so as to ensure a sense of place. Over the lifetime of the Plan, the new Regional park at Fernhill has opened. High quality public realm projects have progressed, including at the Dún Laoghaire Baths and Otranto Place while the Council have also embraced new initiatives to safeguard and enhance biodiversity.

The dlr LexIcon, the Central Library and Cultural Centre, which opened in 2015, has firmly embedded itself as part of the cultural and built environment of Dún Laoghaire town. Permission has been granted for two new permanent primary schools and the first new post- primary school since the inception of the County, at Ballyogan. The Samuel Beckett Civic Campus which opened in 2016 provides a focal point for community development and leisure activities for the Ballyogan community and environs.

New employers have moved into Sandyford, and new retail and leisure uses have been permitted in the growth areas of Cherrywood and Carrickmines. A new DART station is proposed for Woodbrook / Shanganagh, and the Council have championed permeability measures to encourage journeys using more sustainable modes such as cycling and walking. The Council have assumed ownership of Dún Laoghaire Harbour.

Of critical importance at the current time, is the need to ensure that all new development in the County leads to a sustainable, equitable, climate resilient and healthy County.

This *'Have your Say'* document asks you what framework we should put in place to guide development, considering the new policy environment set out in the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), and the new challenges facing us all including the real need for Climate Action.

Document Format

The first part of this document explains what a County Development Plan is and then goes on to set out the current policy environment behind the making of the Plan and changes that have occurred since 2016, i.e. since the adoption of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022.

An analysis of population, socio – economic and housing trends then follows, before moving onto several topics all of which are covered in a County Development Plan – including Housing, Climate Action, Transport, Economic Development, Retail, Green Infrastructure, Placemaking, Environmental Infrastructure and Built Heritage.

For each topic a series of achievements, since the adoption of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, are set out, along with likely future challenges and opportunities.

A series of questions are posed in order to aid you in making a submission.

What is a County Development Plan?

By law a Development Plan must set out an overall strategy for what is called the *"proper planning and sustainable development of the area of the development plan"* and must consist of a written document called the *"Written Statement"* and a Plan or Plans indicating the development objectives for the area. The legislation governing plans sets out what objectives must be in the Plan (see Appendix A which sets out the mandatory objectives to be contained in a County Development Plan). Included within these objectives are things such as the zoning of land for certain uses, the provision of schools and the protection of the landscape. The Council must also prepare what is called a Core Strategy, which is a settlement strategy for the growth of the County.

The making of the County Development Plan is what is called a *"reserved function"*, which means it is made by the 40 democratically elected members who make up the Council of Dún Laoghaire-Rathdown. In making the Plan members are restricted to considering the proper planning and sustainable development of the area, statutory obligations and policies and objectives of the government. The Plan must also be consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).



Stages of the Dún Laoghaire-Rathdown County Development Plan 2022-2028:

Stage	Action	Timeframe
Pre-Draft	Pre-draft Public Consultation	8 Weeks Commencing 3rd January 2020
	Prepare Chief Executives Report on Pre-Draft Submissions	8 Weeks
	Councillors Consider Chief Executive's Report on Submissions and make directions	10 Weeks
Chief Executive's Draft Plan	Preparation of Chief Executive's Draft Plan	12 Weeks
	Councillors Consider Chief Executive's Draft Plan and deem it to be the Draft Plan unless amended	8 Weeks
Draft Plan	Preparation of Draft County Development Plan	2 Weeks
	Draft Plan Public Consultation	10 Weeks
	Prepare Chief Executive's Report on Draft Plan Submissions	12 Weeks
	Councillors Consider Chief Executive's Report on Submissions. Councillor's now ADOPT or AMEND Draft Plan	12 Weeks
Amendments to Draft Plan	Preparation of Amendments to Draft Plan	3 Weeks (or more if required by AA or SEA)
	Public Consultation on Amendments to Draft Plan	4 Weeks
	Preparation of Chief Executives Report on Submissions	4 Weeks
	Councillors Consider Chief Executive's Report on Submissions. Plan must now be MADE	6 Weeks
Adopted Plan	Dún Laoghaire-Rathdown County Development Plan comes into effect	6 weeks after the Plan is made



Policy Background

Since the adoption of the 2016 Plan, there has been, as always, a period of change including a strengthening of the return to economic growth in the County, a further increase in population, including movement of population into the County and demand for housing, resulting in a significant increase in both planning and construction activity.

This section sets out the National and Regional policy background to the County Development Plan (CDP) making process.

Construction 2020 and Rebuilding Ireland

The policy and regulatory environment have changed significantly since the last County Development Plan was prepared. While predating the last Plan ‘Construction 2020: A Strategy for a Renewed Construction Sector’, (2014) and the ‘Planning Policy Statement’, (2015) both issued by the then Department of Environment, Planning and Local Government, signaled a shift in policy direction and gave an indication of the changes to come in the planning policy environment.

‘Construction 2020’ focused on a strategic approach to housing, with the emphasis very much on an approach that would be evidence – based. The focus was also on the improvement of the planning process including a proactive approach to planning via “*Active Land Management*”, a statement of planning policy, new legislation, the National Planning Framework and the establishment of the independent Office of the Planning Regulator (OPR).

‘Construction 2020’ was followed by a non-statutory ‘Planning Policy Statement’ (2015), which reaffirmed the Government commitment to a “*forward-looking, visionary and dynamic planning process*”. The emphasis was very much on plan led and evidence-based planning.

In July 2016 ‘Rebuilding Ireland: An Action Plan for Housing and Homelessness’ was launched with the express aim of delivering on the commitment to increase the provision of new homes.

Infrastructural blockages were identified and continue to be one of the main impediments to development of certain key sites for housing. To address this bottleneck, the Government’s 200 million Euro National Local Infrastructural Housing Activation Fund (LIHAF), aims to provide public off-site infrastructure accelerating delivery of key LIHAF serviced sites. Nationally some 30 major projects were successful in generating funding including projects in Cherrywood, Stepside and Woodbrook / Shanganagh.

Rebuilding Ireland also focused on regeneration and the Urban Regeneration and Housing Act, 2015, introduced the Vacant Site levy as a tool to incentivise the development of vacant and under utilised sites in urban areas for housing and regeneration purposes.



Hierarchy of Plans

In terms of the National hierarchy of Spatial plans the overarching plan is the National Planning Framework (NPF) with the Regional Spatial and Economic Strategy (RSES) then setting out the regional framework for implementation and delivery of the NPF. The RSES also includes the Dublin Metropolitan Area Strategic Plan (MASP) which sets out the growth strategy for the Greater Dublin Area (GDA). Individual County Development Plans set out an overall strategy at local level and must be consistent with both the NPF and the RSES.



Project Ireland 2040 - National Planning Framework and the National Development Plan 2018 - 2027

Project Ireland 2040 is the Government’s overarching policy initiative for the Country, and it is made up of the National Planning Framework (to 2040) and the National Development Plan, 2018- 2027.

The National Planning Framework (NPF) is the Government’s high-level strategic vision for shaping future growth and development in the entire Country. The vision, as set out in the NPF, is to be delivered by way of a Regional – focused strategy for managing growth, linking this growth to the National Development Plan, 2018 – 2027, using State lands for strategic purposes, and transitioning to a low carbon society.

The NPF is unapologetic in seeking to disrupt long established growth trends which have seen the greatest growth taking place in the Eastern and Midland Region. The aim is to achieve more balanced concentrated National development in the five cities of Dublin, Cork, Limerick, Waterford and Galway.

The NPF has a very clear focus on achieving what is called Compact Growth and, more specifically, brownfield infill development which translates into encouraging more people, jobs and activity generally within existing built up areas rather than into new greenfield areas (National Policy Objective (NPO) 3b). It is important to note, that in relation to Dún Laoghaire-Rathdown, the entire County falls within what is defined as the metropolitan area of Dublin. The

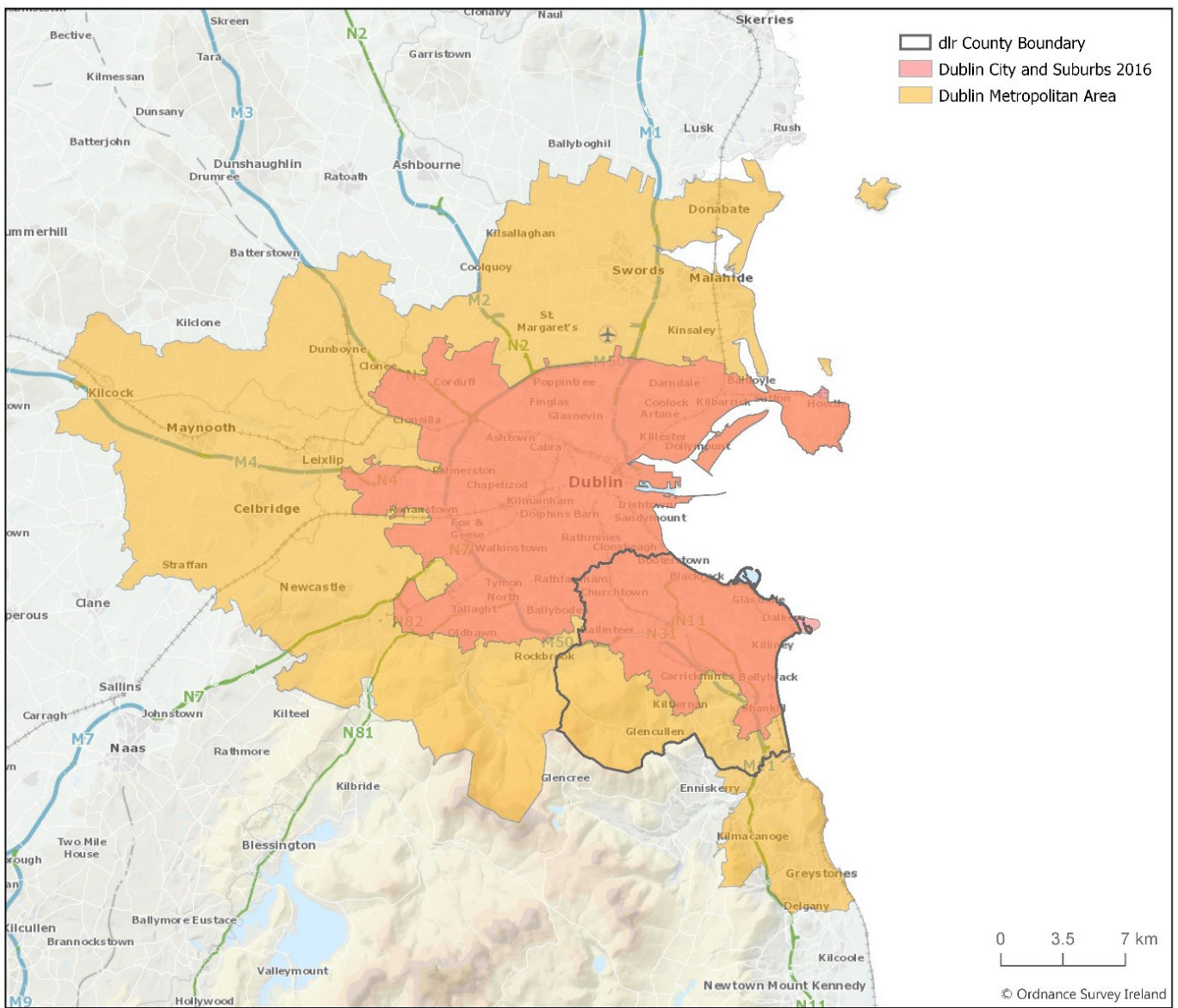


Figure 1: Dún Laoghaire-Rathdown within the Dublin Metropolitan Area

benefits of brownfield development are, that it builds on ongoing social and physical infrastructure, and it helps to reverse sprawl, all of which will result in a smaller carbon footprint.

While this is the type of development that we all wish to support because of its benefits in terms of reducing our carbon footprint, it is also at a local level the type of development that sometimes causes the most opposition. The challenge, therefore, is permitting appropriate brownfield development whilst ensuring the protection of existing amenities.

A fund to regenerate significant but underutilised areas in Ireland's five cities and other large towns – the Urban Regeneration and Development Fund (URDF)- was launched under Project Ireland 2040. Under this fund Dun Laoghaire-Rathdown were successful in obtaining moneys for 3 studies, one each in Stillorgan, Dun Laoghaire and Dundrum and also funding for the Cherrywood public parks, greenways and attenuation.

Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly area sets out a strategic plan and investment framework to shape development and manage planning in the Region. The RSES is underpinned by three cross cutting principles; healthy placemaking, climate action and economic opportunity. In accordance with Section 27 of the Planning and Development Act, 2000 (as amended), the County Development Plan must be consistent with the RSES.

The RSES contains 16 Regional Strategic Outcomes (RSOs), which are aligned with the the NPF and also sets out a suite of Regional Policy Objectives (RPOs).

The growth strategy for the Region supports the continued sustainable growth of Dublin and its transition to a low carbon, climate resilient and environment sensitive region in accordance with the Metropolitan Area Strategic Plan (MASP), which forms part of the RSES.



