



**Draft Old Connaught  
Local Area Plan 2025  
Proposed Material  
Alterations**



## Contents Page

Part 1: Purpose of this Document and the Relevant Legislative Requirements .....	1
1.1 Introduction .....	2
1.2 Purpose of this Document .....	2
1.3 How this Document is Organised .....	2
1.4 Environmental Assessments .....	3
1.5 Your Role – Making a Submission/Observation .....	3
1.6 The Next Steps .....	4
Part 2: Proposed Material Alterations to the Draft Old Connaught Local Area Plan .....	5
Chapter 1: Introduction and Local Area Context .....	6
Section 1.5 Local Area Context .....	6
Chapter 4: Neighbourhood - People, Homes and Place .....	7
Section 4.3 Land Use, Residential Density and Building Height .....	7
Section 4.4 Character Areas and Site Development Frameworks .....	17
Chapter 5: Sustainable Urban Village .....	19
Section 5.2 People .....	19
Section 5.4 Multi-Functional Neighbourhood Centre and Employment .....	20
Chapter 6: Transport and Movement .....	21
Section 6.6 Old Connaught Transport Strategy .....	21
Chapter 7: Green Infrastructure and Biodiversity .....	30
Section 7.4 Landscape .....	30
Chapter 10: Infrastructure, Utilities and Flood Risk .....	31
Section 10.3 Water and Wastewater Infrastructure .....	31
Section 10.6 Energy .....	31
Chapter 11: Phasing and Implementation .....	32
Section 11.3 Old Connaught LAP Phasing Strategy .....	32
Section 11.4 Implementation .....	42
Part 3: Proposed Material Alterations to Appendices of Draft Old Connaught Local Area Plan .....	44
Appendix 1: Strategic Flood Risk Assessment .....	45
Appendix 1B: Old Connaught Tributary Flood Risk Assessment .....	45

Appendix A: Map Booklet

# **Part 1: Purpose of this Document and the Relevant Legislative Requirements**



## **1.1 Introduction**

The Draft Old Connaught Local Area Plan (LAP), together with the environmental assessments, was placed on public display from the 6<sup>th</sup> March to 17<sup>th</sup> April 2025. A total of 80 no. submissions were received on the Draft LAP and a Chief Executive's Report on submissions and observations was prepared and submitted to the Elected Members of Dún Laoghaire-Rathdown County Council for their consideration on the 28<sup>th</sup> May 2025.

At a Special Council meeting on the 3<sup>rd</sup> and 4<sup>th</sup> of July 2025, the Elected Members of Dún Laoghaire-Rathdown County Council considered the Draft Old Connaught Local Area Plan 2025 and the Chief Executive's Report on submissions/observations received. At the meeting it was resolved by the Elected Members to alter the Draft Old Connaught Local Area Plan 2025, and as a number of these alterations constituted a material alteration to the Draft Old Connaught Local Area Plan 2025, the proposed material alterations would be subject to further public consultation.

In accordance with Section 20(3)(e) of the Planning and Development Act 2000 (as amended), the proposed material alterations to the Draft Old Connaught Local Area Plan 2025 are hereby published for public consultation for a period of 4 weeks from 25<sup>th</sup> July to 22<sup>nd</sup> August 2025.

## **1.2 Purpose of this Document**

The purpose of this document is to detail the proposed material alterations to the Draft Old Connaught Local Area Plan 2025.

Dún Laoghaire-Rathdown County Council has screened the proposed material alterations for the need to undertake Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and has determined that: SEA is required with respect to certain proposed material alterations; and Stage 2 AA is not required for any proposed material alteration.

Written submissions or observations on the proposed material alterations to the Draft Old Connaught Local Area Plan 2025, the SEA and AA determinations in accordance with Section 20 of the Planning and Development Act 2000, as amended, and the associated SEA and AA documents (including information on the likely significant effects on the environment of implementing the proposed material alterations that is included in the SEA Environmental Report on proposed material alterations) are invited from members of the public and other interested parties. Submissions or observations must be received during the consultation period from 25<sup>th</sup> July 2025 to 22<sup>nd</sup> August 2025 inclusive.

Only submissions or observations made in respect of the proposed material alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the proposed material alterations) will be taken into consideration before the making of any material alteration to the Draft Plan. Submissions or observations in relation to other aspects of the Draft Plan cannot be considered at this stage in the process.

## **1.3 How this Document is Organised**

The proposed material alterations to the Draft Old Connaught Local Area Plan 2025 are set out in Parts 2 and 3 of this Report. They include changes to the text, tables and figures of the Draft LAP and Appendices. The location in the Draft Plan is indicated for each proposed material alteration.

The text of the Draft Plan for Old Connaught is shown in its normal font. The proposed material alteration is indicated in *black text in italics*. Proposed deletions are shown in ~~blue strikethrough~~ text and proposed additions are shown as **red** text.

Appendix A to this Report includes a map booklet of Figures from the Draft LAP which would incur change as a result of the proposed material alterations. The map booklet only includes the Figures which are subject to proposed changes and does not comprise a complete set of all Figures included in the Draft LAP. The mapping included in Part 2 of this Report primarily comprise extracts from the full Figures included in the Draft LAP and Appendix A, with the map extract focussed on the proposed material alteration in question. Proposed changes to Figures are referenced in the table for each proposed material alteration.

## 1.4 Environmental Assessments

In accordance with Section 20(3)(f) of the Planning and Development Act 2000 (as amended), Dún Laoghaire-Rathdown County Council have screened the proposed material alterations and have determined that a Strategic Environmental Assessment (SEA) is required with respect to some of the proposed material alterations and an Appropriate Assessment (AA) is not required for the proposed material alterations of the Draft Old Connaught Local Area Plan.

In this regard, the following documents are published for inspection and public consultation:

- SEA Screening Determination.
- SEA Environmental Report for Proposed Material Alterations to the Draft Old Connaught Local Area Plan 2025 (including Appendix II - Screening for SEA Report for Proposed Material Alterations and Appendix III – Non-Technical Summary).
- AA Screening Determination.
- Natura Impact Report for the Old Connaught Local Area Plan 2025 (including Appendix 5 - Appropriate Assessment Screening of Amendments to the Draft Old Connaught Local Area Plan 2025)

## 1.5 Your Role – Making a Submission/Observation

A copy of the proposed material alterations will be available for inspection from Monday to Friday (excluding Bank Holidays) from Friday 25<sup>th</sup> July 2025 to Friday 22<sup>nd</sup> August 2025 inclusive during normal opening hours at the following locations:

- Planning Counter, County Hall, Dún Laoghaire (10:00am – 4:00pm)
- Council Offices, Dundrum Office Park, Dundrum (9:30am -12:30pm & 1:30pm – 4:30pm)
- All branches of Dún Laoghaire-Rathdown Libraries during Library opening hours.

All documentation may also be viewed on, or downloaded from, the Council's website at: <https://www.dlrcoco.ie/oldconnaughtlap>

Written submissions or observations with respect to the proposed material alterations to the Draft Old Connaught Local Area Plan 2025, the SEA and AA Screening Determinations, and associated SEA and AA documents (including information on the likely significant effects on the environment of implementing the proposed material alterations that is included in the SEA Environmental Report on proposed material alterations), are invited from members of the public and other interested parties within the above stated period. Written submissions or observations should be clearly marked "Proposed Material

Alterations to the Draft Old Connaught Local Area Plan 2025” and be submitted in one of the following ways:

- Online through the Council’s online public consultation portal at:  
<https://dlrcoco.citizenspace.com/++preview++/planning/draftoclapma/>

**OR**

- In writing to: Senior Executive Officer, Planning and Economic Development Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin

Please make your submission in one medium only, i.e., online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented and the proposed material alteration number(s). The closing date for submissions or observations is 11:59pm on Friday 22nd August 2025. Late submissions/observations will not be accepted.

## **1.6 The Next Steps**

Following the public consultation period, a Chief Executive’s Report will be prepared on any submissions or observations received and this Report will be submitted to the Elected Members of Dún Laoghaire-Rathdown County Council for their consideration. The Chief Executive’s Report will be published on the website of the Planning Authority as soon as practicable following submission to the Elected Members of the Council.

Having considered the proposed material alterations to the Draft LAP and the Chief Executive’s Report on submissions / observations received, the Elected Members may, by resolution, make the Old Connaught Local Area Plan 2025 with all, some or none of the proposed material alterations. The new Local Area Plan will come into effect 6 weeks after the making of same.

## **Part 2: Proposed Material Alterations to the Draft Old Connaught Local Area Plan**



## Chapter 1: Introduction and Local Area Context

### Section 1.5 Local Area Context

Material Alteration Number	MA 1
Location in Draft LAP (Section and Page No.)	Section 1.5.5 (page 8)
Figure or Table No. (if applicable)	Table 1.3
Proposed Material Alteration	
Amend the following figures in Section 1.5.5 'Future Population in the Old Connaught LAP Area' (page 8) and Table 1.3 as follows:	
"Table 1.3 details the potential future population of Old Connaught assuming full build out of the A1 zoned lands. It is estimated that the population of Old Connaught could increase from c. 450 people currently residing in the LAP area to c. <del>6,000</del> <del>6,500</del> <b>5,733 – 6,689</b> people. Should the lands identified as a Strategic land Reserve, located in the northern environs of the Draft Plan area, be re-zoned at a future point for residential purposes this could increase the population further to c. <del>8,500</del> <del>9,000</del> <b>8,358 – 9,314</b> .	

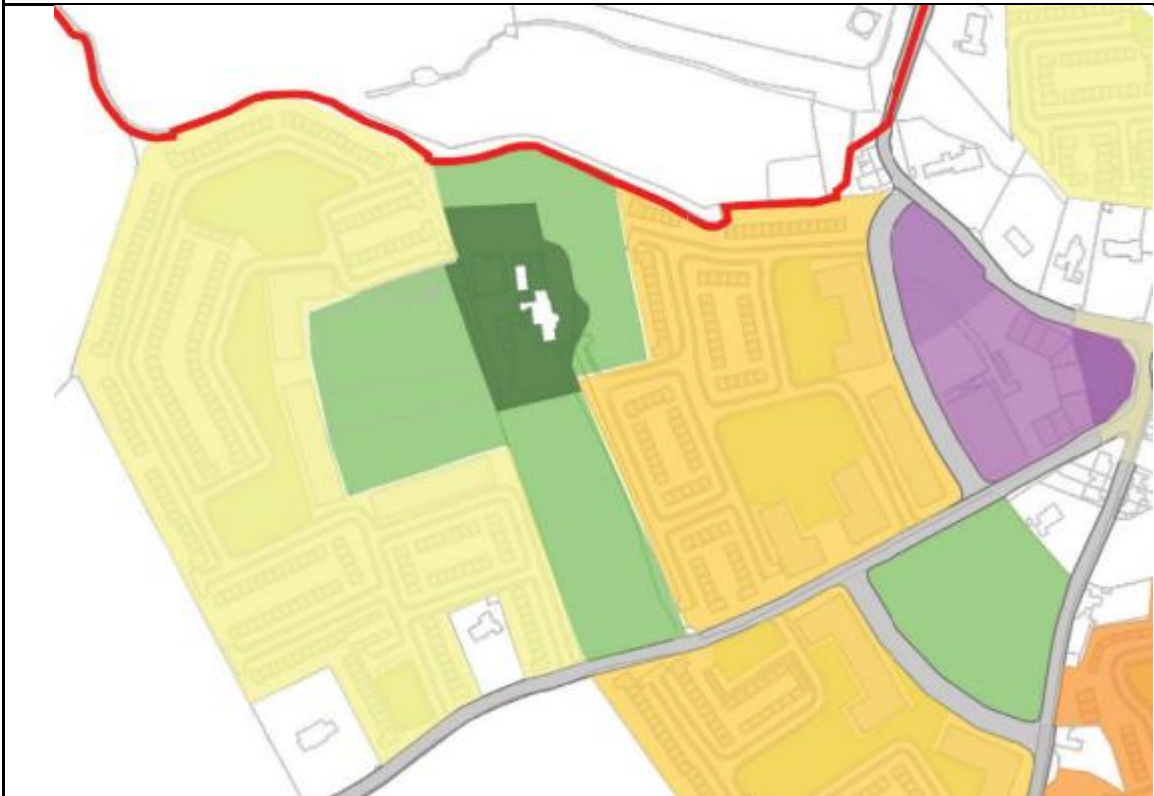
## Chapter 4: Neighbourhood - People, Homes and Place

