



# County Development Plan 2022-2028

**Appendices**  
1-13



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# **Appendix 1:**

## Tiered Approach to Land Zoning – Infrastructure Assessment

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## 1. Tiered Approach to Land Zoning – Infrastructure Assessment

Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the CDP.

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.
- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.
- The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the Plan period. Such lands should not be included within the Core Strategy for calculation purposes.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following sections set out an assessment of strategic enabling infrastructure requirements for Tier 2 lands across the County. The assessment focuses on the provision of infrastructure that is considered to be strategic in nature. The delivery of minor and/or local level infrastructure may be delivered through operational works of a service provider or developer-led and co-ordinated through the development management process.

The assessment does not comprise an exhaustive list of requisite infrastructures across the County and while it is intended to inform, it is not to be relied upon for development management purposes. The purpose of the assessment is to demonstrate how lands zoned in the CDP with potential for residential development, are either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) (in compliance with Appendix 3 of the NPF). The assessment is point-in-time and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process whereupon detailed assessment will be undertaken.

### 1.1 Infrastructure Assessment - Challenges

A mis-alignment exists between the timeframe of the CDP and some of the capital investment plans that are required to inform same. The delivery of strategic infrastructure projects is ultimately dependent upon the availability of capital, which is itself influenced by economic performance and policy decision-making. The current capital investment plan of Irish Water covers the period from 2020 to 2024 and is somewhat shorter than the timeframe of the CDP, which covers the period up to 2028. While a reasonable level of certainty can be anticipated regarding the delivery of infrastructure over the period 2020-2024, no such certainty can be provided regarding the delivery of water and wastewater infrastructure projects that do not form part of Irish Water's current investment plan, and subsequently whether such projects may be completed within the timeframe of the CDP. In the absence of such certainty, due consideration is given to the NPF provision which states that Tier 2 lands must *"...have potential to become fully serviced within the life of the plan"*.

The capital programme for DLR is a rolling three-year programme (currently 2019-2021), which is reviewed on an annual basis. The basis for the selection of capital projects links back to the objectives of the CDP which is adopted by the Members, and in turn by a number of associated Development Contribution Schemes adopted in accordance with sections 48 and 49 of the Planning and Development Act 2000 (as amended). Each Development Contribution Scheme incorporates a list of capital projects to be progressed which will be funded/part funded from development contributions payable under the terms of the schemes. The DLR Capital Programme is comparatively short in timeframe and, importantly, tied to capital projects identified in the existing CDP 2016 - 2022. Infrastructure projects identified in the new 2022-2028 CDP will be included in future DLR capital programmes and future contribution schemes.

Finally, the NPF requires the CDP to include a reasonable estimate for the full cost of delivery of the infrastructure identified. This requirement presents a challenge and not all costs are available or known. Notwithstanding, every effort has been made to include costings where a verifiable source for same has been identified. In most cases, the Council does not bear any responsibility for the preparation of these cost estimates.

## 2. Strategic Infrastructure – Regional and County Constraints

Certain strategic infrastructure projects are of significance to the future growth of the entire County, and to the wider Region. The overall water supply and wastewater situation for the Greater Dublin Area (GDA) is critical, and it’s almost certain to become more so in the absence of significant infrastructure investment. The speed of change and pace of development experienced in recent decades, both within DLR and the wider Dublin Region, has placed stresses and pressures on existing water supply and wastewater infrastructure. There are also a number of transport projects of strategic importance which will improve public transport provision across the County and support ongoing sustainable growth over the course of the CDP and beyond. The following Tables set out an overview of such strategic infrastructure projects that relate to overarching growth at both the County and Regional level.

### 2.1 Strategic Water Infrastructure – Regional

DLR falls within the water supply zone for the GDA and supply in the Region is currently limited. Irish Water are currently progressing a number of projects in order to increase supply and improve water quality standards. The long-term development of the Region will be dependent on the Eastern and Midlands Water Supply Project.

Table 1: Strategic Water Infrastructure - Regional

Strategic Water Infrastructure	Project Delivery	Zoning Tier
<p>Irish Water (IW) has a number of new supplies coming into operation in 2020/2021 including: the Peamount–Saggart pipeline; the Srowland supply area expansion; the Leixlip upgrade; and the Vartry Water Supply Scheme.</p> <p><i>The Vartry Water Supply Scheme</i> IW is making a significant investment in the Vartry Water Supply Scheme to ensure a safe and sustainable water supply for the north Wicklow and south Dublin area. The project includes <i>inter alia</i> the construction of a new water treatment plant at Vartry, the construction of a new 4km pipeline from Vartry and Callowhill and the upgrade / replacement of other infrastructure. The scheme will ensure that water complies with water quality standards set out in the EU Drinking Water Directive and the national Drinking Water Regulations. The project will also ensure that this critical water supply network can operate safely through any intense rainfall events.</p> <p>Even with these new supplies, water resources in the GDA will continue to be constrained. IW’s policy provides that the availability of water will be on a first come, first served basis with priority given to domestic customers. Non-domestic developments will be asked to review their proposals to reduce water requirements.</p> <p><i>Eastern Midlands Water Supply Scheme</i> The long-term development of the Region will be dependent on the Eastern and Midlands Water Supply Project. The NPF provides that a new long-term water supply source for the Eastern and Midland Region, which includes the Dublin Water Supply Area, is needed by the mid-</p>	<p><i>Vartry Water Supply Scheme</i></p> <ul style="list-style-type: none"> <li>• Currently under construction and due for completion in 2021.</li> <li>• Identified in the National Development Plan 2018-2027 (NDP).</li> <li>• Estimated cost of €150m (source: NDP).</li> </ul> <p><i>Eastern Midlands Water Supply Scheme</i></p> <ul style="list-style-type: none"> <li>• IW are progressing the preparation of a planning application for the scheme.</li> <li>• Identified in the NDP within the category</li> </ul>	<p>All sites subject to connection agreement with Irish Water (in line with existing practice).</p>



Strategic Water Infrastructure	Project Delivery	Zoning Tier
<p>2020’s, to provide for projected growth up to 2050 and contribute to resilience and security of supply.</p> <p>The project involves a 170km pipeline with supporting infrastructure (water treatment plant, pumping stations and terminal point reservoir) to ensure that the long-term water supply needs of the Region are met in a sustainable manner. IW has concluded a four-phase public consultation process and identified the preferred scheme:</p> <ul style="list-style-type: none"> <li>• Abstraction of water from the Lower Shannon at Parteen Basin;</li> <li>• Water treatment at Birdhill; and,</li> <li>• Treated water piped to a termination point reservoir at Peamount in south County Dublin, with supplies of treated water available to Midland communities along the route.</li> </ul>	<p>‘Strategic Investment Priorities 2018-2027’.</p> <ul style="list-style-type: none"> <li>• Estimated cost of €1.2 to €1.3 billion (source: NDP).</li> </ul>	

Figure 1: Water Supply Project – Eastern and Midlands Region



Source: Irish Water

## 2.2 Strategic Wastewater Infrastructure – Regional

DLR is served by two main treatment plants at Shanganagh and Ringsend. The Shanganagh Wastewater Treatment Plant is currently operating below design capacity and is key to unlocking much of the development potential of the southern part of the County (and north County Wicklow). The Ringsend Wastewater Treatment Plant is currently undergoing significant upgrades in response to capacity issues which will allow the plant to treat increasing volumes of wastewater. In the longer term, the GDA will be dependent on the Greater Dublin Drainage Project to free up capacity at the Ringsend plant.

Table 2: Strategic Wastewater Infrastructure – Regional

Strategic Wastewater Infrastructure	Project Delivery	Zoning Tier
<p><b>Ringsend Wastewater Treatment Plant Upgrade Project</b>                      This project will increase the capacity of the Ringsend plant from c. 1.64m population equivalent (PE) to c. 2.4m PE. This will provide for both existing population and future growth, and bring benefits in terms of health, environmental protection and improved water quality. The project includes <i>inter alia</i>:</p> <ul style="list-style-type: none"> <li>• Additional secondary treatment capacity;</li> <li>• Works to facilitate the use of aerobic granular sludge technology in the existing secondary treatment tanks; and,</li> <li>• Expansion of the plant’s sludge treatment facilities.</li> </ul> <p><b>Greater Dublin Drainage Project (GDDP)</b>                      The GDDP aims to provide long-term sustainable wastewater drainage and treatment to facilitate the continued social and economic development of the Region. The project involves the provision of new wastewater treatment works, a marine outfall, and a new drainage network in the northern part of the GDA.</p> <p>Together, with the upgrade of the Ringsend Wastewater Treatment Plant, these projects are intended to provide adequate wastewater treatment to serve the GDA to 2050. It is anticipated that the GDDP will provide the additional treatment capacity required from the mid-2020s.</p>	<p><b>Ringsend Wastewater Treatment Plant Project</b></p> <ul style="list-style-type: none"> <li>• Identified in the NDP.</li> <li>• Currently under construction and due for completion in 2025.</li> <li>• Phased increase in capacity (2.1m PE in 2022 and 2.4m PE in 2025).</li> <li>• Estimated cost of c. €400m (source: Irish Water).</li> </ul> <p><b>Greater Dublin Drainage Project</b></p> <ul style="list-style-type: none"> <li>• Planning permission granted in November 2019.</li> <li>• Identified in the NDP within the category ‘Strategic Investment Priorities 2018-2027’.</li> <li>• Estimated cost of c. €500m (source: NDP).</li> </ul>	<p>All sites subject to connection agreement with Irish Water (in line with existing practice).</p>

Figure 2: The Greater Dublin Drainage Project



Source: Irish Water

## 2.3 Strategic Wastewater Infrastructure – County

There are a number of existing constraints in the sewer network across the County. Irish Water are currently preparing Drainage Area Plans for the Dodder Valley and the West Pier catchments (discharging to the Ringsend Plant) and the Bray/Shanganagh catchment (discharging to the Shanganagh Plant). The Drainage Area Plans will model the existing sewer network, and future scenarios, and develop solutions and a programme of works to overcome identified constraints. The current estimated timeline for completion of the Drainage Area Plans is as follows:

- Bray/Shanganagh Drainage Area Plan: At growth forecast analysis stage - study due to be completed in 2020/2021.
- West Pier Drainage Area Plan: Contractor’s surveys continuing into 2020 - study due to be completed in 2021.
- Dodder Valley Drainage Area Plan: Contractor’s surveys continuing into 2020 - study due to be completed in 2022.

Upon completion of the Drainage Area Plans, Irish Water will be able to identify areas where repair or upgrade work is required. Furthermore, the studies will support Irish Water in effectively planning future investment in the wastewater treatment network so that maximum value for money can be achieved while also protecting the environment, preventing sewer flooding and facilitating future population and economic growth. The funding and delivery of identified projects in the studies will be dependent upon inclusion in the Irish Water Capital Investment Programme (current programme covers the period 2020 to 2024), or the subsequent update of same. Alternatively, there is the possibility for identified projects to be developer-led.

## 2.4 Strategic Transport Infrastructure

There are a number of transport projects of strategic importance, which will improve public transport provision across the County, and support ongoing sustainable growth focussed on the integration of land use and transportation. The following projects are of particular importance in the content of the strategic growth areas identified in the Core Strategy.

Table 3: Strategic Transport Infrastructure

Strategic Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Luas Green Line Enhancement Project</i> This project is incrementally increasing capacity on the network through a combination of higher frequencies, additional trams and larger rolling stock.</p> <ul style="list-style-type: none"> <li>• Phase 1 involves extending the existing twenty six 43-metre-long trams to 55 metres in length and the delivery of an additional eight 55 metre trams to the fleet. Extending the trams will increase passenger capacity by c. 30%.</li> <li>• Phase 2 involves increasing frequency by operating 30 no. 55m trams per hour (in each direction) – one every two minutes – increasing carrying capacity to c. 11,000 passengers per hour per direction (ppdph). The compares to a ‘pre-enhancement project’ capacity of 6,408 ppdph in the AM peak.</li> </ul> <p><i>Luas Green Line Extension to Bray</i> The extension of the Luas Green Line from Cherrywood to Bray Town Centre will provide a high frequency, high capacity link between Bray and the key employment areas of Dundrum, Sandyford, Carrickmines and Cherrywood, in addition to connecting to the City Centre. While a decision</p>	<p><i>Luas Green Line Enhancement Project</i></p> <ul style="list-style-type: none"> <li>• Identified in the NDP and the NTA’s Transport Strategy for the GDA 2016-2035.</li> <li>• Expansion of Sandyford Depot completed in 2019.</li> <li>• Delivery of tram extensions commenced in Q2 2019 and expected to be complete in Q2 2021.</li> <li>• Delivery of new trams to commence in Q2 2020 and be complete in Q2 2021.</li> <li>• Estimated cost c. 100m.</li> </ul> <p><i>Luas Green Line Extension</i></p> <ul style="list-style-type: none"> <li>• Identified in the NDP and the NTA’s Transport Strategy for the GDA 2016-2035.</li> </ul>	<p>Subject to assessment on a site-by-site basis.</p>

Strategic Transport Infrastructure	Project Delivery	Zoning Tier
<p>on the final alignment has yet to be made, it is likely to run to Bray DART station via Shankill and the former Bray Golf Club lands.</p> <p><i>BusConnects Dublin</i>                      BusConnects Dublin aims to overhaul the current bus system in Dublin through a 10-year programme of integrated actions to deliver a more efficient, reliable and better bus system. BusConnects includes:</p> <ul style="list-style-type: none"> <li>• Redesign of the bus network with high frequency spines, orbital routes and increased bus services.</li> <li>• New cycle network.</li> <li>• New ticketing and cashless payment system.</li> <li>• New bus stops and shelters with better signage and information.</li> <li>• Bus-based park and rides in strategic locations.</li> <li>• New bus livery and transitioning to a new bus fleet with low emission vehicle technologies.</li> </ul>	<ul style="list-style-type: none"> <li>• The NDP commits to the appraisal, planning and design of the extension during the period to 2027.</li> </ul> <p><i>Bus Connects</i></p> <ul style="list-style-type: none"> <li>• Public consultation stage.</li> <li>• The NDP commits to the delivery of the full BusConnects programme during the period to 2027.</li> <li>• Estimated cost of €2b (source: NDP)</li> </ul>	

Figure 3: Luas Green Line Capacity Enhancement Project



Source: National Transport Authority

### 3. Metropolitan Area Strategic Plan (MASP)

The settlement strategy for the CDP is based upon the key principles of the NPF and RSES and corresponds with the strategic development corridor approach of the MASP. There is broad alignment between the strategic growth areas identified in the MASP and the growth areas identified in the CDP. A key aim of the MASP is to unlock the development capacity of strategic development areas within the wider metropolitan area, by identifying the sequencing of enabling infrastructure. A phased sequence of infrastructure investment is identified to enable the accelerated delivery of strategic development corridors; within the short term to 2026; the medium term to 2031; and in the long term to 2040.

The MASP is aligned with the National Development Plan to ensure that it can inform national-level sectoral investment plans and co-ordinate investment within the metropolitan area. The MASP thus provides the planning policy framework, which is interlinked with the requisite capital investment programmes, to ensure the co-ordination of strategic growth areas through the delivery of supporting infrastructure. The following Table sets out the strategic development areas identified in the MASP, as they relate to DLR, and the enabling infrastructure and phasing timeframe that relates to same. Both sections 2 and 4 of this assessment consider these infrastructure projects in additional detail.

#### 3.1 North-South Corridor (DART)

Table 4: North-South Corridor (DART)

Area	Phasing / Enabling Infrastructure
New residential communities at Woodbrook-Shanganagh and the former Bray Golf Course and Harbour lands.	<ul style="list-style-type: none"> <li>• Access road and new Dart station at Woodbrook-Shanganagh.</li> <li>• Access to Bray station and public transport bridge.</li> </ul> <b>Delivery timeframe:</b> short term.
Westward extension of Bray at Old Connaught-Fassaroe and Bray-Fassaroe.	<ul style="list-style-type: none"> <li>• High capacity bus between Bray and Fassaroe, distributor road, N/M11 upgrades, new bridge to Old Connaught.</li> <li>• Waste water upgrades.</li> <li>• Local and wider area water network and storage upgrades.</li> </ul> <b>Delivery timeframe:</b> short to medium term.
	<ul style="list-style-type: none"> <li>• Luas extension to Bray.</li> </ul> <b>Delivery timeframe:</b> long term.

#### 3.2 MetroLink/LUAS Greenline Corridor

Table 5: MetroLink/LUAS Greenline Corridor

Area	Phasing / Enabling Infrastructure
New and emerging mixed-use districts at Cherrywood and Sandyford.	<ul style="list-style-type: none"> <li>• Luas Green Line upgrades.</li> <li>• Public transport and road upgrades.</li> <li>• New road and bridge and N11 junction (Cherrywood) and water upgrades.</li> </ul>
New residential communities at Ballyogan and Environs and Kiltiernan-Glenamuck.	<b>Delivery timeframe:</b> short to medium term.

Figure 4: Dublin Metropolitan Area Strategic Plan

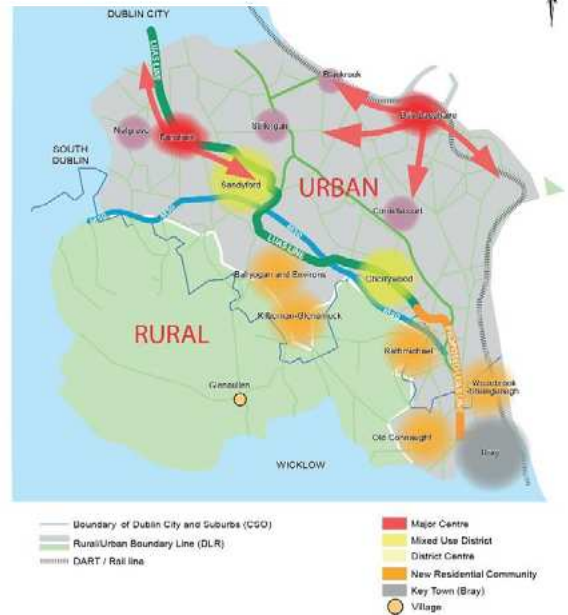


## 4. DLR - Area Specific Infrastructure Constraints

The following section details known infrastructure constraints as they relate to specific areas within the County. The section follows an area-based approach and identifies infrastructure projects that are considered to be of strategic importance for the delivery of residential zoned lands in the County, and in particular strategic areas for growth identified in the Core Strategy, see Figure 5 across.

The Tables are intended to inform but are not intended to be relied upon for development management purposes. The Tables demonstrate that lands identified in the Core Strategy for residential development are either serviced or have the potential to be serviced within the lifetime of the Plan. The full extent of requisite enabling infrastructure with regard to specific sites will continue to be assessed through the development management process.

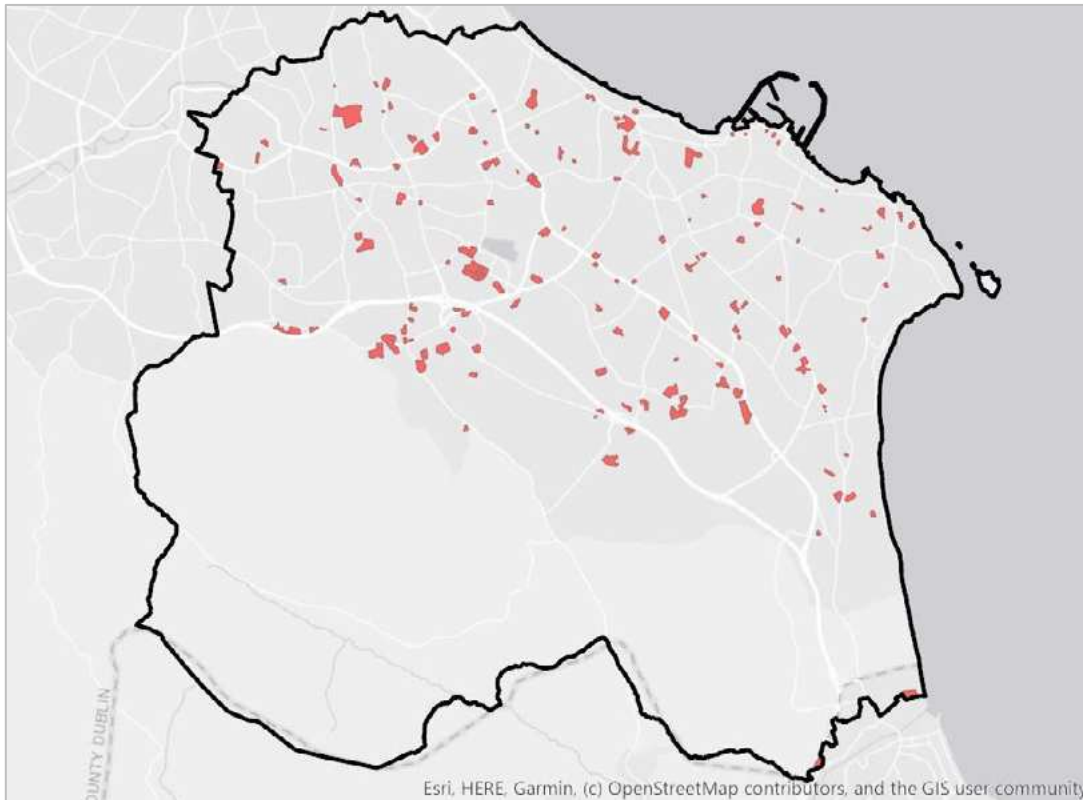
Figure 5: DLR CDP Core Strategy Map



### 4.1 Infill/Windfall

The following section assesses the strategic infrastructure constraints that primarily relate to sites categorised as infill/windfall in the Core Strategy (see Figure 6). These sites are primarily located within the existing built-up area of the County and largely benefit from existing physical and social infrastructure which is largely already in place. A significant proportion of these sites are either under construction or have the benefit of planning permission and have thus previously been assessed through the development management process. A number of other areas are constrained due to the need to deliver supporting infrastructure.

Figure 6: Residential Development Capacity Audit - Infill/Windfall Sites



## 4.2 Infill/Windfall: Sites under Construction/Sites with an Extant Planning Permission

63% of identified ‘infill/windfall’ sites in the County are either under construction or have the benefit of an extant planning permission for residential development. These sites have been assessed at a detailed level through the development management process and are thus considered to be Tier 1 serviced zoned land.

Table 6: Infill/Windfall: Sites under Construction/Sites with an Extant Planning Permission

All Infrastructure	Project Delivery	Zoning Tier
<p>Infrastructure requirements regarding individual infill/windfall sites that are either under construction or have the benefit of planning permission have been previously assessed through the development management process. Sites are assumed to be adequately serviced or requiring developer-led local level supporting infrastructure provided in accordance with the respective planning permission.</p> <p>Sites will need to secure connection to the public water supply and wastewater collection infrastructure through Irish Water.</p>	<ul style="list-style-type: none"> <li>Local level supporting infrastructure to be provided in accordance with the implementation of the relevant planning permission.</li> </ul>	Tier 1

## 4.3 Infill/Windfall: Sites with no Planning Permission

Table 7: Infill/Windfall: Sites with no Planning Permission

Wastewater Infrastructure	Project Delivery	Zoning Tier
<p><i>Landscape Road - Churchtown Local Network Reinforcement Project</i> Requirement: Upgrade of existing 300mm sewer to 450mm from Landscape Road and Braemor Road junction up to the Dodder Valley Sewer.</p>	<ul style="list-style-type: none"> <li>Identified in the Irish Water Investment Plan 2020 to 2024.</li> </ul>	Tier 1 and Tier 2 (as applicable at a local level).
<p><i>Goatstown Road Local Network Reinforcement Project</i> Requirement: 225mm sewer upgrade to 450mm at Goatstown Road.</p>	<ul style="list-style-type: none"> <li>Identified in the Irish Water Investment Plan 2020 to 2024.</li> </ul>	
<p><i>Enniskerry Road – Blackglen Road Local Network Reinforcement Project</i> Requirement: Wastewater network constraints with frequent overflows downstream of Sandyford Village. Local Network Reinforcement Project recommends further studies to determine a solution.</p>	<ul style="list-style-type: none"> <li>Irish Water undertaking studies to determine the appropriate solution.</li> <li>Not on current Irish Water Investment Plan 2020 to 2024. Potential to be on subsequent capital investment plan.</li> </ul>	
<p><i>Torquay Road - Leopardstown Local Network Reinforcement Project</i> Requirement: New combined waste water sewers (375, 525, 600 mm) to connect to existing Carrickmines 700mm sewer.</p>	<ul style="list-style-type: none"> <li>Being assessed under the Bray-Shanganagh Drainage Area Plan.</li> <li>Not on current Irish Water Investment Plan 2020 to 2024. Potential to be on subsequent capital investment plan.</li> </ul>	
<p><i>Johnstown Road - Cabinteely Local Network Reinforcement Project</i> Requirement: Diversion of the existing 450mm sewer into downstream 750mm existing sewer.</p>	<ul style="list-style-type: none"> <li>Identified in the Irish Water Investment Plan 2017-2021.</li> </ul>	



<p><i>Corbawn Lane</i> Capacity issues with the 225mm sewer at Corbawn Lane (low gradient).</p>	<ul style="list-style-type: none"> <li>• Being assessed under the Bray–Shanganagh Drainage Area Plan.</li> <li>• Not on current Irish Water Investment Plan 2020 to 2024. Potential to be on subsequent capital investment plan.</li> </ul>	
Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Blackglen Road/Harold’s Grange Road Improvement Scheme</i> The Blackglen Road/Harold’s Grange Road Improvement Scheme is made up of seven interlinked sections of road and consists of the construction of approximately 3km of single carriageway road. It is a key strategic piece of infrastructure for the west of the County. The scheme will provide a continuous footpath on both sides of the improved roads. A continuous cycle track will be provided on all uphill sections of the road improvement scheme, and on 90% of the downhill sections. A footpath and cycle track will also be provided with the improvement of the remaining section of the Sandyford Road to Lamb’s Cross and the Enniskerry Road improvement between Slate Cabin Lane and Lamb’s Cross. These measures will improve the safety for vulnerable road users.</p>	<ul style="list-style-type: none"> <li>• 6 Year Road Objective of the CDP.</li> <li>• Part 8 planning scheme approved.</li> <li>• Construction to be carried out in phases (due to annual funding requirements and time constraints within which a Compulsory Purchase Order remains valid).</li> <li>• Compulsory Purchase Order for Phase 1 (Blackglen Road) approved in 2019.</li> <li>• Phase 1 Identified in the DLR 3-year Capital Programme 2019-2021.</li> <li>• Estimated cost of 22.7m for Phase 1 (source: DLR Capital Programme 2019-2021).</li> </ul>	<p>Tier 2 pending completion of the relevant scheme (as applicable at a local level).</p>
<p><i>Brennanstown Road Improvement Scheme</i> The completion of the Brennanstown Road Improvement Scheme that will: reduce traffic speeds and improve road safety; provide improved facilities for vulnerable road users; reduce through traffic; and, facilitate the development of zoned lands.</p>	<ul style="list-style-type: none"> <li>• 6 Year Road Objective of the CDP.</li> <li>• Permissions are in place for some improvements, but these are dependent on developments progressing.</li> </ul>	
<p><i>Cherrywood Road Upgrade</i> Road upgrade to incorporate pedestrian and cycle infrastructure.</p>	<ul style="list-style-type: none"> <li>• 6 Year Road Objective of the CDP.</li> </ul>	

Figure 7: Site Location Plan - Blackglen Road/Harolds Grange Road Improvement Scheme



#### 4.4 New Residential Community: Ballyogan and Environs

Ballyogan and Environs is identified as a new residential community in the settlement strategy of the CDP. This designation is supported by the Dublin MASP which identifies Ballyogan and Environs on the Metrolink/LUAS Green Line strategic development corridor.

Table 8: New Residential Community: Ballyogan and Environs

Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Clay Farm Loop Distributor Road</i> The route of the 600m loop distributor road will run through the Clay Farm lands from Ballyogan Road, southward, via a proposed new link bridge which will cross the existing valley to the adjoining undeveloped lands and link back to Ballyogan Road through the Elmfield and Castle Court residential estate to the west where part of the road has been constructed, including the bridge over Ballyogan Stream.</p> <p>The eastern part of the Loop Road is being delivered in tandem with the Clay Farm residential scheme. To progress the development of the Kilgobbin lands the Loop Road is required to be either be in place, with the necessary legal agreements in place for the developer to access the route, or an applicant for planning shall provide evidence that the Loop Road will be available to serve the development as homes are completed (see Ballyogan and Environs LAP 2019-2025).</p>	<ul style="list-style-type: none"> <li>• 6 Year Road Objective of the CDP.</li> </ul>	<p>Tier 2 (applicable to lands at Kilgobbin – see Ballyogan and Environs LAP 2019-2025)</p>

#### 4.5 New Residential Community: Woodbrook-Shanganagh

Woodbrook-Shanganagh is identified as a new residential community in the settlement strategy of the CDP. This designation is supported by the Dublin MASP which identifies Woodbrook-Shanganagh on the North-South (DART) strategic development corridor.

Table 9: New Residential Community: Woodbrook-Shanganagh

Water Infrastructure	Project Delivery	Zoning Tier
<p><i>Network Extensions – Water</i> Programme to construct necessary water network extension infrastructure in order to facilitate growth. The Water Network Extension program aims to increase the reach of IW's mains network across Ireland by focussing on a number of prioritised settlements chosen in collaboration with Local Authorities.</p>	<ul style="list-style-type: none"> <li>• Identified in the Irish Water Investment Plan 2020 to 2024.</li> </ul>	<p>Tier 1</p>
Wastewater Infrastructure	Project Delivery	Zoning Tier
<p><i>Network Extensions – Wastewater</i> Programme to construct necessary wastewater network extension infrastructure in order to facilitate growth.</p>	<p>Identified in the Irish Water Investment Plan 2020 to 2024.</p>	<p>Tier 1/Tier 2 – interim solution possible to facilitate part build out.</p>

Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Woodbrook DART Station</i> New DART station at Woodbrook to serve future growth in the area.</p> <p><i>Woodbrook Internal Distributor Road</i> Provision of Woodbrook Distributor Road/Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station.</p>	<p><i>Woodbrook DART Station</i></p> <ul style="list-style-type: none"> <li>• Identified in the NTA Transport Strategy for the GDA 2016-2035.</li> <li>• Planning application submitted in September 2020 – station to be delivered by the NTA and Irish Rail.</li> <li>• Construction to commence in late 2021 and station to open in 2023.</li> <li>• NTA committed to funding the station.</li> </ul> <p><i>Woodbrook Internal Distributor Road</i></p> <ul style="list-style-type: none"> <li>• Planning permission granted.</li> <li>• Approved for funding of c. €1.85m under the Local Infrastructure Housing Activation Fund.</li> </ul>	<p>Tier 1 - infrastructure to be delivered to support new development.</p>

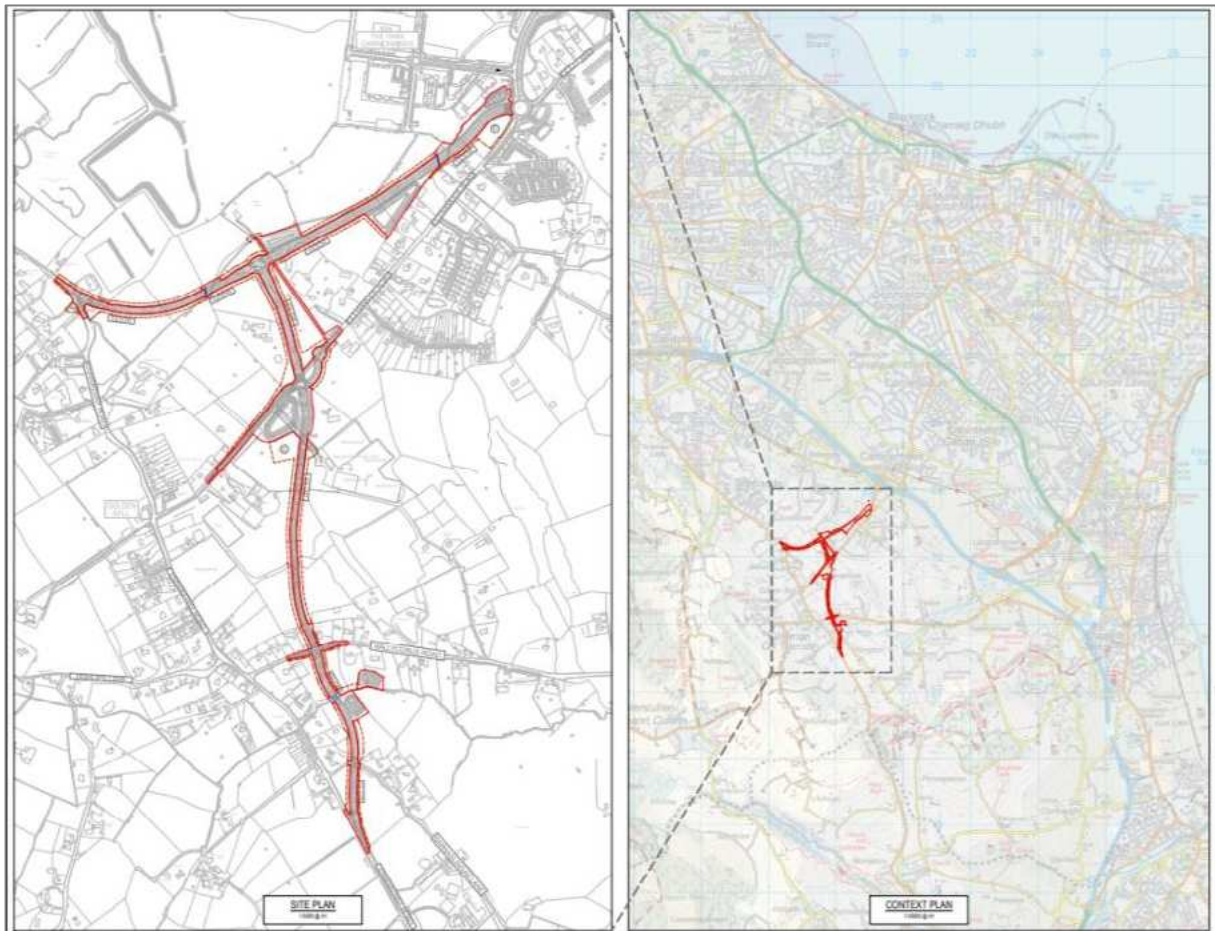
#### 4.6 New Residential Community: Kiltiernan - Glenamuck

Kiltiernan-Glenamuck is identified as a new residential community in the settlement strategy of the CDP. This designation is supported by the Dublin MASP which identifies Kiltiernan-Glenamuck on the Metrolink/LUAS Green Line strategic development corridor. The Glenamuck District Roads Scheme is required to facilitate the development of the zoned lands in Kiltiernan-Glenamuck by providing suitable transport infrastructure.

Table 10: New Residential Community: Kiltiernan - Glenamuck

Water and Wastewater Infrastructure	Project Delivery	Zoning Tier
<p><i>Kiltiernan Network Extension Plan</i> Programme to construct necessary water and waste water network extension infrastructure in order to facilitate growth. The Network Extension Plan aims to increase the reach of Irish Waters mains network across Ireland by focussing on a number of prioritised settlements chosen in collaboration with Local Authorities.</p>	<ul style="list-style-type: none"> <li>• Identified in the Irish Water Investment Plan 2020 to 2024.</li> <li>• Local Network augmentation required.</li> </ul>	<p>Tier 1</p>
Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Glenamuck District Roads Scheme (GDRS)</i> The Glenamuck District Distributor Road – approx. 0.9km of four lane dual carriageway and 660 metres of two-lane single carriageway road which will connect the existing R117 Enniskerry Road with the Glenamuck Road / Golf Lane Roundabout.</p> <p>The Glenamuck Link Distributor Road - approximately 1.8km of two-lane single carriageway road which will connect the new Glenamuck District Distributor Road with the existing Glenamuck Road, Ballycorus Road, Barnaslingan Lane and Enniskerry Road.</p> <p>The Enniskerry Road/Glenamuck Road Junction (Golden Ball) Upgrade Scheme.</p>	<ul style="list-style-type: none"> <li>• 6 Year Road Objective of the CDP.</li> <li>• Road scheme approved by An Bord Pleanála in December 2019 (Ref. PL06D.303945).</li> <li>• Golden Ball upgrade approved by ‘Part 8’ under PC/IC/01/17.</li> <li>• GDRS and Golden Ball upgrade intended to be implemented under a single contract.</li> <li>• Section 49 Supplementary Development Contribution Scheme for the GDRS.</li> <li>• Identified in the DLR’s 3-year Capital Programme 2019-2021.</li> <li>• GDRS estimated cost: c. €75m (source: DLR Capital Programme 2019-2021).</li> </ul>	<p>Tier 1 - up to 700 residential units can be accommodated on the local road network in advance of the completion of the GDRS scheme.</p> <p>Tier 2 – all residential units above the 700 unit threshold on the completion of the GDRS scheme.</p>

Figure 8: Glenamuck District Roads Scheme



#### 4.7 New Residential Communities: Old Connaught and Rathmichael

Old Connaught and Rathmichael are identified as new residential communities in the settlement strategy of the CDP. Old Connaught is identified in the RSES for future growth as part of the westward expansion of the ‘Key Town’ of Bray. This designation is further supported by the Dublin MASP which identifies Old Connaught on the North-South (DART) strategic development corridor. Old Connaught and Rathmichael are not currently serviced, and the future development of these areas is contingent upon the timely delivery of supporting infrastructure. Implementation plans incorporating phasing programmes are to be prepared as part of the Local Area Plan making process for both new communities, linking development with the commensurate delivery of supporting infrastructure.

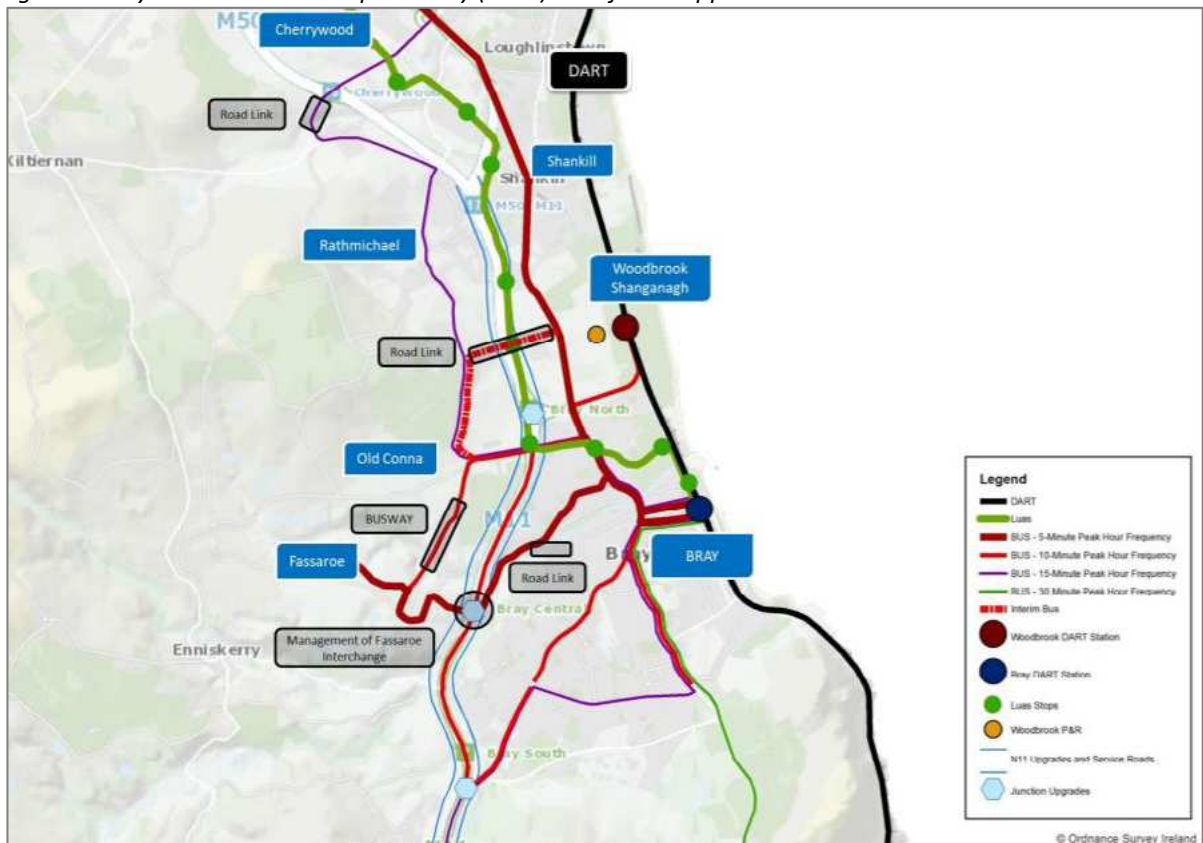
Table 11: New Residential Communities: Old Connaught and Rathmichael

Water Infrastructure	Project Delivery	Zoning Tier
<p><i>Old Connaught-Woodbrook Water Supply Scheme</i> This scheme involves the provision of strategic reservoir storage and associated watermains connections to service future development potential in the areas of Old Connaught, Fassaroe, Woodbrook and Rathmichael.</p> <p>The scheme comprises a connection to the existing Vartry Trunk Main at Ballyman to supply a new low level reservoir which will in turn supply a new high level reservoir via a new pump station. The low level reservoirs will supply the</p>	<ul style="list-style-type: none"> <li>• Planning permission granted for the scheme in 2019.</li> <li>• Identified in the Irish Water Investment Plan 2020 to 2024.</li> </ul>	<p>Tier 2 pending delivery of requisite water infrastructure.</p>

<p>existing network and future development areas up to the 70m contour and the high level reservoir will supply areas up to the 100m contour. The project involves the construction of new trunk pipelines to connect the new reservoirs to the supply areas.</p>		
Waste Water Infrastructure	Project Delivery	Zoning Tier
<p><i>Bray/Shanganagh Drainage Area Plan (DAP)</i> Irish Water is currently preparing a Drainage Area Plan for a relatively large area of south Dún Laoghaire-Rathdown and north Wicklow, including Old Connaught and Rathmichael. Foul drainage from the area will drain to the Shanganagh waste water treatment plant which is currently operating below design capacity. Part of the remit of the DAP is to identify foul drainage connections across the M11/N11 to link up with the treatment plant.</p> <p>As an interim measure, and in advance of the DAP being finalised, Irish Water are currently investigating the early implementation of a Local Network Reinforcement Project, which will connect to the pumping station at Bray.</p> <p><i>Old Connaught Local Network Reinforcement Project</i> In advance of the Drainage Area Plan being finalised, Irish Water are currently investigating the early implementation of a Local Network Reinforcement Project This involves the upgrade of the 225mm sewer along Old Connaught Avenue to 375mm and a new 450mm sewer to connect to 900mm river crossing to Bray pumping station.</p>	<p><i>Bray/Shanganagh Drainage Area Plan</i></p> <ul style="list-style-type: none"> <li>• Irish Water are progressing the Bray/Shanganagh DAP.</li> <li>• The Growth Forecast Analysis is due to be completed in 2020.</li> <li>• Funding of projects dependent on inclusion in the Irish Water Investment Plan or may be developer-led.</li> </ul> <p><i>Old Connaught Local Network Reinforcement</i></p> <ul style="list-style-type: none"> <li>• In the Irish Water Investment Plan 2020-2024.</li> </ul>	<p>Tier 2 pending delivery of requisite waste-water infrastructure.</p>
Transport Infrastructure	Project Delivery	Zoning Tier
<p><i>Bray and Environs Transport Study (2019)</i> This Study, prepared by the NTA, sets out the long-term transport objectives required to support the development of Bray and Environs, which includes residential zoned lands at Old Connaught and Rathmichael. The Study comprises the local-level expression of the NTA’s Transport Strategy for the GDA 2016-2035. The Study establishes a preferred approach which identifies a number of local transport infrastructure projects to serve both Old Connaught and Rathmichael. The main projects include:</p> <ul style="list-style-type: none"> <li>• Upgrade of Ferndale Road including upgrades to local roads to facilitate bus, pedestrian and cycle movements.</li> <li>• A new link road from Ferndale Road to Dublin Road at Shanganagh.</li> <li>• Cherrywood to Rathmichael Link Road.</li> <li>• The phased introduction of bus services in line with increased demand.</li> </ul> <p>The Study sets out a timeline for the implementation of the preferred approach and each of the above referenced projects is identified in Phase A (2019-2027). The Study recommends the preparation of a more detailed implementation plan to include a phasing programme which would set out the transport infrastructure requirements for each successive phase of development.</p>	<p><i>Bray and Environs Transport Study (2019)</i></p> <ul style="list-style-type: none"> <li>• Local-level expression of the Transport Strategy for the GDA 2016-2035, which is supported by the NDP.</li> <li>• Implementation plan and phasing programme to be prepared and incorporated as part of the Local Area Plan making process for both new communities.</li> <li>• NTA to publish a budgetary programme of investment for Bray and Environs.</li> <li>• Schemes require agreement and cooperation between the relevant agencies. In the case of some local authority schemes, these are likely to be managed with the NTA</li> </ul>	<p>Tier 2 pending phased delivery of requisite transport infrastructure.</p>

<p>The Study recommends that the detailed implementation plan is incorporated into a Local Area Plan for the area.</p> <p>The Study notes that any longer-term development – beyond that provided for in the DLR CDP 2016-2022 – would require unambiguous commitment to the delivery of the Luas Green Line from Bride’s Glen to Bray. In this regard, it is highlighted that no additional lands are zoned for residential development at Old Connaught in the 2022-2028 CDP (above that provided for in the 2016-2022 CDP). The Study supports the delivery of a bus service from Sandyford to Bray DART station via Rathmichael and Old Connaught until such time as the Luas Green Line extension to Bray is suitably advanced.</p> <p><b>N11/M11 Junction 4 to Junction 14 Improvement Scheme</b> The N11/M11 Scheme aims to improve safety, accessibility and journey time reliability along this strategic corridor. The Scheme is being considered in accordance with the NTA’s Transport Strategy for the GDA 2016-2035, which presents a suite of objectives to support transportation demands and sustained economic progression. The strategy envisages a number of specific developments, including enhancements along the corridor between Junction 4 and Junction 14.</p> <p>The scheme includes the upgrade of the Wilford roundabout, located immediately to the east of the Old Connaught lands.</p>	<p>under the Sustainable Transport Measures Grants Programme, and TII under government funding allocations with regard to national road schemes. All schemes would also be funded in part by development contribution levies.</p> <p><b>N11/M11 Scheme</b></p> <ul style="list-style-type: none"> <li>• Currently at Phase 2 which involves optioneering of various solutions. The outcome of Phase 2 is the selection of a preferred option. Phase 2 is expected to be complete in 2021.</li> <li>• As this scheme is subject to design development and statutory approval the programme for construction and cost estimates are not currently available.</li> </ul>	
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Figure 9: Bray and Environs Transport Study (2019) – Preferred Approach



### 4.8 Mixed Use District: Sandyford

Sandyford is identified as a mixed use district in the settlement strategy of the CDP. This designation is supported by the Dublin MASP which identifies Sandyford on the Luas Green Line strategic development corridor. Appendix 16 of the CDP contains the Sandyford Urban Framework Plan 2022-2028 (SUFP). The SUFP sets out a comprehensive phasing plan to ensure the orderly development of Sandyford and that development occurs in tandem with the commensurate provision of services.

Table 12: Mixed Use District: Sandyford

Wastewater Infrastructure	Project Delivery	Zoning Tier
<i>Sandyford Tank Sewer</i> Flooding from Blackthorn Avenue and Brewery Road sewers.	<ul style="list-style-type: none"> <li>At design stage.</li> <li>Identified in the Irish Water Investment Plan 2020 to 2024</li> </ul>	Tier 1 and Tier 2 - as applicable at a local level.
Transport Infrastructure	Project Delivery	Zoning Tier
<i>Bracken Link Road</i> Bracken Road Extension to the Drummartin Link Road.  <i>M50 Junction 14 Link Road</i> Provision of a new link road between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.  <i>Leopardstown Link Road</i> Phase 2 of Leopardstown Link Road.	<ul style="list-style-type: none"> <li>Phasing of infrastructure to accord with the Sandyford Urban Framework Plan (SUFP).</li> <li>Infrastructure to be funded in part through development contributions relating to the SUFP collected under the provisions of the DLR Development Contribution Scheme.</li> </ul>	As per phasing requirements of the UFP.

### 4.9 Mixed Use District: Cherrywood

Cherrywood is identified as a mixed use district in the settlement strategy of the CDP. This designation is supported by the Dublin MASP which identifies Cherrywood on the Luas Green Line strategic development corridor. The adopted SDZ Planning Scheme for Cherrywood is a stand-alone planning document from the CDP and incorporates a comprehensive sequencing and phasing arrangement which links its overall quantum of development with a commensurate delivery of supporting infrastructure.

Table 13: Mixed Use District: Cherrywood

All Infrastructure	Project Delivery	Zoning Tier
The Cherrywood SDZ Planning Scheme incorporates comprehensive sequencing and phasing arrangement which links overall quantum of development with commensurate delivery of supporting infrastructure. As Cherrywood is a green field site there is an extensive suite of common infrastructure to be delivered including <i>inter alia</i> roads, bridges, underpass, bus and cycle facilities, flood attenuation areas, public open space, parks and greenways.	<ul style="list-style-type: none"> <li>Delivery of infrastructure to accord with the Cherrywood SDZ Planning Scheme.</li> <li>Cost estimate for the delivery of common infrastructure is c. €175m for construction.</li> <li>Part of this cost will be met through the Development Contribution Scheme for Cherrywood, Local Property Tax income, LIHAF, URDF funding and the landowners.</li> </ul>	Tier 1 and Tier 2 - as per phasing requirements of the SDZ planning scheme.

#### **4.10 Community Infrastructure**

The term ‘community infrastructure’ covers a broad range of infrastructure and service provision to meet the needs of residents. The NPF tiered approach to zoning does not focus on the community infrastructure element but it is considered of importance in creating sustainable neighbourhoods. The emphasis under section 10(2)(l) of the Planning and Development Act 2000 (as amended) is on the provision of educational and childcare facilities. In consultation with the Department of Education and Skills the County Development Plan facilitates the provision of sufficient land to meet the need for new schools and/or expansion of existing schools, in line with the requirements of anticipated population growth.





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# **Appendix 2:**

## Housing Strategy and Housing Need Demand Assessment (HNDA)

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## 2. Housing Strategy and Housing Needs Demand Assessment (HNDA)

### Structure & Content

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- 2.1.2 Legislative Context
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#### 2.6 Specific Housing Needs

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- 2.9.3 Relevant Development Plan Policies



## 2.1 Introduction

This Housing Strategy and Housing Needs Demand Assessment (HNDA) addresses the issue of the provision of housing for the existing and future population of Dún Laoghaire-Rathdown.

### 2.1.1 General Context and Purpose of Document

The preparation of this Housing Strategy and HNDA forms part of the wider process of reviewing the current Dún Laoghaire-Rathdown County Development Plan 2016-2022 and of preparing a new Development Plan for the period 2022-2028.

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended)<sup>1</sup>, *“each planning authority shall include in any development plan that it makes in accordance with section 12 a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy”*.

Section 94 (3) of the Act specifies that in preparing such a Housing Strategy, a planning authority shall take into account:

- the existing need and likely future need for housing for the purposes of the provision of social housing support and; of housing for eligible households, both within the meaning of the Housing (Miscellaneous Provisions Act) 2009<sup>2</sup>
- the need to ensure that housing is available for persons who have different levels of income
- the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of older people and persons with disabilities, and
- the need to counteract undue segregation in housing between persons of different social backgrounds.

Under changes to the planning system brought about by the Planning and Development (Amendment Act) 2018, Development Plans are now required to be consistent with the National Planning Framework (NPF), the relevant Regional Spatial and Economic Strategy (RSES) and with Specific Planning Policy Requirements (SPPRs) specified in Guidelines made under Section 28 of the Act.

In this regard, it should be noted that under National Policy Objective (NPO) 37 of the NPF, *“a ‘Housing Need Demand Assessment’ (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements”*. NPO 37 states that *“HNDA is:*

- *to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed*
- *to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed, and*
- *to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). This will involve developing and coordinating a centralised spatial database for Local Authority Housing data that supports the HNDA being undertaken by Local Authorities”*.

<sup>1</sup> <http://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/html>

<sup>2</sup> <http://revisedacts.lawreform.ie/eli/2009/act/22/front/revised/en/html>

The NPF references the fact that there are a number of key evidence inputs which inform and drive a HNDA model namely:

- demographic trends, affordability trends and wider economic trends
- housing stock profile pressures, and
- estimating future housing need and demand.

The NPF provides additional clarification as to the nature and role of HNDAs and links their use to the need to ensure that the plan making system is supported by a robust methodology to inform policies around housing and to support the preparation of housing strategies. The NPF also explains how HNDA is aimed at, amongst other things, assisting local authorities to develop long term strategic views of housing need across all tenures, and providing a robust evidence base to support decisions about new housing supply.

The stated aim of the NPF that a HNDA is undertaken by each Local Authority is also referenced in the RSES for the Eastern and Midlands Regional Authority (EMRA) area. Regional Policy Objective (RPO) 9.5 is to *“support local authorities, either individually or combined, in the provision of a Housing Need Demand Assessment that will inform housing policy that provides for diverse housing demand and is in accordance with statutory guidelines”*.

The RSES includes an acknowledgement that in the case of Dublin, the HNDA may be carried out at a metropolitan scale having regard to inter-county and inter-regional settlement interactions and that a Regional HNDA is considered appropriate for the four Dublin Local Authorities. The RSES goes on to note that new statutory guidelines on development plans will be provided in relation to housing provision and the gathering of housing data.

Having regard to the policies outlined above regarding the requirement for HNDAs to be prepared for each Local Authority area, and in the current absence of a metropolitan scale HNDA for the Dublin Region and of Development Plan Guidelines (at the time of Draft Plan preparation), a HNDA was carried out for the purposes of this Housing Strategy. This entailed an analysis of relevant published data from public bodies relating to the key evidence inputs identified in the NPF as they relate to Dún Laoghaire Rathdown. For the purposes of this Plan the Housing Strategy and HNDA is the HNDA.

The purpose of this Housing Strategy and HNDA therefore, is to address the requirements set out in Section 94 of the Act, while also having regard to national and regional planning policy, as well as the various relevant statutory and non-statutory guidance relating to housing and planning. In order to do this, this Housing Strategy and HNDA document has been structured as follows:

- Section 2.1: Introduction (this section, including subsections on the Legislative and Policy Contexts)
- Section 2.2: Housing Demand
- Section 2.3: Housing Supply
- Section 2.4: Housing Demand and Affordability Analysis
- Section 2.5: Social Housing Provision
- Section 2.6: Specific Housing Needs
- Section 2.7: Consultation with Approved Housing Bodies
- Section 2.8: Key Issues and Challenges
- Section 2.9: Implementing the Housing Strategy and HNDA.

Since the preparation of the Housing Strategy and HNDA, new guidance (not section 28 guidelines) has been issued with an accompanying ministerial circular. Chapter 2 of the Plan includes an objective to carry out a regional Housing Needs and Demand Assessment post adoption of the Plan and to consider varying the Plan if required.

### 2.1.2 Legislative Context

The preparation of a Housing Strategy is a requirement of the Planning and Development Act 2000 (as amended). Specifically, it is a requirement of the Part V of the Act which relates to the issue of Housing Supply. This Section of the Act has been subject to a number of significant changes since it was first introduced. Of particular relevance for the purposes of the preparation of this Housing Strategy and HNDA are the amendments brought about by:

- the Planning and Development (Amendment) Act 2002
- the Housing (Miscellaneous Provisions) Act 2009
- the Planning and Development (Amendment) Act 2010
- the Urban Regeneration and Housing Act (2015), and
- the Planning and Development (Amendment) Act 2018.
- the Affordable Housing Act 2021.

The amendments to the Planning and Development Act brought about by the legislation listed above resulted in, amongst other things, a requirement that Housing Strategies were aligned with the population projections contained in Development Plan Core Strategies which, in turn, were required to be consistent with the National Planning Framework (NPF) and the relevant Regional Spatial and Economic Strategy (RSES).

As outlined in the previous section of this document, these changes also introduced the requirement for HNDAs to be undertaken for each Local Authority area to inform housing policies, housing strategies and associated land use zoning policies

Other significant changes include, inter alia, modifications to the options for developers to fulfil their obligations under Part V of the Act. In particular, the 2015 Act provided for:

- the removal of the options for developers to fulfil Part V obligations by:
  - making a financial contribution
  - making available land outside the development site
  - making available serviced sites on the development
- the introduction of a new option of leasing units by the developer;
- a reduction, to no more than 10%, of land required to be reserved for social and affordable housing.

The provision of land on the development site remains the default option for the developer, with the other options being, subject to the agreement of the planning authority, the transfer of units on site or off site, the leasing of units on site or off-site, or a combination of options

With regard to the specific requirements of preparing a Housing Strategy, under Section 94(2) of the amended Act, planning authorities are required to have regard to the most recent summary of social housing assessments relating to the area of the Development Plan prepared in accordance with the Housing (Miscellaneous Provisions) Act (2009).

Under the same section, planning authorities must now also have regard to relevant policies or objectives for the time being of the Government or any Minister of the Government that relate to housing and, in particular, social integration in the provision of housing services.

Additionally, under Section 94(2)(b), planning authorities are now required to “consult with any body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area”. A total of 62 such Approved Housing Bodies (AHBs) were identified from the DHPLG Register of Housing Bodies<sup>3</sup> who either had an address in, or were operating in, the County. These AHBs were subsequently contacted by DLR for the purposes of consulting with them in relation to the preparation of this Housing Strategy and HNDA.

<sup>3</sup> Register of Housing Bodies with Approved Status Under Section 6 of the Housing (Miscellaneous Provisions) Act 1992  
<https://www.housing.gov.ie/housing/social-housing/voluntary-and-cooperative-housing/register-housing-bodies-approved-status>

Since the publication of the Draft Plan, the Affordable Housing Act 2021 has been signed into law and various elements including Part 6 which pertains to Part V of the PDA have been enacted and commenced. One of the main purposes of the new Act is to increase the Part V contribution for new housing developments from up to 10% for social housing to a mandatory 20% requirement, at least half of which must be applied to social housing provision and up to half of which may be applied to affordable and cost rental housing. (Housing Circular 28/2021).

### 2.1.3 Policy Context

Since the adoption of the 2016-2022 County Development Plan, there have been significant changes to planning policy at both a national and regional level, and as was highlighted in the previous section, Housing Strategies must now be in conformity with this new higher-tier planning and housing policy framework. This framework is made up of numerous policy documents which are briefly discussed in the following subsections.

#### 2.1.3.1 Project 2040 – the National Development Plan and National Planning Framework

Project Ireland 2040<sup>4</sup> is the Government’s overarching policy initiative for the Country, and it is made up of the National Planning Framework<sup>5</sup> (to 2040) and the National Development Plan, 2018 - 2027<sup>6</sup>. The National Planning Framework (NPF) is the Government's high-level strategic vision for shaping future growth and development in the entire Country.

The long term-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 (NDP), using State lands for strategic purposes, and transitioning to a low carbon society.

The vision for housing is to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.

The various policies in the NPF are structured under 75 separate National Policy Objectives or NPOs. NPO1 ‘Growing Our Region’, NPO2 ‘Building Stronger Regions: Accessible Centres of Scale’ and NPO3 ‘Compact, Smart, Sustainable Growth’ are of particular significance as they form the basis for a targeted pattern of growth for the Eastern & Midland Regional Assembly area, of which Dún Laoghaire-Rathdown is part. The targets for this growth are summarised in Table 2.1.1.

Table 2.1.1: Targeted Pattern of Growth for the EMRA Area to 2040

EMRA	Growing Our Region	Accessible Centres of Scale	Compact, Smart, Sustainable Growth
	+ 490,000 - 540,000 people (2.85m total) +320,000 in employment (1.34m total)	Dublin City and Suburbs: +235,000 - 290,000 people	50% of new city housing within existing Dublin City and Suburbs Footprint

Source: Government of Ireland (2018) NPF Table 2.1.

Following on from this, NPO8 aims to ensure that the targeted pattern of population growth of Ireland’s cities to 2040 is in accordance with more detailed targets, as presented in Table 2.1.2.

<sup>4</sup> <https://www.gov.ie/en/policy/project-ireland-2040-policy/>

<sup>5</sup> <http://npf.ie/>

<sup>6</sup> <https://www.gov.ie/en/policy-information/07e507-national-development-plan-2018-2027/>



**Table 2.1.2: Targeted Pattern of Growth for Dublin City and Suburbs, 2016-2040**

Dublin – City and Suburbs	Population 2016	Population Growth to 2040		Minimum Target Population 2040
		% Range	People	
	1,173,000	20-25%	235,000 – 293,000	1,408,000

Source: Government of Ireland (2018) NPF Table 4.1.

in July 2018, the Government issued an Implementation Roadmap for the NPF<sup>7</sup> which set out the following transitional regional and county projections to 2031. Table 2.1.3 shows the projection for County Dublin as a whole for 2016, 2026 and 2031.

**Table 2.1.3: Transitional Population Projection for County Dublin, 2016-2031**

Dublin	2016	2026	2031
	1,347,500	1,489,000 - 1,517,500	1,549,000 - 1,590,000

Source: Government of Ireland (2018) NPF Implementation Roadmap, Appendix 2, Transitional Regional and County Population Projections to 2031.

As previously discussed in the introductory section of this document, an additional relevant National Policy Objective is NPO37 which specifies that a Housing Need Demand Assessment (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. NPO 37 states that HNDAs are:

- to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and also at a Metropolitan scale;
- to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed; and
- to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Authority (EMRA) area acknowledges the fact that in the case of Dublin, a regional HNDA is appropriate.

Having regard to the policies outlined above regarding the requirement for HNDAs to be prepared for each Local Authority area, and in the current absence of a metropolitan scale HNDA for the Dublin Region and of Development Plan Guidelines, a HNDA was carried out for the purposes of this Housing Strategy which analysed relevant published data from public bodies relating to the key evidence inputs identified in the NPF for DLR.

Another relevant National Policy Objective is NPO 67 which specifies that provision will be made for Metropolitan Area Strategic Plans (MASPs) to be prepared for metropolitan areas such as Dublin. In the case of Dublin and Cork, the MASP is also intended to address the wider city region. As Dún Laoghaire-Rathdown is identified in the NPF as being part of the 'Dublin Metropolitan Area' it is therefore subject to MASP policies which are contained in the RSES.

Finally, NPO68 of the NPF also allows for a MASP to enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area in addition to growth identified for the Metropolitan area. In the case of Dún-Laoghaire Rathdown, this allows for the reallocation of up to 20 per cent of targeted growth to the key towns of Old Conna, and Bray (part of which falls into the jurisdiction of DLR).

### 2.1.3.2 The Eastern and Midland Regional Spatial and Economic Strategy 2019-2031

<sup>7</sup> <http://npi.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>

The RSES for the EMRA area<sup>8</sup> sets out a strategic plan and investment framework to shape development and manage planning in the Region. The RSES contains 16 Regional Strategic Outcomes (RSOs), which are aligned with 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 environmentally sensitive region in accordance with the Dublin Metropolitan Area Strategic Plan (MASP), which is contained in the RSES.

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 relevant corridors for Dún Laoghaire-Rathdown are 1) the North South Corridor based on DART expansion and 2) Metrolink corridor and upgrades to LUAS. Within these corridors, growth areas have been identified including Woodbrook/Shanganagh, Old Conna, Cherrywood, Sandyford and Ballyogan.

Section 9.3 of the RSES addresses the issue of housing and regeneration, focusing on housing supply and affordability, housing tenure and homelessness. The provision of affordable, appropriate and adaptable accommodation is identified as a key challenge facing the Eastern and Midland Region.

The importance of rigorously assessing housing need is also emphasised. To this end the RSES references NPO 37 on the preparation of Housing Need Demand Assessments, stating that a Regional HNDA is appropriate for the four Dublin local authorities, pending statutory guidance on the matter (see Section 1.3.1 above).

Significantly, and of direct relevance to the preparation of this Housing Strategy, the RSES also sets out specific population projections for the Dún Laoghaire-Rathdown up to 2031 as per Table 2.1.4.

*Table 2.1.4: RSES Baseline Population Projections for DLR, 2016-2031*

Dún Laoghaire-Rathdown	2016	2026 low - 2026 high	2031 low - 2031 high
	218,000	241,000 - 245,500	250,500 - 257,000

*Source: EMRA (2019) RSES, Appendix B Strategic Planning Area (SPA) and County Population Tables.*

Given the ongoing and likely future demand for additional housing in the Dún Laoghaire-Rathdown, the housing demand and affordability analysis presented in Section 4 this Housing Strategy and HNDA will be based on the population numbers associated with the 'high' growth scenario projected by the RSES.

It should be noted that that the 'Implementation Roadmap for the National Planning Framework' makes provision for headroom, not exceeding 25% to be considered up to 2026 for counties, such as Dún Laoghaire-Rathdown where population growth is projected to be at or above the national average baseline for growth. Table 2.1.5 shows the baseline projections adjusted for this additional allocation of population.

*Table 2.1.5: RSES Population Projections for DLR including 'Headroom', 2016-2031*

Dún Laoghaire-Rathdown	2016	2026 (Low to High)	2031 (Low to High)
	218,000	246,750 – 252,375	256,250 – 263,875

*Source: EMRA (2019) RSES, Appendix B; Government of Ireland (2018) NPF Implementation Roadmap*

A further modification to the baseline population projection results from the allocation of additional population to 'key growth towns' in accordance with NPO68. As agreed by the Eastern and Midland Regional Assembly, this resulted in the allocation of an additional 3,500 population to Dún Laoghaire-Rathdown under the 2031 'high' population target scenario (see Table 2.1.6).

<sup>8</sup> <https://emra.ie/rses/>

Table 2.1.6: Approved RSES Population Projections for DLR, 2016-2031

Dún Laoghaire-Rathdown	2016	2026 (Low to High)	2031 (Low to High)
	218,018	246,750 – 252,375	256,250 – 267,375

Source: EMRA (2019) RSES, Appendix B; Government of Ireland (2018) NPF Implementation Roadmap

### 2.1.3.3 Housing Related Policy Statements

As was the case with the legislative and planning policy context, there has been considerable change in the housing policy context since the preparation of the previous DLR Housing Strategy.

Most recently, in 2019, the Department of Housing, Planning and Local Government (DHPLG) in conjunction with the Department of Health (DOH) issued a policy statement '*Housing Options for Our Ageing Population*'<sup>9</sup>.