Figure 2: Dublin Metropolitan Area Strategic Plan (ERMA RSES), 2019

The MASP identifies strategic residential and employment corridors based on their current and future development capacity, their ability to deliver outcomes such as compact development, place making, accessibility to public transport, potential for economic development and a reduced carbon footprint.

The corridors of relevance for Dún Laoghaire-Rathdown are 1) the North South Corridor based on DART expansion and 2) Metrolink corridor and upgrades to LUAS, as illustrated within Figure 2 above. Within these corridors growth areas are identified including Woodbrook/Shanganagh, Old Conna, Cherrywood, Sandford and Ballyogan.

Climate Action

All facets of Government policy are underpinned by a commitment to Climate Action. The National 'Climate Action Plan (CCAP), 2019 – 2024', sets out an ambitious course of action over the coming years to address Climate Change. The CCAP recognises the role that Project Ireland 2040, and the National Planning Framework (NPF) can play in providing for population growth in a compact, connected and sustainable way.

The NPF is underpinned by a firm commitment to ensuring our planning system is responsive to our National environmental challenges and that development occurs within environmental limits (NPO 52). Part of this commitment includes sustainable land management and

resource efficiency in order to assist us in a transition towards a low carbon society.

The key role that land use planning can play in progressing climate change mitigation and adaptation is to the forefront of both the NPF and RSES. The current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, already identifies what policies are climate change adaptation or mitigation measures. Good planning policies, which promote a compact urban form, linking of transportation and land use planning, protection and enhancement of biodiversity are all about creating climate resilient communities and neighbourhoods. The policies and objectives that result in proper planning and sustainable development are consistent with those that result in a climate resilient society.

The recently adopted Dún Laoghaire-Rathdown County Council Climate Change Action Plan, 2019-2024, recognises the key role that planning policies can play in climate action.

National Marine Planning Framework

Work is currently underway on a 'National Marine Spatial Plan/Planning Framework', in accordance with EU Directive 2014/89. Marine spatial planning is a process that brings together multiple users to make informed and coordinated decisions about how to use marine resources sustainably. As a coastal County the final framework will be of relevance to Dún Laoghaire-Rathdown County Council.

Section 28 Guidelines

Under Section 28 of the Planning and Development Act 2000, (as amended), the Minister for Housing, Planning and Local Government can issue Guidelines, which planning authorities are required to have regard to in carrying out their functions. Under new legislation these Guidelines now contain what are called Specific Planning Policy Requirements (SPPRs). Planning Authorities must comply with these SPPRs. This is significant change to the legislation as it allows SPPRs to take precedence over any conflicting policies contained in Local Area Plans or County Development Plans. New Guidelines on heights and apartment standards contain SPPRs. Development must comply with the SPPRs.

At the time of going to press with this document, new Section 28 Guidelines on County Development Plans are being prepared, as are Housing Needs Demand Assessment (HNDA) Guidelines. It is anticipated, that the draft of these Guidelines may be in the public domain at the same time as this Pre-Draft consultation process.





Demographic & Socio-Economic Analysis

Since the adoption of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, the County has experienced an upward trend in growth, and associated construction activity.

Demographic Trends

The 2016 Census records indicate that the County now has a population of c.218,000 people, an increase of 24,000 people over a 10-year period from 2006.

Most recently, over the intercensal five-year period from 2011 to 2016, the natural increase in the population of Dún Laoghaire-Rathdown was c.7,000, with a net migration of c.4,800, equating to an overall population increase of nearly 12,000.

Population growth in the County between 2011 to 2016 was, however, spatially uneven with just 5 Electoral Divisions (EDs) delivering over c.52% of total population growth, while a number of EDs in the County remaining largely unchanged.

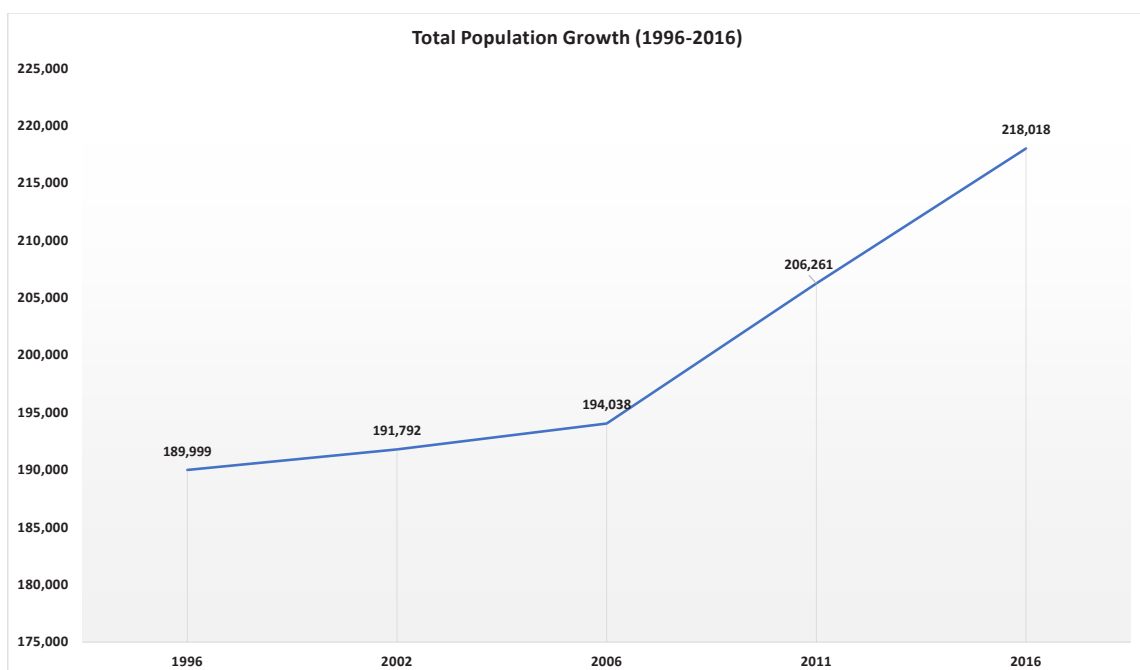


Figure 3: Population Change in Dún Laoghaire-Rathdown (Source: CSO Census Data)

The Glencullen ED, which includes the fast-growing Stepside and Ballyogan areas, accounted for over 20% of total population growth, while the Dún Laoghaire-Sallynoggin West ED, that incorporates the redevelopment of the former Dún Laoghaire Golf Club lands, saw an increase of just over 1,000 people. In contrast, a number of long established low density EDs, experienced relatively small levels of population decline including Foxrock-Carrickmines, Ballinteer-Broadford and Blackrock Central. Figure 4 below illustrates the population change for each ED, and small area within, in the County between 2011 and 2016.

This does not mean that development has not occurred in the EDs mentioned, rather that population growth has not kept pace with the reduction in household size.

Socio-Economic Trends

The socio-economic profile of Dún Laoghaire-Rathdown (dlr) exhibits a number of characteristics as follows:

- In Census 2016, 90% of all residents in the County recorded they had either good health or very good health – the highest in the Country.
- The County has a comparatively high average age of 39 years, with a high proportion, c.16%, of persons aged 65 years and over (compared to c.13% nationally).
- The number of children aged from 0-14 years increased between 2011 and 2016 by 18.2%, and now comprise 40,000 or 18.4% of the overall dlr population. Dún Laoghaire-Rathdown also has a high proportion of population in the 15-19 and 25-29 cohorts.
- In 2016, the average household size in dlr was 2.72, which was broadly the same as that of the State at 2.75.
- In terms of Central Statistics Office (CSO) defined ‘family units’, after adults, the largest proportion of family units in dlr comprise retired households (7,481 households), and this is followed by ‘Pre-family’ (6,190 families) and ‘Early School’ (6,054 families).
- Dún Laoghaire-Rathdown residents exhibit very high educational attainment rates and socio-economic classification (as measured by employment type).
- 26% of dlr residents comprised employers and managers.

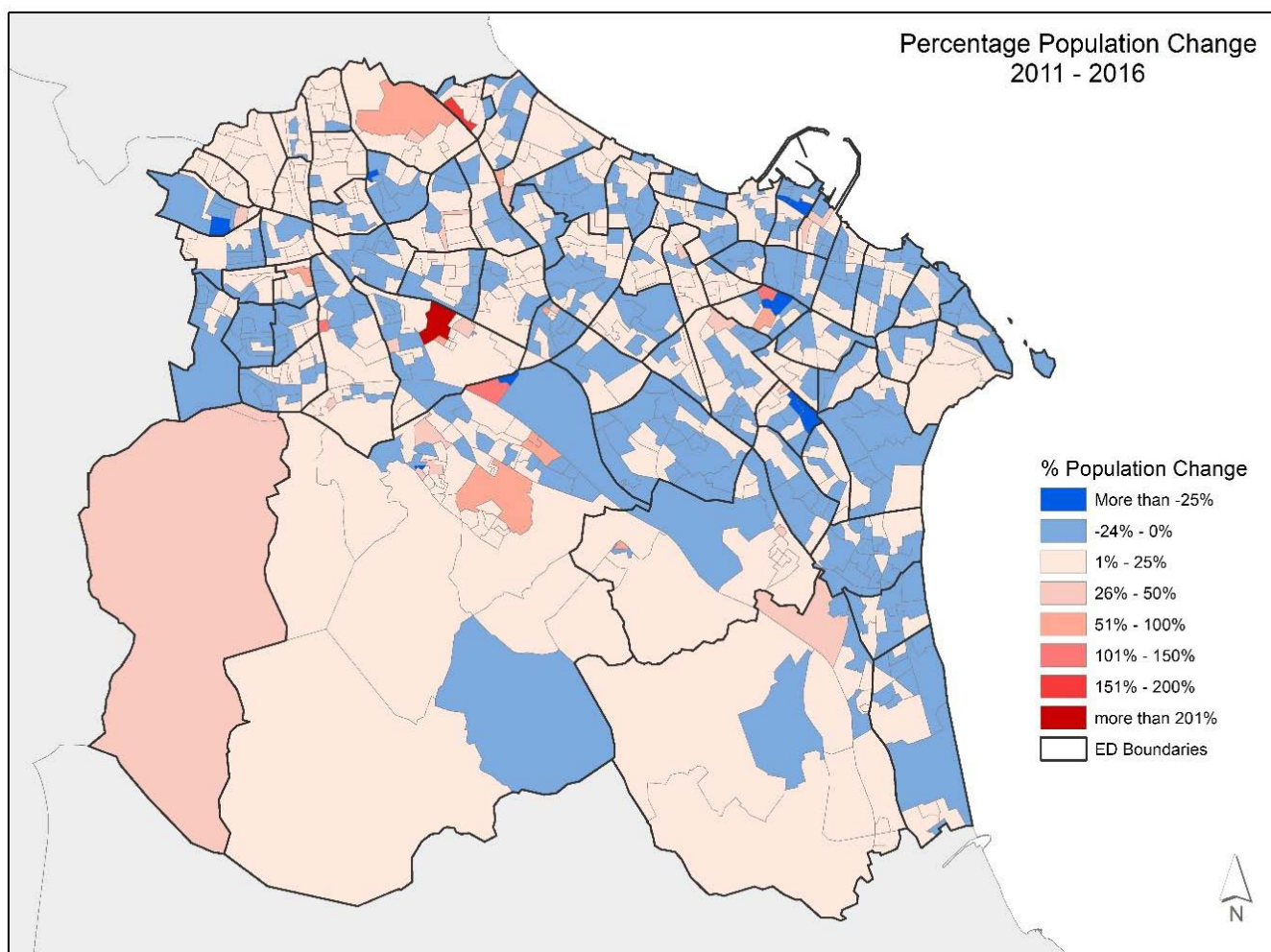


Figure 4: Population Change in Dún Laoghaire-Rathdown (Source: CSO Census Data)

- Dlr is the most affluent county nationally, however, there are pockets of disadvantage as outlined in the Pobal Deprivation Index.
- The number of dlr residents in who are employers, managers and professionals in 2016 (56%), is significantly higher than that of Dublin City (36.2%), South Dublin (36.3%), Fingal (42.2%) and the State (35.7%).
- The dlr Labour Force stood at 103,641 in 2016, an increase of 5,080, or 5.2%, from 2011. Considering the economic climate this is a positive indicator. Of this total, there were 95,925 people resident in dlr, who were at work, representing an increase of 8,435, or 9.6%, from the 87,490 at work in 2011.
- Through the intercensal period the number of unemployed in dlr decreased by 3,275 people, from 11.2% to 7.4%- the lowest unemployment rate of all Counties in Ireland.
- The number of students resident in the County increased by 4.8%, to 25,644. There was also a significant increase of 4,617 in the number of people retired in the County, which now comprises 30,339 residents.



Figure 5: dlr Socio-Economic Profile



Housing Delivery & Settlement Strategy

Figure 6 below illustrates annual housing completions in Dún Laoghaire-Rathdown (dlr) from 2011 to 2019. There has been a significant increase in housing completion levels from that experienced during the recession, with a low of 91 units completed in 2012, to completion levels of c.1,000 to 1,300 for the years 2016, 2017 and 2018.