### Section 4.3 Land Use, Residential Density and Building Height

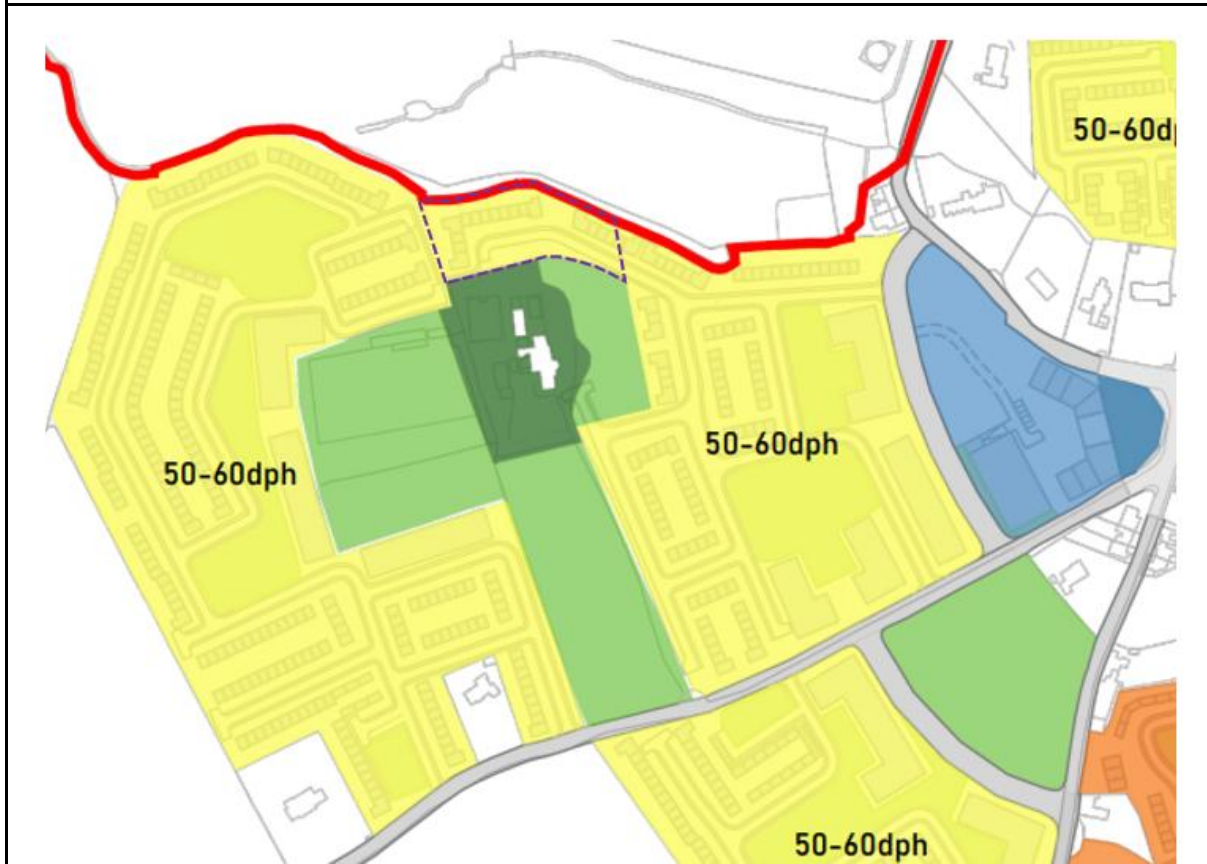
Material Alteration Number	MA 2															
Location in Draft LAP (Section and Page No.)	Section 4.3.1 (page 24)															
Figure or Table No. (if applicable)	N/A															
Proposed Material Alteration																
<i>Insert a new paragraph and table at the end of Section 4.3.1 'Land Use' (page 24) as follows:</i>																
<p>“Table 4.1 sets out potential residential yield for lands identified as ‘Residential Lands’ and ‘Potential Future Residential Lands’ in Figure 4.1, for each Character Area/Site Development Framework. It is acknowledged that there may be scope for additional residential development at other lands at Old Connaught beyond that identified in Table 4.1.</p>																
<table><tr><td>Character Area</td><td>Residential Land Use Area (Hectares)</td><td>Residential Yield</td></tr><tr><td>Central Character Area</td><td>13.04</td><td>800 – 935</td></tr><tr><td>Southern Character Area</td><td>7.56</td><td>454 – 529</td></tr><tr><td>Western Character Area</td><td>17.16</td><td>858 – 1,030</td></tr><tr><td>Northern Character Area</td><td>20.54</td><td>1,050</td></tr></table>		Character Area	Residential Land Use Area (Hectares)	Residential Yield	Central Character Area	13.04	800 – 935	Southern Character Area	7.56	454 – 529	Western Character Area	17.16	858 – 1,030	Northern Character Area	20.54	1,050
Character Area	Residential Land Use Area (Hectares)	Residential Yield														
Central Character Area	13.04	800 – 935														
Southern Character Area	7.56	454 – 529														
Western Character Area	17.16	858 – 1,030														
Northern Character Area	20.54	1,050														
Table 4.1: Residential Lands at Old Connaught”																
<p><i>Note: Amend all subsequent table numbers in Chapter 4 and references to these tables in the Draft LAP text. Also amend all residential yield and population figures in the Draft LAP to be consistent with these figures.</i></p>																

<b>Material Alteration Number:</b>		<b>MA 3</b>						
Location in Draft LAP (Section and Page No.)		Sections 4.3.1 (page 24), 4.4.7.2 (page 38), 8.4.1 (page 90) and 8.4.1.6 (page 91)						
Figure or Table No. (if applicable)		Figure 4.2, Table 4.8 and Table 8.2						
Proposed Material Alteration								
<i>Amend Figure 4.2 – 'Old Connaught Masterplan – Land Use and Residential Density' and change part of the land use area identified as 'Strategic Parks &amp; Open Spaces' to 'Resi 50-60dph'.</i>								
<i>Amend the 'Housing Mix' section of Table 4.8 – 'Western Character Area – Site Development Framework' as follows:</i>								
<table><tr><th colspan="2">The Western Character Area – Site Development Framework Objectives</th></tr><tr><td>Housing Mix</td><td>Apartments and houses. <b>Contemporary mews type development to the north of Jubilee Hall</b> (generally in accordance with the built form illustrated in Figure 4.23)."</td></tr></table>			The Western Character Area – Site Development Framework Objectives		Housing Mix	Apartments and houses. <b>Contemporary mews type development to the north of Jubilee Hall</b> (generally in accordance with the built form illustrated in Figure 4.23)."		
The Western Character Area – Site Development Framework Objectives								
Housing Mix	Apartments and houses. <b>Contemporary mews type development to the north of Jubilee Hall</b> (generally in accordance with the built form illustrated in Figure 4.23)."							
<i>Amend the area of Jubilee Hall Park in Table 8.2 'Description of Strategic Parks and Spaces at Old Connaught' as follows:</i>								
<table><tr><th>Strategic Park / Space</th><th>Approx. Area Hectares</th><th>Description / Function</th></tr><tr><td>Jubilee Hall Park</td><td><del>3.6</del> <b>3.1</b></td><td>Heritage Park complementing the existing grounds and structures at Jubilee Hall and providing distinct character areas and uses which complement the existing grounds/structures and the natural environment.</td></tr></table>	Strategic Park / Space	Approx. Area Hectares	Description / Function	Jubilee Hall Park	<del>3.6</del> <b>3.1</b>	Heritage Park complementing the existing grounds and structures at Jubilee Hall and providing distinct character areas and uses which complement the existing grounds/structures and the natural environment.		
Strategic Park / Space	Approx. Area Hectares	Description / Function						
Jubilee Hall Park	<del>3.6</del> <b>3.1</b>	Heritage Park complementing the existing grounds and structures at Jubilee Hall and providing distinct character areas and uses which complement the existing grounds/structures and the natural environment.						
<i>Amend the last paragraph in Section 8.4.1.6 'Jubilee Hall Park' (page 91) as follows:</i>								
<p><del>"To the north of</del> <b>At the Jubilee Hall Park</b>, it is intended to explore the feasibility of providing a community garden. Community gardens have several benefits including the promotion of healthy lifestyles, biodiversity, allow for active participation in the growing of food, and include other sustainable activities. The provision of a community garden at Jubilee Hall Park will support social interaction and foster community engagement."</p>								
<p><i>Note: Amend Figures 4.1 (page 23), 4.3 (page 25), 4.23, 4.24, 4.25, 4.26 (page 39), 5.2 (page 48), 6.12, 6.13 (page 64), 6.14 (page 65), 6.15 (page 66), 6.18 (page 69), 6.20 (page 71), 8.2 (page 89), 10.3 (page 107), 10.6 (page 110) and 11.5 (page 119) to be consistent with this amendment</i></p>								
<p><i>Also amend all residential yield and population figures in the Draft LAP to be consistent with this amendment.</i></p>								

**Current Draft LAP Figure 4.2 (Extract)**



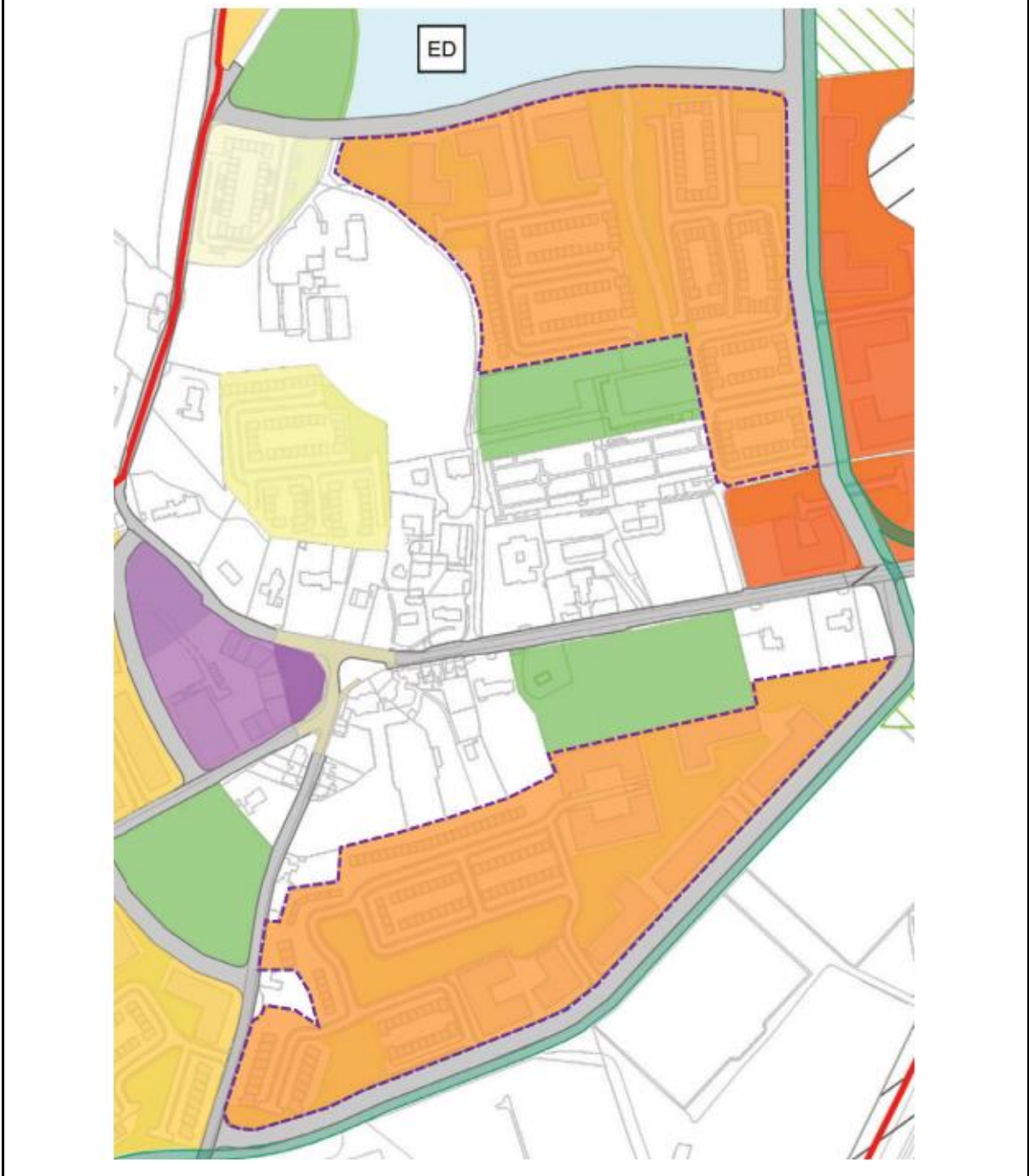
**Proposed Change to Draft LAP Figure 4.2 (Extract)**