A particularly significant development was the launch in July 2016 of '*Rebuilding Ireland: An Action Plan for Housing and Homelessness*'<sup>10</sup> with the express aim of delivering on the commitment to increase the provision of new homes.

The €6 billion, multi-annual action plan sought to: increase the overall supply of new homes to 25,000 per annum by 2020; deliver an additional 50,000 social housing units in the period to 2021; and meet the housing needs of an additional 87,000 households through the Housing Assistance Payment (HAP) scheme and the Rental Accommodation Scheme (RAS). Under the general umbrella of Rebuilding Ireland, the government also released the following documents:

- The National Vacant Housing Reuse Strategy 2018-2021<sup>11</sup> (published in 2018); and
- The Strategy for the Rental Sector<sup>12</sup> (published in 2016).

Prior to the introduction of Rebuilding Ireland in 2016, there were a number of other government policy documents relating to housing provision in place including:

- Construction 2020 – A Strategy for a Renewed Construction Sector (2014)<sup>13</sup>;
- the Social Housing Strategy 2020 – Support, Supply and Reform (2014)<sup>14</sup>;
- the Housing Policy Statement (2011)<sup>15</sup>; and
- the National Housing Strategy for People with a Disability (2011)<sup>16</sup>.

It is important to note that, as part of the Development Plan making process, this Housing Strategy and HNDA has been prepared having regard to all necessary and relevant government housing policy documents, including those listed above.

### 2.1.3.4 Ministerial Guidelines

This Housing Strategy and HNDA has also had regard to all policy directions and ministerial guidelines, including 'Section 28' Guidelines. These are Guidelines issued by the DHPLG Section 28 of the Planning and Development Act 2000 (as amended) to which planning authorities must have regard in carrying out their functions under the Act. It is noted that new guidance (not section 28 guidelines) has been issued in relation to the preparation of the HNDA along with an accompanying ministerial circular.

<sup>9</sup> <https://www.housing.gov.ie/housing/special-housing-needs/older-people/housing-options-our-ageing-population-policy-statement>

<sup>10</sup> <https://rebuildingireland.ie/>

<sup>11</sup> <https://rebuildingireland.ie/news/national-vacant-housing-reuse-strategy-2018-2021/>

<sup>12</sup> <https://www.housing.gov.ie/strategy-for-the-rental-sector>

<sup>13</sup> <https://www.housing.gov.ie/housing/construction-2020-strategy/construction-2020-departments-role>

<sup>14</sup> <https://www.housing.gov.ie/housing/social-housing/social-housing-strategy/social-housing-strategy-2020>

<sup>15</sup> <https://www.housing.gov.ie/housing/housing-policy>

<sup>16</sup> <https://www.housing.gov.ie/housing/policy/people-disability/housing-people-disability>

A summary of such Guidelines which relate to the preparation of this County Development Plan is provided in a separate Appendix to the Plan, as is a statement outlining compliance with such guidelines in accordance with Section 28(1)(a) of the Planning and Development Act.

With regard to specific issue of the provision of social housing, the DHPLG published its latest Guidelines on Part V of the Planning and Development Act in 2017<sup>17</sup>.

These Guidelines, which address a number of specific issues (primarily relating to the making of Part V agreements), note the large number of circulars and guidance documents issued in the period from 2000 relating to Part V.

The Guidelines go on to state that some of this guidance is either no longer relevant or requires updating. Specific reference is made to the 2000 *Guidelines for Planning Authorities on Part V of the Planning and Development Act* and the accompanying *Model Housing Strategy and Step-by-Step Guide*<sup>18</sup>.

In this regard, it should be noted that while this Housing Strategy and HNDA follows the overall methodology for calculating housing affordability set out in the *Model Housing Strategy and Step-by-Step Guide* referred to above, it also relies upon the most up to date information and data sources relating to population, household formations, income trends and residential unit prices in Dún Laoghaire-Rathdown.

With regard to the provision of additional housing more generally, in 2018 and 2020 the DHPLG issued its *Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities*. These Guidelines, which set out standards for apartment development, are an update of previous 2015 guidelines and include a number of new Specific Planning Policy Requirements (SPPRs) which must be applied by planning authorities and An Bord Pleanála in carrying out their functions.

The new guidance (not section 28 guidelines) issued on HNDA includes an accompanying ministerial circular which states that: *“It is expected that HNDA will be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, after the date of this Circular. Planning authorities may also consider variation of a development plan where a completed HNDA significantly affects a Housing Strategy in accordance with section 95(3) of the Act”*. This would indicate that the new methodology should be used for any review commencing after April 2021. As the review of the dlr Plan commenced well over 15 months before that date in January 2020 it is considered appropriate and acceptable that a HNDA was prepared for the Plan using available data sources, methodologies and evidence. The clarity of the circular is welcomed as the HNDA informs both the housing strategy and the core strategy.

### 2.1.3.5 Challenges

It is important to note that the Development Plan is being made at a particular point in the legislative and policy cycle. It is acknowledged in the RSES for example that a Regional HNDA is considered appropriate for the four Dublin Local Authorities and that new statutory guidelines on development plans are to be provided in relation to housing provision and the gathering of housing data.

In the absence of a Regional HNDA or the issuing of Section 28 Guidelines relating to this issue (guidance was issued after the preparation of the Draft Plan), DLR proceeded to prepare this Housing Strategy and HNDA drawing upon the ‘Louth Model’ methodology set out circa 20 years ago in the 2000 *Guidelines for Planning Authorities on Part V of the Planning and Development Act* and the accompanying *Model Housing Strategy and Step-by-Step Guide* (also referred to as the ‘Louth Model’).

It is still envisaged that a regional HNDA will be prepared by the four Dublin Local Authorities with support from the East and Midlands Regional Authority. This approach is supported by DLR as housing markets do not follow administrative boundaries and the entire Dublin area needs to be looked at as a whole. However, It is

<sup>17</sup> [https://www.housing.gov.ie/sites/default/files/publications/files/part\\_v\\_of\\_the\\_planning\\_development\\_act\\_2000\\_guidelines\\_jan\\_2017.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/part_v_of_the_planning_development_act_2000_guidelines_jan_2017.pdf)

<sup>18</sup> <https://www.housing.gov.ie/file/2329>

unlikely that this will be delivered in tandem with this current review but will instead this HNDA will be reviewed following on from the preparation of a regional HNDA.

Pending the preparation of a regional HNDA a Housing Needs Demand Assessment has been carried out. This is so as to allow demographic trends and housing stock profiles inform policy formulation in particular policy in relation to housing type and mix.

The HNDA exercise also allows for the identification of appropriate housing mix requirements for new residential developments in DLR to be adopted in the Development Plan as specified in SPPR1 of the 'Sustainable Urban Housing: Design Guidelines for Planning Authorities'.

Under the current Development Plan, a Housing Strategy was prepared without drawing upon Louth Model methodology. At the time, the 20 per cent requirement for social and affordable housing provision had been changed to 10 per cent social with all government affordable initiatives being stood down.

In light of this, a basic Housing Strategy was carried out which simply projected forward the social housing demand in the County based on the existing housing list at the time. This demonstrated the requirement to provide 10 per cent social housing in all private schemes.

When preparing the Draft Plan, it was considered there was merit in carrying out a more thorough assessment drawing upon Louth Model methodology given that the HNDA methodology was not yet available (Guidelines issued in April 2021). In particular, it was considered that a more detailed analysis of housing supply, demand and affordability in the County could feed into formulation of housing policy for Dún Laoghaire-Rathdown.

Finally, with regard to current challenges facing the provision of adequate levels of additional residential units, it is clear that Dún Laoghaire-Rathdown has seen a significant upturn in construction activity in recent years. While the Covid-19 pandemic has caused disruption to construction activity, particularly during the lockdown period, it is too soon to predict the short / medium term impacts of the pandemic on housing delivery in the County.

## **2.2 Housing Demand**

The foregoing introductory section briefly outlined the general legislative and policy context for the preparation of this Housing Strategy and HNDA. Having regard to this context, the following sections of this document will provide a detailed analysis of housing supply, demand and affordability in Dún Laoghaire-Rathdown over the period of the Development Plan.

This section of the Housing Strategy and HNDA addresses the issue of housing demand in Dún Laoghaire-Rathdown drawing upon Census data relating to issues such as existing population and household size, age, family and socio-economic profile, place of origin and housing tenure.

### **2.2.1 Population and Growth**

As of the date of the 2016 Census the population of Dún Laoghaire-Rathdown was 218,018, up 11,757 from the 206,261 people who lived in the County in 2011.

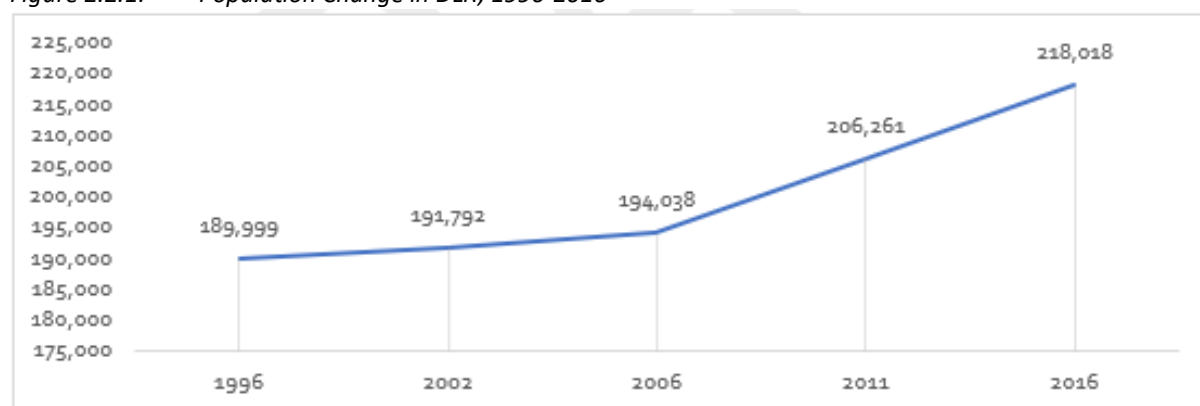
As shown in Table 2.2.1 and in Figure 2.2.1, Dún Laoghaire-Rathdown has seen significant population growth in recent times after relatively low levels of growth in the period between 1996 and 2011.

Table 2.2.1: Population Growth in DLR, 1996-2016

Year	Population	Increase	% Change
1996	189,999	4,589	+2.5%
2002	191,792	1,793	+0.9%
2006	194,038	2,246	+1.2%
2011	206,261	12,223	+6.3%
2016	218,018	11,757	+5.7%

Source: CSO Census Results 2016, 2011, 2006, 2002 and 1996

Figure 2.2.1: Population Change in DLR, 1996-2016



Source: CSO Census Results 2016, 2011, 2006, 2002 and 1996

Table 2.2.2 compares the population growth in Dún Laoghaire-Rathdown (DLR) with the other three Dublin local authorities of Dublin City Council (DCC), Fingal County Council (FCC) and South Dublin County Council (SDCC), County Dublin as a whole, the Eastern and Midlands Regional Authority Area<sup>19</sup> (EMRA) area and the State.

This table indicates that during the most recent intercensal period Dún Laoghaire Rathdown the rate of population growth in Dún Laoghaire-Rathdown was second only to Fingal County Council in terms of growth rates, and was significantly above national growth levels.

Table 2.2.2: Population Growth in DLR Dublin, EMRA and State, 2006-2016

	2006			2011			2016		
	Total Population	Change since 2002	% Change	Total Population	Change since 2006	% Change	Total Population	Change since 2011	% Change
<b>DLR</b>	<b>194,038</b>	<b>2,246</b>	<b>1.2%</b>	<b>206,261</b>	<b>12,223</b>	<b>6.3%</b>	<b>218,018</b>	<b>11,757</b>	<b>5.7%</b>
DCC	506,211	10,430	2.1%	527,612	21,401	4.2%	554,554	26,942	5.1%
FCC	239,992	43,579	22.2%	273,991	33,999	14.2%	296,020	22,029	8.0%
SDCC	246,935	8,100	3.4%	265,205	18,270	7.4%	278,767	13,562	5.1%
Dublin	1,187,176	64,355	5.7%	1,273,069	85,893	7.2%	1,347,359	74,290	5.8%
EMRA	2,025,467	162,837	8.7%	2,209,463	183,996	9.1%	2,328,517	119,054	5.4%
State	4,239,848	322,645	8.2%	4,588,252	348,404	8.2%	4,761,865	173,613	3.8%

Source: CSO Census Results 2016, 2011, 2006 and 2002

Table 2.2.3, which shows the population of Dún Laoghaire-Rathdown, the other Dublin Authorities, County Dublin and the EMRA area as a percentage of the overall percentage of the state, indicates that Dún Laoghaire-Rathdown has the smallest population of any Dublin Local Authority and makes up just 4.6% of the State total.

<sup>19</sup> The Eastern and Midlands Regional Authority Area consists of the four Dublin Local Authorities, as well as the counties of Kildare, Laois, Longford, Louth, Meath, Offaly, Westmeath and Wicklow.

Table 2.2.3: Population of DLR, Dublin, EMRA as a Percentage of the Population of the State, 2006-2016

	2006	2011	2016
<b>DLR</b>	<b>194,038</b>	<b>206,261</b>	<b>218,018</b>
<i>% of State</i>	<i>(4.6%)</i>	<i>(4.5%)</i>	<i>(4.6%)</i>
<b>Dublin City</b>	506,211	527,612	554,554
<i>% of State</i>	<i>(11.9%)</i>	<i>(11.5%)</i>	<i>(11.7%)</i>
<b>Fingal</b>	239,992	273,991	296,020
<i>% of State</i>	<i>(5.7%)</i>	<i>(6.0%)</i>	<i>(6.2%)</i>
<b>South Dublin</b>	246,935	265,205	278,767
<i>% of State</i>	<i>(5.8%)</i>	<i>(5.8%)</i>	<i>(5.9%)</i>
<b>County Dublin</b>	1,187,176	1,237,069	1,347,359
<i>% of State</i>	<i>(28.0%)</i>	<i>(27.0%)</i>	<i>(28.3%)</i>
<b>EMRA</b>	2,025,467	2,209,463	2,328,517
<i>% of State</i>	<i>(47.8%)</i>	<i>(48.2%)</i>	<i>(48.9%)</i>
<b>State</b>	4,239,848	4,588,252	4,761,865
<i>% of State</i>	<i>(100%)</i>	<i>(100%)</i>	<i>(100%)</i>

Source: CSO Census Results 2016, 2011 and 2006

## 2.2.2 Population Projections

In relation to future housing demand and population projections, the Planning and Development Act 2000 (as amended) now requires Housing Strategies to be aligned with population projections set out in the Core Strategy of a County Development Plan, which are in turn required to be consistent with projections included in the NPF and relevant RSES which envisages that:

- the population of Dún Laoghaire-Rathdown is to grow from its 2016 level of just over 218,000 to a total of between 241,000 – 245,500 in 2026 (depending whether a low or high growth scenario was adopted)
- in the period between 2026 and 2031, the population of the area is projected to grow to between 250,500 and 257,000, which would represent between 32,500 and 39,000 more than 2016 levels (depending on the scenario).

Given the ongoing and likely future demand for additional housing in the Dún Laoghaire-Rathdown, this Housing Strategy and HNDA has been prepared on the basis of the population numbers associated with the 'high' growth scenario set out above.

## 2.2.3 Household Size

Table 2.2.4 presents Census data from 2016 and 2011 relating to the number of private households, the number of persons in private households and the average number of persons in private households in Dún Laoghaire-Rathdown as well as the same information at county, regional and national level.

According to the CSO a 'private household' comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping arrangements - that is, sharing at least one meal a day or sharing a living room or sitting room<sup>20</sup>.

The table indicates that contrary to longstanding trends towards smaller household sizes, the average number of persons in private households in Dún Laoghaire-Rathdown, but also across the region and in the State as a whole increased slightly between 2011 to 2016.

Table 2.2.4: Private Households in DLR, Dublin, EMRA and State, 2011-2016

	2011			2016		
	Private households	Persons in private households	Average number of persons in private households	Private households	Persons in private households	Average number of persons in private households
<b>DLR</b>	<b>75,819</b>	<b>202,594</b>	<b>2.67</b>	<b>78,601</b>	<b>213,468</b>	<b>2.72</b>
DCC	208,008	499,659	2.40	211,747	525,229	2.48
FCC	93,146	271,958	2.92	96,812	292,989	3.03
SDCC	90,019	263,723	2.93	92,523	277,168	3.00
Co. Dublin	466,992	1,237,934	2.65	479,683	1,308,854	2.73
EMRA	791,688	2,168,270	2.74	815,557	2,282,857	2.80
State	1,654,208	4,510,409	2.73	1,702,289	4,676,648	2.75

Source: CSO Census Results 2016 and 2011

It is possible that this slight increase reflects the difficulties people faced in forming new households in the aftermath of the last economic crisis as both income levels and construction activity entered a period of significant decline.

<sup>20</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/bqn/>



Despite this, it is assumed that in the medium to long term, the average number of persons in private households will once again decline due to wider demographic trends associated with lower fertility rates and an aging population. As a result, it is expected that the average number of persons in private households in Dún Laoghaire-Rathdown will progress towards the 2.5 level seen in the Dublin City Council area.

## 2.2.4 Components of Population Growth

Table 2.2.5 sets out the natural increase and net migration for Dún Laoghaire-Rathdown from 1996 to 2016. This data indicates that there has been a significant reversal in migration trends experienced in the County, from a net outward migration scenario during the 1996-2002 and 2002-2006 intercensal periods, to a sustained inward migration scenario over the last decade.

Table 2.2.5: *Natural Increase and Net Migration for DLR 1996-2016*

Year	Births	Deaths	Natural Increase	Net Migration	Pop. Increase 2011-2016
1996-2002	15,605	8,907	6,698	-4,905	1,793
2002-2006	9,286	4,905	4,381	-2,135	2,246
2006-2011	13,690	6,417	7,273	+4,950	12,223
2011-2016	14,055	7,108	6,947	+4,810	11,757

Source: CSO Census Results 2016, 2011, 2006 and 2002

Table 2.2.6 and Table 2.2.7 compare the components of population change in Dún Laoghaire-Rathdown to the other Dublin Local Authorities, County Dublin, the EMRA area and the State for 2011-2016. These tables show that while the rates of natural increase are lower in Dún Laoghaire-Rathdown than elsewhere in Dublin, its rate of estimated net migration is considerably higher than the State level and is also the highest of the four Dublin Local Authorities.

Table 2.2.6: *Components of Population Change DLR, Dublin, EMRA and State 2016*

Area	Births	Deaths	Natural Increase	Net Migration	Pop. Increase 2011-2016
DLR	<b>14,055</b>	<b>7,108</b>	<b>6,947</b>	<b>4,810</b>	<b>11,757</b>
DCC	39,071	20,775	18,296	8,646	26,942
FCC	26,313	4,965	21,348	681	22,029
SDCC	23,257	5,496	17,761	-4,199	13,562
Dublin	102,696	38,344	64,352	9,938	74,290
EMRA	177,351	63,952	113,399	5,655	119,043
State	345,706	147,424	198,282	-24,669	173,613

Source: CSO Census Results 2016.

Table 2.2.7: *Average Annual Rates per 1,000 for Births, Deaths, Natural Increase and Estimated Net Migration, DLR, Dublin Local Authorities and State, 2016*

Area	Births per 1,000	Deaths per 1,000	Natural Increase per 1000	Est. Net Migration per 1,000
DLR	<b>13.3</b>	<b>6.7</b>	<b>6.5</b>	<b>+4.5</b>
DCC	14.4	7.7	6.8	+3.2
FCC	18.5	3.5	15	+0.5
SDCC	17.1	4	13.1	-3.1
State	14.8	6.3	8.5	-1.1

Source: CSO Census Results 2016

Table 2.2.8, which shows the percentage of population born outside the county of their enumeration by birthplace in County Dublin, the EMRA region and the State in 2016, indicates that County Dublin has a higher percentage of people born in other countries than at national or regional level.

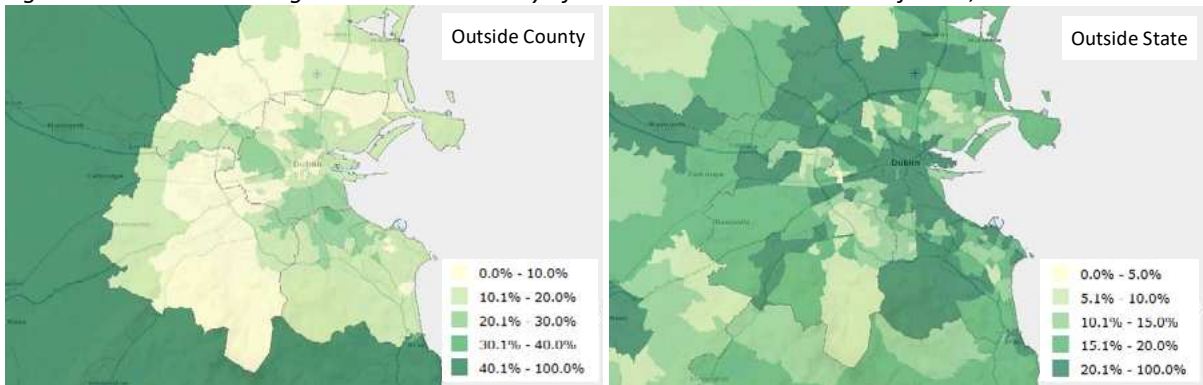
**Table 2.2.8: Percentage of Population Born Outside County of Enumeration by Birthplace in County Dublin, EMRA and State, 2016**

Area	Ireland Born In County	Ireland Born outside County	Born in Other State	Total
Dublin	881,776	167,351	298,232	1,347,359
% total	(65.4%)	(12.4%)	(22.1%)	(100%)
EMRA	1,319,737	549,642	459,138	2,328,517
% total	(56.7%)	(23.6%)	(19.7%)	(100%)
State	2,886,921	1,005,721	869,223	4,761,865
% total	(60.6%)	(21.1%)	(18.3%)	(100%)

Source: CSO Census Results 2016

Figure 2.2.2 which maps this data at ED level shows that when compared to adjacent areas, Dún Laoghaire-Rathdown is characterised by relatively high levels of net migration from both people born in Ireland and those born outside the State.

**Figure 2.2.2: Percentage Born Outside County of Residence and Born Outside of State, 2016**



Source: CSO (2016) Census of Population, CSO (2020) Interactive Online Map Service

## 2.2.5 Age Profile

Table 2.2.9 shows the age of people living in Dún Laoghaire-Rathdown, Dublin, the EMRA area and the State at the time of the 2016 Census by different age groups.

It demonstrates that Dún Laoghaire-Rathdown has a greater proportion of people over 65 than in County Dublin, the EMRA region or in the State. It also has a smaller proportion of children in the 0-4 years age group than in all areas except for in Dublin City Council, and a smaller proportion of younger people in the 5-19 years age group than in the Dublin City Council and County areas.

Table 2.2.9: Age Profile for DLR, Dublin, EMRA and State, 2016

	0 - 4 years	5 - 19 years	20 - 39 years	40 - 64 years	65+	All ages
<b>DLR</b>	<b>27,554</b>	<b>26,675</b>	<b>61,908</b>	<b>67,212</b>	<b>34,669</b>	<b>218,018</b>
<b>(%)</b>	<b>(12.6%)</b>	<b>(12.2%)</b>	<b>(28.4%)</b>	<b>(30.8%)</b>	<b>(15.9%)</b>	<b>(100%)</b>
<b>DCC</b>	58,620	53,374	213,801	156,404	72,355	554,554
<b>(%)</b>	<b>(10.6%)</b>	<b>(9.6%)</b>	<b>(38.6%)</b>	<b>(28.2%)</b>	<b>(13.0%)</b>	<b>(100%)</b>
<b>FCC</b>	51,159	39,204	89,105	89,517	27,035	296,020
<b>(%)</b>	<b>(17.3%)</b>	<b>(13.2%)</b>	<b>(30.1%)</b>	<b>(30.2%)</b>	<b>(9.1%)</b>	<b>(100%)</b>
<b>SDCC</b>	44,498	37,617	82,708	83,019	30,925	278,767
<b>(%)</b>	<b>(16.0%)</b>	<b>(13.5%)</b>	<b>(29.7%)</b>	<b>(29.8%)</b>	<b>(11.1%)</b>	<b>(100%)</b>
<b>Co. Dublin</b>	181,831	156,870	447,522	396,152	164,984	1,347,359
<b>(%)</b>	<b>(13.5%)</b>	<b>(11.6%)</b>	<b>(33.2%)</b>	<b>(29.4%)</b>	<b>(12.2%)</b>	<b>(100%)</b>
<b>EMRA</b>	339,582	296,752	704,507	707,844	279,832	2,328,517
<b>(%)</b>	<b>(14.6%)</b>	<b>(12.7%)</b>	<b>(30.3%)</b>	<b>(30.4%)</b>	<b>(12.0%)</b>	<b>(100%)</b>
<b>State</b>	687,076	622,292	1,322,467	1,492,463	637,567	4,761,865
<b>(%)</b>	<b>(14.4%)</b>	<b>(13.1%)</b>	<b>(27.8%)</b>	<b>(31.3%)</b>	<b>(13.4%)</b>	<b>(100%)</b>

Source: CSO Census Results 2016

Table 2.2.10 which shows the change in the percentage of different age groups in Dún Laoghaire-Rathdown and the State between 2011 and 2016, indicates that while the overall population increased by 5.7%, there was a 16.1% increase in the number of people in the over 65 age group.

It also shows a significant increase between 2011 and 2016 in the number of children under the age of 5 years old in Dún Laoghaire-Rathdown in comparison with the level of the state.

Table 2.2.10: Change in Percentages of Age Groups in DLR and State 2011-2016

	0 - 4 years	5 - 19 years	20 - 39 years	40 - 64 years	65+	All ages
<b>DLR 2011</b>	25,205	26,006	62,036	63,142	29,872	206,261
<b>% of All Ages</b>	<b>(12.2%)</b>	<b>(12.6%)</b>	<b>(30.1%)</b>	<b>(30.6%)</b>	<b>14.5%</b>	<b>100.0%</b>
<b>DLR 2016</b>	27,554	26,675	61,908	67,212	34,669	218,018
<b>% of All Ages</b>	<b>(18.4%)</b>	<b>(20.0%)</b>	<b>(21.9%)</b>	<b>(23.9%)</b>	<b>15.9%</b>	<b>100%</b>
<b>Change 11-16</b>	<b>2,349</b>	<b>669</b>	<b>-128</b>	<b>4,070</b>	<b>4,797</b>	<b>11,757</b>
<b>% Change</b>	<b>+9.3%</b>	<b>+2.6%</b>	<b>-0.2%</b>	<b>+6.4%</b>	<b>+16.1%</b>	<b>+5.7%</b>
<b>State 2011</b>	677,099	585,510	1,416,559	1,373,691	535,393	4,588,252
<b>% of All Ages</b>	<b>(14.8%)</b>	<b>(12.8%)</b>	<b>(30.9%)</b>	<b>(29.9%)</b>	<b>11.7%</b>	<b>100.0%</b>
<b>State 2016</b>	687,076	622,292	1,322,467	1,492,463	637,567	4,761,865
<b>% of All Ages</b>	<b>(14.4%)</b>	<b>(13.1%)</b>	<b>(27.8%)</b>	<b>(31.3%)</b>	<b>13.4%</b>	<b>100%</b>
<b>Change 11-16</b>	<b>9,977</b>	<b>36,782</b>	<b>-94,092</b>	<b>118,772</b>	<b>102,174</b>	<b>173,613</b>
<b>% Change</b>	<b>+1.5%</b>	<b>+6.3%</b>	<b>-6.6%</b>	<b>+8.6%</b>	<b>+19.1%</b>	<b>+3.8%</b>

Source: CSO Census Results 2016 and 2011

## 2.2.6 Family Profile

Table 2.2.11 presents data relating to family cycle in Dún Laoghaire-Rathdown, Dublin, the EMRA area and the State for 2016 based on the following CSO classification for family units:

- Pre-family: Family nucleus of married or cohabiting couple without children where female is under 45 years
- Empty-nest: Family nucleus of married or cohabiting couple without children where female is aged between 45 and 64 years
- Retired: Family nucleus of married or cohabiting couple without children where female is aged 65 years and over
- Pre-school: Family nucleus where oldest child is aged 0-4 years
- Early-school: Family nucleus where oldest child is aged 5-9 years
- Pre-adolescent: Family nucleus where oldest child is aged 10-14 years;
- Adolescent: Family nucleus where oldest child is aged 15-19 years
- Adult: Family nucleus where oldest child is aged 20 years and over.

Table 2.2.11 shows that Dún Laoghaire-Rathdown has a similar profile in terms of families by family cycle as other areas, with the exception of 'Retired' households, which at 13.4% makes up considerably higher proportion of the total number of households than elsewhere.

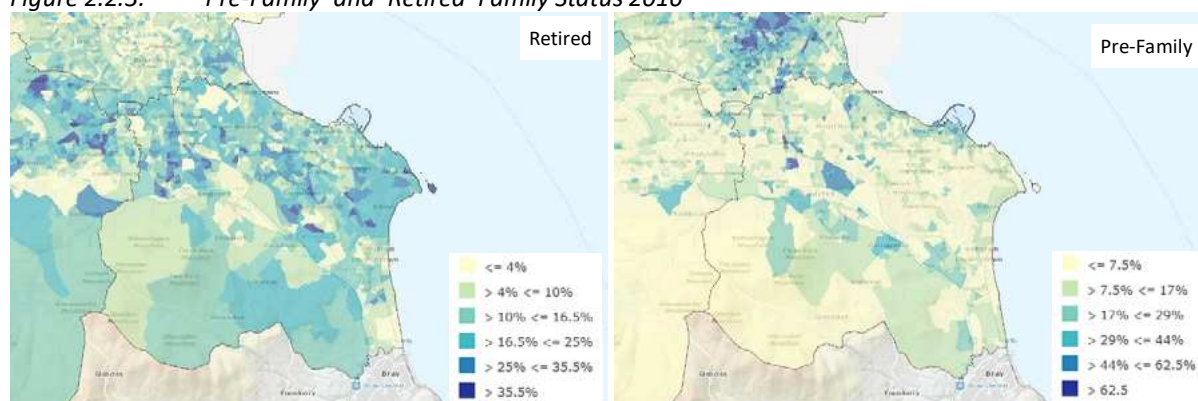
Table 2.2.11: Families by Family Cycle, DLR, Dublin, EMRA and State, 2016

Area	Pre Family	Empty Nest	Retired	Pre-School	Early-School	Pre-Adolescent	Adolescent	Adult
<b>DLR</b>	<b>6,190</b>	<b>4,756</b>	<b>7,841</b>	<b>5,775</b>	<b>6,054</b>	<b>5,293</b>	<b>5,547</b>	<b>14,809</b>
<b>% total</b>	<b>(11.1%)</b>	<b>(8.5%)</b>	<b>(13.4%)</b>	<b>(10.3%)</b>	<b>(10.8%)</b>	<b>(9.5%)</b>	<b>(9.9%)</b>	<b>(26.8%)</b>
<b>DCC</b>	22,925	9,880	11,452	13,387	12,487	10,648	12,166	32,255
<b>% total</b>	<b>(18.3%)</b>	<b>(7.9%)</b>	<b>(9.1%)</b>	<b>(10.7%)</b>	<b>(10.0%)</b>	<b>(8.5%)</b>	<b>(9.7%)</b>	<b>(25.8%)</b>
<b>FCC</b>	98,011	6,178	5,871	9,454	11,293	9,887	9,058	17,594
<b>% total</b>	<b>(10.4%)</b>	<b>(8.0%)</b>	<b>(7.6%)</b>	<b>(12.2%)</b>	<b>(14.6%)</b>	<b>(12.8%)</b>	<b>(11.7%)</b>	<b>(22.7%)</b>
<b>SDCC</b>	6,018	6,290	6,721	7,963	9,417	8,674	8,907	14,809
<b>% total</b>	<b>(8.1%)</b>	<b>(8.5%)</b>	<b>(9.1%)</b>	<b>(10.7%)</b>	<b>(12.7%)</b>	<b>(11.7%)</b>	<b>(12.0%)</b>	<b>(26.5%)</b>
<b>Dublin</b>	43,144	27,104	31,525	5,775	39,251	34,502	35,678	84,809
<b>% total</b>	<b>(13.0%)</b>	<b>(8.1%)</b>	<b>(9.5%)</b>	<b>(11.0%)</b>	<b>(11.8%)</b>	<b>(10.4%)</b>	<b>(10.7%)</b>	<b>(25.5%)</b>
<b>EMRA</b>	63,235	52,641	54,412	632,68	72,770	67,113	69,675	148,351
<b>% total</b>	<b>(10.7%)</b>	<b>(8.9%)</b>	<b>(9.2%)</b>	<b>(10.7%)</b>	<b>(12.3%)</b>	<b>(11.3%)</b>	<b>(11.8%)</b>	<b>(25.1%)</b>
<b>State</b>	111,525	121,720	122,404	122,285	144,861	139,045	150,353	306,177
<b>% total</b>	<b>(9.2%)</b>	<b>(10.0%)</b>	<b>(10.0%)</b>	<b>(10.0%)</b>	<b>(11.9%)</b>	<b>(11.4%)</b>	<b>(12.3%)</b>	<b>(25.1%)</b>

Source: Central Statistics Office, Census 2016

Figure 2.2.3 shows the spatial distribution of 'pre-family' and 'retired' families in Dún Laoghaire-Rathdown and adjacent parts of south County Dublin. It shows the high level of retired families in the Dún Laoghaire-Rathdown but also the concentration of pre-family households primarily in central Dublin City with some notable concentrations in Dún Laoghaire Town and in the Sandyford area.

Figure 2.2.3: 'Pre-Family' and 'Retired' Family Status 2016



Source: CSO (2016) Census of Population, DHO (2020) Online Mapping Resource

## 2.2.7 Socio-Economic Profile

Table 2.2.12 shows the unemployment rate for Dún Laoghaire-Rathdown, Dublin, and the State on the days of the Census in 2011 and 2016. At 7.4% in 2011 and 11.2% in 2016, the unemployment rate for Dún Laoghaire was considerably lower than the rate elsewhere in County Dublin or in the State.

Table 2.2.12: Unemployment Rate in DLR, Dublin Local Authorities and State, 2011-2016

Area	Unemployment Rate 2011	Unemployment Rate 2016
DLR	<b>11.2%</b>	<b>7.4%</b>
DCC	18.5%	12.9%
FCC	16.0%	10.3%
SDCC	19.6%	13.3%
State	19.0%	12.9%

Source: Central Statistics Office, Census 2016

Finally, Table 2.2.13 presents data from the 2016 Census relating to social class in Dún Laoghaire-Rathdown, Dublin the EMRA area and the State. When compared with other areas, it can be seen that a relatively high percentage of people in Dún Laoghaire-Rathdown are in the 'Managerial Technical' or 'Professional Workers' categories.

Table 2.2.13: Social Class in DLR, Dublin, EMRA and the State, 2016

2016	Professional Workers	Managerial Technical	Non-manual	Skilled manual	Semi-skilled	Unskilled	Unknown	Total
DLR	<b>35,398</b>	<b>86,570</b>	<b>35,606</b>	<b>16,679</b>	<b>10,583</b>	<b>3,271</b>	<b>29,911</b>	<b>218,018</b>
%	<b>(16.2%)</b>	<b>(39.7%)</b>	<b>(16.3%)</b>	<b>(7.7%)</b>	<b>(4.9%)</b>	<b>(1.5%)</b>	<b>(13.7%)</b>	<b>(100%)</b>
DCC	53,492	147,267	89,661	62,892	50,188	20,871	130,183	554,554
%	(9.6%)	(26.6%)	(16.2%)	(11.3%)	(9.1%)	(3.8%)	(23.5%)	(100%)
FCC	26,454	97,322	54,632	38,090	25,216	8,283	46,023	296,020
%	(8.9%)	(32.9%)	(18.5%)	(12.9%)	(8.5%)	(2.8%)	(15.5%)	(100%)
SDCC	20,429	79,021	53,954	41,548	26,184	8,892	48,739	278,767
%	(7.3%)	(28.3%)	(19.4%)	(14.9%)	(9.4%)	(3.2%)	(17.5%)	(100%)
Dublin	135,773	410,180	233,853	159,209	112,171	41,317	254,856	1,347,359
%	(10.1%)	(30.4%)	(17.4%)	(11.8%)	(8.3%)	(3.1%)	(18.9%)	(100%)
EMRA	207,157	692,827	409,302	308,148	216,683	77,880	416,520	2,328,517
%	(8.9%)	(29.8%)	(17.6%)	(13.2%)	(9.3%)	(3.3%)	(17.9%)	(100%)
State	386,648	1,336,896	837,145	671,890	501,103	170,391	857,792	4,761,865
%	(8.1%)	(28.1%)	(17.6%)	(14.1%)	(10.5%)	(3.6%)	(18.0%)	(100%)

Source: Central Statistics Office, Census 2016

## 2.3 Housing Supply

This section of the Housing Strategy and HNDA provides a profile of the existing supply of housing in Dún Laoghaire-Rathdown as well as an overview of the main issues affecting housing supply in the County.

### 2.3.1 Housing Stock and Residential Vacancy

Table 2.3.1 presents CSO census data relating to the total housing stock, the number of vacant units as well as the percentage of vacant units in Dún Laoghaire-Rathdown, Dublin, the EMRA area and the state in 2011 and 2016.

Table 2.3.1 indicates that between 2011 and 2016 there was only a modest increase in housing stock in Dún Laoghaire-Rathdown as well as in the Dublin Region and the State as a whole. This is consistent with the overall decline in construction activity associated with the last recession.

Table 2.3.1: Total Housing Stock, Residential Vacancy in DLR, Dublin, EMRA and State, 2011-2016

Area	Stock and Vacancy	2011	2016	Change 2011-2016
DLR	<b>Total Stock</b>	<b>85,896</b>	<b>86,962</b>	<b>1,066</b>
	<b>Vacant</b>	<b>6,616</b>	<b>4,788</b>	<b>-1,828</b>
	<b>(% total stock)</b>	<b>(7.70%)</b>	<b>(5.51%)</b>	<b>(-2.20%)</b>
DCC	Total Stock	241,678	240,553	-1,125
	Vacant	24,638	19,446	-5,192
	(% total stock)	(10.19%)	(8.08%)	(-2.11%)
FCC	Total Stock	102,793	104,851	2,058
	Vacant	7,204	5,233	-1,971
	(% total stock)	(7.01%)	(4.99%)	(-2.02%)
SDCC	Total Stock	97,298	98,387	1,089
	Vacant	5,249	3,530	-1,719
	(% total stock)	(5.39%)	(3.59%)	(-1.81%)
Co. Dublin	Total Stock	900,589	906,960	6,371
	Vacant	84,503	64,906	-19,597
	(% total stock)	(9.38%)	(7.16%)	(-2.23%)
State	Total Stock	1,994,845	2,003,645	8,800
	Vacant	289,451	245,460	-43,991
	(% total stock)	(14.51%)	(12.25%)	(-2.26%)

Source: CSO Census Results 2016 and 2011

Table 2.3.1 also shows that there was a decrease in the total number and percentage of residential units which were classified as vacant at the time of the 2011 and 2016 census. In the case of Dún-Laoghaire-Rathdown, while the level of decline was similar to national levels, the vacancy rate of 5.51% was considerably lower than both County Dublin (7.16%) and the State (12.25%).

As stated in the National Vacant Housing Reuse Strategy<sup>21</sup> a vacancy rate of between 2.5% and 6% is considered normal in a properly functioning housing market. This vacancy rate allows for dwellings under renovation, in between tenancies (in both public and private housing stock) and those dwellings left vacant while being sold.

The CSO data presented in Table 2.3.1 suggests that at 5.5%, the vacancy rates in Dún Laoghaire-Rathdown are within the range to be expected in the case of a 'properly functioning housing market'. However, it can be seen that this data (which was collected in April 2016) does not reflect more up-to-date data on residential vacancy as collected by GeoDirectory. As explained in the National Vacant Housing Reuse Strategy, GeoDirectory is useful as it can give a picture of the vacancy rates at any point in time, compared with the 5-yearly Census data.

<sup>21</sup> <https://www.gov.ie/en/publication/9f259-national-vacant-housing-reuse-strategy/>

According to the GeoDirectory 'GeoView Residential Buildings Report' for Q4 2019<sup>22</sup> the average State vacancy rate in December 2019 was 4.7%, down marginally (by 0.1%) on December 2018. While the report did not include figures for each of the four Dublin Local Authorities, it did state that County Dublin had the lowest vacancy rate at 1.3%, albeit up 0.2% on the previous year.

The GeoDirectory data obviously differs significantly from the CSO data collected in April 2016. The National Vacant Housing Strategy directly addresses this difference by noting that given pent-up housing demand and current low levels of new properties coming onto the market, it is probable that a number of properties recorded as vacant in Census 2016 have since been brought back into use.

The low vacancy rates for County Dublin suggested by the latest GeoDirectory data would therefore suggest that at present, the property market in the Dublin Region may not be functioning properly according to the criteria set out in the National Vacant Housing Reuse Strategy.

### 2.3.2 Age Profile of Housing Stock

Table 2.3.2 and Figure 2.3.1 present Census data from 2016 on the age of housing stock in Dún-Laoghaire Rathdown, in the Dublin area and in the State as a whole.

Table 2.3.2 shows how, compared to other areas, a larger than average proportion of the housing stock in Dún Laoghaire-Rathdown was constructed in the period between 1945 and 1970. It also shows that in line with wider trends regionally and nationally, the largest percentage of houses in Dún Laoghaire-Rathdown were constructed between 1971-2000. Finally, it shows that Dún Laoghaire-Rathdown was only behind Fingal County Council in terms of the percentage of its housing stock built between 2010 and 2016.

Table 2.3.2: Age of Housing Stock in DLR, Dublin, EMRA and the State as of 2016

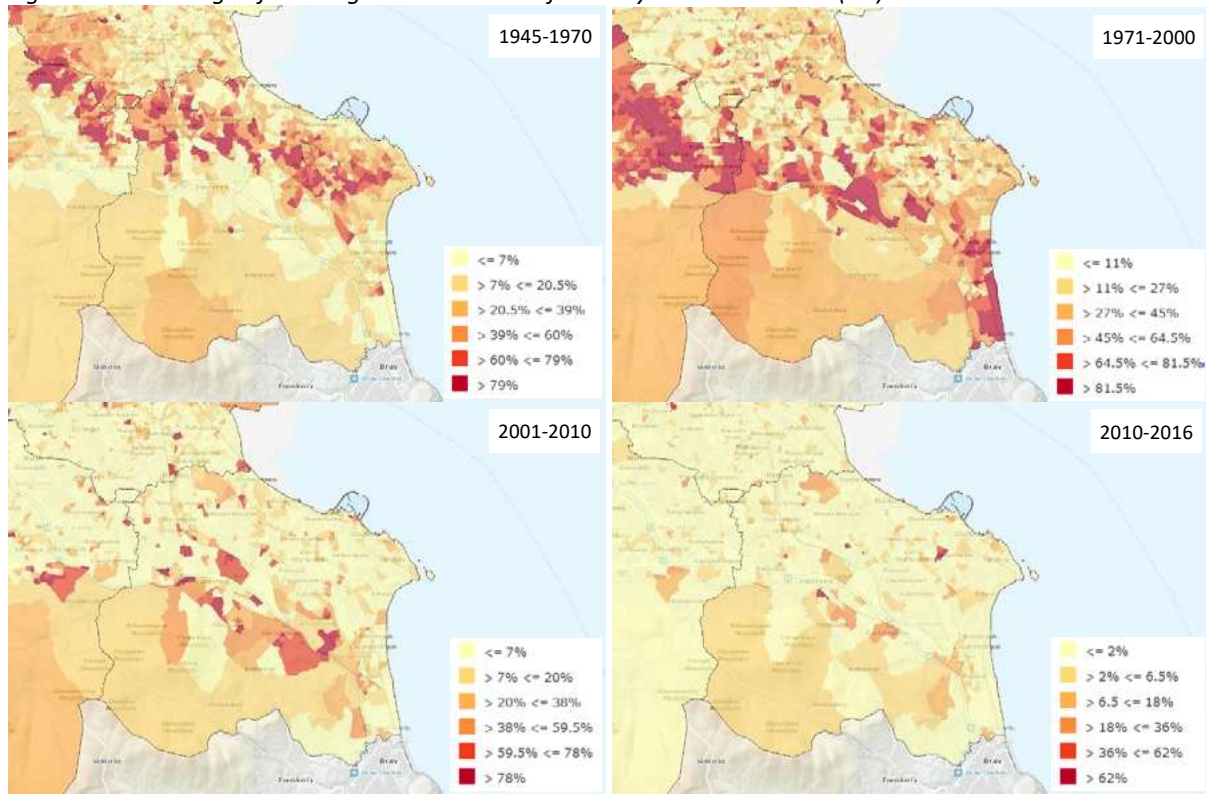
	Pre 1945		1945-1970		1971-2000		2001-2010		2010 or later	
	Units	%	Units	%	Units	%	Units	%	Units	%
<b>DLR</b>	<b>9,767</b>	<b>12.4%</b>	<b>21,660</b>	<b>27.6%</b>	<b>27,720</b>	<b>35.3%</b>	<b>13,064</b>	<b>16.60%</b>	<b>1,838</b>	<b>2.3%</b>
<b>DCC</b>	53,798	25.4%	50,330	23.8%	49,514	23.4%	28,154	13.3%	2,538	1.2%
<b>FCC</b>	3,788	3.9%	8,089	8.40%	43,226	44.7%	31,703	32.8%	2,510	2.6%
<b>SDCC</b>	2,132	2.3%	15,256	16.5%	49,912	54.0%	17,288	18.7%	1,622	1.8%
<b>Dublin</b>	69,485	14.5%	95,335	19.9%	170,232	35.6%	90,209	18.8%	8,508	1.8%
<b>EMRA</b>	110,695	13.6%	132,243	16.3%	299,657	36.8%	191,298	23.5%	15,786	1.9%
<b>State</b>	250,868	14.8%	242,148	14.3%	625,328	36.8%	431,763	25.4%	33,436	2.0%

Source: CSO Census Results 2016

Figure 2.3.1 which maps the evolving spatial pattern of residential development in Dún Laoghaire-Rathdown over time, shows the extent to which many areas of the County have a high percentage of types of housing built during periods when the main form of residential development was in the form of semi-detached or detached dwellings which tended to cater for larger households.

<sup>22</sup> <https://www.geodirectory.ie/knowledge-centre/reports-blogs/geoview-residential-buildings-report-q4-2019>

Figure 2.3.1: Age of Housing Stock in DLR as of 2016 by Electoral District (ED)



Source: CSO (2016) Census of Population, DHO (2020) Online Mapping Resource

### 2.3.3 Housing Type

Table 2.3.3 shows private households by type of private accommodation in Dún Laoghaire-Rathdown, Dublin, the EMRA area and the State based on Census data from 2011 to 2016. It indicates that Dún Laoghaire-Rathdown is second only to the Dublin City Council area in terms of the percentage of private households living in flats or apartments.

Table 2.3.3: Private Households by Type of Private Accommodation in DLR, Dublin, EMRA and State 2016

	All Private Households	Detached house	Semi-detached	Terraced house	Flat or apartment*	Other**
<b>DLR</b>	<b>78,601</b>	<b>16,686</b>	<b>30,769</b>	<b>(13,288)</b>	<b>17,229</b>	<b>629</b>
(% total)	(100.00%)	(21.23%)	(39.15%)	(16.91%)	(21.92%)	(0.80%)
<b>DCC</b>	211,747	10,382	4,8881	74,446	72,526	5,512
(% total)	(100.00%)	(4.90%)	(23.08%)	(35.16%)	(34.25%)	(2.60%)
<b>FCC</b>	96,812	18,407	41,053	18,704	17,015	1,633
(% total)	(100.00%)	(19.01%)	(42.40%)	(19.32%)	(17.58%)	(1.69%)
<b>SDCC</b>	92,523	9,674	46,387	22,171	12,729	1,562
(% total)	(100.00%)	(10.46%)	(50.14%)	(23.96%)	(13.76%)	(1.69%)
<b>Dublin</b>	479,683	55,149	167,090	128,609	119,499	9,336
(% total)	(100.00%)	(11.50%)	(34.83%)	(26.81%)	(24.91%)	(1.95%)
<b>EMRA</b>	815,557	216,787	268,783	170,959	143,950	15,078
(% total)	(100.00%)	(26.58%)	(32.96%)	(20.96%)	(17.65%)	(1.85%)
<b>State</b>	1,702,289	715,133	471,948	284,569	200,879	29,760
(% total)	(100.00%)	(42.01%)	(27.72%)	(16.72%)	(11.80%)	(1.75%)

Source: CSO Census Results 2016.

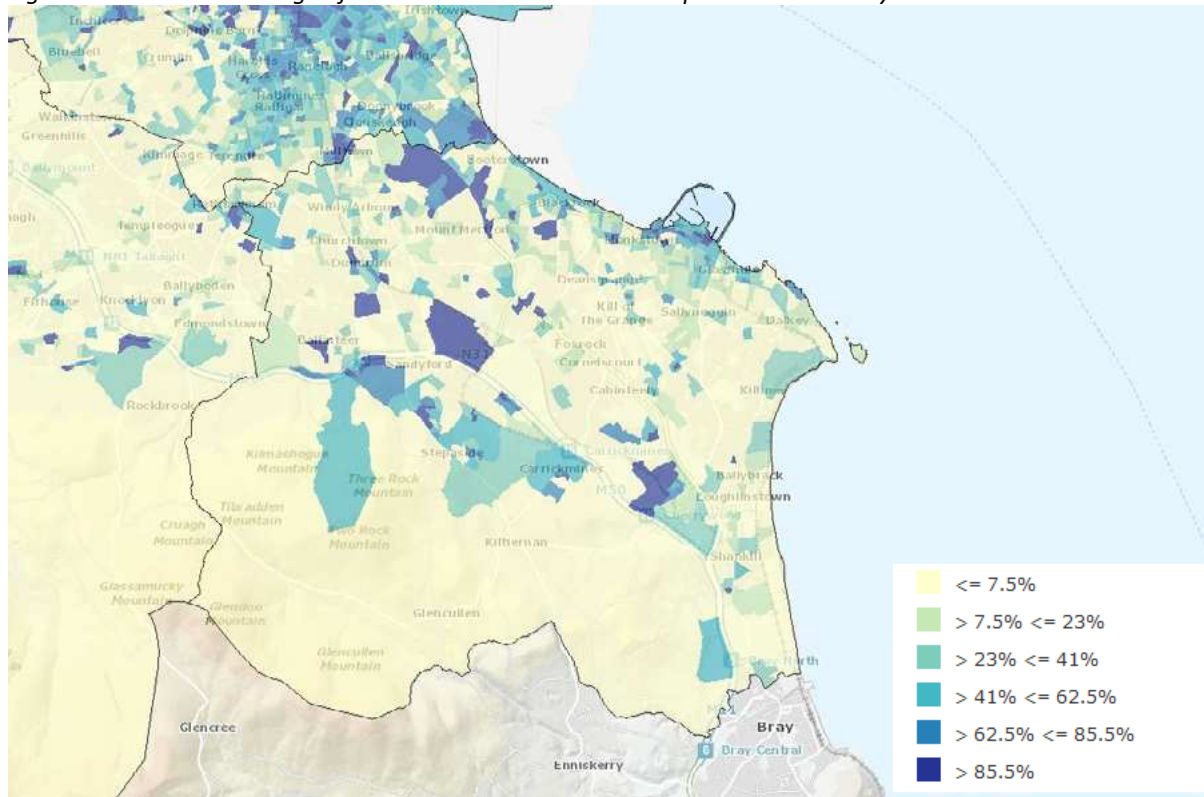
\* Flat or Apartment includes those in a purpose-built block as well as in a converted house or building.

\*\* Other includes the categories Bed-sit, Caravan, mobile home or other temporary structure and 'Not Stated'



Figure 2.3.1, which maps the percentage of households living in apartments in Dún Laoghaire-Rathdown at Electoral District (ED) level, shows the emergence of concentrations of apartment developments, notably along the N11 and M50 motorways, close to the boundary with Dublin City and in the town of Dún Laoghaire.

Figure 2.3.2: Percentage of Private Households in Flat or Apartment in DLR by ED 2016



Source: CSO (2016) Census of Population, DHO (2020) Online Mapping Resource

Table 2.3.4 which shows the percentage change in selected types of private accommodations between 2011 and 2016, suggests that the relatively large percentage of households in Dún Laoghaire-Rathdown living in flats or apartments is part of a growing trend.

The table indicates that that Dún Laoghaire-Rathdown had the highest percentage growth in the number of households living in apartments between 2011 and 2016 of any Local Authority Area in Dublin the EMRA region or the State.

Table 2.3.4: Percentage Change in Private Households by Type of Private Accommodation in DLR, Dublin, EMRA and State 2011-2016

	Private Households	Detached house	Semi-detached	Terraced house	Flat or apartment
<b>DLR</b>	<b>+3.67%</b>	<b>+0.53%</b>	<b>+1.76%</b>	<b>+2.46%</b>	<b>+16.83%</b>
<b>DCC</b>	+1.80%	-4.20%	+1.84%	+0.36%	+10.73%
<b>FCC</b>	+3.94%	+2.07%	+3.57%	+3.33%	+10.78%
<b>SDCC</b>	+2.78%	+1.93%	+2.61%	-1.00%	+14.81%
<b>Dublin</b>	+2.72%	+0.35%	+2.46%	+0.76%	+12.01%
<b>EMRA</b>	+3.01%	+2.25%	+2.99%	+1.09%	+12.18%
<b>State</b>	+2.91%	+2.18%	+3.35%	+0.97%	+13.12%

Source: CSO Census Results 2016 and 2011

### 2.3.4 Number of Rooms and Bedrooms Per Dwelling

The CSO provides data from the 2011 and 2016 census relating to the number of rooms occupied by a private household. According to the CSO, number of rooms per dwelling is the total number used by the household

including kitchens, living rooms, bedrooms, conservatories that can be sat in and studies, but excluding bathrooms, toilets, kitchenettes, utility rooms consulting rooms, offices, shops, halls, landings and rooms that can only be used for storage such as cupboards.

Table 2.3.5 and Table 2.3.6 which show the number of rooms per dwelling in Dún Laoghaire-Rathdown, Dublin, the EMRA and the State in 2016 and 2011 suggest that while there is a higher percentage in of larger dwellings with in excess of six rooms in Dún Laoghaire-Rathdown than elsewhere, there is also a considerably smaller percentage of dwellings which have 5 to 6 rooms.

Assuming that a typical dwelling has a kitchen and living/dining room in addition to a number of bedrooms, it would appear that the supply of 3 to 4-bedroom dwellings (5 to 6 rooms) is considerably lower than elsewhere in the Dublin region (with the exception of Dublin City) and the State.

Table 2.3.5: Number of Rooms per Dwelling DLR, Dublin, EMRA and State 2016

2016	1-2 rooms	3-4 rooms	5-6 rooms	7-8 rooms	9 or more	Not Stated	All
<b>DLR</b>	<b>5,660</b>	<b>17,258</b>	<b>26,019</b>	<b>19,798</b>	<b>6,709</b>	<b>3,124</b>	<b>78,568</b>
(% total)	(7.2%)	(22.0%)	(33.1%)	(25.2%)	(8.5%)	(4.0%)	(100.0%)
<b>DCC</b>	3,7442	63,242	68,247	21,565	3,503	17,592	211,591
(% total)	(17.7%)	(29.9%)	(32.3%)	(10.2%)	(1.7%)	(8.3%)	(100.0%)
<b>FCC</b>	6,581	22,813	38,415	19,120	4,456	5,222	96,607
(% total)	(6.8%)	(23.6%)	(39.8%)	(19.8%)	(4.6%)	(5.4%)	(100.0%)
<b>SDCC</b>	5,408	19,199	44,150	15,884	2,633	5,119	92,393
(% total)	(5.9%)	(20.8%)	(47.8%)	(17.2%)	(2.8%)	(5.5%)	(100.0%)
<b>Dublin</b>	55,091	122,512	176,831	76,367	17,301	31,057	479,159
(% total)	(11.5%)	(25.6%)	(36.9%)	(15.9%)	(3.6%)	(6.5%)	(100.0%)
<b>EMRA</b>	70,699	186,259	314,805	153,541	40,561	47,829	813,694
(% total)	(8.7%)	(22.9%)	(38.7%)	(18.9%)	(5.0%)	(5.9%)	(100.0%)
<b>State</b>	112,471	352,728	678,062	360,212	100,139	94,053	1,697,665
(% total)	(6.6%)	(20.8%)	(39.9%)	(21.2%)	(5.9%)	(5.5%)	(100.0%)

Source: CSO Census Results 2016

Table 2.3.6: Number of Rooms per Dwelling DLR, Dublin, EMRA and State 2011

2011	1-2 rooms	3-4 rooms	5-6 rooms	7-8 rooms	9 or more	Not Stated	All
<b>DLR</b>	<b>4,700</b>	<b>16,165</b>	<b>25,370</b>	<b>19,965</b>	<b>7,122</b>	<b>2,464</b>	<b>75,786</b>
(% total)	(6.2%)	(21.3%)	(33.5%)	(26.3%)	(9.4%)	(3.3%)	(100.0%)
<b>DCC</b>	36,166	64,170	70,748	22,109	3,750	10,904	207,847
(% total)	(17.4%)	(30.9%)	(34.0%)	(10.6%)	(1.8%)	(5.2%)	(100.0%)
<b>FCC</b>	5,668	21,915	37,390	19,736	4,813	3,429	92,951
(% total)	(6.1%)	(23.6%)	(40.2%)	(21.2%)	(5.2%)	(3.7%)	(100.0%)
<b>SDCC</b>	4,472	17,297	44,949	16,657	2,964	3,538	89,877
(% total)	(5.0%)	(19.2%)	(50.0%)	(18.5%)	(3.3%)	(3.9%)	(100.0%)
<b>Dublin</b>	51,006	119,547	178,457	78,467	18,649	20,335	466,461
(% total)	(10.9%)	(25.6%)	(38.3%)	(16.8%)	(4.0%)	(4.4%)	(100.0%)
<b>EMRA</b>	64,566	177,232	315,303	156,485	4,3626	32,644	789,856
(% total)	(8.2%)	(22.4%)	(39.9%)	(19.8%)	(5.5%)	(4.1%)	(100.0%)
<b>State</b>	101,431	331,027	679,761	364,295	106,566	66,328	1,649,408
(% total)	(6.1%)	(20.1%)	(41.2%)	(22.1%)	(6.5%)	(4.0%)	(100.0%)

Source: CSO Census Results 2011

Table 2.3.7 also indicates that a lower percentage of dwellings built Dún Laoghaire-Rathdown between 2011 and 2016 have 5-6 rooms than elsewhere in Dublin (with the exception of Dublin City Council) and in the State.

**Table 2.3.7: Number of Rooms per Dwelling built 2011-2016, DLR, Dublin, EMRA and State 2016**

2016	1-2 rooms	3-4 rooms	5-6 rooms	7-8 rooms	9 or more	Not Stated	All
<b>DLR</b>	<b>344</b>	<b>708</b>	<b>399</b>	<b>290</b>	<b>59</b>	<b>38</b>	<b>1,838</b>
(% total)	(18.7%)	(38.5%)	(21.7%)	(15.8%)	(3.2%)	(2.1%)	(100.0%)
<b>DCC</b>	909	993	421	72	17	126	2,538
(% total)	(35.8%)	(39.1%)	(16.6%)	(2.8%)	(0.7%)	(5.0%)	(100.0%)
<b>FCC</b>	226	673	1,149	338	70	54	2,510
(% total)	(9.0%)	(26.8%)	(45.8%)	(13.5%)	(2.8%)	(2.2%)	(100.0%)
<b>SDCC</b>	332	548	539	124	23	56	1,622
(% total)	(20.5%)	(33.8%)	(33.2%)	(7.6%)	(1.4%)	(3.5%)	(100.0%)
<b>Dublin</b>	1,811	2,922	2,508	824	169	274	8,508
(% total)	(21.3%)	(34.3%)	(29.5%)	(9.7%)	(2.0%)	(3.2%)	(100.0%)
<b>EMRA</b>	2,290	4,355	5,211	2,634	767	529	15,786
(% total)	(14.5%)	(27.6%)	(33.0%)	(16.7%)	(4.9%)	(3.4%)	(100.0%)
<b>State</b>	3,447	7,621	10,712	8,148	2,378	1,130	33,436
(% total)	(10.3%)	(22.8%)	(32.0%)	(24.4%)	(7.1%)	(3.4%)	(100.0%)

Source: CSO Census Results 2011

To date, the Census did not include a specific question relating to the number of bedrooms per dwellings. However, a 2018 pilot study carried out by the CSO trialled the use of a such a question on Census forms distributed to a representative sample of the national population.

According to a CSO Report on the pilot study<sup>23</sup>, 3% of responding householders in the pilot areas indicated they lived in a one-bedroom dwelling, 11% had two bedrooms, 46% had three bedrooms, 30% had four bedrooms and 9% had five or more bedrooms.

The breakdown of these figures by type of dwelling is shown in Table 2.3.8 which indicates that flats and apartments in purpose-built blocks are characterized by a significantly higher percentage of one- and two-bedroom dwellings and a significantly lower percentage of three- or more bedroom dwellings.

**Table 2.3.8: CSO Pilot Data on Dwellings by Number of Bedrooms**

Dwelling Type	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5+ bedroom
Detached House	n/a	6%	27%	48%	18%
Semi-Detached House	n/a	8%	65%	21%	4%
Terraced House	n/a	19%	66%	11%	1%
Flats and Apartments in Purpose-Built Blocks	24%	53%	19%	n/a	n/a
<b>All Dwelling Types</b>	<b>3%</b>	<b>11%</b>	<b>46%</b>	<b>30%</b>	<b>9%</b>

Source: CSO (2018) Report on the Public Consultation on Content of Census 2021 and Census Pilot Survey 2021

On the basis of this data from the CSO, and given the relatively high percentage (64.4%) of new dwelling units in Dún Laoghaire-Rathdown in purpose-built apartment blocks (see Table 2.3.14), it is likely that the supply of residential units in the County is currently skewed towards the provision of one- and two-bedroom dwellings.

<sup>23</sup> [https://www.cso.ie/en/media/csoie/census/census2021/Census\\_Pilot\\_Survey\\_Report\\_2018\\_V1.pdf](https://www.cso.ie/en/media/csoie/census/census2021/Census_Pilot_Survey_Report_2018_V1.pdf)

### 2.3.5 Housing Tenure

Table 2.3.9 presents data from the 2016 Census relating to the nature of occupancy of households in Dún Laoghaire-Rathdown, County Dublin, the EMRA areas and the state.

The table indicates that Dún Laoghaire-Rathdown has the highest rate of home ownership in County Dublin and that it exceeds the rates of home ownership in both the EMRA region and the State. It also shows that of 2016, Dún Laoghaire-Rathdown also has comparatively low levels of renting from private landlords, the Local Authority or from Voluntary Housing Bodies.

Table 2.3.9: All Households by Nature of Occupancy in DLR, Dublin, EMRA and State 2016

Tenure	Owner Occupied	Rented Private Landlord	Rented LA / AHB	Free of Rent / Not Stated	All Households
<b>DLR</b>	<b>54,289</b>	<b>15,906</b>	<b>5,367</b>	<b>3,006</b>	<b>78,568</b>
(% total)	(69.1%)	(20.2%)	(6.8%)	(3.8%)	(100.0%)
<b>DCC</b>	105,273	62,865	2,7928	15,525	211,591
(% total)	(49.8%)	(29.7%)	(13.2%)	(7.3%)	(100.0%)
<b>FCC</b>	65,347	20,558	6,458	4,244	96,607
(% total)	(67.6%)	(21.3%)	(6.7%)	(4.4%)	(100.0%)
<b>SDCC</b>	62,860	15,133	10,921	3,479	92,393
(% total)	(68.0%)	(16.4%)	(11.8%)	(3.8%)	(100.0%)
<b>Dublin</b>	287,769	114,462	50,674	2,6254	479,159
(% total)	(60.1%)	(23.9%)	(10.6%)	(5.5%)	(100.0%)
<b>EMRA</b>	528,051	166,863	79,201	39,579	813,694
(% total)	(64.9%)	(20.5%)	(9.7%)	(4.9%)	(100.0%)
<b>State</b>	1,147,552	309,728	159,943	80,442	1,697,665
(% total)	(67.6%)	(18.2%)	(9.4%)	(4.7%)	(100.0%)

Source: Central Statistics Office, Census 2016

Table 2.3.10 provides a more detailed breakdown of the different occupancy categories for Dún Laoghaire in 2011 and 2016. It shows a relatively minor increase in the number of households renting from private landlords, with the biggest change coming in the numbers who own their homes outright.

Table 2.3.10: All Households by Nature of Occupancy in DLR 2011 and 2016

Type of Tenure	2011	2016	Change	% Change
<b>Owner Occupier with Mortgage</b>	26,305	24,459	-1,846	-7.0%
(% total)	(34.7%)	(31.1%)		
<b>Owner Occupier without Mortgage</b>	27,261	29,830	+2,569	+9.4%
(% total)	(36.0%)	(38.0%)		
<b>Rented from Private Landlord</b>	15,152	15,906	+754	+5%
(% total)	(20.0%)	(20.2%)		
<b>Rented from Local Authority</b>	4,444	4,606	+162	+3.6%
(% total)	(5.9%)	(5.9%)		
<b>Rented from Voluntary Body</b>	566	761	+195	+34.5%
(% total)	(0.7%)	(1.0%)		
<b>Rented Free of Rent</b>	997	1,123	+126	+12.6%
(% total)	(1.3%)	(1.4%)		
<b>Not Stated</b>	1,061	1,883	+822	+77.5%
(% total)	(1.4%)	(2.4%)		
<b>Total</b>	<b>75,786</b>	<b>78,568</b>	<b>+2,782</b>	<b>+3.70%</b>

Source: Central Statistics Office, Census 2016, 2011

Table 2.3.11 presents data from the 2011 and 2016 relating to households which rented from a private landlord differentiated by the broad housing categories.

The table indicates that while there was a decrease in the number and percentage of houses being rented from private landlords in Dún Laoghaire-Rathdown between 2011 and 2016, there was also a relatively significant increase in the number of flats, apartments and bedsits in this occupancy category.