The quantum of planning permissions granted for residential development in the County has also significantly increased in

recent years. In 2018, planning permission was granted for 5,428 residential units (including 2,754 student bed spaces) in the County (see figure 7), a quantum that surpasses any annual return granted at the height of the Celtic Tiger. Importantly, over 2000 units have been granted at the Cherrywood Strategic Development Zone (STZ), a strategic growth area in the County, with construction works having now commenced on site.

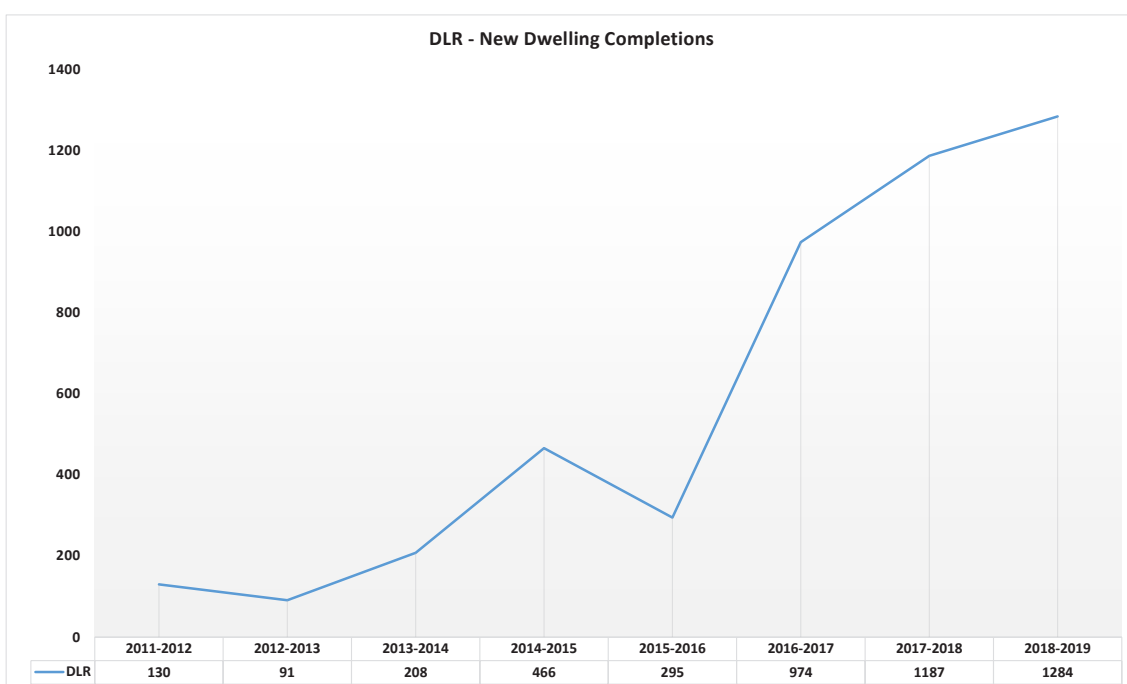


Figure 6: New Dwelling Completions in dlr, 2011-2019 (Source: CSO)

	Permission	Strategic Development Zone	Strategic Housing Development	Total
2016	741	0	0	741
2017	1218	2	0	1220
2018	936	1591	2911	5428
2019 (Jan-Aug)	881	513	2257	3651

Figure 7: Planning Permission Granted for New Residential Units (Source: dlr APAS)

The Housing Supply Coordination Taskforce, established by the Department of Housing, Planning and Local Government, tracks the quantum of residential development for 10 or more units of the four Dublin Local Authorities on a quarterly basis. The collated data provides an excellent ‘snapshot’ of both current and pipeline residential development in Dublin. The Housing Task Force Return Q3 figures indicate that there are approximately 1,797 residential units (houses and apartments) currently under construction (see figure 8 below for locations of same), with 9,890 residential units (houses and apartments), with permission, not yet commenced within the County.

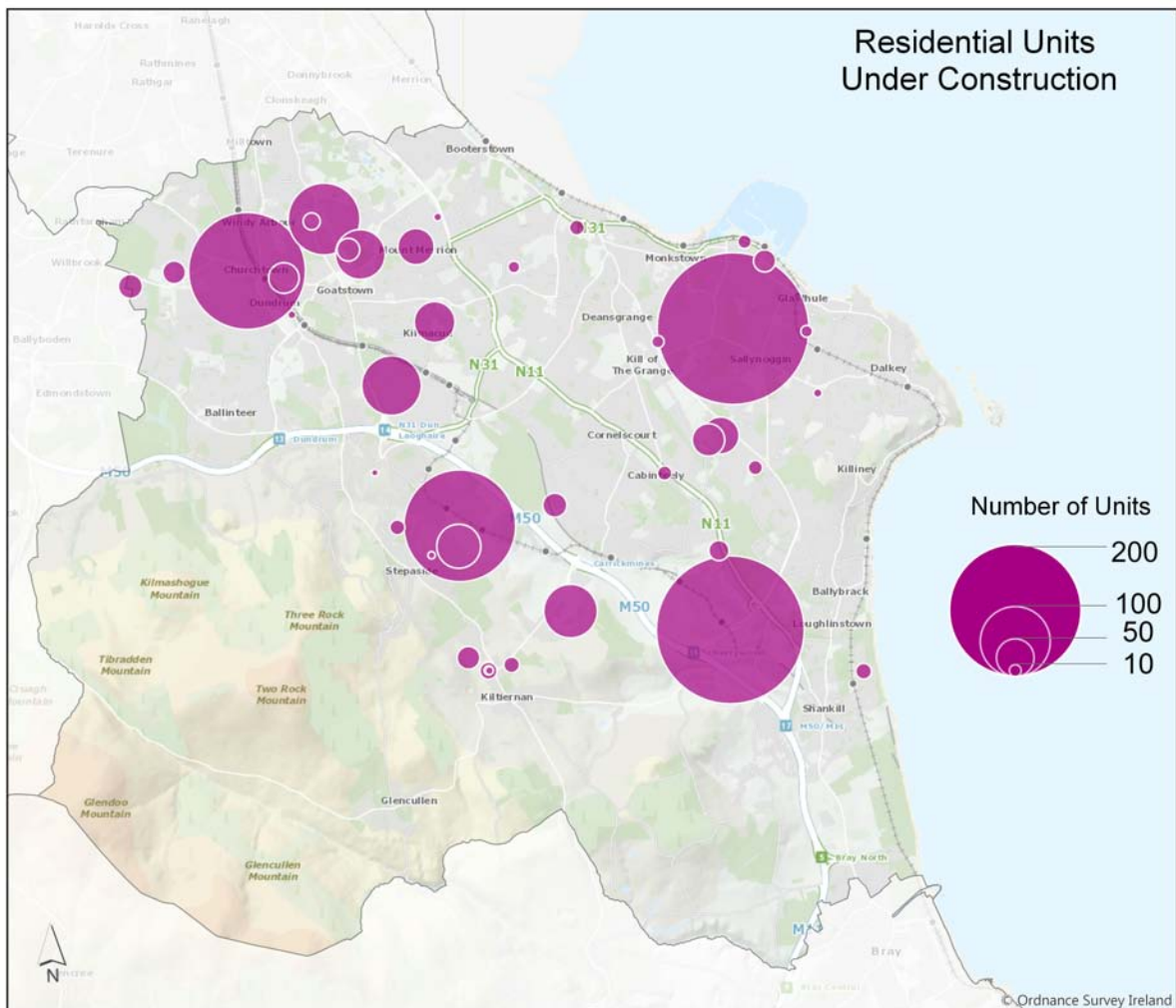


Figure 8: Units under construction in dlr

When compared to the other Dublin Local Authorities, which are all significantly larger in terms of geographical area, only Dublin City has a greater quantum of permitted homes that are yet to commence development.

The 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 (CDPs). The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively-based strategy for the spatial development of the County.

The Core Strategy Map contained in the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, which broadly aligns with the Regional Spatial and Economic Strategy (RSES) is set out in Figure 9 below. This map illustrates both the major and secondary centres in the County and also the future development areas.



Figure 9: Core Strategy Map (Source: Figure 1.1 - dlr CDP 2016-2022)

Housing Need

An important element of every County Development Plan is to ensure that there is a balance between the demand for new residential land- as set by the RSES population projections for the County- and the supply of zoned, serviced residential land. Since the adoption of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, there have been significant changes to planning policy at both a National and Regional level, and as such, the forthcoming Plan will be required to demonstrate consistency with this new higher tier planning policy framework. The recently published RSES, includes revised population projections, see Figure 10 below, which will directly influence residential zoning requirements.

Dún Laoghaire-Rathdown	2016	2026 Low 2026 High	2031 Low 2031 High
	218,000	241,000- 245,500	250,500- 257,000

Figure 10: Population projections (Source: Appendix B, RSES, June 2019.)

A ‘Housing Land Availability Study’, will be prepared by the Planning Authority to assess how much residential land is available for development in the County. The forthcoming Plan will determine if the existing quantity of zoned lands is adequate to deliver the RSES “targets”.

The National Planning Framework (NPF) introduces a new standardised methodology that requires Planning Authorities to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the Plan (National Policy Objective 72a). The NPF requires that, when considering zoning land for development purposes that cannot be serviced within the life of the CDP, then such lands should not be zoned for development (National Policy Objective 72c).

The NPF also obliges each Local Authority to undertake a ‘Housing Need and Demand Assessment’ (HNDA) in order to correlate and accurately align future housing demand. It is intended that 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 the NPF- 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 need to be developed.

The RSES acknowledges the fact that, in the case of Dublin, a regional HNDA is appropriate. Dun Laoghaire Rathdown will be required to accord with any government guidelines.

Regeneration

Under the provisions of the Urban Regeneration and Housing Act, 2015, the County Development Plan must include specific objectives for redevelopment and reuse of vacant urban sites in specific areas. Identification of regeneration areas and sites and specific objectives on same, which will be of benefit in securing the objectives of the Core Strategy, will be included in the forthcoming Plan.





Growing Population

c.24,000 additional residents in the last 10 years



A Unique Socio-Economic Profile



Developing County

c.1,300 homes built in 2018



Planning for Growth

an extra 23-27,500 people by 2026

What is **your vision** for the strategic sustainable development of the County over the next 6 years?

How should the forthcoming Plan promote **compact growth** in accordance with the NPF and RSES?

What areas in the County should be identified for **regeneration**?

How should the forthcoming Plan best manage the **sustainable development** of the County?



How should the forthcoming Plan increase **Housing Delivery**?

What provisions should be made for **differing household needs**?

How should the forthcoming Plan provide for the County's **growing population**?



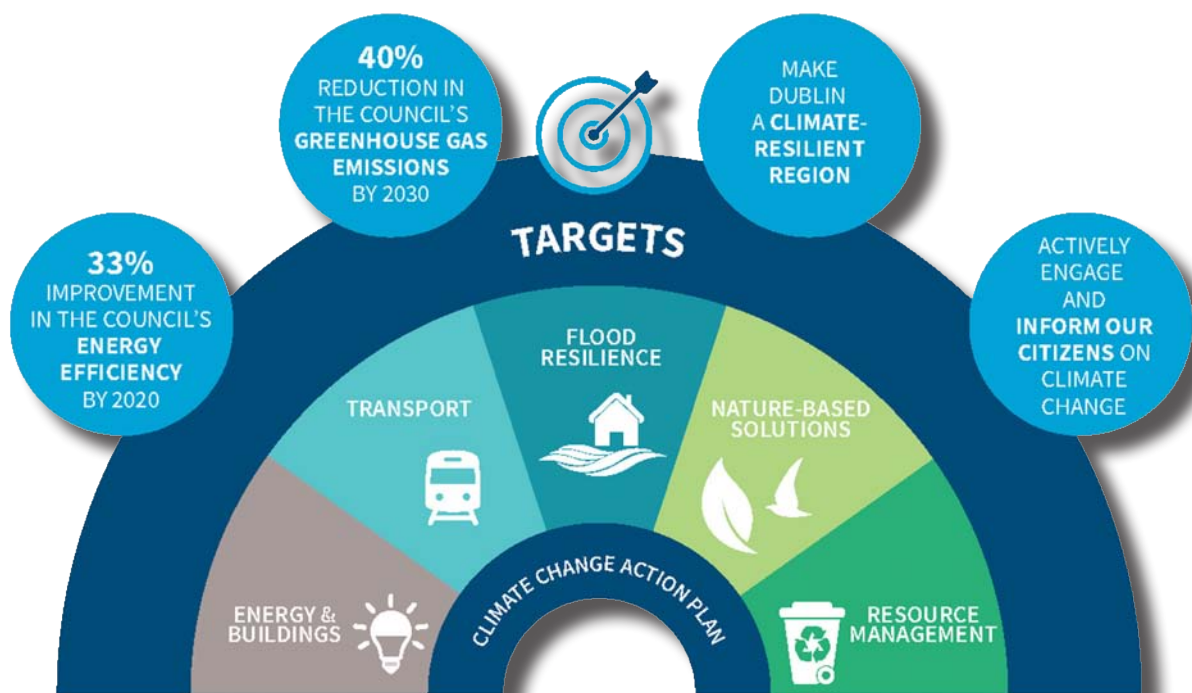
Climate Action & Energy Efficiency

“Decarbonisation is a must if the world is to contain the damage and build resilience in the face of such a profound change” (Government of Ireland’s ‘Climate Action Plan, 2019’).