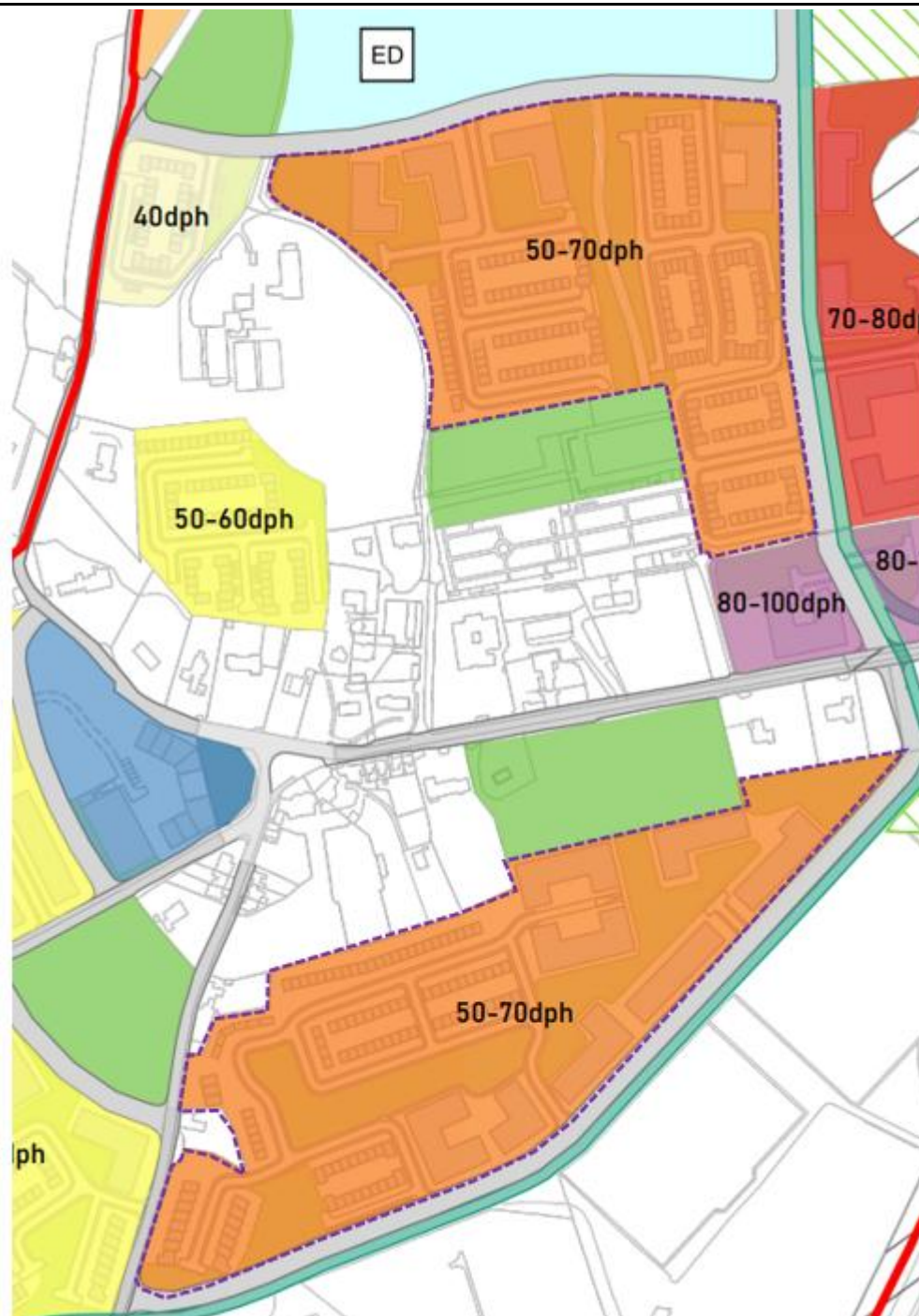


<b>Material Alteration Number:</b>	<b>MA 4</b>				
Location in Draft LAP (Section and Page No.)	Section 4.3.2 (page 24) and 4.4.6.2 (page 35)				
Figure or Table No. (if applicable)	Figure 4.2 and Table 4.6				
Proposed Material Alteration					
<p><i>Amend Figure 4.2 – 'Old Connaught Masterplan – Land Use and Residential Density' to remove the net density reference of 60-80 dph and replace it with 50-70dph.</i></p> <p><i>Include a footnote to Figure 4.2 stating that:</i></p> <p><b>"An average overall net residential density of 60dph shall be achieved across the residential lands identified with a net residential density range of 50–70 dph in the Central and Southern Character Areas. The average overall net density shall be achieved in each respective Character Area and form part of the masterplan for the development of these areas as per SDF2 – Masterplan."</b></p> <p><i>Amend the net density section of Table 4.6 (page 35) to be consistent with this amendment as follows:</i></p> <table border="1"> <tr> <th colspan="2">The Southern Character Area – Site Development Framework Objectives</th></tr> <tr> <td>Net Density</td><td><del>60-80</del> 50-70 units per hectare (plot specific in accordance with Figure 4.2)</td></tr> </table> <p><i>Note: Amend Figures 4.29 (page 42), 10.6 (page 110) and 10.7 (page 110) to be consistent with this amendment. Also amend all residential yield and population figures in the Draft LAP to be consistent with this amendment.</i></p>		The Southern Character Area – Site Development Framework Objectives		Net Density	<del>60-80</del> 50-70 units per hectare (plot specific in accordance with Figure 4.2)
The Southern Character Area – Site Development Framework Objectives					
Net Density	<del>60-80</del> 50-70 units per hectare (plot specific in accordance with Figure 4.2)				

**Current Draft LAP Figure 4.2 (Extract)**



**Proposed Change to Draft LAP Figure 4.2 (Extract)**



<b>Material Alteration Number:</b>	<b>MA 5</b>
Location in Draft LAP (Section and Page No.)	Section 4.3.2 (page 24)
Figure or Table No. (if applicable)	Figure 4.2
Proposed Material Alteration	
<p><i>Amend Figure 4.2 – 'Old Connaught Masterplan – Land Use and Residential Density' to remove the net density reference of 60dph in the Western Character Area and replace it with 50 – 60dph.</i></p> <p><i>Include a footnote to Figure 4.2 stating that:</i></p> <p><b>"A minimum net density of 50dph shall be achieved at lands identified with a net residential density range of 50 - 60dph in the Western Character Area (no minor downward net residential density deviations will be considered by the Planning Authority at these lands)."</b></p> <p><i>Note: Amend Figure 10.6 (page 110) to be consistent with this amendment. Also amend all residential yield and population figures in the Draft LAP to be consistent with this amendment.</i></p>	



**Current Draft LAP Figure 4.2 (Extract)**



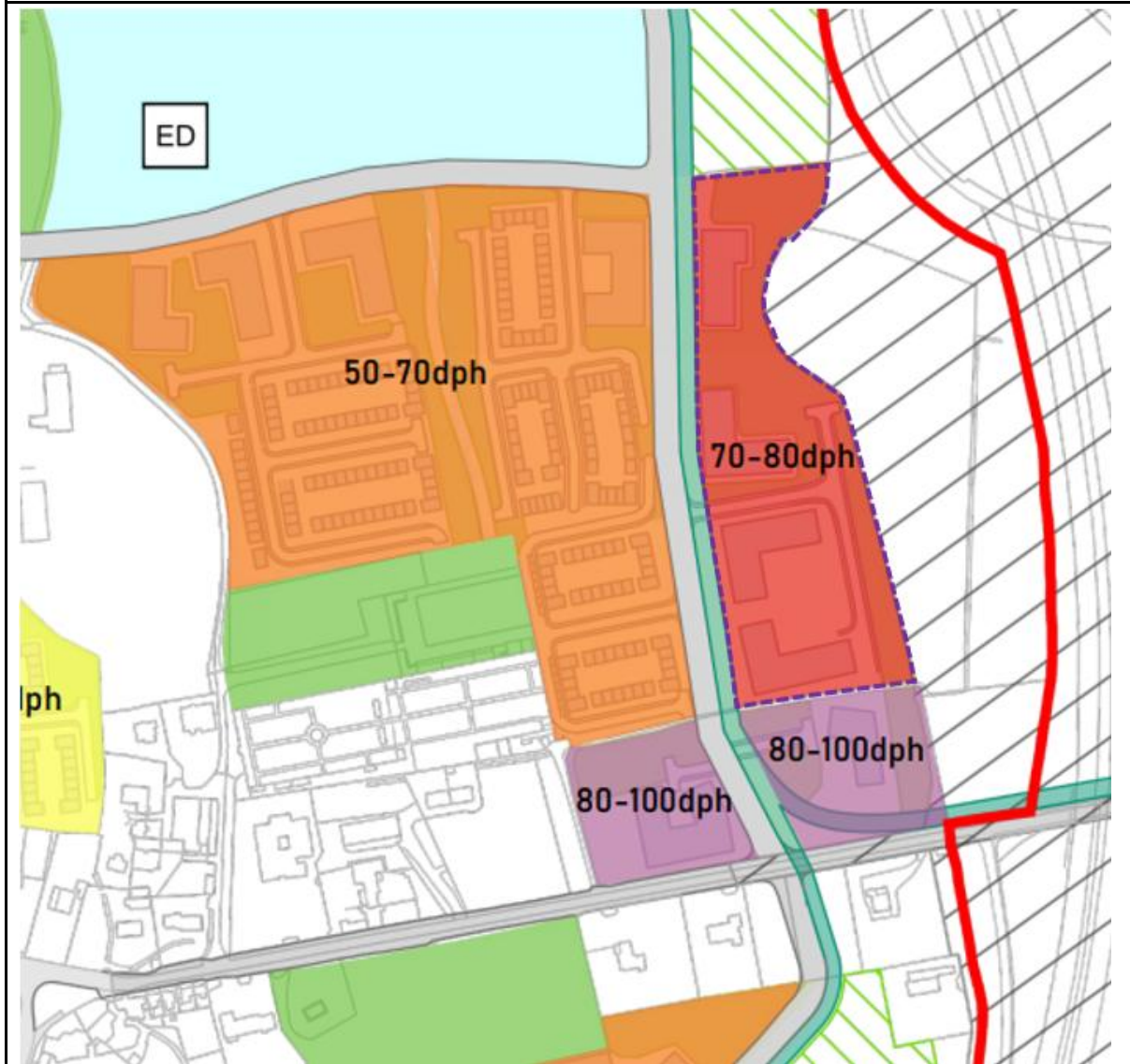
**Proposed Change to Draft LAP Figure 4.2 (Extract)**



<b>Material Alteration Number:</b>	<b>MA 6</b>
Location in Draft LAP (Section and Page No.)	Section 4.3.2 (page 24)
Figure or Table No. (if applicable)	Figure 4.2
Proposed Material Alteration	
<p><i>Amend Figure 4.2 – 'Old Connaught Masterplan – Land Use and Residential Density' to include a density range of 70-80 dph to replace part of the lands identified as 80-100 dph.</i></p> <p><i>Note: Amend Figures 4.29 (page 42) 10.6 (page 110) and 10.7 (page 110) to be consistent with this amendment. Also amend all residential yield and population figures in the Draft LAP to be consistent with this amendment.</i></p>	

**Current Draft LAP Figure 4.2 (Extract)**

**Proposed Change to Draft LAP Figure 4.2 (Extract)**



<b>Material Alteration Number:</b>	<b>MA 7</b>
Location in Draft LAP (Section and Page No.)	New Section 4.3.4 (page 25)
Figure or Table No. (if applicable)	
Proposed Material Amendment	
<p><i>Add a new Section after 4.3.3 'Building Heights' (page 25) and insert text as follows:</i></p> <p><b>"4.3.4 Residential Built Form</b></p> <p>The residential built form illustrated in Figure 4.3, and further detailed in each Site Development Framework, is indicative. While Figure 4.3 provides guidance in relation to the potential future physical form of development at Old Connaught, it is acknowledged that a range of potential design solutions may be brought forward which achieve the overarching planning objectives for the lands, including notably residential density."</p>	

#### **Section 4.4 Character Areas and Site Development Frameworks**

<b>Material Alteration Number:</b>	<b>MA 8</b>
Location in Draft LAP (Section and Page No.)	Section 4.4.5.2 (Page No. 32)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Section 4.4.5.2 'Central Character Area' (page 32) of the Draft Plan as follows:</i></p> <p>"The following section sets out the Site Development Framework for the Central Character Area. Table 4.4 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.4 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan. <b>If the N11/M11 Junction 4 to Junction 14 Improvement Scheme corridor in this area is not required by the relevant authorities in the future, and the area indicated as the preferred route corridor on Figures 4.11-4.14 is not to be used for other strategic infrastructure purposes, then the area may be developed for residential or other uses with similar proposed densities and building heights that may prevail to the immediate west of this area.</b>"</p>	



