



Woodbrook - Shanganagh

Local Area Plan 2017 - 2023

5. Implementation & Phasing

5.1 Active Land Management

Dún Laoghaire-Rathdown Council will play a pivotal role in active land management in order to expedite the delivery of new homes as part of the new residential neighbourhood planned for Woodbrook-Shanganagh.

In this regard, the Council is actively liaising with the Government's Housing Delivery Office in a collaborative process to resolve any potential blockages to delivery of residential development on the lands which have been identified by Central Government as a Major Housing Development Site (MUHDS).

5.2 Infrastructure Delivery

Dún Laoghaire-Rathdown will continue, as a priority, to seek to secure the critical enabling infrastructure to facilitate future development in the Plan Area. In this context, the Council is working closely with the Department of Housing, Planning, Community & Local Government (DHPCLG) and the Department's Housing Delivery Office to resolve potential infrastructure blockages and to reduce the burden of costly infrastructure provision.

There has also been on-going engagement with Irish Water with a positive outcome that there may be potential for a certain level of development to proceed using interim water and drainage measures, in advance of the more comprehensive infrastructure upgrades, as in the Old Connaught / Woodbrook Water Supply and Drainage Schemes, as already committed to under Irish Water's Capital Investment Programme 2017-2021.



Photo 26: Maple Villas Housing scheme, Ballybrack

The impending resolution of water and drainage issues, in effect, removes the most fundamental infrastructure blockages to commencing development of the lands at Woodbrook-Shanganagh. Thereafter, the focus will be measures to establish sustainable travel patterns in the newly emerging residential neighbourhood and, as such, priority will be afforded to working with the National Transport Authority (NTA) to secure early delivery of the new DART Station at Woodbrook. In this context, upfront delivery of the main Woodbrook Avenue in its entirety, as part of an initial or early phase of development on the Woodbrook lands, would be critically important, so as to enhance the viability of the DART Station, pending full build-out of the residential lands in the Plan Area. Meanwhile, strategic upgrades to the road network both in the Plan Area and wider environs may be necessary, as to be determined by the findings of the Core Bus Corridor Study (NTA) and the M11/N11 Corridor Study by Transport Infrastructure Ireland (TII).

More local level infrastructure to be provided within the development parcels includes school and crèche provision, neighbourhood centre facilities, pocket parks, cycle and pedestrian routes, civic spaces and the public realm. The Council will actively work with the Department of Education and Skills (DES) and individual developers to secure the co-ordinated delivery of this local infrastructure provision.

The LAP identifies a range of strategic and local infrastructure necessary to facilitate development in the Plan Area. The timely and co-ordinated delivery of such infrastructure across a number of state agencies will be a key focus of Dún Laoghaire Rathdown Council.

5.3 Achieving Key Site Objectives

Achieving the Key Site Objectives as set out in the Site Framework Strategies will be largely dependent on the relevant landowners bringing forward their respective sites for development.

The objectives for each site will be delivered primarily through the development management process, on assessment by the Planning Authority and/or An Bord Pleanála with input from the various statutory consultees or prescribed bodies under the Planning and Development Act, 2000 (as amended).

Social housing objectives will be delivered under Part V of the Planning and Development Act, 2000 (as amended).

The Shanganagh Castle Site has the potential to make a significant contribution to the variety of social housing unit types and mixed-tenures and consequently, the Council is anxious to initiate the planning process for housing on the site as a matter of urgency to address the housing needs within the County.

Costs associated with achieving the key site objectives will, for the most part, be borne by the individual developers, with the likely exception of infrastructure of a more strategic or Regional nature. In the case of the school site reservation, where the land is required for construction of a school, this will be financed by the Department of Education and Skills (DES).

5.4 Phasing

Given the greenfield nature of the two development parcels, it will be essential to ensure that critical enabling infrastructure is delivered to unlock the development potential of these lands. In this regard, water supply and drainage are the most fundamental infrastructure impediments to development proceeding at Woodbrook and Shanganagh Castle. Accordingly,

an adequacy of the water supply and drainage network to cater for any proposed development will be an essential prerequisite and should be demonstrated as part of any planning application for lands within the Plan Area.

Thereafter, the primary purpose and focus of any phasing imperatives will be to ensure that key elements of infrastructure are delivered in tandem with residential development as necessary to ensure the proper planning and sustainable development of the area. The phasing approach will also include social infrastructure elements to ensure a commensurate level of community facilities for the emerging residential neighbourhood. Notwithstanding, the Council is cognisant of the over-arching imperative to deliver new homes and as such it is not the intention to apply a prohibitively restrictive phasing schedule.

Woodbrook and Shanganagh Castle, as the two key development parcels, may progress independently of each other. However, given the scale and development potential of these parcels, it is considered that an element of sequential phasing should apply within each as key sites.

A Phasing Schedule for each of the key sites is set out below, and whilst specific requirements apply in certain instances, flexibility or a roll-over mechanism to a subsequent phase may apply at the discretion of the Planning Authority if considered appropriate. This is to facilitate flexibility and to allow for changing market conditions over time whilst ensuring that the key objectives are still realised.