Climate change is the greatest global challenge of our time – we can see the evidence of this in our County through rising sea levels, extreme weather and changes to eco-systems. Evidence is clear that greenhouse gas emissions (GHGs) are responsible for climate change. Dún Laoghaire-Rathdown

is committed to playing its role in transitioning to a climate resilient low carbon County.

The role of the County Development Plan (CDP) in terms of climate action is set out in legislation, the National Planning Framework (NPF), Regional Spatial and Economic Strategy (RSES) and in the Government of Ireland’s ‘Climate Action Plan, 2019’. The Council adopted the ‘Dún Laoghaire-Rathdown County Council Climate Change Action Plan 2019-2024’, (dlr CCAP) in May 2019.



Action areas of dlr CCAP & (<https://www.dlrcoco.ie/en/environment/climate-change-action-plan-2019-2024>).

The NPF includes compact and sustainable growth as a top priority with a focus on urban infill development. Climate Action is a theme which runs through this entire document and it is envisaged that policies in a myriad of sections in the forthcoming plan will address Climate Action.

Achievements

Two key policies in the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, are RES3: *'Residential Density'* and Policy ST2: *'Integration of Land Use and Transportation Policies'*. The implementation of both policies promotes the consolidation of development into appropriate areas that can be well served by sustainable modes of transport. Permeability and connectivity for pedestrians and cyclists are also maximised by providing attractive direct links to adjoining streets and public transport. Pedestrian and cycle facilities, along with the public realm are also being improved in the County to make streets more inviting.

Specific achievements include:

- Dún Laoghaire-Rathdown are the first Council to trial charging points for electric vehicles (EV) on street.
- The planning process also requires the provision of these facilities for residential and commercial developments.
- Significant investment is ongoing in a major upgrade of street lighting to energy efficient LED lights.
- Public bins have been upgraded to smart bins, which are solar powered and use smart technology in their management.
- Pedestrian and cycle facilities are also being improved.
- The Council is implementing a Green Infrastructure Strategy for the County.
- Significant developments permitted in the County since the adoption of the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, have been required to use Sustainable Drainage Systems (SuDS), such as green roofs and also stormwater management plans, to reduce run-off.
- Flood Risk Assessment is carried out where development is in a potential flood zone.
- Nature-based solutions are prioritised whenever possible.
- The Council is leading the way in building energy upgrades of their social housing and municipal buildings, for example the award winning Rochestown House Phase 2, a building which was remodelled into 34

one-bedroomed units for older citizens.

- Council social housing schemes have won the Royal Institute of Architects of Ireland (RIAI) sustainability award in 2017, 2018 and 2019.
- The Council is replacing its fleet with electric vehicles where possible.
- Between 2010 and 2018 the Council improved its own energy efficiency by 32% (target is 33% by 2020).

Challenges & Opportunities

Dún Laoghaire-Rathdown County Council have a Baseline Emissions Report prepared by Codema, the Dublin Energy Agency, which provides an evidence base for Climate Action for the County and facilitates the tracking of progress. In 2016, the total emissions for the County equates to 1,139,600 tonnes of CO₂ equivalent to 5.2 tCO₂ per capita. The total emissions are divided as follows: 44% residential, 33% transport, 18% commercial and 5% other.

We are in a period of transition to a low carbon climate resilient County. There are opportunities to reduce greenhouse gas emissions through the reduction in energy demand and waste. Planning has a role to play in this



transition, as compact urban growth, supported by high frequency public transport, can aid in allowing us all make the choices to live in a way which reduces our carbon footprint. This has to be balanced with measures to address flooding and enhancement of biodiversity and also ensure good access to amenities.

Policies in the forthcoming Plan on sustainable settlement and travel, minimising energy use, resource management and the enhancement of ecosystem services will all be critical in moving along this path to a climate resilient County. This is where the ecosystem services approach (1) and the concept of the circular economy (2) become important. In accordance with Regional Policy Objective (RPO) 6 of the RSES, County Development Plans shall undergo assessment

of their impact on carbon reduction targets and shall include measures, subject to the availability of an agreed methodology at a national level. Climate Impacts will also be assessed in the Strategic Environmental Assessment of the Plan.

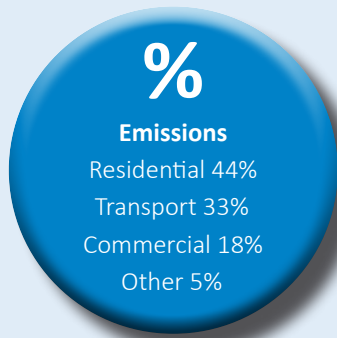
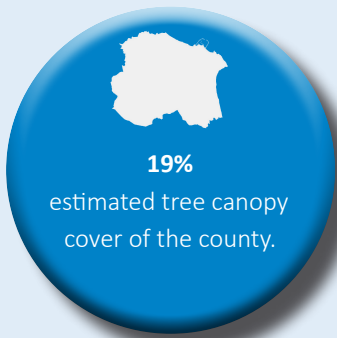
1. Ecosystems Services approach

Put simply the ecosystems services approach is recognising that interaction of humans, economy and environment can all aid in protecting and managing that environment. National Policy Objective (NPO) 58 of the NPF and RPO 7.21 of the RSES recommend that local authorities promote the ecosystems approach in County Development Plan preparation. This approach will be referred to further under Green County.

2. Circular Economy

As per the NPF, the circular economy is one where the value of all products, materials and resources is maintained for as long as possible and waste is significantly reduced or even eliminated. The applicability of the circular economy approach to land use management and climate action is recognised in the NPF (NPO 53, and NPO 56). Greater efficiency in land management via prioritisation of infill and brownfield development, reuse and regeneration all aid in reducing our carbon footprint.





How do we achieve the right **balance** between climate action and other aspects in the forthcoming Plan?

How should the **circular economy** approach be best integrated into the plan making process?



How should County Development Plans be assessed in terms of their impact on **carbon reduction** targets?



What development management policies should be formulated to ensure **mitigation and adaptation** to climate change?

What role should the forthcoming Plan play in **climate action particularly in the areas of compact growth and travel** bearing in mind that the Council has already prepared a Climate Change Action Plan?



People, Homes & Place

The creation of new, and the maintenance of existing sustainable and successful communities, in Dún Laoghaire-Rathdown (dlr)- which is essentially a County of towns and villages- requires a multifaceted approach that integrates good quality housing supply and choice, access to appropriate services and amenities (such as schools, healthcare, community facilities, recreation), access to a range of sustainable transportation modes, provision of high-quality streets and open spaces and access to employment. High quality design and public realm are paramount in achieving a sense of place.

By integrating the above, be it through locating new residential developments within established, well serviced areas, or through the provision of an entirely new self-sustaining development, a good quality of life for all can be achieved. The provision of high-quality places to live, with a focus on compact forms of residential development will result in consequential benefits to health and well-being and provide for more climate resilient places to live, study or work in and visit.

Whilst the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES) both rigorously promote the principle of compact urban development, they also focus on healthy placemaking and the creation of attractive, inclusive, age friendly, walkable communities. The RSES also promotes the asset-based approach to the location of residential development which builds on determining growth and settlement based on available assets.

All development should contribute positively to the delivery of a 'sense of place' through the promotion of a high-quality built environment utilising considered design and development standards.



Figure 11: Quality Neighbourhood

Achievements

- Since the adoption of the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, new communities have developed at Dún Laoghaire, Stepaside, Ballyogan and Kiltiernan.
- Construction is underway in Cherrywood.
- A significant amount of residential infill has taken place in established communities thus providing greater choice and mix of residential units in these areas while also addressing population decline.
- Permission has been granted for supporting infrastructure such as schools and shops and recreational facilities.
- The Council have completed and commenced a number of housing schemes and community developments including Samuel Beckett Civic Campus, extensions to Shanganagh Park House and Sallynoggin Senior Centre, Georges Place, Rosemount and Fitzgerald Park.
- The County has a range of amenities and community facilities that supports community development, wellbeing and quality of life. This includes a network of 8 Branch Libraries including dlr Lexicon Cultural Centre, the Pavillion Theatre and dlr Mill Theatre Dundrum alongside over twenty Community Centres, four Leisure Centres as well as a good range of outdoor amenities pitches and parks.
- A number of Local Area Plans have been adopted which will facilitate residential development together with appropriate levels of supporting facilities. For example, the Woodbrook-Shanganagh Local Area Plan (LAP), 2017, will facilitate new residential developments, new community facilities, a new school, improvements to Shanganagh Park and a new DART station.
- Dún Laoghaire-Rathdown have been successful in delivering well designed compact growth, improving where possible access to services and public transport.

Challenges & Opportunities

A central requirement of the NPF and the RSES is to consolidate and re-intensify brownfield/infill sites to promote higher densities and address population loss within existing built up areas. This can create a series of challenges as it is often this type of development that raises legitimate concerns about impact on existing residents and amenities. Key challenges to be addressed within the forthcoming Plan in relation to the delivery of quality, sustainable residential communities include:

- Provision of housing and meeting the needs of the population both existing and future.
- Provision of housing choice for all stages of the lifecycle.
- Successfully marrying new development into existing communities.
- Ensuring there are adequate amenities and services for existing and new communities whilst protecting existing amenities.
- Delivering an appropriate mix of housing type. The newly required Housing Need Demand Assessment (HNDA) will provide an opportunity to address same. At the time of going to press with this document the Council are awaiting central government guidelines on same along with a detailed spatial toolkit.
- Changes in legislation and the introduction of Specific Planning Policy Requirements (SPPRs) into Planning Guidelines has introduced Build-to-Rent (BTR)(1) and Shared Accommodation (2) schemes.
- Appropriate locations need to be identified for certain types of development such as BTR and increased building heights and new policies are required that will support this type of accommodation where there is a need.
- Review of school objectives and the INST objective.
- Ensuring that there is an appropriate quantum and type of supporting community infrastructure in place or provided for at the correct location.

1. Build-to-Rent (BTR)

Purpose built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord.

2. Shared Accommodation

Professionally managed rental accommodation, where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.

dlr Housing

New builds since 2016:
233 Completed
299 On site
134 Planned

Community

8 Libraries
5 Leisure Facilities
20 Community Centres
30 Parks

Education

63 Primary Schools
34 Secondary Schools
7 Further & Higher-Level Institutes

How should new residential developments provide for **higher density compact growth**?

How do we ensure **housing choice** for all in the right locations?

Where should **new forms** of residential development such as 'Built to Rent' and 'Shared Living' be located?

How should we promote **healthier places** to live?

How should the forthcoming Plan support an **Age Friendly** County?



How should the forthcoming Plan ensure protection of **community amenities**?

Where should **increased height** be accommodated within the County in line with Urban Development and Building Height Guidelines?

How do we ensure that appropriate **community** support facilities are provided in tandem with housing delivery?



Sustainable Movement & Transportation

Given its size, the County is well served by way of public transport, road links and cycle network. In term of public transport, the DART rail line hugs the coast, while the Luas light rail and a well established network of bus routes serve the remainder of the County. Two major road networks – the M50 and the M11/N11 traverse the County.

Alignment of planning and transport policy is recognised as a key tool in the delivery of both a sustainable and a climate resilient County as matching transport and land use policy facilitates compact growth.

The ability of people to move easily around the County is a major component in the quality of life of the citizens and contributes to the attractiveness of the County to business.

Transport trends

- In the 2011 – 2016 intercensal period, there was a reduction in people travelling by car (driver and passenger) to work, school or college from 52% to 49%.
- There was a 1% increase in people cycling and a 2 % increase in people using public transport.
- When compared to the other Dublin Local Authorities, Dún Laoghaire-Rathdown (dlr) has the highest percentage of its population using public transport to get to work, school or college at 23.8% and the second lowest percentage of people using the car at 49.2%.
- 78% of third level students use sustainable modes to get to college.

The above statistics demonstrate a real shift in travel mode share towards more sustainable modes of transport.

When compared to Dublin as a whole, car ownership is still high in the County with 621 cars per 1000 population versus 496 cars per 1000 population in Dublin. In 2016, 85% of households in the County had a car, a decrease from 86% in 2011. Car clubs are emerging as an alternative to owning a car.

Achievements

Major developments permitted have been based on the integration of land use and transport planning. Higher density residential schemes and high intensity employment uses have been permitted adjacent to public transport corridors.

