

Section 4.0: Consultation

4.1 Pre-Draft Public Consultation Process

The Planning and Development Act 2000 requires a Planning Authority to take whatever steps it considers necessary to consult the public before preparing a Local Area Plan. In this regard formal Pre-Draft Public Consultation with respect to the proposed Woodbrook / Shanganagh Local Area Plan was carried out over a six week period from 15th June to 27th July 2004.

A variety of community consultation techniques were used during this period in order to achieve the following: (1) inform as wide a range of interested parties and individuals as possible that an LAP was to be prepared for the area; (2) explain the strategic planning policy framework for the plan area; (3) clarify the plan making process; and, (4) outline how people can contribute to the plan making process and ultimately the LAP. These techniques included the following:

- A Public Notice appeared in two National Newspapers stating that the Council intends to prepare a Local Area Plan for the area in question and inviting interested parties / individuals to make submissions in writing (incl. using email) within the six week period;
- An 'Issues Paper' (June 2004) and map of the proposed plan area were produced and these were distributed to community and local residents groups, public sector agencies, and non-governmental agencies. The 'Issues Paper' and map were put on public display for the duration of the public consultation period at the County Council Offices in Dun Laoghaire and Dundrum. The 'Issues Paper' was available for viewing on the County Council's Web site and in each public library in the County. Interested parties / individuals were invited to comment and/or identify additional key issues in writing or via email during the preparation of the Draft Plan;
- An 'in the community' Public Information Day / Open Day was held on 15th July 2004 at Shanganagh Park House, Rathallagh (morning) and at St. Brendan's College, Woodbrook (afternoon / evening). This Open Day included an exhibition on the Local Area Plan process and a map of the proposed plan area. Local Planners were on hand to answer queries and information leaflets and copies of the 'Issues Paper' were available for people to take

away. Posters advertising the open day were displayed in a number of businesses in Shankill and Bray and at Woodbrook Golf Course. This event was successful with a large public attendance at the sessions.

Resulting from this Pre-Draft Public Consultation process the County Council received twenty-nine written comments. These are summarised below.

4.2 Pre-Draft Public Consultation Outcome

The comments are synthesised under a series of umbrella headings as follows:

New Residential Areas / Urban Design:

- High density residential development suitable adjacent DART station graduating to low density adjacent to Greenbelt / sensitive areas
- Low density residential development only should be provided
- Housing density should accord with County Development Plan standards
- Private Housing only suitable adjacent to Castle Farm and residential amenities of Castle Farm should be safeguarded; investigate extending gardens of Castle Farm properties into Shanganagh Castle lands
- Apartment development suitable in both development areas (Expensive) apartment blocks would not be in keeping with area and are not family oriented
- Develop areas in planned and co-ordinated manner and provide a high quality urban design and landscaping – submissions received outlining suggested urban structure / layout; Woodbrook should have a unique identity as a village
- A variety of housing types and tenure should be promoted
- Residential development at Woodbrook should be well set back from main road (behind rear of St. James's Church)
- Nature friendly style buildings would be appropriate at Shanganagh Castle site and sustainable energy in house design should be promoted
- Units should be designed for the storage of bicycles

Employment:

- Office development should only be provided as ancillary element in Neighbourhood Centre / commercial development



- Provide for light clean industry / small office park / live-work units

Transport and Access:

- Transportation infrastructure should be provided in tandem with / before new development and Transportation Study required
- Road widening along Old Dublin Road inappropriate / road widening required along Old Dublin Road
- Park & Ride will only encourage private car use / Park & Ride required
- Encourage underground car parking and covered parking for bicycles
- Access / egress point for development lands at Woodbrook should not be opposite Woodbrook Downs – Wilford Roundabout access more suitable
- Vehicular access between Castle Farm and Shanganagh Castle should be prohibited
- Maximise accessibility and options for movement through new development and to Shanganagh Castle and the countryside
- The distributor road serving Woodbrook and the new DART station should be extended to Shanganagh Castle through Shanganagh Park
- Construction traffic should not be allowed through Shankill
- Investigate possibility of providing a vehicular link east/west over /under motorway

Community Facilities:

- Need for a well located Neighbourhood Centre for new residential area at Woodbrook which could be beneficial to existing residential areas
- Retail facilities in Shankill deficient and therefore need for new supermarket etc at Woodbrook with retailing element at DART station
- School (primary & secondary) should be provided before new development
- Plans should be discussed with Dept. of Education and all local schools and capacity of local schools should be increased to meet future needs
- Use Shanganagh Castle as an education facility / commercial purposes
- A Recreational Needs Study required

Open Spaces, Recreation and Amenities:

- A range of sporting facilities are required with play facilities for children of all ages
- The maximum amount of green open space should be sought
- Passive surveillance / visual security of Shanganagh Park / all open spaces important
- Shanganagh Park is an excellent facility but needs upgrading, resources, facilities and manpower
- Wildlife corridors should be provided
- Is Caravan Park still proposed for Shanganagh Park?
- Consider use of Tree Preservation Orders
- A park should be provided on the sea side of railway track

Existing Environmental Conditions:

- The open character of the area / remaining Greenbelt should be retained
- A study of coastal erosion and a Coastal Zone Sites Inventory needed
- Existing natural and manmade features should be retained including trees, hedgerows, walls, etc and these should be incorporated into the new urban structure
- Retain the setting and protect all the Protected Structures and archaeological features in the Plan area
- Demolish inappropriate extensions to Shanganagh Castle
- Improve existing and provide further access points to the coast in the Plan area (pedestrian & vehicular) and a coastal walk desirable
- Provide for a Conservation Area for Protected Structures at the end of Quinn's Road

Environmental Services:

- A study on flooding issues required
- Main transfer pipe (sewerage) from an upgraded Pumping Station at Bray should traverse development lands at Woodbrook and the design of same should accommodate development there at the outset
- Flood attenuation measures for Shanganagh Castle and Woodbrook could be designed around the open ditch running north / south through the Woodbrook lands
- Gas Distribution pipes located on coastal side of DART line and connections to same should be coordinated with other service connections

Other Comments:

- All social / environmental / recreational infrastructure should be provided before development commences
- Local Plan area should be modified to include Shankill and exclude lands to west of Old Dublin Road
- Strictly enforceable ratios between housing, office, employment and community facilities should be laid down
- Local people were not properly informed of the pre-draft public consultation process; the Local Area Plan should be community inclusive
- All studies commissioned should be made available to public and should be enforced
- Incumbent on Planning Authority to take into account proposals for development in adjoining administrative areas when considering service needs in the Plan area
- Thrust of policy objectives for LAP area as outlined in 'Issues Paper' in accordance with County Development Board Strategy

Pre-Draft Public Consultation proved to be a valuable exercise with useful outcomes. All submissions have been considered in full, and many of them have been incorporated in the Proposed Woodbrook / Shanganagh Neighbourhood Framework Plan which will be outlined in the following section.