While this trend is also evident in the other Dublin Local Authority areas, it particularly pronounced in Dún Laoghaire-Rathdown which saw a 9.4% increase in this category between 2011 and 2016.

Table 2.3.11: All Households Rented from Private Landlord in DLR, Dublin, EMRA, State 2011-2016

	Detached House		Semi- Detached and Terraced House		Flat, Apartment and Bedsit		All Households Rented from Private Landlord	
	2011	2016	2011	2016	2011	2016	2011	2016
<b>DLR</b>	<b>1,612</b>	<b>1,359</b>	<b>5,543</b>	<b>5,218</b>	<b>7,835</b>	<b>9,261</b>	<b>15,152</b>	<b>15,906</b>
<i>(% total)</i>	<i>(10.6%)</i>	<i>(8.5%)</i>	<i>(36.6%)</i>	<i>(32.8%)</i>	<i>(51.7%)</i>	<i>(58.2%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>DCC</b>	2,907	2,273	20,041	18,918	42,553	41,017	66,613	62,865
<i>(% total)</i>	<i>(4.4%)</i>	<i>(3.6%)</i>	<i>(30.1%)</i>	<i>(30.1%)</i>	<i>(63.9%)</i>	<i>(65.2%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>FCC</b>	2,099	1,879	9,668	9,671	7,721	8,657	20,029	20,558
<i>(% total)</i>	<i>(10.5%)</i>	<i>(9.1%)</i>	<i>(48.3%)</i>	<i>(47.0%)</i>	<i>(38.5%)</i>	<i>(42.1%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>SDCC</b>	1,399	1,240	8,353	7,728	5,011	5,909	15,141	15,133
<i>(% total)</i>	<i>(9.2%)</i>	<i>(8.2%)</i>	<i>(55.2%)</i>	<i>(51.1%)</i>	<i>(33.1%)</i>	<i>(39.0%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>Dublin</b>	8,017	6,751	43,605	41,535	63,120	64,844	116,935	114,462
<i>(% total)</i>	<i>(6.9%)</i>	<i>(5.9%)</i>	<i>(37.3%)</i>	<i>(36.3%)</i>	<i>(54.0%)</i>	<i>(56.7%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>EMRA</b>	19,253	18,890	67,821	66,926	76,201	79,031	166,375	166,863
<i>(% total)</i>	<i>(11.6%)</i>	<i>(11.3%)</i>	<i>(40.8%)</i>	<i>(40.1%)</i>	<i>(45.8%)</i>	<i>(47.4%)</i>	<i>(100%)</i>	<i>(100%)</i>
<b>State</b>	54,970	57,159	134,600	134,685	11,0519	114,085	305,377	309,728
<i>(% total)</i>	<i>(18.0%)</i>	<i>(18.5%)</i>	<i>(44.1%)</i>	<i>(43.5%)</i>	<i>(36.2%)</i>	<i>(36.8%)</i>	<i>(100%)</i>	<i>(100%)</i>

Source: Central Statistics Office, Census 2016, 2011

Table 2.3.12 presents Census data relating to the nature of occupancy associated with flats or apartments in purpose built blocks in 2016. It shows that just over half of such apartments are rented from private landlords with only less than a third owner occupied.

This general pattern is repeated in the other Dublin Local Authorities with the exception of Dublin City Council (which has a relatively high percentage of apartments rented from the Local Authority).

Table 2.3.12: Flats/Apartments in Purpose Built Blocks by Nature of Occupancy, DLR, Dublin, EMRA and State 2016

	Owner Occupied	Rented Private Landlord	Rented LA / AHB	Free of Rent / Not Stated	Total
<b>DLR</b>	<b>5,003</b>	<b>8,382</b>	<b>1,718</b>	<b>871</b>	<b>15,974</b>
(% total)	(31.3%)	(52.5%)	(10.8%)	(5.5%)	100%
<b>DCC</b>	10,365	30,932	13,506	5,546	60,349
(% total)	(17.2%)	(51.3%)	(22.4%)	(9.2%)	100%
<b>FCC</b>	5,509	8,251	1,463	1,222	16,445
(% total)	(33.5%)	(50.2%)	(8.9%)	(7.4%)	100%
<b>SDCC</b>	3,832	5,619	2,127	749	12,327
(% total)	(31.1%)	(45.6%)	(17.3%)	(6.1%)	100%
<b>Dublin</b>	24,709	53,184	18,814	8,388	105,095
(% total)	(23.5%)	(50.6%)	(17.9%)	(8.0%)	100%
<b>EMRA</b>	29,693	65,127	21,837	9,671	126,328
(% total)	(23.5%)	(51.6%)	(17.3%)	(7.7%)	100%
<b>State</b>	35,094	92,356	31,186	13,460	172,096
(% total)	(20.4%)	(53.7%)	(18.1%)	(7.8%)	100%

Source: Central Statistics Office, Census 2016

Note: This does not include flats or apartments in converted houses or buildings.

It is evident therefore that the tenure makeup of apartments in Dún Laoghaire-Rathdown, and indeed for Dublin, is characterised by relatively high levels of renting from private landlords.

### 2.3.6 New Dwelling Completions

In addition to demographic and economic data, the CSO publishes information on a quarterly basis relating the completion of new dwellings as collated by Local Authorities across Ireland<sup>24</sup>. Based on this data, Table 2.3.13 shows the overall level of housing completions in Dún Laoghaire Rathdown, Dublin, EMRA and for all Local Authorities in the State between 2011 and 2019, while Figure 2.3.3 graphs the rise in the overall level of housing completions in Dún Laoghaire-Rathdown during the same period.

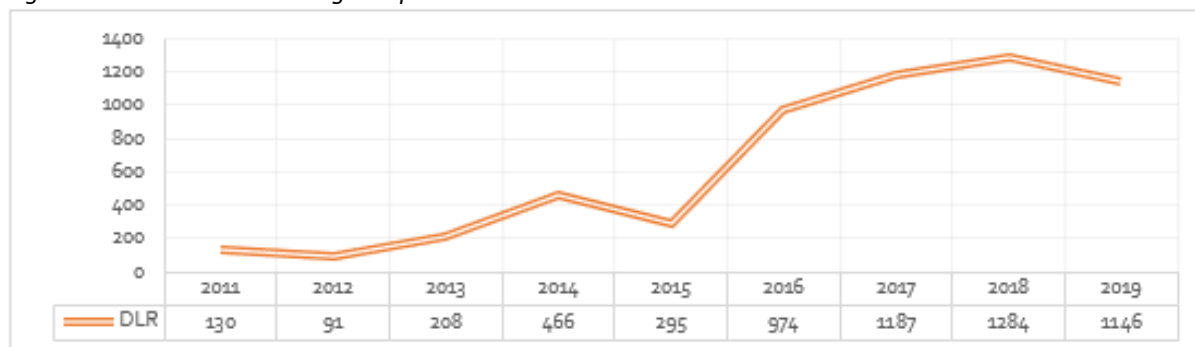
Table 2.3.13: New Dwelling Completions in DLR, Dublin, EMRA and State 2011-2016

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>DLR</b>	<b>130</b>	<b>91</b>	<b>208</b>	<b>466</b>	<b>295</b>	<b>974</b>	<b>1,187</b>	<b>1,284</b>	<b>1,146</b>
(% all LAs)	(1.9%)	(1.9%)	(4.5%)	(8.4%)	(4.1%)	(9.8%)	(8.3%)	(7.2%)	(5.4%)
<b>DCC</b>	305	233	294	546	485	892	1,582	1,828	1,828
(% all LAs)	(4.4%)	(4.7%)	(6.4%)	(9.9%)	(6.7%)	(9.0%)	(11.0%)	(10.2%)	(8.6%)
<b>FCC</b>	407	131	185	457	1,031	1,233	1,826	2,101	2,305
(% all LAs)	(5.8%)	(2.7%)	(4.0%)	(8.3%)	(14.3%)	(12.5%)	(12.7%)	(11.7%)	(10.9%)
<b>SDCC</b>	122	129	142	239	306	474	981	1,654	1,665
(% all LAs)	(1.7%)	(2.6%)	(3.1%)	(4.3%)	(4.2%)	(4.8%)	(6.8%)	(9.2%)	(7.9%)
<b>Dublin</b>	964	584	829	1,708	2,117	3,573	5,576	6,867	6,944
(% all LAs)	(13.8%)	(11.9%)	(18.1%)	(31.0%)	(29.3%)	(36.1%)	(38.8%)	(38.3%)	(32.9%)
<b>EMRA</b>	2,329	1,690	1,767	2,817	3,814	5,746	8,960	11,372	13,120
(% all LAs)	(33.3%)	(34.4%)	(38.6%)	(51.1%)	(52.8%)	(58.1%)	(62.4%)	(63.4%)	(62.1%)
<b>All LAs</b>	6,994	4,911	4,575	5,518	7,219	9,889	14,358	17,946	21,138
(% all LAs)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)

Source: CSO New Dwelling Completion Database.

<sup>24</sup> <https://www.cso.ie/en/statistics/construction/newdwellingcompletions/>

Figure 2.3.3: New Dwelling Completions in DLR 2011-2019



Source: CSO New Dwelling Completions Database.

Table 2.3.13 indicates a significant expansion in housing construction from 2016 onwards following on from the economic recession of 2015.

With regard to the overall level of housing completion, it can be seen that with a population which in 2016 made up just 4.6% of the total population of the state (see Table 2.2.3) Dún Laoghaire-Rathdown is providing a comparatively high level of new housing relative to its population (9.8% of output of all Local Authorities of the State in 2016, 8.3% in 2017, 7.2% in 2018 and 5.4% in 2019)

Table 2.3.14 shows a breakdown of new dwelling completions by type in Dún Laoghaire-Rathdown by type for the period 2011 to 2019. It indicates that there was a notable shift towards the provision of apartments in the County in 2019 with the completion of 740 apartments, or just over 64% of the 1,146 total housing units completed in Dún Laoghaire-Rathdown in that year.

Table 2.3.14: New Dwelling Completions by Type in DLR 2011-2019

DLR	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single	53	40	42	42	42	68	75	69	56
(% total)	(40.8%)	(44.0%)	(20.2%)	(9.0%)	(14.2%)	(7.0%)	(6.3%)	(5.4%)	(4.9%)
Scheme	13	50	84	226	219	483	548	640	350
(% total)	(10.0%)	(54.9%)	(40.4%)	(48.5%)	(74.2%)	(49.6%)	(46.2%)	(49.8%)	(30.5%)
Apt.	64	1	82	198	34	423	564	575	740
(% total)	(49.2%)	(1.1%)	(39.4%)	(42.5%)	(11.5%)	(43.4%)	(47.5%)	(44.8%)	(64.6%)
Total	130	91	208	466	295	974	1,187	1,284	1,146
(% total)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)

Source: CSO New Dwelling Completions Database.

Note: 'Single' refers to single residential units, 'scheme' refers to units which have been provided as part of a residential development of two or more units, and 'Apt.' refers to apartments.

Table 2.3.15 shows the relative percentages of types of new dwelling completed in Dún Laoghaire-Rathdown, Dublin, the EMRA area and State from 2011 to 2016. It demonstrates that apartments account for a much higher proportion of new dwelling completions in Dún Laoghaire-Rathdown than in any other area with the exception of Dublin City Council.

This relatively high level of apartment development compared to Fingal County Council and South Dublin County Council relates to the fact that a greater proportion of the Dún Laoghaire-Rathdown area is located within the overall built-up Dublin Metropolitan area.

Table 2.3.15: Percentage of New Dwelling Completions by Type in DLR, Dublin, EMRA and State 2011-2019

Area	Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
DLR	Single	40.8%	44.0%	20.2%	9.0%	14.2%	7.0%	6.3%	5.4%	4.9%
	Scheme	10.0%	54.9%	40.4%	48.5%	74.2%	49.6%	46.2%	49.8%	30.5%
	Apt.	49.2%	1.1%	39.4%	42.5%	11.5%	43.4%	47.5%	44.8%	64.6%
DCC	Single	14.4%	14.6%	12.2%	6.6%	9.5%	5.0%	5.1%	3.6%	4.6%
	Scheme	5.9%	24.5%	29.9%	23.4%	40.4%	60.5%	50.2%	45.2%	28.1%
	Apt.	79.7%	60.9%	57.8%	70.0%	50.1%	34.4%	44.7%	51.2%	67.3%
FCC	Single	16.0%	41.2%	19.5%	11.4%	6.7%	6.8%	4.8%	4.5%	4.5%
	Scheme	57.2%	31.3%	72.4%	86.0%	87.9%	84.3%	71.0%	87.5%	72.8%
	Apt.	26.8%	27.5%	8.1%	2.6%	5.4%	8.9%	24.2%	8.0%	22.7%
SDCC	Single	30.3%	22.5%	14.1%	10.0%	11.8%	9.5%	5.7%	2.7%	3.5%
	Scheme	44.3%	60.5%	74.6%	84.5%	83.7%	90.1%	87.0%	95.5%	89.7%
	Apt.	25.4%	17.1%	11.3%	5.4%	4.6%	0.4%	7.3%	1.8%	6.8%
Dublin	Single	20.6%	26.9%	16.2%	9.0%	9.1%	6.8%	5.4%	4.0%	4.3%
	Scheme	33.0%	38.7%	49.7%	55.6%	74.5%	69.7%	62.6%	71.1%	2.3%
	Apt.	46.4%	34.4%	34.1%	35.4%	16.4%	23.6%	32.0%	24.9%	37.5%
EMRA	Single	49.4%	52.9%	39.8%	27.4%	23.4%	17.7%	14.2%	11.7%	11.4%
	Scheme	25.4%	32.1%	43.0%	49.2%	65.5%	66.1%	64.9%	71.9%	65.8%
	Apt.	25.2%	15.0%	17.2%	23.3%	11.1%	16.2%	20.9%	16.3%	22.8%
All LAs	Single	68.8%	71.3%	64.4%	53.9%	45.0%	37.0%	29.6%	26.1%	24.0%
	Scheme	19.4%	19.6%	25.2%	32.5%	45.6%	51.3%	55.0%	61.2%	59.2%
	Apt.	11.8%	9.1%	10.3%	13.6%	9.3%	11.8%	15.4%	12.7%	16.8%

Source: CSO New Dwelling Completions Database.

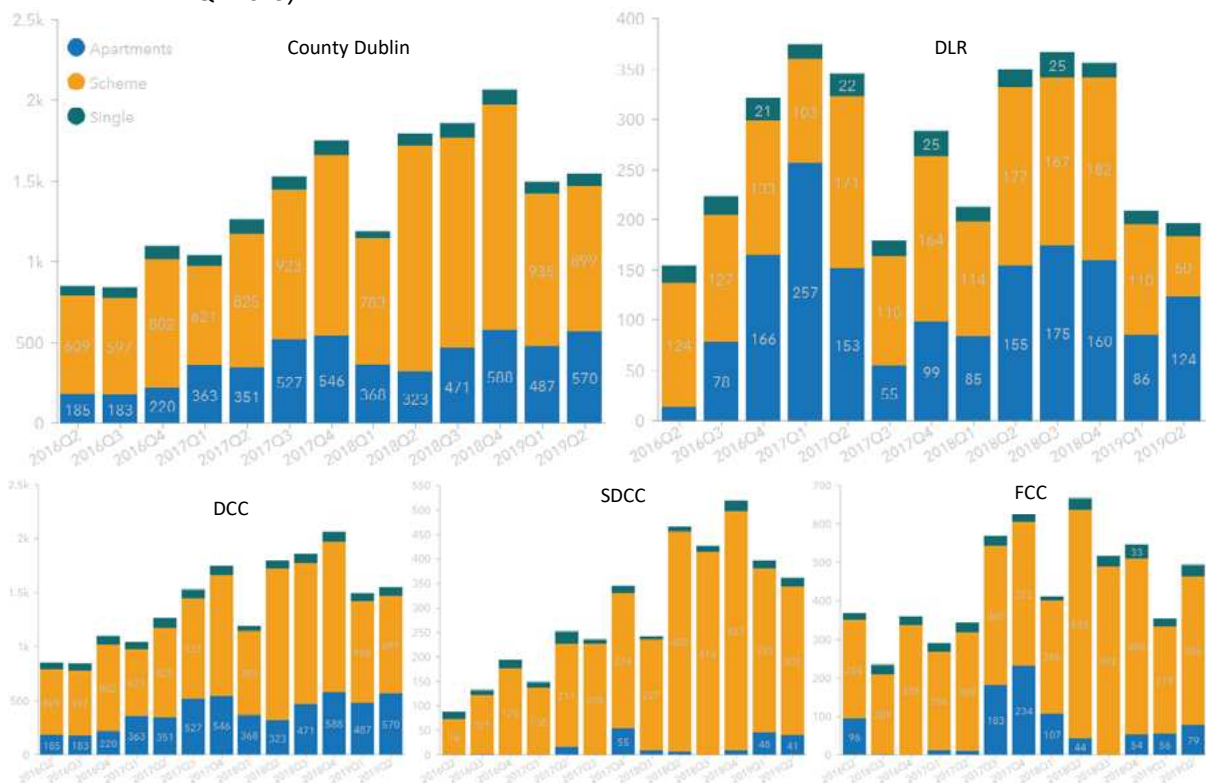
The growing trend towards the provision of more apartments as a percentage of total new housing completions is shown in Figure 2.3.4 which plots new residential completions for County Dublin, Dún Laoghaire-Rathdown and the other three Dublin Local Authorities.

Figure 2.3.4 clearly shows how this trend is much more pronounced in Dún Laoghaire-Rathdown and in the Dublin City Council area than in the Fingal County Council or South Dublin County Council areas.

This relatively high level of apartment development compared to Fingal County Council and South Dublin County Council possibly relates to the fact that a greater proportion of the Dún Laoghaire-Rathdown area is located within the overall built-up Dublin Metropolitan area.



Figure 2.3.4: Residential Completions in County Dublin, DLR and Other Dublin Local Authorities (Q2 2016 to Q2 2019)



Source: CSO (2016) Census of Population, DHO (2020) Online Mapping Resource.

### 2.3.7 Planning and Construction Activity

The following section presents Housing Supply Coordination Taskforce data<sup>25</sup> relating to planning permission and construction activity in the four Dublin Local Authorities between 2016 and the end of 2019. Where necessary, additional data has been sourced from Dún Laoghaire-Rathdown County Council’s in-house APAS planning application management system.

#### 2.3.7.1 Residential Units Granted Planning Permission

Table 2.3.16 relates to residential developments in County Dublin which have been granted planning permission and in which some housing units have already been completed or are currently underway as of Q4 2019.

<sup>25</sup> <https://www.housing.gov.ie/housing/construction-2020-strategy/dublin-housing-supply-task-force/housing-supply-coordination-task>

Table 2.3.16: Total Number of Permitted Residential Units in DLR and Dublin as of Q4 2019

Area	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	Total	As % of Dublin Total
<b>DLR</b> (% mix)	<b>2,732</b> <b>(17.7%)</b>	<b>16.2%</b>	<b>12,669</b> <b>(82.3%)</b>	<b>34.3%</b>	<b>15,401</b> <b>(100%)</b>	<b>28.6%</b>
<b>DCC</b> (% mix)	1,420 (8.7%)	8.4%	14,894 (91.3%)	40.4%	16,314 (100%)	30.3%
<b>FCC</b> (% mix)	9,086 (58.7%)	53.7	6,381 (41.3%)	17.3%	15,467 (100%)	28.7%
<b>SDCC</b> (% mix)	3,674 (55.5%)	21.7	2,946 (44.5%)	8.0%	6,620 (100%)	12.3%
<b>Total</b> (% mix)	<b>16,912</b> <b>(31.4%)</b>	<b>100%</b>	<b>36,890</b> <b>(68.6%)</b>	<b>100%</b>	<b>53,802</b> <b>(100%)</b>	<b>100%</b>

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2019.

Table 2.3.16 indicates that as of Q4 2019, there were 15,401 residential units permitted in Dún Laoghaire-Rathdown, or close to 30% of the total for County Dublin. The table also shows that apartments accounted for over 80% of the total number of permitted units in Dún Laoghaire-Rathdown, second only to the Dublin City Council area.

Table 2.3.17 below shows the total (cumulative) number of permitted residential units in Dún Laoghaire-Rathdown between Q4 2016 and Q4 2019. This table shows a significant increase in the number of permitted apartments, particularly from 2018 onwards.

Table 2.3.17: Total Number of Permitted Residential Units in DLR Q4 2016 to Q4 2019

Area	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	Total	As % of Dublin Total
<b>DLR Q4 2019</b> (% mix)	<b>2,732</b> <b>(17.7%)</b>	<b>16.2%</b>	<b>12,669</b> <b>(82.3%)</b>	<b>34.3%</b>	<b>15,401</b> <b>(100%)</b>	<b>28.6%</b>
<b>DLR Q4 2018</b> (% mix)	2,798 (25.3%)	14.6%	8,240 (74.7%)	33.3%	11,038 (100%)	25.1%
<b>DLR Q4 2017</b> (% mix)	2,207 (33.4%)	12.4%	4,401 (66.6%)	22.7%	6,608 (100%)	17.8%
<b>DLR Q4 2016</b> (% mix)	2,280 (34.2%)	12.7%	4,379 (65.8%)	23.1%	6,659 (100%)	18.0%

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2016 – Q4 2019.

Table 2.3.18 overleaf presents a further breakdown of the types of planning permission granted by Dún Laoghaire-Rathdown County Council between 2016 and 2019 based on data compiled by the Council's APAS in-house planning application management system.

The different types of permissions shown include: those granted by Dún Laoghaire-Rathdown County Council directly; those granted by An Bord Pleanála (ABP) under the Strategic Housing Development (SHD) system which was introduced in 2018; as well as those granted in accordance with the Cherrywood Strategic Development Zone (SDZ) planning scheme.

This table shows that since its introduction in 2018, the Strategic Housing Development (SHD) process has become the foremost means by which developers apply for permission for new residential units. The table also shows that close to 2,000 residential units have been granted permission at the Cherrywood SDZ, since residential development commenced there.

Table 2.3.18: Planning Permissions Granted for New Residential Units in DLR 2016-2019

Year	Permission	Cherrywood SDZ	ABP SHD	Total
<b>DLR 2019</b>	1,345	350	2,373	4,068
(% total)	(33.1%)	(8.6%)	(58.3%)	(100%)
<b>DLR 2018</b>	926	1,591	2,911	5,428
(% total)	(17.1%)	(29.3%)	(53.6%)	(100%)
<b>DLR 2017</b>	1,218	2	-	1,220
(% total)	(99.8%)	(8.6%)	-	(100%)
<b>DLR 2016</b>	741	0	-	741
(% total)	(100.0%)	(0.0%)	-	(100%)

Source: DLRCC APAS Planning Application Management System

### 2.3.7.2 Residential Units Granted Planning Permission and Under Construction

Table 2.3.19 shows how many units which were granted planning permission and were also under construction in the four Dublin Local Authorities as of Q4 2019. It indicates that residential construction in Dún Laoghaire-Rathdown is taking place at a comparable level to the other three Dublin Local Authority areas, but that the percentage of new residential units being constructed which are apartments is considerably above that of the other Local Authority areas.

Table 2.3.19: Total Number of Units Under Construction in DLR and Dublin as of Q4 2019

Area	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	Total Units	As % of Dublin Total
<b>DLR</b>	<b>489</b>	<b>16.2%</b>	<b>1,745</b>	<b>26.9%</b>	<b>2,234</b>	<b>23.5%</b>
(% mix)	(21.9%)		(78.1%)		(100%)	
<b>DCC</b>	317	10.5%	2,977	45.9%	3,294	34.6%
(% mix)	(9.6%)		(90.4%)		(100%)	
<b>FCC</b>	1,482	49.0%	710	10.9%	2,192	23.0%
(% mix)	(67.6%)		(32.4%)		(100%)	
<b>SDCC</b>	739	24.4%	1,059	16.3%	1,798	18.9%
(% mix)	(41.1%)		(58.9%)		(100%)	
<b>Total</b>	<b>3,027</b>	<b>100%</b>	<b>6,491</b>	<b>100%</b>	<b>9,519</b>	<b>100%</b>
(% mix)	(31.8%)		(68.2%)		(100%)	

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2019.

This trend towards the provision of more apartments as a percentage of overall residential unit construction is also evidenced by Table 2.3.20 which shows the total of number of units under construction in Dún Laoghaire-Rathdown as of Q4 of each year from 2016 to 2019.

Table 2.3.20: Total Number of Units Under Construction in DLR Q42016 to Q42019

Year	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	Total Units	As % of Dublin Total
<b>DLR Q4 2019</b>	489	16.2%	1,745	26.9%	2,234	23.5%
(% mix)	(21.9%)		(78.1%)		(100%)	
<b>DLR Q4 2018</b>	484	13.4%	977	26.4%	1,461	20.0%
(% mix)	(33.1%)		(66.9%)		(100%)	
<b>DLR Q4 2017</b>	544	15.2%	886	23.7%	1,430	19.5%
(% mix)	(38.0%)		(62.0%)		(100%)	
<b>DLR Q4 2016</b>	607	25.0%	1,122	39.6%	1,729	32.9%
(% mix)	(35.1%)		(64.9%)		(100%)	

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2016 – Q4 2019.

### 2.3.7.3 Residential Units Granted Planning Permission but Not Commenced

Table 2.3.21 relates to units in developments in the four Dublin local authority areas which have been granted planning permission but which have not commenced construction as of Q4 2019.

Table 2.3.21: Total Number of Units Permitted but Not Commenced in DLR and Dublin as of Q4 2019

Area	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	Total Units	As % of Dublin Total
<b>DLR</b> (% mix)	<b>1,365</b> <b>(13.2%)</b>	<b>20.4%</b>	<b>9,011</b> <b>(86.8%)</b>	<b>33.5%</b>	<b>10,376</b> <b>(100%)</b>	<b>30.9%</b>
<b>DCC</b> (% mix)	602 (5.0%)	9.0%	11,493 (95.0%)	42.8%	12,095 (100%)	36.0%
<b>FCC</b> (% mix)	3,497 (43.4%)	52.2%	4,565 (56.6%)	17.0%	8,063 (100%)	24.0%
<b>SDCC</b> (% mix)	1,234 (40.8%)	18.4%	1,793 (59.2%)	6.7%	3,027 (100%)	9.0%
<b>Total</b> (% mix)	<b>6,698</b> <b>(20.0%)</b>	<b>100.0%</b>	<b>26,862</b> <b>(80.0%)</b>	<b>100.0%</b>	<b>33,561</b> <b>(100%)</b>	<b>100.0%</b>

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2019.

Table 2.3.21 indicates that there is a considerable number of residential units in Dún Laoghaire which have been permitted but not commenced. Table 2.3.22 shows that this trend has become more pronounced over time with the number of units permitted but not commenced increasing almost threefold from 3,609 units in Q4 2016 to 10,376 units in Q4 2019.

Table 2.3.22: Total Number of Units Permitted but Not Commenced in DLR Q42016 to Q42019

Year	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	TOTAL	As % of Dublin Total
<b>DLR Q4 2019</b> (% total)	<b>1,365</b> <b>(13.2%)</b>	<b>20.4%</b>	<b>9,011</b> <b>(86.8%)</b>	<b>33.5%</b>	<b>10,376</b> <b>(100%)</b>	<b>30.9%</b>
<b>DLR Q4 2018</b> (% total)	<b>1,328</b> <b>(17.8%)</b>	<b>15.5%</b>	<b>6,117</b> <b>(82.2%)</b>	<b>32.7%</b>	<b>7,445</b> <b>(100.0%)</b>	<b>27.3%</b>
<b>DLR Q4 2017</b> (% total)	<b>884</b> <b>(24.4%)</b>	<b>10.0%</b>	<b>2,739</b> <b>(75.6%)</b>	<b>20.3%</b>	<b>3,623</b> <b>(100.0%)</b>	<b>16.3%</b>
<b>DLR Q4 2016</b> (% total)	<b>1,078</b> <b>(29.9%)</b>	<b>9.9%</b>	<b>2,531</b> <b>(70.1%)</b>	<b>19.8%</b>	<b>3,609</b> <b>(100%)</b>	<b>15.2%</b>

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2016 – Q4 2019.

### 2.3.7.4 Current Planning Applications for Residential Units

Table 2.3.23 relates to sites in County Dublin which are subject to a 'live' planning application. These are sites where: a planning application has been lodged with a planning authority; or is within the appeal period of 4 weeks of the date of the decision of the planning authority; or is the subject of an appeal to An Bord Pleanála.

This table shows that as of Q4 2019, Dún Laoghaire-Rathdown currently had the highest number of current planning applications for residential units of all four Dublin Local Authorities, and that these applications were almost exclusively for the development of new apartments.

Table 2.3.23: Current Applications for Potential Residential Units in DLR and Dublin as of Q4 2019

Area	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	TOTAL	As % of Dublin Total
<b>DLR</b>	<b>22</b>	<b>0.6%</b>	<b>5,311</b>	<b>41.7%</b>	<b>5,333</b>	<b>32.6%</b>
(% mix)	0.4%		99.6%		100%	
<b>DCC</b>	432	11.9%	2,457	19.3%	2,889	17.6%
(% mix)	15.0%		85.0%		100%	
<b>FCC</b>	1,722	47.3%	2,498	19.6%	4,220	25.8%
(% mix)	40.8%		59.2%		100%	
<b>SDCC</b>	1,463	40.2%	2,475	19.4%	3,938	24.0%
(% mix)	37.2%		62.8%		100%	
<b>Total</b>	<b>3,639</b>	<b>100.0%</b>	<b>12,741</b>	<b>100.0%</b>	<b>16,380</b>	<b>100.0%</b>
(% mix)	22.2%		77.8%		100%	

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2019.

Table 2.3.24 indicates that this pattern has become significantly more pronounced in recent years with an increase from 1,654 potential residential units as of Q4 2016 to 5,333 as of Q4 2019, a more than threefold increase.

Table 2.3.24: Current Applications for Potential Residential Units in DLR 2016-2019

Year	Houses	As % of Dublin Total	Apartments	As % of Dublin Total	TOTAL	As % of Dublin Total
<b>DLR Q4 2019</b>	<b>22</b>	<b>0.6%</b>	<b>5,311</b>	<b>41.7%</b>	<b>5,333</b>	<b>32.6%</b>
(% mix)	(0.4%)		(99.6%)		(100%)	
<b>DLR Q4 2018</b>	<b>341</b>	<b>12.2%</b>	<b>1,943</b>	<b>23.6%</b>	<b>2,284</b>	<b>26.3%</b>
(% mix)	(14.9%)		(85.1%)		(100%)	
<b>DLR Q4 2017</b>	<b>667</b>	<b>20.3%</b>	<b>2,926</b>	<b>44.2%</b>	<b>3,593</b>	<b>36.3%</b>
(% mix)	(18.6%)		(81.4%)		(100%)	
<b>DLR Q4 2016</b>	<b>267</b>	<b>8.2%</b>	<b>1,387</b>	<b>32.6%</b>	<b>1,654</b>	<b>22.1%</b>
(% mix)	(16.1%)		(83.9%)		(100%)	

Source: Housing Supply Coordination Task for Dublin Quarterly Return Q4 2016 – Q4 2019.

## 2.3.8 Residential Development Capacity

A 'Residential Development Capacity Audit' (RDCA) was undertaken in order to inform the preparation of the Core Strategy and to meet the statutory requirement to assess existing zoned land, as required under section 10 (2a) of the Act.

The purpose of the audit, which is included as Appendix 2 to the CDP, was to analyse the current capacity of the County to accommodate development and provide the basis upon which the future housing target may be allocated.

The RDCA estimated that there were approximately 553 hectares of zoned land in the County which is, or may become available, for residential development. This comprises a reduction of ca. 90 hectares from the Housing Land Availability Audit which informed the 2016 County Development Plan. The zoned land equates to a potential residential yield of between 22,513 and 25,103 units.

The RDCA found that, based on allocated future population growth for Dún Laoghaire-Rathdown, broad equilibrium exists between the supply of zoned land for primarily residential purposes, and the projected demand for new housing, over the lifetime of the Plan.

### 2.3.9 Rural Housing

As outlined in CDP Core Strategy (see Chapter 2 of the CDP), the ‘rural’ footprint of DLR is primarily concentrated in the south-west of the County and generally comprises the foothills of the Dublin Mountains and includes the upland plateau framing Carrickgollogan and Ballycorus.

The Core Strategy also explains how the proximity of the defined rural footprint immediately adjacent to the edge of the urban/suburban extent of the County places the Rural Amenity and High Amenity zones under strong urban influence for housing, and the Development Plan reflects this by having a carefully defined Rural Settlement Strategy.

It should be noted that this Rural Settlement Strategy (which fully complies with all relevant national and regional planning and governmental policies including the DEHLG’s 2005 ‘Sustainable Rural Housing: Guidelines for Planning Authorities’), defines rural areas as those areas outside of urban areas with a population, of 1500 and over, whereas the CSO distinguishes between aggregate town or urban areas (settlements with a total population of 1,500 or more) and aggregate rural areas (population outside aggregate town areas including the population of settlements with fewer than 1,500 inhabitants).

Table 2.3.25 sets out Census data relating to the percentage of one off housing in CSO defined ‘rural’ areas in Dún Laoghaire-Rathdown, Dublin, the EMRA area and the state. The table indicates that while Dún Laoghaire has a relatively small number of housing units located in its ‘rural’ areas, this number increased in the period between 2011 and 2016.

The table shows that this increase primarily related to total units and less so to one-off houses in rural areas. This pattern is consistent with the planned growth of settlements which are in areas of the county which are formally classified as ‘rural’ under the CSO definition.

Table 2.3.25: *Percentage of One Off Housing in Rural Areas in DLR, Dublin, EMRA and State 2011-2016*

Area	Housing in Rural Area	2011	2016	% change 2011-2016
DLR	Total permanent housing units	578	724	+25.3%
	One-off houses (as % of units in rural areas)	431 (74.6%)	458 (63.3%)	+6.3%
DCC	Total permanent housing units	n/a	n/a	n/a
	One-off houses (as % of units in rural areas)	n/a	n/a	n/a
FCC	Total permanent housing units	6,228	6,131	-1.6%
	One-off houses (as % of units in rural areas)	3,127 (50.2%)	3,151 (51.4%)	+0.8%
SDCC	Total permanent housing units	1,538	1,566	+1.8%
	One-off houses (as % of units in rural areas)	1,103 (71.7%)	1,132 (72.3%)	+2.6%
Dublin	Total permanent housing units	8,344	8,421	+0.9%
	One-off houses (as % of units in rural areas)	4,661 (55.9%)	4,741 (56.3%)	+1.7%
EMRA	Total permanent housing units	140,120	144,377	+3.0%
	One-off houses (as % of units in rural areas)	96,132 (68.6%)	98,959 (68.5%)	+2.9%
State	Total permanent housing units	599,335	616,828	+2.9%
	One-off houses (as % of units in rural areas)	433,564 (72.3%)	442,669 (71.8%)	+2.1%

Source: CSO Census Results 2016 and 2011

## 2.4 Housing Demand and Affordability Analysis

The following section presents the results of a detailed housing demand and affordability assessment (as specified in the 2000 *Model Housing Strategy and Step-by-Step Guide*) for the area for the period of the Development Plan (from 2022 to 2028).

As discussed in the previous section of this document, arising from recent changes in planning policy, Local Authorities are now also obliged under National Policy Objective 27 to prepare a Housing Needs Development Assessment (HNDA) for their functional area. Pending completion of a regional HNDA post adoption of the Plan, the following section of this Housing Strategy and HNDA sets out a broad overview of the current state of play regarding the affordability of housing units in the area.

It is important to note that the Model Housing Strategy was predicated on the concept of house *purchase* affordability and does not address the issue of rental affordability, an issue which is of increasing importance in Local Authority areas such as Dún Laoghaire-Rathdown with significant numbers of rented housing units.

As a result, and pending the preparation of a Regional HNDA for Dublin region and the issuing of Section 28 Guidelines, this Housing Strategy and HNDA includes an outline review only of the current state of the private rental market in the County based on data published by the Rental Tenancies Board (RTB).

### 2.4.1 Housing Demand Analysis

According to the *Model Housing Strategy and Step-by-Step Guide*, any analysis of housing demand should address the issues of population, household formations, income trends and the price of residential units in the county in question. Furthermore, the Model Housing Strategy states that a Housing Strategy should also provide an assessment of housing need and affordability over the life of the development plan.

This Housing Strategy and HNDA is generally consistent with the approach adopted in the Model Housing Strategy which entails the following steps:

- projecting the number of expected household formations in the county for the Development Plan period
- projecting the levels and distribution of household incomes across these households over the period in question
- projecting the levels and distributions of residential unit prices over the period
- assessing housing affordability in the county over the period.

As referred to above, while this Housing Strategy and HNDA is generally consistent with the Model Housing Strategy, it makes use of an array of data sets, many which would not have been publicly available twenty years ago. For the sake of clarity and transparency, each of the sources drawn upon for the preparation of this Housing Strategy and HNDA will be clearly referenced throughout the text, as will any assumptions used for calculation purposes.

## 2.4.2 Population and Expected Household Formations

As stated previously, this Housing Strategy and HNDA has been prepared having regard to the population projections set out in the NPF and RSES as presented in Table 2.4.1.

*Table 2.4.1: RSES Population Projections for DLR including Headroom, 2016-2031*

Year	Total	Increase on 2016
2016	218,000	-
2026 Low	241,000	23,000
2026 High	245,500	27,500
2031 Low	256,250	32,500
2031 High	267,375	39,000

*Source: EMRA (2019) RSES, Appendix B; Government of Ireland (2018) NPF Implementation Roadmap*

Assuming a constant rate of population growth between 2016 and 2026 (the first 10-year projection by the RSES) and between 2026-2031 (the second 5-year projection), it was possible to formulate estimates of the numbers of additional households to be formed for each year of the period of the Development Plan (2022-2028). This information is presented in Table 2.4.2.

*Table 2.4.2: RSES Annual Population and Household Projections for DLR, 2016-2031*

Year	Household Numbers	Additional Households	Average Household Size	Additional Population	Total Population
2016	78,601	-	2.77	-	218,000
2017	79,976	1,375	2.5	3,437	221,437
2018	81,351	1,375	2.5	3,437	224,874
2019	82,725	1,375	2.5	3,437	228,311
2020	84,100	1,375	2.5	3,437	231,748
2021	85,475	1,375	2.5	3,437	235,185
<b>2022</b>	<b>86,850</b>	<b>1,375</b>	<b>2.5</b>	<b>3,438</b>	<b>238,623</b>
<b>2023</b>	<b>88,225</b>	<b>1,375</b>	<b>2.5</b>	<b>3,438</b>	<b>242,061</b>
<b>2024</b>	<b>89,601</b>	<b>1,375</b>	<b>2.5</b>	<b>3,438</b>	<b>245,499</b>
<b>2025</b>	<b>90,976</b>	<b>1,375</b>	<b>2.5</b>	<b>3,438</b>	<b>248,937</b>
<b>2026</b>	<b>92,351</b>	<b>1,375</b>	<b>2.5</b>	<b>3,438</b>	<b>252,375</b>
<b>2027</b>	<b>93,551</b>	<b>1,200</b>	<b>2.5</b>	<b>3,000</b>	<b>255,375</b>
<b>2028</b>	<b>94,751</b>	<b>1,200</b>	<b>2.5</b>	<b>3,000</b>	<b>258,375</b>
2029	95,951	1,200	2.5	3,000	261,375
2030	97,151	1,200	2.5	3,000	264,375
2031	98,351	1,200	2.5	3,000	267,375
<b>Totals</b>		<b>19,750</b>		<b>49,375</b>	

*Source: EMRA (2019) RSES, Appendix B; Government of Ireland (2018) NPF Implementation Roadmap*



### 2.4.3 Levels and Distribution of Household Incomes

Household incomes are a primary factor in determining overall housing affordability levels. As per the methodology outlined in the Model Housing Strategy, annual distributions of household incomes have been established for all households in Dún Laoghaire-Rathdown. These distributions were formulated as follows:

- The most recent CSO Household Budget Survey (2015-2016)<sup>26</sup> was used to establish a national household income distribution (for 2016 based on 2015 figures).
- This distribution was then adjusted on the basis of assumptions made about the gap between Dún Laoghaire-Rathdown and national levels of household income. In line with the latest index of disposable income per person (where the State = 100) the index figure for County Dublin of 118.4 was chosen as the 'county inflator' for Dún Laoghaire-Rathdown<sup>27</sup>.
- Finally, the derived income distribution was inflated by assumed rates of household income growth based on the ESRI's Mid-Term Review 'Ireland's Economic Outlook'<sup>28</sup> as well as the Department of Finance's Stability Programme Update 2020<sup>29</sup> (which sets out a macroeconomic and fiscal scenario for the period 2020-2021 incorporating the impact of the COVID-19 pandemic).

Consistent with the sources cited above, the rates of income inflation assumed for the purposes of this section are: 3.7% growth between 2016 and 2019; a contraction of 7.6% in 2020; a return to growth of 3.8% in 2021, followed by a more stable 3% average growth rate between 2022 and 2028. Based on the assumptions above (which are consistent with the approach taken in the Model Housing Strategy), an estimated income distribution for Dún Laoghaire-Rathdown in the base year of 2016 is presented in Table 2.4.3.

Table 2.4.3: *Estimated Distribution of Household Disposable Incomes in DLR, 2016*

Income Range	Weekly Disposable Income (National) (€)	% of Households in Each Category (National)	Annual Avg. Disposable Income (National)	DLR Inflator (derived from CSO National Level)	DLR Annual Avg. Disposable Household Income	No. of Households in DLR 2016
Income Bands	Amount	1	2	3	4 (Col 2*Col 3)	(78,601*Col 1 /100)
1st	€204.70	11.57	€10,644.60	1.184	€12,603.20	9,094
2nd	€336.40	10.54	€17,492.95	1.184	€20,711.65	8,285
3rd	€483.10	9.48	€25,121.03	1.184	€29,743.31	7,451
4th	€615.52	9.6	€32,007.13	1.184	€37,896.44	7,546
5th	€752.71	9.74	€39,140.74	1.184	€46,342.63	7,656
6th	€897.92	9.56	€46,691.71	1.184	€55,282.99	7,514
7th	€1,064.44	9.81	€55,350.83	1.184	€65,535.38	7,711
8th	€1,260.53	9.58	€65,547.32	1.184	€77,608.02	7,530
9th	€1,527.76	9.78	€79,443.53	1.184	€94,061.14	7,687
10th	€2,311.52	10.34	€120,199.29	1.184	€142,315.96	8,127
<b>Total</b>		<b>100</b>				<b>78,601</b>

Sources: CSO (2017) Household Budget Survey 2015-2016<sup>30</sup>.

DEHLG (2000) Part V of the Planning and Development Act, 2000 A Model Housing Strategy, Table C.1.

As explained above, in accordance with the Model Housing Strategy, the above distribution was extrapolated forward over the period of the development plan on the basis of ESRI and Department of Finance growth estimates. This is shown in Table 2.4.4 overleaf.

<sup>26</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-hbs/hbs20152016/hinc/> specifically Table 2.2 'Average Weekly Disposable Income by Gross Household Income deciles, 2009-2010 and 2015-2016'. A new Household Budget Survey 2020 is currently being conducted but the results will not be released for some time.

<sup>27</sup> <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2016/> specifically Table 4 'Indices of Disposable Income Per Person by Region and County, 2007 to 2016'

<sup>28</sup> <https://www.esri.ie/publications/irelands-economic-outlook-perspectives-and-policy-challenges>, specifically Table 1.5 Wage Growth (%).

<sup>29</sup> <https://www.gov.ie/en/publication/43a6dd-stability-programme-update-2020/> specifically Table 6: Labour Market Developments

<sup>30</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-hbs/hbs20152016/hinc/>

Table 2.4.4: Household Income Distribution for DLR, 2016-2028

Income Range	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	% growth	3.7	3.7	3.7	-7.6	3.8	3.0	3.0	3.0	3.0	3.0	3.0	3.0
1st	€12,603	€13,070	€13,553	€14,055	€12,986	€13,480	€13,884	€14,301	€14,730	€15,172	€15,627	€16,096	€16,579
2nd	€20,712	€21,478	€22,273	€23,097	€21,341	€22,152	€22,817	€23,501	€24,206	€24,933	€25,681	€26,451	€27,245
3rd	€29,743	€30,844	€31,985	€33,168	€30,648	€31,812	€32,767	€33,750	€34,762	€35,805	€36,879	€37,986	€39,125
4th	€37,896	€39,299	€40,753	€42,261	€39,049	€40,533	€41,749	€43,001	€44,291	€45,620	€46,988	€48,398	€49,850
5th	€46,343	€48,057	€49,835	€51,679	€47,752	€49,566	€51,053	€52,585	€54,162	€55,787	€57,461	€59,185	€60,960
6th	€55,283	€57,328	€59,450	€61,649	€56,964	€59,129	€60,902	€62,729	€64,611	€66,550	€68,546	€70,603	€72,721
7th	€65,535	€67,960	€70,475	€73,082	€67,528	€70,094	€72,197	€74,363	€76,594	€78,892	€81,258	€83,696	€86,207
8th	€77,608	€80,480	€83,457	€86,545	€79,968	€83,007	€85,497	€88,062	€90,703	€93,425	€96,227	€99,114	€102,088
9th	€94,061	€97,541	€101,150	€104,893	€96,921	€100,604	€103,622	€106,731	€109,933	€113,231	€116,628	€120,127	€123,730
10th	€142,316	€147,582	€153,042	€158,705	€146,643	€152,216	€156,782	€161,486	€166,330	€171,320	€176,460	€181,753	€187,206

Sources:

CSO (2017) Household Budget Survey 2015-2016,

ESRI (2016) Ireland's Economic Outlook, Table 1.5,

Department of Finance's Stability Programme Update 2020,

DEHLG (2000) Part V of the Planning and Development Act, 2000 A Model Housing Strategy, Table C.1.

### 2.4.4 Levels and Distribution of Housing Unit Prices

After household growth and household income, the next central consideration in any analysis of housing affordability relates to existing and projected property prices in a given area. Historically, there has been a lack of accurate, detailed data on residential unit prices at the local authority area level. More recently however, the availability of data has improved with launch of the Residential Property Price Register<sup>31</sup> (RPPR) in 2010 and the Residential Property Price Index<sup>32</sup> (RPPI) in 2011 (with an updated version launched in 2016).

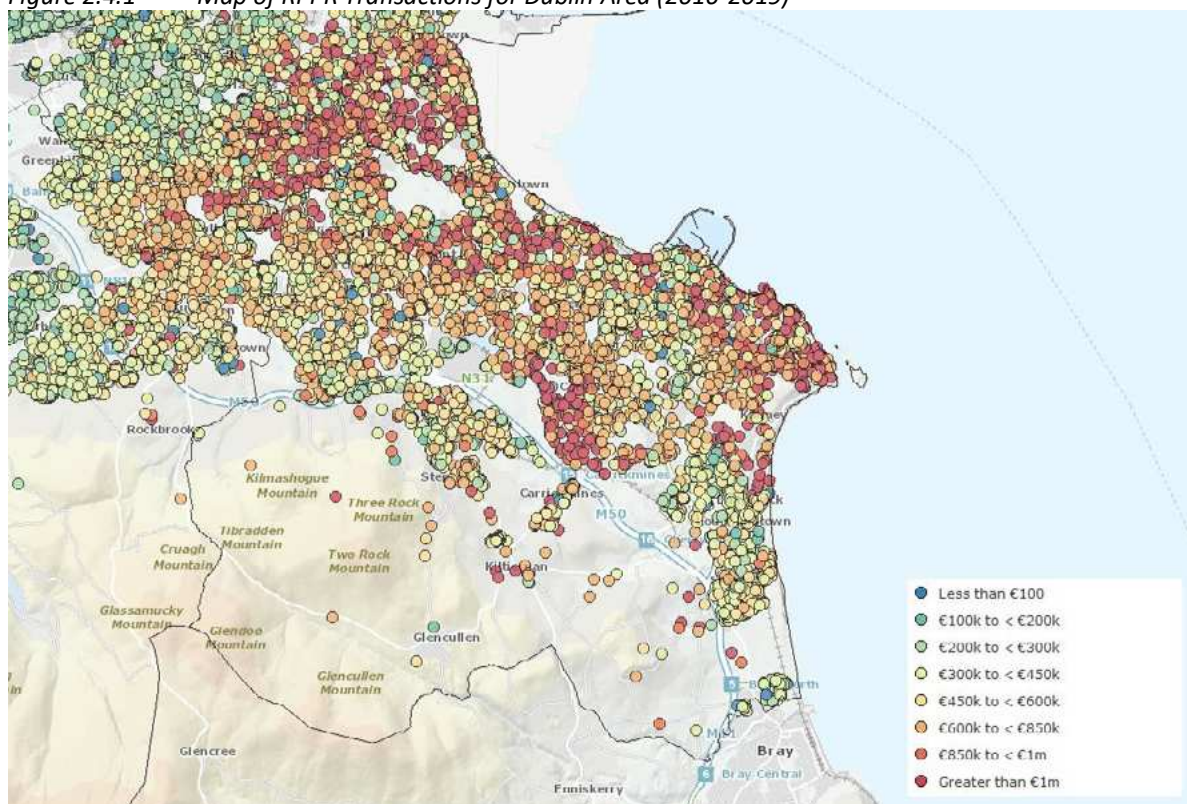
#### 2.4.4.1 Residential Property Price Register

The Residential Property Price Register (RPPR) which is compiled by the Property Services Regulatory Authority (PRSA) includes date of sale, price and address of all residential properties purchased in Ireland since the 1st January 2010, as declared to the Revenue Commissioners for stamp duty purposes.

The RPPR is compiled from data which is filed, for stamp duty purposes, with the Revenue Commissioners. As the data is primarily filed electronically by persons responsible for the conveyancing of properties on behalf of purchasers, it may contain errors and is not intended for use as a property price index. Despite this, the RPPR proved useful for the purposes of this housing strategy as it provides data on the value of individual transactions which was used to estimate the number of housing units being sold within different price ranges.

Figure 2.4.1 is a map generated using the Dublin Housing Observatory’s Mapping Viewer<sup>33</sup>, showing the location and price range of transactions recorded in the RPPR between 2016 and 2019. It is clear from the map that recorded transaction prices for the Dún Laoghaire-Rathdown area tend to be higher than in other parts of the Dublin area.

Figure 2.4.1 Map of RPPR Transactions for Dublin Area (2016-2019)



Source: Dublin Housing Observatory (2020) RPPR All Sales 2016 to 2019 Q1

<sup>31</sup> <https://www.propertypriceregister.ie/>

<sup>32</sup> <https://www.cso.ie/en/statistics/prices/residentialpropertypriceindex/>

<sup>33</sup> <https://airomaps.geohive.ie/dho/>

### 2.4.4.2 Residential Property Price Index

The second, and more authoritative source of residential unit price data, is the Residential Property Price Index (RPPI) which is compiled by the Central Statistics Office (CSO). The RPPI is designed to measure the change in the average level of prices paid by households for residential properties sold in Ireland.

The RPPI specifically excludes: non-household purchases; non-market purchases and; self-builds (i.e. where the land is purchased separately). The base period for the RPPI is January 2005. The index for January 2005 is set to 100 and all subsequent price movements are expressed relative to this base. The index is mix-adjusted to allow for the fact that different types of property are sold in different months.

According to the February 2020 CSO Press Release on the RPPI, in the 12 months to February 2020<sup>34</sup>:

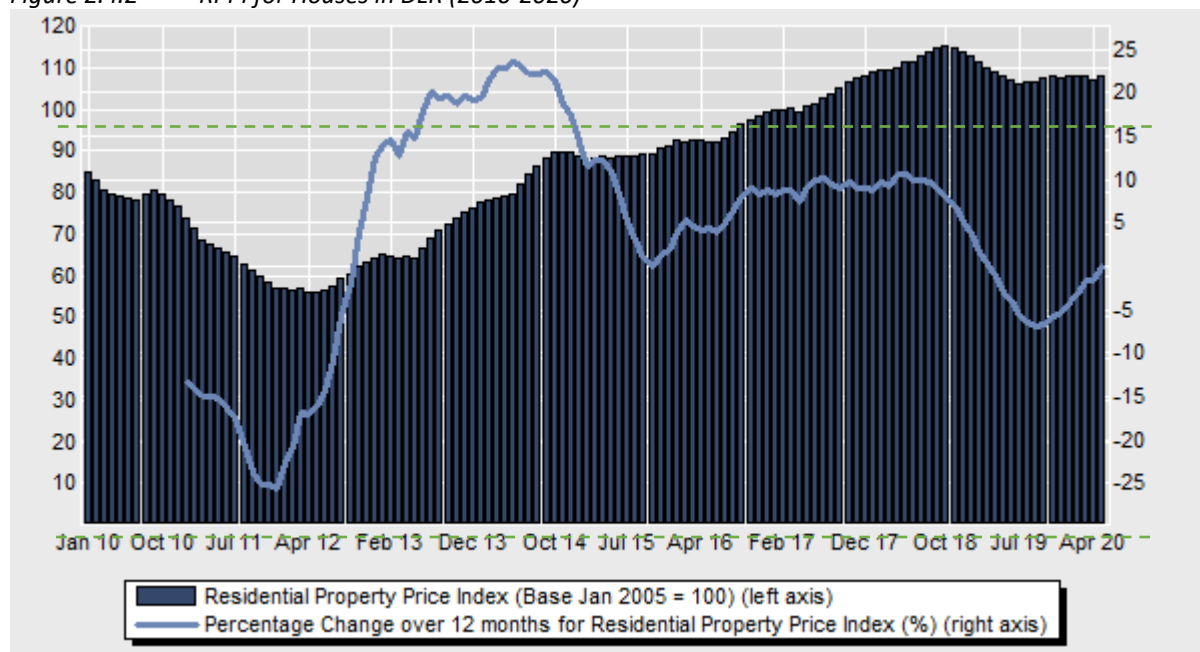
- households in Ireland as a whole paid a median price of €260,000 and a mean price of €296,309 for a dwelling on the residential property market
- the Dublin region had the highest median and average price (€370,000 and €438,008) in the year to December
- within the Dublin region, Dún Laoghaire-Rathdown had the highest median and mean price (€525,000 and €599,534 respectively), while South Dublin had the lowest (€346,000 and €362,302).

It is important to note that the CSO stresses while that median and mean prices provided above are indicative, it is the RPPI itself which provides the definitive measure of property price trends over time.

Figure 2.4.2 shows two graphs, (generated using the CSO’s Statbank service<sup>35</sup>), which plot the RPPI for houses in the Dún Laoghaire-Rathdown area between 2010 and 2019 as well as the percentage change in house prices in the area in the previous 12-month period.

These graphs clearly indicate that after a period of relative decline following the economic crisis, the price of houses in the Dún Laoghaire-Rathdown area rebounded strongly and remain relatively steady.

Figure 2.4.2 RPPI for Houses in DLR (2010-2020)



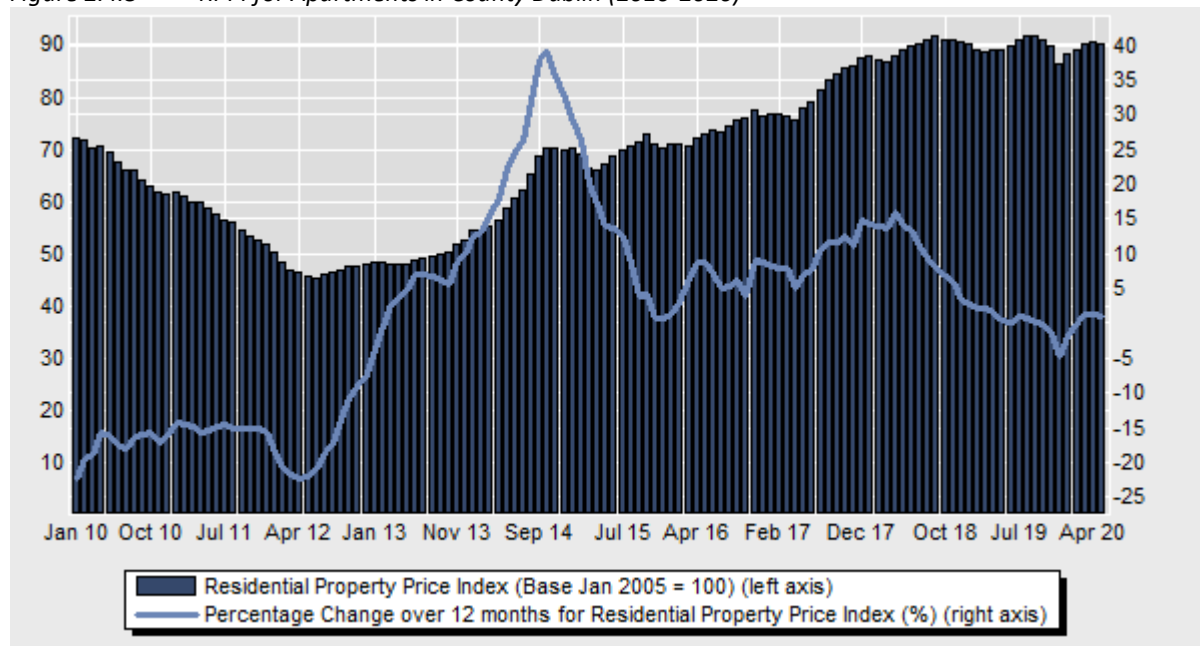
Source: CSO (2020) Statbank HPM06: RPPI by Type of Residential Property, Month and Statistic to May 2020  
 While the CSO does not provide data on the sales price of apartments at Local Authority level, it does provide such data at County level. Figure 2.4.3 which graphs RPPI levels for apartments in County Dublin between 2010

<sup>34</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-rppi/residentialpropertypriceindexfebruary2020/>

<sup>35</sup> <https://statbank.cso.ie/px/pxeirestat/statire/SelectTable/Omrade0.asp>

and 2020 indicates that apartment prices grew considerably from 2012 up to the recession of 2015 after which they fell significantly. Despite this fall, apartment prices in Dublin remained above pre-2012 levels and have stabilised in recent years.

Figure 2.4.3 RPPI for Apartments in County Dublin (2010-2020)



Source: CSO (2020) Statbank HPM06: RPPI by Type of Residential Property, Month and Statistic to May 2020

### 2.4.4.3 Additional Data Sources

A further development in the availability of residential unit price information, is the collation and online publication of a wide range of different datasets by the DHPLG<sup>36</sup>. Such datasets include: construction activity; private housing market statistics; mortgage market statistics; local authority activity; as well as ESB connections.

Also of relevance to this section of the Housing Strategy and HNDA, is the introduction of an annual Local Property Tax (LPT) charged on all residential properties in the state from 2013 onwards. The LPT is based on the market value of the property which is assigned to one of twenty market value bands<sup>37</sup>. The first band covers all properties worth up to €100,000. Bands then increase in multiples of €50,000.

A modified version of this banding system was used for the purposes of establishing residential unit price ranges in the Dún Laoghaire-Rathdown area. A total of ten separate bands were selected, the first of which includes units priced between €0 to €200,000, and the last with units priced over €1,000,000. These bands were applied to RPPR data for Dún Laoghaire-Rathdown for the years 2016-2020 to ascertain the overall percentage of units in each of these bands.

On the basis of the data sources and methodology discussed above, and in accordance with the overall approach outlined in the Model Housing Strategy, a Residential Unit Band Inflation Table was prepared for housing units in Dún Laoghaire-Rathdown from 2020 to 2028. This is shown in Table 2.4.5 overleaf.

<sup>36</sup> <https://www.housing.gov.ie/housing/statistics/housing-statistics>

<sup>37</sup> <https://www.revenue.ie/en/property/local-property-tax/valuing-your-property/what-are-the-rates-of-local-property-tax-lpt.aspx>

Table 2.4.5: Residential Unit Price Band Inflation 2020-2028

Year	(%) Avg. Increase	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	Band 9	Band 10
2020	-	up to €200,000	€200,000 to €300,000	€300,000 to €400,000	€400,000 to €500,000	€500,000 to €600,000	€600,000 to €700,000	€700,000 to €800,000	€800,000 to €900,000	€900,000 to €1,000,000	greater than €1,000,000
2021	1	up to €202,000	€202,000 to €303,000	€303,000 to €404,000	€404,000 to €505,000	€505,000 to €606,000	€606,000 to €707,000	€707,000 to €808,000	€808,000 to €909,000	€909,000 to €1,010,000	greater than €1,010,000
2022	3	up to €208,060	€208,060 to €312,090	€312,090 to €416,120	€416,120 to €520,150	€520,150 to €624,180	€624,180 to €728,210	€728,210 to €832,240	€832,240 to €936,270	€936,270 to €1,040,300	greater than €1,040,300
2023	3	up to €214,302	€214,302 to €321,453	€321,453 to €428,604	€428,604 to €535,755	€535,755 to €642,905	€642,905 to €750,056	€750,056 to €857,207	€857,207 to €964,358	€964,358 to €1,071,509	greater than €1,071,509
2024	3	up to €220,731	€220,731 to €331,096	€331,096 to €441,462	€441,462 to €551,827	€551,827 to €662,193	€662,193 to €772,558	€772,558 to €882,923	€882,923 to €993,289	€993,289 to €1,103,654	greater than €1,103,654
2025	3	up to €227,353	€227,353 to €341,029	€341,029 to €454,706	€454,706 to €568,382	€568,382 to €682,058	€682,058 to €795,735	€795,735 to €909,411	€909,411 to €1,023,088	€1,023,088 to €1,136,764	greater than €1,136,764
2026	3	up to €234,173	€234,173 to €351,260	€351,260 to €468,347	€468,347 to €585,433	€585,433 to €702,520	€702,520 to €819,607	€819,607 to €936,693	€936,693 to €1,053,780	€1,053,780 to €1,170,867	greater than €1,170,867
2027	3	up to €241,199	€241,199 to €361,798	€361,798 to €482,397	€482,397 to €602,996	€602,996 to €723,596	€723,596 to €844,195	€844,195 to €964,794	€964,794 to €1,085,394	€1,085,394 to €1,205,993	greater than €1,205,993
2028	3	up to €248,435	€248,435 to €372,652	€372,652 to €496,869	€496,869 to €621,086	€621,086 to €745,304	€745,304 to €869,521	€869,521 to €993,738	€993,738 to €1,117,955	€1,117,955 to €1,242,173	greater than €1,242,173
% of Units in Band		2.4	12.1	21.3	22.8	12.8	9.3	6.3	4.0	2.4	6.7

### 2.4.5 Housing Affordability Analysis

The Model Housing Strategy cited the following passage in the Planning and Development Act, 2000 relating to the identification of ‘eligible persons’ (or households) for the purposes of assessing housing affordability in a planning authority’s functional area:

*“Section 93(1) of the Planning and Development Act, 2000, defines an eligible person as someone “who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35 per cent of that person’s annual income net of income tax and pay related social insurance” (DEHLG, 2000:16).*

It should be noted that the definition of ‘eligible person’ as set out in Section 93(1) of the Act was deleted with the commencement in September 2018 of the relevant sections of the Housing (Miscellaneous Provisions) Act 2009.

Nonetheless, for the purposes of this Housing Strategy and HNDA, it was decided to carry out an assessment of housing affordability in Dún Laoghaire-Rathdown on the basis of the definition of affordability set out in the Planning and Development Act prior to its amendment in 2018.

This definition is still considered appropriate due to the fact that (as highlighted in a recent research paper<sup>38</sup>) a number of studies in Ireland, as well as some Irish policy documents make use of the 35 per cent affordability threshold.

With regard to the actual steps entailed in the identification of ‘eligible households’, the Model Housing Strategy states that a comparison be made between projected house prices for the county, and projected ranges of disposable incomes of different households.

The Model Housing Strategy goes on to outline how, a simple annuity formula was developed (drawing upon the 35% definition of housing affordability discussed above) to assess affordability against four key variables, namely: household income; house price; mortgage interest rate; and loan to value ratio (LTV). This formula is as follows:

$$PV = Pt \left[ \frac{1 - (1+i)^{-n}}{i} \right]$$

where:

- PV = total loan size (no greater than 90% of Market Value)
- Pt = monthly repayment amount
- i = monthly interest rate
- n = number of months over which the loan is to be paid

The mortgage related inputs for this annuity formula set out in Table 2.4.6 are based upon the following mortgage lending information published by the Central Bank data:

- the weighted average interest rate on all new mortgages agreed in Ireland in December 2019 stood at 2.88 per cent<sup>39</sup>;
- the average loan term for all primary dwelling houses is 27 years<sup>40</sup>;
- mortgage measures specified by the Central Bank include a general requirement that first-time buyers provide a 10% deposit and that second-time buyers provide 20%.

<sup>38</sup> Corrigan, E. et al (2019) Exploring Affordability in the Irish Housing Market. *The Economic and Social Review*, Vol. 50(1), pp. 119-157.

<sup>39</sup> <https://www.centralbank.ie/statistics/data-and-analysis/credit-and-banking-statistics/retail-interest-rates>

<sup>40</sup> <https://www.centralbank.ie/publication/household-credit-market-report>

Table 2.4.6: Annuity Formula Inputs

Variable	Value
% APR	2.88
% Monthly (i)	0.00240
Loan Term Years	27
Loan Term Months (n)	324
% Loan To Value (LTV)	90
Affordability Threshold	0.35

Source Central Bank (2020) Retail Interest Rates for December 2019,  
Central Bank (2019) Household Credit Market Report 2019  
DECLG (2000) Model Housing Strategy

Table 2.4.7 overleaf presents the affordability threshold calculations made using the annuity formula and the inputs described above for the different household income deciles for Dún Laoghaire-Rathdown for the period of the Development Plan. (For ease of reference, these calculations are shown in rows below the income distribution levels first shown in Table 2.4.4).

Table 2.4.7 is significant in that it shows for each year of the Development Plan period, the most money a household in a given income group could afford to pay for a house, without breaching the loan and affordability criteria set out in Table 2.4.6 above.

It shows, for example, that in 2022, a household in the 5th income decile, (€51,053 to €60,901) would not be able to buy a residential unit of more than €372,308 without paying more than 35% of their total disposable income each month to a mortgage.

The next step in the analysis (as specified in the Model Housing Strategy) involves bringing together information previously presented on numbers of households, household incomes broken down across income deciles, and the number of incremental or new households formed. This information is presented for the period 2022 to 2028 in Table 3-10.

On the basis of the loan and affordability criteria set out in Table 2.4.6 and on the figures shown in Table 2.4.8, it was possible to identify, for each year of the Plan period, a series of maximum residential unit prices which newly formed households in Dún Laoghaire-Rathdown can be expected to afford. This information is presented in Table 2.4.9.