<b>Material Alteration Number:</b>	<b>MA 9</b>
Location in Draft LAP (Section and Page No.)	Section 4.4.6.2 (page 35)
Figure or Table No. (if applicable)	Table 4.6
Proposed Material Alteration	
<p>Add a new bullet point and text to the 'Transport and Movement' section of Table 4.6: Southern Character Area – Site Development Framework in Section 4.4.6.2 'Southern Character Area – Site Development Framework' as follows:</p> <ul style="list-style-type: none"> <li>• "That planting and screening measures are put in place to lessen the impact on the two existing dwellings that adjoin the Southern Distribution Road and that at detail design stage of the road is moved as far as possible away from the houses."</li> </ul>	

<b>Material Alteration Number:</b>	<b>MA 10</b>
Location in Draft LAP (Section and Page No.)	Section 4.4.7.2 (page 38)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p>Amend Section 4.4.7.2 'Western Character Area – Site Development Framework' (page 38) as follows:</p> <p>"The following section sets out the Site Development Framework for the Western Character Area. Table 4.8 details a range of objectives that any planning application within the area will be expected to comply with (as appropriate). The objectives set out in Table 4.8 should be read in conjunction with the accompanying drawings and relevant sections referenced elsewhere in the Draft Plan. A range of potential design solutions may be considered in the vicinity of the Uisce Éireann wayleave in this area."</p>	

<b>Material Alteration Number:</b>	<b>MA 11</b>
Location in Draft LAP (Section and Page No.)	Section 4.4.7.2 (page 38)
Figure or Table No. (if applicable)	Table 4.8
Proposed Material Alteration	
<p>Add a new bullet point and text to the 'Open Spaces, Parks and Recreation' section of Table 4.8: Western Character Area – Site Development Framework in Section 4.4.7.2 'Western Character Area – Site Development Framework' as follows:</p> <ul style="list-style-type: none"> <li>• "That cognisance is taken of the proximity of Old Conna Golf Club to future development in the Western Character Area."</li> </ul>	

## Chapter 5: Sustainable Urban Village

### Section 5.2 People

Material Alteration Number	MA 12		
Location in Draft LAP (Section and Page No.)	Section 5.2.1.2 (page 47)		
Figure or Table No. (if applicable)	Table 5.1		
Proposed Material Alteration			
Amend the following paragraph and table in Section 5.2.1.2 'Community Facilities, i Community Facilities at Old Connaught – Future Provision' (page 47) as follows:			
"For the purpose of the Draft Plan, it is recommended that the floor space service level indicator of 130sq.m. per 1,000 population is applied. This is consistent with that applied in the emerging dlr Community Strategy. Table 5.1 calculates an indicative community facility requirement factoring in both the existing population at Old Connaught and planned levels of population growth. Assuming the build out of the 'A1' zoned lands at Old Connaught, it is estimated that c. <del>760—840sqm</del> <del>745 - 870sqm</del> of community facilities and services may be required to serve the local community. An additional requirement of c. 340sqm of community facilities may be required should the Strategic Land Reserve lands be progressed.			
	Homes	Estimated Population	Approx. Floorspace Requirement (sqm)
Existing Population	170	454	60
A1 'Zoned Land – Full Build Out	<del>2,150—2,400</del> 2,112 - 2,494	<del>5,375—6,000</del> 5,279 - 6,235	<del>700—780</del> 686 - 811
Total		<del>5,829—6,454</del> 5,733 - 6,689	<del>760—840</del> 745 - 870
Strategic Land Reserve	1,050	2,625	340
Total Incl. Strategic Land Reserve		<del>8,454—9,079</del> 8,358 - 9,314	<del>1,100—1,180</del> 1,085 - 1,210

Table 5.1: Community Facility Need Estimate for Old Connaught"

Note: Amend all residential yield and population figures in the Draft LAP to be consistent with these figures.

**Section 5.4 Multi-Functional Neighbourhood Centre and Employment**

Material Alteration Number	MA 13
Location in Draft LAP (Section and Page No.)	Section 5.4.5 (page 53)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Policy OCLAP23 – Multi-Functional Neighbourhood Centre (Section 5.4.5, page 53) and insert a new bullet point as follows:</i></p> <p>“Policy OCLAP23 – Multi-Functional Neighbourhood Centre</p> <p>It is Policy to provide an appropriate multifunctional neighbourhood centre at Old Connaught having regard to the findings of the Floorspace Capacity Assessment set out in Section 5.4.4.</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Centre located in the Village Core (see Section 4.4.4) will comprise the primary multi-functional centre located within the LAP area and should, at a minimum, provide for the retail and service use needs associated with the current A1 zoned lands.</li> <li>• <b>The quantum of retail convenience and comparison provision shall have regard to the need to protect the vitality and viability of higher tier centres in the wider area, including in particular Bray Town.</b></li> <li>• The Neighbourhood Centre shall ensure a high quality and attractive civic environment and provide a sense of both place and vitality which also optimises active travel movement and access to public transport.</li> <li>• Development of the Neighbourhood Centre shall be generally consistent with the provisions set out in the Site Development Framework for the Old Connaught Village Core – see Chapter 4.</li> <li>• Having regard to the fluid and evolving nature of retail and service provision, including changing shopping trends, the potential future development of lands identified as Strategic Land Reserve for residential purposes will be subject to an assessment of additional retail and service floorspace need undertaken through the development management process. The outcome of the assessment will have particular regard to achieving inter alia the 10-minute neighbourhood concept.”</li> </ul>	

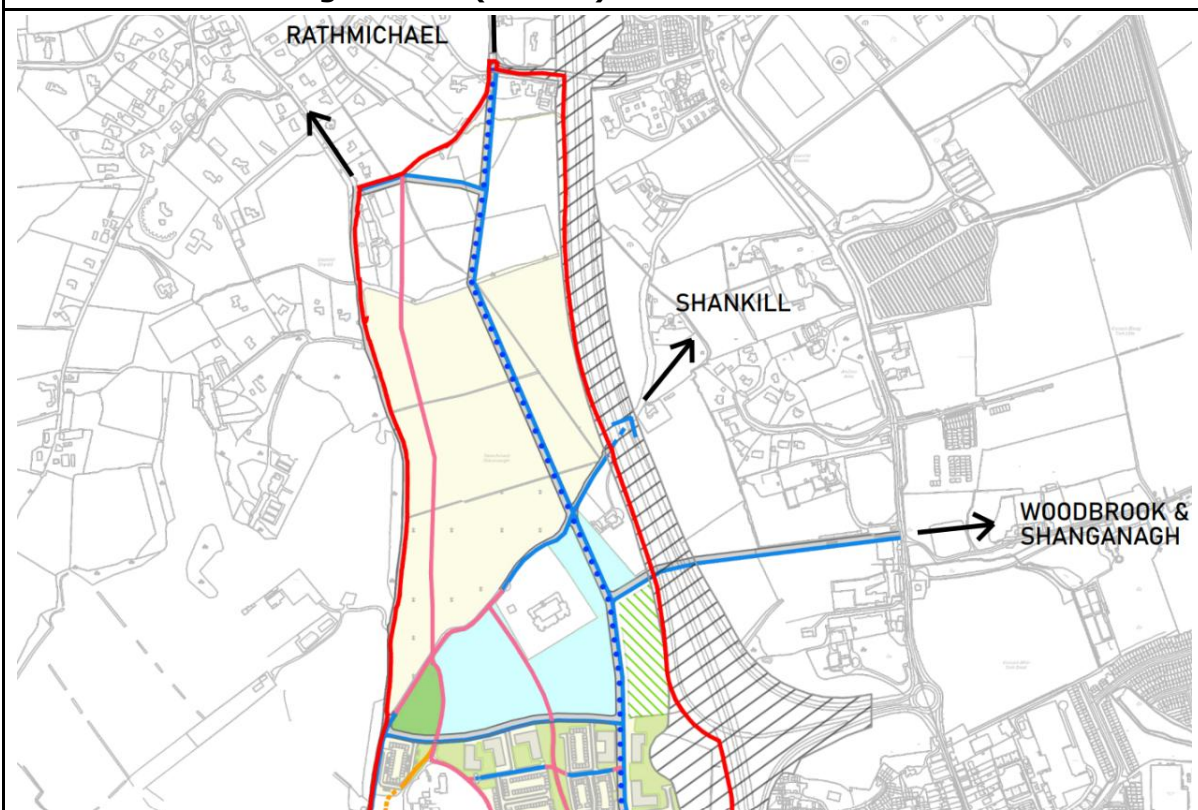
## Chapter 6: Transport and Movement

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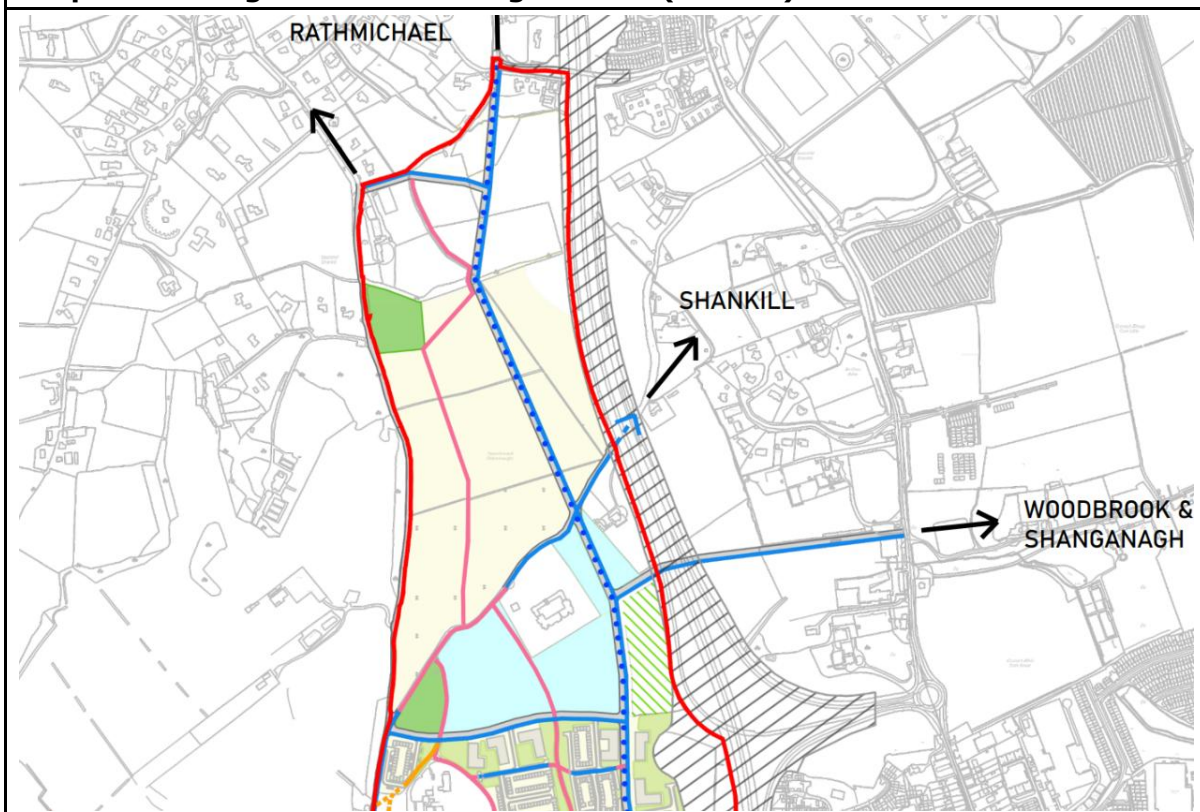
### Section 6.6 Old Connaught Transport Strategy

Material Alteration Number	MA 14
Location in Draft LAP (Section and Page No.)	Section 6.6.1 (page 64)
Figure or Table No. (if applicable)	Figure 6.12
Proposed Material Alteration	
<p><i>Amend Figure 6.12 – 'Proposed Active Travel Network for Old Connaught (Full LAP Area)' (page 64) to illustrate an amended indicative route for the urban greenway to the east of Ferndale Road.</i></p> <p><i>Note: Also amend Figures 4.11 (page 33), 4.12 (page 33) and 4.29 (page 42), 6.15 (page 66), 8.2 (page 89), 10.7 (page 110), 11.3 (page 117) and 11.7 (page 121) to be consistent with this amendment.</i></p>	