Specific achievements include:

- The adoption of the 'Greater Dublin Area Transport Strategy, 2016-2035' by the National Transport Authority (NTA).
- The publication by the Council of new cycle standards to provide guidance on the provision of cycle parking and cycling welfare facilities.
- Provision of more cycle parking.
- A number of cycle and pedestrian improvements have been implemented – the Monkstown Road cycle upgrade, for example.
- Lower traffic speeds make roads safer for pedestrians

and cyclists. Dún Laoghaire-Rathdown County Council has rolled out 30kph speed limit zones for 742 housing estates.

- One of the Six-Year Roads Objectives of the current Plan-Leopardstown Link Road and roundabout reconfiguration was completed in 2016.
- As part of the Cherrywood SDZ Planning Scheme a major new road and cycle network to service the scheme area has been delivered and construction activity continues on links, which will open up further areas for development.
- A number of other road schemes including the M50 Junction 14 Link Road and the Blackglen Road/Harold's Grange Road are at detailed design stage and progress on these schemes is expected in the near future.
- Several projects are being facilitated through the LIHAF process including road infrastructure at Cherrywood and the Woodbrook/Shanganagh DART Access Road.
- Trialling of electric vehicle (EV) charging points on street and the requirement for EV charging infrastructure within commercial and residential schemes.

Challenges & Opportunities

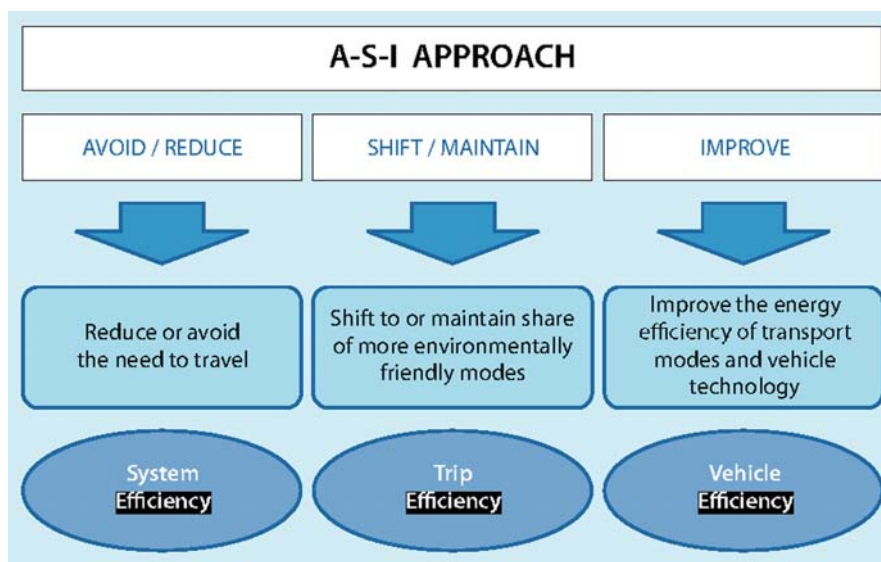
There has been a move away from the traditional approach of supplying ever more road space to meet increased transport. A different methodology called the Avoid-Shift-Improve approach is now favoured. This approach is based on avoiding or reducing the need to travel, shifting to more environmentally friendly modes and thereby improving energy efficiency. This approach seeks to reduce congestion, creates more liveable cities and reduce greenhouse gas (GHG) emissions.

The level of permeability varies across the County. Some areas were planned principally for the car rather than the pedestrian and cyclist. Government policy, as set out in the 'Transport Strategy for the Greater Dublin Area (GDA), 2016-2035', and 'Design Manual for Urban Roads and Streets, 2019,' 'Permeability. Best Practise Guide' and the 'National Cycling Manual', shifts the focus towards the pedestrian, cyclist and public transport user.

The use of zero carbon transport modes (walking and cycling), public transport and low en-ergy vehicles (LEVs) has an important part to play in reducing both the carbon emissions of the County and congestion. Zero-carbon modes also contribute to the increase in physical activity and thereby the health of the population. With the increase in EVs, the roll out of an EV charging network for the County, particularly in terms of finding suitable locations is likely to be an issue.

Project Ireland 2040, and the NTA have set out a number of transport projects which will serve the County including inter alia: the Greater Dublin Area Cycle Network Plan, strategic pedestrian network plan, Metro Link, BusConnects (redesign of the bus network and next generation bus corridors with improved cycling facilities), priority elements of the DART expansion project, new DART station at Woodbrook, Park and Ride programme including Woodbrook and Carrickmines and the Luas Green Line capacity enhancement. In terms of road projects, the M50 and M11 improvements have been included in the NTA Transport Strategy for the GDA, the RSES, and Project 2040.

The policy set out in the 'Sustainable Urban Housing: Design standards for New Apartments' (2018), is to reduce the provision of car parking while increasing cycle parking provision and car clubs. This creates a challenge as car ownership levels are still high in the County and there remains demand for car storage.



LUAS Green Line

Longer trams with 30% greater capacity being rolled out in 2020.

Highest car ownership

levels in Dublin while also the highest user of public transport to get to work, school or college.

Dún

Laoghaire-Rathdown County Council has rolled out the **30kph speed limit** zones for 742 housing estates

Given our **car ownership** levels should **carparking** standards be tightened for residential developments?

Should car parking for **car clubs** be prioritised on street at central locations?

How should we improve **permeability and accessibility**?



How should the roll out of **Low Emission Vehicles** be facilitated?

How should we facilitate a positive shift towards more **sustainable transport** modes?

How should we make our County more convenient for **pedestrians and cyclists**?



Credit: Donal Murphy Photography

Dún Laoghaire-Rathdown (dlr) is an integral part of the National economy and performs an important role in ensuring the international competitiveness of the Dublin City Region. In line with a significantly improved national economy, Dún Laoghaire-Rathdown has experienced an upward trend in economic performance that has continued apace since the adoption of the County Development Plan (CDP) in 2016. The economic profile of the County reflects a highly educated workforce with expertise in a range of high value sectoral areas. It is essential, that the forthcoming Plan creates the right conditions and opportunities for the County, to realise ongoing sustainable economic growth that supports the creation of quality jobs, in the right locations. Creating a vibrant County with a high-quality environment, where places of work are easily accessible is key.

Employment Growth

When assessing the characteristics of the labour force in Dún Laoghaire-Rathdown, two elements stand out: the relatively positive 'Jobs Ratio'; and, a relatively low participation rate. The 'Jobs Ratio' is the total number of jobs divided by the labour force and is a good indicator of the balance or imbalance that exist between the location of the labour force and the location of jobs. The 'Jobs Ratio' is used as an indicator to measure the sustainability of settlements and it is commonly acknowledged that, on sustainability grounds, the ratio should not fall below 0.7. Based on 2016 Census data there were 92,900 jobs in the County and a labour force of 103,600 people, which provides a highly sustainable 'Jobs Ratio' of 0.9.

In direct contrast, Census 2016 indicates a relatively low labour force participation rate for the County at 58%. This is the lowest participation rate of the four Dublin Authorities (Fingal having the highest participation rate of 67%). The relatively low participation rate in dlr is primarily due to (i) the number of persons in the retired age cohorts, and (ii) the relatively large proportion of third level students in the County. Labour markets are shifting as people are working longer.

Commercial Development Trends

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 County Council plays an important role in this regard. There has been significant planning and construction activity in the office sector in dlr in strategically located suburban sites that offer a viable alternative to the premium rental rates in Dublin's Central Business District.

Construction and planning activity have been primarily focused at a number of strategic locations in the County; namely Sandyford Business District, Dundrum, Blackrock, Cherrywood and Carrickmines. The Sandyford Business District continues to expand and there were significant occupancies in recent years including Microsoft's new c.34,000 sq. m. HQ building at South County Business Park and the leasing of Block H at Central Park to AIB. Dún Laoghaire Town has seen the introduction of 'The Glasshouses' – a network of low cost co-working spaces – while planning permission was granted in 2018, for an



Highly Educated: 47% of dlr residents (aged 15+ and ceased education) have an Ordinary Bachelor's Degree or higher

Sustainable Employment: dlr has a highly sustainable employment market with a 'Jobs Ratio' of 0.9



Sandyford Business District:

- Smart Region
- c.1,000 companies
- Approx. 25,000 employees



Innovation Campus at Dún Laoghaire Harbour. Nearby in Deansgrange there has been some expansion of large Biotech firm Amgen.

In Cherrywood construction is now underway for the mixed-use town centre development that includes c.23,000 sq. m. of high intensity employment uses while in Blackrock construction is nearing completion on the remodelling and extension of Enterprise House (c.8,500 sq. m.). The completion of office development across the County is in stark contrast to that experienced over the previous CDP period of 2010 to 2016, when office and wider commercial development effectively stalled.

Main Locations of Employment in Dún Laoghaire-Rathdown County Council

Figure 12 below illustrates the density of jobs (the number of workers per hectare) across the County based on the CSO's Workplace Zone data (Census 2016). Significant employment concentrations are evident at Sandyford Business District,

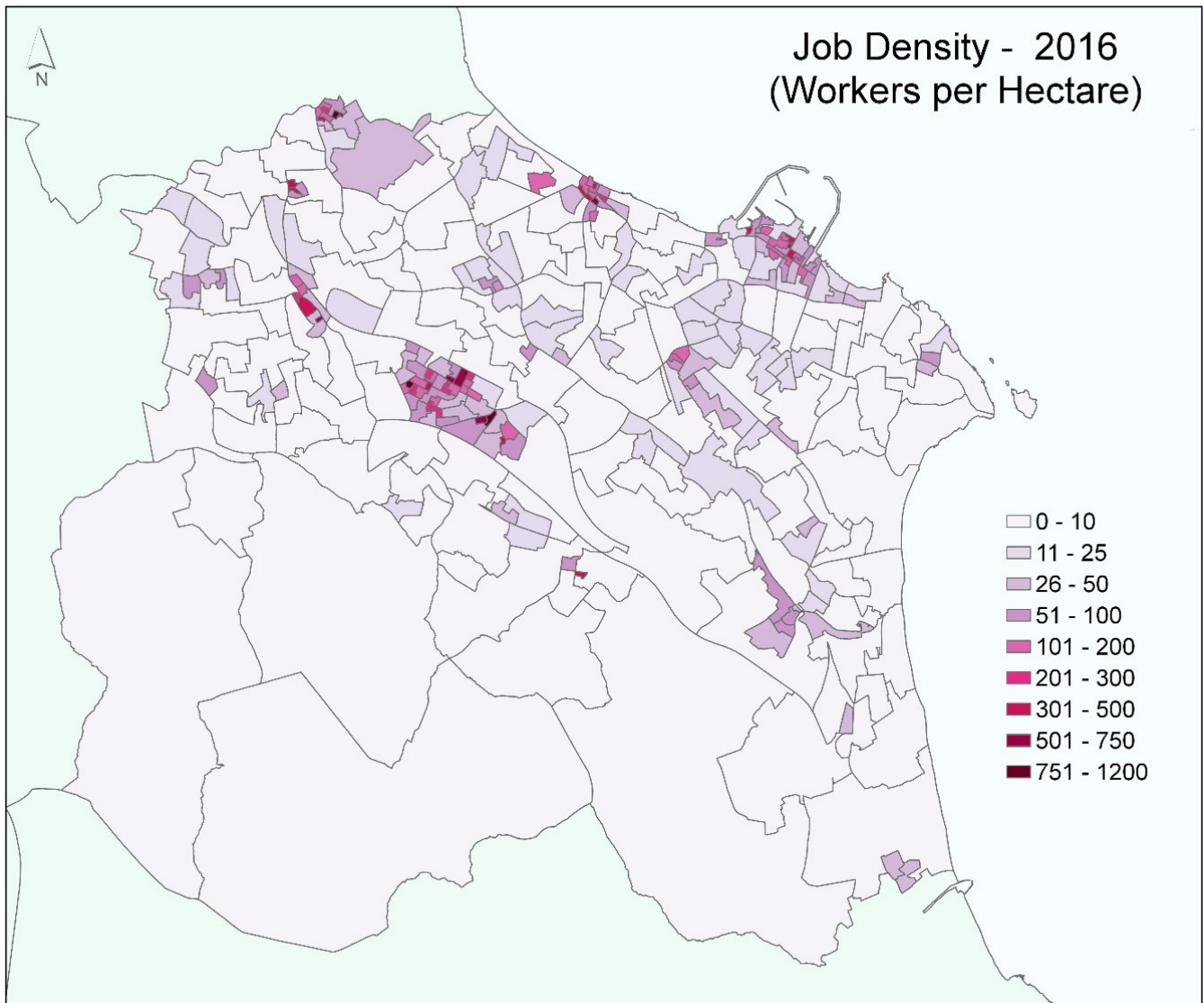


Figure 12: Job Density (Workers per Hectare), 2016 (Source: CSO Workplace Zone Census Data)

UCD, Dún Laoghaire, Dundrum and Blackrock, and in a number of less prominent clusters throughout the County such as Deansgrange, Nutgrove, Carrickmines and the emerging employment hub at Cherrywood.

Some pockets within the Sandyford Business District have in excess of 100 workers per hectare. Overall, there is approximately 25,000 employees within the Sandyford Business District.

The Cherrywood Business Park and Clonskeagh Business Park also have a job density of over 100 workers per hectare.