Photo 27: Apartments Olcovar, Shankill

5.5 Phasing Schedule

Table 14: Phasing Schedule for Woodbrook

Infrastructure	Phase / Timeframe	Responsibility
Water Supply & Drainage	Demonstration of adequate water and drainage supply as part of any planning application. Interim solutions may be considered in advance of comprehensive upgrade, subject to agreement by IW.	IW
DART Station	Early provision in tandem with delivery of initial phases of residential development. Potential timeframe c. 3 year lead-in from planning to operation.	NTA
Temporary Car Park / DART	Provision in tandem with DART Station to support viability of the DART.	Developer
Main Woodbrook Avenue	Early provision of road in its entirety from Dublin Road to DART Station to facilitate access to Station. Delivery to align with DART Station and initial phase of housing.	Developer
Neighbourhood Centre	Commence construction of the NC on completion of the first 500 Residential Units.	Developer
School	Site identified for the new 24 classroom school to be made available to the Department of Education and Skills as per their requirements. Early provision of an access route to school site to be provided in tandem with Main Avenue is preferable.	Developer / DES
Crèche / Childcare Facilities	Crèche facility to be delivered as part of the Neighbourhood Centre development, and thereafter in accordance with the Development Plan Standards.	Developer
Public Realm	Proposals for residential development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developer
Public Open Space	Green Axis, Linear Park & Village Green to be provided in tandem with relevant phase of development. Village Green in conjunction with Neighbourhood Centre.	Developer / DLRCC
Community Facilities General	Proposals for residential development to demonstrate contribution to community facilities for every 200 Units / 20,000 m ²	Developer
Six-Year and Longer Term Road Objectives	Pending outcome of NTA / TII Studies	NTA / TII / DLRCC
Traffic Management	Prepare a Traffic Management Plan for Shankill Village with a view to alleviating the impact of traffic generated from the future development within the Woodbrook-Shanganagh LAP area	DLRCC

Table 15: Phasing Schedule for Shanganagh Castle

Infrastructure	Phase / Timeframe	Responsibility
Water Supply & Drainage	Demonstration of adequate water and drainage supply as part of any planning application. Interim solutions may be considered in advance of comprehensive upgrade, subject to agreement by IW.	IW
Access to DART Station	Early provision of cycle and pedestrian linkages routes to the DART Station in tandem with delivery of initial phases of residential development.	Developer *
Central Avenue Access	Delivery in tandem with housing construction as necessary to access each phase of residential development.	Developer *
Social & Mixed-Tenure Housing	Social & Mixed-Tenure Housing to be delivered as a matter of urgency on adoption of the LAP and in accordance with the Council's Housing Programme. Scale of housing represents a significant element of community gain / community.	DLRCC / Approved Housing Body / Developer /
Shanganagh Castle	Private residential units represent the enabling development for potential refurbishment of Shanganagh Castle. Public accessibility facilities to be provided at Shanganagh Castle subsequent to delivery of an element of above residential development and / or as funds become available to deliver in tandem with the Master Plan for Shanganagh Park.	DLRCC / Developer
Childcare Facilities	Childcare facilities to be delivered in accordance with the Development Plan standards.	DLRCC / Developer
Public Realm	Proposals for residential development to demonstrate contribution to the public realm, including civic spaces, shared surfaces, public and communal open space, cycle / pedestrian routes.	Developer *
Public Open Space	Public Open Space provision to be incorporated into Shanganagh Park and delivered as part of the implementation of the Shanganagh Park Master Plan.	DLRCC / Developer*
Community Facilities General	Proposals for residential development to demonstrate contribution to community facilities for every 200 Units / 20,000m ²	DLRCC / Developer*
Six Year -& Longer Term Road Objectives	Pending outcome of NTA / TII Studies	NTA / TII / DLRCC
Traffic Management	Prepare a Traffic Management Plan for Shankill Village with a view to alleviating the impact of traffic generated from the future development within the Woodbrook-Shanganagh LAP area	DLRCC

*DLRCC significant stakeholder interest in SC Site at the time of LAP Preparation

5.6 Implementation, Monitoring & Review

Dún Laoghaire-Rathdown Council is committed to taking a pro-active approach to progress the delivery of the Plan.

To assist implementation, the requirement for applicants to prepare a Master Plan - as set out in the previous section - will apply and should accompany all planning applications where the proposed development relates to a portion only of each of the respective development parcels.

The LAP will have effect for a period of six-years from the date of adoption, unless otherwise amended or revoked, as per the Planning and Development Act 2000 (as amended).

Prior to the fifth year from adoption, the Planning Department will carry out a review of the LAP to inform whether the Plan should be extended (for a maximum of another five years), reviewed or revoked. The findings of the review will be presented to the Elected Members for their consideration.

Acknowledgements

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Planning & Organisational Innovation (LAP Facilitators - Vivienne Byrne and Zara Horan)

Architects

Economic, Community & Cultural Development

Housing

Infrastructure & Climate Change

Municipal Services

Environmental Appraisal :

CAAS – SEA & AA Consultants

Built Heritage :

Clare Hogan Architects – Architectural Heritage Impact Assessment

Urban Design :

Loci - Guidance & Drawings

Document Design :

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