**Current Draft LAP Figure 6.12 (Extract)**



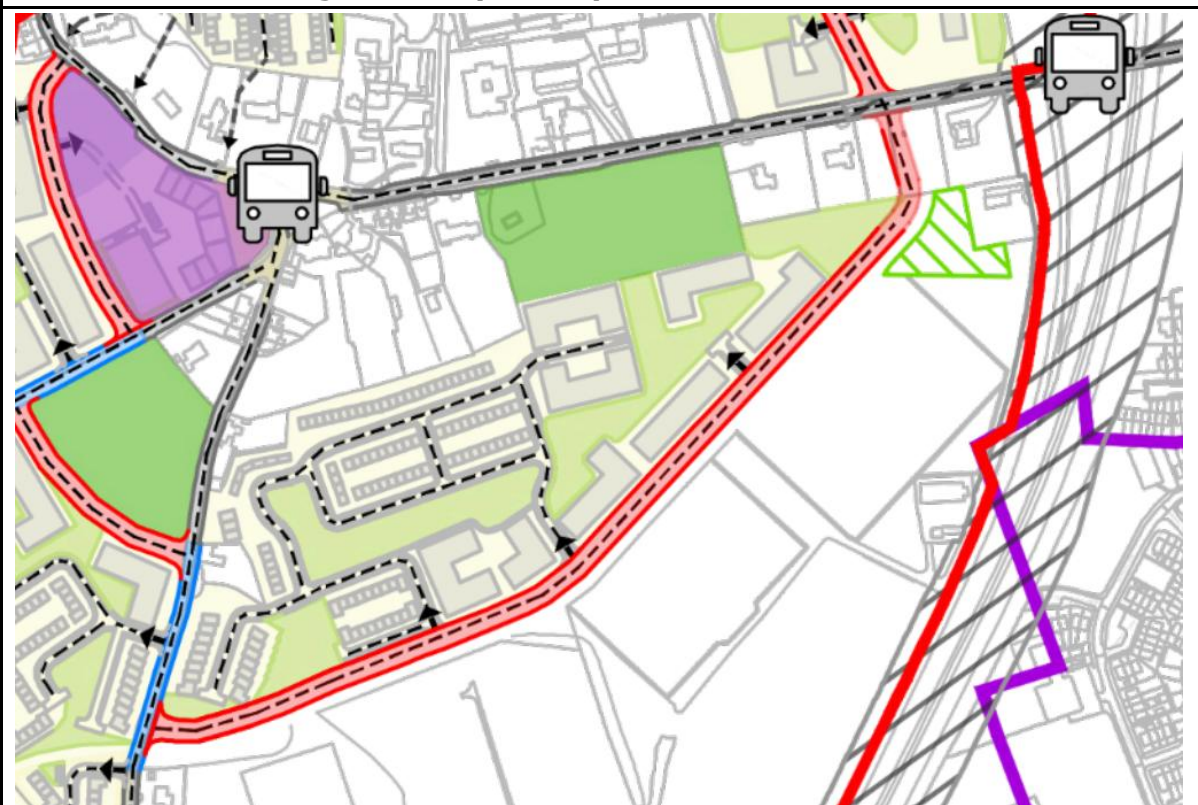
**Proposed Change to Draft LAP Figure 6.12 (Extract)**



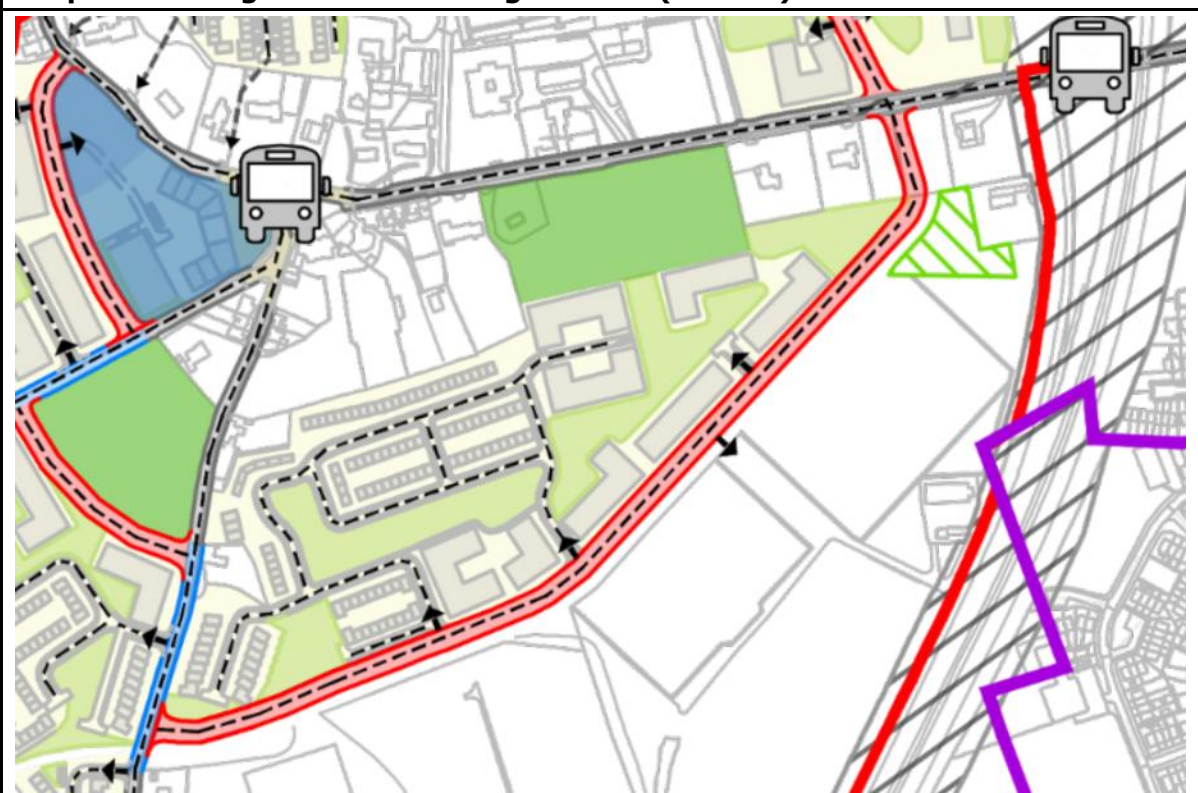
<b>Material Alteration Number:</b>	<b>MA 15</b>
Location in Draft LAP (Section and Page No.)	Section 6.6.1 (page 65)
Figure or Table No. (if applicable)	Figure 6.14
Proposed Material Alteration	
<p><i>Amend Figure 6.14 – 'Proposed Vehicular Transport Network for Old Connaught (Full LAP Area)' to include an additional indicative vehicular access arrow from the southern distributor road.</i></p> <p><i>Note: Also amend Figures 4.19 (page 36), 5.2 (page 48), 6.20 (page 71), 10.3 (page 107), and 11.5 (page 119) to be consistent with this amendment.</i></p>	



**Current Draft LAP Figure 6.14 (Extract)**



**Proposed Change to Draft LAP Figure 6.14 (Extract)**

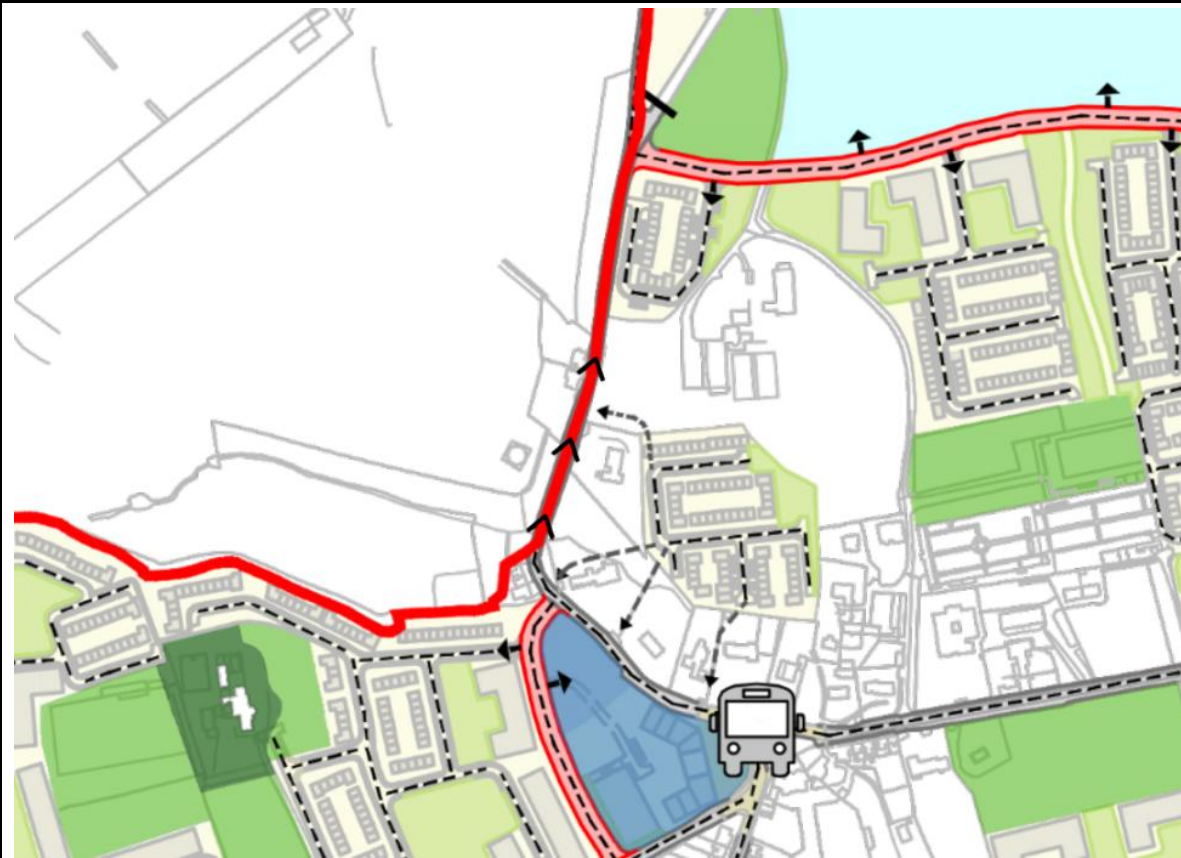


<b>Material Alteration Number</b>	<b>MA 16</b>
Location in Draft LAP (Section and Page No.)	Section 6.6.1 (page 64-65)
Figure or Table No. (if applicable)	Figures 6.12 and 6.14
Proposed Material Alteration	
<p><i>Amend the proposed one-way system on part of Ferndale Road illustrated in Figure 6.14 – 'Proposed Vehicular Transport Network for Old Connaught (Full LAP Area)' (page 65) to allow two-way access and egress to the vehicular entrance of Old Connaught House.</i></p> <p><i>Amend Figure 6.12 – 'Proposed Active Travel Network for Old Connaught (Full LAP Area)' (page 64) to provide for revised active travel measures.</i></p> <p><i>Note: Also amend Figures 4.11 (page 33), 4.12 (page 33), 4.13 (page 33), 4.29 (page 42), 5.2 (page 48), 6.15 (page 66), 6.16 (page 67), 6.20 (page 71), 8.2 (page 89), 10.3 (page 107), 10.7 (page 110), 11.3 (page 117) and 11.5 (page 119) to be consistent with this amendment.</i></p>	

**Current Draft LAP Figure 6.14 (Extract)**



**Proposed Change to Draft LAP Figure 6.14 (Extract)**





**Current Draft LAP Figure 6.12 (Extract)**



**Proposed Change to Draft LAP Figure 6.12 (Extract)**



Material Alteration Number	MA 17
Location in Draft LAP (Section and Page No.)	Section 6.6.2.2 (page 68)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Policy OCLAP34 – Cycle Parking in Section 6.6.2.2 'Cycle Parking Facilities' (page 68) as follows:</i></p> <p>"Policy OCLAP34 – Cycle Parking</p> <p>It is Policy to provide high quality cycle parking and cycle storage facilities across the Old Connaught LAP area in accordance with inter alia the provisions of the dlr County Development Plan 2022-2028, <del>and</del> the Sustainable Residential Development and Compact Settlements Guidelines (2024) <b>and the NTA's Cycle Design Manual.</b>"</p>	