Employment Lands – Land Availability

A critical factor in the County Development Plan review process will be to assess the adequacy of the existing employment zoned lands and to consider whether additional lands may be required to meet future employment needs. Relatively speaking, of the c. 93,000 jobs located in the County, only a minority of these are located in pure ‘Employment’ zoned lands. The two ‘Major Town Centres’ - Dún Laoghaire and Dundrum and UCD are also significant employment locations.

The overall quantum of employment zoned lands in Dún Laoghaire-Rathdown (dlr) is comparatively low in the context of the other Dublin Authorities. There is a total of almost 300 hectares of employment lands within the County – only c. 60 hectares of which is currently undeveloped. In contrast, Fingal County Council has a total of almost 2,700 hectares of employment land and South Dublin County Council has over 1,000 hectares of enterprise and employment zoned land. Despite having a far smaller quantum of specific Employment zoned lands, the disparity between dlr and the other Dublin Authorities in terms of overall job numbers is not significant.

A key challenge is understanding the carrying capacity of areas and ensuring development accords with this carrying capacity. In regeneration areas such as Sandyford carrying capacity is based on existing and future planned infrastructure.

Local Economic and Community Plan

The Local Economic and Community Plan (LECP) is a requirement of the Local Government Act 2014. The dlr LECP, 2016-2021, is structured around a series of high level goals and actions that will underpin economic growth and community improvements. 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 and similarly, the LECP must also inform the emerging County Development Plan in terms of strategies for planning and development.

RSES - Economic Growth Strategy

As a statutorily based document, with which the CDP must align, the Regional Spatial and Economic Strategy (RSES) informs effective planning and investments in placemaking throughout the Region that will facilitate enterprise development, amongst other objectives. The RSES seeks to achieve its vision for economic growth through a number of economic principles including: smart specialisation; clustering; orderly growth; placemaking; and, future proof and risk management.

The Metropolitan Area Strategic Plan (MASP), identifies several large-scale employment and mixed-use development areas in dlr, which are recommended to be developed in co-ordination with the sequential delivery of infrastructure and services. The MASP aims to re-intensify strategic employment areas within the M50 ring and to deliver key strategic sites such as Cherrywood to complement existing employment hubs such as the city centre, Docklands and Sandyford Business District, providing for people – intensive employment locations that are accessible by public transport and networked to wider amenities.

Tourism

Dún Laoghaire-Rathdown’s tourist amenities and attractions are numerous. The County benefits from the physical environment and the natural beauty of the Dublin Mountains, as well as Dublin Bay and Killiney Bay. It has a rich history and culture that has evolved from its maritime heritage, its connections with the spoken word, and its position in the Dublin Region. Dún Laoghaire-Rathdown realises significant flows of tourism expenditure into the County through accommodation, eating and drinking, entertainment and a myriad of other tourism related services. Tourism represents an ongoing economic asset to the County, that directly supports the livelihoods of many dlr residents.

The Dún Laoghaire-Rathdown ‘Tourism Strategy and Marketing Plan, 2017-2022’, sets out the case for tourism in the County and strengthens the proposition that exists.

Dún Laoghaire Harbour

The Council has assumed ownership of Dún Laoghaire Harbour. The RSES defines the Harbour as a Regional Port, which is recognised as an economic driver for the region. The Harbour contains important heritage structures, and supports various marine, leisure and tourism uses and activities. A study on the current marine and tourism uses of the Harbour, its economic position and advice on its future uses and income generating potential, is to be carried out by consultants on behalf of the Council. The outcomes of this study will inform the forthcoming Plan.



Economic Growth

Significant improvement in economic indicators



Sustainable Employment

92,909 jobs in DLR and a Jobs Ratio of 0.9



Educated Workforce

A highly educated and talented workforce



Future Economy

Charting the path to sustained economic development

DLR have recently assumed ownership of **Dún Laoghaire Harbour**, which is identified in the RSES as a regional port and an economic driver. How best should this role be enhanced/developed?

How should the forthcoming Plan support **innovation and clustering**?

Is there a requirement for additional **land for employment / enterprise** purposes?

What policies should the forthcoming Plan include to **promote growth of enterprise and employment**?

How should Plan policy promote and encourage **tourism** in the County?

How should the forthcoming Plan support **education**?

How should the forthcoming Plan support **economic growth** in a sustainable manner that protects our environment?

How should the forthcoming Plan support **innovation and entrepreneurship**?

How should the forthcoming Plan support social inclusion to ensure **employment opportunities** for all?





Retailing & Major Town Centres

The retail sector is a significant employer and economic contributor in Dún Laoghaire-Rathdown (dlr). It also plays an important role in placemaking and creating attractive, liveable environments that support social integration, strong sustainable neighbourhoods and commercial activity. It enables the provision of strong mixed-use commercial areas throughout the network of towns and villages in the County and can also play a key role in the regeneration of these areas. Compatibility of proposed retail uses with existing uses is important particularly where there are a mix of uses, including residential.

Retail Strategy and the Retail Hierarchy

In planning policy terms, the 'Retail Planning Guidelines, 2012' and the 'Retail Strategy for the Greater Dublin Area, 2008-2016', set out the 'higher level' strategic framework for a co-ordinated and sustainable approach to retail growth in the County and wider Region. The 'Retail Planning Guidelines, 2012', identify five key policy objectives to be progressed by Planning Authorities that include:

- A plan-led approach to retail development;
- Promoting town centre vitality through a sequential approach;
- Securing competitiveness by enabling proposals in suitable locations;
- Encouraging access to retailing by public transport; and,
- Promoting quality urban design.

The 'Retail Strategy for the Greater Dublin Area, 2008-2016', which formed much of the basis for the retail strategy of the current Dún Laoghaire-Rathdown County Development Plan (CDP), 2016-2022, was formulated largely from data derived from the 2006 Census – at a time of record in-migration, economic growth and spending- and is now considered to be largely out-of-date. In this regard, it is a policy of the Regional Spatial and Economic Strategy (RSES) to support the preparation of a new Retail Strategy/Strategies for the Region, in accordance with the 'Retail Planning Guidelines for Planning Authorities, 2012' (RPO 6.10).

It is intended that the revised Retail Strategy for the Greater Dublin Area will provide the framework for, and guide retail policy, at County Plan-level to include, inter alia, a review of the retail hierarchy and application of new floorspace requirements. Notwithstanding, the RSES notes that the retail hierarchy set out in the 'Retail Strategy for the Greater Dublin Area, 2008-2016', will remain in place until such a time as the hierarchy is updated.

General Retail Trends

The retail sector is undergoing a period of significant transformation, primarily driven by technological advances, growth in the e-commerce sector and increased focus on retail services and 'experiential' retail. Shopping patterns and consumer behaviour are evolving from traditional retail formats associated primarily with physical floorspace provision with many retailers now actively adapting to meet new consumer patterns and needs. In light of these trends, it is anticipated that the evolution of the retail sector may progressively impact on the demand for retail floorspace with potential implications for retail land use planning.

Retail Development in Dún Laoghaire-Rathdown County Council

There has been a number of positive improvements to the retail offer in dlr since the adoption of the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022. Development at the designated District Centres in the County has primarily comprised redevelopment and improvements to existing premises. Stillorgan Shopping Centre has undergone significant refurbishment, while the Frascati Shopping Centre in Blackrock is now fully open after a significant rejuvenation by way of an extension scheme, including a new high quality design for its elevation addressing Frascati Road. Opposite the Frascati Centre, a significant upgrade of the Blackrock Shopping Centre was permitted in 2016, and work is now underway on this scheme. At the Cherrywood SDZ, construction is now underway for the mixed-use town centre development that includes c.20,000 sq. m. of retail floorspace and c.31,000 sq. m. of non-retail uses. Most recently, planning permission was granted for a Neighbourhood Centre including inter alia retail, retail services, restaurant/café uses, retail warehouses, cinema and other leisure space at Carrickmines.

Major Town Centres

Dún Laoghaire and Dundrum are the two Major Town Centres in the County. The Retail Strategy for the Greater Dublin Area, 2008, designates each town as a 'Level 2—Major Town Centre', second only to the City Centre in priority. The 'Major Town Centre' zoning means that, in strategic planning terms, both Dún Laoghaire and Dundrum are designated to accommodate a large scale of retailing and retail services.

As Major Town Centres each town has a role beyond simply retailing. Both have a vital social, cultural and employment function that needs to be catered for in the context of their future growth and/or redevelopment.

Dundrum Town

Dundrum Town Centre opened in March 2005, and provides approximately 120,000sq.m of retail floorspace comprising 120 shops, 40 restaurants, a 12-screen cinema as well as 3,400 car park spaces. The Centre is a major shopping destination nationally and, annually receives approximately 18 million visitors. The Dundrum Phase 2 lands, the old shopping centre and adjoining lands, remain an important opportunity site on the Main Street in Dundrum. The land uses and scale of development that may be appropriate for these lands will be an important consideration for the future of Dundrum. The preparation of a Draft Dundrum Local Area

Plan is currently being advanced in response to the significant level of change planned for Dundrum Town Centre and its immediate environs.

Dún Laoghaire Town

Dún Laoghaire is the County town of dlr and constitutes a significantly different retail proposal to that at Dundrum. The profile of commercial development is of a smaller, more niche scale, with Dún Laoghaire not having the same development potential to deliver very large-floorplate retail development. Notwithstanding, it is considered that the shift in consumer behaviour towards increased demand for 'experiential' retail, and the food and beverage sector, may place Dún Laoghaire town in a strong position for future growth.



Georges Street, Dún Laoghaire

Similar to other towns, Dún Laoghaire as a retail centre is challenged by changes in retail patterns. The increase in population in the wider Dún Laoghaire hinterland offers an opportunity to improve the viability and vitality of the town.

Retail Parks and Retail Warehouses

In terms of spatial distribution, the largest concentrations of retail warehousing in the County are to be found at:

- Nutgrove;
- Sandyford Business District.
- Carrickmines; and,
- Sallynoggin.

The 'Retail Planning Guidelines, 2012', advocate that the need for any additional retail warehousing should be carefully assessed and that Planning Authorities need to carefully consider the zoning of land for any additional retail warehousing in their areas. Notwithstanding, planning permission was recently granted for an additional c.11,000 sq. m. of retail warehousing floor space at Carrickmines.



Online Shopping
Significant growth in e-commerce



Experiential Retail
now viewed as an 'Experience'



Construction Activity
Getting the balance of supply and demand right



Regeneration
Recognising the importance of our Villages and Towns

How should the forthcoming Plan support the continued **vitality and viability** of retail centres in the County?

How should the forthcoming Plan optimise and **balance** the traditional on-street retailing with newer forms of retailing?

How should the forthcoming Plan tackle **vacancy** in retail centres?

Are there deficits in **retail provision** in dlr?

What should be the **appropriate mix** of uses in a town centre?

How should we enhance the vitality of the two Major Town Centres **Dún Laoghaire and Dundrum**?

Are there sites in our existing towns and villages that would benefit from **regeneration**?

What policies should the forthcoming Plan include that support **improvements to streetscapes** and place-making in our Towns and Villages?





Green County

Green Infrastructure (GI) and ecosystem services includes the interconnected networks of land and water that helps sustain biodiversity and enrich our quality of life. These are assets, which if planned for in the same way as other services, can provide long term benefits in a County such as Dún Laoghaire-Rathdown (dlr). They are valuable for carbon capture, which, is important for climate mitigation and adaptation goals and national biodiversity targets and are also important for recreation, wellbeing, health and the economy.

Open space and recreational facilities are central to the delivery of sustainable communities. The planning system plays a vital role in both protecting existing open space from inappropriate development and ensuring that new developments provide appropriately designed high-quality open space and recreational facilities.

Achievements

- A new 34-hectare regional Park at Fernhill opened in 2018.
- In new development areas such as Cherrywood and Clay Farm, new parks and playing pitches are being developed to serve the new communities while also serving as walking and cycling routes and ecological and biodiversity corridors.
- Otranto Seaside Gardens in Sandycove has been recently refurbished and a new tennis pavilion has opened in Springhill, Blackrock.
- A new park at Hudson Road in Glasthule has also recently opened.
- A new Masterplan has been prepared for Marlay Regional Park, and work is underway on a Masterplan for Shanaganagh Park and Cemetery. Masterplans will also be prepared for Blackrock and Cabinteely Parks.
- Dún Laoghaire-Rathdown County Council is a member of Dublin Mountains Partnership and continues to work on progressing the Action Plan, which includes walking and mountain bike track upgrades at Ticknock, and car park upgrade works at Cruagh, Ticknock and Tibbradden.
- Dún Laoghaire-Rathdown has a wealth of biodiversity within its boundaries incorporating a variety of habitats and species. The most significant of these are afforded protection under EU legislation including the Natura 2000 network.
- Dún Laoghaire-Rathdown County Council is an active partner in the Dublin Bay Biosphere Partnership. The UNESCO Biosphere extends to approximately 300 sq. km.
- Dún Laoghaire-Rathdown has made progress in recent years to become more pollinator and environmentally friendly and have adopted 'slow to mow' regimes and new herbaceous perennial planting regimes in the public realm. The use of harmful chemicals is being phased out and alternative environmentally friendly practises are being used.