Table 2.4.7: *Affordability Threshold Calculation*

Decile	Value	2022	2023	2024	2025	2026	2027	2028
1	Household Income	€13,884	€14,301	€14,730	€15,172	€15,627	€16,096	€16,579
	Affordability Threshold	€101,252	€104,289	€107,418	€110,640	€113,960	€117,378	€120,900
2	Household Income	€22,817	€23,501	€24,206	€24,933	€25,681	€26,451	€27,245
	Affordability Threshold	€166,393	€171,385	€176,527	€181,822	€187,277	€192,895	€198,682
3	Household Income	€32,767	€33,750	€34,762	€35,805	€36,879	€37,986	€39,125
	Affordability Threshold	€238,952	€246,120	€253,504	€261,109	€268,942	€277,011	€285,321
4	Household Income	€41,749	€43,001	€44,291	€45,620	€46,988	€48,398	€49,850
	Affordability Threshold	€304,453	€313,586	€322,994	€332,684	€342,664	€352,944	€363,532
5	Household Income	€51,053	€52,585	€54,162	€55,787	€57,461	€59,185	€60,960
	Affordability Threshold	€372,308	€383,477	€394,981	€406,831	€419,036	€431,607	€444,555
6	Household Income	€60,902	€62,729	€64,611	€66,550	€68,546	€70,603	€72,721
	Affordability Threshold	€444,133	€457,457	€471,180	€485,316	€499,875	€514,872	€530,318
7	Household Income	€72,197	€74,363	€76,594	€78,892	€81,258	€83,696	€86,207
	Affordability Threshold	€526,498	€542,293	€558,562	€575,319	€592,579	€610,356	€628,667
8	Household Income	€85,497	€88,062	€90,703	€93,425	€96,227	€99,114	€102,088
	Affordability Threshold	€623,488	€642,192	€661,458	€681,302	€701,741	€722,793	€744,477
9	Household Income	€103,622	€106,731	€109,933	€113,231	€116,628	€120,127	€123,730
	Affordability Threshold	€755,669	€778,339	€801,689	€825,740	€850,512	€876,027	€902,308
10	Household Income	€156,782	€161,486	€166,330	€171,320	€176,460	€181,753	€187,206
	Affordability Threshold	€1,143,339	€1,177,639	€1,212,968	€1,249,357	€1,286,838	€1,325,443	€1,365,206

Table 2.4.8: Income Distribution of Annual Additional Households 2022-2028

Income Band	Model %	2022			2023			2024			2025		
		Number	Income	Additional	Number	Income	Additional	Number	Income	Additional	Number	Income	Additional
1	11.57	10,049	€13,884	159	10,208	€14,301	159	10,367	€14,730	159.1	10,526	€15,172	159
2	10.54	9,154	€22,817	145	9,299	€23,501	145	9,444	€24,206	144.9	9,589	€24,933	145
3	9.48	8,233	€32,767	130	8,364	€33,750	130	8,494	€34,762	130.4	8,625	€35,805	130
4	9.60	8,338	€41,749	132	8,470	€43,001	132	8,602	€44,291	132.0	8,734	€45,620	132
5	9.74	8,459	€51,053	134	8,593	€52,585	134	8,727	€54,162	133.9	8,861	€55,787	134
6	9.56	8,303	€60,902	131	8,434	€62,729	131	8,566	€64,611	131.5	8,697	€66,550	131
7	9.81	8,520	€72,197	135	8,655	€74,363	135	8,790	€76,594	134.9	8,925	€78,892	135
8	9.58	8,320	€85,497	132	8,452	€88,062	132	8,584	€90,703	131.7	8,715	€93,425	132
9	9.78	8,494	€103,622	134	8,628	€106,731	134	8,763	€109,933	134.5	8,897	€113,231	134
10	10.34	8,980	€156,782	142	9,123	€161,486	142	9,265	€166,330	142.2	9,407	€171,320	142
<b>Totals</b>		<b>86,850</b>		<b>1,375</b>	<b>88,225</b>		<b>1,375</b>	<b>89,601</b>		<b>1,375</b>	<b>90,976</b>		<b>1,375</b>

Income Band	Model %	2026			2027			2028		
		Number	Income	Additional	Number	Income	Additional	Number	Income	Additional
1	11.57	10,685	€15,627	159	10,824	€16,096	139	10,963	€16,579	139
2	10.54	9,734	€25,681	145	9,860	€26,451	126	9,987	€27,245	126
3	9.48	8,755	€36,879	130	8,869	€37,986	114	8,982	€39,125	114
4	9.60	8,866	€46,988	132	8,981	€48,398	115	9,096	€49,850	115
5	9.74	8,995	€57,461	134	9,112	€59,185	117	9,229	€60,960	117
6	9.56	8,829	€68,546	131	8,943	€70,603	115	9,058	€72,721	115
7	9.81	9,060	€81,258	135	9,177	€83,696	118	9,295	€86,207	118
8	9.58	8,847	€96,227	132	8,962	€99,114	115	9,077	€102,088	115
9	9.78	9,032	€116,628	134	9,149	€120,127	117	9,267	€123,730	117
10	10.34	9,549	€176,460	142	9,673	€181,753	124	9,797	€187,206	124
<b>Totals</b>		<b>92,351</b>		<b>1,375</b>	<b>93,551</b>		<b>1,200</b>	<b>94,751</b>		<b>1,200</b>

Table 2.4.9: Additional Households and Residential Unit Price Affordability

Income Band		2022	2023	2024	2024	2026	2027	2028
1	Add. HH.	159.1	159.1	159.1	159.1	159.1	138.8	138.8
	Max Price	€101,252	€104,289	€107,418	€110,640	€113,960	€117,378	€120,900
2	Add. HH.	144.9	144.9	144.9	144.9	144.9	126.5	126.5
	Max Price	€166,393	€171,385	€176,527	€181,822	€187,277	€192,895	€198,682
3	Add. HH.	130.4	130.4	130.4	130.4	130.4	113.8	113.8
	Max Price	€238,952	€246,120	€253,504	€261,109	€268,942	€277,011	€285,321
4	Add. HH.	132.0	132.0	132.0	132.0	132.0	115.2	115.2
	Max Price	€304,453	€313,586	€322,994	€332,684	€342,664	€352,944	€363,532
5	Add. HH.	133.9	133.9	133.9	133.9	133.9	116.9	116.9
	Max Price	€372,308	€383,477	€394,981	€406,831	€419,036	€431,607	€444,555
6	Add. HH.	131.5	131.5	131.5	131.5	131.5	114.7	114.7
	Max Price	€444,133	€457,457	€471,180	€485,316	€499,875	€514,872	€530,318
7	Add. HH.	134.9	134.9	134.9	134.9	134.9	117.7	117.7
	Max Price	€526,498	€542,293	€558,562	€575,319	€592,579	€610,356	€628,667
8	Add. HH.	131.7	131.7	131.7	131.7	131.7	115.0	115.0
	Max Price	€623,488	€642,192	€661,458	€681,302	€701,741	€722,793	€744,477
9	Add. HH.	134.5	134.5	134.5	134.5	134.5	117.4	117.4
	Max Price	€755,669	€778,339	€801,689	€825,740	€850,512	€876,027	€902,308
10	Add. HH.	142.2	142.2	142.2	142.2	142.2	124.1	124.1
	Max Price	€1,143,339	€1,177,639	€1,212,968	€1,249,357	€1,286,838	€1,325,443	€1,365,206
<b>Total</b>		<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,200</b>	<b>1,200</b>

On the basis of the information set out in the previous tables it was possible to carry out an analysis of housing affordability in the area based on the number of units required for new households in each different income decile, the additional number of additional housing units to be provided within each price property band, as well as the affordability levels associated with households on different income levels.

The detailed results of the affordability analysis carried out for the purposes of this Housing Strategy are presented in Table 2.4.10 over the following three pages while the summary results of this analysis are presented in Table 2.4.11 It should be noted that the allocation calculations presented in these tables were derived using the allocation methodology set out on pages 23 and 24 of the Model Housing Strategy.

Table 2.4.10: Projected Provision of Housing Units according to Affordability Thresholds

Year	Income Decile	Units Needed	Cumulative	Affordability Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation	
2022	1	159	159	€101,252	1	€208,060	2.3	32	378	347	25.2%		
	2	145	304	€166,393	2	€312,090	12.0	165	209	44	3.2%		
	3	130	434	€238,952	3	€416,120	21.4	294	192	-102		0.00182	
	4	132	566	€304,453	4	€520,150	22.7	312	176	-136			
	5	134	700	€372,308	5	€624,180	12.8	176	63	-113		0.00188	
	6	131	832	€444,133	6	€728,210	9.3	128				0.00187	
	7	135	967	€526,498	7	€832,240	6.4	88				0.00184	
	8	132	1099	€623,488	8	€936,270	4.0	55					
	9	134	1233	€755,669	9	€1,040,300	2.4	33					0.00163
	10	142	1375	€1,143,339	10	€1,040,300	6.7	92					
		1375					1375				28.4%		

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation	
2023	1	159	159	€104,289	1	€214,302	2.3	32	378	347	25.2%		
	2	145	304	€171,385	2	€321,453	12.0	165	209	44	3.2%		
	3	130	434	€246,120	3	€428,604	21.4	294	192	-102		0.00177	
	4	132	566	€313,586	4	€535,755	22.7	312	176	-136			
	5	134	700	€383,477	5	€642,905	12.8	176	63	-113		0.00183	
	6	131	832	€457,457	6	€750,056	9.3	128				0.00182	
	7	135	967	€542,293	7	€857,207	6.4	88				0.00178	
	8	132	1099	€642,192	8	€964,358	4.0	55					
	9	134	1233	€778,339	9	€1,071,509	2.4	33					0.00158
	10	142	1375	€1,177,639	10	€1,071,509	6.7	92					
		1375					1375				28.4%		

Table 2.4.10: Projected Provision of Housing Units according to Affordability Thresholds (continued)

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio	
2024	1	159	159	€107,418	1	€220,731	2.3	32	378	347	25.2%		
	2	145	304	€176,527	2	€331,096	12.0	165	209	44	3.2%		
	3	130	434	€253,504	3	€441,462	21.4	294	192	-102		0.00171	
	4	132	566	€322,994	4	€551,827	22.7	312	176	-136			
	5	134	700	€394,981	5	€662,193	12.8	176	63	-113		0.00177	
	6	131	832	€471,180	6	€772,558	9.3	128				0.00177	
	7	135	967	€558,562	7	€882,923	6.4	88				0.00173	
	8	132	1099	€661,458	8	€993,289	4.0	55					
	9	134	1233	€801,689	9	€1,103,654	2.4	33					0.00154
	10	142	1375	€1,212,968	10	€1,103,654	6.7	92					
		1375						1375			28.4%		

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio	
2025	1	159	159	€110,640	1	€227,353	2.3	32	378	347	25.2%		
	2	145	304	€181,822	2	€341,029	12.0	165	209	44	3.2%		
	3	130	434	€261,109	3	€454,706	21.4	294	192	-102		0.00166	
	4	132	566	€332,684	4	€568,382	22.7	312	176	-136			
	5	134	700	€406,831	5	€682,058	12.8	176	63	-113		0.00172	
	6	131	832	€485,316	6	€795,735	9.3	128				0.00171	
	7	135	967	€575,319	7	€909,411	6.4	88				0.00168	
	8	132	1099	€681,302	8	€1,023,088	4.0	55					
	9	134	1233	€825,740	9	€1,136,764	2.4	33					0.00149
	10	142	1375	€1,249,357	10	€1,136,764	6.7	92					
		1375						1375			28.4%		

Table 2.4.10: Projected Provision of Housing Units according to Affordability Thresholds (continued)

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio
2024	1	159	159	€107,418	1	€220,731	2.3	32	378	347	25.2%	
	2	145	304	€176,527	2	€331,096	12.0	165	209	44	3.2%	0.00171
	3	130	434	€253,504	3	€441,462	21.4	294	192	-102		
	4	132	566	€322,994	4	€551,827	22.7	312	176	-136		
	5	134	700	€394,981	5	€662,193	12.8	176	63	-113		0.00177
	6	131	832	€471,180	6	€772,558	9.3	128				0.00177
	7	135	967	€558,562	7	€882,923	6.4	88				0.00173
	8	132	1099	€661,458	8	€993,289	4.0	55				
	9	134	1233	€801,689	9	€1,103,654	2.4	33				0.00154
	10	142	1375	€1,212,968	10	€1,103,654	6.7	92				
		1375									28.4%	

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio
2025	1	159	159	€110,640	1	€227,353	2.3	32	378	347	25.2%	
	2	145	304	€181,822	2	€341,029	12.0	165	209	44	3.2%	0.00166
	3	130	434	€261,109	3	€454,706	21.4	294	192	-102		
	4	132	566	€332,684	4	€568,382	22.7	312	176	-136		
	5	134	700	€406,831	5	€682,058	12.8	176	63	-113		0.00172
	6	131	832	€485,316	6	€795,735	9.3	128				0.00171
	7	135	967	€575,319	7	€909,411	6.4	88				0.00168
	8	132	1099	€681,302	8	€1,023,088	4.0	55				
	9	134	1233	€825,740	9	€1,136,764	2.4	33				0.00149
	10	142	1375	€1,249,357	10	€1,136,764	6.7	92				
		1375									28.4%	

Table 2.4.10: Projected Provision of Housing Units according to Affordability Thresholds (continued)

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio	
2026	1	159	159	€113,960	1	€234,173	2.3	32	378	347	25.2%		
	2	145	304	€187,277	2	€351,260	12.0	165	209	44	3.2%	0.00162	
	3	130	434	€268,942	3	€468,347	21.4	294	192	-102			
	4	132	566	€342,664	4	€585,433	22.7	312	176	-136			
	5	134	700	€419,036	5	€702,520	12.8	176	63	-113		0.00167	
	6	131	832	€499,875	6	€819,607	9.3	128				0.00166	
	7	135	967	€592,579	7	€936,693	6.4	88				0.00163	
	8	132	1099	€701,741	8	€1,053,780	4.0	55					
	9	134	1233	€850,512	9	€1,170,867	2.4	33					0.00145
	10	142	1375	€1,286,838	10	€1,170,867	6.7	92					
		1375									28.4%		

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio	
2027	1	139	139	€117,378	1	€241,199	2.3	28	330	302	25.2%		
	2	126	265	€192,895	2	€361,798	12.0	144	182	38	3.2%	0.00137	
	3	114	379	€277,011	3	€482,397	21.4	257	168	-89			
	4	115	494	€352,944	4	€602,996	22.7	272	153	-119			
	5	117	611	€431,607	5	€723,596	12.8	154	55	-98		0.00142	
	6	115	726	€514,872	6	€844,195	9.3	112				0.00141	
	7	118	844	€610,356	7	€964,794	6.4	77				0.00138	
	8	115	959	€722,793	8	€1,085,394	4.0	48					0.00123
	9	117	1076	€876,027	9	€1,205,993	2.4	29					
	10	124	1200	€1,325,443	10	€1,205,993	6.7	80					
		1200									28.4%		

Table 2.4.10: Projected Provision of Housing Units according to Affordability Thresholds (continued)

Year	Income Decile	Units Needed	Cumulative	Threshold	Market Band	Upper Value	% Units Per Band	Units per Market Band	Required per Allocation Band	Shortfall	Shortfall as % of Total	Allocation Ratio	
2028	1	139	139	€120,900	1	€248,435	2.3	28	330	302	25.2%		
	2	126	265	€198,682	2	€372,652	12.0	144	182	38	3.2%		
	3	114	379	€285,321	3	€496,869	21.4	257	168	-89		0.00133	
	4	115	494	€363,532	4	€621,086	22.7	272	153	-119			
	5	117	611	€444,555	5	€745,304	12.8	154	55	-98		0.00137	
	6	115	726	€530,318	6	€869,521	9.3	112				0.00137	
	7	118	844	€628,667	7	€993,738	6.4	77				0.00134	
	8	115	959	€744,477	8	€1,117,955	4.0	48					
	9	117	1076	€902,308	9	€1,242,173	2.4	29					0.00119
	10	124	1200	€1,365,206	10	€1,242,173	6.7	80					
		1200									28.4%		



Table 2.4.11: Summary of Housing Affordability Issues

	2022	2023	2024	2025	2026	2027	2028
(1) Household Formations	1,375	1,375	1,375	1,375	1,375	1,200	1,200
(2) Households with Affordability Issues	390	390	390	390	390	341	341
(2) as a % of (1)	28.4%	28.4%	28.4%	28.4%	28.4%	28.4%	28.4%

Table 2.4.10 and Table 2.4.11 show that between 2022 and 2028, 28.4% of new households formed will face affordability issues. This figure remains constant due to the fact that population growth is projected evenly across the period and that both income and house price growth are expected to stay at the same moderate average rate of 3% between 2022 and 2028.

These figures demonstrate that during the period of the Development Plan 2022-2028, that in order to address the number of houses likely to face affordability issues, it will be necessary to provide additional housing units as allowed for in accordance with Part V of the Planning and Development Act.

As a result, it is considered suitable that DLR will require, in accordance with Section 94(4)(d) of the Act, that 20 per cent of land zoned for residential use, or for a mixture of residential and other uses or any land on which residential is permitted shall be reserved for the provision of social and affordable housing as defined in Section 94(4)(a).

The Part V contribution shall be retained at 10% social for permissions granted prior to 1st August 2021. In the case of sites purchased between 1 September 2015 and 31 July 2021 the Part V contribution shall be retained at 10% social in respect of a planning permissions granted between 1 August 2021 and 31 July 2026 (unless this provision is amended by way of legislation in which case the revised provision shall apply).

## 2.4.6 Affordability in the Private Rental Sector

The issue of affordability in the private rental sector was not addressed in detail in the Model Housing Strategy which was focused primarily on affordable house ownership. As a result, it does not provide any guidance on how to assess rental affordability at Local Authority level.

It is expected that any forthcoming Housing Needs Demand Assessment (HNDA) for the Dublin region will include an in-depth analysis of the rental market in the area based on detailed and up to date information on the current and future demand for, and supply of rental accommodation.

Pending the preparation of a detailed HNDA for the Dublin region, this Housing Strategy and HNDA will only provide an outline review of the current state of the private rental market in Dún Laoghaire-Rathdown based on data provided by the Residential Tenancies Board (RTB), a public body set up to the rental sector, provide information and research to inform policy, and to maintain a national register of tenancies.

According to a recent RTB report<sup>41</sup>, rental price inflation in the private residential sector in Ireland has accelerated rapidly in recent years as a consequence of a confluence of factors which have led to an undersupply of both rental and owner-occupier housing and growing demand due to demographic household formation and a recovering economy.

The RTB report also outlines how, in an attempt to limit the rate of rent inflation, price controls were enacted in December 2016, which limited the rate of increase in rents to 4 per cent per annum in areas designated as Rent Pressure Zones (RPZs). In December 2016, Dún Laoghaire-Rathdown and the other three Dublin Local Authority areas were designated as RPZs.

<sup>41</sup> RTB (2019) 'Trends in Rental Price Inflation and the Introduction of Rent Pressure Zones in Ireland'

[https://www.rtb.ie/images/uploads/Comms%20and%20Research/Trends\\_in\\_Rental\\_Price\\_Inflation\\_and\\_the\\_Introduction\\_of\\_RPZs\\_in\\_Ireland.pdf](https://www.rtb.ie/images/uploads/Comms%20and%20Research/Trends_in_Rental_Price_Inflation_and_the_Introduction_of_RPZs_in_Ireland.pdf)

Every quarter, the RTB publishes a Rent Report on the private accommodation sector in Ireland. Compiled by the Economic and Social Research Institute (ESRI), and based on the RTB's own register of tenancies, the report includes a Rent Index which reflects the actual rents being paid for rented properties.

The findings from the most recent RTB Rent Report<sup>42</sup> indicate that as of Q1 2020:

- The standardised average rent in Dublin was €1,735, up from €1,647 (Q1 2019) one year earlier, an annual increase of 5.3%;
- Rents in Dublin are now 33% higher than the peak pre-recession average of €1,301 in Q4 2007;
- The acute price pressures in Dublin are evident from the fact that just 9.5% of tenancies were agreed at less than €1,000 per month, compared to 67% elsewhere;
- In Dublin, just over 60.1% of tenancies had a rent level greater than €1,500, compared to 6.6% in the rest of the country.

The ongoing growth in rent in Dublin is illustrated by Figure 4.3 from the RTB Rent Report which graphs the Rent Index (with the base figure of 100 as the level recorded as of Q4 2007) for County Dublin, the Greater Dublin Areas (GDA) and for areas outside the GDA.

Figure 2.4.4 RTB Rent Index for Dublin, GDA and Outside GDA, Q1 2020



Source: RTB (2020) Rent Index Q1 2020 Figure 3

Note: The Rent Index of 100 is based on the rent levels as of Q4 2007.

The RTB Report identifies two key factors which help to explain this situation namely: excess demand and credit access, together with affordability issues in the owner-occupier housing market, leading to a larger number of households remaining in the rental sector and resulting in upward pressure on rents and; general low levels of housing supply for both rent and sale increasing pressure on prices.

The report provides a further breakdown of rental process by dwelling type, namely houses and apartments. These figures for County Dublin, the Greater Dublin Area (GDA) excluding County Dublin and the State are set out in Table 2.4.12 and Table 2.4.13.

These tables also show considerable variability in growth rates but they also indicate that on average, the rent for houses is lower than the rent for apartments regardless of the number of bedrooms.

<sup>42</sup> [https://www.rtb.ie/images/uploads/Comms%20and%20Research/RTB\\_Rent\\_Index\\_2020\\_Q1\\_%28WEB%29\\_Final.pdf](https://www.rtb.ie/images/uploads/Comms%20and%20Research/RTB_Rent_Index_2020_Q1_%28WEB%29_Final.pdf)

Table 2.4.12: Standardised Average Rent and Rent Index for Houses in County Dublin, GDA and State, Q1 2020

Area	Measure	1 Bedroom House	2 Bedroom House	3 Bedroom House	4+ Bedroom House
<b>Co. Dublin</b>	Standardised Avg. Rent	€1,367	€1,658	€1,825	€2,314
	Year on Year Change	(+19.7%)	(+1.9%)	(+6.6%)	(+6.6%)
	Rent Index Q1 2020	148	127	129	136
<b>GDA (excluding Dublin)</b>	Standardised Avg. Rent	€1,078	€1,149	€1,367	€1,536
	Year on Year Change	(-0.7%)	(+7.1%)	(+11.7%)	(+12.2%)
	Rent Index Q1 2020	130	118	128	126
<b>State</b>	Standardised Avg. Rent	1053	1134	1159	1297
	Year on Year Change	(+9.1%)	(+4.4%)	(+5.9%)	(+5.1%)
	Rent Index Q1 2020	136	120	119	121

Source: RTB (2020) Rent Index Q1 2020 Table XX and 13.

Note: The Rent Index of 100 is based on the rent levels as of Q4 2007.

Table 2.4.13: Standardised Average Rent and Rent Index for Apartments in County Dublin, GDA and State, Q1 2020

Area	Measure	1 Bedroom Apt.	2 Bedroom Apt.	3+ Bedroom Apt.
<b>County Dublin</b>	Standardised Avg. Rent	€1,474	€1,806	€2,150
	Rent Index Q1 2020	134	131	138
	Year on Year Change	(+4.4%)	(+5.4%)	(+2.8%)
<b>GDA (excluding Dublin)</b>	Standardised Avg. Rent	€1,016	€1,231	€1,382
	Rent Index Q1 2020	120	124	118
	Year on Year Change	(+13.1%)	(+10.2%)	(-0.5%)
<b>State</b>	Standardised Avg. Rent	€1,181	€1,309	€1,454
	Rent Index Q1 2020	127	125	135
	Year on Year Change	(+4.8%)	(+5.4%)	(+3.7%)

Source: RTB (2020) Rent Index Q1 2020 Table 13.

Note: The rent index of 100 is based on the rent levels as of Q4 2007.

The RTB Rent Report also provides information on developments in Local Electoral Areas (LEA), of which there are six in Dún Laoghaire-Rathdown. Table 2.4.14 demonstrates that rent levels in Dún Laoghaire-Rathdown LEAs are significantly higher than both the Dublin and national levels.

It also shows that although there is great variability in the rates of rental increase in different LEAs over time, all LEAs in Dún Laoghaire have seen consistent and significant rent price increases in recent times.

Table 2.4.14: Standardised Average Rent and Rent Compared to Reference Average in DLR LEAs, Q1 2020

Area	Measure	Q1 2017	Q1 2018	Q1 2019	Q1 2020
Stillorgan	Standardised Avg. Rent	€2,050.01	€2,054.11	€2,257.19	€2,250.43
	(% change year on year)	(-)	(+0.2%)	(+9.9%)	(-0.3%)
	Local compared to National	207.7	193.74	193.1	182.8
Dundrum	Standardised Avg. Rent	€1,800.75	€1,941.00	€2,045.09	€2,224.29
	(% change year on year)	(-)	(+7.8%)	(+5.4%)	(+8.8%)
	Local compared to National	182.45	183.07	174.9	180.7
Glencullen-Sandyford	Standardised Avg. Rent	€1,757.04	€1,856.38	€1,884.06	€1,949.22
	(% change year on year)	(-)	(+5.7%)	(+1.5%)	(+3.5%)
	Local compared to National	178.02	175.09	161.2	158.3
Killiney-Shankill	Standardised Avg. Rent	€1,585.66	€1,697.23	€1,707.17	€1,934.48
	(% change year on year)	(-)	(+7.0%)	(+0.6%)	(+13.3%)
	Local compared to National	160.66	160.08	146	157.1
Dun Laoghaire	Standardised Avg. Rent	€1,705.81	€1,745.24	€1,830.41	€1,944.95
	(% change year on year)	(-)	(+2.3%)	(+4.9%)	(+6.3%)
	Local compared to National	172.83	165.46	156.6	158.0
Blackrock	Standardised Avg. Rent	€1,713.92	€1,836.36	€1,902.24	€1,971.97
	(% change year on year)	(-)	(+7.1%)	(+3.6%)	(+3.7%)
	Local compared to National	173.65	173.2	162.7	160.2
Dublin	Standardised Avg. Rent	€1,415.00	€1,527.00	€1,662.00	€1,735.00
	(% change year on year)	(-)	(+7.9%)	(+8.8%)	(+4.4%)
	Local compared to National	143.4	144.1	142.2	140.9
National	Standardised Avg. Rent	€986.50	€1,059.82	€1,169.12	€1,231.07
	(% change year on year)	(7.0%)	(+7.4%)	(+10.3%)	(+5.3%)
	Local compared to National	100	100	100	100

Source: RTB (2020) Rent Index Q1 2020 Table 9.

Note: Local rental levels were compared with the national levels which was set at 100.

When the information presented above is considered in conjunction with the affordability analysis described in Section 2.4.5, it is clear that the 341 to 390 additional households with affordability issues which are expected to form in Dún Laoghaire-Rathdown each year between 2022 and 2028 are not likely to be in a position to fulfil their housing demands via the private rental market.

This is due to the fact that most of these households are in the lower three disposable household income deciles, was estimated to be in the region of €30,648 per annum or €2,554 per month in 2020 (see Table 2.4.4).

If an affordability threshold of 35% was applied to these households, they would be able to afford a rent of in the region of €893.90 per annum. This is well below the current standardised average rent for any of the 6 LEAs in Dún Laoghaire-Rathdown, the lowest of which is €1,934.48 in Killiney-Shankill.

## 2.5 Social Housing Provision

### 2.5.1 Social Housing and the Housing Strategy

This section of the Housing Strategy and HNDA addresses the provision of social housing in Dún Laoghaire-Rathdown. In doing so, regard has been had to the requirements of Section 94(4) of the Planning and Development Act 2000, which, as was discussed in Section 1, has been subject to a number of significant amendments. This social housing analysis is a key evidence input which would inform any future regional HNDA.

In the interests of clarity, it will be necessary to briefly discuss each of the new requirements arising from this amended section of the Act as they relate to the issue of social housing provision.

Firstly, Section 94(2)(a) states that in preparing a housing strategy, a planning authority shall have regard to the most recent summary of social housing assessments prepared under Section 21(a) of the Housing (Miscellaneous Provisions) Act 2009 that relate to the area of the development plan.

Following on from this, Section 94(4)(a) specifies that a housing strategy shall include an estimate of the amount of:

- housing for the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009 and
- housing for eligible households (within the meaning of section 78 of the Housing (Miscellaneous Provisions) Act 2009).

Without entering into a detailed discussion of the provisions of the Housing (Miscellaneous Provisions) Act 2009 referenced above, it is possible to summarise these requirements by stating that housing strategies should include:

- an estimate of housing for the purposes of the provision of social housing support, which is derived from the Council's own social housing assessment process, the results of which are set out in a summary document published by the Housing Agency.
- an estimate of the numbers of households who have been assessed and approved by DLR Housing Department for an affordable dwelling purchase agreement with the Council.

Having regard to the requirements set out above, the next two sections of this Housing Strategy and HNDA address the issue of assessments carried out by DLR Housing Department in relation to the provision of social housing support in its functional area.

### 2.5.2 Social Housing Supply

DLR Housing Department publishes quarterly reports online describing the provision, maintenance and management of the county's social housing stock, and outlining the Council's progress in achieving the goals set out in the Government's 'Rebuilding Ireland' housing policy statement (see Section 2.1.3.3).

According to the quarterly report<sup>43</sup> from Q4 2019, Social Housing Target for the period 2018-2021 for DLR was 1,563 units. These targets were announced by the Government in February 2019 as part of its Rebuilding Ireland Strategy<sup>44</sup>.

<sup>43</sup> [https://www.DLRcoco.ie/sites/default/files/atoms/files/q42019\\_social\\_housing\\_progress\\_report.pdf](https://www.DLRcoco.ie/sites/default/files/atoms/files/q42019_social_housing_progress_report.pdf)

<sup>44</sup> <https://rebuildingireland.ie/news/minister-eoghan-murphy-publishes-breakdown-of-social-housing-delivery-in-2018-on-a-local-authority-basis/>

Table 2.5.1 sets out the overall number of social housing units delivered in Dún Laoghaire-Rathdown in 2018 and 2019.

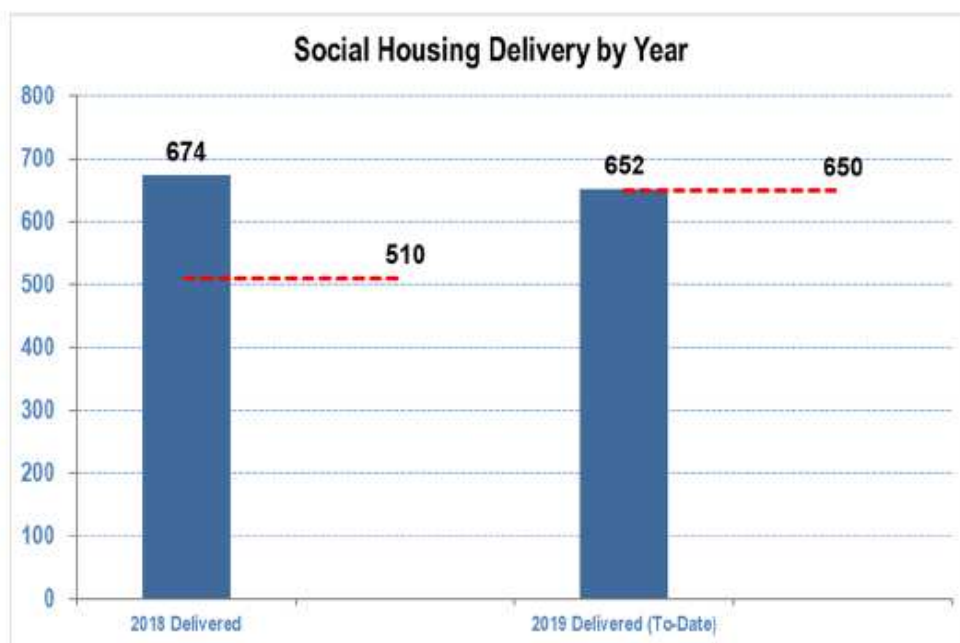
Table 2.5.1: Social Housing Units Delivered in DLR in 2018 and 2019

Unit Delivery Type	2018	2019
DLR Build	134	27
DLR Part V	13	22
Voids / Derelicts	10	
AHB Build	1	5
AHB Part V	34	79
DLR Acquisition	3	17
AHB Acquisition	29	11
DLR Lease	14	82
AHB Lease	0	1
<b>Total Build, Acquisition &amp; Leasing</b>	<b>238</b>	<b>244</b>
RAS	16	23
HAP - Standard	251	224
HAP - Homeless	169	161
<b>Total RAS &amp; HAP</b>	<b>436</b>	<b>408</b>
<b>Total Delivery</b> (All SH delivery streams exc. bad relets)	<b>674</b>	<b>652</b>

Source: DLR Social Housing Progress Report Q4, 2019

Figure 2.5.1 shows that the number of units delivered in the county during this is in line with (and in 2018 exceeded) the targets set by the Government for Dún Laoghaire-Rathdown.

Figure 2.5.1: Social Housing Targets and Delivery in DLR for 2018 and 2019



\*----- Target for year

Source: DLR Social Housing Progress Report Q4, 2019.

With regard to the type of additional housing units that are currently needed in Dún Laoghaire, the Social Housing Progress Supply also provides a detailed breakdown of the social housing stock in the county by type. This breakdown is set out in Table 2.5.2.

Table 2.5.2: Type of Social Housing Stock Provided in DLR 2018 to 2019

Type of Housing Stock	2018	2019	Change	% Change
Social Housing Stock	4701	4779	78	1.7
Rental Accommodation Scheme	313	311	-2	-0.6
<b>Total Housing Stock</b>	<b>5014</b>	<b>5090</b>	<b>76</b>	<b>1.5</b>
Social Leasing – Voluntary	343	421	78	22.7
Social Leasing – One Off	22	25	3	13.6
Social Leasing – Enhanced		87	87	-
<b>Total Social Leasing</b>	<b>365</b>	<b>533</b>	<b>168</b>	<b>46.0</b>
<b>Total Social Housing</b>	<b>5379</b>	<b>5623</b>	<b>244</b>	<b>4.5</b>

Source: DLR Social Housing Progress Report Q4, 2019.

In addition to indicating an overall increase in the total stock of social housing between 2018 and 2019, Table 2.5.2 shows that there has been a significant increase in the number of units provided via social leasing schemes introduced under Pillar 2 ‘Accelerate Social Housing’ of the Government’s ‘Rebuilding Ireland’ policy document.

The increase in social leasing units reflects government policy aimed at facilitating local authorities to deliver social housing by leasing houses and apartments from private owners and allocating them to tenants from their social housing lists.

Leased properties can be sourced from a range of different sources including: direct leasing by local authorities and Approved Housing Bodies; the Mortgage to Rent Scheme; the Repair and Leasing Scheme (RLS) and; the newer Enhanced Leasing Scheme. Of the 50,000 social homes to be delivered under Rebuilding Ireland out to 2021, over 10,000 will be leased by AHBs and local authorities<sup>45</sup>.

### 2.5.3 Social Housing Demand

As explained in the Housing Agency Guide ‘Housing Options: a guide to Housing Options available through Local Authorities’<sup>46</sup> local authorities are the main providers of social housing support in Ireland. The guide goes on to outline how social housing support can be provided by Local Authorities in the following ways:

- rented tenancies in local authority owned properties;
- sourcing social housing properties from the private sector through schemes such as the rental accommodation scheme (RAS), the leasing initiative and the housing assistance payment (HAP);
- allocations to accommodation provided by approved housing bodies (AHBs);
- provision of specific accommodation for homeless people, older people and Travellers;
- facilitating adaptations to existing local authority homes to meet specific household needs; and
- provision of certain grants to increase accessibility in the home for people with disabilities and special needs.

A person’s housing need and eligibility is established by applying to a local authority for social housing support. A person is considered eligible for social housing support when they satisfy the income criteria and the person does not have suitable alternative accommodation that they could live in or sell to provide other housing for themselves.

When eligibility is established and it is determined that the person needs social housing, a person is deemed to ‘qualify’ for social housing. At this point the person is placed on the Record of Qualified Households. This is commonly known as the housing waiting list.

The Housing Allocations Section in DLR deals with the provision of housing to people who have been assessed under the Council’s Allocation Scheme and are deemed eligible for social housing support (including Council owned, Rental Accommodation Scheme, Leased and Voluntary Housing Association dwellings).

<sup>45</sup> <https://www.housing.gov.ie/housing/social-housing/social-and-affordable/overall-social-housing-provision>

<sup>46</sup> [https://www.housing.gov.ie/sites/default/files/publications/files/housing\\_options\\_english\\_feb18\\_v2.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/housing_options_english_feb18_v2.pdf)

Eligible applicants are placed on the Council’s Housing List in order of date of application and progress on a ‘Time on List’ basis. Table 2.5.3 shows the number of households on the DLR housing waiting list at the end of each year between 2015 and 2019.

Table 2.5.3: Number of Households on the DLR Housing Waiting List 2019-2015

Year	No of Households	Change from Previous	% Change from Previous
2019	4,425	-99	-2.19
2018	4,524	-225	-4.74
2017	4,749	-232	-4.66
2016	4,981	-712	-12.51
2015	5,693	-	-

Source: DLR Housing Department, Social Housing Progress Reports 2016-2020<sup>47</sup>.

It is clear from Table 5.3 that there has been a steady decline in the overall number of households on the Council’s housing waiting list in recent years. It is important to note however, that as the supply of additional social housing has grown, so has demand which still remains high.

Figure 2.5.2 graphs the decline in the number of applications on the social housing list since the start of 2017, as well as the change in the mix of unit bed-size required during this period. This figure would seem to indicate significant increase in the demand for 1-bed units relative to other types of dwellings.

Figure 2.5.2: Applicants on DLR Social Housing List by Required Bed Type 2017-2019



Table 2.5.4, which makes use of data collected in the first quarter of 2020, shows the different sizes of housing units required by households currently on the housing waiting list. The table also clearly indicates that the greatest demand is for 1-bed units, with only a small percentage requiring more than 3-bed dwellings.

<sup>47</sup> <https://www.DLRcoco.ie/en/housing/housing-delivery/social-housing-progress-reports>



Table 2.5.4: Unit Size (Number of Beds) Requirement of Households on the DLR Housing Waiting List 2020

Number of Bed	No of Households	% of Total
<b>1 Bed</b>	2,298	51.91
<b>2 Bed</b>	1,326	29.95
<b>3 Bed</b>	745	16.83
<b>4 Bed</b>	58	1.31
<b>Total</b>	<b>4,427</b>	<b>100</b>

Source: DLR Housing Department, Social Housing Progress Reports 2016-2020.

An additional source of information relating to the provision of social housing support by Local Authorities in Ireland is the Housing Agency's annual Summary of Social Housing Assessments (SSHA)<sup>48</sup>.

The SSHA brings together information provided by local authorities on households that are qualified for social housing support but whose social housing need is not currently being met. The SSHA is intended as a point-in-time assessment of the identified need for social housing support across the country.

It should be noted that the key figure reported in the SSHA is referred to as 'net need' which is the total number of households qualified for social housing support whose need for support is not being met.

This total *excludes* those already in receipt of social housing support, for example: households currently living in local authority rented accommodation; voluntary/co-operative accommodation; accommodation provided under the HAP scheme; accommodation provided under the RAS; or accommodation provided under the Social Housing Current Expenditure Programme (SHCEP) schemes. It also excludes those who have a primary application with another local authority.

The 2019 SHHA Report provides a breakdown of the data by set criteria (local authority, age, household composition, current tenure, basis of need, accommodation requirements, length of time on the list, etc.) as assessed on 24<sup>th</sup> June of that year.

The report indicates that in 2019, a total of 2,624 households in Dún Laoghaire-Rathdown (3.8% of the total number of households in the area) qualified for social housing support, whose need for support is not being met. This represents a decrease of 219 households from 2018 levels when net need was 2,843 households (4% of total households).

Table 2.5.5, which shows the net need for social housing support in the four Dublin Local Authorities and the State in 2018 and 2019, indicates not only that the current level of net need for social housing support in Dún Laoghaire-Rathdown is lower than the national average, but also that it has reduced significantly quicker between 2018 and 2019 than was the case nationally.

Table 2.5.5: Number of Household Qualified for Social Housing Support in the Four Dublin Local Authorities and the State 2018-2019

Local Authority	2018		2019		Change from Previous	
	No. of Households	% of National	No. of Households	% of National	No. of Households	%
<b>DLR</b>	<b>2,843</b>	<b>4</b>	<b>2,624</b>	<b>3.8</b>	<b>-219</b>	<b>-7.7</b>
<b>DCC</b>	16,514	23	16,529	24.1	15	0.1
<b>FCC</b>	6,993	9.7	5,607	8.2	-1,386	-19.8
<b>SDCC</b>	4,846	6.7	4,938	7.2	92	1.9
<b>DLR</b>	2,843	4	2,624	3.8	-219	-7.7
<b>State</b>	7,1858	100	6,8693	100	-3,165	-4.4

Source: Housing Agency (2020) Summary of Social Housing Assessments Report for 2019

<sup>48</sup> <https://www.housingagency.ie/news-events/summary-social-housing-assessments-2019>

Despite the positive development indicated by the figures in Table 2.5.5, DLR remains committed to further reducing the total number of households qualified for social housing support whose need is not being met.

As explained in Section 4.1 above, the Planning and Development Act 2000 (as amended) requires housing strategies to include an estimate of housing for eligible households (within the meaning of Section 78 of the Housing (Miscellaneous Provisions) Act 2009).

Under Section 78 of the Housing (Miscellaneous Provisions) Act 2009 an 'eligible household' is defined as "*a household assessed by a housing authority under section 84 as being eligible for an affordable dwelling purchase arrangement*". In turn, Section 84 of this Act deals with the assessment of eligibility of households for affordable dwelling purchase arrangement.

It should be noted however, that Local Authorities are yet to carry out such Section 84 Assessments due to the fact that there are no affordable purchase schemes in place pending further regulations in relation to eligibility and the form of charge orders.

As a result, at the time of writing it is not possible to provide an estimate of the numbers of households who have been assessed and approved by DLR Housing Department for an affordable dwelling purchase agreement with the Council.

## 2.6 Specific Housing Needs

### 2.6.1 Traveller Accommodation

DLR intends to address the identified need for Traveller accommodation in Dún Laoghaire-Rathdown through a construction and refurbishment programme (subject to funding), which includes the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.

The Housing (Traveller Accommodation) Act, 1998<sup>49</sup> requires DLR to prepare and adopt a 5-year Traveller Accommodation Programme (TAP), to meet the existing and projected accommodation needs of members of the Traveller Community within its administrative area.

Directions as to the preparation of the new Programme were issued on the 19th of July 2018, by the Minister for Housing, Planning and Local Government together with Guidelines for the Preparation, Adoption and Implementation of Local Authority Traveller Accommodation Programmes.

The Dún Laoghaire-Rathdown Traveller Accommodation Programme 2019-2024<sup>50</sup> sets out the actions that DLR will implement to meet the current and future accommodation needs of Traveller families within the county over the course of this period.

As stated in the programme document, the Traveller Accommodation Unit conducted a survey in October 2018 and ascertained that there are a total of 139 Traveller families residing in the county in various forms of accommodation. Table 2.6.1 shows the accommodation circumstances of Travellers in the county at the time of the survey.

Table 2.6.1: Existing Traveller Accommodation in DLR

Accommodation Type	Number of Families
Grouped Housing	29
Halting Site	27
Standard Housing	45
Temporary Bays	3
Sharing Accommodation	19
Unauthorised	7
Private Rented	1
Homeless	8
<b>Total</b>	<b>139</b>

Source: Dún Laoghaire-Rathdown, Traveller Accommodation Programme 2019–2024.

On the basis of an assessment of the accommodation requirements of existing Traveller families in the county, and the projected need due to family formations and migration, the TAP Document states that demand exists for 49 additional permanent units of accommodation between 2019 and 2024.

Table 2.6.2 sets out targets for the provision of additional traveller accommodation in Dún Laoghaire-Rathdown, subject to funding from the DHPLG, and subject to Part 8 Planning Approval.

Table 2.6.2: Traveller Accommodation Requirements in DLR, 2019-2024

Type of Accommodation	Requirement	% of Total
Traveller Specific	24	48%
Standard Housing	14	30%
Unspecified	11	22%
<b>Total</b>	<b>49</b>	<b>100%</b>

Source: Dún Laoghaire-Rathdown, Traveller Accommodation Programme 2019–2024.

<sup>49</sup> <http://revisedacts.lawreform.ie/eli/1998/act/33/front/revised/en/html>

<sup>50</sup> [https://www.DLRcoco.ie/sites/default/files/atoms/files/adopted\\_tap\\_2019-2024.pdf](https://www.DLRcoco.ie/sites/default/files/atoms/files/adopted_tap_2019-2024.pdf)

## 2.6.2 Homeless Persons

According to the results of the last (2016) Census, 6,906 were recorded as being homeless in the state in 2016 with 5,009 of these people in located in County Dublin.

In tandem with its Rebuilding Ireland programme, the government has implemented a range of measures are being taken to secure a ring-fenced supply of accommodation for homeless households and to mobilise the necessary supports. These measures have been identified in the government's Implementation Plan on the State's Response to Homelessness (May 2014) and in the Action Plan to Address Homelessness (December 2014).

At a local level, figures from the DLR Housing Department state that 219 individuals in Dún Laoghaire-Rathdown were homeless at the end of 2019. Table 2.6.3 which presents data on the number of homeless families and individuals in the county between 2017 and 2019 indicates that the number of homeless families and individuals in Dún Laoghaire-Rathdown rose from 2017.

Table 2.6.3: *Number of Homeless Families and Individuals in DLR, 2017-2019*

Category	2017	2018	2019
No. of Homeless Families	75	92	96
No. of Homeless Individuals	164	179	219
No. of Allocations to homeless individuals/families	68	72	67
No. of SHS offers currently accepted by homeless individuals/families	10	12	11

Source: *Dún Laoghaire-Rathdown, Social Housing Progress Reports, 2017-2019.*

DLR is committed to addressing the issue of homelessness in its functional area and has signed up to the Homelessness Action Plan Framework for Dublin, 2019–2021 which was prepared in conjunction with the four other Dublin Local Authorities in accordance with Section 37 of the Housing (Miscellaneous Provisions) Act, 2009.

As is stated in the Plan, while all four Dublin Local Authorities have ambitious plans for the construction of new social housing both in large and small-scale developments, it is evident that the scale of homelessness in the Dublin Region will continue to grow over the next period and that it will only reduce when the supply of social and affordable private rented accommodation has increased significantly.

## 2.6.3 Disabled Persons

The government's National Housing Strategy for People with a Disability 2011-2016<sup>51</sup> and the associated National Implementation Framework were developed in order to support people with disabilities in community-based living in order to provide them with maximum independence and choice.

A core goal of this national strategy is to meet the identified housing needs of people with disabilities locally whether they are currently living in the community and or in a congregated setting. To facilitate this, the strategy calls on housing authorities to develop their own specific strategies to meet the identified housing needs of people with physical, intellectual, mental health and sensory disabilities locally.

The strategy goes on to specify that in line with the development of specific disability housing strategies, housing authorities will consider reserving certain proportions of units to meet specific identified need within each disability strategy

In response to these requirements, DLR has adopted its own Housing and Disability Strategic Plan which aims to provide the local authority and other housing providers with information that will help to inform and guide

<sup>51</sup> <https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C30737%2Cen.pdf>

housing provision for people with a disability. This DLR Strategic Plan specifies that 5% of the housing programme will be dedicated to needs of older persons and persons with disabilities and mobility needs.

#### 2.6.4 Older Persons

Housing for older people is becoming an increasingly significant issue, with the most recent Census data indicating that the over-65 age category has increased by 19.1% in the State as a whole since 2011.

By 2036 the CSO estimates 20% of the population will be over 65 (1,160,000 people). Consequently, the number of people over 65 will double in 25 years.

In June 2013, DLR signed the World Health Organisation Dublin Declaration on Age Friendly Cities and Counties and in May 2016, the Council published its Age Friendly Strategy<sup>52</sup>. In developing the strategy, nine themes were used as a basis to consider what improvements could be made to ensure that the County is 'an Age Friendly Place'.

The third such theme was 'housing' and the DLR Age Friendly Strategy outlined some of the main concerns facing older people in the area in relation to the condition, facilities or upkeep of their homes. According to the results of a survey undertaken to inform the Strategy:

- 25% of those aged over 70 had some difficulty with facilities in their homes;
- 13% of people reported their houses too big for their current needs; and
- when asked about their preferences if they were no longer able to remain in their homes, a majority were negative about the various options available now.

These findings, linked to the fact an ever-greater percentage of Dún Laoghaire-Rathdown are older people, underlines the need to facilitate the provision of appropriate housing (in terms of mix, design and location) to cater for the specific needs of older people.

DLR Housing Department is currently proactively promoting downsizing where appropriate, also referred to as 'Rightsizing at the Right Time' as part of its ongoing efforts to ensure the best use of the Council's social housing stock.

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<sup>52</sup> <https://www.DLRcoco.ie/en/community/DLR-age-friendly-county>

## 2.7 Consultation with Approved Housing Bodies

As noted at the start of this Housing Strategy and HNDA, under Section 94(2)(b), planning authorities are now required to “consult with any Body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area”.

Approved Housing Bodies (also known as Voluntary Housing Associations or Housing Co-Operatives) are independent non-profit making organisations that provide:

- rented housing for people who cannot afford to buy their own homes, and
- specialist housing, such as housing for older people or homeless people.

DLR identified 62 Approved Housing Bodies (AHBs) on the DHPLG Register of Housing Bodies who were either based, or operating in, the County and consulted with them in relation to the preparation of this Housing Strategy. At the time of writing, 2 no. submissions had been received by DLRCC, namely from Anvers Housing Association and from Tuath Housing Association.

Anvers Housing Association is an Approved Housing Body supporting people with an Acquired Brain Injury (ABI). Anvers Housing Association currently has 52 units of accommodation nationally with 6 of these units located within the Dún-Laoghaire Rathdown area, at their Rochestown Avenue property, which is a 5 bedroomed house with an adjoining fully self-contained apartment.

In their submission to this Housing Strategy and HNDA, Anvers Housing Association notes that accessible housing is difficult to come by for individuals with a physical disability, that existing housing stock often does not meet the standard of accessibility required for the individuals and more often than not, it is much more costly to adapt these properties.

According to its submission, Tuath Housing was established and registered in 2000 and is a member of the Irish Council for Social Housing. Tuath Housing aims to meet a wide variety of housing needs, providing accommodation for single people, families and those with special needs.

The submission from Tuath Housing also stated that it owns or manage 473 units across 20 different locations in the Dún Laoghaire-Rathdown Local Authority area. Tuath own 174 of these units and lease 299. Tuath Housing Association is currently involved in two schemes, one turnkey acquisition at Mount Eagle Square in Sandyford and one construction project on the Enniskerry Road in Stepside.

## 2.8 Conclusions, Issues and Challenges

In accordance with the requirements of Part V of the Planning and Development Act 2000 (as amended) the foregoing sections of this Housing Strategy and HNDA have taken a wide range of issues into account including: housing demand and supply; affordability; the provision of social housing; as well as the specific needs of certain groups of people living in Dún Laoghaire-Rathdown.

This wide ranging review has highlighted a number of key issues and challenges facing the County during the course of the Development Plan period from 2022 to 2028 as summarised below. The review has also allowed a number of conclusions emerge in relation to future housing need and demand in the County which can inform policy direction in the Plan.

### 2.8.1 Housing Demand

As outlined in Section 2, the population profile of Dún Laoghaire-Rathdown has undergone a number of significant changes in recent years. It is now a County with a growing population which is projected to expand significantly up to 2031 and beyond. In addition, the average size of households in the County is expected to decline, resulting in a higher rate of household formation.

While it has a similar profile in terms of families by family cycle to other areas, Dún Laoghaire-Rathdown is also an area with a greater percentage of older and retired people than in other counties in the Dublin region.

Dún Laoghaire-Rathdown has become a 'destination' county as more people from both elsewhere in Ireland and from other Countries move to the County to live. In addition, a higher percentage of the population of Dún Laoghaire-Rathdown are employed in managerial-technical and profession positions than in other parts of Dublin, the EMRA region or the State as a whole.

These issues represent a potential challenge as they will necessitate the provision of additional housing for a greater number of smaller households, while also catering for a range of age groups and resultant mix of house types, in a County where the price of housing is tied to higher than average salaries.

It is considered that the analysis carried out in relation to the population profile in this Housing Strategy and HNDA supports the provision of a policy objective in the Plan to provide a mix of units type by size in residential schemes as per SPPR 1 of 'Sustainable Urban Housing: Design Standards for Apartments' (2020) which states that "*Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).*"

### 2.8.2 Housing Supply

Section 3, which addressed housing supply in Dún Laoghaire-Rathdown outlined how, between 2011 and 2016, there was only a modest increase in housing stock in Dún Laoghaire-Rathdown (as well as in the Dublin Region and the State as a whole). Despite a revival of residential construction activity since 2016, it would appear that the supply of new housing is not meeting demand (as evidenced by very low residential vacancy rates).

While a high proportion of residential units in many areas of the County were built between the 1970s to 2000s, a period when semi-detached or detached dwellings predominated, CSO data indicates that Dún Laoghaire-Rathdown is now second only to the Dublin City Council area in terms of the percentage of private households living in flats or apartments. In addition, Dún Laoghaire-Rathdown had the highest percentage growth in the number of households living in apartments between 2011 and 2016 of any local area in the EMRA region or the State.

According to 2016 Census data, Dún Laoghaire-Rathdown has a high rate of home ownership and has comparatively low levels of renting from private landlords, the Local Authority or from Voluntary Housing Bodies. However, the data also suggests a significant increase in the number and percentage of households

renting apartments from private landlords. While this trend is also evident in the other Dublin Local Authority areas, it is particularly pronounced in Dún Laoghaire-Rathdown, which saw a 9.4% increase in this category from 2011 and 2016.

This is consistent with recent Housing Taskforce data which indicate that there was a notable shift towards the provision of apartments in the County. In 2019 for example, just over 64% (740 units) of the 1,146 housing units completed in Dún Laoghaire-Rathdown were apartments. As a result, apartments now account for a much higher proportion of new dwelling completions in Dún Laoghaire-Rathdown than in any other Dublin Local Authority area with the exception of Dublin City Council.

Going forward, planning application data collated by the Housing Taskforce indicate that there were 15,401 residential units permitted in Dún Laoghaire-Rathdown, or close to 30% of the total for County Dublin. The table 3.21 above shows that apartments accounted for over 80% of the total number of permitted units, a level which was second only to Dublin City Council.

Given the high number of apartments being proposed and delivered in the County it is considered appropriate to include a policy objective in the Plan in order to:

- ensure adequate mix on the size/type of units being provided in such schemes so as to match supply with demand
- avoid the delivery of large-scale monotype schemes and
- ensure the delivery of liveable, mixed, and sustainable neighbourhoods.

### **2.8.3 Housing Affordability**

The housing demand and affordability analysis outlined in Section 4 demonstrated that that between 2022 and 2028, 28.4% of new households formed will face affordability issues. This represents 390 additional households with affordability issues per year between 2022 and 2026 and 341 such households in 2027 and 2028.

These household are not likely be in a position to fulfil their housing demands via the private rental market. This is due to the fact that most of these households are in the lower three disposable household income deciles which, in 2020 could afford to pay a maximum of €893.90 per month towards rent without breaching the 35% affordability threshold, an amount which is considerably lower than the current standardised average rent for any of the 6 LEAs in Dún Laoghaire-Rathdown (the lowest of which is €1,934.48 in Killiney-Shankill).

### **2.8.4 Changing Legislative and Policy Framework**

A final issue, which will have a significant impact on approach to the delivery of housing in Dún Laoghaire-Rathdown relates to the significant changes in the legislative and policy context arising from the introduction of the National Planning Framework, the Regional Spatial and Economic Strategies, as well as of new Planning Guidelines and their associated Specific Planning Policy Requirements (SPPRs). The recent enactment and commencement of the Affordable Housing Act 2021 has also altered the legislative framework.

As a result of these developments, the legislative and policy framework in which this Housing Strategy and HNDA sits has grown in complexity since Housing Strategies were first carried out in the early 2000s, and this trend is likely to continue with the finalising of additional guidance relating to Development Plans.

It is considered that the approach outlined in this Housing Strategy and HNDA represents an appropriate and robust response to such growing complexity which ensures that the housing policies contained in the Plan are not only robust but also comply with all relevant national and regional planning policy requirements and new legislative requirements.



## 2.9 Implementing the Housing Strategy and HNDA

The concluding sections of this Housing Strategy and HNDA propose a series of policy measures aimed at addressing the issues raised above, having regard to the overall contents required to be included in the County Development Plan 2022-2028.

### 2.9.1 Part V Requirement

The Housing Strategy and HNDA supports the provision of the Part V requirement to be applied on all sites in accordance with the provisions of the Affordable Housing Act 2021. This provides for a 20% Part V requirement, at least half of which must be applied to social housing provision and half of which may be applied to affordable and cost rental housing.

Section 96 of the Planning and Development Act as amended retains the Part V contribution at 10% for permissions granted prior to 1st August 2021 and in the case of sites purchased between 1 September 2015 and 31 July 2021 in respect of a planning permissions granted between 1 August 2021 and 31 July 2026.

Tables 2.4.10 and 2.4.11 demonstrate that between 2022 and 2028, 28.4% of new households formed will face affordability, section 2.4.6 concludes that there are also affordability issues in the private rental sector in the County thus justifying the overall 20% provision in accordance with Section 94 of the Planning and Development Act as amended by the Affordable Housing Act 2021.

#### 2.9.1.1 Circumstances Where A 'Reduced Element' May Be Acceptable

A reduced requirement for the provision of social housing may be considered acceptable by Dún Laoghaire-Rathdown Council in the following limited cases:

- purpose built and professionally managed student accommodation of the type that has/or would have otherwise qualified for tax relief under Section 50 of the Finance Act 1999;
- where it is proposed that a site or a portion of a site is to be developed for supported housing for older persons (Refer also to Policy PHP29);
- semi-independent or supported living accommodation for people with intellectual and/ or physical disabilities; and

#### **Purpose Built and Professionally Managed Student Accommodation:**

It is recognised that there is a need to provide student accommodation for students studying both within and outside the County. Purpose built student accommodation should be provided on campus or in suitable locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities.

No social housing will be required in instances where it is proposed that student accommodation is to be provided on the campus of a Third Level Institution or in the case of purpose built and professionally managed student accommodation of the type that has/or would have otherwise qualified for tax relief under Section 50 of the Finance Act 1999. In all other instances of student accommodation, the standard 20% Part V requirement will apply.

#### **Housing for Older People:**

In instances where it is proposed that the site or portion of a site be developed for development that accords with 9.1.1, the portion of the site to be used for older people/assisted living accommodation will generate a reduced percentage requirement in respect of social housing. This is to encourage the development of these types of units. It may also result in older people vacating larger units for units more appropriate to their current needs and in turn returning family sized accommodation to the market.

### **Semi-Independent or Supported Living Accommodation for People with Intellectual and/or Physical Disabilities:**

The Council recognises the particular difficulties parents of people with intellectual disabilities who must make provision for respite care, or permanent housing when parents can no longer care for their adult children. Current best practice is for the provision of semi-independent or supported living dispersed throughout the community. In instances where it is proposed to provide such units, a reduction in the required percentage of social housing may be accepted.

It should be noted that in accordance with Section 94(13)(a) of the Planning and Development Act as amended the Part V provision does not apply to the provision of housing by an approved housing body for households as qualified for social housing support. As a result, in the event of an approved housing body providing a scheme for the those with intellectual or physical disabilities who qualify for social housing support Section 94 of Part V would not apply.

#### **2.9.1.2 Additional Provisions for Specific Special Needs**

The Council will encourage proposals from developers to satisfy Part V obligations which are directed towards special need categories namely: traveller accommodation; specialised accommodation for homeless persons; specially adapted accommodation for disabled person; and accommodation for older persons, – where the proposal is related to a local need and is consistent with other policies of the Development Plan.

#### **2.9.2 Housing Type and Mix**

While the Council continues to require that developments provide for a housing mix, it is also essential that a range of house-types are provided within residential schemes. The inclusion of combinations of detached, semi-detached, terraced, single storey, and apartment units is essential.

SPPR 1 of the Section 28 Guidelines ‘Suitable Urban Housing; Design Standards for Apartments’ 2020 states that “*Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).*”

It is considered appropriate that a policy on mix informed by the analysis in the Housing Strategy and HNDA be included in the Plan. The analysis presented in this document has shown that:

- The County has strong net in migration and resultant new household formation.
- Until recently semidetached and detached dwellings catering for larger household sizes predominated.
- In recent years that has been a greater increase in households in apartments. DLR had the highest % growth in number of apartments between 2011 and 2016 both regionally and nationally.
- The County has a high level of owner occupancy but a lower level of owner occupancy in apartments.

In terms of age group and family type, while the County has a high level of retired families, Dún Laoghaire-Rathdown displayed an increase in the intercensal period 2011 – 2016 in population in the 40 - 46 age category. This in turn corresponds to an increased percentage in terms of family type with children. There was a resultant 9% increase in children under 5 compared to 1.5% nationally.

From an analysis of planning and construction activity the percentage of applications and units being constructed which are apartments is considerably higher than the regional level of 78% in Q4 2019.

The 2022 census will contribute greatly to understanding more recent trends but overall the picture coming forward is of a County that is growing and attracting in a variety of household types. For this reason policy is required to ensure a mix of house types and sizes so as to best cater for the existing and future population needs of the County, so that as household needs change peoples needs can be met within or adjoining their existing neighbourhoods.

It is considered that the robust and detailed analysis and evidence base set out in this HNDA allows for inclusion of a specific policy on mix in order to avoid mono tenure and mono type schemes and ensure provision of sustainable, liveable, mixed neighbourhoods in line with policies set out in Chapter 4 Neighbourhood - People, Homes and Places.

Within the more mature suburban areas of the County it is acknowledged that the existing housing stock which is predominantly semi-detached and detached dwellings the provision of apartments so as to aid in the mix and allow for downsizing is appropriate. However, to allow for choice, to provide for family units and to aid in downsizing a greater mix is needed in the apartments offer with a move away from the predominance of schemes with one and two beds to schemes that ensure that there is a more varied mix with a percentage of 3 and 4 bed apartment units.

Within new residential communities as set out in Figure 2.9 of the Core Strategy of the Development Plan, it is important that a mix of type and size of units is provided so as to allow for choice and also facilitate the growth of sustainable neighbourhoods.

Based on the analysis in this HNDA it is recommended that policy in the Plan require planning applications for residential schemes over a certain threshold (see table 9.1) in both new growth areas and within more mature suburban areas to include the following:

- Details of existing and permitted unit types within a 10-minute walk of the proposed development.
- A detailed breakdown of the proposed unit type and size including a percentage split between 1/2/3+ bed units which in the case of apartments (and duplexes) shall generally be in accordance with Table 9.1.
- A site and/or floor plans that clearly identify proposed units that:
  - Are designed and located having regard to the needs of older people and/or persons with a disability.
  - Are designed having regard to the concept of lifetime adaptable and/or multi-generational homes.
- A statement outlining how the scheme has been designed for the needs of older people/ or persons with a disability and or lifetime homes.

The following mix requirement is sought:

**Table 2.9.1: Mix Requirements for Residential Schemes**

Area	Threshold	Mix Studio/1/2 bed Requirement (Apartments and Duplexes)	3+ bed Requirement (Apartments)
New Residential Community (See Core Strategy Map Figure 2.9)	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Lands within SUPP	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Existing Built Up Area	Schemes of 50+ units	Apartment Developments may include up to 80% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 20% 3+ bedroom units

In schemes of 50+ units, where a mixture of housing and apartments or a scheme comprising solely of houses is being provided on a site the housing offering must ensure a mixture that includes a proportion of housing units that are 3 beds or less. In new residential community areas, it is appropriate that schemes include houses in addition to apartment/duplexes.

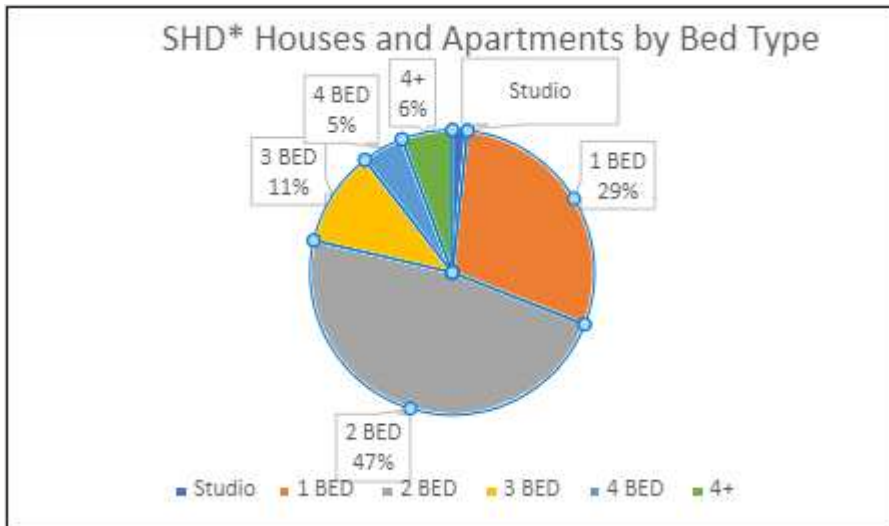
In deciding on the mix of house and apartments in these areas regard shall be had to the details of existing and permitted unit types within a 10-minute walk of the proposed development (see bullet point above). The apartment element if in excess of 50 units shall comply with the table above.

Council Part 8 or Part 10 residential schemes may propose a different mix having regard to the specific needs of the Council Housing Department.