Material Alteration Number	MA 18
Location in Draft LAP (Section and Page No.)	Section 6.6.4 (page 70)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Insert the following text as a new paragraph at the end of Section 6.6.4 'Vehicular Circulation' (page 70) of the Draft LAP as follows:</i></p> <p><b>"The County Council will enter into discussions and negotiations with Transport Infrastructure Ireland, and all/any other relevant bodies, with a view to getting agreement that the section of the M11 link road between Old Connaught Avenue and Exit 5 (Bray North) interchange be extracted from the N11/M11 junction 4 to 14 improvement scheme such that this section of road can be constructed independent of the remainder of the scheme."</b></p>	

Material Alteration Number	MA 19
Location in Draft LAP (Section and Page No.)	Section 6.6.4 (page 70)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Insert the following text as a new paragraph at the end of Section 6.6.4 'Vehicular Circulation' (page 70) of the Draft LAP as follows:</i></p> <p><b>"Arrangements are to be put in place by the County Council in conjunction with TII within 3 years of the commencement of development at the Old Connaught LAP area to carry out detailed design works for a direct link road between Old Connaught Avenue and Exit 5 (Bray North) interchange on the M11 motorway."</b></p>	

Material Alteration Number	MA 20
Location in Draft LAP (Section and Page No.)	Section 6.6.4 (page 70)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Insert the following text as a new paragraph at the end of Section 6.6.4 'Vehicular Circulation' (page 70) of the Draft LAP as follows:</i></p> <p>"Arrangements are to be put in place to upgrade the Wilford roundabout on the R119 to a standard which is suitable for existing and projected traffic volumes in the area and this work will commence before the modal filter is put in place on Old Connaught Avenue."</p>	

Material Alteration Number	MA 21
Location in Draft LAP (Section and Page No.)	Section 6.6.4 (page 71)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Objective TM19 – Roads and Streets in Section 6.6.4 'Vehicular Circulation' (page 71) as follows:</i></p> <p>"Objective TM19 – Roads and Streets</p> <p>It is an Objective, in conjunction and co-operation with <del>other</del> the relevant transport bodies and authorities <del>such as the TII and the NTA</del>, to secure improvements to the local road network at Old Connaught whilst ensuring that the priority is still sustainable transport modes, subject to compliance with TII, NTA and other relevant publications where applicable."</p>	

Material Alteration Number	MA 22
Location in Draft LAP (Section and Page No.)	Section 6.6.4 (page 71)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Objective TM20 – Road Schemes in Section 6.6.4 'Vehicular Circulation (page 71) as follows:</i></p> <p>"Objective TM20 – Road Schemes</p> <p>It is an Objective that road schemes will be designed, as appropriate, to provide safe and appropriate arrangements to facilitate walking, cycling and public transport provision, including <del>as applicable</del>, the delivery of on-line walking and cycling facilities and where applicable off-line facilities where this is considered to be a more attractive solution for these modes."</p>	



## Chapter 7: Green Infrastructure and Biodiversity

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### Section 7.4 Landscape

Material Alteration Number:	MA 23
Location in Draft LAP (Section and Page No.)	Section 7.4.3 (page 79)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Policy OCLAP37 - Views and Prospects - in Section 7.4.3 'Views and Prospects' (page 79) as follows:</i></p> <p><del>"It is an Objective that development within the Draft Plan area has regard to the Old Connaught Historic Landscape Character Assessment (2007). It is Policy to ensure the preservation of the views and prospects at Old Connaught, as designated in the dlr County Development Plan 2022-2028."</del></p>	

## Chapter 10: Infrastructure, Utilities and Flood Risk

### Section 10.3 Water and Wastewater Infrastructure

Material Alteration Number	MA 24
Location in Draft LAP (Section and Page No.)	Section 10.3.2 (page 107)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<i>Insert the following text as a new paragraph at the end of Section 10.3.2 'Wastewater Infrastructure' (Page 107) of the Draft LAP:</i>	
<p>"The location of vents and their impact on adjoining residential amenities in terms of smell/fumes will be taken into account in the assessment of development proposals."</p>	

### Section 10.6 Energy

Material Alteration Number	MA 25
Location in Draft LAP (Section and Page No.)	Section 10.6.3 (page 112)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<i>Amend Policy OCLAP63 – Renewable Energy Use (page 112) as follows:</i>	
<p>"It is Policy to:</p> <ul style="list-style-type: none"> <li>• Encourage and support the development of solar energy infrastructure, including photo voltaic (PV) in appropriate locations where it is demonstrated that such development will not introduce significant adverse environmental effects. <b>Encourage and support wind and battery energy storage systems.</b></li> <li>• Support the development of district heat networks and the utilisation of waste heat recovery having due regard to potential environmental impacts typically associated with district heating development."</li> </ul>	

## Chapter 11: Phasing and Implementation

### Section 11.3 Old Connaught LAP Phasing Strategy

Material Alteration Number:		MA 26	
Location in Draft LAP (Section and Page No.)		Section 11.3.1 (page 117)	
Figure or Table No. (if applicable)		Figures 11.1, 11.2, 11.3, 11.4 and 11.5. Tables 11.1 and 11.2.	
Proposed Material Alteration			
<i>Change the phasing of the lands in the Southern Character Area and required infrastructure from Phase B to Phase A2 in the Phasing and Implementation section of the LAP as follows:</i>			
<i>Amend Figures 11.1 – ‘Old Connaught LAP Phasing Strategy’, 11.2 – ‘Old Connaught – Phase A’, 11.3 – ‘Old Connaught – Phase A Site Development Framework’, 11.4 – ‘Old Connaught – Phase B’ and 11.5 – ‘Old Connaught – Phase B Site Development Framework’ to omit the Southern Character Area from Phase B and include as part of Phase A.</i>			
<i>Insert the following new rows in the sub-phase 2 section of Table 11.1 – ‘Old Connaught Phase A – Infrastructure Phasing Table’:</i>			
Phase A	Approx New Homes	Infrastructure	Requirement
Sub-Phase 2	Remaining build-out of Phase A	Link road between Old Connaught Avenue and Thornhill Road.	To be included and delivered as part of planning applications for residential development in the Southern Character Area. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.
		Secondary attenuation pond.	To be included and delivered as part of planning applications for residential development in the Southern Character Area
		Old Connaught Village Green.	Planning permission for the Village Green to be in place prior to, or permitted in tandem with, any permission being granted for residential development in the Southern Character Area. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
		Village Green community facility (secondary).	To be included and delivered as part of planning applications for residential development in the Southern Character Area. To be completed to a standard to the satisfaction of the Local Authority.

		Neighbourhood Centre and civic plaza.	Planning permission for the Neighbourhood Centre to be progressed to support the residential development of Phase A. Construction of the Neighbourhood Centre to take place in the later stages in the development of Phase A, to be determined and agreed with the Planning Authority and included as part of planning applications for development.
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*Amend the sub-phase 2 section of Table 11.1 – 'Old Connaught Phase A – Infrastructure Phasing Table' as follows:*

Phase A	Approx New Homes	Infrastructure	Requirement
Sub-Phase 2	Remaining build-out of Phase A	Allies River Road Park.	Planning permission for Allies River Road Park to be in place prior to any permission being granted in sub-phase 2 for residential development in the Central Character Area. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.
		Link road between Ferndale Road and north-south road. (Central Character Area link)	To be included and delivered as part of planning applications for residential development in the Central Character Area. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.

*Omit the following rows from Table 11.2 – 'Old Connaught Phase B – Infrastructure Phasing Table' as follows:*

Infrastructure	Requirement
<del>Link road between Old Connaught Avenue and Thornhill Road.</del>	<del>To be included and delivered as part of planning applications for residential development. To be completed to a standard to be Taken in Charge. All roads must deliver connectivity with adjoining road network/landholdings as required to achieve continuation in development.</del>
<del>Secondary attenuation pond.</del>	<del>To be included and delivered as part of planning applications for residential development in the Southern Character Area.</del>
<del>Old Connaught Village Green.</del>	<del>Planning permission for the Village Green to be in place prior to, or permitted in tandem with, any permission being granted in Phase B for residential development. Construction to Taking in Charge standard and to be made available to the public at a time to be agreed with the Planning Authority.</del>

<del>Village Green community facility (secondary).</del>	<del>To be included and delivered as part of planning applications for residential development in the Southern Character Area. To be completed to a standard to the satisfaction of the Local Authority.</del>
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*Amend the following rows from Table 11.2 – 'Old Connaught Phase B – Infrastructure Phasing Table' as follows:*

Infrastructure	Requirement
Neighbourhood Centre and civic plaza.	<del>Planning permission for the Neighbourhood Centre and civic plaza shall be in place, or permitted in tandem with, proposals for residential development within Phase B. Construction of the Neighbourhood Centre to take place at an early stage in the development of Phase B lands.</del> Works to have commenced prior to the granting of planning permission for residential development at Phase B.

*Amend the figures in Section 11.3 - 'Old Connaught LAP Phasing Strategy' (page 115) as follows:*

"The phasing strategy is broadly summarised as follows:

- Phase A – These lands are considered sequentially preferable for the first phase of development at Old Connaught, with potential to deliver c. ~~850–1,000~~ 1,254 – 1,464 new homes. Phase A incorporates two sub-phases: sub-phase 1 and sub-phase 2. The lands are primarily zoned Objective 'A1' under the dlr County Development Plan 2022-2028.
- Phase B – These lands are considered sequentially preferable for the second phase of development at Old Connaught with potential to deliver c. ~~1,300–1,400~~ 858 – 1,030 new homes. The lands are zoned Objective 'A1' under the dlr County Development Plan 2022-2028."

*Amend the text in Section 11.3.1 – 'Old Connaught – Phase A' (page 117) as follows:*

"The lands identified as Phase A, located to the north ~~and south~~ of Old Connaught Avenue, are zoned primarily Objective 'A1' - "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans", under the dlr County Development Plan 2022-2028. The lands are considered sequentially preferable for the first phase of residential development at Old Connaught. Estimates based on the density range parameters set out in section 4.3.2 indicate that the approx. residential yield of Phase A is c. ~~850–1,000~~ 1,254 – 1,464 new homes.

*Amend the text in Section 11.3.2 – 'Old Connaught – Phase B' (page 119) as follows:*

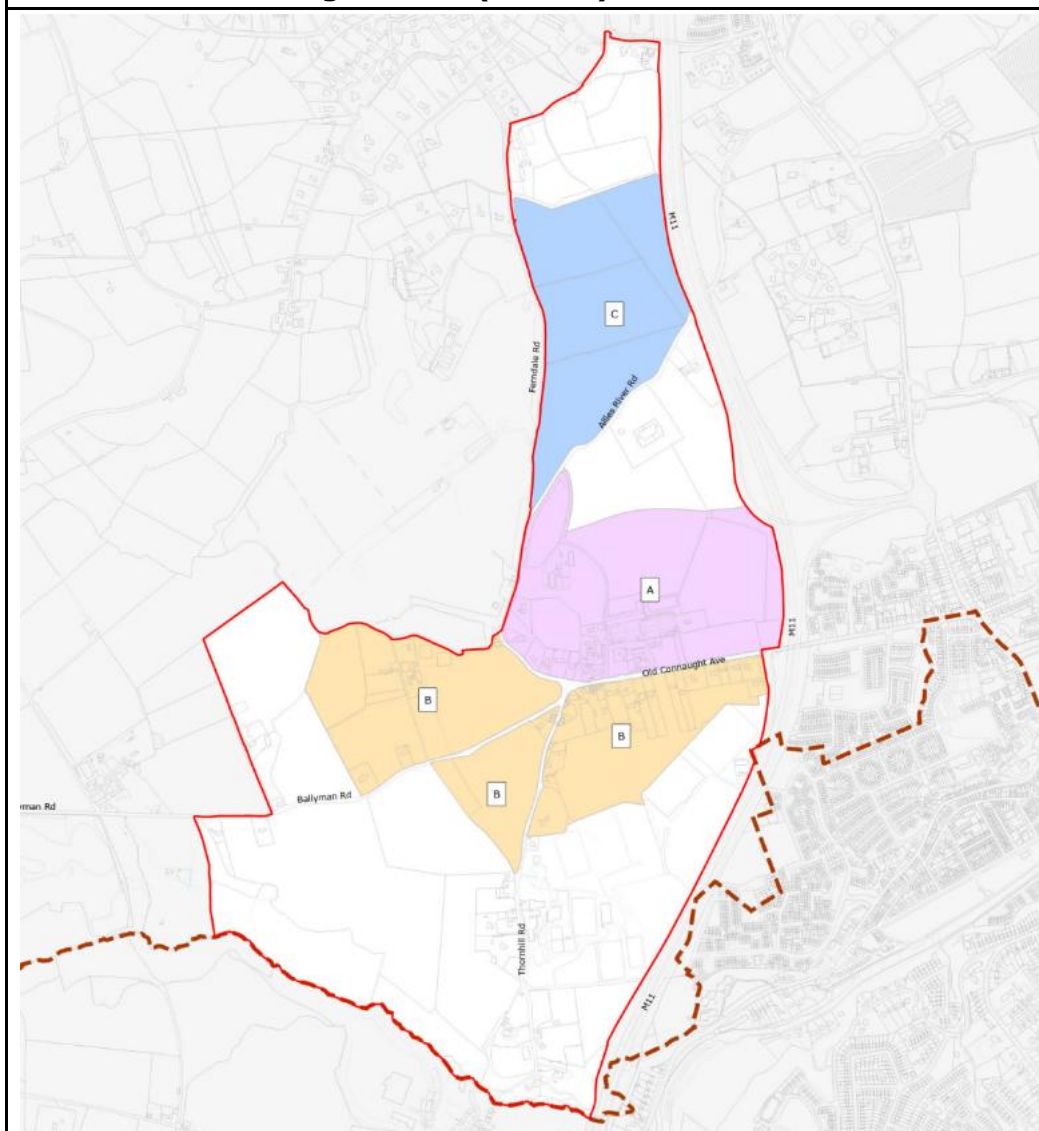
Lands identified as Phase B are zoned Objective 'A1' - "To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans", under the dlr County Development Plan 2022-2028. The lands are considered sequentially preferable for the second phase of residential development at Old Connaught. Phase B incorporates ~~three~~ two distinct parcels of 'A1' zoned lands: ~~lands located to the south of Old Connaught Avenue and to the east of Thornhill Road;~~ lands to the west of Thornhill Road and east of Ballyman Road; and lands to the north of Ballyman Road. Phase B is illustrated in Figure 11.4. Estimates

based on the density range parameters set out in section 4.3.2 in Chapter 4 indicate that the approx. residential yield of Phase B is c. ~~1,300—1,400~~ 858 – 1,030 new homes.