All of the above have fed into the implementation of the Green Infrastructure Strategy which was adopted as part of the current 2016 – 2022 County Development Plan.



Challenges & Opportunities

One of the challenges facing the Council, is ensuring that there is adequate open space and recreational facilities for the population. Open space is at a premium in the context of brown field development, and the need for compact growth. Maximising the efficient use of our recreational assets, whether in public or private ownership, is a must. National policy detailed in 'Sustainable Urban Housing: Design standards for New Apartments' (2018), sets out significantly lower provision for communal open space than that prescribed in the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022. This creates a challenge in terms of healthy living, placemaking, identity and the availability of ground for soft Sustainable Drainage System (SuDS) measures.

Recognising the vital role that Green Infrastructure plays in protecting and enhancing biodiversity, carbon sequestration, flood prevention, quality place making, healthy living and habitat protection creates an opportunity to bring GI centre stage in our transition towards a more climate resilient County. Incorporating the ecosystems approach which recognises this interplay between all systems into the Plan making process will be a challenge but one that will bring multifaceted benefits.



More specific challenges and opportunities are:

- Ensuring the provision of adequate open space and recreational facilities while still ensuring consistency with National and Regional Policy.
- Enhancing interconnection of and permeability between, the main green spaces of the County.
- Protecting and reconnecting wildlife and riparian corridors. The dlr Biodiversity Plan is currently under review and will feed into the CDP process.
- Developing the key role of Green Infrastructure in Climate Action via SuDS, urban cooling, biodiversity protection and enhancement and carbon sequestration.
- The need to review tree objectives contained in the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022.
- Future proofing the existing play policy and open space strategy.
- Continuing to work with the Dublin Mountain Partnership (DMP) to improve the recreational potential of the Dublin mountains and also with the newly established Coillte Nature in terms of increasing species diversity, biodiversity and carbon sequestration in the forests and also maximising the sustainable recreational use of woodland in the County.



45,000 trees
are being managed by
dlr



289 Pollinator
friendly sites are being
managed by dlr



30 Parks are being
managed by dlr



Red Squirrels
in Killiney Hill area
unique in Dublin.

How should **play opportunities** be improved in the county for children and teenagers?

How should we balance the need for increased **tree planting** in urban areas with compact growth?

How should the **ecosystem services** approach be integrated into the forthcoming Plan?

How should we encourage more **pollinators** into the County?

In a county where 75% of permitted units are apartments, how should we meet the needs for **public open space** with the low requirements set out in the Apartment Guidelines?

How should we enhance and connect the **green infrastructure** of the County?





Environmental Infrastructure, Flood Risk & Coastal Erosion

The Physical Infrastructure chapter contained within the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, covers a number of topics – water and drainage, surface water, air quality, waste, noise and telecommunications. It is important that Dún Laoghaire-Rathdown (dlr) County Council continues to promote the timely provision of high-quality physical infrastructure to allow development to progress in accordance with the Regional Spatial and Economic Strategy (RSES). It is also important that the Council ensures that water and air quality, and waste management all accord with relevant European Union (EU), National legislation and policy. It is acknowledged that it is Irish Water (IW), who have responsibility for the provision of wastewater and water infrastructure in the County since 2014.

Achievements

- Although the provision predates the 2016 plan, Irish Water's Shanganagh Bray Waste Water Treatment Plant, which opened in January 2013, is a significant asset located in the County. The Plant has a design capacity of 186,000 population equivalent (PE).
- The Old Connaught/Woodbrook Water Supply and Drainage Schemes, which are critical to serving both the south of the County and North Wicklow, are included in the Irish Water's 2017-2021 Capital Investment Programme.
- As part of the Old Connaught/Woodbrook water scheme permission has been granted in 2019 for two high level

reservoirs at Ballyman plus 11km of trunk supply water mains.

- Various Flood Relief Works have taken place including the Deansgrange Stream- Little Meadow Flood Alleviation Project, the Monkstown Environs Flood Alleviation Project, Flood alleviation works in Loreto Park, Nutgrove and a number of culvert upgrades.
- The Office of Public Works (OPW), through its Catchment Flood Risk Assessment and Management (CFRAM) Programme, have been updating Flood Risk Assessment Nationally. Dún Laoghaire-Rathdown County Council has also commenced work on the OPW funded Loughlinstown Scheme.
- In relation to Surface Water Drainage, dlr have a strong track record in leading the way on Sustainable Drainage System (SuDs) and specifically green roofs policy. Both contribute towards reducing surface run off.
- In terms of coastal protection, works are underway on the design of the Corbawn Lane Coastal Protection Works in addition to the preliminary design of the Old Bray Landfill Coastal Protection works.

Challenges and Opportunities

Water and Wastewater treatment:

- Dún Laoghaire-Rathdown County Council are fortunate to have the Shanganagh Bray Waste Water treatment plant located in the County.
- Given that IW have responsibility for the provision of waste water infrastructure there is a need to work proactively with IW to progress projects that deliver Infrastructure for the County.
- The Metropolitan Area Strategic Plan (MASP) does, set out what is called phasing/enabling infrastructure required to progress strategic development areas and corridors. In the short to medium term the waste water upgrades and water network and storage upgrades required for Old Conna are identified as enabling infrastructure in the RSES and this is welcomed. It is the understanding of dlr that the funding required for enabling infrastructure set out in RSES is available via the National Development Plan.

Water Quality Management:

- Ensuring compliance of water quality with the Water Framework Directive (WFD).

Flooding and Coastal Erosion:

- Ensuring dlr flood maps are up to date with OPW (and other verified) updates and continuing completion of flood relief works.
- Progressing the review of the ‘Coastal Erosion Strategy, 2010’, and rollout of further coastal protection works.

Waste Management:

- Ensuring compliance with the ‘Eastern Midlands Region Waste Management Plan, 2015 – 2021’.
- Ensure a focus on reduction and reuse of waste in accordance with the Regional Policy Objective (RPO) 10.25 of the RSES, which requires County Development Plans to identify how waste will be reduced in line with the principles of the circular economy.

Noise:

- Have regard to the ‘Dublin Environmental Noise Action Plan, 2018 – July 2023’, which came into effect in December 2018, and sets out broad principles and actions to mitigate excessive environmental noise and protect areas of good acoustical quality within the Dublin Agglomeration.

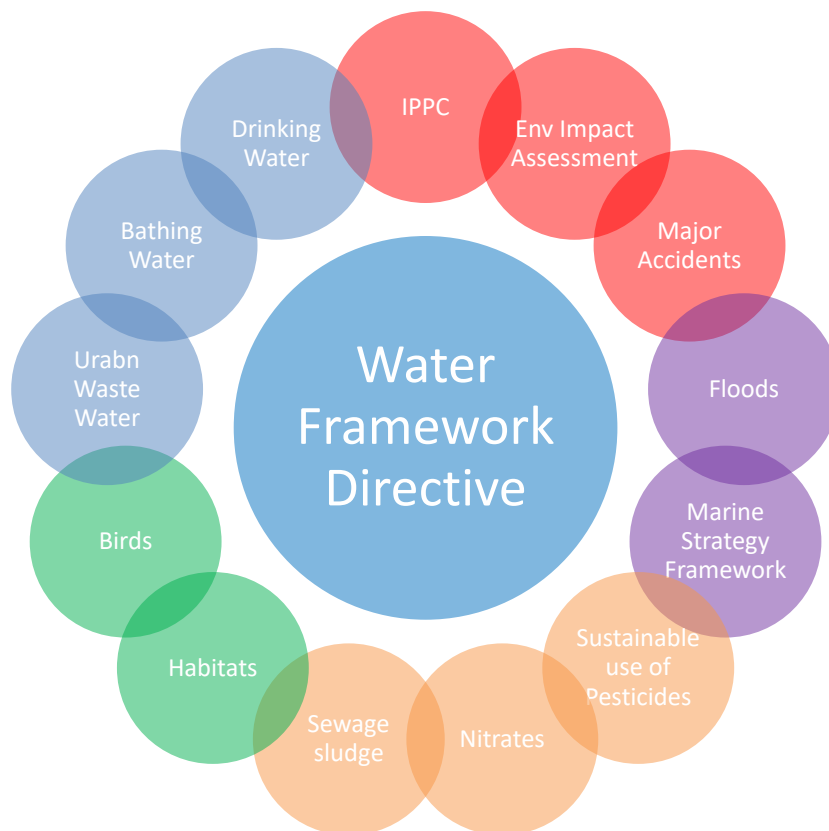


Figure 13: Water Framework Directive (source: Significant Water Management Issues in Ireland, 2015)

The delivery of the Old Connaught / Woodbrook **Water Supply and Drainage Schemes** by 2021

Coastal protection works are ongoing. Flood protection measures are ongoing

Irish Water responsible for water & wastewater

How could the Council continue to promote **waste reduction** in the County?

Is there potential for existing **SuDS policies** contained in the Plan to be reinforced or new policies to be introduced?



Are there locations that have experienced **flooding** or may be at risk of flooding other than those currently identified in the existing Plan?

Are there any specific **waste management** proposals which should be included in the new Plan?



Built Heritage

Dún Laoghaire-Rathdown features a wealth of built heritage that has been amassed over many centuries through previous generations. Our built heritage encompasses both archaeological and architectural heritage – including a varied array of Protected Structures and National Monuments, the Heritage Town of Dalkey and a plethora of designated Architectural Conservation Areas (ACAs). The central issue in relation to our built heritage is striking a balance between the protection and enhancement of this enviable heritage asset while ensuring the continued development of the County through the 21st Century.

Achievements

The archaeological and architectural heritage of the County contributes to the diverse and unique identity of Dún Laoghaire-Rathdown and it is important that this is conserved in an appropriate and positive manner ensuring that this identity can be passed onto future generations. The protection of our built heritage and historic environment is not about preventing change, rather it is good conservation practice to enable an appropriate change and evolution of structures to ensure that buildings and structures can be enhanced and adapted allowing them to continue to contribute to the story of our County. A recently completed example of this approach is the redevelopment of Neptune House in Monkstown.

Under the Planning and Development Act, 2000 (as amended), Dún Laoghaire-Rathdown County Council has an obligation to create and maintain a Record of Protected Structures (RPS). Such structures are, in the opinion of the

Council, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Dlr has a significant number (1,937) of Protected Structures throughout the County.

Sites and features of historical and archaeological importance are listed in the Record of Monuments and Places (RMP) in accordance with the provisions of the National Monuments Act, 1930 – 2004. There are 452 such monuments and sites within the County.

The Council is also obliged to preserve and protect the character of places and townscapes of special architectural, historic, archaeological, artistic, cultural, scientific, social or



technical interest or that contribute to the appreciation of Protected Structures, by designating them as Architectural Conservation Areas (ACAs) in the County Development Plan, of which there are 24 within the County.

Challenges & Opportunities

Sometimes, however, there can be conflict between the pressure for development and the protection of features of archaeological and architectural importance, including the adaptation of historic buildings to suit modern living standards. Experience has, however, demonstrated that practical solutions can often be reached where heritage features are enhanced through sensitive reuse of a Protected Structure and its inclusion within a new development, for example at Albany House, Killiney.

The Department of Culture, Heritage and the Gaeltacht has partially completed and continues to carry out an Inventory of Architectural Heritage of Dún Laoghaire-Rathdown as part of a national programme. The Council is now examining the content of the National Inventory of Architectural Heritage (NIAH) survey to date and additional properties will be included on the Record of Protected Structures (RPS).

Since the adoption of the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022, the Council have acquired new properties that include Protected Structures, including Shanganagh Castle and Fernhill. These acquisitions offer opportunities to enhance and reuse the structures on site with potential community gain and indeed the continued protection of their built heritage. The Council has also assumed ownership of Dún Laoghaire Harbour which contains a very unique blend of heritage structures.

The conservation and enhancement of our built heritage and historic environment contributes to the overall quality of life for the citizens of Dún Laoghaire-Rathdown by providing a sense of place, offering an attractive County within which to live, work and do business and visit.



1,937
Protected Structures

452
Recorded Monuments and
Places

24
Architectural
Conservation Areas

How should we best
conserve, manage and
maintain our **Archaeological
and Architectural**?

Should we add or remove
structures from the
**Record of Protected
Structures**?

Are there any areas / groups
of buildings that should be
considered for designation as
**Architectural Conservation
Areas**? If so, Why?



Is there potential to
positively exploit the
**economic and tourism
benefits** of our built
heritage?



How **energy efficiency**
and **access** be improved
while protecting our built
heritage?

How should we achieve and
maintain a **balance** between
development pressure and
protection of the County's
built heritage?

How should we encourage
sensitive reuse of redundant
or derelict Protected
Structures or buildings with
heritage value?

SEA & AA

What is Strategic Environmental Assessment?