**2.9.2.1 SHD dlr survey analysis**

The Planning Authority maintain ongoing statistics in relation to Strategic Housing Developments granted in the County since the inception of the 2016 Act. As of May 2021 almost 10,000 apartments or houses have been permitted in the County. This figure excludes units from decisions that have been quashed and also excludes student bed spaces and shared living schemes. The pie chart below indicates the bed type for units granted as of May 2021

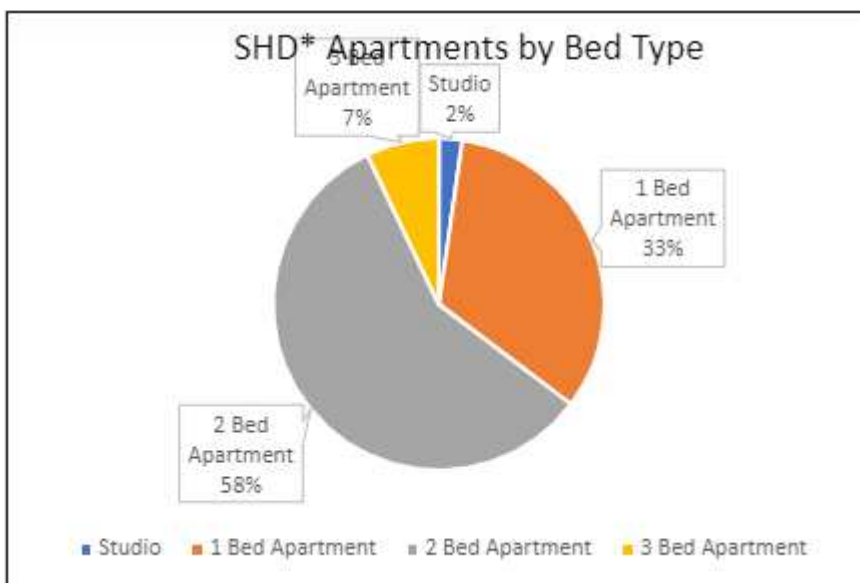
**Figure 2.9.1 SHD Houses and Apartments by Bed Type May 2021**



Source: dlr Planning Department, May 2021 \*Does not include data from student/shared or quashed decisions

74% of units are one or two bed units with only 11% being 3 bed units. When one looks at bedroom units in apartments granted the percentages for one and two beds at 90% (circa 8000 units) is even higher.

Figure 2.9.2 SHD Apartments by bed type May 2021



Source: dlr Planning Department, May 2021

\*Does not include data from student/shared or quashed decisions

### 2.9.2.2 Qualitative analysis on sustainable neighbourhood/communities and mix

#### “Apartment Living in Ireland” (Housing Agency 2019)

A 2019 Housing Agency report sets out some facts regarding apartment living in Ireland. 10% of households live in purpose built apartments versus 42% in the 28 EU states. Yet, 53% of all permission granted in the 3rd quarter of 2019 were for apartments. The report is based on qualitative survey of over 500 multi unit residents. Overall satisfaction rates were high. However, of note was the fact that impact of open plan living on family life was highlighted as a problem along with lack of utility rooms, outdoors space and issue with older siblings having to

share bedrooms. A comprehensive literature review which formed part of the study referenced an earlier 2004 study which found that Ireland has the lowest incidence of children living in multi occupancy units in Europe.

### **2009 Urban Design Manual**

The Urban Design Manual which accompanies the 2009 Section 28 guidelines on Sustainable Urban Development includes variety, which incorporates mix of housing types, as one of the 12 criteria for a sustainable neighbourhood. Under the criteria of inclusivity, the manual highlights the role of mix of unit types in creating a balanced community. Examples of schemes with a mix of housing are provided. The manual states that:

*“On larger developments, the overall mix should be selected to create a mixed neighbourhood that can support a variety of people through all stages of their lives. On smaller infill developments, the mix of housing should ensure that, taken with the existing homes, the overall mix in the neighbourhood is conducive to maintaining a healthy balanced community”*

### **Recommendations for living at Superdensity (2007)**

This 2007 report was based on understanding how to design successful high density schemes. High density was taken to be anything over 150 units per hectare which was based on experience in London. The report includes ten recommendations including a recommendation in relation to the creation of balanced communities with a mix of dwelling sizes. The trend in 2007 in London which was similar to what is currently being experienced here in Dublin with a focus on a mix of one and two bed room units, was not deemed to be a formula for long term social sustainability. Various academic studies are also referenced including “Room to Move? Household Formation, Tenure and Housing Consumption,” A recommendation from the report is to provide some larger units for family dwellings unless a location is unsuitable due to lack of amenities

### **Super Density, the sequel (2015)**

This study didn't revisit the 2007 recommendations as they were considered to be relevant, accepted and practiced. It instead looks at case studies of development in London. Key recommendations include adopting mid rise development to meet housing needs and including family apartments and duplexes in schemes. Whilst these 2 studies are based on experience in London it is considered that the overall findings are of relevance to higher density type development in Dublin.

### **2.9.2.3 Review of Standards in other jurisdictions**

As no other Planning Authorities in the Country have yet specified a mix following on from an evidence based HNDA it was decided to look at experience further afield in London. The Local Plan for the London boroughs all align with the overarching London Plan which promotes a range of sizes having regard to local evidence and the 2017 London Strategic Market Assessment (SHMA)

**Table 2.9.2** *Examples of some housing mix standards and requirements in London Borough Local Plans*

London Borough	Plan	1 bed	2 bed	3 bed plus
Brent	Local Plan London Borough of Brent (mid review 2021)			25%
Merton	Merton Local Plan (2018)	25 – 35%	35 – 40%	30 – 40%
Bromley	Bromley Local Plan (2019)	SHMA requirement of 53%	21%	20%
	Newham Local Plan (2018)			39%
Lambeth	Lambeth Local Plan (2015)	No more than 20%	20 – 50%	40%
Hackney	Hackney Local Plan (2020)	Lower than 2 bed	Higher than 1 bed	33%
Hounslow	Hounslow Local Plan (2015)	30%	40%	30%
Islington	Islington Local Plan (2013)	10%	75%	15%

Source: Various London Borough Councils

The table above provides some standards and requirements in relation to housing mix (apartments and houses) from various Local Plans for London Boroughs. Some are taken from policy and some are the requirements from assessments carried out. Some boroughs differentiate between tenures for mix. In those instances, the market led tenure is given as policy in the Plan. This allows social housing schemes put forward a mix based on specific requirements.

While no one size fits all, and boroughs may differ greatly in terms of spatial, socio economic and demographic make up, all are in agreement that providing a mix of unit sizes is important. It is noted that the requirements for 3 bed plus as set out in Chapter 12 and in this Interim Housing Strategy and HNDA which range from 20% to 40% are very similar to the range of requirements in the London boroughs.

#### **2.9.2.4 Conclusion based on review of evidence base**

Qualitative urban studies indicate that to create a sustainable community and neighbourhood a mix of unit types is required particularly in larger high density schemes.

Recent permissions granted in the County include very large schemes with a monotypology of units – studio, one and 2 beds. Evidence as set out above indicates that these are not conducive to creating sustainable neighbourhoods, notwithstanding the arguments that have been put forward around the fact that the County contains a high proportion of existing housing stock that is 3 or 4 bed units.”

### **2.9.3 Shared Accommodation**

SPPR 9 of the 2020 Apartment Guidelines (December 2020) specifies that

*“There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is either:*

*(i) required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process;*

*or,*

*(ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits”.*

No details are set out in the guidelines or in the accompanying ministerial circular as to what that specific demand would entail. The guidelines note that “Given that this form of accommodation remains new and unproven, the Department will continue to monitor the emerging shared accommodation/co-living sector and in particular the delivery of any permitted developments and may issue further additional technical updates to this document as appropriate”.

A report on co living prepared by the DEHLGH in October 2020, references the fact that the “ cohort of people at whom co-living is targeted, are typically those at a stage of life where they have yet to accumulate significant possessions and have a shorter-term outlook with regard to choice of tenure i.e. they are not seeking to settle-down on a long-term basis.” and references the fact that examples of purpose-built co-living accommodation that have been developed elsewhere, tend to be “centrally or near-centrally located in large cities that are centres of business and creativity.” UK examples in the city of London are cited where the average age of those inhabiting the co living space is 29- 30.

Whilst the Housing Strategy and HNDA has shown that there is clear demand for housing in the County, household sizes actually increased slightly in the County in the intercensal period 2011 – 2016 (it is assumed that they will follow overall national demographic trends and reduce). In terms of age profile, the County has a greater proportion of people over 65 than in County Dublin, the EMRA region or in the State. The County has a smaller proportion of children in the 0-4 years age group than in all areas except for in Dublin City Council, but there was a significant increase between 2011 and 2016 in the number of children under the age of 5.”

## **2.9.4 Relevant Development Plan Polices**

This Housing Strategy and HNDA forms an integral part of the County Development Plan and has informed, and is informed by a number of specific policies in the Plan.

In addition to the Development Management Standards on Residential Type and Mix set out in Chapter 12 of the Plan, there are also a number of policies in Chapter 4 ‘Neighbourhood - People, Homes and Places’ which give effect to and are in turn supported by this Housing Strategy and HNDA. These policies are reproduced below:

### ***Policy Objective PHP25: ‘Housing for All – A new Housing Plan for Ireland, 2022’***

*It is a policy objective to support as appropriate the delivery of the actions set out in the 4 pathways contained in “Housing for All – A new Housing Plan for Ireland, 2021.*

### ***Policy Objective PHP26: Implementation of the Housing Strategy***

*It is a Policy Objective to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 - 2028.*

### ***Policy Objective PHP27: Housing Mix***

*It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA.*



**Policy Objective PHP28: Build-to-Rent and Shared Accommodation/Co-Living Developments**

*It is a Policy Objective to facilitate the provision of Build-to-Rent in suitable locations across the County and accord with the provisions of ‘Sustainable Urban Housing: Design Standards for New Apartments’, 2020 (and any amendment thereof). Proliferation of Built to rent should be avoided in any one area. There shall be a presumption against granting planning permission for shared accommodation/co-living development.”*

**Policy Objective PHP29: Provision of Student Accommodation**

*It is a policy objective to facilitate increased provision of high-quality, purpose built and professionally managed student accommodation in line with the provisions of the National Student Accommodation Strategy, 2017. Purpose built student accommodation should be provided on campus or in suitable locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities avoiding overprovision of student accommodation in any one area.*

**Policy Objective PHP30: Housing for All**

*It is a policy objective to:*

- *support housing options for older people and persons with disabilities/mental health issues consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES.*
- *support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing, and adaptation of existing properties.*
- *promote ‘aging in place’ opportunities for ‘downsizing’ or ‘right sizing’ within their community.*

**Policy Objective PHP31: Provision of Social Housing**

*It is a policy objective to promote the provision of social housing in accordance with the Council’s Housing Strategy and Government policy as outlined in the DHPLG ‘Social Housing Strategy 2020’. . The Affordable Housing Act 2021 provides for 20% for social and affordable homes.*

**Policy Objective PHP32: Homeless Accommodation**

*It is a policy objective to support the provision of homeless accommodation and/or support services throughout the County.*

**Policy Objective PHP33: Traveller Accommodation**

*It is a policy objective to implement the ‘Traveller Accommodation Programme 2019-2024’. In accordance with the Programme, Traveller specific accommodation for the County’s indigenous Traveller Community will be provided through the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.*

**Policy Objective PHP34: Provision of Refuges**

*It is a Policy objective to encourage and support proposals being brought forward from Túsla the Child and Family Agency and other relevant agencies, which seek to provide appropriate Domestic Abuse Crisis Intervention Services including a crisis refuge service and wraparound services in DLR.*





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# **Appendix 3:**

Development  
Management  
Thresholds

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### 3. Development Management Thresholds

#### 3.1 Information Document Supplement to Planning Applications

These thresholds are intended as a supplementary guide to the County Development Plan 2022-2028, to assist applicants who intend on lodging planning applications for, generally:

1. **Commercial floor over 250m<sup>2</sup> or, educational/ medical/ community developments.**
2. **Residential development of one or more new units.**

By assessing the 'Key Thresholds' table and the main Thresholds List, applicants will be informed as to what they may be required to submit as part of their planning application. This could assist in the pre-application process and obviate the need for, or minimise, subsequent Further Information requests by the Planning Authority.

This supplementary information is not a substitute for a Pre-planning meeting (which can be arranged by contacting the Planning Department) and it is advised that potential applicants familiarise themselves with the Thresholds Information Document prior to any such meeting.

This document identifies Development Management thresholds. The list however, is not intended to be exhaustive and it may also be subject to changes in response to variations to the Development Plan over time.

**Note:** Some Thresholds for particular developments may be determined on a case-by-case basis by the Planning Authority, or by other specific requirements, and are therefore not listed in the Key Thresholds table.

### 3.2 Key Thresholds

#### Commercial (sq.m.) Development

TP	CA	TTA	WMP	RIA	LDR	CMP	Recy/Comp	ES	SIA	Green Roof	Bin Point	Bring Centre	DS	CCIA	MS	EIAR/AA	
500 sq.m.																	
1,000 sq.m.	X (1,2,6)	X (1,2,7)			X	X	X	X				X	X	X			X
1,250 sq.m.																	X
2,500 sq.m.	X (3)	X (5)															X
5,000 sq.m.	X (4)	X (4)															X
10,000 sq.m.	X (8)	X (8)															X
20,000 sq.m.																	X
Roof Area > 300 sq.m.										X							X

#### Residential (Units) Development

TP	CA	TTA	WMP	RIA	LDR	CMP	Recy/Comp	ES	SIA	Green Roof	Bin Point	Bring Centre	DS	CCIA	MS	EIAR/AA	
1+ Units																	
3+	X (5+units)					X										X (Mews Lane Development)	X
10+			X		X				X		X						X
20+																	X
30+								X					X				X
50+												X		X			X
100+	X						X										X
200+		X								X							X
Roof Area > 300 sq.m.																	X

1. Retail	TP - Travel Plans	ES - Energy Statement	EIAR - Environmental Impact Assessment Report / Screening
2. Leisure/General Leisure	CA - Cycle Audit	SIA - Stormwater Impact Assessment	AA - Appropriate Assessment Screening / NIR
3. Office/Financial	TTA - Traffic and Transport Assessment	Green Roof - planted roof	
4. Industrial	WMP - Waste Management Plan	Bin Point - waste materials	
5. Office/Educational/Hospital	RIA - Retail Impact Assessment	Bring Centre - for recycling materials	
6. Hospital/Medical	LDR - Landscape Design Rationale	DS - Design Statement	
7. Community	CMP - Construction Management Plan	CCIA - Climate Change Impact Assessment	
8. Distribution/Warehousing	Recy/Comp - Recycling and Composting	MS - Method Statement	

See more detailed list of requirements overleaf. Lists are not exhaustive and are for guidance only

### 3.3 Thresholds

Section	Policy/Heading	Submit	Threshold	Commentary*
3.4.1.1	CA5: Energy Performance in Buildings	Energy Statements	For major refurbishment or change-of- use:	The Council is supportive of energy efficiency endeavours and adopts a holistic approach to all planning applications striking a balance between policies contained within Sections 3.4.1.1 and 3.4.1.2 and the actions of the Dún Laoghaire-Rathdown Climate Action Plan.  The Planning Authority will support and encourage the consideration of future proofing to facilitate potential future development of district heat and waste heat recovery and utilisation.  The Planning Authority will encourage the repair, retrofitting and reuse of buildings in preference to their demolition and reconstruction, where possible and encourages the reuse of demolition and excavated materials.
3.4.1.2	CA6: Retrofit and Reuse of Building		<ul style="list-style-type: none"> <li>Thresholds will be dealt with on a case by-case basis through the Pre- planning process.</li> </ul>	
3.4.1.3	CA7: Construction Materials		New Build:	
3.4.2.6	CA1: District Heat		<ul style="list-style-type: none"> <li>Residential developments of 30 units or more.</li> </ul>	
11.4.1.5	HER11: Energy Conservation in Protected Structures		<ul style="list-style-type: none"> <li>Commercial developments of 1,000 sq.m. or more.</li> </ul>	
12.2.1	Built Environment			
12.3.5	District Heat			
4.2.1.1	PHP2: Sustainable Neighbourhood Infrastructure	Masterplan	To be dealt with on a case-by-case basis through the Pre-planning process.	Any proposal for development other than that directly related to an existing social infrastructure and/or institutional uses, will require the preparation and submission of a masterplan.  Shall ensure that there is sufficient spatial capacity on site to accommodate the future needs of the existing and/or proposed SNI development. In this regard, a Masterplan may be required.  Every planning application lodged on institutional lands shall clearly demonstrate how they conform with the agreed Masterplan for the overall site.
4.2.1.2	PHP3: Planning for Sustainable Communities			
4.3.1.4	PHP21: Development on Institutional Lands			
12.3.2.1	Development within Sustainable Neighbourhood Infrastructure Lands			
12.3.2.2	Sustainable Neighbourhood Infrastructure – Future Provision			
12.3.7.11	Institutional Lands			

Section	Policy/Heading	Submit	Threshold	Commentary*
4.2.1.3	PHP4: Villages and Neighbourhoods	Design Statement	<ul style="list-style-type: none"> <li>Applicants will be required to demonstrate how new residential developments can contribute to the creation of sustainable urban villages and the 10-minute neighbourhood, this should be demonstrated within a design statement as required under policy objective PHP44.</li> <li>30 residential units or more.</li> <li>All other developments measuring 1,000 sq.m. GFA and above.</li> <li>Development in close proximity to a Protected Structure.</li> <li>Building Heights (refer to Building Height Strategy, Appendix 5).</li> </ul>	The necessity/requirement to submit a Design Statement will be as per the requirements or will be at the discretion of the Planning authority in any given area, where considered appropriate.
4.4.1.10	PHP44: Design Statements			
12.1.1.2	Design Statements			
12.5	Enterprise and Employment			
12.11.2.3	Development within the Grounds of a Protected Structure			
4.3.2.4	PHP28: Build to Rent and Shared Accommodation / Co-living Developments	Covenant or Legal Agreement	To ensure that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that units will not be sold or rented separately for that period.	
12.3.6	Build-to-Rent Accommodation			



Section	Policy/Heading	Submit	Threshold	Commentary*
<p><b>5.7.2</b></p> <p><b>12.4.3</b></p>	<p>T17: Travel Plans</p> <p>Travel Plans</p>	<p>Travel Plan(s)</p>	<p>As a general guideline, a Travel Plan will be required if the proposed development meets one or more of the following thresholds:</p> <ul style="list-style-type: none"> <li>• 100 residential units or more.</li> <li>• All educational developments.</li> <li>• Any development proposing 100 or more car parking spaces or generating 100 or more trips in the peak hours.</li> <li>• Developments resulting in more than 100 employees.</li> <li>• Retail development in excess of 1,000 sq.m.</li> <li>• Leisure facilities including cinemas in excess of 1,000 sq.m.</li> <li>• Office/ Financial development in excess of 2,500 sq.m.</li> <li>• Hospital/ Medical development in excess of 1,000 sq.m.</li> <li>• Industrial development in excess of 5,000 sq.m.</li> <li>• Distribution and warehousing development in excess of 10,000 sq.m.</li> </ul>	<p>These thresholds should serve as general guidelines. However, they do not preclude the submission of Travel Plans for developments below the threshold where the Planning Authority is of the opinion that a Travel Plan is required. Alternatively, a Travel Plan Statement may be required to show how a development will promote sustainable transport options.</p>

Section	Policy/Heading	Submit	Threshold	Commentary*
5.8.4	T26: Traffic and Transport Assessments and Road Safety Audits	Traffic and Transport Assessments and / or Road Safety Audits	As a general guideline a TIA will be required if the proposed development meets one or more of the following thresholds:	These thresholds should serve as general guidelines. However, they do not preclude the submission of TTAs for developments below these thresholds where the Planning authority is of the opinion that a TTA is required.
12.4.2	Traffic and Transport Assessment		<ul style="list-style-type: none"> <li>Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road or 100 trips in the peak hours.</li> </ul>	Applicants should also refer to Transport Infrastructure Ireland document 'Traffic and Transport Assessment Guidelines' (2014).
12.4.1	Traffic Management and Road Safety		<ul style="list-style-type: none"> <li>Residential development of 200 residential units or more.</li> </ul>	
12.4.6.1	Requirements for New Development		<ul style="list-style-type: none"> <li>Retail development in excess of 1,000 sq.m.</li> <li>Leisure facilities including hotels, conference centres and cinemas in excess of 1,000 sq.m.</li> <li>Community facilities (including places of worship) and community centres in excess of 1,000 sq.m.</li> <li>Office, Education and Hospital development in excess of 2,500 sq.m.</li> <li>Industrial development in excess of 5,000 sq.m.</li> <li>Distribution and warehousing development in excess of 10,000 sq.m.</li> </ul>	
5.8.4	T26: Traffic and Transport Assessments and Road Safety Audits	Quality Audit Road Safety Audit Road User Audit	To be dealt with on a case-by-case basis through the Pre-planning process but are likely to be required for major new developments and significant new road and traffic schemes.	Potential applicants for planning permission should engage in Pre-planning to ascertain which audits, if any, should be submitted with the planning application.
12.4.1	Traffic Management and Road Safety	Accessibility Audit Street Design Audit	Quality Audits should be carried out in accordance with DMURS. A Street Design Audit is a component part of a Quality Audit or a stand-alone audit process for smaller schemes, with the emphasis on placemaking and emphasising the multidisciplinary approach to street design to ensure that the four major aspects of street design as set out in DMURS are taken into account.	

Section	Policy/Heading	Submit	Threshold	Commentary*
12.4.6.1	Requirements for New Developments	Cycle Audit  Cycle Statement	<ul style="list-style-type: none"> <li>&gt;5 residential units</li> <li>&gt;400 sq. m. commercial</li> <li>&lt;5 residential units</li> <li>&lt;400 sq. m. commercial</li> </ul>	A cycle audit must set out how, in plan format, all the requirements of Council's 'Standards for Cycle Parking and Associated Cycling Facilities for New Developments' (2018) are met within the development. A Cycle Statement shall set out how the Development meets the requirements of Council's 'Standards for Cycle Parking and Associated Cycling Facilities for New Developments' (2018).
7.6.1.1  12.6.1	RET9: Assessment of Retail Proposals  Assessment of Development Proposals in Towns, District and Neighbourhood Centres	Retail Impact Assessment	<p>Applications for new retail development shall accord with the retail policies of the Development Plan and are objectively assessed as set out in the Retail Planning Guidelines for Planning Authorities (2012).</p> <p>To be dealt with on a case-by-case basis through the pre-planning process.</p> <p>For SUFP area RIA requirements see Appendix 16.</p>	It is at the discretion of the Planning Authority to specify at pre-planning stage if a particular development requires a Retail Impact Assessment (and a Transport Impact Assessment), and requests for such an assessment as further information on a planning application where it considers specific local circumstances require an assessment to be carried out.
10.2.2.9	EI9: Drainage Impact Assessment	Drainage Impact Assessment	All development proposals.	<p>Applicants are advised to refer to the Council's Stormwater Management Policy and Appendix 7.1.</p> <p>Requirements will be discussed at pre-planning stage.</p>
10.4.1  12.9.2	EI14: Air and Noise Pollution  Noise Pollution and Noise Nuisance	Sound Impact Assessment and Mitigation Plan (for a noise generating use)  Acoustic Design Assessment (for a noise sensitive use in an area with high pre-existing levels of noise)	<p>Where the Planning Authority considers any new development will impact negatively on pre-existing environmental sound levels.</p> <p>Where a noise sensitive use is proposed in an area with high pre-existing levels of noise).</p>	<p>The Noise Maps of the "Dublin Agglomeration Action Plan – Relating to The Assessment and Management of Environmental Noise", can be accessed on the Council's website:</p> <p><a href="https://www.dlrco.ie/en/environmental-health/environmental-noise">https://www.dlrco.ie/en/environmental-health/environmental-noise</a></p>
10.3.2.2  12.3.4.7	EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling  Refuse Storage and Services	Composting and Recycling	<ul style="list-style-type: none"> <li>New Residential Developments of 50 units or more.</li> <li>Commercial Developments of 1,000 sq.m. or more.</li> </ul>	<p>To support the Circular Economy.</p> <p>Provision shall be made for the storage and collection of waste materials in accordance with National Guidance.</p>
10.3.2.2	EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling	Local Bring Centres	<ul style="list-style-type: none"> <li>New Residential Developments of 50 units or more.</li> <li>Large retail development as required.</li> </ul>	<p>To support the Circular Economy.</p> <p>Incorporate where appropriate, local 'Bring Centres' into development layouts for recyclable materials. Provision should be made for the collection</p>

Section	Policy/Heading	Submit	Threshold	Commentary*
12.9.6	New Development / Change of Use - Environmental Impacts			of glass (separated by colour) in Bottle Banks within the curtilage of the development.
10.3.2.2	EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling	Waste Collection System	<ul style="list-style-type: none"> <li>New Residential Developments of 10 units or more.</li> <li>All commercial development.</li> </ul>	Potential applicants should engage in pre-planning discussions with the Council's Municipal Services Department to ascertain specific requirements.
12.3.4.7	Refuse Storage and Services			Assessed on a case-by-case basis.
12.9.6	New Development / Change of Use - Environmental Impacts			Refer to Appendix 6 – Waste Management Guidelines.
10.7	Flood Risk	Assessment of Flooding Risk	<ul style="list-style-type: none"> <li>All major developments require Flood Risk Assessment.</li> <li>Any development in areas where flood risk may be present.</li> </ul>	Applications shall adhere to the policies and objectives set out in Appendix 15 Strategic Flood Risk Assessment and Section 10.7 Flood Risk while having regard to 'the 'Planning System and Flood Risk Management' Guidelines for Planning Authorities' DEHLG (2009) and DECLG Circular PL2/2014 and Appendix 15 SFRA and associated Flood Maps.
10.7.2	EI22: Flood Risk Management			
12.10.1	Flood Risk Management			
11.3	Archaeological Heritage	Archaeological Impact Assessment and Method Statement	Any development that may have implications for Archaeological Heritage.	See Development Plan Maps for locations of "Record of Monuments and Places".
12.2.4	Solar			An applicant may be required to consult with National Monuments Service.
12.11.1	Archaeological Heritage			If a monument included in the Record of Monuments and Places (RMP) lies within the open space requirement of any development, a Conservation Plan for that monument may be requested as part of the overall Landscape Plan for that proposed open space (Section 12.11.1).
11.4	Architectural Heritage	Architectural Heritage Impact Assessment	All works to or within the grounds of a Protected Structure	All planning applications for works to a Protected Structure must include an Architectural Heritage Impact Assessment in accordance with Appendix B of the DAHG 'Architectural Heritage Protection Guidelines for Planning Authorities', to assist in the assessment of proposals.
12.11.2	Architectural Heritage - Protected Structures			
11.4	Architectural Heritage	Conservation Report	As required for development within or adjoining an Architectural Conservation Areas (ACAs).	To ensure that development is carried out in a sympathetic manner to the distinctive character of an ACA.
12.11.3	Architectural Conservation Areas (ACAs)			

Section	Policy/Heading	Submit	Threshold	Commentary*
12.1.1.3 12.7.3 12.8.1 12.8.9	Landscape Plans  Sensitive Landscape and Site Features  Landscape Design Rationale  Play Facilities for Apartments and Residential Developments	Landscape Design Rationale	<ul style="list-style-type: none"> <li>10+ residential units or smaller developments, as deemed appropriate by the Planning Authority.</li> <li>All other developments measuring 1,000 sq.m. GFA and above.</li> <li>Development within rural or sensitive open areas.</li> <li>Landscape design and orientation of play areas within apartment developments.</li> </ul>	<p>A Landscape Design Rationale is an explanation of the thought process from which the design concept is derived. This should take into account:</p> <ul style="list-style-type: none"> <li>A study of the natural ecosystems of the site.</li> <li>The recreational needs of the proposed and adjoining communities.</li> <li>The opportunities to create 'a sense of place'.</li> </ul>
12.1.1.2.1 12.1.1.2.2 13.1.10 12.7.2	Environmental Impact Assessment  Appropriate Assessment  Appropriate Assessment  Biodiversity	Appropriate Assessment Screening  Environmental Impact Assessment Report (EIAR)  Ecological Impact Assessment	<p>Any plan/project and any associated works, individually or in combination with other plans or projects.</p> <p>Case-by-case basis.</p>	<p>To ensure there are no likely significant effects on the integrity (defined by the structure and function) of any European site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied.</p>
12.3.4.4 12.11.2.3	Phased Development  Development within the Grounds of a Protected Structure	<p>Demonstrate availability for specified physical and social infrastructural requirements.</p> <p>Phasing of works.</p>	<ul style="list-style-type: none"> <li>100 residential units or more.</li> <li>Where a Protected Structure is part of a larger development.</li> </ul>	<p>Specified infrastructural requirements, to be available at completion to support development including roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development.</p> <p>The phasing of the works needs to ensure that those relating to the Protected Structure take place early on, preferably first, or in tandem (as agreed by the Planning Authority), so that the conservation, and use of the Protected Structure is secured at the start of the project.</p> <p>A phasing schedule for any such development shall be submitted with a planning application.</p>
12.3.7.10	Mews Lane Development	Method Statement	1 or more mews dwelling(s).	The Method Statement relates principally the requirements and method statement for bin storage and collection, car parking, access, and similar details.





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# Appendix 4:

## Heritage Lists

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## 4. Heritage Lists

### 4.1 Record of Protected Structures (RPS)

Buildings, structures and sites are listed in map order followed by alphabetical order by road or street name for each of the 14 County Development Plan Maps in Table 4.1. Where a structure is on 2 maps, the RPS is listed once with all relevant map numbers listed.

In general, the description for the list refers to the original use of the structures(s). The current use is normally indicated where considered relevant to the listing.

The Protected Structures are indicated in solid orange on the maps. This however is not intended to define the precise extent of the listed items. Where house names may have changed recently, the former name may be provided in the list.

In any case where boundary walls, gates or other such features or any building or structure are listed but not mapped, they shall be deemed to be listed.

#### Note:

In relation to a Protected Structure, the meaning of the term structure includes the interior of structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

It should be noted that a number of Protected Structures are included in Tab 4.4 Record of Monuments & Places. These structures are protected under the provisions of the National Monuments Acts and the Planning Acts. The qualities of archaeological and architectural interest are not mutually exclusive and certain structures can have both qualities and be protected by both Acts.

**Table 4.1: Record of Protected Structures**

Structure Name	Address Number	Location	Description	RPS No	Map No
Airfield House		Airfield Trust, Kilmacud Road Upper, Dublin 14.	House (Note: Original Entrance Piers, Railings and gates also Protected Structures)	1204	1
Airfield House		Airfield Trust, Kilmacud Road Upper, Dublin 14.	Original Entrance Piers, Railings and Gates (Note: Airfield House also a Protected Structure)	1204	1
Ardtona House		Ardtona Avenue, Churchtown Road Lower, Churchtown, Dublin 14.	House	683	1
Mountain View House		Beaumont Avenue, Churchtown, Dublin 14.	House	1007	1
Miraculous Medal Church		Bird Avenue, Clonskeagh, Dublin 14	Church	69	1
Farrenboley House		Bird Avenue, Clonskeagh, Dublin 14.	House	60	1
Gledswood House	83a	Bird Avenue, Clonskeagh, Dublin 14.	House	98	1
Church of Ireland Theological College		Braemor Park, Churchtown, Dublin 14.	Original Building and Gate Lodge (Note: Entrance Gates and Railings also Protected Structures)	135	1
Church of Ireland Theological College		Braemor Park, Churchtown, Dublin 14.	Entrance Gates and Railings (Note: Original Building and Gate Lodge also Protected Structures)	135	1
Camberley House		Camberley Oaks, Churchtown, Dublin 14.	House	777	1
Ice House		Castle Golf Course, Churchtown, Dublin 14.	Ice House	471	1
Asylum		Central Mental Hospital, Dundrum Road	Hospital\Asylum	2072	1

Structure Name	Address Number	Location	Description	RPS No	Map No
Catholic Chapel		Central Mental Hospital, Dundrum Road	Chapel	2071	1
Hospital Building		Central Mental Hospital, Dundrum Road	Hospital	2073	1
Belfield House		Churchtown Road Upper, Churchtown, Dublin 14.	House	713	1
Churchtown Park House		Churchtown Road Upper, Churchtown, Dublin 14.	House	782	1
Ronan House		Churchtown Road Upper, Churchtown, Dublin 14.	House	784	1
Fernbank		Churchtown Road Upper, Churchtown, Dublin 14.	Original Front Facade only	823	1
Saint Nahi's Church		Churchtown Road Upper, Churchtown, Dublin 14.	Church	857	1
Carnegie Library		Churchtown Road Upper, Dundrum, Dublin 14.	Library	883	1
Richview Lodge	1	Clonskeagh Road, Clonskeagh, Dublin 14.	Entrance and Gates (Note: Richview Lodge also a Protected Structure)	4	1
Richview Lodge	1	Clonskeagh Road, Clonskeagh, Dublin 14.	House (Note: Entrance and Gates also Protected Structures)	4	1
Roebuck House		Clonskeagh Road, Clonskeagh, Dublin 14.	House including (former) Billiard Room extension	38	1
Wynnstay House		Clonskeagh, Dublin 14.	House	16	1
Emmet House		Dundrum Road, Dublin 14.	House	18	1
Ard Na Greine		Eaton Brae, Churchtown, Dublin 14.	House	113	1
Taney Hall		Eglinton Terrace, Dundrum	Former Church of Ireland Hall	2091	1
Ivy Grove	1	Eglinton Terrace, Dundrum	House	2092	1
Eglinton House	2	Eglinton Terrace, Dundrum	House	2093	1
Eglinton Lodge		Eglinton Terrace, Dundrum	House	2094	1
School Building & Masters House		Eglinton Terrace, Dundrum	Former Church of Ireland School and Masters House	2106	1
University Lodge		Greenfield Park, Donnybrook, Dublin 4.	House	5	1
Harlech House		Harlech Downs, Goatstown, Dublin 14.	House	212	1
Oberton		Kilmacud Road Upper	House	2126	1
Herberton		Kilmacud Road Upper	House	2127	1
1 Sydenham Place	1	Kilmacud Road Upper	House	2129	1
2 Sydenham Place	2	Kilmacud Road Upper	House	2130	1
Dundrum Courthouse		Kilmacud Road Upper, Dublin 14.	Courthouse and Boundaries	1110	1
Landore hall	7	Landore, Churchtown, Dublin 14.	House	93	1
Holy Cross Church Parochial House		Main Street, Dundrum	House	2095	1
Holy Cross Church		Main Street, Dundrum, Dublin 14.	Church (Note: Railings and Gates also a Protected Structure)	1129	1
Holy Cross Church (Railings and Gates)		Main Street, Dundrum, Dublin 14.	Railings and Gates (Note: Church also a Protected Structure)	1129	1
The Garth		Mount Anville Road, Goatstown, Dublin 14.	External Facades	819	1
Hollywood House		Mount Anville Road, Goatstown, Dublin 14.	House	829	1
Saint Judes		Mount Anville Road, Goatstown, Dublin 14.	Lodge	861	1
Newtown Grove		Newtown Villas, Churchtown, Dublin 14.	House	160	1
Synge House		Newtown Villas, Churchtown, Dublin 14.	House	162	1
Beechmount	165	Orwell Road, Dublin 14.	House	92	1

Structure Name	Address Number	Location	Description	RPS No	Map No
Viaduct		Patrick Doyle Road, Churchtown, Dublin 14.	Viaduct	20	1
Little Sisters of the Poor / Holy Family Residence (formerly Hermitage)		Roebuck Road, Dublin 14.	House	114	1
Glenard (Friarland)	36	Roebuck Road, Dublin 14.	House	119	1
The Lodge		Roebuck Road, Dublin 14.	Gate Lodge (formerly to Roebuck Castle)	219	1
Mill House		Sandyford Road, Dublin 16.	House	1234	1
Cullenagh		Stoney Road	House	2097	1
	2	Sydenham Road, Dundrum, Dublin 14	House Terrace	1924	1
	1	Sydenham Road, Dundrum, Dublin 14	House Terrace	1925	1
	3	Sydenham Road, Dundrum, Dublin 14	House Terrace	1926	1
	4	Sydenham Road, Dundrum, Dublin 14	House Terrace	1927	1
	5	Sydenham Road, Dundrum, Dublin 14	House Terrace	1952	1
	6	Sydenham Road, Dundrum, Dublin 14	House Terrace	1953	1
Railway Station		Taney Drive, Dundrum, Dublin 14.	Railway Station (former) (Note: Underpass and Granite Steps also Protected Structures)	905	1
Annefield		Taney Road, Dundrum, Dublin 14	House	1040	1
Christ Church		Taney Road, Dundrum, Dublin 14.	Church and Two Cottages (Note: Boundary Walls, Railings and Gates also Protected Structures)	1004	1
Christ Church		Taney Road, Dundrum, Dublin 14.	Boundary Walls, Railings and Gates (Note: Church and Two Cottages also Protected Structures)	1004	1
Woodlawn House		The Oaks, Churchtown Road Upper, Churchtown, Dublin 14.	House	789	1
Richview (UCD)		UCD, Belfield, Clonskeagh Road, Dublin 14.	House, Main House, Memorial Hall, Old Infirmary and Library	6	1
Water Tower		UCD, Belfield, Co. Dublin	Water Tower	1901	1
Magnetical Observatory / UCD O'Kane Centre for Film Studies		University College Dublin, Stillorgan Road, Belfield, Dublin 4.	Magnetic Observatory (Former) and Pool	77	1
Coolard		Weston Close, Churchtown, Dublin 14.	House	1140	1
Enderley		Weston Close, Churchtown, Dublin 14.	House	1145	1
Churchtown House		Weston Park, Churchtown, Dublin 14.	House	1046	1
Clonskeagh Castle	80	Whitebeam Road, Dundrum, Dublin 14.	Castle/House	7	1
Berwick House		Whitehall Road, Churchtown, Dublin 14.	House	790	1
Lime Kiln	39	Woodside Drive, Churchtown, Dublin 14.	Lime Kiln	315	1
	1	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	326	2
	3	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	337	2
Alma	5	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	357	2
Saint Anne's	7	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	363	2
Gortnadrew	9	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	373	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Gortinore	11	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	378	2
	13	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	389	2
Weston	12	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	407	2
Balnootra	19	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	413	2
Arramore	14	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	416	2
	21	Alma Road, Monkstown, Blackrock, Co. Dublin.	House	419	2
	5	Anglesea Avenue, Blackrock, Co Dublin.	House Terrace	348	2
	3	Anglesea Avenue, Blackrock, Co Dublin.	House Terrace	351	2
	23	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	324	2
	21	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	327	2
	19	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	328	2
	17	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	329	2
	15	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	332	2
	13	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	335	2
	11	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	338	2
	9	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	342	2
	7	Anglesea Avenue, Blackrock, Co. Dublin.	House Terrace	345	2
	8	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	267	2
	5	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	271	2
	6	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	272	2
	7	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	273	2
	3	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	275	2
	4	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	276	2
	1	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	277	2
	2	Ardenza Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	278	2
Headford Cottage	11	Avoca Avenue, Blackrock, Co. Dublin.	House	425	2
Avoca Cottage	12	Avoca Avenue, Blackrock, Co. Dublin.	House	429	2
Avoca House		Avoca Avenue, Blackrock, Co. Dublin.	House	436	2
Dal Riada		Avoca Avenue, Blackrock, Co. Dublin.	House	465	2
Tanrego		Avoca Avenue, Blackrock, Co. Dublin.	House	477	2
Avoca Lodge	17	Avoca Avenue, Blackrock, Co. Dublin.	House	481	2
Redwood		Avoca Avenue, Blackrock, Co. Dublin.	House	488	2
Rosemount	19	Avoca Avenue, Blackrock, Co. Dublin.	House	501	2
Aranmore	21	Avoca Avenue, Blackrock, Co. Dublin.	House	506	2
Melville	23	Avoca Avenue, Blackrock, Co. Dublin.	House	510	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Grenagh	25	Avoca Avenue, Blackrock, Co. Dublin.	House	514	2
Greenwood	27	Avoca Avenue, Blackrock, Co. Dublin.	House	515	2
Lonsdale House		Avoca Avenue, Blackrock, Co. Dublin.	House	523	2
Woodlands	16	Avoca Avenue, Blackrock, Co. Dublin.	House	527	2
Anchor Bridge	15	Avoca Avenue, Blackrock, Co. Dublin.	House	529	2
Ros Na Greine	14	Avoca Avenue, Blackrock, Co. Dublin.	House	532	2
Altadore		Avoca Avenue, Blackrock, Co. Dublin.	House	537	2
Avondale		Avoca Avenue, Blackrock, Co. Dublin.	House	543	2
	1	Avoca Road, Blackrock, Co. Dublin.	House Terrace	541	2
	2	Avoca Road, Blackrock, Co. Dublin.	House Terrace	550	2
	3	Avoca Road, Blackrock, Co. Dublin.	House Terrace	557	2
	4	Avoca Road, Blackrock, Co. Dublin.	House Terrace	563	2
Avondale Hall		Avondale Business Park, Carysfort Avenue, Blackrock, Co. Dublin.	Former Industrial School	648	2
Rosemount Park School		Barclay Court, Blackrock, Co. Dublin.	House	353	2
Bellevue House		Bellevue Copse, Booterstown, Blackrock, Co. Dublin.	House	3	2
Dornden House		Bellevue Court, Dornden Park, Booterstown, Blackrock, Co. Dublin.	House	1	2
Blackrock Railway Station		Blackrock Dart Station, Bath Place, Blackrock, Co. Dublin.	Railway Station	106	2
Bandstand		Blackrock Park	Bandstand	1888	2
Pavilion		Blackrock Park, Rock Road, Blackrock, Co. Dublin.	Pavilion	112	2
Saint Anne's Convent		Booterstown Avenue, Blackrock, Co. Dublin.	Convent	56	2
Church of the Assumption		Booterstown Avenue, Blackrock, Co. Dublin.	Church and Parochial House	59	2
	3	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	12	2
	5	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	13	2
	7	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	14	2
	9	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	15	2
	24	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	17	2
	47	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	24	2
	49	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	27	2
	51	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	29	2
	53	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	30	2
	55	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	31	2
Park Lodge	36	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	43	2
Park House	38	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	49	2
Saint Andrew's College	55	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	College	55	2
	71	Booterstown Avenue, Booterstown, Blackrock, Co. Dublin.	House	63	2
	73	Booterstown Avenue, Booterstown,	House	66	2

Structure Name	Address Number	Location	Description	RPS No	Map No
		Blackrock, Co. Dublin.			
	75	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	76	2
	54	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	81	2
	77	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	83	2
	79	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	88	2
Boosterstown House	56	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	91	2
Sydney Lodge	93	Boosterstown Avenue, Boosterstown, Blackrock, Co. Dublin.	House	97	2
Brooklawn House		Brooklawn Wood, Stradbroke Road, Monkstown, Blackrock, Co. Dublin.	House	878	2
Stansted		Callary Road, Mount Merrion, Blackrock, Co. Dublin.	House	427	2
	2	Carbury Place, Main Street, Blackrock, Co. Dublin.	House	206	2
	1	Carbury Place, Main Street, Blackrock, Co. Dublin.	House	208	2
	36	Carysfort Avenue, Blackrock, Co. Dublin.	House	229	2
	40	Carysfort Avenue, Blackrock, Co. Dublin.	House	232	2
	42	Carysfort Avenue, Blackrock, Co. Dublin.	House	235	2
	44	Carysfort Avenue, Blackrock, Co. Dublin.	House	239	2
	52	Carysfort Avenue, Blackrock, Co. Dublin.	House	245	2
	54	Carysfort Avenue, Blackrock, Co. Dublin.	House	250	2
	56	Carysfort Avenue, Blackrock, Co. Dublin.	House	255	2
	49	Carysfort Avenue, Blackrock, Co. Dublin.	House	261	2
	62	Carysfort Avenue, Blackrock, Co. Dublin.	House	280	2
	64	Carysfort Avenue, Blackrock, Co. Dublin.	House	292	2
	66	Carysfort Avenue, Blackrock, Co. Dublin.	House	300	2
	68	Carysfort Avenue, Blackrock, Co. Dublin.	House	308	2
	57	Carysfort Avenue, Blackrock, Co. Dublin.	House	313	2
	59	Carysfort Avenue, Blackrock, Co. Dublin.	House	321	2
All Saints Church		Carysfort Avenue, Blackrock, Co. Dublin.	Church	880	2
	4	Cross Avenue, Boosterstown, Blackrock, Co. Dublin	House Terrace	1928	2
	2	Cross Avenue, Boosterstown, Blackrock, Co. Dublin	House Terrace	1929	2
	6	Cross Avenue, Boosterstown, Blackrock, Co. Dublin	House Terrace	1930	2
	8	Cross Avenue, Boosterstown, Blackrock, Co. Dublin	House Terrace	1931	2
Saint Brendan's (Holy Rosary Convent)	23	Cross Avenue, Boosterstown, Blackrock, Co. Dublin.	House	100	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Summerville	21	Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	101	2
The Hermitage		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	104	2
Killoran	19	Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	105	2
Bellevue (West Wing)		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	109	2
Bellevue		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	111	2
Dunamase		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	116	2
Herberton		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	166	2
Chesterfield		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	Original Drawing Room	171	2
Glenvar		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	House	197	2
Church of Saint Philip & Saint James		Cross Avenue, Booterstown, Blackrock, Co. Dublin.	Church	204	2
Bellavista		Deans Grange Road	House	2037	2
Assisi	1	Deerpark Road, Mount Merrion, Blackrock, Co. Dublin.	House	565	2
The Benincasa School		Dominican Sisters School, 1 Mount Merrion Avenue, Blackrock, Co. Dublin.	House	117	2
Town Hall (BFEI)		Blackrock Further Education Institute, Main Street, Blackrock, Co. Dublin.	College	201	2
Saint Thomas' Church		Foster's Avenue, Mount Merrion, Blackrock, Co. Dublin.	Church, Rectory (former) Hall and Boundary Walls	108	2
Owenstown House		Foster's Avenue, Mount Merrion, Blackrock, Co. Dublin.	House	253	2
Altona	66	George's Avenue, Blackrock, Co. Dublin.	House	226	2
Christian Fellowship Church (The Meeting Hall)	73	George's Avenue, Blackrock, Co. Dublin.	House	240	2
Willonga	68	George's Avenue, Blackrock, Co. Dublin.	House	230	2
Carysfort House, The Grey House and College Buildings		Graduate School of Business, UCD, Carysfort Avenue, Blackrock, Co. Dublin.	House and College Buildings	576	2
Booterstown Youth Club		Grotto Avenue, Booterstown, Co. Dublin	Old Boys School	1891	2
Oriel Lodge		Grove Avenue, Blackrock, Co. Dublin.	House	700	2
	10	Idrone Terrace, Blackrock, Co. Dublin	House Terrace	161	2
	27	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	121	2
	26	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	123	2
	25	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	124	2
	24	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	126	2
	23	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	130	2
	22	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	132	2
	21	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	136	2
	20	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	139	2
	19	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	140	2
	18	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	144	2
	17	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	146	2

Structure Name	Address Number	Location	Description	RPS No	Map No
	16	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	149	2
	15	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	151	2
	14	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	153	2
	13	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	154	2
	12	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	156	2
	11	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	158	2
	9	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	163	2
	8	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	167	2
	7	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	169	2
	6	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	173	2
	5	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	176	2
	4	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	178	2
	3	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	181	2
	2	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	187	2
	1	Idrone Terrace, Blackrock, Co. Dublin.	House Terrace	189	2
Mullins Wing Apartments (Former Linden Convalescent Home)		Linden Square, Grove Avenue, Blackrock, Co. Dublin.	House - Former Convalescent Home	808	2
Former Post Office		Main Street, Blackrock, Co. Dublin.	Former Post Office	118	2
	4	Main Street, Blackrock, Co. Dublin.	Commercial Premises	128	2
EBS	6	Main Street, Blackrock, Co. Dublin.	Commercial Premises	134	2
	15a	Main Street, Blackrock, Co. Dublin.	House (former Garda Station)	182	2
Bank of Ireland	32	Main Street, Blackrock, Co. Dublin.	Bank	191	2
	38	Main Street, Blackrock, Co. Dublin.	Commercial Premises	192	2
Blackrock Market	19a	Main Street, Blackrock, Co. Dublin.	House	193	2
Ulster Bank	27-35	Main Street, Blackrock, Co. Dublin.	Bank	194	2
BFEI		Main Street, Blackrock, Co. Dublin.	Archway to Fire station (former)	198	2
Town Hall		Main Street, Blackrock, Co. Dublin.	Town Hall	199	2
Carnegie Library	48	Main Street, Blackrock, Co. Dublin.	Library	200	2
Methodist Church		Main Street, Blackrock, Co. Dublin.	Church	1892	2
Usher Monument		Main Street, Dundrum, Co. Dublin.	Monument	934	2
Marino Park House		Marino Park, Mount Merrion Avenue, Blackrock, Co. Dublin	House and Outbuildings (Note: Entrance Gates also a Protected Structure)	424	2
Marino Park House		Marino Park, Mount Merrion Avenue, Blackrock, Co. Dublin	Entrance Gates (Note: Marino Park House and Outbuildings also Protected Structures)	424	2
Rosemount (Realt na Mara)		Medical Mission of Mary, Rosemount Terrace, Booterstown Avenue, Blackrock, Co. Dublin.	House	96	2
South Hill House		Merrion Park, Booterstown, Blackrock, Co. Dublin.	House	368	2
Woodview		Missionaries of the Sacred Heart, Mount Merrion Avenue, Blackrock, Co. Dublin.	House (Front elevation only)	283	2
	1	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	570	2
	1a	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	571	2
	2	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	572	2



Structure Name	Address Number	Location	Description	RPS No	Map No
	3	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	573	2
	4	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	577	2
	5	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	580	2
	6	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	582	2
	7	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	584	2
	8	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	590	2
	33	Montpelier Parade, Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	592	2
The Glass House		Within the Grounds of Mount Anville House, Mount Anville Road	Glasshouse	2100	2
Roebuck Hill House		Mount Anville Road, Goatstown, Dublin 14.	House	385	2
Ardilea Gate Lodge		Mount Anville Road, Goatstown, Dublin 14.	Lodge (Note: Entrance Gateway also a Protected Structure)	484	2
Ardilea Gate Lodge		Mount Anville Road, Goatstown, Dublin 14.	Entrance Gateway (Note: Lodge also a Protected Structure)	484	2
Knockrabo Gate Lodge (East)		Mount Anville Road, Goatstown, Dublin 14.	Entrance Gates and Piers (Note: Gate Lodge also a Protected Structure)	740	2
Knockrabo Gate Lodge (East)		Mount Anville Road, Goatstown, Dublin 14.	Gate Lodge (East) (Note: Entrance Gates and Piers also Protected Structures)	740	2
Cedar Mount		Mount Anville Road, Goatstown, Dublin 14.	House	783	2
Knockrabo Gate Lodge (West)		Mount Anville Road, Goatstown, Dublin 14.	Entrance Gates and Piers (Note: Gate Lodge also a Protected Structure)	796	2
Knockrabo Gate Lodge (West)		Mount Anville Road, Goatstown, Dublin 14.	Gate Lodge (West) (Note: Entrance Gates and Piers also Protected Structures)	796	2
Thendara		Mount Anville Road, Goatstown, Dublin 14.	External Facades only	812	2
	3	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	120	2
	5	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	122	2
	7	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	125	2
	9	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	129	2
	8	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	131	2
	11	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	133	2
	10	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	137	2
	13	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	138	2
	12	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	141	2
	15	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	142	2
	17	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	143	2
	14	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	145	2
	16	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	147	2

Structure Name	Address Number	Location	Description	RPS No	Map No
	19	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	148	2
	21	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	150	2
	23	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	152	2
	25	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	155	2
Saint Annas	27	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	157	2
	29	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	159	2
	31	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	164	2
Saint Andrew's Presbyterian Church		Mount Merrion Avenue, Blackrock, Co. Dublin.	Church	165	2
	20	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	168	2
	33	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	170	2
	22	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	172	2
	35	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	174	2
	24	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	175	2
	37	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	177	2
	26	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	179	2
	39	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	180	2
Saint Catherines Convent (Sion Hill)	49	Mount Merrion Avenue, Blackrock, Co. Dublin.	House (front elevation only) and Oratory	183	2
	28	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	185	2
	41	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	188	2
	43	Mount Merrion Avenue, Blackrock, Co. Dublin.	House Terrace	190	2
Hollybrook (Embassy of the Islamic Republic of Iran)	72	Mount Merrion Avenue, Blackrock, Co. Dublin.	House	247	2
Frankfort	79	Mount Merrion Avenue, Blackrock, Co. Dublin.	House	248	2
Clanfadda House	83	Mount Merrion Avenue, Blackrock, Co. Dublin.	House	259	2
Traquair	136	Mount Merrion Avenue, Blackrock, Co. Dublin.	House	483	2
Mount Temple	1	Mount Temple, Monkstown Road, Monkstown, Co. Dublin.	House	508	2
Folly, Railings and Grotto		Newtown Avenue, Blackrock, Co. Dublin.	Headland with Folly, Railings and Grotto	195	2
Lord Cloncurry's Temple/Bathing House		Newtown Avenue, Blackrock, Co. Dublin.	Temple/Bathing House	196	2
Idrone House		Newtown Avenue, Blackrock, Co. Dublin.	House	211	2
Idrone Cottage (and 10a)		Newtown Avenue, Blackrock, Co. Dublin.	Houses	214	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Montebello		Newtown Avenue, Blackrock, Co. Dublin.	House	215	2
Fr. Sweetman's House (formerly Qui Si Sano)	22	Newtown Avenue, Blackrock, Co. Dublin.	House	216	2
John the Baptist Church		Newtown Avenue, Blackrock, Co. Dublin.	Church	221	2
Blackrock House		Newtown Avenue, Blackrock, Co. Dublin.	Entrance Gates (Note: House also a Protected Structure)	234	2
Blackrock House		Newtown Avenue, Blackrock, Co. Dublin.	House (Note: Entrance Gates also a Protected Structure)	234	2
Newtown House		Newtown Avenue, Blackrock, Co. Dublin.	House	254	2
Lord Cloncurry's Bridge (Over Railway)		Newtown Avenue, Blackrock, Co. Dublin.	Bridge (over the railway)	1895	2
Belfort		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1979	2
Mel Field sometimes Melfield		Newtownpark Avenue, Blackrock, Co. Dublin.	Gate Lodge	2008	2
Belfort		Newtownpark Avenue, Blackrock, Co. Dublin.	Gate Lodge	2025	2
Rockfield House		Newtownpark Avenue, Blackrock, Co. Dublin.	House	2031	2
Newtownpark House		Newtownpark Avenue, Blackrock, Co. Dublin.	Gate Lodge	2048	2
Newpark School (formerly Melfield)		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1012	2
Mount Merrion House		North Avenue, Mount Merrion, Blackrock, Co. Dublin.	House (Community Centre)	598	2
Cluain Mhuire		Order of Saint John of God, Newtown Park Avenue, Blackrock, Co. Dublin.	House east facade only (Note: Gates also Protected Structure)	776	2
Cluain Mhuire		Order of Saint John of God, Newtown Park Avenue, Blackrock, Co. Dublin.	Gate Piers, with pineapple finials and Metalwork Gates (Note: Cluain Mhuire is also a Protected Structure)	776	2
Park House (Polio Fellowship of Ireland)		Park House Training Centre, Stillorgan Grove, Stillorgan, Co. Dublin.	House	1058	2
	11	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	61	2
	12	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	62	2
	13	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	64	2
	14	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	65	2
	10	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	67	2
	3	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	68	2
	2	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	70	2
	9	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	71	2
	1	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	72	2
	4	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	74	2
	8	Pembroke Cottages, Booterstown,	House	78	2

Structure Name	Address Number	Location	Description	RPS No	Map No
		Blackrock, Co. Dublin.			
	5	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	80	2
	7	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	84	2
	6	Pembroke Cottages, Booterstown, Blackrock, Co. Dublin.	House	87	2
	6	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	73	2
	5	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	75	2
	4	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	79	2
	3	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	82	2
	2	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	85	2
	1	Phoenix Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace	86	2
	1	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	410	2
	2	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	418	2
	3	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	423	2
	4	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	432	2
	5	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	445	2
	6	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	453	2
	7	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	461	2
	8	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	467	2
	9	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	476	2
	10	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	490	2
	11	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	498	2
	12	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	504	2
	13	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	509	2
	14	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	513	2
	15	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	517	2
	16	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	518	2
	17	Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	524	2
	1	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	536	2
	2	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	546	2
	3	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	552	2
	4	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	558	2
	5	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	561	2

Structure Name	Address Number	Location	Description	RPS No	Map No
		Avenue, Blackrock, Co. Dublin.			
	6	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	568	2
	7	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	575	2
	8	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	585	2
	9	Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, Co. Dublin.	House Terrace	595	2
Old Vicarage		Proby Square, Blackrock, Co. Dublin.	Rectory (Former)	876	2
Brick Grotto		Rear Garden of No. 14 Stillorgan Park Avenue, Stillorgan, Co. Dublin	Grotto	1948	2
Deepwell		Rock Hill, Blackrock, Co. Dublin.	House	110	2
Milestone		Rock Road, Blackrock, Co. Dublin.	Milestone	8	2
Glena	140	Rock Road, Blackrock, Co. Dublin.	House	10	2
Saint Michael's	138	Rock Road, Blackrock, Co. Dublin.	House	11	2
Willow Park School		Rock Road, Blackrock, Co. Dublin.	House (Note: Entrance Gates also Protected Structure)	28	2
Willow Park School		Rock Road, Blackrock, Co. Dublin.	Entrance Gates (Note: House also a Protected Structure)	28	2
Blackrock College		Rock Road, Blackrock, Co. Dublin.	Entrance Gates (Note: Chapel, Williamstown Castle and Castledawson House also Protected Structures)	99	2
Blackrock College		Rock Road, Blackrock, Co. Dublin.	Chapel, Williamstown Castle and Castledawson (Note: Entrance Gates also Protected Structure)	99	2
Lios an Uisce		Rock Road, Blackrock, Co. Dublin.	House	107	2
Blackrock Park		Rock Road, Blackrock, Co. Dublin.	Entrance Gates	115	2
Saint Helen's (The Radisson Hotel)		Rosemount Terrace, Blackrock, Co. Dublin.	House (Note: Entrance Piers and Gates also Protected Structures)	89	2
Saint Helen's (The Radisson Hotel)		Rosemount Terrace, Blackrock, Co. Dublin.	Entrance Piers and Gates (Note: Saint Helen's also a Protected Structure)	89	2
Convent of Sacred Heart		Sacred Heart Sisters, Mount Anville, Goatstown, Dublin 14.	House, including Belvedere Tower (Note: Entrance Gates and Piers also Protected Structures)	806	2
Convent of Sacred Heart		Sacred Heart Sisters, Mount Anville, Goatstown, Dublin 14.	Entrance Gates and Piers (Note: House including Belvedere Tower also Protected Structures)	806	2
Dunardagh (Convent of the Daughters of Charity of St. Vincent de Paul)		Saint Catherine's Provincial House, Saint Catherine's, Saint Teresa's Centre, Temple Hill, Monkstown, Blackrock, Co. Dublin.	Houses (Note: Formal Gardens, Entrance Gate (relocated) also Protected Structures)	756	2
Formal Gardens of Dunardagh House		Saint Catherine's Provincial House, Temple Hill, Monkstown, Blackrock, Co. Dublin	Formal Gardens of Dunardagh House (Note: Houses, Entrance Gate (relocated) also Protected Structures)	1897	2
Martello Tower		Seafort Parade, Booterstown, Blackrock, Co. Dublin.	Martello Tower	25	2
	3	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	33	2
	2	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	34	2
	4	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	35	2
	1	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	36	2
Hazeldene	5	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	37	2
	6	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	39	2

Structure Name	Address Number	Location	Description	RPS No	Map No
	7	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	40	2
	8	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	42	2
	9	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	44	2
	10	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	45	2
	11	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	46	2
	12	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	47	2
	13	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	48	2
	14	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	50	2
	15	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	51	2
Montereau Lodge	18	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House	52	2
Saint Anthony's	16	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	53	2
Saint Catherines	17	Seafort Parade, Booterstown, Blackrock, Co. Dublin.	House Terrace	54	2
	19	Seafort Parade, Booterstown, Co. Dublin.	House Terrace	57	2
	20	Seafort Parade, Booterstown, Co. Dublin.	House Terrace	58	2
Seapoint Manor		Seapoint Avenue, Blackrock, Co. Dublin.	House	289	2
Osborne House	36	Seapoint Avenue, Blackrock, Co. Dublin.	House	296	2
Abbeyfield Nursing Home (formerly Abbeyfield House)	29	Seapoint Avenue, Blackrock, Co. Dublin.	House	331	2
Seapoint Lodge	31	Seapoint Avenue, Blackrock, Co. Dublin.	House	334	2
Netley (The Order of Saint Camillus)		South Hill Avenue, Booterstown, Blackrock, Co. Dublin.	House	311	2
Tudor Lodge (formerly Xanadu)		South Hill Avenue, Booterstown, Blackrock, Co. Dublin.	House	319	2
Biscayne		South Hill Avenue, Booterstown, Blackrock, Co. Dublin.	House	341	2
Oak Lodge		South Hill Avenue, Booterstown, Blackrock, Co. Dublin.	House	364	2
Hamilton Lodge		South Hill Avenue, Booterstown, Blackrock, Co. Dublin.	House	374	2
Dunardagh (Convent of the Daughters of Charity of St. Vincent de Paul)		St. Teresa's Centre, Temple Hill, Monkstown, Blackrock, Co. Dublin.	Entrance Gates (Note: Dunardagh also a Protected Structure)	398	2
St. Teresa's		St. Teresa's Centre, Temple Hill, Monkstown, Blackrock, Co. Dublin.	Houses (Note: Entrance Gate (relocated) also a Protected Structure)	398	2
Ard Na Glaise		Stillorgan Park, Blackrock, Co. Dublin	House	2099	2
Saint Damien's		Stillorgan Road, Blackrock, Co. Dublin.	House	562	2
Stonehouse		Stonehouse, Stillorgan Road, Blackrock, Co. Dublin.	Entrance Walls and Gate Piers	32	2
Stradbrook Hall		Stradbrook Grove, Blackrock, Co. Dublin.	House	897	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Rowan House		Stradbrook Road, Blackrock, Co. Dublin	House	2052	2
Rockfield		Stradbrook Road, Blackrock, Co. Dublin.	Gate Piers, with pineapple finials and Metalwork Gates (Note: Rockfield is also a Protected Structure)	617	2
Rockfield		Stradbrook Road, Blackrock, Co. Dublin.	House (Note: Gate Piers, with pineapple finials and Metalwork Gates also Protected Structure)	617	2
Blackrock Hospice / Carmelite Monastery		Sweetman's Avenue, Blackrock, Co. Dublin.	House/Convent, Chapel, graveyard and remains of the Old Church	262	2
	16	Sydney Avenue, Blackrock, Co. Dublin	House Terrace	1932	2
	12	Sydney Avenue, Blackrock, Co. Dublin	House Terrace	1933	2
	10	Sydney Avenue, Blackrock, Co. Dublin	House Terrace	1934	2
	14	Sydney Avenue, Blackrock, Co. Dublin	House Terrace	1935	2
	39	Sydney Avenue, Blackrock, Co. Dublin.	House	209	2
	37	Sydney Avenue, Blackrock, Co. Dublin.	House	213	2
	35	Sydney Avenue, Blackrock, Co. Dublin.	House	218	2
Sydney House	33	Sydney Avenue, Blackrock, Co. Dublin.	House	220	2
Woodburn	31	Sydney Avenue, Blackrock, Co. Dublin.	House	222	2
Bonaparte Lodge	34	Sydney Avenue, Blackrock, Co. Dublin.	House	224	2
Pembroke Lodge	32	Sydney Avenue, Blackrock, Co. Dublin.	House	228	2
Annamore	30	Sydney Avenue, Blackrock, Co. Dublin.	House	238	2
Eagle Lodge	29	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	242	2
Victoria Lodge	27	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	249	2
Reinosa	25	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	251	2
Sunnyside	23	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	256	2
	19	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	279	2
	17	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	281	2
	15	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	285	2
Wilton Lodge	24	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	286	2
	13	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	290	2
	22	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	291	2
	20	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	298	2
	11	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	303	2
	18	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	304	2
	9	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	305	2
	7	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	310	2
	5	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	314	2
	3	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	317	2
	1	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	322	2
	8	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	330	2
	6	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	336	2
	4	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	339	2
	2	Sydney Avenue, Blackrock, Co. Dublin.	House Terrace	344	2
Sydney Lodge	21	Sydney Avenue, Blackrock, Co. Dublin.	House	264	2
Neptune House		Temple Crescent, Monkstown, Blackrock, Co. Dublin.	House	440	2
St Theresa's Lodge		Temple Hill, Monkstown, Blackrock, Co. Dublin	Gate Lodge	1960	2
Roebuck Hall		The Palms, Roebuck Road, Clonskeagh, Dublin 14.	House	318	2

Structure Name	Address Number	Location	Description	RPS No	Map No
Mount Merrion House Stables	93	The Rise, Mount Merrion, Co. Dublin.	Stables (former to Mount Merrion House)	699	2
Thornhill House		Thornhill House, Cherry Garth, Mount Merrion, Blackrock, Co. Dublin.	House	936	2
	4	Tobernea Terrace, Blackrock, Co. Dublin.	House Terrace	268	2
	2	Tobernea Terrace, Blackrock, Co. Dublin.	House Terrace	269	2
	1	Tobernea Terrace, Blackrock, Co. Dublin.	House Terrace	270	2
	3	Tobernea Terrace, Blackrock, Co. Dublin.	House Terrace	274	2
Trimlestown Lodge		Trimlestown Avenue, Booterstown, Blackrock, Co. Dublin.	Lodge	2	2
		Tunnel between Blackrock and Seapoint Stations	Railway Tunnel	1893	2
Belfield House		UCD Clinton House for American Studies, University College Dublin, Stillorgan Road, Belfield, Dublin 4.	House, Out Offices and Stable Yard	41	2
Merville House		University College Dublin, Foster's Avenue, Dublin 4.	House, Stable Yard (Note: Entrance Gate and Piers also a Protected Structure)	94	2
Merville House		University College Dublin, Foster's Avenue, Dublin 4.	Entrance Gate and Piers (Note: House, Stable Yard also Protected Structures)	94	2
Woodview House		University College Dublin, Stillorgan Road, Belfield, Dublin 4.	House	9	2
Ardmore House		University College Dublin, Stillorgan Road, Belfield, Dublin 4.	House	19	2
Roebuck Castle		University College Dublin, Stillorgan Road, Belfield, Dublin 4.	Castle	217	2
Roebuck Glebe		University College Dublin, Stillorgan Road, Belfield, Dublin 4.	Cottage	236	2
Vance's Harbour		Vance's Harbour, Blackrock, Co. Dublin	Harbour	1900	2
	1	Waltham Terrace, Blackrock, Co. Dublin.	House	223	2
	2	Waltham Terrace, Blackrock, Co. Dublin.	House	225	2
	3	Waltham Terrace, Blackrock, Co. Dublin.	House	227	2
	4	Waltham Terrace, Blackrock, Co. Dublin.	House	231	2
	5	Waltham Terrace, Blackrock, Co. Dublin.	House	233	2
	6	Waltham Terrace, Blackrock, Co. Dublin.	House	237	2
	7	Waltham Terrace, Blackrock, Co. Dublin.	House	241	2
	8	Waltham Terrace, Blackrock, Co. Dublin.	House	243	2
	9	Waltham Terrace, Blackrock, Co. Dublin.	House	244	2
	10	Waltham Terrace, Blackrock, Co. Dublin.	House	246	2
	11	Waltham Terrace, Blackrock, Co. Dublin.	House	252	2
	12	Waltham Terrace, Blackrock, Co. Dublin.	House	257	2
	13	Waltham Terrace, Blackrock, Co. Dublin.	House	258	2
	14	Waltham Terrace, Blackrock, Co. Dublin.	House	265	2
	15	Waltham Terrace, Blackrock, Co. Dublin.	House	282	2



Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	16	Waltham Terrace, Blackrock, Co. Dublin.	House	293	2
	17	Waltham Terrace, Blackrock, Co. Dublin.	House	295	2
	18	Waltham Terrace, Blackrock, Co. Dublin.	House	301	2
	19	Waltham Terrace, Blackrock, Co. Dublin.	House	309	2
	21	Waltham Terrace, Blackrock, Co. Dublin.	House	316	2
	23	Waltham Terrace, Blackrock, Co. Dublin.	House	340	2
Pipers Lodge	20	Waltham Terrace, Blackrock, Co. Dublin.	House	347	2
	25	Waltham Terrace, Blackrock, Co. Dublin.	House	350	2
	22	Waltham Terrace, Blackrock, Co. Dublin.	House	356	2
	27	Waltham Terrace, Blackrock, Co. Dublin.	House	361	2
	29	Waltham Terrace, Blackrock, Co. Dublin.	House	366	2
	24	Waltham Terrace, Blackrock, Co. Dublin.	House	367	2
	26	Waltham Terrace, Blackrock, Co. Dublin.	House	370	2
	31	Waltham Terrace, Blackrock, Co. Dublin.	House	376	2
	28	Waltham Terrace, Blackrock, Co. Dublin.	House	381	2
	33	Waltham Terrace, Blackrock, Co. Dublin.	House	384	2
	30	Waltham Terrace, Blackrock, Co. Dublin.	House	390	2
	1	Willow Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace (Note: Entrance Gates also Protected Structure)	21	2
	1	Willow Terrace, Booterstown, Blackrock, Co. Dublin.	Entrance Gates (Note: 1 to 4 Willow Terrace also Protected Structures)	21	2
	2	Willow Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace (Note: Entrance Gates also Protected Structure)	22	2
	3	Willow Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace (Note: Entrance Gates also Protected Structure)	23	2
	4	Willow Terrace, Booterstown, Blackrock, Co. Dublin.	House Terrace (Note: Entrance Gates also Protected Structure)	26	2
Fairholme		Abbey Road, Monkstown, Co. Dublin	Gateway	2078	3
Glasthule Lodge		Adelaide Road, Glenageary, Co. Dublin.	Entrance Gates (Note: Lodge also a Protected Structure)	1423	3
Glasthule Lodge		Adelaide Road, Glenageary, Co. Dublin.	House (Note: Entrance Gates also Protected Structure)	1423	3
Saint Paul's Church		Adelaide Road, Glenageary, Co. Dublin.	Church	1430	3
	17	Adelaide Street, Dún Laoghaire, Co. Dublin.	House	813	3
Saint Paul's Parochial Hall		Adelaide, Glenageary, Co. Dublin.	Church	1404	3
Albany House		Albany Avenue, Blackrock, Co. Dublin.	House	544	3
Melbeach		Albany Avenue, Blackrock, Co. Dublin.	House	548	3
Saint Albans		Albany Avenue, Blackrock, Co. Dublin.	House	622	3
Albany Lodge		Albany Avenue, Blackrock, Co. Dublin.	House	631	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	2	Albert Terrace, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	492	3
Ralahine	1	Albert Terrace, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	493	3
	3	Albert Terrace, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	496	3
	51	Arnoldville, Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House	616	3
	3	Auburn Villas, Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	767	3
	2	Auburn Villas, Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	770	3
	1	Auburn Villas, Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	772	3
	1	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	430	3
	2	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	431	3
	3	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	434	3
	4	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	435	3
	5	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	437	3
	6	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	438	3
	7	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	441	3
	8	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	446	3
	9	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	450	3
	10	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	452	3
	11	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	454	3
	12	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	455	3
	13	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	456	3
	14	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	457	3
	15	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	459	3
	16	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	462	3
	17	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	463	3
	18	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	464	3
	19	Belgrave Square North, Blackrock, Co. Dublin.	House Terrace	468	3
	36	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	538	3
	35	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	542	3
	34	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	545	3
Comhaltas Ceoltoiri Eireann	32-33	Belgrave Square South, Blackrock, Co. Dublin.	House	549	3
	31	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	554	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	30	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	555	3
	29	Belgrave Square South, Blackrock, Co. Dublin.	House Terrace	559	3
Carlisle House	47	Belgrave Square West, Blackrock, Co. Dublin.	House	460	3
	46	Belgrave Square West, Blackrock, Co. Dublin.	House Terrace	473	3
	45	Belgrave Square West, Blackrock, Co. Dublin.	House Terrace	479	3
	44	Belgrave Square West, Blackrock, Co. Dublin.	House Terrace	495	3
	43	Belgrave Square West, Blackrock, Co. Dublin.	House Terrace	500	3
	42	Belgrave Square West, Blackrock, Co. Dublin.	House Terrace	503	3
Belgrave House	41	Belgrave Square West, Blackrock, Co. Dublin.	House	512	3
	40	Belgrave Square West, Blackrock, Co. Dublin.	House	519	3
	39	Belgrave Square West, Blackrock, Co. Dublin.	House	539	3
Annesley		Brighton Avenue, Blackrock, Co. Dublin.	House	581	3
	5	Brighton Avenue, Blackrock, Co. Dublin.	House Terrace	602	3
	4	Brighton Avenue, Blackrock, Co. Dublin.	House Terrace	613	3
	3	Brighton Avenue, Blackrock, Co. Dublin.	House Terrace	620	3
	2	Brighton Avenue, Blackrock, Co. Dublin.	House Terrace	626	3
Saint Anne's		Brighton Avenue, Blackrock, Co. Dublin.	House	645	3
Laurel Lodge		Brighton Avenue, Blackrock, Co. Dublin.	House	678	3
Brighton Lodge		Brighton Avenue, Monkstown, Co. Dublin.	House	675	3
	2	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1313	3
	3	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1314	3
	4	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1317	3
Brighton House	5-6	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1318	3
	7	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1321	3
	8	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1323	3
	9	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1324	3
	10	Brighton Terrace, Sandycove Road, Dún Laoghaire, Co. Dublin.	House Terrace	1326	3
	5	Brighton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	533	3
	4	Brighton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	540	3
Jasonville	3	Brighton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	547	3
	2	Brighton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	553	3
Seahaven	1	Brighton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	556	3
The Cormorants	17a	Brighton Vale, Blackrock, Co. Dublin.	House	263	3

Structure Name	Address Number	Location	Description	RPS No	Map No
The Breakers	17	Brighton Vale, Blackrock, Co. Dublin.	House	266	3
	16	Brighton Vale, Blackrock, Co. Dublin.	House	287	3
	15	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	288	3
	14	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	294	3
	13	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	299	3
	12	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	302	3
Devon Lodge	11	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	306	3
	10	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	312	3
	9	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	320	3
	8	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	323	3
	7	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	325	3
Bella Vista	6	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	333	3
	5	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	343	3
	4	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	346	3
Victoria Lodge	3	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	352	3
	2	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	355	3
Martello Tower		Brighton Vale, Blackrock, Co. Dublin.	Tower	358	3
	1	Brighton Vale, Blackrock, Co. Dublin.	House Terrace	359	3
	16	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1125	3
Rockingham	17	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1133	3
	18	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1144	3
	19	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1155	3
	20	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1166	3
	21	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1189	3
	22	Burdett Avenue, Sandycove, Co. Dublin.	House	1201	3
Weston Lodge	23	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1214	3
Dereen	24	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1222	3
Elmwood	25	Burdett Avenue, Sandycove, Co. Dublin.	House Terrace	1237	3
Ballygihen Lodge	3	Burdett Avenue, Sandycove, Co. Dublin.	House	1246	3
Virginia	2	Burdett Avenue, Sandycove, Co. Dublin.	House	1260	3
Burdett House	1	Burdett Avenue, Sandycove, Co. Dublin.	House	1267	3
	21	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	943	3
	22	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	950	3
	23	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	954	3
Hillcrest	24	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	957	3
	25	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	960	3
	26	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	962	3
Elsinore	27	Cambridge Terrace, York Road, Dún	House Terrace	966	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Laoghaire, Co. Dublin.			
	28	Cambridge Terrace, York Road, Dún Laoghaire, Co. Dublin.	House Terrace	969	3
	6	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1151	3
	5	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1152	3
	4	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1154	3
	3	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1158	3
Carlisle House	2	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1160	3
	1	Carlisle Terrace, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1161	3
Monkstown Church		Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	Church	739	3
Monkstown School		Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	School (former)	758	3
Saint Patrick's Church		Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	Church and Parochial House	787	3
Carrick Hoover Centre	7	Carrickbrennan Road, Monkstown, Blackrock, Co. Dublin.	Commercial Premises	1889	3
	1	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	560	3
	2	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	567	3
	3	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	579	3
	4	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	588	3
	5	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	603	3
	6	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	615	3
	7	Charlemont Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	625	3
Bella Vista	1	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	520	3
	2	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	521	3
	3	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	522	3
	4	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	526	3
	5	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	531	3
	6	Charlemont Terrace, Crofton Road, Dún Laoghaire, Co. Dublin.	House Terrace	535	3
	11	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1407	3
	10	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1408	3
	9	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1410	3
	8	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1411	3
	7	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1412	3
	6	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1413	3
	5	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1414	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	4	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1415	3
	3	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1416	3
	1	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1417	3
	2	Claremont Villas, Glenageary, Co. Dublin.	House Terrace	1418	3
	1	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1029	3
	2	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1033	3
	3	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1036	3
	4	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1041	3
	5	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1044	3
	6	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1049	3
	7	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1051	3
	8	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1054	3
	9	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1057	3
	10	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1061	3
	11	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1067	3
	12	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1077	3
	13	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1080	3
	14	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1095	3
	15	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1100	3
Leughmore	51	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1105	3
	16	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1106	3
	17	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1113	3
	50	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1116	3
	18	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1118	3
	49	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1119	3
	19	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1126	3
	48	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1128	3
	20	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1131	3
	47	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1132	3
	46	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1138	3
	21	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1139	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	45	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1148	3
	22	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1149	3
	44	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1153	3
	23	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1156	3
	43	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1164	3
	24	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1165	3
	42	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1171	3
	25	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1173	3
	41	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1181	3
	26	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1183	3
	40	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1194	3
	27	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1195	3
	39	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1199	3
	28	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1200	3
	29	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1205	3
	38	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1206	3
	37	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1212	3
	30	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1213	3
	31	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1219	3
	36	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1220	3
	32	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1225	3
	35	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1226	3
	33	Clarinda Park East, Dún Laoghaire, Co. Dublin.	House Terrace	1235	3
Rockingham	1	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	972	3
	2	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	976	3
	3	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	978	3
	4	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	981	3
	5	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	985	3
	6	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	987	3
	7	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	991	3
	8	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	993	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	9	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	996	3
	10	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	1000	3
	11	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	1002	3
	12	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	1008	3
	13	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	1011	3
	14	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House Terrace	1014	3
Ferry House	15	Clarinda Park North, Dún Laoghaire, Co. Dublin.	House	1019	3
	12	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	998	3
	13	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1005	3
	14	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1013	3
	15	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1016	3
	16	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1018	3
	17	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1021	3
	18	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1023	3
Saint Anthony's	19	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1026	3
Aula	20	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1031	3
	21	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1035	3
	22	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1038	3
	23	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1045	3
	40	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1070	3
Clarinda Park House		Clarinda Park West, Dún Laoghaire, Co. Dublin.	House	1078	3
	39	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1079	3
	38	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1096	3
	37	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1107	3
	24	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1109	3
	36	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1117	3
	25	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1120	3
	35	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1127	3
	26	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1130	3
	34	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1134	3
	27	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1137	3



Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	28	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1142	3
	33	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1146	3
	29	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1150	3
Clarinda Lodge	30	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1157	3
	31	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1170	3
	32	Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1184	3
Munster Lodge		Clifton Avenue, Monkstown, Blackrock, Co. Dublin.	House	691	3
Ryos-Y-Gar		Clifton Avenue, Monkstown, Blackrock, Co. Dublin.	House	702	3
Dalguise House		Clifton Lane, Monkstown, Blackrock, Co. Dublin.	House	870	3
	9	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	578	3
	8	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	583	3
	7	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	586	3
	6	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	587	3
	5	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	596	3
Colaiste na Bfhiann	4	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	606	3
	3	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	607	3
	2	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	618	3
	1	Clifton Terrace, Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	621	3
Boat House		Coal Quay, Harbour Road, Dún Laoghaire, Co. Dublin.	Boat House	349	3
Boat House		Coal Quay, Harbour Road, Dún Laoghaire, Co. Dublin.	Boat House Shed	360	3
Coastguard Cottage	8	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	393	3
Coastguard Cottage	7	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	396	3
Coastguard Cottage	6	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	400	3
Coastguard Cottage	5	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	403	3
Coastguard Cottage	4	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	406	3
Coastguard Cottage	3	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	409	3
Coastguard Cottage	2	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	414	3
Coastguard Cottage	1	Coastguard Cottages, Harbour Road, Dún Laoghaire, Co. Dublin.	Coastguard Cottage	417	3
Connaught House	1	Connaught Place, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	480	3
	2	Connaught Place, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	482	3
	3	Connaught Place, Crofton Road, Dún	House Terrace	487	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Laoghaire, Glenageary, Co. Dublin.			
	4	Connaught Place, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	489	3
	5	Connaught Place, Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	494	3
	1	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	913	3
	2	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	933	3
	3	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	939	3
	4	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	946	3
	5	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	951	3
	6	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	955	3
	7	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	959	3
	8	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	964	3
	9	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	967	3
Ophira	10	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	971	3
	11	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	973	3
	33	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	975	3
	32	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	979	3
	12	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	984	3
Lisadell	13	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	988	3
	31	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	989	3
	30	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	994	3
	29	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	999	3
	14	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	1001	3
	28	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1006	3
	15	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	1010	3
	26-27	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1017	3
Rossmore	16	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	1020	3
	25	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1022	3
	17	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	1024	3
	24	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1025	3
	23	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1032	3
	22	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1037	3
	21	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1047	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	20	Corrig Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	1053	3
Rosemount		Corrig Avenue, Dún Laoghaire, Co. Dublin.	House	1159	3
Crofton Hall	22	Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	502	3
	23	Crofton Road, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	507	3
Crofton Lodge		Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	466	3
	3	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	469	3
	4	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	470	3
	2	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	472	3
Anchor House	6	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	474	3
	7	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	475	3
Ardmore	5	Crofton Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	Commercial Premises	478	3
Crosthwaite House	2	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1238	3
	4	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1244	3
	6	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1251	3
	8	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1256	3
	10	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1261	3
	12	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1265	3
	14	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1271	3
	16	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1278	3
	18	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1289	3
	20	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1300	3
	26	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1328	3
	28	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1332	3
	30	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1338	3
	32	Crosthwaite Park East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1340	3
	20	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1377	3
	18	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1379	3
	16	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1380	3
	14	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1381	3
	12	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1382	3
	10	Crosthwaite Park South, Dún	House Terrace	1384	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Laoghaire, Glenageary, Co. Dublin.			
	8	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1386	3
	6	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1387	3
	4	Crosthwaite Park South, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1388	3
	1	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1209	3
	3	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1217	3
	5	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1221	3
	7	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1232	3
	9	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1240	3
	11	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1248	3
	13	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1252	3
	15	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1258	3
	17	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1263	3
	19	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1268	3
	21	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1276	3
	23	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1287	3
	25	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1298	3
	27	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1311	3
	29	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1322	3
	31	Crosthwaite Park West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1330	3
	3	Crosthwaite Terrace, Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1062	3
Allygar House	2	Crosthwaite Terrace, Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1065	3
	1	Crosthwaite Terrace, Clarinda Park West, Dún Laoghaire, Co. Dublin.	House Terrace	1068	3
	22-24	Crosthwaite, East, Dún Laoghaire, Glenageary, Co. Dublin.	Houses Terrace	1312	3
	1	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	591	3
	2	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	610	3
	3	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	624	3
	4	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	641	3
	5	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	668	3
	6	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	674	3
	7	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	686	3
	8	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	694	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	9	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	706	3
	10	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	715	3
	10a	De Vesci Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	721	3
Drayton Lodge	73	Drayton Close, Monkstown, Blackrock, Co. Dublin.	House	710	3
Royal Saint George Yacht Club		Dún Laoghaire Harbour, Dún Laoghaire, Co. Dublin.	Yacht Club	599	3
National Yacht Club		Dún Laoghaire Harbour, Dún Laoghaire, Co. Dublin.	Yacht Club	726	3
West Pier		Dún Laoghaire, Co. Dublin.	West Pier	127	3
Traders Wharf		Dún Laoghaire, Co. Dublin.	Pier and Quay	284	3
East Pier		Dún Laoghaire, Co. Dublin.	East Pier	307	3
Victorian Chain Fencing and Bollards		Dún Laoghaire, Co. Dublin.	Victorian Chain Fencing and Bollards from RNLI Lifeboat House to the Bandstand	307	3
Old Pier/Coal Quay		Dún Laoghaire, Co. Dublin.	Old Pier/Coal Quay	401	3
Saint Joseph's	3	Durham Place, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1141	3
Saint Joseph's	2	Durham Place, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1143	3
Lisowen	1	Durham Place, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1147	3
Lighthouse		East Pier, Dún Laoghaire,	Lighthouse	102	3
Lighthouse Complex		East Pier, Dún Laoghaire,	Lighthouse Complex	103	3
Bandstand		East Pier, Dún Laoghaire, Co. Dublin.	Bandstand	491	3
Glass Shelter		East Pier, Dún Laoghaire, Co. Dublin.	Glass Shelter	499	3
Bollards and Chains		East Pier, Dún Laoghaire, Co. Dublin.	Bollards and Chains	530	3
Bollards and Chains		East Pier, Dún Laoghaire, Co. Dublin.	Bollards and Chains	711	3
RNLI Lifeboat House		East Pier, Dún Laoghaire, Co. Dublin.	Lifeboat House	754	3
	1	Eaton Place, Blackrock, Co. Dublin.	House Terrace	439	3
	2	Eaton Place, Blackrock, Co. Dublin.	House Terrace	442	3
	5	Eaton Place, Blackrock, Co. Dublin.	House Terrace	443	3
	3	Eaton Place, Blackrock, Co. Dublin.	House Terrace	444	3
	6	Eaton Place, Blackrock, Co. Dublin.	House Terrace	447	3
	4	Eaton Place, Blackrock, Co. Dublin.	House Terrace	448	3
	7	Eaton Place, Blackrock, Co. Dublin.	House Terrace	449	3
	8	Eaton Place, Blackrock, Co. Dublin.	House Terrace	451	3
	7	Eblana Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	676	3
	6	Eblana Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	679	3
	5	Eblana Avenue, Dún Laoghaire, Co. Dublin.	House Terrace	684	3
	1	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1167	3
	2	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1169	3
	5	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1174	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	3	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1175	3
	4	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1176	3
	6	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1177	3
	7	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1178	3
	8	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1179	3
	9	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1182	3
	10	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1188	3
	11	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1190	3
	12	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1191	3
	13	Eden Park, Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1193	3
Harold's National School		Eden Road Lower, Sandycove, Co. Dublin.	School	1288	3
	5	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1081	3
	6	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1082	3
	8	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1083	3
	2	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1084	3
	4	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1085	3
	3	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1086	3
	7	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1087	3
	1	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1089	3
Eglinton House		Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House	1092	3
White Lodge	10	Eglinton Park, Dún Laoghaire, Glenageary, Co. Dublin.	House	1121	3
	9	Georges Place, Dún Laoghaire, Co Dublin	House	1958	3
Old Fire Station (Facade Only)		Georges Place, Dún Laoghaire, Co. Dublin	Fire Station (Facade Only)	528	3
	128	George's Street Lower, Dún Laoghaire, co. Dublin.	Public House	574	3
Carnegie Library		George's Street Lower, Dún Laoghaire, Co. Dublin.	Library	680	3
Bank of Ireland	101	George's Street Upper, Dún Laoghaire, Co. Dublin.	Bank	833	3
Scott's	17	George's Street Upper, Dún Laoghaire, Co. Dublin.	Public House	836	3
	99	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	847	3
Mount Haigh House	98	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	850	3
	97	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	852	3
	96	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	855	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	95	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	862	3
	94	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	866	3
	93	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	869	3
Clarins House	92	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	872	3
Mount Clarence House	91	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	875	3
Adelaide House	90	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	879	3
	89	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	884	3
	88	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	887	3
	87	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	891	3
	86	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	896	3
	85	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	901	3
	83-84	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	904	3
	82	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	907	3
	81	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	909	3
	80	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	915	3
	78-79	George's Street Upper, Dún Laoghaire, Co. Dublin.	House Terrace	924	3
Kingstown Men's Christian Institute	43	George's Street Upper, Dún Laoghaire, Co. Dublin.	Social Club	941	3
Glandore House (Nursing Home)		Glandore Park, Dún Laoghaire, Glengara, Co. Dublin.	House and Mews	1168	3
Saint Joseph's Church, Presbytery and Parochial House		Glasthule Road, Glasthule, Co. Dublin.	Church and Presbytery	1099	3
Presentation College		Glasthule Road, Glenageary, Co. Dublin.	Monastery	1162	3
Beulah	4	Glenageary Hill, Glenageary Road Lower, Glenageary, Co. Dublin.	House	1436	3
Traverslea House		Glenageary Road Lower, Glenageary, Co. Dublin.	House	1376	3
Gowrie House	34	Glenageary Road Upper, Glenageary, Co. Dublin.	House	1431	3
Holmston House		Glenageary Woods, Dún Laoghaire, Co. Dublin.	House	1424	3
Glengara Park House		Glengara Park, Glenageary, Co. Dublin.	House (Nursing Home)	1365	3
	1	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	705	3
	2	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	709	3
	3	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	716	3
	4	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	719	3
	5	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	725	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	6	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	732	3
	7	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	745	3
	8	Grosvenor Terrace, Monkstown, Co. Dublin.	House Terrace	751	3
	1	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	774	3
	2	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	778	3
Seadawn	3	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	781	3
	4	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	785	3
	5	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	786	3
	6	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	788	3
Adelaide House	7-8	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	793	3
Kingston Hotel	9-11	Haddington Terrace, Dún Laoghaire, Co. Dublin.	House/Hotel	801	3
Kilcullen House	1	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	802	3
	2	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	807	3
Marine House	3	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	820	3
	4	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	828	3
	5	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	835	3
Rossaquile	6	Haigh Terrace. Dún Laoghaire, Co. Dublin.	House	844	3
Coastguard Station (former)		Harbour Road, Dún Laoghaire, Co. Dublin.	Old Coastguard Station	388	3
Royal Irish Yacht Club		Harbour Road, Dún Laoghaire, Co. Dublin.	Yacht Club House	458	3
Mallin Railway Station	1	Harbour Road, Dún Laoghaire, Co. Dublin.	Granite Flank Walls of former Railway Shed (Note: Mallin railway Station also a Protected Structure).	534	3
Mallin Railway Station	1	Harbour Road, Dún Laoghaire, Co. Dublin.	Railway Station and commercial premises (Note: Granite Flank Walls of former Railway Shed also Protected Structure).	564	3
Harbour Lodge		Harbour Square, Crofton Road, Dún Laoghaire, Co. Dublin.	House	629	3
Graceville	1	Janeville, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1104	3
	2	Janeville, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1108	3
	3	Janeville, Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1115	3
		Kelly's Avenue, Dún Laoghaire, Co. Dublin	Industrial Building	1959	3
Kill Abbey Manor		Kill Abbey, Dean's Grange, Co. Dublin.	House	1435	3
Kill Abbey		Kill Abbey, Dún Laoghaire, Co. Dublin.	Church, Graveyard, Holy Well, Crosses (original location), Cross-Inscribed Stone, Grave-Slab Fragment, Cross and Base, Font (original location), Dwelling possible, Date Stone possible.	1440	3
The Bird's Nest	19-20	Knapton Court, York Road, Dún	Orphanage (former)	881	3



Structure Name	Address Number	Location	Description	RPS No	Map No
		Laoghaire, Co. Dublin.			
Ardan		Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House	974	3
Tulach		Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House	982	3
	1	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	911	3
	2	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	923	3
	3	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	929	3
	4	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	937	3
	5	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	942	3
	6	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	949	3
	7	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	952	3
	8	Knapton Terrace, Knapton Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	956	3
The Oratory		Library Road, Dún Laoghaire, Co. Dublin.	Oratory in grounds of former Dominican Convent	791	3
	2	Longford Place, Blackrock, Co. Dublin.	House Terrace	608	3
	3	Longford Place, Blackrock, Co. Dublin.	House Terrace	614	3
	4	Longford Place, Blackrock, Co. Dublin.	House Terrace	623	3
	5	Longford Place, Blackrock, Co. Dublin.	House Terrace	628	3
	6	Longford Place, Blackrock, Co. Dublin.	House Terrace	637	3
	7	Longford Place, Blackrock, Co. Dublin.	House Terrace	644	3
	8	Longford Place, Blackrock, Co. Dublin.	House Terrace	650	3
	2	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	627	3
Rembrandt House	1	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	630	3
	4	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	633	3
	3	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	634	3
	6	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	635	3
	5	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	636	3
	7	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	638	3
	8	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	639	3
	9	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	640	3
	10	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	643	3
	12	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	646	3
	11	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	647	3
	14	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	649	3
An Taisce	15	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	651	3
	13	Longford Terrace, Monkstown, Blackrock, Co. Dublin.	House Terrace	652	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Longford Terrace, Monkstown, Co. Dublin.	Retaining Wall	632	3
	27	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	653	3
	24	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	655	3
	28	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	656	3
	19	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	657	3
	20	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	658	3
	21	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	659	3
	22	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	660	3
	23	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	661	3
	25	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	662	3
	16	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	664	3
	17	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	665	3
	18	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	666	3
	26	Longford Terrace, Monkstown, Co. Dublin.	House Terrace	667	3
County Hall		Marine Road, Dún Laoghaire, Co. Dublin.	Former Town Hall and Post Office	642	3
	9	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	677	3
Avoca House	8	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	685	3
	6-7	Marine Road, Dún Laoghaire, Co. Dublin.	Public House	697	3
Eagle House	5	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	707	3
Tir Na Og	4	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	714	3
	3	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	720	3
	2	Marine Road, Dún Laoghaire, Co. Dublin.	House Terrace	728	3
Saint Michael's Church		Marine Road, Dún Laoghaire, Co. Dublin.	Church Tower and Spire (Note: Church also a Protected Structure)	763	3
Saint Michael's Church		Marine Road, Dún Laoghaire, Co. Dublin.	Church (Note: Tower and Spire also Protected Structures)	771	3
Royal Marine Hotel		Marine Road, Dún Laoghaire, Co. Dublin.	Wrought Iron Gates (Note: Hotel also a Protected Structure)	800	3
Royal Marine Hotel		Marine Road, Dún Laoghaire, Co. Dublin.	Hotel (Note: Wrought Iron Gates on Queens Road also a Protected Structure)	800	3
	1	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	837	3
	2	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	841	3
	3	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	846	3
	4	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	849	3
	5	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	854	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	8	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	871	3
	9	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	873	3
Ardeen House	10-11	Marine Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	877	3
Ashton House	6	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	986	3
	5	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	990	3
	4	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	995	3
	3	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	997	3
	2	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	1003	3
	1	Martello Terrace, Sandycove, Co. Dublin.	House Terrace	1009	3
Monkstown Castle House	6	Monkstown Avenue, Monkstown, Blackrock, Co. Dublin.	House	1136	3
Windsor House	96	Monkstown Avenue, Monkstown, Blackrock, Co. Dublin.	House	1304	3
	15	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	735	3
	14	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	737	3
Churchville	16	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	738	3
	13	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	741	3
	12	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	743	3
	11	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	746	3
	8	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	747	3
	10	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	749	3
	9	Monkstown Crescent, Monkstown, Blackrock, Co. Dublin.	House Terrace	750	3
	1	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	724	3
Robert Towers	2	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	727	3
	3	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	729	3
	4	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	733	3
	5	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	734	3
	6	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	736	3
	7	Monkstown Crescent, Monkstown, Co. Dublin.	House Terrace	742	3
	1	Monkstown Grove, Monkstown, Blackrock, Co. Dublin.	Lodge	1228	3
Monkstown House		Monkstown Grove, Monkstown, Blackrock, Co. Dublin.	House	1247	3
Hilton Lodge	57	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	654	3
Belmont	59	Monkstown Road, Monkstown,	House	663	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Blackrock, Co. Dublin.			
	54	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	669	3
Priory Lodge		Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	670	3
Old Brighton	56	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	671	3
	58	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	672	3
Shanahan (Formerly Beauparc)	65	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	681	3
Cliftonville	60	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	682	3
	62	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	688	3
Easton Lodge		Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	689	3
Beechfield		Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	692	3
Clifton House	64	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	693	3
	66	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	695	3
Galen House	68	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	696	3
	70	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	698	3
	72	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	701	3
	74	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House Terrace	703	3
The Priory	63	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	704	3
Glenville House		Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	712	3
Purbeck Lodge	77	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	718	3
	79	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	723	3
Knox Hall	97	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	748	3
	101	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House/Commercial Premises	752	3
	103	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House/Commercial Premises	753	3
	105	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House/Commercial Premises	755	3
Eversley	109	Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	762	3
Ring of Monkstown		Monkstown Road, Monkstown, Co. Dublin.	Horse Trough, Bollards and Chains	730	3
Carrickbrennan House		Monkstown Valley, Monkstown, Blackrock, Co. Dublin.	House	831	3
	35	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	594	3
	37	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	597	3
	39	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	600	3
	41	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	601	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	43	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	604	3
	45	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	609	3
	49	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	611	3
	47	Montpelier Parade, Monkstown Road, Blackrock, Co. Dublin.	House Terrace	612	3
National Maritime Museum		Moran's Park, Mariner Lane, Dún Laoghaire, Co. Dublin.	Church (former)/ Museum	798	3
	1	Mosaphire Terrace, Corrig Road, Dún Laoghaire, Co. Dublin.	House Terrace	1197	3
Saint John the Evangelist Church		Mounttown Lower, Mounttown, Glenageary, Co. Dublin.	Church, Hall and School	1076	3
Monkstown Park School		Mounttown Road Upper, Monkstown, Co. Dublin.	Facade (Note: Folly also a Protected Structure)	963	3
Monkstown Castle		Mounttown Road Upper, Monkstown, Co. Dublin.	Castle in Ruins	1042	3
	22	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1028	3
	21	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1034	3
	20	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1039	3
	1	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1043	3
	19	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1048	3
	2	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1050	3
	18	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1052	3
Belmont	3	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1055	3
	17	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1056	3
Mulgrave Court	4	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1063	3
	16	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1066	3
	5	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1074	3
	15	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1075	3
	6	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1090	3
	14	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1091	3
	13	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1101	3
Osborne	7	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1102	3
	12	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1111	3
	8	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1114	3
Mulgrave Lodge	11	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1122	3
	9	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1124	3
	10	Mulgrave Terrace, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1135	3

Structure Name	Address Number	Location	Description	RPS No	Map No
Dún Laoghaire Methodist Church		Northumberland Avenue, Dún Laoghaire, Co. Dublin.	Church	893	3
Christian Brethren Hall (Northumberland Hall)	13	Northumberland, Dún Laoghaire, Co. Dublin.	Hall	947	3
Dunleary House		Old Dunleary Road, Dún Laoghaire, Co. Dublin	Former House (excluding later 20 <sup>th</sup> Century extensions)	2131	3
Religious Society of Friends		Pakenham Road, Monkstown, Blackrock, Co. Dublin.	Meeting House	797	3
	7	Park Road, Dún Laoghaire, Co. Dublin.	House	882	3
	6	Park Road, Dún Laoghaire, Co. Dublin.	House	886	3
	5	Park Road, Dún Laoghaire, Co. Dublin.	House Terrace	899	3
	4	Park Road, Dún Laoghaire, Co. Dublin.	House Terrace	906	3
	3	Park Road, Dún Laoghaire, Co. Dublin.	House Terrace	921	3
The Rectory	2	Park Road, Dún Laoghaire, Co. Dublin.	House Terrace	935	3
Christ Church with Mariners		Park Road, Dún Laoghaire, Co. Dublin.	Church	945	3
Gate Lodge		Peoples Park, Dún Laoghaire	House	1896	3
Queen Victoria Fountain		Queen Victoria Fountain, Dún Laoghaire, Co. Dublin	Fountain	1954	3
Montrose	2	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	690	3
	3	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	708	3
Innismann	1	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	717	3
	4	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	722	3
	5	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	744	3
	6	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	760	3
Riversdale House	7	Queen's Park, Monkstown, Blackrock, Co. Dublin.	House	816	3
		Queens Road, Dún Laoghaire	Section of Railings on Northern Side of Queens Road to steps leading down to East Pier	1894	3
Bollards and Chains		Queens Road, Dún Laoghaire, Co. Dublin.	Bollards and Chains	673	3
George IV Monument		Queens Road, Dún Laoghaire, Co. Dublin.	Monument	687	3
Moran Park House		Queen's Road, Dún Laoghaire, Co. Dublin.	House (Heritage Centre and Moran Park Bowling Club)	731	3
Statue of Christ The King		Queen's Road, Dún Laoghaire, Co. Dublin.	Statue of Christ The King	757	3
	1	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	856	3
	4	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	859	3
	3	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	860	3
	5	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	863	3
	6	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	864	3
	7	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	865	3
	8	Richmond Hill, Monkstown, Blackrock, Co. Dublin.	House	868	3

Structure Name	Address Number	Location	Description	RPS No	Map No
Richmond Park House		Richmond Park, Monkstown, Blackrock, Co. Dublin.	House	874	3
Rockford Manor		Rockford Manor, Stradbroke Road, Co. Dublin.	Original Building (Note: Entrance also Protected Structure)	1163	3
Rockford Manor		Rockford Manor, Stradbroke Road, Co. Dublin.	Original Entrance (Note: Manor also a Protected Structure)	1163	3
	1	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1229	3
	2	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1236	3
	3	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1243	3
	4	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1249	3
	5	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1254	3
	6	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1259	3
	7	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1264	3
	8	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1269	3
	9	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1279	3
	10	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1286	3
Lucerne	11	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1299	3
Moy	12	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1308	3
Belati	13	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1320	3
	14	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1327	3
	15	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1333	3
	16	Royal Terrace East, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1337	3
Royal Terrace House		Royal Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House	1208	3
	1	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1198	3
	2	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1203	3
	3	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1210	3
	4	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1216	3
	5	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1224	3
	6	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1231	3
	7	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1241	3
	8	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1245	3
	9	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1253	3
	10	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1257	3
Sancta Maria	11	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1262	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	12	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1266	3
	13	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1274	3
	14	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1283	3
	15	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1296	3
	16	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1306	3
	17	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1315	3
	18	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1325	3
	19	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1331	3
	20	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1334	3
	21	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1339	3
	22	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1342	3
	23	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1349	3
	24	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1356	3
	25	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1363	3
	26	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1364	3
	27	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1366	3
Garryroe	28	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1369	3
	29	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1371	3
	30	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1373	3
	31	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1374	3
	32	Royal Terrace West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1375	3
	1	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House Terrace	1316	3
	2	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House Terrace	1329	3
	3	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House Terrace	1335	3
	4	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House Terrace	1341	3
	5	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House	1344	3
	6	Rus-in-Urbe Terrace, Glenageary Road Lower, Glenageary, Co. Dublin.	House	1357	3
Saint Nicholas' College		Saint Nicholas House, 16 Adelaide Street, Dún Laoghaire, Co. Dublin.	Mariner's School (former)	803	3
Seafield House		Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	433	3
	9	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	485	3
East View	101	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	486	3



Structure Name	Address Number	Location	Description	RPS No	Map No
	8	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	497	3
Clifton Lodge	7	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	505	3
Oriel Lodge		Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	511	3
Eglington Lodge	6	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	516	3
	5	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	525	3
Strathearn	4	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	551	3
Windsor Lodge	3	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	566	3
Cnoc Mhuire	2	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	589	3
Maplebury	1	Seafield Avenue, Monkstown, Blackrock, Co. Dublin.	House	619	3
Gortmore		Seafield Avenue/Monkstown Road, Monkstown, Blackrock, Co. Dublin.	House	569	3
	38	Seapoint Avenue, Blackrock, Co. Dublin.	House	297	3
	39	Seapoint Avenue, Blackrock, Co. Dublin.	House	354	3
	41	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	362	3
	43	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	365	3
	45	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	369	3
	91	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	420	3
	93	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	421	3
	95	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	422	3
	97	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	426	3
	99	Seapoint Avenue, Blackrock, Co. Dublin.	House Terrace	428	3
Santa Maria		Seapoint Avenue, Blackrock, Co. Dublin.	House	593	3
Seapoint Dart Station		Seapoint Avenue, Monkstown, Blackrock, Co. Dublin.	Walls of former stable	260	3
Battery Bridge (Over Railway)		Seapoint Avenue, Monkstown, Blackrock, Co. Dublin.	Bridge over Railway	383	3
Rossmore		Silchester Road, Glenageary, Co. Dublin.	House	1439	3
	1	Sloperton, Dún Laoghaire, Glenageary, Co. Dublin.	House	759	3
	2	Sloperton, Dún Laoghaire, Glenageary, Co. Dublin.	House	761	3
Sloperton Lodge	3	Sloperton, Dún Laoghaire, Glenageary, Co. Dublin.	House	764	3
Wynberg House		Stradbrog Road, Blackrock, Co. Dublin	House	2012	3
Pavilion-Tea Rooms		Summerhill Road, Dún Laoghaire, Co. Dublin.	Park Pavilion	992	3
Raven Lodge	17	Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1059	3
	18	Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1064	3
	19	Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1069	3

Structure Name	Address Number	Location	Description	RPS No	Map No
		Dublin.			
	21	Summerhill Road, Glenageary, Co. Dublin.	House	1071	3
	20	Summerhill Road, Glenageary, Co. Dublin.	House Terrace	1073	3
Belmont		The Hill, Monkstown, Blackrock, Co. Dublin.	House	773	3
Saint Anne's		The Hill, Monkstown, Blackrock, Co. Dublin.	House	775	3
Woodville		The Hill, Monkstown, Blackrock, Co. Dublin.	House	779	3
Ard Sonais		The Hill, Monkstown, Blackrock, Co. Dublin.	House	780	3
Reduit		The Hill, Monkstown, Blackrock, Co. Dublin.	House	792	3
Silverton		The Hill, Monkstown, Blackrock, Co. Dublin.	House	794	3
Ashton		The Hill, Monkstown, Blackrock, Co. Dublin.	House	799	3
Brockly		The Hill, Monkstown, Blackrock, Co. Dublin.	House	804	3
Hillmount		The Hill, Monkstown, Blackrock, Co. Dublin.	House	814	3
Meadowcroft		The Hill, Monkstown, Blackrock, Co. Dublin.	House	822	3
Tudor Hall		The Hill, Monkstown, Blackrock, Co. Dublin.	House	838	3
Tudor House		The Hill, Monkstown, Blackrock, Co. Dublin.	House	842	3
The Former Cottage Home for Little Children		Tivoli Road, Dún Laoghaire, Co. Dublin.	Children's Home	1187	3
Avoca Lodge		Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House	1094	3
Laurel Ville		Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House	1097	3
Lodge Park		Tivoli Road, Dún Laoghaire, Glenageary, Co. Dublin.	House (Formerly Saint Joseph's Orphanage)	1230	3
Wedgewood	1	Tivoli Terrace North, Dún Laoghaire, Co. Dublin.	House Terrace	885	3
	2	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	888	3
	3	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	889	3
	4	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	890	3
	5	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	892	3
	6	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	894	3
	7	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	895	3
	8	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	898	3
	9	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	900	3
	10	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	902	3
	11	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	903	3
	23	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	910	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	22	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	912	3
	21	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	914	3
	20	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	916	3
	19	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	917	3
	18	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	919	3
	17	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	922	3
	16	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	925	3
	15	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	926	3
	14	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	927	3
	13	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	928	3
	12	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	930	3
	11a	Tivoli Terrace North, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	931	3
Garth Lodge	9	Tivoli Terrace South, Dún Laoghaire, Co. Dublin.	House	1030	3
	22	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	371	3
	21	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	372	3
	20	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	375	3
	19	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	377	3
	18	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	379	3
	17	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	380	3
	16	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	382	3
	15	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	386	3
	14	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	387	3
	13	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	391	3
	12	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	392	3
	11	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	394	3
	10	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	395	3
	9	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	397	3
	8	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	399	3
	7	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	402	3
	6	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	404	3
	5	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	405	3

Structure Name	Address Number	Location	Description	RPS No	Map No
	4	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	408	3
	3	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	411	3
	2	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	412	3
	1	Trafalgar Terrace, Blackrock, Co. Dublin.	House Terrace	415	3
	1	Uplands, The Hill, Monkstown, Blackrock, Co. Dublin.	House	858	3
	2	Uplands, The Hill, Monkstown, Blackrock, Co. Dublin.	House	867	3
	21	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	809	3
	20	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	810	3
	19	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	811	3
	18	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	815	3
	17	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	817	3
	16	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	818	3
	15	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	821	3
	14	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	824	3
	13	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	825	3
	12	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	826	3
	11	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	827	3
	10	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	830	3
	9	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	832	3
	8	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	834	3
	7	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	839	3
	6	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	840	3
	5	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	843	3
	4	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	845	3
	3	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	848	3
Chestnut Lodge	2	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	851	3
	1	Vesey Place, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	853	3
The Pierre		Victoria Terrace, Dalkey, Co. Dublin.	House/Hotel	805	3
Lightkeeper's House		West Pier, Dún Laoghaire,	House	90	3
Lighthouse		West Pier, Dún Laoghaire,	Lighthouse	95	3
	4	Willow Bank, Dún Laoghaire, Glenageary, Co. Dublin.	House	765	3
	3	Willow Bank, Dún Laoghaire, Glenageary, Co. Dublin.	House	766	3

Structure Name	Address Number	Location	Description	RPS No	Map No
Westbury	2	Willow Bank, Dún Laoghaire, Glenageary, Co. Dublin.	House	768	3
Lissoy	1	Willow Bank, Dún Laoghaire, Glenageary, Co. Dublin.	House	769	3
	1-2	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	918	3
	3	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	932	3
	4	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	938	3
	5	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	940	3
	6	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	944	3
	7	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	948	3
	8	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	953	3
Saint Inverdale	9	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	958	3
Realta na Mara	10	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	961	3
	11	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	965	3
	12	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	968	3
Rockvale	13	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	970	3
	14 & 15	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	977	3
	16	Windsor Terrace, Dún Laoghaire, Co. Dublin.	House Terrace	983	3
Wakefield House	56a	York Road, Dún Laoghaire, Co. Dublin	House	1938	3
Vesey Gardens		York Road, Dún Laoghaire, Co. Dublin.	Entrance Gates	795	3
Presbyterian Church and Manse		York Road, Dún Laoghaire, Glenageary, Co. Dublin.	Church and Manse	908	3
Dún Laoghaire VEC	41	York Road, Dún Laoghaire, Glenageary, Co. Dublin.	School (formerly Kingstown Grammar School)	920	3
	6	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1918	3
	3	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1919	3
	1	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1920	3
	4	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1921	3
	5	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1922	3
	2	York Terrace, Dún Laoghaire, Co. Dublin	House Terrace	1923	3
Cove House		Cove House, Sandycove Avenue East, Sandycove, Co. Dublin	House	1917	3,4
	8	Elton Park, Sandycove, Co. Dublin	House Terrace	1390	3, 4
	7	Elton Park, Sandycove, Co. Dublin	House Terrace	1391	3, 4
	6	Elton Park, Sandycove, Co. Dublin	House Terrace	1392	3, 4
	5	Elton Park, Sandycove, Co. Dublin	House Terrace	1393	3, 4
	4	Elton Park, Sandycove, Co. Dublin	House Terrace	1394	3, 4
	3	Elton Park, Sandycove, Co. Dublin	House Terrace	1395	3, 4
	2	Elton Park, Sandycove, Co. Dublin	House Terrace	1396	3, 4

Structure Name	Address Number	Location	Description	RPS No	Map No
	1	Elton Park, Sandycove, Co. Dublin	House Terrace	1397	3, 4
Mariners	1	Neptune Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin	House Terrace	1941	3, 4
	2	Neptune Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin	House Terrace	1943	3, 4
	9	Sandycove Avenue West, Dún Laoghaire, Co. Dublin.	House	1951	3, 4
Sandycove Harbour		Sandycove Harbour, Sandycove, Co. Dublin	Harbour	1899	3, 4
Deans Grange Cemetery		Deans Grange Road	Gateway	2076	3, 6
Ardbrugh House		Ardbrugh Road, Dalkey, Glenageary, Co. Dublin.	House	1550	4
Saint Michaels	20	Ardeevin Road, Dalkey, Co. Dublin	House	1522	4
Saint Michaels	19	Ardeevin Road, Dalkey, Co. Dublin	House	1523	4
Montpellier		Ardeevin Road, Dalkey, Co. Dublin	House	1529	4
Laragh		Ardeevin Road, Dalkey, Co. Dublin	House	1530	4
Dalkey Lodge		Barnhill Road, Dalkey, Glenageary, Co. Dublin.	House	1483	4
	2	Bayswater Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1301	4
	1	Bayswater Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1302	4
	3	Bayswater Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1303	4
	4	Bayswater Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1305	4
Coastguard Cottage	1	Beacon Hill, Nerano Road, Dalkey, Glenageary, Co. Dublin.	House Terrace, Outbuildings and Yard.	1551	4
Coastguard Cottage	2	Beacon Hill, Nerano Road, Dalkey, Glenageary, Co. Dublin.	House Terrace, Outbuildings and Yard.	1552	4
Coastguard Cottage	3	Beacon Hill, Nerano Road, Dalkey, Glenageary, Co. Dublin.	House Terrace, Outbuildings and Yard.	1555	4
Coastguard Cottage	4	Beacon Hill, Nerano Road, Dalkey, Glenageary, Co. Dublin.	House Terrace, Outbuildings and Yard.	1557	4
Coastguard Cottage	5	Beacon Hill, Nerano Road, Dalkey, Glenageary, Co. Dublin.	House Terrace, Outbuildings and Yard.	1558	4
	1	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1343	4
	2	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1345	4
	4	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1346	4
	3	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1347	4
	5	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1348	4
	6	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1350	4
	7	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1351	4
	8	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1352	4
	9	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1353	4
	10	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1354	4
	11	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1355	4
	13	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1358	4

Structure Name	Address Number	Location	Description	RPS No	Map No
	12	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1359	4
	14	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1360	4
	15	Breffni Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1361	4
Bridge (Over Railway)		Bridge leading over the railway to Sorrento Heights	Road bridge over railway	1547	4
Castle Park School		Castle Park Road, Sandycove, Glenageary, Co. Dublin.	House (Note: Entrance Gateway also a Protected Structure)	1405	4
Castle Park School		Castle Park Road, Sandycove, Glenageary, Co. Dublin.	Entrance Gateway (Note: House also a Protected Structure)	1405	4
Church		Castle Street, Dalkey, Co. Dublin.	Church	1455	4
Dalkey Castle and Heritage Centre		Castle Street, Dalkey, Co. Dublin.	Goat Castle and Town Hall	1458	4
Tram Yard		Castle Street, Dalkey, Co. Dublin.	Tram Lines	1463	4
Archbold's Castle		Castle Street, Dalkey, Co. Dublin.	Castle	1466	4
Tram Yard		Castle Street, Dalkey, Co. Dublin.	Gates and Entrance Piers	1471	4
	36-37	Castle Street, Dalkey, Co. Dublin.	Commercial Premises (formerly Findlaters)	1484	4
The Queen's	12	Castle Street, Dalkey, Glenageary, Co. Dublin.	Public House	1464	4
Church of the Assumption		Castle Street, Dalkey, Glenageary, Co. Dublin.	Church	1472	4
	26	Castle Street, Dalkey, Glenageary, Co. Dublin.	Commercial Premises	1480	4
Allied Irish Bank	29-30	Castle Street, Dalkey, Glenageary, Co. Dublin.	Bank	1492	4
Tudor House		Castle Street, Dalkey, Glenageary, Co. Dublin.	House	1516	4
	23	Church Road, Dalkey, Co Dublin	House	1437	4
	21	Church Road, Dalkey, Co Dublin	House	1438	4
	3	Cliff Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1307	4
	2	Cliff Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1309	4
	1	Cliff Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1310	4
Carraig na Greine		Coliemore Road, Dalkey, Glenageary, Co. Dublin.	House	1462	4
Cliff House	101	Coliemore Road, Dalkey, Glenageary, Co. Dublin.	House	1489	4
Victoria House	80	Coliemore Road, Dalkey, Glenageary, Co. Dublin.	House	1519	4
Queenstown Castle		Coliemore Road, Dalkey, Glenageary, Co. Dublin.	House	1544	4
	1	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1465	4
	2	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1467	4
	3	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1468	4
	4	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1469	4
Cliff Castle	23	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House (Note: Castle Wall also a Protected Structure)	1495	4
Cliff Castle	23	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	Castle Wall (Note: Cliff Castle also a Protected Structure)	1495	4
Inniscorrig	24	Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1499	4

Structure Name	Address Number	Location	Description	RPS No	Map No
Elsinore	25	Colliemore Villas, Dalkey, Glenageary, Co. Dublin.	House	1504	4
Colliemore Harbour		Colliemore Harbour, Dalkey, Co. Dublin	Harbour	1898	4
Shamrock Hill House		Convent Road, Dalkey, Co Dublin	House	1448	4
Harvieston	22	Cunningham Road, Dalkey, Glenageary, Co. Dublin.	House	1531	4
Ardfallen		Cunningham Road, Dalkey, Glenageary, Co. Dublin.	House	1532	4
Santa Maria		Cunningham Road, Dalkey, Glenageary, Co. Dublin.	House	1537	4
	6	Dalkey Avenue, Dalkey, Co Dublin	House	1478	4
	7	Dalkey Avenue, Dalkey, Co Dublin	House	1481	4
Telegraph Tower		Dalkey Hill, Dalkey, Co. Dublin.	Telegraph Tower	1619	4
Martello Tower		Dalkey Island, Dalkey, Co. Dublin.	Martello Tower	1591	4
Church		Dalkey Island, Dalkey, Co. Dublin.	Church	1611	4
Gorse Hill		Gorse Hill, Knocknacree Road, Dalkey, Co. Dublin	House	1910	4
Bronte Cottage		Grosvenor Terrace, Dalkey, Glenageary, Co. Dublin.	House	1526	4
	1	Grosvenor Terrace, Dalkey, Glenageary, Co. Dublin.	House	1527	4
	2	Grosvenor Terrace, Dalkey, Glenageary, Co. Dublin.	House	1528	4
Martello Tower		Harbour Road, Dalkey, Co. Dublin.	Martello Tower (Note: Battery Wall also a Protected Structure)	1402	4
Martello Tower		Harbour Road, Dalkey, Co. Dublin.	Battery Wall (Note: Martello Tower also a Protected Structure)	1403	4
Bartra House		Harbour Road, Dalkey, Glenageary, Co. Dublin.	House	1406	4
Beulah House		Harbour Road, Dalkey, Glenageary, Co. Dublin.	House	1419	4
Saint Patrick's Church		Harbour Road, Dalkey, Glenageary, Co. Dublin.	Church	1425	4
Dalkey National School		Harbour Road, Dalkey, Glenageary, Co. Dublin.	School and Lodge	1426	4
The Rectory		Harbour Road, Dalkey, Glenageary, Co. Dublin.	House	1429	4
	4	Kent Terrace, Barnhill Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1457	4
	1	Kent Terrace, Barnhill Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1459	4
Yew Tree House	2	Kent Terrace, Barnhill Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1460	4
	3	Kent Terrace, Barnhill Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1461	4
Church of Saint Stephen		Killiney Hill Road, Glenageary, Co. Dublin.	Church	1636	4
Killiney Hill Park		Killiney Hill Road, Killiney Hill, Killiney, Co. Dublin.	Gate Tower (Note: Entrance Piers, Gates also a Protected Structure)	1637	4
Killiney Hill Park		Killiney Hill Road, Killiney Hill, Killiney, Co. Dublin.	Entrance Piers, Gates (Note: Gate Tower also a Protected Structure)	1637	4
Killiney Hill Park		Killiney Hill Road, Killiney Hill, Killiney, Co. Dublin.	Mount Mapas Obelisk	1641	4
Killiney Hill Park		Killiney Hill Road, Killiney Hill, Killiney, Co. Dublin.	Boucher's Monument	1642	4
Killiney Castle Hotel		Killiney Hill Road, Killiney, Glenageary, Co. Dublin.	Castle/House	1625	4
Church of the Holy Trinity		Killiney Hill Road, Killiney, Glenageary, Co. Dublin.	Church	1633	4



Structure Name	Address Number	Location	Description	RPS No	Map No
	1	Killiney Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1292	4
	2	Killiney Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1293	4
	3	Killiney Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1294	4
	4	Killiney Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1297	4
Lios Mor		Knock na Cree Grove, Dalkey, Glenageary, Co. Dublin.	House	1549	4
The White House		Knock na Cree Road, Dalkey, Glenageary, Co. Dublin.	House	1560	4
Arcadia (Amritsar)		Knock-na-cree Road, Dalkey, Co. Dublin	House	2128	4
Prince Patrick House		Knocknacree Road, Dalkey, Co. Dublin	House	1911	4
Loreto Abbey		Loreto Avenue, Dalkey, Glenageary, Co. Dublin.	Convent and School Building	1445	4
Kilcross House		Monte Alverno, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House (Note: original Oratory also included as Protected Structure)	1559	4
Monte Alverno House		Monte Alverno, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House	1589	4
Carraig na Chattan		Mornington Avenue, Sandycove, Glenageary, Co. Dublin.	House	1093	4
Mount Salus House		Mount Salus Road, Dalkey, Co Dublin	House	1596	4
	1	Mount Salus Road, Dalkey, Glenageary, Co. Dublin.	House	1593	4
	2	Mount Salus Road, Dalkey, Glenageary, Co. Dublin.	House	1594	4
	1	Munster Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1290	4
	2	Munster Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1291	4
	3	Munster Terrace, Breffni Road, Sandycove, Glenageary, Co. Dublin.	House Terrace	1295	4
Nerano House		Nerano Road, Dalkey, Glenageary, Co. Dublin.	House (Note: Statue of Nerano Sailor also a Protected Structure)	1556	4
Tunnel		On railway line at Northern end of Killiney Bay	Granite Facade on railway line at Northern end of Killiney Bay	1613	4
	2	Otranto Place, Glenageary, Co. Dublin.	House	1180	4
	1	Otranto Place, Glenageary, Co. Dublin.	House	1186	4
Dalkey Dart Station		Railway Road/Sorrento Drive, Dalkey, Glenageary, Co. Dublin.	Railway Station	1517	4
Milroy Cottage		Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House	1497	4
Carrig Baun		Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House	1501	4
Rockfort House		Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House	1502	4
Aelagh		Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House	1503	4
Rocklands House		Rocklands, Dalkey, Glenageary, Co. Dublin.	House	1432	4
	16	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1060	4
	15	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1072	4
	14	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1088	4
	13	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1098	4

Structure Name	Address Number	Location	Description	RPS No	Map No
	12	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1103	4
	11	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1112	4
	10	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1123	4
The Cove	8	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1172	4
Ardeevin	23	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1185	4
	7	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1192	4
Bloom Cottage	24	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1196	4
	6	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1202	4
Dysart	25	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1207	4
	5	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1211	4
	26	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1215	4
	4	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1218	4
	3	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1223	4
	27	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1227	4
	2	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1233	4
	28	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1239	4
Saint Anne's	1	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1242	4
	29	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1250	4
	30	Sandycove Avenue West, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1255	4
Geragh Haus		Sandycove Point, Dún Laoghaire, Glenageary, Co. Dublin.	House	1015	4
Martello Tower (Joyce's Tower)		Sandycove Point, Dún Laoghaire, Glenageary, Co. Dublin.	Martello Tower	1027	4
Battery Wall		Sandycove Point, Sandycove Avenue North, Co. Dublin.	Battery Wall	980	4
	40	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1270	4
	39	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1272	4
	38	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1273	4
Aleha House	37	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1275	4
	36	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1277	4
Glenvar	35	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1280	4
	34	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1281	4
	33	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1282	4
	32	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1284	4

Structure Name	Address Number	Location	Description	RPS No	Map No
Cambridge House	31	Sandycove Road, Dún Laoghaire, Glenageary, Co. Dublin.	House Terrace	1285	4
Fairlawn House		Saval Park Road, Dalkey, Glenageary, Co. Dublin.	House	1535	4
	3	Seafield Terrace, Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House Terrace	1477	4
	4	Seafield Terrace, Coliemore Villas, Dalkey, Glenageary, Co. Dublin.	House Terrace	1479	4
	1	Seafield Terrace, Dalkey, Glenageary, Co. Dublin.	House Terrace	1474	4
	2	Seafield Terrace, Dalkey, Glenageary, Co. Dublin.	House Terrace	1475	4
Sherrington		Sorrento Lawn, Dalkey, Glenageary, Co. Dublin.	House	1520	4
Clonbeg		Sorrento Lawn, Dalkey, Glenageary, Co. Dublin.	House	1521	4
Sorrento Lounge	1-2	Sorrento Road, Dalkey, Glenageary, Co. Dublin.	Public House	1506	4
	8	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1600	4
	7	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1601	4
	6	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1603	4
	5	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1604	4
	4	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1605	4
	3	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1607	4
	2	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1608	4
Sorrento House	1	Sorrento Terrace, Sorrento Road, Dalkey, Glenageary, Co. Dublin.	House Terrace	1609	4
The Big Stone	1	Temple Terrace, Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House Terrace	1486	4
	2	Temple Terrace, Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House Terrace	1488	4
	3	Temple Terrace, Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House Terrace	1490	4
Claydon	4	Temple Terrace, Rockfort Avenue, Dalkey, Glenageary, Co. Dublin.	House Terrace	1494	4
The Four Winds		Torca Road, Dalkey, Glenageary, Co. Dublin.	House	1586	4
Torca Cottage (Shaw Cottage)		Torca Road, Dalkey, Glenageary, Co. Dublin.	House	1616	4
Dalkey Garda Station	29	Tubbermore Road, Dalkey, Glenageary, Co. Dublin.	House/Garda Station	1505	4
Bullock Castle		Ulverton Road, Dalkey, Co. Dublin.	Tower House	1367	4
Verona	68	Ulverton Road, Dalkey, Glenageary, Co. Dublin.	House	1399	4
Saint Germans		Vico Road, Killiney, Co Dublin	House	1627	4
Mount Eagle		Vico Road, Killiney, Co. Dublin.	House and Outbuildings	1644	4
San Elmo		Vico Road, Killiney, Glenageary, Co. Dublin.	House	1622	4
Strawberry Hill		Vico Road, Killiney, Glenageary, Co. Dublin.	House	1628	4
Camelot		Victoria Road, Dalkey, Glenageary, Co. Dublin.	Gate Lodge (Note: Arch also a Protected Structure)	1646	4
Railway Bridge		Railway Bridge, Castlepark Road, Dalkey, Co. Dublin	Railway Bridge	1955	4, 7

Structure Name	Address Number	Location	Description	RPS No	Map No
Summerfield House		Summerfield House, Dalkey Avenue, Dalkey, Co. Dublin	House	1909	4,7
Ardglas House		Ardglas Estate, Dundrum, Dublin 16.	House	1422	5
Ballinteer Hall Gate Lodge		Ballinteer Avenue, Ballinteer, Dublin 16.	Gate Lodge	1553	5
	1	Ballinteer Gardens, Ballinteer Road, Dublin 16	Pillars and Walls	2132	5
Beech Lodge	42	Ballinteer Gardens, Ballinteer Road, Dublin 16	Pillars and Walls	2133	5
Dundrum Castle		Ballinteer Road, Ballinteer, Dublin 16.	Castle	1319	5
Meadowbrook House		Ballinteer Road, Ballinteer, Dublin 16.	House	1370	5
Simpson's Hospital (former Wyckham House)		Ballinteer Road, Ballinteer, Dublin 16.	Entrance Piers (Note: Simpson's Hospital also a Protected Structures)	1398	5
Simpson's Hospital (former Wyckham House)		Ballinteer Road, Ballinteer, Dublin 16.	House (Note: Entrance Piers also Protected Structures)	1398	5
Gort Mhuire Lodge		Ballinteer Road, Ballinteer, Dublin 16.	Gate Lodge (Note: Gate Lodge also a Protected Structure)	1446	5
Gort Mhuire Centre		Ballinteer Road, Ballinteer, Dublin 16.	Water Gardens, Garden Walls and Farm Building Complex, House, Ornamental Ironwork, Conservatory and Water Tower	1453	5
Wesley College (Formerly Ludford)		Ballinteer Road, Ballinteer, Dublin 16.	House	1534	5
Ballintyre Hall		Coach House Square, Ballinteer, Dublin 16.	House, Out Buildings and Lodge.	1602	5
Sandyford Community Centre		Enniskerry Road, Sandyford, Dublin 18.	Community Centre (Former Carnegie Library)	1660	5
Woodside House		Enniskerry Road, Sandyford, Dublin 18.	House and Stone Out-Offices	1674	5
Marlay House		Grange Road, Dublin 16	House (Head Gardener)	2033	5
Marlay House		Grange Road, Dublin 16	Farmyard Complex	2034	5
Marlay House		Grange Road, Dublin 16	Gate Lodge	2057	5
Marlay House		Grange Road, Dublin 16	Gateway	2081	5
Marlay House		Grange Road, Dublin 16	Gateway	2082	5
Marlay House		Grange Road, Dublin 16	Gateway	2083	5
Marlay House		Grange Road, Dublin 16	Walled garden	2084	5
Elm Park House (former Servite Monastery)		Grange Wood, Rathfarnham, Dublin 16.	House	1470	5
Saint Columba's College Complex		Kellystown Road, Whitechurch, Dublin 16.	College Buildings, Out Offices and Ice House	1655	5
Danes Moate		Kellystown Road, Whitechurch, Dublin 16.	House (Note: Bridge also a Protected Structure)	1658	5
Danes Moate Bridge (Over River )		Kellystown Road, Whitechurch, Dublin 16.	Bridge over Little Dargle River (Note: House also a Protected Structure)	1658	5
Bellvue		Kilmacud Road Upper, Dublin 14.	House	1372	5
Saint Columba's College		Kilmashogue Lane, Dublin 16	Building	2027	5
Saint Columba's College		Kilmashogue Lane, Dublin 16	Gateway	2087	5
Holy Well		Kilmashogue Lane, Rathfarnham, Dublin 16.	Holy Well	1645	5
Marlay Park House		Marlay Park, Grange Road, Dublin 16.	House and Stable yard/Craft Area	1518	5

Structure Name	Address Number	Location	Description	RPS No	Map No
Laurelmer		Marlay Park, Grange Road, Dublin 16.	House	1592	5
Free standing High Cross		Saint Columba's College, Kilmashogue Lane, Dublin 16	Free standing High Cross	2108	5
School Cricket pavillion		Saint Columba's College, Kilmashogue Lane, Dublin 16	Cricket Pavillion	2109	5
Herbert Hill		Sandyford Road, Dublin 16.	House	1362	5
Pallotine Lodge		Sandyford Road, Dublin 16.	Lodge	1427	5
Homestead (Pallotine Fathers Provincial House)		Sandyford Road, Dublin 16.	House	1433	5
Clonard House		Sandyford Road, Dublin 16.	House	1538	5
Sandyford House		Sandyford Village, Sandyford, Dublin 18.	House	1629	5
Saint Mary's Church		Sandyford Village, Sandyford, Dublin 18.	Church, House and Gates	1631	5
Saint Thomas		Tibradden Road, Rathfarnham, Dublin 16.	House	1657	5
The Gables		Torquay Road, Foxrock, Dublin 18	Building (exterior only)	1961	6
Leopardstown Race Course		Westminster Court, Foxrock, Dublin 18	Ticket Booth	1962	6
Beechpark House		Beechpark Road, Stillorgan, Co. Dublin	House	2098	6
Cornelscourt House	12	Bray Road, Cornelscourt, Dublin 18.	House	1621	6
Vartry House		Brewery Road, Stillorgan, Co. Dublin.	House (Note: Bridge, Gateway, Granite Walls and Overflow Screen Chamber also Protected Structures)	1524	6
Vartry Waterworks Complex		Brewery Road, Stillorgan, Co. Dublin.	Overflow Screen Chamber (Note: House, Bridge, Gateway and Granite Walls also Protected Structures)	1524	6
Vartry Waterworks Complex		Brewery Road, Stillorgan, Co. Dublin.	Bridge (Note: House, Gateway, Granite Walls & Overflow Screen Chamber also Protected)	1524	6
Vartry Waterworks Complex		Brewery Road, Stillorgan, Co. Dublin.	Gateway (Note: House, Bridge, Granite Walls & Overflow Screen Chamber also Protected Structures)	1524	6
Vartry Waterworks Complex		Brewery Road, Stillorgan, Co. Dublin.	Granite Walls (Note: House, Bridge, Gateway & Overflow Chamber also Protected Structures)	1524	6
Railway Station House (former Stillorgan Station)		Brewery Road, Stillorgan, Co. Dublin.	Railway Station (former)	1533	6
Tresillian		Brighton Road, Foxrock, Dublin 18	House	1988	6
Craigholm		Brighton Road, Foxrock, Dublin 18	House	2014	6
Lis-na-carrig		Brighton Road, Foxrock, Dublin 18	House	1666	6
Carrickbyrne		Brighton Road, Foxrock, Dublin 18	House	1673	6
St. Joseph's		Brighton Road, Foxrock, Dublin 18	House	1678	6
Tullow Church Rectory		Brighton Road, Foxrock, Dublin 18	Rectory	1691	6
Tullow Church		Brighton Road, Foxrock, Dublin 18	Church	1693	6
Burton Hall (Saint John of God Brothers)		Burton Hall Road, Sandyford Industrial Estate, Dublin 18.	House	1610	6
Cairn Hill Nursing Home		Cairn Hill, Foxrock, Dublin 18.	House	1620	6
Obelisk		Carysfort Avenue, Blackrock, Co. Dublin.	Obelisk	1336	6
Claremont House		Claremont Road, Foxrock, Dublin 18.	House	1667	6
Hollywood		Claremont Road, Foxrock, Dublin 18.	House	1680	6