*Amend the figures included for 'Approx New Homes' included in Table 11.2 'Old Connaught Phase B – Infrastructure Phasing Table' as follows:*

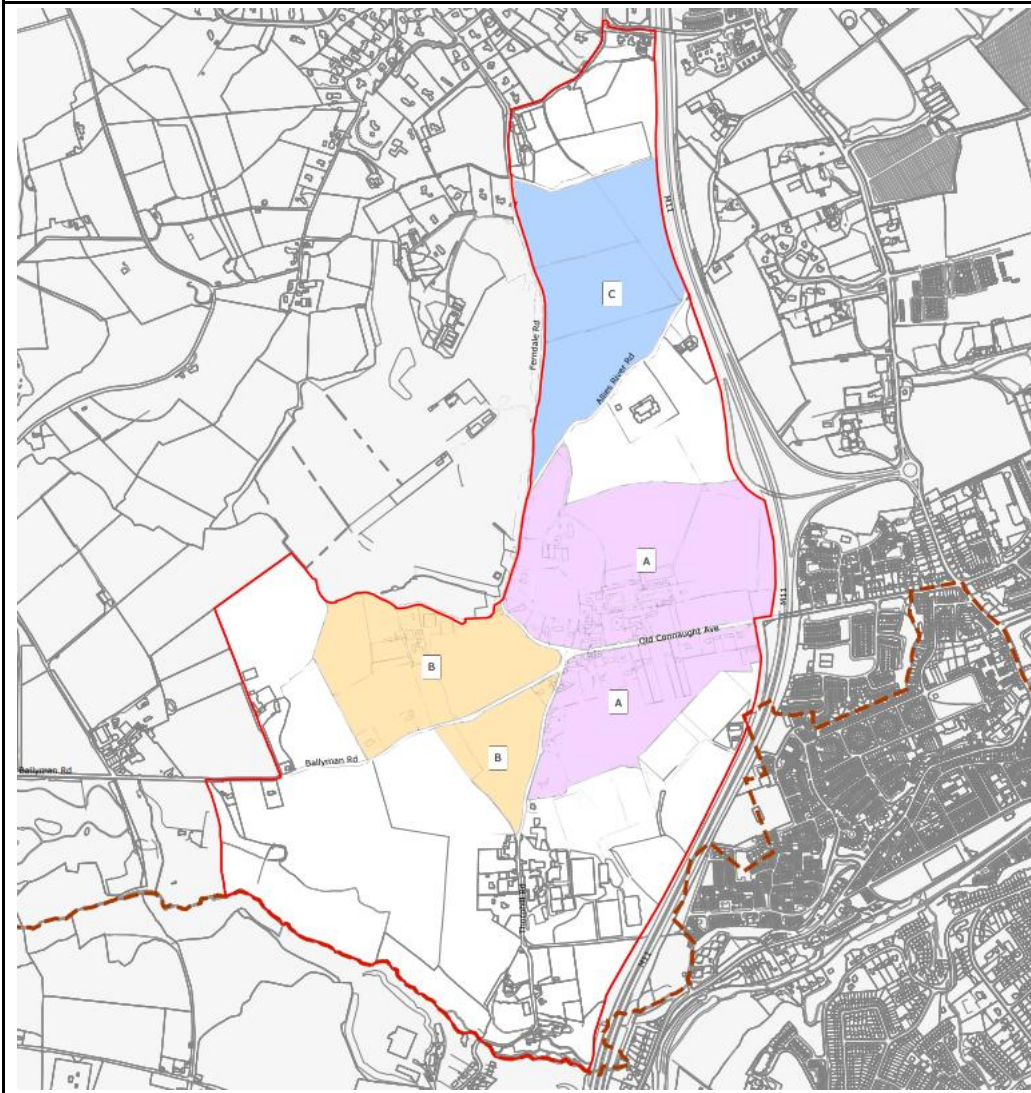
"c. ~~1,300—1,400~~ 858 – 1,030 new homes"

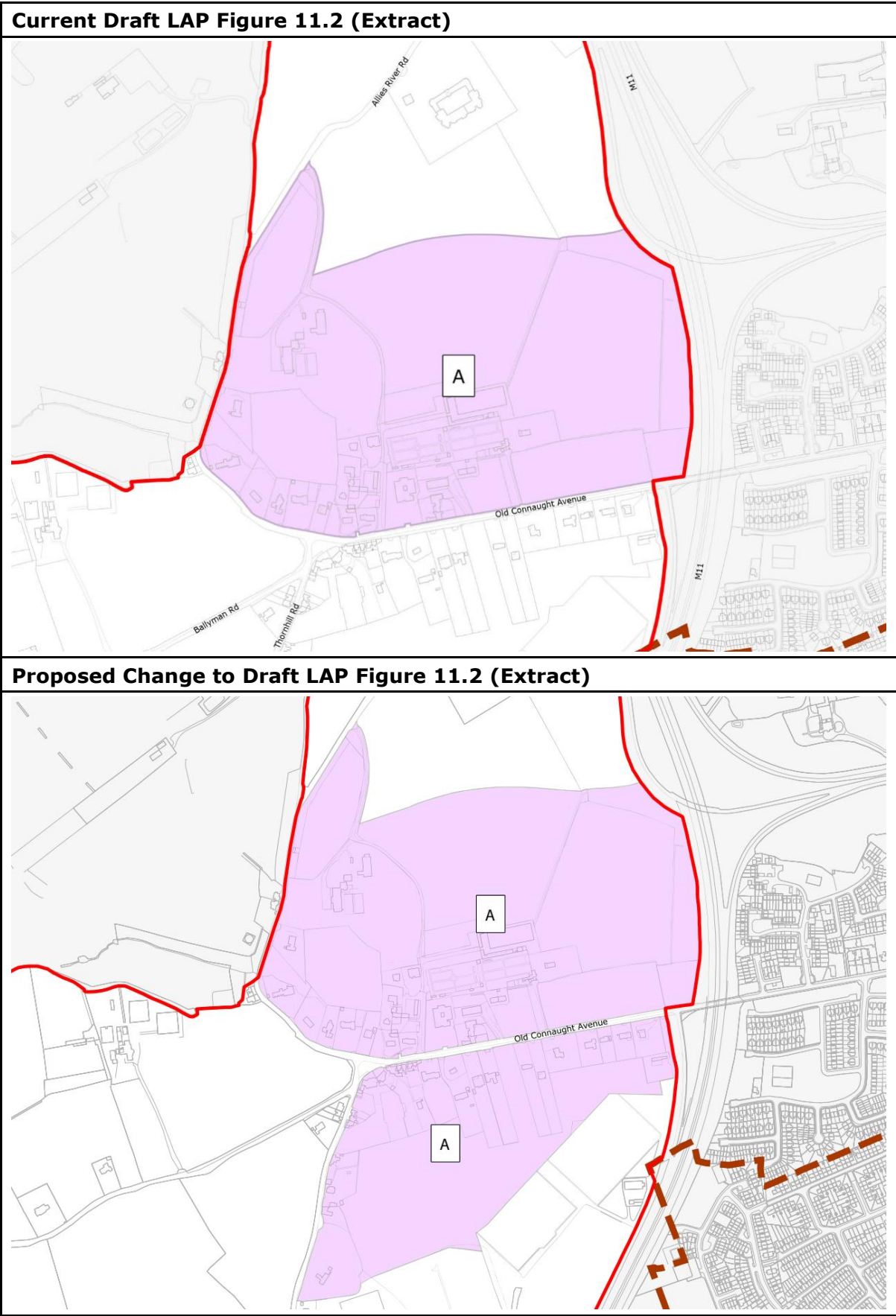
**Current Draft LAP Figure 11.1 (Extract)**