Strategic Environmental Assessment (SEA) is a statutory formal process, involving the systematic evaluation of the likely significant environmental effects of implementing the forthcoming Plan, before a final decision has been made to adopt it. It is carried out in parallel to the County Development Plan making process. The assessment of the effects of certain plans and programmes on the environment is required by Directive 2001/42/EC of the European Parliament and Council- commonly known as the SEA Directive.

SEA consists of a number of steps including the following:

- Description of the current state of the environment of the County.
- Description of the environmental characteristics of the County that may be affected by the forthcoming County Development Plan.
- Identification of any environmental problems.
- Description of the likely significant effects on the environment.
- Identification and evaluation of reasonable alternative development strategies.
- Selection of a preferred strategy.
- Environmental assessment of the preferred strategy.
- Monitoring and mitigation measures.

A SEA was previously carried out on the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022. The current Plan, already contains a robust, strong set of policies relating to the protection of the environment. In the preparation of the forthcoming Plan, there is opportunity to further develop and strengthen the environmental strategy for the County. In addition, existing knowledge will be utilised to inform the preparation of the forthcoming Plan. SEA functions as an iterative process, constantly feeding into and informing the County Development Plan making process, with the end product being a robust set of environmental policies and objectives.

There is an opportunity for additional emphasis to be placed on Climate Action. This may include the assessment of green house gas emissions subject to the availability of an agreed methodology at a national level in accordance with Regional

Policy Objective (RPO) 3.6. City and County Development Plans shall, undergo assessment of their impact on carbon reduction targets and shall also include measures.

Habitats Directive and Appropriate Assessment

The EU Habitats Directive (92/43/EEC) aims to create a network of protected wildlife sites in Europe through the designation of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)- collectively known as Natura 2000 sites. It is a requirement of the Directive and legislation to carry out an Appropriate Assessment (Natura Impact Report) on any plan or project that is likely to have a significant effect on the conservation status of a site. Appropriate Assessment (AA) is a focused and detailed assessment of the implications of the County Development Plan, alone or in combination with other plans or projects on the integrity of Natura 2000 sites, in view of the Conservation status of the sites. These include SPAs, mainly concerned with protecting birds and SACs, concerned with habitats and wildlife.

Whilst the AA is a statutorily separate process to the SEA, it is, in fact, a parallel process and as such, the outcomes of the AA will feed into and inform the SEA process outlined above.

What does this mean for the general public?

The main output of SEA is the Environmental Report, which details the findings of the SEA process at each stage of the County Development Plan Review.

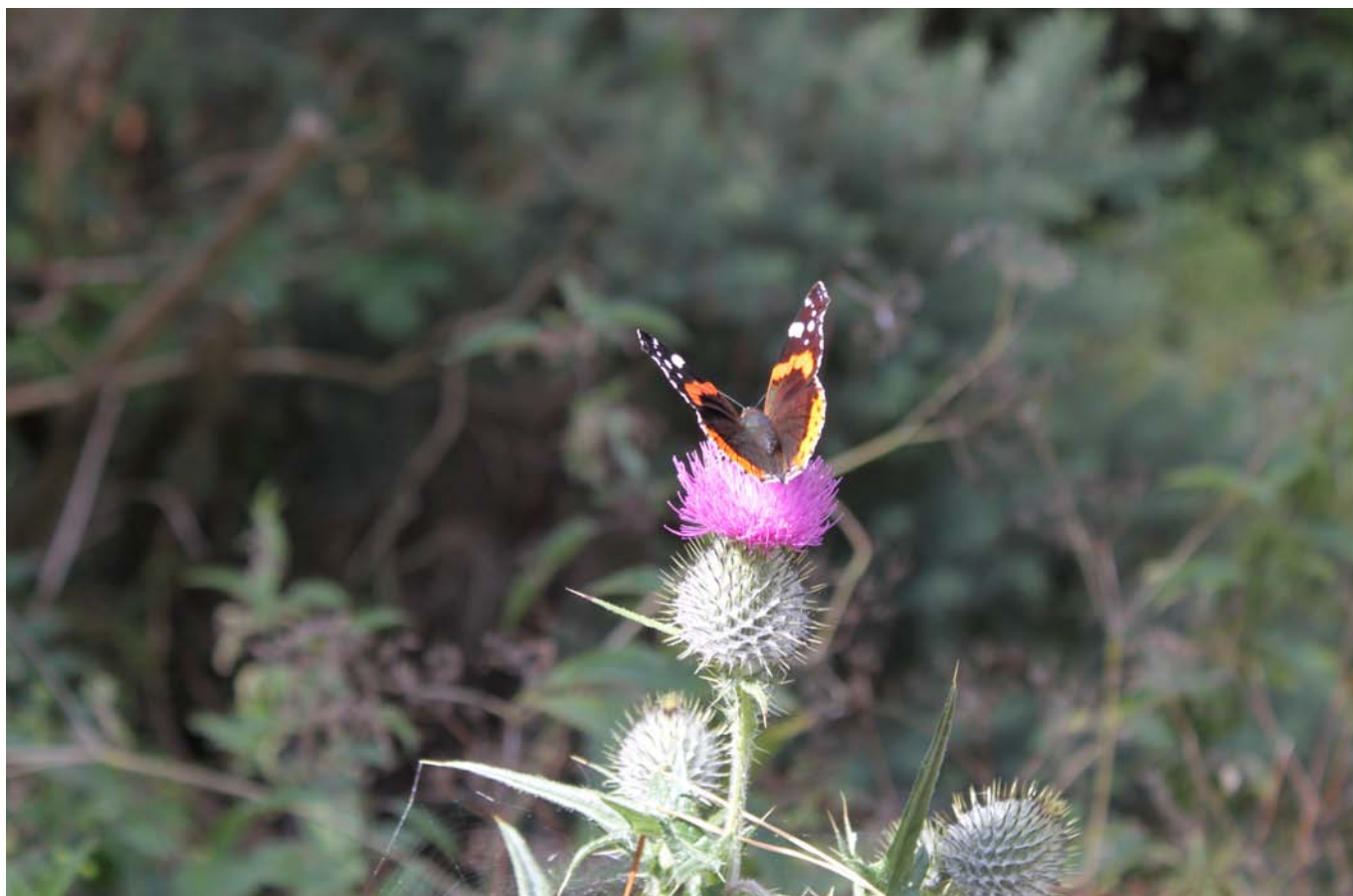
The Environmental Report will be made available at the same time as the forthcoming Draft County Development Plan, and a period of public consultation with the general public and the Environmental Authorities also takes place at this time.

The Environmental Report, and opinions expressed by the Environmental Authorities and/or the public, must be taken into account during the preparation of the Plan before its adoption. Once submissions are reviewed, a decision must be made on whether any of the predictions regarding significant environmental effects need to be revised, and whether any of the proposed policies and objectives of the Plan should be amended.

If subsequent alterations to the forthcoming Draft County Development Plan are proposed, information on the likely significant effects on the environment of implementing these amendments will also be made available and there will be a further opportunity for submissions from the public and others.

In relation to the Appropriate Assessment process a Screening Report, and if required, a Natura Impact Report outlining the impact of the County Development Plan on Natura 2000 sites, will also be available along with the forthcoming Draft County Development Plan and SEA Environmental Report. There will be an opportunity for the public to make submissions relating to this report.

What **strategic environmental issues** should be taken into account in the consideration of the Strategic Environmental Assessment of the forthcoming Plan?





Public Consultation

Have Your Say...

If you wish to make a contribution to the shaping of its future, please make a written submission.

Remember this is your opportunity to have your say about a document that affects your area.

The period for receiving submissions to inform this initial phase of the Plan-making process runs from **Friday 3rd January 2020** until **Friday 28th of February 2020**.

The respective document may also be viewed on the County Council's website at <https://www.dlrcoco.ie>

A written submission can be made electronically through dlr Consultation Hub via citizen space:

<https://dlrcoco.citizenspace.com/planning/cdp-2022-2028-pre-draft>

or be sent to:

Administrative Officer
County Development Plan 2022- 2028
Planning Department
Dún Laoghaire-Rathdown County Council
County Hall
Marine Road
Dún Laoghaire
Co Dublin

Please make your submission by one medium only as this will help to avoid duplication.

All submissions should include your name and address, a map (where appropriate) and, where relevant, details of any organisation, community group or company etc., which you represent.

We cannot accept submissions, at this stage, relating to the potential zoning and/or rezoning of specific or particular parcels of land. These more detailed matters will be considered during the forthcoming Draft County Development Plan phase of the overall process.

The closing date for receipt of submissions is **Friday 28th of February 2020**.



Public Information

This document along with a story map will be available to view online at <https://www.dlrcoco.ie> throughout the consultation period.

A hard copy of this document will be located in all dlr Libraries and Council Offices and available to view during normal opening hours from **Friday 3rd January 2020** until **Friday 28th of February 2020**.

In addition, six public information days will be held during the consultation process as set out below, where members of the County Development Plan Team will be available to answer your queries.

Date	Time	Location
21st January 2020	2pm – 8pm	County Hall Marine Road Dún Laoghaire Co. Dublin
23rd January 2020	2pm – 8pm	Dundrum Council Offices Dundrum Office Park Main Street Dundrum Dublin 14
28th January 2020	2pm – 8pm	Blackrock Library Main St. Blackrock Co. Dublin
30th January 2020	2pm – 8pm	Stillorgan Library St. Laurence's Park Stillorgan Co. Dublin
11th February 2020	2pm – 8pm	Shanganagh Park House Rathsallagh Avenue Shankill Dublin 18
13th February 2020	2pm – 8pm	Samuel Beckett Civic Campus Ballyogan Road Dublin 18

appendix

Appendix A

A number of mandatory requirements must be included in any County Development Plan as set out under Section 10 of the Planning and Development Act, 2000 (as amended).

In summary a County Development Plan must:

	Set out an overall strategy for the proper planning and sustainable development of the areas of the County Development Plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.
	Include a core strategy demonstrating that development objectives in the County Development Plan are consistent with, as far as practicable, national and regional development objectives set out in the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), and with Specific Planning Policy Requirements (SPPR) specified in planning guidelines.
	Have regard to the County Development Plans of adjoining Planning Authorities.
	Include a statement which shows that the development objectives in the County Development Plan are consistent with, as far as practicable, the conservation and protection of the environment.
Include objectives for:	The zoning of land for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of these uses) where and to such an extent as the proper planning and sustainable development of the area requires these uses to be indicated.
	<p>The provision, or facilitation of the provision, of infrastructure including:</p> <ul style="list-style-type: none"> • Transport, energy and communication facilities, • Water supplies and waste water services (regard having being had to the water services strategic plan for the area made in accordance with the Water Services Act 2007) (A new water services strategic plan will be prepared by Irish Water in accordance with the Water Services Act 2013), • Waste recovery and disposal facilities (regard being had to the waste management plan for the area made in accordance with the Waste Management Act 1996), and • ny ancillary facilities or services.
	The conservation and protection of the environment including the archaeological and natural heritage and the conservation and protection of European Sites and any other sites which may be prescribed for the purposes of this paragraph.
	The encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.
	<p>The promotion of compliance with environmental standards and objectives established:</p> <ul style="list-style-type: none"> • For bodies of surface water, by the European Communities (Surface Water Regulations 2009), • For Groundwater, by the European Communities (Groundwater) Regulations 2010.

Include objectives for:	The integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.
	The preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest including views and prospects.
	The protection of structures or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
	The preservation of the character of Architectural Conservation Areas.
	The renewal of areas identified having regard to the core strategy, that are in need of regeneration.
	The provision of accommodation for travellers, and the use of particular areas for that purpose.
	The preservation, improvement and extension of amenities and recreational amenities.
	The control having regard to the provision of the Major Accidents Directive and any Regulations, under any enactment, giving effect to that Directive of: <ul style="list-style-type: none"> • Siting of new establishments, • Modification of existing establishments, and • Development in the vicinity of such establishments, for the purposes of reducing the risk or limiting the consequences of a major accident.
	The provision of, or facilitation of the provision, of services for the community, including schools, crèches and other education and childcare facilities.
	The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to: <ul style="list-style-type: none"> • Reduce energy demand in response to the likelihood of increases in energy and other costs due to long term decline in non-renewable resources, • Reduce anthropogenic greenhouse emissions, and • Address the necessity of adaptation to climate change. <p>In particular having regard to location, layout and design of new development.</p>
	The preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which right of way shall be identified both by marking them on at least one of the maps forming part of the County Development Plan and by indicating their location on a list appended to the County Development Plan.
	Landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscape and developed having regard to the European Landscape Convention held in Florence in October 2000.

Include a strategy (the Housing Strategy) for ensuring that the proper planning and sustainable development of the County provides for the housing of the existing and future population of the County.

Includes policies and proposals for retail development in accordance with any guidelines that relate to retail development.

Include a settlement hierarchy and indicate areas for which it is intended to prepare a local area plan.

Incorporate an Environment Report resulting from a Strategic Environment Assessment of the Plan.

There are also additional optional objectives, which may be included in the Plan. These are set out in the First Schedule of the Act and include objectives relating to the location and pattern of development, control of areas and structures, community facilities, environment and amenities, infrastructure and transport.