Structure Name	Address Number	Location	Description	RPS No	Map No
Mausoleum		Deans Grange Cemetery, Deans Grange Road, Blackrock	Mausoleum	2110	6
Mausoleum		Deans Grange Cemetery, Deans Grange Road, Blackrock	Mausoleum	2111	6
Mausoleum		Deans Grange Cemetery, Deans Grange Road, Blackrock	Mausoleum	2112	6
Monument		Deans Grange Cemetery, Deans Grange Road, Blackrock	Monument	2113	6
Mortuary Chapel (RC)		Dean's Grange Cemetery, Dean's Grange, Co Dublin	Mortuary Chapel	1441	6
Mortuary Chapel (C of I)		Dean's Grange Cemetery, Dean's Grange, Co Dublin	Mortuary Chapel	1444	6
Deans Grange Cemetery		Deans Grange Road, Blackrock	Office/Tearoom	1992	6
Deans Grange Cemetery		Deans Grange Road, Blackrock	Gate Lodge	2035	6
Meander		Golf Lane, Westminster Road, Foxrock, Dublin 18.	House	1623	6
Currane		Gordon Avenue (originally Kilteragh Avenue), Foxrock, Dublin 18	House	1998	6
Indian Foreign Embassy		India House, Knocksinna, Foxrock, Dublin 18.	House	1545	6
Killsallagh		Kerrymount Avenue, Foxrock, Dublin 18	House	1966	6
Verona		Kerrymount Avenue, Foxrock, Dublin 18	House	2032	6
Ard-na-Chree		Kerrymount Avenue, Foxrock, Dublin 18	House	2046	6
Hatley		Kerrymount Avenue, Foxrock, Dublin 18	House	2049	6
Cooldrinagh		Kerrymount Avenue, Foxrock, Dublin 18.	House	1677	6
The Bawn		Kerrymount Avenue, Foxrock, Dublin 18.	House and Conservatory	1679	6
Violet Hill		Kilgobbin Road, Sandyford, Dublin 18.	House	1675	6
Greenfield Lodge		Kilgobbin Road, Sandyford, Dublin 18.	Gate Lodge (Note: Entrance Piers, Railings and Gates also Protected Structures)	1676	6
Greenfield Lodge		Kilgobbin Road, Sandyford, Dublin 18.	Entrance Piers, Railings and Gates (Note: Gate Lodge also Protected Structures)	1676	6
Kilgobbin House		Kilgobbin Road, Sandyford, Dublin 18.	House	1684	6
Aghanloo		Kill Lane, Foxrock, Dublin 18.	House	1536	6
Annacrivey		Kill Lane, Foxrock, Dublin 18.	House	1539	6
Kilmacud House		Kilmacud Road Upper, Blackrock, Co. Dublin.	House (Refugee Centre)	1383	6
Carmelite Monastery (formerly Kilmacud Manor)		Kilmacud Road Upper, Blackrock, Co. Dublin.	House	1401	6
Saint Raphaela's Convent and School (Formerly Clonmore House and Westbury)		Kilmacud Road Upper, Blackrock, Co. Dublin.	House	1434	6
Hazelwood House (Saint Beneldus School)	160	Kilmacud Road Upper, Dublin 14.	House	1400	6
Fahanmura	2	Knocksinna, Foxrock, Dublin 18.	House	1540	6
Glencroe		Knocksinna, Foxrock, Dublin 18.	House	1542	6

Structure Name	Address Number	Location	Description	RPS No	Map No
Cranleigh		Knocksinna, Foxrock, Dublin 18.	House	1546	6
Careg Wen		Knocksinna, Foxrock, Dublin 18.	House	1554	6
The Cedars		Leopardstown Road, Dublin 18	House	1991	6
Chadsley House		Leopardstown Road, Dublin 18	House	2055	6
Saint Mary's Catholic Church		Main Street, Sandyford, Dublin 18	Parochial House	1997	6
Saint Brigid's National Schools		Mart Lane, Dublin 18	National School	2063	6
Glencairn		Murphystown Road, Leopardstown, Dublin 18.	Glasshouse	2000	6
Glencairn		Murphystown Road, Leopardstown, Dublin 18.	Walled garden	2079	6
Glencairn House		Murphystown Road, Leopardstown, Dublin 18.	Entrance Railings, Piers, Archway and Gates (Note: House, Gate Lodge, Outbuildings and Conservatory also Protected Structures)	1643	6
Glencairn House		Murphystown Road, Leopardstown, Dublin 18.	House, Gate Lodge, Outbuildings and Conservatory (Note: Entrance Railings, Piers, Archway and Gates also Protected Structures)	1643	6
Lisieux Hall (Park Cottage)		Murphystown Road, Leopardstown, Dublin 18.	House	1662	6
Bellosguardo		Newtownpark Avenue, Blackrock, Co. Dublin	Gate Lodge	1974	6
Ardmeen		Newtownpark Avenue, Blackrock, Co. Dublin	House	2058	6
Abilene		Newtownpark Avenue, Blackrock, Co. Dublin	Cut-granite cylindrical piers cast-iron double gates	2067	6
Belclare (former gateway to Ardmeen)		Newtownpark Avenue, Blackrock, Co. Dublin	Gateway	2068	6
Newtownpark House		Newtownpark Avenue, Blackrock, Co. Dublin	Gateway	2085	6
Selandia		Newtownpark Avenue, Blackrock, Co. Dublin	Gateway	2088	6
Holly Park		Newtownpark Avenue, Blackrock, Co. Dublin	Gateway	2102	6
Newtownpark House		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1368	6
Charleville		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1385	6
Gaylawn (now known as Glendower)		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1389	6
Abilene Lodge		Newtownpark Avenue, Blackrock, Co. Dublin.	House	1450	6
Saint Brigid's Church		Saint Brigid's Church Road, Blackrock, Co. Dublin.	Church, School, Rectory and Graveyard	1378	6
Brookvale (Formerly Brewery House)		Saint Brigid's Church Road, Blackrock, Co. Dublin.	House	1428	6
Saint Joseph's House (for Adult Deaf and Deaf Blind)		Silver Pines, Brewery Road, Stillorgan, Co. Dublin.	House	1548	6
Leopardstown Park Hospital		South County Business Park, Leopardstown, Dublin 18.	Stables (former)	1630	6
Leopardstown Park Hospital		South County Business Park, Leopardstown, Dublin 18.	House	1634	6
Catholic Church of Our Lady of		Stillorgan Road, Foxrock, Dublin 18	Church	1984	6

Structure Name	Address Number	Location	Description	RPS No	Map No
Perpetual Succour					
Kelston		Kelston House, Leopardstown Road, Dublin 18	House	1996	6
Disciples of the Divine Master Liturgical Centre		Stillorgan Road, Blackrock, Co. Dublin	House	2005	6
Corners		Knocksinna, Stillorgan Road, Dublin 18	House	2015	6
Iona		Knocksinna, Stillorgan Road, Dublin 18	House	2024	6
Ribbadene		Knocksinna, Stillorgan Road, Dublin 18	House	2038	6
Hermiston		Stillorgan, Dublin 18	House	2041	6
Granada House (Formerly Riversdale) (Saint John of God, Provincial house)		Stillorgan Road, Blackrock, Co. Dublin.	House	1420	6
Sefton		Stillorgan Road, Foxrock, Dublin 18.	House	1498	6
Stillorgan Wood Gates		Stillorgan Wood Estate, Kilmacud Road Upper, Co Dublin	Railings and Gateway to the Estate	1409	6
Espion (Belmont House)		The Church, Galloping Green, Blackrock, Co. Dublin.	Chapel	1451	6
The Farmhouse (Hollypark Studios)		The Old Courtyard, Holly Park Avenue, Newtownpark Avenue, Blackrock, Co. Dublin.	House	1421	6
Beech Trees		Torquay Road, Foxrock, Dublin 18	House	1981	6
Glentamar		Torquay Road, Foxrock, Dublin 18	House	2009	6
Tallon House		Torquay Road, Foxrock, Dublin 18	House	2045	6
Rossmore		Torquay Road, Foxrock, Co Dublin	House	1595	6
Myrtle Lodge		Torquay Road, Foxrock, Co Dublin	House	1597	6
The Laurels		Torquay Road, Foxrock, Co Dublin	House	1599	6
Glenarm		Torquay Road, Foxrock, Co Dublin	House	1606	6
Ardenza		Torquay Road, Foxrock, Co Dublin	House	1612	6
Glenshee		Torquay Road, Foxrock, Co Dublin	House	1614	6
Mandeville		Torquay Road, Foxrock, Co Dublin	House	1624	6
Cullenwaine		Torquay Road, Foxrock, Co Dublin	House	1626	6
Telephone Kiosk		Westminster Court, Foxrock, Dublin 18.	Telephone Kiosk	1640	6
Glenstal		Westminster Road, Foxrock, Dublin 18	House	1995	6
The Lodge		Westminster Road, Foxrock, Dublin 18	House	2003	6
Primrose Cottage		Westminster Road, Foxrock, Dublin 18	Cottage	2023	6
Alton Grange		Westminster Road, Foxrock, Dublin 18	Gate Lodge	2026	6
Cedar Grove		Westminster Road, Foxrock, Dublin 18	House	2056	6
Hillside		Westminster Road, Foxrock, Dublin 18.	House	1598	6
Stanford House		Westminster Road, Foxrock, Dublin 18.	House	1617	6
Alton Grange		Westminster Road, Foxrock, Dublin 18.	House	1632	6
Kilteragh		Westminster, Foxrock, Dublin 18.	House (Note: Associated Cottages, Walls and Entrance Gates also Protected Structures)	1635	6
Kilteragh		Westminster, Foxrock, Dublin 18.	Walls and Entrance Gates (Note: House and Associated Cottages also Protected Structures)	1635	6
Mount Salem		White's Cross, Leopardstown Road, Dublin 18.	House	1496	6
Altmor		Brighton Road		2047	6, 9
Glenfield		Rochestown Avenue, Dún Laoghaire, Co. Dublin	Farmhouse	2114	7



Structure Name	Address Number	Location	Description	RPS No	Map No
Fairholme		Abbey Road, Monkstown, Blackrock, Co. Dublin.	House	1442	7
Tamney		Adelaide Road, Glenageary, Co. Dublin.	House	1443	7
Rathmore		Adelaide Road, Glenageary, Co. Dublin.	House	1452	7
Rosney House		Albert Road Upper, Glenageary, Co. Dublin.	House	1507	7
Saint Joseph of Cluny (formerly Bellevue Park)		Avondale Road, Killiney, Co. Dublin.	Original House and Horse Trough	1618	7
Cabinteely Library		Bray Road, Cabinteely, Dublin 18.	Carnegie Library	1682	7
Brennanstown House		Brennanstown Road, Dublin 18	Gate Lodge	2017	7
Glendruoid		Brennanstown Road, Dublin 18	Gate Lodge	2028	7
Cabinteely Garda Síochána Station		Brennanstown Road, Dublin 18	Garda Station	2059	7
Brennanstown House		Brennanstown Road, Dublin 18	Gateway (Gates are now at the Entrance to 'Lambourne Wood')	2070	7
Brennanstown House		Brennanstown Road, Cabinteely, Dublin 18.	House and Out Offices	1715	7
Barrington Tower		Brennanstown Road, Cabinteely, Dublin 18.	Former Folly only	1729	7
Glendruoid		Brennanstown Road, Cabinteely, Dublin 18.	Entrance Gates (Note: House also Protected Structure)	1730	7
Glendruoid		Brennanstown Road, Cabinteely, Dublin 18.	House (Note: Entrance gates also Protected Structure)	1730	7
Saint Alphonsus & Saint Columba's Church		Church Avenue, Killiney, Co. Dublin.	Church, Presbytery and Ballybrack Old National School	1719	7
Saint Matthias' Church (Killiney-Ballybrack)		Church Road, Killiney, Co. Dublin	Parochial Hall	1986	7
Corrig More		Church Road, Killiney, Co. Dublin	House	2007	7
Tudor Lodge		Church Road, Killiney, Co. Dublin	House	2036	7
Harrow House		Church Road, Killiney, Co. Dublin	House	2040	7
Kylemore House		Church Road, Killiney, Co. Dublin	House	2124	7
Kylemore Lodge		Church Road, Killiney, Co. Dublin	Gate Lodge	2125	7
St. Mathias's Church		Church Road, Killiney, Co. Dublin	Church	1686	7
Woodfield House		Church Road, Killiney, Co. Dublin	House	1887	7
Vevay House		Church Road, Killiney, Co. Dublin.	House	1711	7
Altadore Nursing Home		Glenageary Road Upper, Glenageary, Co. Dublin.	House	1456	7
Cintra		Glenageary Road Upper, Glenageary, Co. Dublin.	House	1473	7
Dunluce	173	Glenageary Road Upper, Glenageary, Co. Dublin.	House	1482	7
Sunninghill		Glenageary Road Upper, Glenageary, Co. Dublin.	House	1485	7
Sharavogue		Glenageary, Co. Dublin.	House (Note: Entrance Gates also Protected Structure)	1487	7
Kilcoman Court, Sharavogue		Glenageary, Co. Dublin.	Entrance Gates (Note: House also Protected Structure)	1487	7
Glenalua Lodge		Glenalua Road, Killiney, Co. Dublin	House	1656	7
Saint Brigid's Catholic Church		Johnstown Road, Cabinteely, Dublin 18.	Church	2006	7
Saint Brigid's Catholic Church		Johnstown Road, Cabinteely, Dublin 18.	Orginal two-storey former Presbytery (excluding the later pastoral centre to the rear)	2064	7

Structure Name	Address Number	Location	Description	RPS No	Map No
Johnstown House		Johnstown Road, Cabinteely, Dublin 18.	Gateway	2080	7
Johnstown House		Johnstown Road, Cabinteely, Dublin 18.	House	1639	7
Saint Gabriel's Hospital (Marfield)		Johnstown Road, Cabinteely, Dublin 18.	House and Porch	1654	7
Grange Lodge		Kill Lane, The Grange, Dean's Grange, Blackrock, Co. Dublin	House	1990	7
Kill of the Grange Church (Kill)		Kill Lane, The Grange, Dean's Grange, Blackrock, Co. Dublin	Church	2039	7
The Grange Nursing Home		Kill Lane, The Grange, Dean's Grange, Blackrock, Co. Dublin	House	1449	7
Druid Hill		Killiney Avenue, Killiney, Co. Dublin.	House	1694	7
Carrig Brae (formerly Killiney Town Hall)		Killiney Avenue, Killiney, Co. Dublin.	House	1698	7
Clonard Lodge		Killiney Avenue, Killiney, Co. Dublin.	Gate Lodge (Note: Entrance Gates also Protected Structure)	1699	7
Clonard		Killiney Avenue, Killiney, Co. Dublin.	Entrance Gates (Note: Gate Lodge also Protected Structure)	1699	7
Steeplewood House		Killiney Avenue, Killiney, Co. Dublin.	House	1702	7
	1	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1647	7
	2	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1648	7
	3	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1649	7
	4	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1650	7
	5	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1651	7
	7	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1652	7
	6	Killiney Hill Cottages, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1653	7
Killiney House		Killiney Hill Road, Killiney, Co. Dublin	House and Outbuildings	1661	7
Druid Lodge		Killiney Hill Road, Killiney, Co. Dublin	House	1692	7
Templeville		Killiney Hill Road, Killiney, Co. Dublin	House	1890	7
Illerton (The Neale)		Killiney Hill Road, Killiney, Co. Dublin.	House	1664	7
Cliff House		Killiney Hill Road, Killiney, Co. Dublin.	House	1668	7
Fernside		Killiney Hill Road, Killiney, Co. Dublin.	House	1669	7
The Grove Nursing Home		Killiney Hill Road, Killiney, Co. Dublin.	House	1672	7
Martello Tower		Killiney Hill Road, Killiney, Co. Dublin.	Tower	1703	7
Montebello House		Killiney Hill Road, Killiney, Co. Dublin.	House	1712	7
Rose Cottage		Killiney Hill Road, Killiney, Co. Dublin.	House	1713	7
Kilmore House		Kilmore Avenue, Killiney, Co. Dublin.	House	1685	7
Summerhill		Marino Avenue East, Killiney, Co. Dublin.	House	1701	7
Galleen		Marino Avenue East, Killiney, Co. Dublin.	House	1707	7
Eirene		Marino Avenue East, Killiney, Co. Dublin.	House	1709	7
Saint Leonard		Marino Avenue East, Killiney, Co. Dublin.	House	1716	7
Kildoon		Marino Avenue East, Killiney, Co. Dublin.	House	1718	7

Structure Name	Address Number	Location	Description	RPS No	Map No
Killeen		Marino Avenue East, Killiney, Co. Dublin.	House	1721	7
Winterslow		Marino Avenue East, Killiney, Co. Dublin.	House	1723	7
Lucca (formerly The Chalet)		Marino Avenue West, Killiney, Co. Dublin.	House	1706	7
Ard Einin		Marino Avenue West, Killiney, Co. Dublin.	House	1710	7
Abbeylea (Austrian Embassy, formerly Marino)		Marino Avenue West, Killiney, Co. Dublin.	House	1714	7
Hazelhurst	9	Marlborough Road, Glenageary, Co. Dublin.	House	1454	7
Abbeylands East		Military Road, Killiney, Co. Dublin.	House	1722	7
Middle Abbeylands		Military Road, Killiney, Co. Dublin.	House	1724	7
Abbeylands		Military Road, Killiney, Co. Dublin.	House	1725	7
Aghern or Roseneath		Military Road, Killiney, Co. Dublin.	House Terrace	1734	7
Eversley		Military Road, Killiney, Co. Dublin.	House Terrace	1735	7
Lotherien		Military Road, Killiney, Co. Dublin.	House Terrace	1736	7
Mentone		Military Road, Killiney, Co. Dublin.	House	1737	7
Mount Mapas House		Mount Mapas House, Victoria Road, Dalkey, Co. Dublin	House	1908	7
Cabinteely Motors		Old Bray Road, Cabinteely, Dublin 18	Garage	1968	7
Cabinteely House		Old Bray Road, Cabinteely, Dublin 18	Gate Lodge	1980	7
Cabinteely House		Old Bray Road, Cabinteely, Dublin 18	Stable Complex	2062	7
Cabinteely House		Old Bray Road, Cabinteely, Dublin 18	Gateway, pair of granite ashlar piers on cut-granite, cast-iron double gates	2101	7
Proby		Proby Park, Dalkey, Glenageary, Co. Dublin.	House	1525	7
Tudor House (Rathdown School)		Rathdown School, Glenageary Road Upper, Glenageary, Co. Dublin.	House	1491	7
Hillcourt House		Rathdown School, Glenageary Road Upper, Glenageary, Co. Dublin.	House	1500	7
Kensington Lodge (formerly Ruby Hall)		Rochestown Avenue, Dún Laoghaire, Co. Dublin.	House	1476	7
Somerton House		Rochestown Avenue, Dún Laoghaire, Co. Dublin.	House	1541	7
Somerton Lodge		Rochestown Avenue, Dún Laoghaire, Co. Dublin.	House	1543	7
Flowergrove (Eaglewood House)		Rochestown Avenue, Dún Laoghaire, Co. Dublin.	House, Out Offices and Lodge (Note: Gates also Protected Structure)	1615	7
Flowergrove (Eaglewood House)		Rochestown Avenue, Dún Laoghaire, Co. Dublin.	Gates (Note: House, Out Offices & Lodge also Protected Structures)	1615	7
Carrigrenane		Saint George's Avenue, Killiney, Co. Dublin.	House	1665	7
Kenah Hill		Saint George's Avenue, Killiney, Co. Dublin.	House	1670	7
Saint George's		Saint George's Avenue, Killiney. Co. Dublin.	House	1663	7
	5	Shanganagh Terrace, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1738	7
Dún Mhuire		Seafield Road, Killiney, Co. Dublin	House (excluding later mid-20 <sup>th</sup> century extension to the rear)	2134	7

Structure Name	Address Number	Location	Description	RPS No	Map No
	4	Shanganagh Terrace, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1739	7
	3	Shanganagh Terrace, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1740	7
	2	Shanganagh Terrace, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1741	7
	1	Shanganagh Terrace, Killiney Hill Road, Killiney, Co. Dublin.	House Terrace	1742	7
	13	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1726	7
	12	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1727	7
	11	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1728	7
	10	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1731	7
	9	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1732	7
	8	Shanganagh Terrace, Killiney, Co Dublin	House Terrace	1733	7
Kilbogget House		Shrewsbury Wood, Cabinteely, Dublin 18.	House	1671	7
Undercliff		Strathmore Road, Killiney, Glenageary, Co. Dublin.	House	1681	7
Cabinteely House		Sycamore Avenue, The Park, Cabinteely, Dublin 18.	House	1683	7
The Victorian Villa		The Court Killiney Bay, Station Road, Killiney. Co. Dublin.	Original Building	1697	7
Ayesha Castle		Victoria Road, Dalkey, Co. Dublin.	Castle	1659	7
Hilcot		Kilmashogue Lane, Rathfarnham, Dublin 16.	House	1687	8
Kelly's Glen Bridge (Over River )		Kilmashogue Lane, Rathfarnham, Dublin 16.	Bridge over Grange River	1774	8
Kelly's Lane Bridge (Over River )		Kilmashogue Lane, Rathfarnham, Dublin 16.	Bridge over Grange River	1777	8
Castle (in ruins )		Kilmashogue, Rathfarnham, Dublin 16.	Castle (in ruins)	1767	8
Ice House		Larch Hill, Tibbradden Road, Dublin 16.	Ice House	1758	8
Inscribed Stone		Tibradden, Rathfarnham, Dublin 16.	Inscribed Stone	1798	8
Ticknock Bridge (Over River )		Ticknock Road, Ticknock, Dublin 18.	Bridge over Dargle	1762	8
Kiltiernan Villa		Ballybetagh Road, Kiltiernan, Dublin 18.	Farmhouse	2121	9
Our Lady of the Wayside Church		Ballybetagh Road, Kiltiernan, Dublin 18.	Church	1802	9
Kiltiernan Lodge		Ballybetagh Road, Kiltiernan, Dublin 18.	House and Barn and Entrance Gates	1809	9
Kiltiernan Lodge		Ballybetagh Road, Kiltiernan, Dublin 18.	Entrance Gates (Note: House and Barn also Protected Structures)	1809	9
Dingle House		Ballycorus Road, Kiltiernan, Dublin 18	Farmhouse	2018	9
Kingston Grove		Ballycorus Road, Kiltiernan, Dublin 18	House	1806	9
Lonsdale		Ballycorus Road, Kiltiernan, Dublin 18	House	1808	9
Kiltiernan Lodge		Bishops Lane, Kiltiernan, Dublin 18.	Gate Lodge	2054	9
Ecclesiastical Remains		Bishops Lane, Kiltiernan, Dublin 18.	Ecclesiastical Remains	1807	9
Coolgreen		Brennanstown Road originally Brenanstown Road	House	2050	9
Tullow Church (Tullow)		Brighton Road, Foxrock, Dublin 18	House (Former Sextons's House)	1972	9
Carrickmines House		Brighton Road, Foxrock, Dublin 18	House	1993	9
Mountsandel		Brighton Road, Foxrock, Dublin 18	House	2004	9
Calima		Brighton Road, Foxrock, Dublin 18	House	2030	9
The Grange		Brighton Road, Foxrock, Dublin 18.	House	1695	9
Clay Farm		Kilgobbin Road, Dublin 18	Farmhouse	2119	9

Structure Name	Address Number	Location	Description	RPS No	Map No
Firmount		Enniskerry Road, Kiltiernan, Co. Dublin.	House	1975	9
Jamestown House		Enniskerry Road, Dublin 18.	House (exterior only)	2043	9
Fern Hill House Gate Lodge		Enniskerry Road, Dublin 18.	Gate Lodge	2117	9
Fernhill House		Enniskerry Road, Dublin 18.	House	1704	9
Golden Ball		Enniskerry Road, Kiltiernan, Co. Dublin.	Entrance Gates to former Kiltiernan Abbey	1793	9
Church of Ireland		Enniskerry Road, Kiltiernan, Dublin 18.	Gates (Note: Church, School, Sexton's Lodge and Boundary Walls also Protected Structures)	1771	9
Church of Ireland		Enniskerry Road, Kiltiernan, Dublin 18.	Church, School, Sexton's Lodge, Boundary Walls and Gates	1771	9
Shaldon Grange		Enniskerry Road, Kiltiernan, Dublin 18.	House	1775	9
An Muilleán		Enniskerry Road, Kiltiernan, Dublin 18.	House (formerly a cotton factory)	1813	9
Carrickmines Railway Station		Glenamuck Road North, Dublin 18	Water Tower	1967	9
Hillside		Glenamuck Road North, Dublin 18	House	2020	9
Station House (Former Carrickmines Railway Station)		Glenamuck Road, Carrickmines, Dublin 18.	Railway Station (former) House	1743	9
Priorsland		Glenamuck Road, Carrickmines, Dublin 18.	House, Out Offices and Gates	1746	9
Rockville House		Glenamuck Road, Carrickmines, Dublin 18.	House and Gate Lodge	1790	9
Vault		Kilgobbin Lane, Stepside, Dublin 18.	Vault	2118	9
Church		Kilgobbin Lane, Stepside, Dublin 18.	Church	1717	9
Greenfield House		Kilgobbin Road, Sandyford, Dublin 18.	House	2061	9
Kilgobbin Villa		Kilgobbin Road, Sandyford, Dublin 18.	House	1688	9
Thornberry		Kilgobbin Road, Sandyford, Dublin 18.	House	1689	9
Castle Lodge		Kilgobbin Road, Sandyford, Dublin 18.	House	1690	9
Kilgobbin Castle		Kilgobbin Road, Sandyford, Dublin 18.	House and Barn	1696	9
Oldtown House		Kilgobbin Road, Sandyford, Dublin 18.	House	1700	9
Ballycorus Lead Works		Mine Hill Lane, Ballycorus Road, Kiltiernan, Dublin 18	Gateway	2069	9
No's 1- 3 Ballycorus Cottages		Mine Hill Lane, Ballycorus Road, Kiltiernan, Dublin 18	Former Smelting Workers Cottages	1814	9
Ledville		Mine Hill Lane, Ballycorus Road, Kiltiernan, Dublin 18.	Lead Mine Complex-House	1812	9
Animal Pound		Stepaside Lane, Stepside Village, Dublin 18.	Animal Pound	1756	9
Albany House		Albany Woods, Killiney, Co. Dublin.	House	1754	10
Mill		At western end of Mill Lane, Shanganagh	1847 Mill	1778	10
Millpond		At western end of Mill Lane, Shanganagh	Mill Pond	1779	10
Corn Kiln		At western end of Mill Lane, Shanganagh	Corn Kiln	1780	10
Emerald		Ballybride Road, Shankill, Dublin 18.	House	1973	10
Woodford		Ballybride Road, Shankill, Dublin 18.	Farmhouse	1999	10
The Rectory		Ballybride Road, Shankill, Dublin 18.	House (Former Rectory)	2013	10
Ballybride Cottage		Ballybride Road, Shankill, Dublin 18.	House	2105	10
Chantilly		Ballybride Road, Shankill, Dublin 18.	House	1815	10
Sylan Mount		Ballybride Road, Shankill, Dublin 18.	House	1831	10
Cornerstown		Ballybride Road, Shankill, Dublin 18.	House	1844	10

Structure Name	Address Number	Location	Description	RPS No	Map No
House					
Beechfield Manor Nursing Home		Beechfield Manor, Shankill, Dublin 18.	House (original house)	1801	10
Saint Columcille's Hospital		Bray Road, Loughlinstown, Co. Dublin	Hospital (Former Work House)	2122	10
Saint Columcille's Hospital		Bray Road, Loughlinstown, Co. Dublin	Convent	2011	10
Saint Columcille's Hospital		Bray Road, Loughlinstown, Co. Dublin	Chapel	2123	10
Burial Ground Private		Brennanstown Road, Dublin 18	Private burial ground, opened 1847	2066	10
Glebe House		Brides Glen Road, Shankill, Dublin 18.	Rectory (former)	1787	10
Waterfall Cottage		Cherrywood Road, Shankill, Dublin 18.	Thatched Dwelling	1770	10
		Cherrywood Road, Shankill, Dublin 18.	Viaduct	1783	10
Cherrywood House		Cherrywood Road, Shankill, Dublin 18.	House	1788	10
Shanganagh Bridge (Over River)		Commons Road, Loughlinstown, Dublin18.	Bridge over Loughlinstown River	1772	10
Dorney Court		Corbawn Lane (originally Canbawn Lane), Shankill, Dublin 18	Gate Lodge	2010	10
Dorney Court		Corbawn Lane (originally Canbawn Lane), Shankill, Dublin 18	Gateway, piers and cast-iron double gates	2077	10
Rivendell		Dublin Road, Shankill, Dublin 18	House	1994	10
Saint Rita's		Dublin Road, Shankill, Dublin 18.	House	1786	10
Saint Brendan's		Dublin Road, Shankill, Dublin 18.	House	1795	10
Saint Anne's		Dublin Road, Shankill, Dublin 18.	House	1800	10
Plaque (Opposite Shankill Post Office)		Dublin Road, Shankill, Dublin 18.	Plaque	1838	10
Loughlinstown House		European Federation, Loughlinstown, Dublin 18.	House	1768	10
Ardivarna		Falls Road, Shankill, Dublin 18.	House	1796	10
Shankill House		Ferndale Road, Shankill, Dublin 18.	House	1829	10
Ferndale House		Ferndale Road, Shankill, Dublin 18.	House and Out Offices	1835	10
Shankill Castle		Ferndale Road, Shankill, Dublin 18.	House, Castle and Out Offices	1843	10
Thomond		Holly Park, Shankill, Dublin 18.	House	1803	10
Stonehurst		Killiney Hill Road, Killiney, Co. Dublin.	House	1760	10
Hamp House		Killiney Hill Road, Killiney, Co. Dublin.	House	1766	10
Cross		Laughanstown, Cabinteely, Dublin 18.	Cross	1769	10
Carnegie Library		Library Road, Shankill, Dublin 18.	Library	1810	10
Lordello		Lordello Road, Shankill, Dublin 18	Gate Lodge	1989	10
Lordello		Lordello Road, Shankill, Dublin 18	Gateway	2103	10
Straide (Land League Lodge)		Military road, Killiney, Co. Dublin.	House	1744	10
Killacoona (Society of Holy Child Convent School)		Military Road, Killiney, Co. Dublin.	House	1745	10
Evergreen Lodge		Military Road, Killiney, Co. Dublin.	House	1747	10
Ballybrack House		Military road, Killiney, Co. Dublin.	House	1748	10
Ash Hurst House		Military road, Killiney, Co. Dublin.	House	1749	10
Kilmarnock (formerly The Cenacle)		Military Road, Killiney, Co. Dublin.	House	1750	10

Structure Name	Address Number	Location	Description	RPS No	Map No
Mill House		Mill Lane, Shankill, Dublin 18	House	1776	10
Mullinastill House		Mullinastill Road, Shankill, Dublin 18.	House	1791	10
Parc na Silla House		Parc na Silla Lane, Loughlinstown, Dublin 18.	House	1789	10
Clontra House		Quinn's Road, Shankill, Dublin 18.	House, Glass House, Out Offices, Yard and Railings	1811	10
Wayside (formerly Clontra Lodge)		Quinn's Road, Shankill, Dublin 18.	House (Note: Gates also Protected Structure)	1816	10
Wayside (formerly Clontra Lodge)		Quinn's Road, Shankill, Dublin 18.	Gate (Note: Gate Lodge also Protected Structure)	1816	10
Rosedale House		Quinn's Road, Shankill, Dublin 18.	House	1834	10
Locksley		Quinn's Road, Shankill, Dublin 18.	House	1836	10
Aubrey House		Quinn's Road, Shankill, Dublin 18.	House	1837	10
Graveyard		Rathmichael Lane, Rathmichael, Dublin 18.	Graveyard	1818	10
Rathmichael Church		Rathmichael Road, Rathmichael, Dublin 18.	Church (Note: Boundary Walls and Gate also Protected Structures)	1804	10
Rathmichael Church		Rathmichael Road, Rathmichael, Dublin 18.	Boundary Wall & Gates (Note: Church also Protected Structure)	1804	10
Round Tower		Rathmichael Road, Rathmichael, Dublin 18.	Round Tower	1820	10
Settlement		Rathmichael, Shankill, Dublin 18.	Settlement	1833	10
Shanganagh Park House		Rathsallagh Avenue, Shankill, Dublin 18.	House	1792	10
Ridge Hall		Ridge Hall House, Shanganagh Road, Ballybrack, Co. Dublin	House	1752	10
Avonmore		Seafield Road, Killiney, Co. Dublin.	House	1759	10
The Red House		Seafield Road, Killiney, Co. Dublin.	House	1763	10
Seacroft		Seafield Road, Killiney, Co. Dublin.	House	1764	10
Ford		Shanganagh River	Ford in Shanganagh River	1773	10
Beechlands		Shanganagh Road, Shankill. Dublin 18	Gate Lodge (exterior only)	1978	10
Saint Aubyn's House		Shanganagh Road, Glenageary, Co. Dublin.	House	1765	10
Abingdon House		Shanganagh Road, Shankill, Dublin 18	House	1782	10
Saint Anne's		Shanganagh Road, Shankill, Dublin 18	Church	1805	10
Florencevill (Millfield)		Shanganagh Road, Shankill, Dublin 18.	House	1781	10
Beechlands		Shanganagh Road, Shankill, Dublin 18.	House	1784	10
Barn Close		Shanganagh Road, Shankill, Dublin 18.	House	1785	10
Eaton Brae House		Shankill, Dublin 18.	House (Note: Gate Lodge also Protected Structure)	1794	10
Eaton Brae Lodge		Shankill, Dublin 18.	Gate Lodge (Note: House also Protected Structure)	1797	10
Rathmichael Parish Primary School		Stonebridge Road, Shankill, Dublin 18.	School (Original)	1799	10
Casa Sara		Strand Road, Killiney, Co. Dublin.	House	1751	10
Carrig na Mara		Strand Road, Killiney, Co. Dublin.	House	1753	10
Dunmara		Strand Road, Killiney, Co. Dublin.	House	1755	10
Vartry Lodge		Strand Road, Killiney, Co. Dublin.	House	1757	10
Martello Tower		Strand Road, Killiney, Co. Dublin.	Tower	1761	10
Loughlinstown House		Wyattville Road, Loughlinstown, Co. Dublin	Stable Complex	2002	10
Tibradden Lodge		Tibradden Lane, Rathfarnham, Dublin 16.	Lodge	1705	11
Tibradden House		Tibradden Lane, Rathfarnham, Dublin	House	1708	11

Structure Name	Address Number	Location	Description	RPS No	Map No
		16.			
Saint Patrick's National School		Ballybetagh Road, Glencullen, Co. Dublin	School	1983	12
Glencullen House		Barrack Road, Glencullen, Dublin 18.	Entrance Piers and Gates (Note: Glencullen House also a Protected Structure)	1865	12
Glencullen House		Barrack Road, Glencullen, Dublin 18.	House and Outbuildings (Note: Entrance Piers and Gates also a Protected Structure)	1865	12
Boranaltry Bridge (Over River)		Boranaltry Lane, Boranaltry, Co. Dublin.	Bridge over Glencullen River	1859	12
Newtown Farm		Newtown Lane, Ballyedmonduff Road, Dublin 18.	House	1827	12
Former Catholic Church		Ballybetagh Road, Glencullen, Dublin 18.	Entrance Piers, Railings and Gates (Note: Church Ruin also Protected Structure)	1854	13
Former Catholic Church		Ballybetagh Road, Glencullen, Dublin 18.	Church Ruin (Note: Entrance Piers, Railings and Gates also Protected Structures)	1854	13
Carnegie Library		Ballybetagh Road, Glencullen, Dublin 18.	Library, Community Hall (Note: Wall and Gates also Protected Structures)	1856	13
Carnegie Library		Ballybetagh Road, Glencullen, Dublin 18.	Wall & Gates (Note: Library, Community Hall also Protected Structure)	1856	13
Saint Patrick's Church		Ballybetagh Road, Glencullen, Dublin 18.	front Boundary Walls, Railings and Gates (Note: Church also Protected Structure)	1857	13
Saint Patrick's Church		Ballybetagh Road, Glencullen, Dublin 18.	Church (Note: front Boundary Walls, Railings and Gates also Protected Structures)	1857	13
Lodge		Ballybetagh Woods, Glencullen, Co. Dublin.	Former Shooting Lodge	1853	13
Glencullen Bridge (Over River )		Ballyedmonduff Road, Glencullen, Dublin 18.	Bridge over Glencullen River	1878	13
Scalp Farm		Barnaslingan Lane, Enniskerry, Dublin 18.	Farmhouse	1970	13
Phrompstown House		Barnaslingan Lane, Enniskerry, Dublin 18.	House	1877	13
Verney House		Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House	1839	13
Verney Farm		Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House and Thatched Dairy	1840	13
Kiltarnan Grange or The Grange		Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House and Lodge	1842	13
Kiltarnan Golf and Country Club (formerly Springfield House)		Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House	1861	13
Ballybetagh House		Glencullen, Dublin 18.	Original front facade	1851	13
Old Post Office		Kiltarnan Gallery, Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House and Shop	1830	13
Ballycorus Grange		Mine Hill Lane, Ballycorus, Kiltarnan, Dublin 18	House	2019	13
Ballycorus Flue		Mine Hill Lane, Ballycorus, Kiltarnan, Dublin 18	Smelting Work, Chimney and Flue	1841	13
Mine Hill Cottages		Mine Hill Lane, Ballycorus, Kiltarnan, Dublin 18	Lead Mine Complex	1848	13
		Mine Hill Lane, Ballycorus, Kiltarnan, Dublin 18.	Lead Mine Complex-House	1849	13
Ballycorus Chimney and Flue		Mine Hill, Ballycorus, Kiltarnan, Dublin 18	Smelting Work, Chimney and Flue	1852	13



Structure Name	Address Number	Location	Description	RPS No	Map No
Doctor Nathaniel Alcock Memorial		Murphy's Lane, Bray, Co. Dublin.	Plaque	1872	13
Ballychorus House		Sutton's Lane, Ballychorus, Kiltarnan, Dublin 18.	House	1846	13
Orange Lodge		The Old School House, Enniskerry Road, Scalp, Kiltarnan, Dublin 18.	House	1832	13
Cuilin		Allies River Road, Bray, Co. Dublin.	Gateway	2075	14
Cuilin		Allies River Road, Bray, Co. Dublin.	House	1868	14
Knocklinn		Ballyman Road, Bray, Co. Dublin.	Gate Lodge	1985	14
Ballyman House		Ballyman Road, Bray, Co. Dublin.	Gate Lodge	2016	14
Jubilee Hall (Spanish School)		Ballyman Road, Bray, Co. Dublin.	House and Out Offices	1879	14
Knocklinn		Ballyman Road, Bray, Co. Dublin.	House and Outbuildings (Note: Entrance Walls also Protected Structures)	1883	14
Knocklinn		Ballyman Road, Bray, Co. Dublin.	Entrance Walls (Note: House and Outbuildings also Protected Structures)	1883	14
Ballyman House		Ballyman Road, Bray, Co. Dublin.	House	1884	14
Ellerslie		Crinken Lane, Shankill, Dublin 18.	House	1847	14
Crinken House		Dublin Road, Shankill, Dublin 18	House	1971	14
The Orchard		Dublin Road, Bray, Co. Dublin.	Gate Lodge	1987	14
Askefield House		Dublin Road, Bray, Co. Dublin.	Gate Lodge	2001	14
Beauchamp		Dublin Road, Bray, Co. Dublin.	House (exterior only)	2042	14
Woodbrook		Dublin Road, Bray, Co. Dublin.	Former Cricket Pavillion now Golf Club (excluding later extensions to east and west)	2060	14
Shanganagh Castle		Dublin Road, Shankill, Dublin 18	Freestanding monument, dated 1852	2089	14
Woodbrook		Dublin Road, Bray, Co. Dublin.	Walled garden	2090	14
The Aske		Dublin Road, Bray, Co. Dublin.	Gateway	2104	14
Corke Lodge & The Coach House		Dublin Road, Bray, Co. Dublin.	House and Out Offices/ Dwellings	1869	14
Woodbrook House		Dublin Road, Bray, Co. Dublin.	House and Out Offices, Folly	1870	14
Woodbrook House Lodge		Dublin Road, Bray, Co. Dublin.	Entrance Gates & Railings (Note: Gate Lodges (2) also Protected Structures)	1871	14
Woodbrook Front Lodge		Dublin Road, Bray, Co. Dublin.	Gate Lodge (Note: Side Lodge, Entrance Gates and Railings also Protected Structures)	1871	14
Wilford		Dublin Road, Bray, Co. Dublin.	House	1873	14
Woodbrook Side Lodge		Dublin Road, Bray, Co. Dublin.	Gate Lodge (Note: Front Lodge, Entrance Gates and Railings also Protected Structures)	1874	14
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)		Dublin Road, Bray, Dublin 18.	Railings and Gates and Granite Milestone (Note: Hall (former) also Protected Structure)	1858	14
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)		Dublin Road, Bray, Dublin 18.	Hall (former) (Note: Railings and Gates and Granite Milestone also Protected Structures)	1858	14
Askefield House		Dublin Road, Bray, Dublin 18.	House	1860	14
Beauchamp House		Dublin Road, Bray, Dublin 18.	House	1862	14
Saint James's Church		Dublin Road, Bray, Dublin 18.	Church (Original Building) (Note: Railings and Gates also Protected)	1863	14

Structure Name	Address Number	Location	Description	RPS No	Map No
			Structures)		
Saint James's Church		Dublin Road, Bray, Dublin 18.	Railings and Gates (Note: Church (Original Building also Protected Structure)	1863	14
The Aske		Dublin Road, Bray, Dublin 18.	House and Lodge	1866	14
Crinken House		Dublin Road, Shankill, Dublin 18	Gateway	2074	14
Shanganagh Castle		Dublin Road, Shankill, Dublin 18.	House, Castle and Gate Lodge	1845	14
Crinken Cottage (former Gate Lodge to Shanganagh Castle)		Dublin Road, Shankill, Dublin 18.	House	1850	14
Old Conna Hill		Ferndale Road, Bray, Co. Dublin.	Gateway	2086	14
Aravon School		Old Conna Hill, Ferndale Road, Bray, Co. Dublin.	House	1867	14
Old Conna Village		Old Conna, Bray, Co. Dublin.	Wall, Arch Way, Entrance	1864	14
Old Conna Village		Old Conna, Bray, Co. Dublin.	Old Conna Stables and Out Offices/ Houses	1864	14
Thornhill (Saint Gerard's School)		Old Conna, Bray, Co. Dublin.	House (in School Complex) (Note: Original Entrance Railings, Piers and Gates also Protected Structures)	1885	14
Thornhill (Saint Gerard's School)		Old Conna, Bray, Co. Dublin.	Original Entrance Railings, Pier & Gates (Note House (in School Complex) also Protected Structure)	1885	14
Old Connaght House		Old Connaght Avenue, Bray, Co. Dublin.	House	1875	14
Palermo		Old Connaght Avenue, Bray, Co. Dublin.	Former Entrance Walls & Piers, Walled Garden at Fesina Lente	1876	14
Graveyard		Old Connaght Avenue, Bray, Co. Dublin.	Graveyard	1880	14
Old Bawn		Old Connaght Avenue, Bray, Co. Dublin.	House	1881	14
Graigueconna		Old Connaght Avenue, Bray, Co. Dublin.	House	1882	14
Glenfield		Thornhill Road, Old Conna, Bray, Co. Dublin.	House	1964	14
Thornhill		Thornhill Road, Old Conna, Bray, Co. Dublin.	Chapel (Former)	1976	14
The Ochra		Thornhill Road, Old Conna, Bray, Co. Dublin.	Gate Lodge (exterior only)	1977	14
The Ochra		Thornhill Road, Old Conna, Bray, Co. Dublin.	House	1982	14
Vallambrosa		Thornhill Road, Old Conna, Bray, Co. Dublin.	House, Pavilion and Out Offices	1886	14

## 4.2 Architectural Conservation Areas

Tables 4.2 and 4.3 set out the existing Architectural Conservation Areas (ACA) and Candidate Architectural Conservation Areas (cACA) in the County together with the relevant County Development Plan map number. Each character appraisal document can be viewed by clicking on the ACA below and are available on the Conservation webpage: <https://www.dlrcoo.ie/en/conservation/architectural-conservation-areas>.

**Table 4.2 Architectural Conservation Areas**

ACA Name	Map Number
Dundrum (incorporating Pembroke Cottages, Ballinteer Road and Main Street)	1
Campfield Terrace, Kilmacud Road Upper, Dundrum	1
Castle Cottages, Roebuck Road, Clonskeagh	1
Sydenham Road, Dundrum	1
Sydenham Villas, Dundrum	1, 5
Pembroke Cottages, Booterstown Avenue	2
Montpelier Place, Temple Hill, Blackrock	2
Newtown Villas, Blackrock	2
Monkstown	2, 3
Seafort Parade, Rock Road, Blackrock	2
Sydney Avenue, Blackrock	2
Waltham Terrace, Blackrock	2
Clarinda Park	3
Crosthwaite Park	3
Royal Terrace	3
Haigh Terrace to Park Road (formerly Adelaide Street)	3
Vesey Place, De Vesci Terrace, and Willow Bank	3
Sandycove Point - Sandycove	3, 4
Marlborough Road, Glenageary	3, 7
Silchester Road, Glenageary	3, 7
Dalkey Village	3, 4, 7
Vico Road - Sorrento Point, Dalkey	4
Killiney	4, 7, 10
Balally Cottages, Sandyford Road, Sandyford	5
Arkle Square, Brewery Road, Stillorgan	6
Foxrock	6, 9
Moss Cottages, Enniskerry Road, Kiltiernan	10

**Table 4.3: Candidate Architectural Conservation Areas (cACA)**

cACA Name	Map Number
Blackrock Village	2
Booterstown Avenue	2
Society of Friends Quaker Burial Grounds and Meeting House, Temple Hill	2
Dún Laoghaire Harbour, Dún Laoghaire	3
Dún Laoghaire Seafront, Dún Laoghaire	3
Peoples Park, Dún Laoghaire	3
The Metals	3, 4, 7
Ardburgh Villas	4
Marlay Park	5
Adelaide Road / Station Road	3, 7

### 4.2.1 What is an Architectural Conservation Area?

The concept of the Architectural Conservation Area (ACA) was introduced in the Local Government (Planning and Development) Act, 1999, which was brought into operation on 1<sup>st</sup> January 2000. This was subsequently replaced by the Planning and Development Act, 2000, as amended, in which Part IV, Chapter II, contains the provisions relating to Architectural Conservation Areas.

Section 8.1. of the Planning and Development Act, 2000, as amended states,

- (1) *A Development Plan shall include an objective to preserve character of a place, area, group of structures or townscape, taking account of building lines and heights, that –*
- (a) *is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest or value, or,*
  - (b) *contributed to the appreciation of Protected Structures, if the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape shall be known as and is in the Act referred to as an “Architectural Conservation Areas”.*

Recommendations for the procedures to be followed in the evaluation and designation of Architectural Conservation Areas, is set down in Chapter 3 of the *Architectural Heritage Protection Guidelines for Planning Authorities, 2004, 2011*, published by the Department of the Environment, Heritage and Local Government, now the Department of Culture, Heritage and the Gaeltacht.

Section 3.6 of the Guidelines set down a list of the issues that should be addressed, in any report prepared in relation to the inclusion of an Architectural Conservation Area (ACA) in the County Development Plan. This report fulfils that function to move the ACA forward from its status as a proposed, or candidate ACA towards declaration as an Architectural Conservation Area.

Section 3.7 of the Architectural Heritage Protection guidelines (2004, 2011) sets out criteria with respect to Development Control in Architectural Conservation Areas. It is considered that the Policy Objectives as detailed in Chapter 11 (Heritage and Conservation) and Chapter 12 (Development Management) of the Written Statement and in Sections 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7 and 4.2.8 of this Appendix provide adequate guidance on how proposals will be assessed.

### 4.2.2 Implications for Planning and Development

The aim of designating an area as an Architectural Conservation Area (ACA) is to protect the special external expression of the buildings by managing change in a positive manner.

In general terms, there is a requirement under the Planning and Development Act, 2000, as amended, that planning permission be sought for all development works except those considered to be exempted development.

Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, also lists developments, which constitute exempted development, Section 4 (1)(h) states:

*“Development consisting of the carrying out of works for the maintenance improvement or other alteration of any structure, being works which affect only the interior of the structure or, which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of its neighbouring structures”.*

Where uncertainty arises as to what, in a particular case, is or is not exempted development, any person may under Section 5 (1) of the Planning and Development Act, 2000, as amended, on payment of the prescribed fee, request in writing from the Planning Authority, a Declaration in relation to the query.

### 4.2.3 De-exempted Development within ACA

In summary the de-exempted development classes for sites located within the boundary of an ACA, with reference to the Planning and Development Regulations, 2001, as amended, are:

Schedule 2, Part 1 – Exempted Development – General, including the following classes: Class 1, 3, 5, 6, 7, 9, 11, 31d, 50b.

The most prevalent are as follows:

- Extensions (Class 1) – It is policy objective to ensure that Planning Permission is required for domestic extensions within an ACA.
- Garages/sheds etc. (Class 3) – It is policy objective to ensure that Planning Permission is required for domestic garages, glasshouses, sheds etc. within an ACA.
- Signage and Pillars (Class 5) – It is policy objective that Planning Permission is required for alterations to boundary treatments to residential plot boundaries.

#### **4.2.4 Works likely to affect the character of an ACA**

The below list is not definitive. Owners, occupiers or developers proposing to carry out works within an ACA are advised to consult the Planning Authority prior to undertaking any development, including any physical works.

***Where there is uncertainty, a pre-planning consultation or Section 5 Declaration should be sought.***

##### **Roofs:**

- The removal or partial removal of:
  - The original roofing materials and their replacement with modern material(s), such as fibre cement tiles, or artificial slates.
  - Existing chimney stacks, terracotta or clay pots.
  - Decorative features such as timber barge-boards or cast-iron ridge cresting, finials.
  - The original rainwater goods, such as, gutters and downpipes and their replacement with modern materials, such as Upvc to any prominent elevation(s).
- The rendering of existing brick chimneystacks.
- The installation of solar panels, roof-lights or changes to the front elevation, or associated elevations visible from the front elevation of the property.
- The erection of communications antennae or support structures, for same, to any prominent elevations.

##### **External Walls:**

- The removal of external render or the plastering over of exposed stone detailing to the surrounds and quoins.
- The external painting of previously unpainted surfaces to all elevations.
- Use of felt, bitumen or other covering on the visible faces of parapets.
- Repointing of brickwork on facades other than with lime-based mortar.
- Power washing or cleaning of facades with abrasive or chemical methods other than low pressure water and gentle cleansing agents.

##### **Openings:**

- The removal, alteration or enlargement of original window openings and the replacement of original windows, with inappropriate modern insertions to prominent elevations. The installation of aluminum and Upvc windows is not considered appropriate, as also is the replacement of a different type of window i.e. casements windows in place of sash windows.
- The replacement of original glass in the windows with reinforced glass or textured glass to the front or prominent elevation.
- The replacement of entrance doors in an inappropriate style, material or method of opening.

##### **Boundary Treatments:**

- The removal of any original boundary walls, gates piers or decorative railings.
- Any creation of and modification to the width of the entrances.
- Alteration to the height of the plinth walls on the front boundary.
- Alternation or removal of coping stones on boundary walls on street frontages.
- Repointing of boundary walls or plinth walls using cement-based render.

With respect to guidance for New Development works (including alterations and extensions), refer to Chapter 12, Section 12.11.4 New Development within an ACA, of the Written Statement.

#### 4.2.5 Works not likely to affect the character of the ACA

##### Maintenance and Repairs:

- All original or early features and materials, which positively contribute to the character of the area, should be retained, and repaired, where possible. Where replacement is necessary, it should be on a like for like basis.

##### Internal alterations:

- For any structures and houses, which are not Protected Structures, the ACA designation does not prevent internal changes or re-arrangements, provided that these changes do not impact on the exterior and character of the structure.

##### Restoration of Character:

- Where original features have been lost, or replaced, with inappropriate alternatives the reinstatement of these original features, is encouraged and, will not normally require planning permission.

##### Services:

- Security alarms, electrical boxes, wires, and cables should be placed in the most discreet locations on buildings, to reduce any visual impact. Where they are any unused services of these or similar type, they should be removed to enhance the overall appearance and character of the area.
- Electrical and telecommunications cables should follow any vertical architectural lines, i.e. wires may be channeled along rainwater goods and vertical mouldings.
- A sensitive design approach is encouraged, which is complementary and/or sympathetic to the context and scale of the area, to maintain the overall integrity of the urban grain. Rearrangements, provided that these changes do not affect the exterior of the structure.

#### 4.2.6 Amalgamation of Properties or Sites

Amalgamation of Structures: The amalgamation of two or more buildings into one functional unit requires planning permission irrespective of whether it is located in an ACA or not.

##### Amalgamation of Plots:

The existing plot structure is generally to be retained to express the existing grain, which is an important determining factor of the special character of the ACA.

#### 4.2.7 Commercial Frontages

##### Alterations to Existing Shop fronts and Signage:

- Planning applications for alterations to shop fronts within the ACA boundaries will also be assessed on the impact of the proposed design on surrounding structures and the special character of the ACA, having regard to scale, proportions, materials, and detailing.

##### New Shop fronts:

- The introduction of shop fronts to buildings within the ACA may damage the special character of the ACA and need to be considered in the context of the streetscape.

##### Replacement Shop fronts:

- For the existing shop fronts, applications within the ACA boundaries will be assessed on the impact of the proposed design on the special character of the ACA, having regard to scale, proportions, materials and detailing. This does not preclude good modern design, and well considered design solutions will be favoured to ensure the authentic quality of the ACA is maintained.
- Proposed shop front designs should follow general design guidance for shop fronts given in Section 12.6.8 Shop fronts, Signage, Advertising and Public Art and Section 12.11.4 New Development within an ACA of the 2022-2028 Dún Laoghaire-Rathdown County Development Plan.

##### New Signage:

- New signage on the commercial structure in the ACA should be of an appropriate design to complement or enhance the structure and should not be overly dominant on the streetscape.

- Standard corporate signage, which would detract from the character of the ACA should be adapted in scale, colour, or material colour to be more in keeping with the area.
- Outdoor Advertising Billboards:
- Outdoor advertising will detract from the special character of the ACA and should therefore be limited.
- Billboards which conceal historic features or impinge on significant views will not be deemed acceptable.

#### Shutters:

- The design of security shutters should complement rather than damage the character of the building and the ACA. Security shutters should not cover the entire commercial building frontage, but only the vulnerable glazed areas. Shutter boxes should be positioned discreetly behind the fascia board or sliding lattice grills be positioned behind the shop window. Where appropriate to the type of shop or to the historic interior arrangement, security shutters should be placed behind the window display.
- Where external security screens are deemed acceptable, they should be of transparent open chain-link grille design rather than solid or perforated shutters, which are not transparent when viewed obliquely.
- Shutters and grilles should be painted or finished in colour to complement the rest of the exterior.
- Metal roller shutters with visible boxes are not acceptable within the ACA boundaries.

#### External Seating and Screening:

- External seating should be of wood, painted metal or other material which enhances the visual appearance of the ACA. Plastic is not an acceptable material for seating.

#### Other External Elements to Commercial Premises:

- Canopies, awnings, newspaper receptacles, vending machines, etc. can incrementally damage the special character of an ACA.
- Where canopies or awnings are deemed acceptable in this location, they should not be made of plastic, but of heavy-duty cotton material with painted metal or timber hardware.
- Commercial premises should limit the clutter of temporary external retail furniture, such as external heaters, bins, menu-boards, etc.
- Such fittings are only acceptable where their design complements or enhances the character of the area”.

In addition to the above guidance, applicants should also refer to Section 12.6.8 Shopfronts, Signage, Advertising and Public Art of the Plan.

### 4.2.8 Works to the Public Realm

Unsympathetic works can have a detrimental impact upon the character of the ACA. In this instance, any planned works to the public realm should be respectful of the special character of the area and enhance the appreciation and setting of the streetscape in line with Policy Objectives within 11.4.3 Protection of Other Elements of Built Heritage of the 2022-2028 County Development Plan.

Any alterations to paving and street furniture should be in keeping with the visual simplicity of the ACA, and any existing original feature i.e. paving, cobble stones, kerbing retained, where possible. Where historic evidence of street furniture does not survive, new elements should be of a high quality and low-key. Conspicuous arrays of litter bins or bollards should be avoided to minimise clutter. The impact of necessary items should also be mitigated by well considered positioning. Overhead electricity supply and telephone cables and poles detract strongly from the character of the ACA. Any initiatives to place overhead services underground and the removal of redundant services from the façades of building would be encouraged within the historic ACA.

Notwithstanding the above guidance, applicants are strongly advised to refer to the details contained within each ACA Character Appraisal Report.”

### 4.3 Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP) is a statutory list of all known archaeological monuments in Dún Loaghaire-Rathdown County. The RMP consists of a published set of Ordnance Survey maps on which monuments are marked by a circle. It should be borne in mind that the circle does not necessarily define the extent of the site or monument. The National Monuments Service of the Department of Culture, Heritage and the Gaeltacht keeps records of all known monuments and sites.

#### Registered Monuments

The Register of Historic Monuments was established under the National Monuments (Amendment) Act, 1987. Monuments entered in the Register are termed Registered Monuments. Registered Monuments are shown as (R) in the Table 4.4.

#### National Monuments

National Monuments in State guardianship or ownership have a notice on the site, which states that the monument is a National Monument and is protected under the National Monuments Acts.

For National Monuments in the ownership or guardianship of the Minister or a local authority or which are subject to a preservation order the prior consent of the Minister is required for any interference with the monument.

There are certain circumstances involving danger to a monument the Minister may by order undertake the preservation of the monument. The effect of the Preservation Orders is to make it unlawful to interfere in any way with the monument without the written consent of the Minister.

National Monuments are shown in Table 4.4 as being in state ownership (O), or guardianship (G). Those monuments which are the subject of a Preservation Order are marked with (P).

#### Note:

A number of structures included in Table 4.4, are also defined as Protected Structures. These structures are protected under the National Monuments Acts and the Planning Acts. The qualities of archaeological and architectural interest are not mutually exclusive and certain structures can have both qualities and be protected by both Acts.

#### Note:

All data included in Table 4.4 has been provided by The National Monuments Service, Department of Culture, Heritage and the Gaeltacht in September 2009. The data contained within this table was updated in 2020 following a review by the National Monuments Service.

It must be emphasised that the RMP is not a final list of archaeological sites and monuments for Dún Loaghaire-Rathdown. The existence of a wide range of as yet unidentified archaeological sites and monuments must also be taken into account. It is advisable to check the Archaeological Survey of Ireland Sites and Monument's Database [www.archaeology.ie](http://www.archaeology.ie) for the most up-to-date information.

#### Note:

All RMP's are depicted on the County Development Maps. When locating an RMP, it should be noted that only the first three digits after the dash will be shown on the map i.e. DU023-14001, DU023-14002 and DU023-14003 will be shown as 023-014. All of the monuments therefore will be contained within the circle denoted.

The precise location and co-ordinates for each RMP can be found on the Archaeological Survey of Ireland Sites and Monument's Database - [www.archaeology.ie](http://www.archaeology.ie).