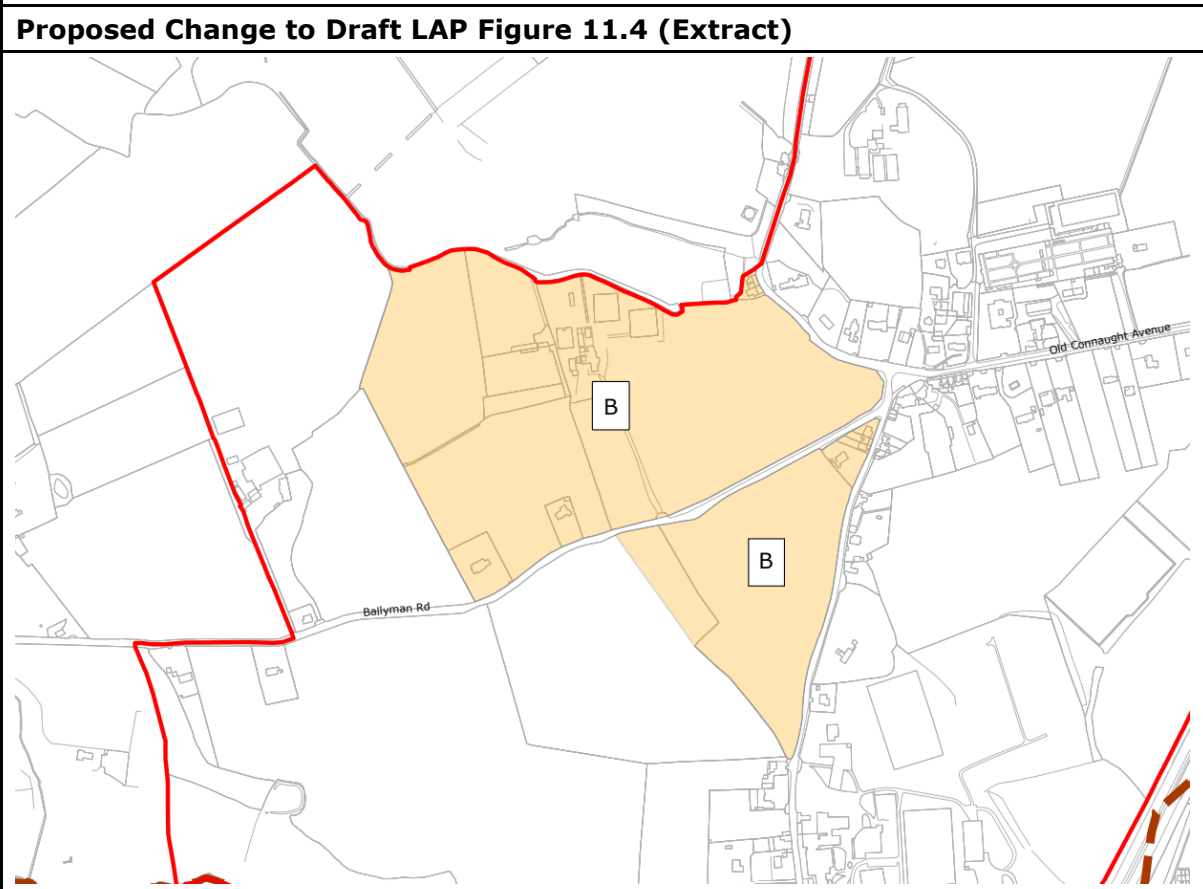
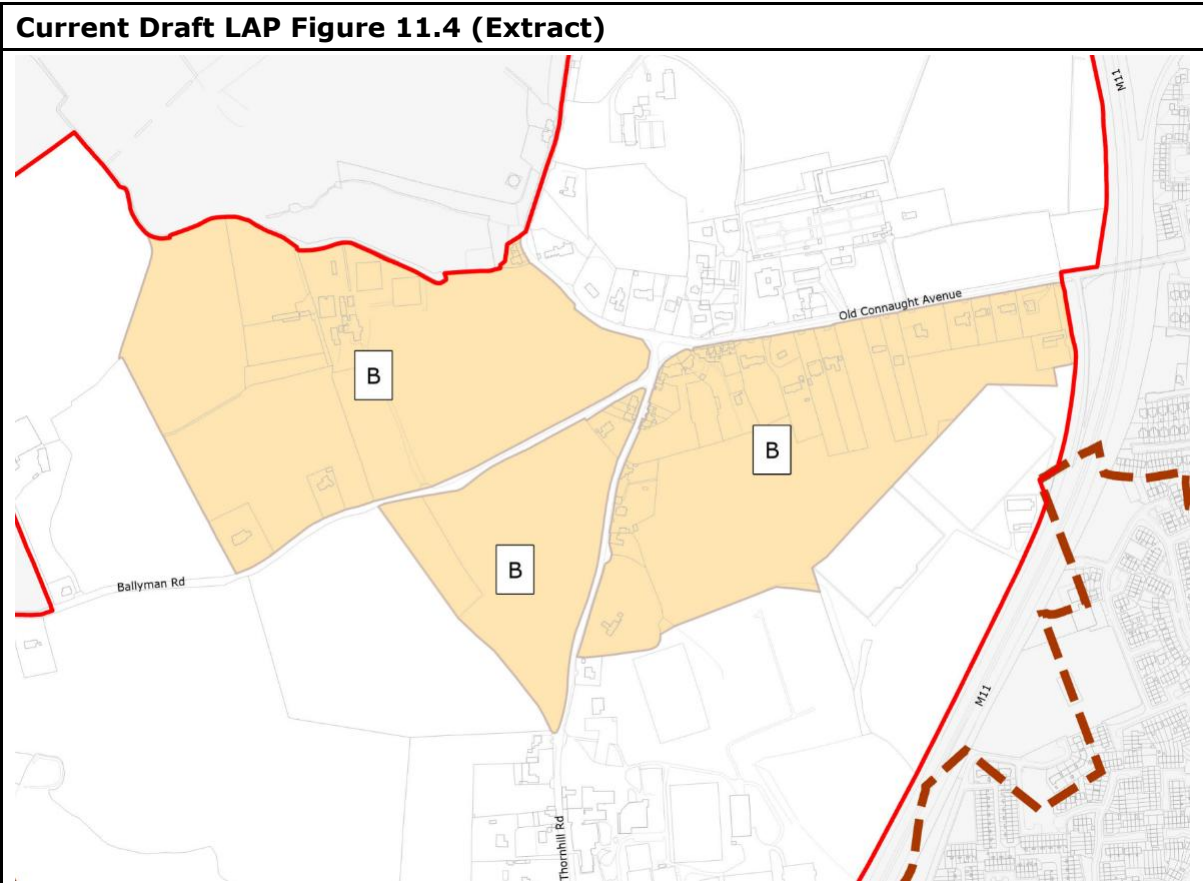
**Proposed Change to Draft LAP Figure 11.1 (Extract)**





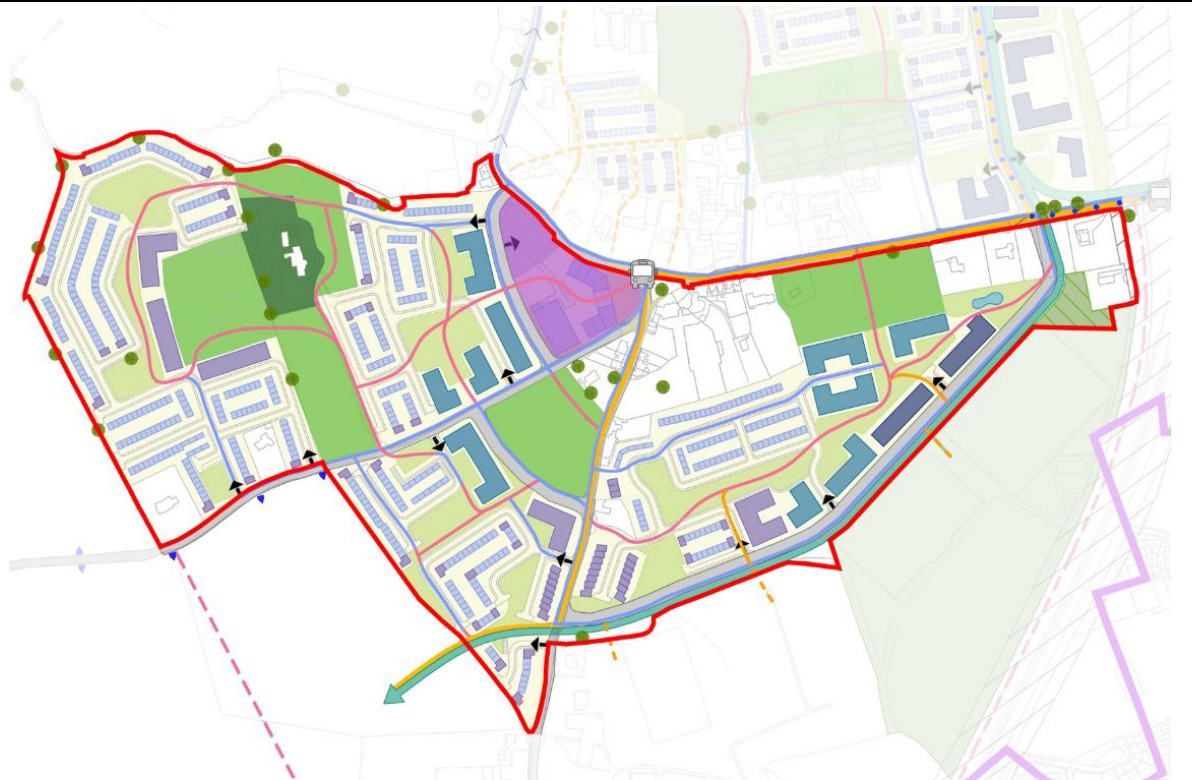


**Current Draft LAP Figure 11.3 (Extract)****Proposed Change to Draft LAP Figure 11.3 (Extract)**





**Current Draft LAP Figure 11.5 (Extract)**



**Proposed Change to Draft LAP Figure 11.5 (Extract)**





Material Alteration Number:		MA 27
Location in Draft LAP (Section and Page No.)		Section 11.3.3 (page 122)
Figure or Table No. (if applicable)		Table 11.3
Proposed Material Alteration		
<i>Amend the text in Table 11.3 Old Connaught Phase C – Infrastructure Phasing Table in Section 11.3.3 'Old Connaught – Phase C' as follows:</i>		
Infrastructure	Requirement	
Phase A / Phase B Infrastructure - road and bridge over the N11 to Dublin Road (including link road connections) or the N11/M11 Junction 4 to Junction 14 Improvement Scheme.	<p>“Works to have commenced and progressed on the delivery of the bridge and to be monitored during the development management process when planning applications submitted for <del>prior to the granting of planning permission for residential development at</del> Phase C lands.”</p>	

Material Alteration Number:		MA 28
Location in Draft LAP (Section and Page No.)		Section 11.3.3 (page 122)
Figure or Table No. (if applicable)		Table 11.3
Proposed Material Alteration		
<i>Amend the text in Table 11.3 Old Connaught Phase C – Infrastructure Phasing Table in Section 11.3.3 'Old Connaught – Phase C' as follows:</i>		
Infrastructure	Requirement	
Allies River Road Active Travel Bridge.	<p>“<del>Planning permission to be in place prior to, or permitted in tandem with, any permission being granted in Phase C for residential development.</del> To be included and commenced as part of planning applications for the development of Phase C.”</p>	

<b>Material Alteration Number:</b>	<b>MA 29</b>
Location in Draft LAP (Section and Page No.)	Section 11.3.8 (page 123)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Amend Section 11.3.8 'Infrastructure Delivery' (page 123) and include new text as follows:</i></p> <p>"Notwithstanding, deviations from the phasing strategy may be considered on a case-by-case basis, and agreed to the satisfaction of the Planning Authority, to allow for unforeseen circumstances beyond the reasonable control of an individual developer or the Local Authority. Deviations may comprise viable alternatives or interim measures that accord with the overall objectives of the Draft Plan. Any interim proposals must ensure and maintain consistency with the overall infrastructure objectives of the LAP. Early engagement with the Planning Authority in this regard will be an essential prerequisite. <b>The overall phasing strategy does not seek to inhibit the progression of strategic infrastructure at an earlier stage than anticipated by the phasing strategy. Deviations should be agreed on a case by a case basis with the Planning Authority, as considered appropriate.</b>"</p>	

## Section 11.4 Implementation

<b>Material Alteration Number:</b>	<b>MA 30</b>
Location in Draft LAP (Section and Page No.)	New Section 11.4.3 (page 124)
Figure or Table No. (if applicable)	N/A
Proposed Material Alteration	
<p><i>Add a new section and sub-section at the end of Chapter 11 'Phasing and Implementation' (Page 124) as follows:</i></p> <p><b>"11.4.3. Local Infrastructure</b></p> <p><b>11.4.3.1 Thornhill Road</b></p> <p><b>The Council will undertake a study on the operation of Thornhill Road whereupon the full network of planned transport infrastructure and interventions are in place. The study will consider travel patterns and make recommendations regarding the operation of the road, as appropriate."</b></p>	

<b>Material Alteration Number:</b>	<b>MA 31</b>
Location in Draft LAP (Section and Page No.)	New Section 11.4.3 (page 124)
Figure or Table No. (if applicable)	
Proposed Material Alteration	
<p><i>Add a new Objective in a new section 11.4.3 'Local Infrastructure' at the end of Chapter 11 'Phasing and Implementation' (page 124) as follows:</i></p> <p><b>"Objective P17 – Local Infrastructure Shankill Village</b></p> <p><b>It is an Objective of the Council to undertake a study of the effect of the development on the traffic through Shankill Village whereupon the full network of planned transport infrastructure and interventions are in place. The study will consider travel patterns and make recommendations, as appropriate."</b></p>	

## **Part 3: Proposed Material Alterations to Appendices of Draft Old Connaught Local Area Plan**

## Appendix 1: Strategic Flood Risk Assessment

### Appendix 1B: Old Connaught Tributary Flood Risk Assessment

Material Alteration Number:	MA 32
Location in Draft LAP (Section and Page No.)	Appendix 1B: Old Connaught Tributary Flood Risk Assessment (Section 4.7, page 18)
Figure or Table No. (if applicable)	
Proposed Material Alteration	
<p><i>Amend Appendix 1B: Old Connaught Tributary Flood Risk Assessment, Section 4.7 'Pluvial Flooding' (page 18) as follows:</i></p> <p>"Pluvial flooding is the result of rainfall-generated overland flows which arise before run-off can enter any watercourse or sewer. It is usually associated with high intensity rainfall. <del>This FRA has not identified any historic pluvial flood risk areas within the catchment.</del> Historic flood events within the catchment identified within the OPW's Past Flood Event Local Area Summary Report is limited to a single location adjacent to Festina Lente on Old Connaught Avenue. It is unclear from this record whether this is pluvial or fluvial in nature. Further supporting information has been provided documenting pluvial flow along Thornhill Road and Ballyman Road onto Old Connaught Avenue. The information identifies ten instances of pluvial flooding in the area between 1989 and 2013. It should be noted that all these instances of pluvial flooding occurred prior to the installation of the 900mm / 1200mm diameter storm sewer along Old Connaught Avenue in 2015 as part of the Old Connaught Scheme. <del>However,</del> Additionally, a local landowner indicated that the area marked in Figure 4-9 below is subject to flooding after high intensity rainfall. The landowner attributes this flooding to recent damage to subsurface drainage infrastructure preventing runoff entering the Old Connaught Tributary. All overland or pluvial flows are inherently included in this flood risk assessment. The flows calculated for use in the hydraulic modelling element of the study are based on runoff from the whole catchment area."</p>	