**Table 4.4: Record of Monuments and Places (RMP)**

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
1	Milltown, Dundrum Road, Bankside Cottages.	022-004001	Bridge	YES	
1	Whitehall Road	022-015	Buildings	YES	
1	Churchtown Rd Upper	022-016001	Ecclesiastical enclosure	YES	
1	Churchtown Rd Upper	022-016002	Church	NO	
1	Churchtown Rd Upper	022-016003	Graveslab	YES	
1	Churchtown Rd Upper	022-016004	Graveslab	NO	
1	Clonskeagh Bridge	022-090	Bridge	NO	
1	Milltown Road	022-092	Dwelling Site	NO	
1	River Dodder, Milltown	022-093	Ford Site	NO	
1	Whitebeam Road	022-094	Midden	NO	
1	Dodder Vale	022-096002	Mill - unclassified	NO	
1	Classon's Bridge	022-097	Bridge	NO	
1, 5	Ballinteer Road	022-023001	Tower House	NO	
1, 5	Ballinteer Road	022-023002	Anglo-Norman Masonry Castle	NO	R
2	Boosterstown Roebuck Road	022-017	Castle-Unclassified	YES	R
2	Rock Road	023-002	Martello Tower	YES	
2	St Helen's Wood	023-003	Enclosure Site	NO	
2	Boosterstown	023-004	Castle Site - Tower House	NO	
2	Main Street, Blackrock	023-005	Cross	YES	
2	Newtown Avenue	023-007	Ecclesiastical Site	NO	
2	Newtown Avenue	023-008	Castle- Unclassified	NO	
2	Tobernea Terrace	023-009	Holy Well - Ritual Site	YES	
2	Stillorgan Park	023-012001	House - 16th/17th Century Site	NO	
2	Stillorgan Park	023-012002	Flat Cemetery	NO	
2	Trimbleston Avenue	023-053001	Church	NO	
2	Trimbleston Avenue	023-053002	Graveyard	NO	
2	Boosterstown	023-067	St. Helens House	YES	
3	Brighton Vale	023-010	Martello Tower	YES	
3	Carrickbrennan Road	023-013001	Church	YES	
3	Carrickbrennan Road	023-013002	Graveyard	YES	
3	Carrickbrennan Road	023-013003	Charnel House	YES	
3	Castle Park, Monkstown	023-014001	Castle -Tower House	YES	O
3	Castle Park, Monkstown	023-014002	Gatehouse	YES	
3	Castle Park, Monkstown	023-014003	Bawn	NO	
3	People's Park	023-017	Martello Tower	NO	
3	Dunleary Road	023-052001	Promontory Fort Coastal	NO	
3	Dunleary Road	023-052003	Martello Tower Site	NO	
3	Fitzgerald Park	023-068	Burial	NO	
3, 4	Albert Road Lower	023-018	Wedge Tomb - Megalithic Tomb	NO	
3, 4	Sandycove Point	023-019	Martello Tower	YES	
3, 4	Ulverton Road, Dalkey	023-020001	Tower House	YES	
3, 4	Ulverton Road, Dalkey	023-020003	Grave slab	YES	
3, 4	Bullock Harbour; Harbour Road, Dalkey; Ulverton Road,	023-020004	Quay	YES	
3, 4	Sandycove Harbour	023-062	Battery Wall	YES	
3, 4, 7	Dalkey	023-023	Historic Town	YES	
3, 4, 7	Castle Street, Dalkey	023-023001	Castle	NO	
3, 4, 7	Castle Street, Dalkey	023-023002	Church	YES	
3, 4, 7	Castle Street, Dalkey	023-023003	Grave-Slab	YES	
3, 4, 7	Castle Street, Dalkey	023-023005	Cross	YES	
3, 4, 7	Dalkey	023-023007	Cross	YES	
3, 4, 7	Dalkey	023-023008	Cross	YES	
3, 4, 7	Castle Street, Dalkey	023-023010	Castle	YES	
3, 4, 7	Castle Street, Dalkey	023-023011	Castle	NO	
3, 4, 7	Dalkey	023-023012	Castle	NO	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
3, 4, 7	St Patrick's Parade, Dalkey	023-023013	Holy Well	NO	
3, 4, 7	Castle Street, Dalkey	023-023014	Castle	NO	G
3, 4, 7	Castle Street, Dalkey	023-023015	Cross inscribed stone	YES	
3, 4, 7	Cunningham Road, Dalkey	023-023016	Town Defences	YES	
3, 4, 7	Dalkey Avenue	023-023017	Town Defences	NO	
3, 4, 7	Dalkey Avenue	023-023020	Graveslab	NO	
3, 4, 7	Castle Street, Dalkey	023-023021	Graveslab	NO	
3, 7	Kill Abbey	023-015001	Church	YES	O
3, 7	Kill Abbey	023-015002	Graveyard	YES	
3, 7	Kill Abbey	023-015003	Holy Well	YES	
3, 7	Kill Abbey	023-015004	Crosses	YES	
3, 7	Kill Abbey	023-015005	Cross-inscribed Stone	YES	
3, 7	Kill Abbey	023-015007	Ballaun Stone	YES	
3, 7	Kill Abbey	023-015008	Cross	YES	
3, 7	Kill Abbey	023-015009	Font	YES	O
4	Harbour Road, Dalkey	023-022	Martello Tower	YES	R
4	Coliemore Road	023-024	Well	YES	
4	Dalkey Island	023-029001	Promontory Fort	YES	
4	Dalkey Island	023-029002	Midden	NO	
4	Dalkey Island	023-029003	Church	NO	O
4	Dalkey Island	023-029004	Holy Well	NO	
4	Dalkey Island	023-029005	Cross Inscribed Stone	YES	
4	Dalkey Island	023-029006	Burial Ground	YES	
4	Dalkey Island	023-029007	Field system	NO	
4	Dalkey Island	023-029009	Martello Tower	YES	
4	Dalkey Island	023-029011	Battery Wall	YES	
4, 7	Dalkey	023-070	House 16th-17th Century	YES	
5	Grange Manor Road	022-021	Mound Barrow	NO	
5	Llwellyn Park	022-022	Enclosure	NO	
5	Balally Hill	022-024	Castle - Tower House	NO	
5	Taylor's Grange	022-032	Holy Well -Ritual Site	YES	
5	Taylor's Grange	022-033	Portal Tomb - Megalithic Tomb	YES	R
5	Taylor's Grange	022-034	Town Defences	YES	
5	Ticknock	022-035	Holy Well -Ritual site	YES	
5	Sandyford Road	022-036001	Church	YES	
5	Sandyford Road	022-036002	Ecclesiastical Enclosure Site	YES	
5	Taylor's Grange	022-057	Cross-slab	YES	
5	Kilcross Crescent	022-064	Linear Earthwork	NO	
5	Woodside	022-068	House - 16th/17th Century	YES	
5	Kilcross Crescent	022-110	Fulacht Fia	NO	
5	Woodside	025-01001	Megalithic tomb	YES	
5	Woodside	025-01002	Megalithic tomb	YES	
5	Woodside	025-014	Enclosure	NO	R
5	Kingston (Rathdown By., Ballybrack ED)	026-148	Fulacht Fia	NO	
5, 8	Tibradden Barnacullia	025-013	Well	YES	
6	Woodside	022-069	Ringfort Possible	NO	
6	Stillorgan Road	023-011001	Church Site	NO	
6	Stillorgan Road	023-011002	Graveyard	YES	
6	Stillorgan Road	023-011004	Ecclesiastical Enclosure	NO	
6	Murphystown Road	023-025	Castle -Tower House	NO	
6	Cairn Hill	023-026	Mound - Barrow	NO	R
6	Foxrock Avenue	023-041	Castle - Unclassified	NO	
6	Carmanhall and Leopardstown, Murphystown	023-061	Fulacht Fia	NO	
6	Carmanhall	023-063	Pit-Burial	NO	
6	Carmanhall and Leopardstown, Murphystown	023-065	Burial Ground	NO	
6	Carmanhall and Leopardstown,	023-066	Field Boundary	NO	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
	Murphystown				
6	Stillorgan Park	023-069	Cist	NO	
6	Stillorgan Park	023-071	Castle - unclassified	NO	
6	Kilgobbin	026-161	Burnt Mound		
6, 7	Bray Road Cornelscourt	023-028	Castle	NO	
6, 9	Kilgobbin	025-017001	Tower House	YES	
6, 9	Kilgobbin	025-017002	Inn	YES	
6, 9	Kilgobbin	025-017003	Cist	NO	
6, 9	Kilgobbin	026-121002	Linear Earthwork	NO	
7	Kill Lane	023-016	Font	YES	
7	Beechgrove Park; Mackintosh Park, Dun Laoghaire	023-02700	Ritual Site - Holy tree/bush	NO	O
7	Beechgrove Park; Mackintosh Park, Dun Laoghaire	023-027001	Holy Well- Ritual Site	NO	O
7	Beechgrove Park	023-042	Cist	NO	
7	Watson Road	026-009	Earthwork	NO	
7	Killiney Heath	026-010	Megalithic Structure	YES	
7	Killiney Hill Road	026-011	Martello Tower	YES	
7	Strathmore Road	026-012	Battery	YES	
7	Marino Avenue West	026-013001	Church	YES	O
7	Marino Avenue West	026-013002	Graveyard	YES	
7	Marino Avenue West	026-013003	Inscribed Stone	NO	
7	Marino Avenue West	026-013004	Holy Tree	YES	
7	Marino Avenue West	026-013005	Font	YES	
7	Marino Avenue West	026-013006	Cross	YES	
7	Marino Avenue West	026-013007	Cross	YES	
7	Marino Avenue West	026-013008	Ecclesiastical Enclosure	NO	O
7	Brennanstown	026-118	Standing Stone	YES	
7	Cabinteely	026-119	Burial Ground	YES	
7	Cabinteely	026-159	Fulacht Fia	NO	
7, 10	Brennanstown	026-007	Portal-tomb - Megalithic tomb	YES	G
8	Kilmashogue	025-006	Portal Tomb - Megalithic tomb	YES	
8	Kilmashogue	025-007001	Wedge Tomb	YES	O
8	Kilmashogue	025-007002	Cist	YES	
8	Kilmashogue	025-007003	Cairns	YES	O
8	Kilmashogue	025-008001	Field Systems	NO	
8	Kilmashogue	025-008002	Enclosure	NO	
8	Kilmashogue	025-008003	Enclosure	NO	
8	Kilmashogue	025-009	Cashel - Ringfort	YES	
8	Ticknock	025-011	Ringfort - Unclassified	YES	
8	Barnacullia	025-012	Enclosure	NO	
8	Ballyedmonduff	025-015	Enclosure	YES	
8	Tibradden	025-023001	Cairn - burial cairn	NO	
8	Tibradden	025-023002	Inscribed Stone	YES	G
8	Ballyedmonduff; Ballybrack; Glencullen; Ticknock	025-025	Passage Tomb - Megalithic Tomb	YES	
8	Ballyedmonduff	025-026	Enclosure	NO	
8	Ballyedmonduff	025-027001	Enclosure	NO	
8	Ballyedmonduff	025-027002	Enclosure	NO	
8	Ballyedmonduff	025-031001	Enclosure	YES	
8	Ballyedmonduff	025-031002	Hut Site	NO	
8	Ballyedmonduff	025-082	Cross-Inscribed Stone	NO	
8, 9	Ballyedmonduff	025-028001	Enclosure	NO	
8, 9	Ballyedmonduff	025-028002	Ringfort	YES	
8, 9	Ballyedmonduff	025-028003	Enclosure	YES	
8, 9	Ballyedmonduff	025-029001	Ringfort	YES	
8, 9	Ballyedmonduff	025-029002	Enclosure	NO	
8, 12	Ballybrack (Glencullen)	025-024001	Enclosure	YES	
8, 12	Ballybrack (Glencullen)	025-024002	Field System	NO	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
9	Kilgobbin	025-016001	Church	YES	
9	Kilgobbin	025-016002	Graveyard	YES	
9	Kilgobbin	025-016003	Grave-Slab	YES	
9	Kilgobbin	025-016004	Grave-Slab	YES	
9	Kilgobbin	025-016005	Grave-Slab Fragment	YES	
9	Kilgobbin	025-016007	Cross	YES	
9	Kilgobbin	025-016008	Architectural Fragment	YES	
9	Kilgobbin	025-016011	Cross	YES	O
9	Kilgobbin	025-016012	Ballau Stone	NO	O
9	Ballyedmonduff	025-030	Ringfort - unclassified	NO	
9	Ballyedmonduff	025-032	Enclosure	NO	
9	Jamestown	026-001	Enclosure	NO	
9	Cruagh	026-003	Ritual Site - Holy Well	YES	
9	Kilgobbin	026-004001	Church site	NO	
9	Kilgobbin	026-004002	Graveyard	NO	
9	Kilgobbin	026-004003	Holy Well-Ritual Site	YES	
9	Kilgobbin	026-004004	Cross	YES	
9	Carrickmines Great	026-005001	Castle	NO	
9	Carrickmines Great	026-005002	Bawn	NO	
9	Carrickmines Great	026-005003	Fortification	NO	
9	Carrickmines Great	026-005004	Mill Unclassified	NO	
9	Carrickmines Great	026-005005	Castle	NO	
9	Jamestown	026-015	Cist	NO	
9	Carrickmines Great	026-018	Cross	YES	
9	Kilgobbin	026-019	Portal Tomb - Megalithic tomb	YES	O
9	Kilgobbin; Kilternan; Laughanstown	026-020001	Church	YES	
9	Kilgobbin; Kilternan; Laughanstown	026-020002	Graveyard	YES	
9	Kilgobbin; Kilternan; Laughanstown	026-020003	Font	YES	
9	Glenamuck South; Kingston	026-021	Enclosure	NO	
9	Kilgobbin	026-087	Linear Earthworks	NO	
9	Jamestown	026-115	Linear Earthwork	NO	
9	Carrickmines Great	026-122	Linear Earthwork	NO	
9	Kilgobbin	026-123	Urn Burial	YES	
9	Kilgobbin	026-128	Enclosure	NO	
9	Carrickmines Great	026-135	Fulacht Fia	NO	
9	Carrickmines Great	026-145	Rock Art	NO	
9	Carrickmines Great	026-146	Rock Art	NO	
9	Kilgobbin	026-156	Habitation Site	NO	
9, 13	Ballycorus	026-117	Mining Complex	YES	
10	Laughanstown	026-006	Enclosure	NO	
10	Cherrywood	026-0133	Barrow - Ring-Barrow	NO	
10	Seafield Road, Killney	026-01401	Martello Tower	YES	
10	Seafield Road, Killney	026-01402	Earthwork Unclassified	NO	
10	Laughanstown	026-023001	Church	YES	O
10	Laughanstown	026-023002	Graveyard	NO	
10	Laughanstown	026-023003	High Cross	YES	O
10	Laughanstown	026-023004	High Cross	YES	
10	Laughanstown	026-023006	Grave-Slabs	YES	
10	Laughanstown	026-023007	Cross	YES	
10	Laughanstown	026-023008	Cross Inscribed stone	YES	
10	Laughanstown	026-023009	Ecclesiastical Enclosure	YES	O
10	Laughanstown	026-024	Wedge Tomb - Megalithic Tomb	YES	
10	Glebe	026-025	Cairn	YES	
10	Laughanstown	026-026	Cairn	NO	
10	Cherrywood	026-027	Enclosure	NO	
10	Laughanstown	026-028	Inn Site	NO	
10	Bray Road, Loughlinstown	026-029001	Castle Site	NO	
10	Bray Road, Loughlinstown	026-029002	House 16th/17th Century	YES	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
10	Cromlech Fields, Shanganagh	026-030	Portal Tomb	YES	R
10	Mill Lane, Shanganagh	026-031001	Castle - Tower House	YES	
10	Shanganagh Cliffs	026-032	Enclosure	NO	
10	Corbawn Lane	026-033	Enclosure	NO	
10	Rathmichael	026-047	Ringfort Unclassified	YES	
10	Rathmichael	026-048001	Hillfort	YES	
10	Rathmichael	026-048002	Ringfort	YES	
10	Rathmichael; Shankill	026-050001	Enclosure	NO	O
10	Rathmichael; Shankill	026-050002	Church	YES	O
10	Rathmichael; Shankill	026-050003	Graveyard	YES	O
10	Rathmichael; Shankill	026-050004	Round Tower	YES	O
10	Rathmichael; Shankill	026-050005	Souterrain	NO	O
10	Rathmichael; Shankill	026-050007	Cross	YES	O
10	Rathmichael; Shankill	026-050008	Holed Stone	YES	O
10	Rathmichael; Shankill	026-050009	Grave-Slab	YES	O
10	Rathmichael; Shankill	026-050010	Bullaun Stone	YES	O
10	Rathmichael; Shankill	026-050011	Inscribed Stone	NO	O
10	Rathmichael; Shankill	026-050012	Inscribed Stone	NO	O
10	Rathmichael; Shankill	026-050013	Gateway	NO	O
10	Rathmichael; Shankill	026-050015	Grave Slab	YES	O
10	Rathmichael; Shankill	026-050016	Grave Slab	YES	O
10	Rathmichael; Shankill	026-050017	Grave Slab	YES	O
10	Rathmichael; Shankill	026-050019	Grave Slab	NO	O
10	Rathmichael; Shankill	026-050020	Grave Slab	NO	O
10	Rathmichael; Shankill	026-050021	Grave Slab	NO	O
10	Rathmichael; Shankill	026-050022	Graveslab	NO	O
10	Shankill	026-051001	Cross Base	YES	
10	Shankill	026-051002	Cross	YES	
10	Shanganagh	026-05501	Martello Tower Site	NO	
10	Shanganagh	026-05502	Defensive Redoubt Site	NO	
10	Carrickmines Great	026-071002	Field System	NO	
10	Carrickmines Great	026-080001	Enclosure	NO	
10	Carrickmines Great	026-080002	Watermill	NO	
10	Shankill	026-086001	Mill Unclassified	NO	
10	Shankill	026-086002	Mill Unclassified	YES	
10	Laughanstown	026-093	Castle- Tower House	YES	
10	Dublin Road, Shankill	026-109	Cross present location	YES	
10	Glebe	026-114	House 16th/17th Century	NO	
10	Cherrywood	026-127	Camp	NO	
10	Cherrywood	026-141	Fulacht Fia	NO	
10	Cherrywood	026-142	Fulacht Fia,	NO	
10	Laughanstown	026-144	Rock Art	NO	
10	Glebe	026-149	Ringfort Unclassified	NO	
10	Carrickmines Great	026-150	Fulacht Fia	NO	
10	Laughanstown	026-153	Ring- Carin	NO	
10	Cherrywood	026-155	House - prehistoric	NO	
10	Cherrywood	026-160	Habitation Site	NO	
10	Laughanstown	026-164	Fulacht Fia	NO	
10	Laughanstown	026-165	Burnt Mound	NO	
10, 13	Rathmichael	026-049001	Tower House	YES	R
10, 13	Rathmichael	026-049002	Earthwork	NO	
10, 14	Shankill	026-05201	Tower House	NO	
10, 14	Shankill	026-05202	Church	NO	
10, 14	Shankill	026-05203	Mill	NO	
10, 14	Shankill	026-05204	Fortification	NO	
10, 14	Dublin Road, Shanganagh	026-054001	Church	YES	
10, 14	Dublin Road, Shanganagh	026-054002	Graveyard	NO	
10, 14	Dublin Road, Shanganagh	026-054003	Cross	NO	
10, 14	Dublin Road, Shanganagh	026-054004	Cross	YES	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
10, 14	Dublin Road, Shanganagh	026-054005	Building	NO	R
10, 14	Shanganagh	026-116	Fulachta Fia	YES	
10, 14	Shanganagh	026-120	Castle Unclassified	NO	
11	Tibradden	025-005001	Castle Site	NO	
11	Tibradden	025-005002	Bawn	NO	
11	Tibradden	025-005003	Earthenworks	NO	
12	Ballybrack (Glencullen)	023-084	Standing Stone	NO	
12	Ballybrack (Glencullen)	025-040001	Enclosure	NO	
12	Ballybrack (Glencullen)	025-040002	Enclosure	NO	
12	Ballybrack (Glencullen)	025-040003	Hut Site	NO	
12	Ballybrack (Glencullen)	025-040004	Hut Site	NO	
12	Ballybrack (Glencullen)	025-041001	Enclosure	NO	
12	Ballybrack (Glencullen)	025-041002	Hut Site	NO	
12	Ballybrack (Glencullen)	025-042	Enclosure	NO	
12	Ballybrack (Glencullen)	025-043001	Ringforts Cashel	YES	
12	Ballybrack (Glencullen)	025-043002	Enclosure	NO	
12	Ballybrack (Glencullen)	025-044	Megalithic Structure	NO	
12	Ballyedmonduff	025-045	Wedge Tomb - Megalithic tomb	YES	G
12	Ballybrack (Glencullen)	025-046	Stone Circle	NO	
12	Newtown Glencullen; Rathdown Barony	025-047001	Barrow	NO	
12	Newtown Glencullen; Rathdown Barony	025-047002	Standing Stone	YES	
12	Newtown Glencullen; Rathdown Barony	025-047003	Cairn	YES	
12	Newtown Glencullen; Rathdown Barony	025-047004	Ringfort-Cashel	NO	
12	Newtown Glencullen; Rathdown Barony	025-047005	Field System	NO	
12	Newtown Glencullen; Rathdown Barony	025-047006	Hut Sites	NO	
12	Newtown (Rathdown)	025-049	Earthwork	NO	
12	Ballybrack (Glencullen)	025-050	Standing Stone	YES	O
12	Ballybrack	025-052	Ringfort Site - Unclassified	NO	
12	Glencullen	025-053	Well	YES	
12	Glencullen Mt	025-054	Enclosure	NO	
12	Glendoo	025-074	Enclosure	NO	
12	Glencullen	025-077	House 16th/17th Century	YES	
12	Ballybrack (Glencullen)	025-085	Standing Stone	NO	
12	Ballybrack (Glencullen)	025-086	Standing Stone	NO	
12, 13	Newtown Glencullen; Rathdown Barony	025-047005	Field System	NO	
12, 13	Newtown Glencullen; Rathdown Barony	025-047007	Well	NO	
13	Newtown Glencullen; Rathdown Barony	025-047001	Barrow	NO	
13	Newtown Glencullen; Rathdown Barony	025-047002	Standing Stone	YES	
13	Newtown Glencullen; Rathdown Barony	025-047003	Cairn	YES	
13	Newtown Glencullen; Rathdown Barony	025-047004	Ringfort-Cashel	NO	
13	Newtown Glencullen; Rathdown Barony	025-047006	Hut Sites	NO	
13	Ballybetagh	026-035	Enclosure	NO	
13	Ballybetagh	026-036	Earthworks Possible	NO	
13	Ballybetagh	026-037	Enclosure	NO	
13	Ballybetagh	026-038	Enclosure	NO	
13	Ballybetagh	026-039001	Cairn	NO	P
13	Ballybetagh	026-039002	Hut Site	NO	

Map	Location	RMP No. (Duchas No.)	Classification	May Contain Protected Structures	Status
13	Ballybetagh	026-039003	Ringfort	YES	
13	Ballybetagh	026-041	Enclosure	NO	
13	Ballybetagh	026-042001	Megalithic Tomb	NO	
13	Ballybetagh	026-042002	Standing stone	NO	
13	Ballybetagh	026-043	Enclosure	NO	
13	Ballycorus	026-044001	Tower House-Castle	NO	
13	Ballycorus	026-044002	Hall-House	NO	
13	Ballycorus	026-045001	Ringfort	NO	
13	Ballycorus	026-045002	Field System	NO	
13	Rathmichael	026-046	Ringfort	NO	
13	Glencullen	026-056	Enclosure	NO	
13	Phrompstown	026-057	Enclosure	NO	
13	Phrompstown	026-058001	Ringfort Unclassified	NO	
13	Phrompstown	026-058002	Field System	NO	
13	Annaghaskin	026-061	Enclosure	NO	
13	Phrompstown	026-062	Enclosure	NO	
13	Ballybetagh	026-072	Enclosure	NO	
13	Ballybetagh	026-074	Enclosure	NO	
13, 14	Shankill	026-053	Ringfort Unclassified	NO	
13, 14	Ballyman Lane	026-060	Enclosure	NO	
14	Ballyman	026-052010	Metal working site	NO	
14	Ballyman	026-052011	Graveyard	NO	
14	Ballyman	026-05209	Holy Well	NO	
14	Shankill	026-059	Wedge Tomb - Megalithic Tomb	YES	
14	Ballyman	026-063	Castle - Tower House	NO	
14	Ballyman	026-064	Enclosure	NO	
14	Ballyman Road	026-065	Ring Ditch	NO	
14	Old Connacht Avenue	026-066001	Church	YES	
14	Old Connacht Avenue	026-066002	Graveyard	YES	
14	Old Connacht	026-067	Burial	YES	
14	Corke Abbey	026-068001	Church	NO	
14	Corke Abbey	026-068002	Graveyard	NO	
14	Corke Abbey	026-069	Holy Well - Ritual Site	NO	
14	Woodbrook Golf Links	026-070	Martello Tower Site	NO	
14	Ballyman	026-113	Pit Burial	YES	
14	Cork Great	026-124	Linear Earthwork	NO	
14	Shankill	026-132	Megalithic tomb - unclassified	NO	
14	Shankill	026-138	Fulacht Fia	NO	
14	Shankill	026-139	Fulacht Fia	NO	
14	Ballyman	028-002001	Ecclesiastical Enclosure Site	YES	
14	Ballyman	028-002002	Church	YES	
14	Ballyman	028-002003	Holy Well	YES	
14	Ballyman	028-002005	Graveslab	NO	
14	Ballyman	028-002006	Graveslab	YES	
14	Ballyman	028-002007	Corn Drying Kiln	YES	
14	Ballyman	028-002008	Fulacht Fia	NO	
14	Ballyman	028-002009	Ritual Site - Holy Bush / Tree	NO	
14	Ballyman	028-002011	Graveyard	NO	

## 4.4 Industrial Heritage

Structures/items are listed in map order and alphabetical order by description for each of the 14 Maps in Table 4.5. The general location of Industrial Heritage structures/items are indicated by a cog symbol on land use zoning maps.

**Table 4.5 Industrial Heritage Sites**

Map	Site No.	Description	Location	RPS No. (where appropriate)
1	24	Aqueduct	Within open space on southern side of Dodder between Milltown and Clonskeagh.	
1	932	Boundary Stone	On Northern side of Orwell Road	
1		Bridge	Packhorse Bridge to west of Bankside Cottages	
1	30	Letter Box	At junction of Whitethorn Road and Clonskeagh Road	
1	48	Letter Box	On Clonskeagh Road North of junction with Wynnsward Drive	
1	71	Letter Box	On Sweetman Avenue adjacent to rear entrance of Churchtown House	
1	91	Letter Box	On southern side of Upper Kilmacud Road, Stillorgan	
1	104	Letter Box	On western side of Goatstown Road, to north of junction with Taney Road.	
1	927	Pillar Letter Box	On eastern side of Orwell Road to the south of the Dodder	
1	4	Weir	Spans river Dodder to east of Orwell Road / Waldron's Bridge	
1		Weir	Spans river Dodder to west of Classon's Bridge	
2	959	Gas Lamp	Top of Temple Hill, at junction with Temple Crescent	
2	960	Gas Lamp	On north side of Temple hill	
2	53	Letter Box	On building on northern side of Foster's Avenue at junction with Roebuck Road	
2	199	Letter Box	Letter box if set into pavement near to roadside edge, on Mount Merrion Avenue, opposite junction with Cross Avenue	
2	238	Letter Box	On footpath on Avoca Avenue, at junction with Avoca Road.	
2	958	Letter Box	Top of Temple Hill, at junction with Temple Crescent	
2		Letter Box	Newtownpark Avenue	
2	206	Milestone	At edge of footpath in Main Street, Blackrock, adjacent to the Blackrock Shopping Centre.	
2	895	Milestone	On western side of Deansgrange Road.	
3	968	Gas Lamp	Longford Terrace, Salthill and Monkstown	632
3	965	Letter Box	Adelaide Road, Glenageary, adjacent to railway bridge	
3	967	Letter Box	Seapoint Avenue at junction with Seafield Avenue	
4	976	Letter Box	North side of Sorrento Road	
4	979	Pumping Station	Above Dalkey Avenue on the Metals	
4		Sign	'7 Eire' sign, Hawkcliffe, Vico Road, Dalkey	
5	118	Bridge	On Kilmashogue Lane to south of junction with College Road.	
5	110	Letter Box	Adjacent to gateway to Marley Park	
5	944	Letter Box	Ballinteer Road opposite junction with Lynwood.	
5	948	Letter Box	Lamb's Cross, Balally	
5		Letter Box	Balally Lodge, Sandyford Road, Dundrum	
5		Water Hydrant	Kilmashogue Lane	
6		Letter Box	Main Street, Sandyford Village	
6		Letter Box	Torquay Road	
6		Letter Box	Westminster Road	
6		Letter Box	Newtownpark Avenue	
6		Letter Box	Brighton Road	
6	987	Milestone	Kilgobbin Road	
7		Former Railway	Verona, Seafield Road, Killiney, Co. Dublin	



Map	Site No.	Description	Location	RPS No. (where appropriate)
		Station		
7	417	Letter Box	On Ballinlea Road at the triangle in the junction between Ballinlea Road and Killiney Road	
7	974	Letter Box	Pottery Road, Kill of the Grange	
7		Letter Box	Rochestown Avenue	
7		Letter Box	Brennanstown Road originally Brenanstown Road	
7		Letter Box	Church Road	
7	354	Milestone	Old Bray Road, Cornelscourt	
7	374	Milestone	Milestone is built into the front garden wall of a house and is concealed beneath a heavy growth of ivy	
7		Railway Station	Killiney DART Station, Station Road, Killiney, Co. Dublin	
7		Water hydrant	Brennanstown Road originally Brenanstown Road	
8	984	Bridge	On Ticknock Road	1762
8		Letter Box	Woodside Road	
9	710	Bridge	Carrying Enniskerry Road over the river at Kiltiernan	
9		Letter Box	Claremont Road originally Claremount Road	
9	983	Water Tap	On eastern side of Stepside Hill at Junction with Enniskerry Road	
9	985	Water Tap	Ballyedmonduff Road, Glencullen	
9	988	Water Tap	On west side of Glenamuck Road at junction with Enniskerry Road	
9	995	Water Tap	On west side of Glenamuck Road at junction with Enniskerry Road	
9	999	Weighbridge Office	Sutton's lane, near Ballycorus Road	
10	678	Boundary Stone	Adjacent to footpath leading to the beach from bridge at Strand Road, Killiney	
10	683	Boundary Stone	Military Road at corner of Killiney Hill Road	
10	684	Boundary Stone	Military Road at junction with Killiney Hill Road	
10	654	Bridge	Southern side of the main road at Loughinstown	
10		Bridge	Stonebridge Road, Shankill	
10	993	Bridge	Railway Bridge on disused railway line at mouth of Shanganagh (Loughinstown) River	
10		Date Stone	Dublin Road	1838
10	994	Ford	In Shanganagh River	1773
10	822	Former Railway Bridge	Eastern end of Quinn's Road, Shankill	
10	777	Letter Box	At roadside on east side of Ferndale Road, opposite Rathmichael Church	
10		Letter Box	Bray Road	
10		Letter Box	Dublin Road	
10	992	Possible Well	On the southern side of Lehaunstown Lane	
10	696	Shanganagh Battery	On cliff top just to the south of Shanganagh River and Shanganagh Waste Water Treatment Plant	
10		Water Pump	Corbawn Lane, Shankill	
10	775	Waterworks	Walled enclosure on hillside containing a deep concrete tank through which the water runs. There is the shell of a caretakers house adjacent.	
4, 7	978	Former Forge	Barnhill Road (Eamonn Walsh Garage)	
4, 7	970	Railway Bridge	Castle Park Road, adjacent to Metals	
4, 7	980	Water Tank	Above Dalkey Avenue on the Metals	
12	575	Letter Box	Glencullen	
12		Lime Kiln	Ballyedmonduff Road	
12	576	Roadside Pump	Glencullen	
12		Water Hydrant	Ballybetagh Road	

Map	Site No.	Description	Location	RPS No. (where appropriate)
12	986	Water Pump	On southern side of road leading west from Glencullen crossroads	
13		Chimney	Mine Hill Lane	
13		Roadside Pump	Ballybetagh Road	
13	996	Water Pump	On south side of Enniskerry Road, Kiltiernan	
14	855	Letter Box	At western end of Old Connaught Avenue	
14		Letter Box	Dublin Road	
14	1008	Meter Station	Ballyman Road, top east of junction with Ballyman Lane	
14	857	Milestone	On west side of old Dublin Road at Crinken.	
12, 13		Roadside Pump	Ballybetagh Road	



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# Appendix 5:

## Building Height Strategy

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# BUILDING HEIGHT STRATEGY

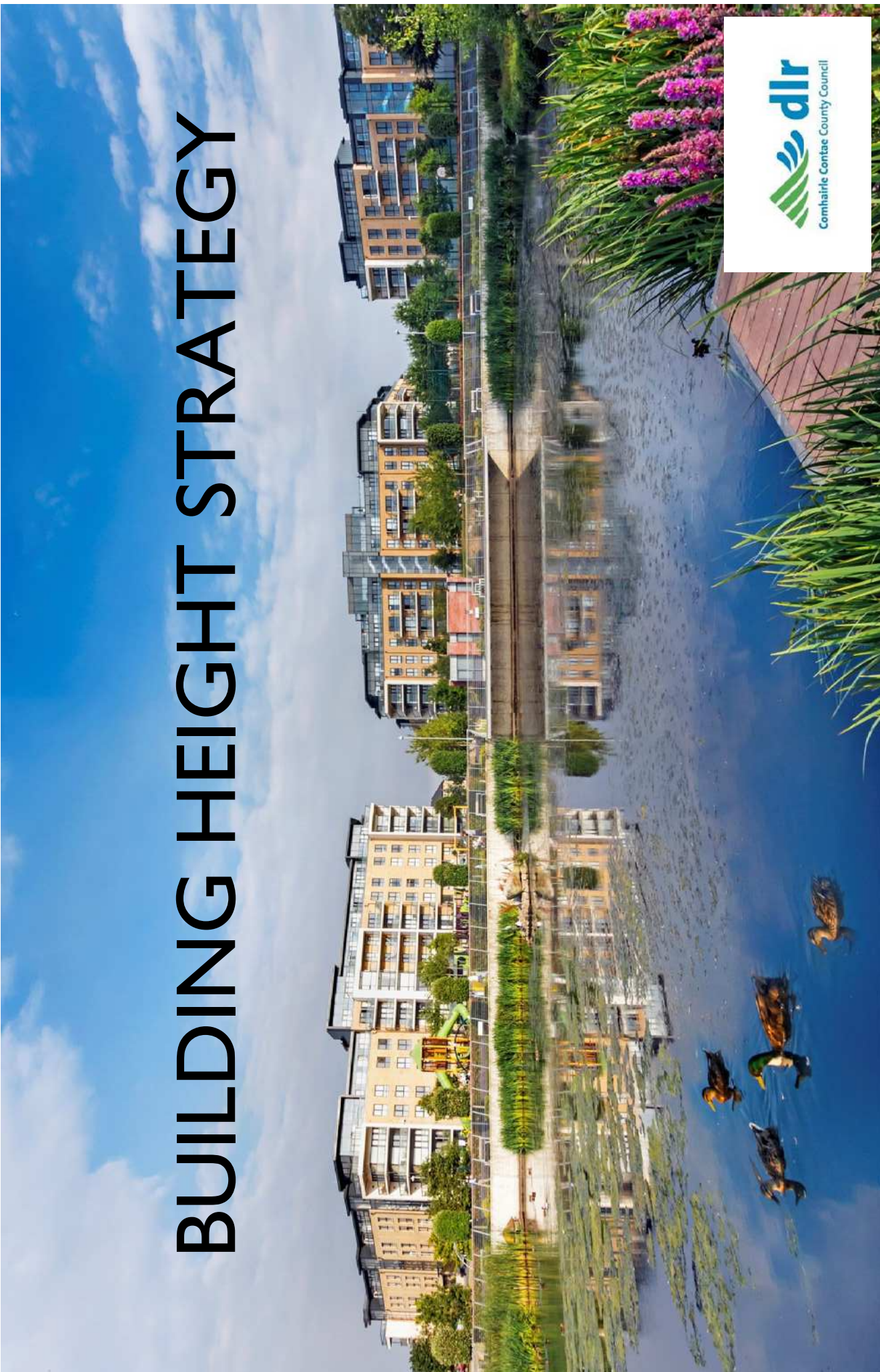




Figure 1: Tivvey, Sandyford, courtesy of Henry J Lyons Architects; | Cover photo; Honepark, courtesy of Cosgrave Group (Michael Cosgrave) Tomasz Juszcak info.imageworksphoto@gmail.com

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# INTRODUCTION AND CONTEXT



## **I. Introduction and Context**

### **I.1 Introduction**

In a County with such a unique and rich streetscape and landscape as DLR a Building Height Strategy is a useful tool to aid in successful place making so as to allow height in appropriate locations. If well designed, higher buildings can create identity and sense of place, improve amenities and provide for higher density sustainable development. Height is however only one aspect of the built form and successful places ensure a careful balance between density, height, block size and building typology all of which should create an appropriate urban form and the best use of urban land.

An initial County-wide Building Heights Strategy was prepared for Dún Laoghaire Rathdown in late 2006, by UK-based consultants Urban Initiatives, following a period of public consultation. This study set out a proposed strategy for assessing building heights based primarily on the spatial strategy or urban hierarchy of the County – with a series of relatively prescriptive ‘benchmark heights’ recommended (including conditions where upward and downward modifiers may apply) for various nodes and transport corridors, based on their relative position in the hierarchy. The Strategy also recommended that those specific areas of the County where tall buildings (or ‘District Landmarks’) could be accommodated were Sandycroft, UCD Belfield and Cherrywood. While the Strategy was noted by the Council, it was never formally adopted by way of a Variation to the County Development Plan.

The 2010-2016 County Development Plan review process, which commenced in early 2008, offered a timely opportunity to reassess the robustness and continuing relevance (or otherwise) of the Urban Initiatives Strategy. It was considered by the Development Plan Team that while the Strategy had certain merits, and provided a thorough analysis of the issues surrounding building height, a major shortcoming of the document was the use of overly prescriptive ‘benchmark heights’ for every area of the County.

The Planning Department proposed an amended strategy as part of the 2010 Draft County Development Plan. This Strategy, published as Appendix I of the Draft Plan, sought to establish a considered, principles-based approach to the assessment of building heights, but without the need to resort to prescriptive benchmark heights.

At the conclusion of the 2010 - 2016 Development Plan review process, the Members decided to adopt the revised Building Heights Strategy referred to above as an integral part of the Plan, but with the understanding that the issue would be revisited with a view to revising and refining the Strategy further, possibly by way of a Variation to the Plan. The Building Height Strategy which formed Appendix 9 of 2016 – 2022 County Development Plan was adopted by way of a variation to the 2010 – 2016 plan on September 12th, 2011.

It set out that the majority of the County’s landmass (c.75%) is subject to some form of building height policy and control - either implicit or explicit. Policy is then set for the remaining areas. A general recommended height of two storeys is applied. An additional floor of occupied roofspace above this height may also be acceptable but only within the terms laid out in the document. A maximum of 3-4 storeys may be permitted in appropriate locations - for example on prominent corner sites, on large redevelopment sites or adjacent to key public transport nodes - providing they have no detrimental effect on existing character and residential amenity

The Building Height Strategy also stated ‘this maximum height (3-4 storeys) for certain developments cannot apply in every circumstance. There will be situations where a minor modification up or down in height could be considered. The factors that may allow for this are known as ‘Upward or Downward Modifiers’.

Downward modifiers include where a proposal would adversely affect residential conditions or an ACA or the setting of a protected structure. Upward modifiers include where a development may bring about urban design benefits by way of enclosure for a public space for example or where a site is of a size that it can set its own context.

The current building height strategy has been a robust strategy which

has served the County well since 2011. However, in light of the new Section 28 “Urban Development and Building Heights, Guidelines for Planning Authorities” (December 2018), the existing strategy has been updated to align with the guidance and the SPPRs contained therein. The broad policy thrust remains the same – identifying areas for increased height via the local area plan and SDZ process, while ensuring regard to the particular sensitivities of the County and protection of existing amenity. In order to align with guidance, the maximum heights for what were called the residual suburban areas have been removed, as have the upward and down ward modifiers. They have been replaced with a very comprehensive set of performance based criteria for development management assessment of applications for increased height thus ensuring increased height in appropriate location, whilst protecting residential amenity and other assets of the County.

### **I.2 Why do we need to review the Strategy?**

Dún Laoghaire-Rathdown was traditionally a low-rise County. The prevailing building height seldom exceeded two to three storeys. During the immediate post-war development boom, residential and retail developments generally continued to follow a two to three storey template. A limited number of higher developments were scattered around the County with heights of up to seven storeys but these were the exception rather than the norm, and their impact remained local.

During the period 2003 – 2010 development tended to be higher ranging from 4 – 6 storeys in older suburban areas to 10 storeys along the N11 and 14 storeys in the SUPP area. There was little development in the period 2011 to 2016 but there has been steady increase in development and increased heights since 2016 with an acceleration in planning applications seeking increased heights since the adoption of the aforementioned Section 28 Guidelines.

Planning Authorities and An Bord Pleanála are required to have regard to Section 28 Planning guidelines and to apply any specific policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000, as amended. SPPRs take precedence over any conflicting policies and objectives of Development Plans, Local Area Plans and Strategic Development Zone



Planning Schemes. Where conflicts arise, such plans/schemes need to be amended to reflect the content and requirements of the guidelines.

As per the above and, in light of the publication of the Urban Development and Building Heights, Guidelines for Planning Authorities, 2018, and the National Planning Framework (NPF) the current Building Height Strategy required a review to ensure that the County Development Plan is in line with National Policy.

Development Management practice since the publication of the new Section 28 guidelines has been to assess the proposal as per the existing Building Height Strategy and/or relevant approved Local Area Plan/specific height policy. Some proposals have included heights that do not accord with these policies and in these instances the criteria in Section 3.2 of the Guidelines (see Section 5 below) and SPPR 3 have come into play. Therefore, there is a need to align the existing policy approach with the approach in the new Guidelines.

The aim of this Strategy is to ensure the protection of the built heritage of the County and general residential amenities while encouraging higher densities and heights where appropriate in accordance with the National Planning Framework and the Section 28 “Urban Development and Building Heights, Guidelines for Planning Authorities (and any future Section 28 Guidelines), and to ensure a plan-led approach to the assessment of taller buildings in the County.

### 1.3 High Building Strategies in Europe

This section analyses how different European cities have managed building heights and regulated tall buildings. Case studies examined include Paris, London and Rotterdam. The control of building heights has been a recurrent theme in European urban planning throughout history for a variety of reasons including the protection of amenities, land value and city image. Buildings of exceptional height are likely to have a greater impact on their context than other buildings. Tall buildings can harm important views or landmarks and may overshadow, overlook and dominate their surroundings. On the other hand, tall buildings can constitute important landmarks and provide geographical or cultural orientation points, which may contribute to a local identity.

How do other European cities manage building heights and regulate tall buildings? When comparing current planning policies to guide and control building heights in different European cities (Paris, London and Rotterdam) it becomes clear that there are different approaches:

- Maximum Building Height
- Area Specific Guidance (‘Pre-designed’ Zoning)
- Criteria Based Assessment.

#### 1.3.1 Maximum Building Height

Establishing a maximum building height was a common policy in 19th century Europe and is still used in many European cities today. Building height was restricted, for example, in Paris to a maximum of 20 metres(m) in streets wider than 20m in 1859, a regulation which is still enforced in some areas to the present day. Some areas in Paris do allow for taller buildings and in 2010, height restrictions were relaxed away from the historic centre, so that buildings could go up to 50 metres in certain locations. It should be noted, however, that Paris still allows for exceptional landmark buildings, such as those at la Defence.

Establishing a maximum height to control building height is a common practice in urban planning and ensures a homogenous height over large areas of the urban fabric. Due to its clarity and simplicity this tool, which is usually statutory, provides certainty for developers, planners and the public. Its disadvantages are lack of flexibility and lack of adaptation to changing economic circumstances and requirements over time. The Section 28 guidelines recommend against what they call “*Blanket numerical limitations on Building Height*”.

#### 1.3.2 Area Specific Guidance

Another approach focuses on establishing area specific guidance on building height and tall buildings. This method identifies zones with similar characteristics and requirements and defines the degree to which each zone is suitable for the development of tall buildings. Area specific guidance usually identifies, in map-based form, locations which are appropriate, sensitive or inappropriate for tall buildings. Often map based plans are assisted by specific policies and guidance, such as general objectives as well as suggested and/or maximum heights for each defined zone. Area specific guidance usually forms a component part of the

statutory local area plan and/or development plan covering any given area.

The area-based approach recognises the value of different character areas within the urban fabric and aims to protect and enhance the overall city image. Due to its statutory character and its clarity, this instrument provides certainty for developers, planners and the public. It allows for tall buildings on specific sites as well as restricting high-rise schemes in sensitive areas. A disadvantage is that, on its own, it is insufficient to ensure design excellence, a fundamental prerequisite for tall buildings due to their strong and lasting impact on their surroundings. Both Rotterdam and Paris identify areas suitable for taller buildings. SPPR 1 of the Guidelines requires Planning Authorities to explicitly identify, through their statutory Plans, areas where increased height will be actively pursued.

#### 1.3.3 Criteria Based Assessment

Criteria based assessment is an advisory tool to evaluate the design excellence as well as the reasoned justification of a tall building proposal.

Criteria based approaches can be established through a set of assessment criteria. Planning authorities would normally require applicants of tall building proposals to comprehensively address these criteria in their planning submissions.

To complement its already implemented area-based approach and ensure consistent design quality the Royal Borough of Kensington and Chelsea has set out both supporting information required as part of an application for a tall building and a Design Evaluation Checklist.

The supporting information includes:

1. A design and access statement that sets out the architectural and urban design rationale for the proposal and addresses among other factors the development context, development objectives, relationship with the street and neighbouring buildings, relationship to open space (including waterways) scale and massing, alignment, density, materials, detailing, lighting (day and night time), existing and proposed land and building uses, ground floor uses, treatment of rooftop/ crown, ground floor treatment,

landscaping and public realm strategy.

2. A visual impact assessment study to illustrate the impact on the context, especially on heritage assets and significant views.
3. Physical impact assessment study to illustrate the impact on micro climatic conditions (wind tunnel studies, sun path studies, overshadowing, heat island and glare studies), privacy and overlooking, telecommunications, and subterranean service infrastructure.
4. A Movement statement that provides a traffic impact assessment, including car parking, pedestrian movement and public transport needs, and a servicing strategy.
5. Building services strategy, including building systems and enclosure, energy consumption and efficiency, lighting (day and night time), waste storage and disposal, and maintenance.
6. A Sustainability statement outlining how the building will apply best sustainable practices, including energy management and production, resource conservation, materials specification and waste management. A recognised method of sustainability assessment should be used (e.g., BREEAM, EcoHomes)

The Design Evaluation Checklist includes:

1. Relationship to context – response to its local context in terms of siting, height, massing, scale, urban grain, streetscape, built form, alignment, articulation, materials, architectural language, detailing, open spaces and waterways.
2. Impact on historic assets – response to heritage assets in terms of scheduled monuments, listed buildings, conservation areas, registered parks and gardens, archaeological remains, including their settings and views.
3. Impact on views – response to strategic and local views, prospects and panoramas; contribution to the skyline in terms of building proportion, silhouette and crown and in its relationship to other existing tall buildings; removal of an existing tall building that seriously detracts from the visual experience of the borough; formation of an attractive new vista; and articulation of a point of townscape legibility.
4. Architectural quality – architectural form, composition, integrity and inventiveness, forming a distinguished landmark, with detailed consideration given to its scale, height, massing,

proportion, slenderness ratio and silhouette, facing materials and detailing and relationship to other structures, and incorporation of the building services and telecommunications equipment as integral to the design; addresses quality of life of those using the building in terms of function, fitness for purpose, access, safety and amenity; and building robustness, allowing adaptation over time.

5. Relationship to public realm – interaction with the surroundings at street level in terms of well-defined edges and public space enclosure, activated frontages with transparent facades, and the provision of public space or facilities; contribution to the safety, diversity, vitality, social engagement and 'sense of place'; and maximises access for people of all abilities.
6. Urban design quality – addresses connectivity of the site and permeability of the wider area, and accessibility to all; and contribution to the legibility of the townscape through the opening up or effective closure of views and articulation of a point of significance.
7. Impact on local environment – addresses any microclimatic effects of air turbulence and diversion of winds to ground level, loss of daylight/ sunlight, overshadowing of adjacent buildings and open space, glare and noise reflection through careful siting and orientation, sensitive architectural form (design of floorplate, massing, height, setbacks) and use of architectural devices (awnings, skirts, terraces); and if lit at night, how well designed and appropriate it is to the building and its setting.
8. Delivers sustainability
9. Protection of design quality

Criteria based assessments for tall buildings provide more flexibility and have the advantage of adapting more readily to changes in the economic climate and development practice. On the other hand, this advisory tool, on its own, lacks an overall spatial vision and city image. Criteria based assessments generally provide less certainty for developers, planners and the public. SPFR 3 of the Guidelines espouses a criteria-based assessment to be used.

#### **I.3.4 Combination of Approaches**

A comparison of building height regulations in European cities shows that a mix of statutory (Maximum Building Height, Area Specific

Guidance) and advisory (List of Criteria Assessment) tools is being used.

The research clearly demonstrates that area specific guidance – including suggested predominant and exceptional maximum height - can often be improved if used in combination with a list of assessment criteria and/or design reviews in order to control building heights, promote a coherent city image and ensure high quality design. What is interesting to note is that this combination approach is what is currently in place and it is also the approach that the Section 28 guidelines put forward although the manifestation of the existing policy approach differs slightly from the guideline approach in that there are benchmark heights identified in the existing strategy and the guideline are explicit in avoiding blanket numerical heights.

### **I.4 Building Height Policy in Ireland**

#### **I.4.1 National Planning Framework**

The National Planning Framework (NPF) has a number of relevant National Policy Objectives (NPOs) which require Local Authorities to promote higher residential densities, in appropriate locations, with a number of directly relevant National Policy Objectives that articulate delivering on a compact urban growth programme. The NPF highlights the need for compact growth (NPO 2a), generally increased intensity and density of development (residential and commercial) in key areas (NPO 6), proper use of brownfield resources with targets (NPO 3 a, b and c), the creation of attractive, well-designed and liveable neighbourhoods (NPO 4), of adequate quality (NPO 5).

In particular, National Policy Objective 13 identifies building height as an important measure for urban areas to deliver and achieve compact growth and states that:

*"In urban areas, planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected".*

National Policy Objective 35 also states;

*“Increased residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights”.*

#### **1.4.2 Section 28 Guidelines**

In December 2018, the Department of Housing, Planning and Local Government issued the “Urban Development and Building Heights, Guidelines for Planning Authorities” under Section 28 of the Planning and Development Act.

In accordance with section 28 of the Act,

*“The Minister may, at any time, issue guidelines to planning authorities regarding any of their functions under this Act and planning authorities shall have regard to those guidelines in the performance of their functions. a planning authority in having regard to the guidelines issued by the Minister under that subsection, shall —*

*(a) consider the policies and objectives of the Minister contained in the guidelines when preparing and making the draft development plan and the development plan,”*

Furthermore,

*“guidelines under that subsection may contain specific planning policy requirements with which planning authorities, regional assemblies and the Board shall, in the performance of their functions, comply.”*

The Guidelines put forward both an area based and a performance criteria-driven approach as opposed to generic maximum height limits. The achievement of height is linked in the guidelines to increasing densities, although it is recognised that height does not necessarily mean higher densities.

The Guidelines reference in different sections a variety of different urban settings suitable from differing heights, ranging from city and town

centres (6- 8 storeys), urban areas (4 storeys), central and/or accessible locations and suburban/edge locations (2, 3 and 4 storeys). Not all these areas are defined in detail. Section 1.9 of the Guidelines references the fact that future development in existing urban areas that is two storey could accommodate 4 storeys. The Guidelines require that Development Plans support the scope to accommodate heights of at least 3 to 4 storeys in locations outside of what would be defined as city and town centres.

Section 1.10 requires Development Plans and Local Area Plans to support a least 6 storeys at street level in town centre areas along with scope for greater height, subject to meeting performance based criteria.

Section 2.7 calls for County Development Plans to be more “proactive and more flexible in securing compact urban growth through a combination of both facilitating increased densities and building Heights, while also being mindful of the quality of development and balancing amenity and environmental considerations”.

Section 2.8 states that; “An initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place”

Section 2.11 states that; “it is critically important that development plans identify and provide policy support for specific geographic locations or precincts where increased building height is not only desirable but a fundamental policy requirement”.

The Guidelines consider that locations with the potential for comprehensive urban development should be identified and in the case of sites in excess of 2 hectares suggests the use of master planning and local planning frameworks.

There are 4 SPPRs contained in the guidelines as follows;

#### **SPPR1 states:**

***“In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height”.***

#### **SPPR2 states:**

***“In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans<sup>2</sup> could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities”.***

SPPR 3 and 4 are set out in Section 3 of the guidelines, and relate more specifically to Building Height and the Development Management Process.

Section 3.2 sets out detailed criteria for assessment of Planning Applications as follows;

*“Development Management Criteria*

*3.2 In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/ An Bord Pleanála, that the proposed development satisfies the following criteria:*

*At the scale of the relevant city/town:*

- The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.
- Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.
- On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

At the scale of district/ neighbourhood/ street:

- The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape
- The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.
- The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).
- The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within, which the development is situated and integrates in a cohesive manner.
- The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.

At the scale of the site/building:

- The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.
- Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.
- Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

Specific Assessments

To support proposals at some or all these scales, specific assessments may be required, and these may include:

- Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.
- In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.
- An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.
- An assessment that the proposal maintains safe air navigation.

- An urban design statement including, as appropriate, impact on the historic built environment.
- Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.

**Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended).”**

**SPPR3 states:**

**“It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights, be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme (C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed”.**

In line with the above; all the criteria set out in section 3.2 have to be appropriately incorporated into a proposal before considering the requirements of SPPR 3 which allows such a development to be approved even where a plan may indicate otherwise.

SPPR4 states:

“It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more”.

### **1.4.3 Other Guidance of Relevance to Building Heights**

This Section provides a summary of other guidance which is relevant for assessing building height within the County.

#### **Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2020**

These guidelines recognise the suitability of apartments in central and accessible locations and promote performance-based standards to ensure well-design, high quality outcomes. They also reference issues relating to building height and separation distances, and the need for more flexible approaches and, therefore, should be considered when assessing building heights.

#### **Design Manual for Urban Roads and Streets (DMURS), 2019**

The Design Manual for Urban Roads and Streets provides comprehensive guidance for the assessment of streets, roads, design of networks, classification, and detailed design. It combines technical street guidance with more general elements of Urban Design. Building height and urban scale are an important part of street and space design. More specifically, DMURS describes the important relationship between building height and street width, and has a crucial role in providing enclosure of streets and spaces and thus relates to urban design/form etc.

Other relevant legislation for consideration of Building Height, Urban Design and Development Management is:

#### **Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, 2009; and the accompanying Urban Design Manual, 2009**

The 2009 guidelines and accompanying urban design manual provide guidance on planning for sustainable neighbourhoods in differing locations. The accompanying manual introduces the core principles of urban design and draws up 12 criteria which make up the essence of good urban design.



Figures 2 and 3 Cualanor and Honeypark (Image by Imageworks Photography on behalf of Cosgrave Group, Tomasz Juszczyk)



Figures 4 and 5 Knockrabo, OMP Architects (Image by Brian Dempsey, DNG, Stillorgan)

# 2 UNDERSTANDING BUILDING HEIGHT

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## 2. Understanding Building Height

### 2.1 Introduction

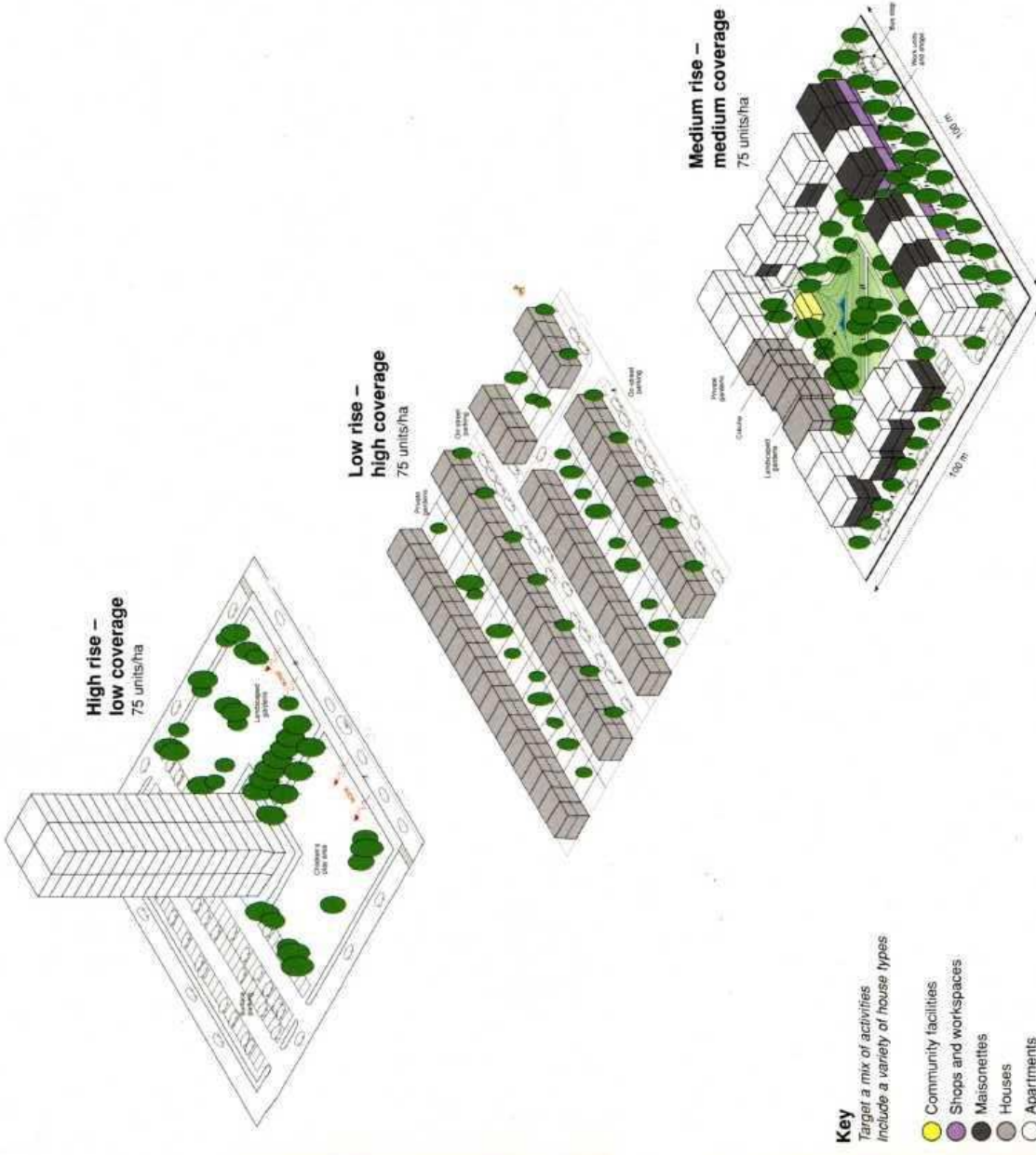
Building heights can be expressed in terms of overall height, number of floors, height of parapet or ridge, height relative to particular landmarks or a ratio of building height to street or space width.

Building heights significantly define the character of cities or quarters. Whilst some cities and quarters are characterised by low-rise buildings, others are defined by its high-rise structures. Furthermore, cities or quarters can have a homogenous and uniform building height or present a diversity or range of building heights. 'High Building' or 'Tall Building' is a very relative term and one that is commonly used with a lack of precision or discretion. A six-storey building might, for example, be a tall building in a predominantly two-storey suburban area, but of a common height in a metropolitan city centre. It is imperative that any objective analysis of tall buildings must, therefore, be considered in relation to their local context.

#### 2.1.1 Density and Height

Generally, 'High Buildings' or 'Higher Buildings' are defined as buildings which are higher than the overall building height in any given area, whilst 'Tall Buildings' are defined as buildings that are significantly higher than their surroundings and/or have a considerable impact on the skyline. 'Higher Buildings' can sometimes act as local or district landmarks, whilst 'Tall Buildings' may perform a function as strategic or citywide landmarks.

Density is the amount of development on a given piece of land. Density defines the intensity of development and together with the mix of uses influences a place's viability and vitality. The density of a development can be expressed in terms of plot ratio, number of inhabitants, number of dwellings or number of habitable rooms.



Copyright: Andrew Wright/Associates in Urban Task Force, *Towards an Urban Renaissance*, Figure 2.5: Relationship Between Density and Urban Form, pg. 52

Relationship Between Density and Urban Form

Building height, footprint, form, site coverage and compactness determine the density of an area. However, high density does not necessarily require high-rise buildings; tall buildings are only one possible model for high density. Compact and low-rise development forms such as terraces, urban blocks and apartments built around garden squares can likewise achieve relatively high densities (see diagram on page 11). Lower-rise buildings have several advantages over high-rise structures. They have the advantage of being able to provide large floor plates, whilst tall buildings can usually only offer floor plates of relatively shallow depth (although this is not always the case). Large floor plates are often more suited to a wide range of office functions and are increasingly in demand by large organisations occupying the same building to facilitate internal communication. Furthermore, lower-rise buildings would normally cost considerably less to construct and maintain than high-rise buildings and are generally more energy efficient.

## 2.2 Arguments FOR Higher Buildings and Tall Buildings

In an urban design context, there are three main arguments for the development of tall buildings: compact growth, city image and urban regeneration.

### 2.2.1 Sustainability and Density

The sustainability approach seeks to combine high-density development juxtaposed to good social facilities to minimise the need for travel, and with high quality public transport provision to limit the use of the private car. With the need to promote the principle of sustainable compact growth, high density, mixed-use development requires to be facilitated and encouraged in town centres and around major transport interchanges and nodes. As stated previously in this section, high density does not necessarily require the provision of tall buildings. High densities can also be achieved through low and medium-rise compact development forms.

### 2.2.2 City Image

The city image approach is concerned with the status, legibility, appearance and perception of a city. Landmarks are easy to see and recognise, provide geographical or cultural orientation points, can give

meaning and may contribute positively to a local identity. Landmarks can consist of natural geographical elements such as hills, trees or waterways, or of man-made high structures, such as spires, towers and tall buildings. Obvious historic examples of using height for this purpose would be St Pauls Cathedral in London or the Eiffel Tower in Paris.

### 2.2.3 Landmarking

Tall buildings can create attractive landmarks and enhance the character of an area. They can mark strategic spots, such as important transport nodes, gateways, end points of significant axial views or relevant inflection points along waterfronts. Tall buildings can also emphasize important connections, such as major transport corridors and waterways. Depending on their size and location they can perform as city-wide or local landmarks. It has to be noted, however, that in order to perform their role as landmarks, the number of tall buildings in any given area needs to be relatively few and sparse. Furthermore, landmarks need to be of outstanding design quality due to their high visibility. Landmarks are often located in financial districts - the 'Gherkin' in the City of London denoting the primacy of the commercial quarter of the City.

### 2.2.4 Landmarks along Waterfronts

Views to and from the waterfront are especially significant because the openness of water spaces allows for relatively long-distance views. Landmarks of cultural and social significance can, in certain circumstances, enhance a waterfront, offering orientation points and pleasing views from sea and land. Examples would include the London Eye and the Millennium Dome at Greenwich, London or the Lexicon in Dún Laoghaire. However, there are a number of adverse effects that poorly designed and sited tall buildings can have when located adjacent to water spaces. These include overshadowing, wind turbulence and the potential creation of a 'visual canyon'.

### 2.2.5 Tall Buildings along Major Transit Corridors

Major corridors function as key access and transit corridors. Thus, buildings along major corridors have a disproportionately strong presence. Tall buildings are often located along major corridors for reasons of accessibility or prestige. Such buildings can help the legibility

of the city by expressing the hierarchy of the street, marking specific points and dividing the corridor into recognisable segments. Nevertheless, the hierarchy of a corridor may also be emphasised through other means than height, such as quality building or public space design.

### 2.2.6 Landmarks that Enhance Borders and Gateways

Individual tall buildings or clusters can, in appropriate circumstances, enhance the borders and entrance routes of cities and quarters and emphasise gateways. An example would be the buildings at La Defense in Paris, located at the westernmost extremity of Paris' 10km long historical axis.

### 2.2.7 Tall Buildings that Enhance a Particular (Public) Use

Landmarks can also express a particular use. Tall buildings are a very dominant building form and have a significant impact on the skyline. It is for this reason that local and strategic landmarks should preferably be buildings of public use, such as culture, education, leisure, health, etc. Many of the earliest examples of tall buildings were, of course, symbols of religious devotion. Tall buildings create an opportunity for magnificent views from the top floors. To facilitate these views to a wider public, tall buildings should include public spaces on their top floors.

### 2.2.8 The 'World City' Argument

It has been argued that 'World Cities' have to represent their status through clusters of tall buildings, which dominate the skyline. Proponents furthermore argue that in order to maintain their leading role, 'global cities' need to be proactive in the provision of sufficient sites for the development of tall buildings. While Dublin is not a world city in scale, it is a major European business, political, cultural and tourist centre and accommodates international financial institutions, law firms and corporate headquarters. Such institutions and companies invest in their corporate image: head offices are usually bespoke buildings of high quality and well-known addresses. Some companies may seek tall buildings because of their status and presence. However, there is no evidence that cities on the European stage, or indeed even 'world cities', need to be characterised by tall buildings, or that international institutions must have



tall buildings. Height can often be much less of a factor than a well-known and prestigious address and many 'global' companies occupy successful and iconic lower rise buildings.

### 2.2.9 Regeneration and Tall Buildings

Regeneration is about bringing economic activities, animation and confidence to an area through increasing its profile and concentrating activity. Regeneration is often generally achieved through higher densities and more mixed and intensive uses. It could be argued that regeneration areas should be represented through tall buildings. The regeneration of the Canary Wharf district on the Isle of Dogs in East London, which now contains some of the tallest buildings in Europe, would be an obvious example of this approach. In DLR the obvious example is development that has occurred in the Sandford Urban Framework Plan area. Nevertheless, there is no evidence that high-rise buildings, on their own, act as a catalyst for regeneration. Confidence in regeneration should be signalled through quality urban design and public realm improvement rather than tall buildings per se and needs to be underpinned by significant physical and community infrastructure investment as well as robust long-term regeneration strategies and policies.

## 2.3 Arguments AGAINST Higher Buildings and Tall Buildings and Conservation Areas

A high level of protection should be given to the most valued historic townscapes and landscapes. Therefore, new developments in conservation areas, for example, have to respond to the local character and protect and enhance the built and natural heritage. Due to their massing and height, tall buildings are likely to have a greater impact on listed buildings, conservation areas, historic parks and natural heritage areas than other buildings types. Tall buildings can affect the setting of listed buildings and views of historic skyline even some distance away. They can sometimes appear out of place disrupting the urban pattern, character, scale, roofscape and building line of historic quarters. In some historic towns and areas, the need to protect the historic environment may be of such importance that no tall buildings would be appropriate.

### 2.3.1 Tall Buildings and the Protection of Strategic and Local Views

Due to their massing and height, tall buildings can impact adversely on important views, prospects and panoramas. These include views from public open spaces as well as views of key landmarks. Views from the waterfront are especially significant because the openness of water spaces allows for relatively long-distance views. The qualities of some significant views may be such that they require geometric protection, such as a geometric view corridor with threshold heights above which developments are likely to have a negative impact on the landmark.

### 2.3.2 Tall Buildings and the Impact on Microclimate

Tall buildings usually overshadow and overlook their immediate surroundings. Furthermore, wind funnelling, shadow patterns and sunlight reflection can create disturbing features and have a negative impact on the local microclimate. Reflected solar glare and night time light pollution require further considerations. Appropriate measures must be taken during the design to minimise these negative impacts. Development proposals can be refined and improved with the aid of physical modelling, such as computer simulations and wind tunnel tests.

### 2.3.3 Tall Buildings and the Preservation of Residential Environments and Amenity Spaces

In residential environments, all building design needs to pay particular attention to privacy, amenity and overshadowing. Poorly planned, designed and located tall buildings can detract significantly from the quality of a residential environment. Tall buildings may overshadow, overlook and dominate their immediate surroundings and can have adverse effects on living conditions, private gardens, patios and public spaces.

### 2.3.4 Tall Buildings and Costs

Tall buildings cost more to construct and maintain per unit of floor area than low rise buildings, due to their increased wind loadings and heavier frames, their vertical transportation requirements and the larger capacities of plant and distribution systems together with the increased pressures/hydraulic brakes that are required to deal with the increased vertical distances.



Tall buildings can harm the setting of conservation areas, Royal Borough of Kensington and Chelsea



Tall buildings can harm important views, Royal Borough of Kensington and Chelsea

Figure 6 Photos courtesy of London Borough of Kensington and Chelsea

# 3 BUILDING HEIGHT IN DÚN LAOGHAIRE-RATHDOWN

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### 3. Building Height in Dún Laoghaire-Rathdown

#### 3.1 Introduction

Historically, Dún Laoghaire-Rathdown has generally been perceived primarily as a low-rise county. The prevailing building height seldom exceeded two to three storeys, and in some localised areas even single storey development prevails. Historically, the only outstanding highpoints were church spires and a few towers of fortifications, castles and mansions. During the post-war development boom, new residential and retail developments remained mostly around two to three storeys - Stillorgan Shopping Centre being a typical example of the time. Only a few higher developments were developed and these tended to be somewhat randomly scattered around the County. They included a number of university buildings, a few office and apartment developments and also a shopping centre in Dún Laoghaire. Heights for these developments however remained relatively moderate, with maximum heights of up to six-seven storeys.

During the last 20 years buildings of greater height have been developed in the County, in the Sandymount Urban Framework Plan (SUFP) area, along the N11, at Dundrum and also on appropriate sites within the suburban area. There are also extant permission for schemes which include higher buildings in Stillorgan, Cherrywood and Carrickmines.

The remainder of Section 3 provides a number of specific area-based examples to demonstrate the evolving pattern of building height in Dún Laoghaire-Rathdown.



Figure 7 Clay Farm (courtesy of Park Development Group and OMP Architects)



Figure 8 The Park, Carrickmines (courtesy of TOT Architects)



Figure 9 Clay Farm (courtesy of Park Development Group and OMP Architects)

### 3.2 Sandymford Business District

Sandymford has probably been the most significant area of change and growth within the County over the last 20 years. The District has seen incremental redevelopment from a previously low density, low rise manufacturing and warehousing industrial estate to a high density mixed-use urban area.

The Sandymford Urban Framework Plan (SUFP) sets building height limits across Sandymford Business District. The building height limits have been established through a considered assessment of location and character of an area and proposed land use. At strategically identified locations, the SUFP allows for the design of buildings or elements of buildings to exceed the generally permitted building height by one or two storeys.

- The stated building height limits in the SUFP do not represent a 'target' height for each site - it is essential that any building makes a positive contribution to the built form of the area. It is intended that building height shall therefore, be determined by how it responds to its surrounding environment and be informed by; location; the function of the building in informing the streetscape; impact on micro climates (such as wind funnels and overshadowing)

open space and public realm (in particular shadow impact), impact on adjoining properties; views into the area and long distance vistas.

It is an objective of the (SUFP) Building Height Strategy to:

1. Ensure that Sandymford Business District is developed in accordance with height limits set out in Map 3 of the SUFP subject to the building making a positive contribution to the built form as set out above.
2. Require applicants to include with their proposals an analysis of the impact of the height and positioning of buildings on:
  - Immediate and surrounding environment
  - Adjoining structures
  - Open spaces
  - Public realm (including impact on streets, spaces, pedestrian and cycle routes, identified green routes, and with particular

emphasis on shadow impact)

- Views and vistas.
- Impact on micro climates (such as wind funnels and overshadowing)

Consider additional height over the height limit as identified on Map 3 annotated by a star symbol, on site no. 6 (Drawing no. 13). Increase in building height shall be limited to an element of the building at this location and only where it does not have a significant adverse impact on adjacent residential properties.

Buildings at locations identified on Map 3 with a triangle symbol shall be of notable design to mark its prominent location. Height limits shall accord with those shown on Map 3 and Building Height Objectives in Section 3.2 of the Plan.



Figure 10 Beacon South Quarter (Courtesy of TOT Architects)



Figure 11 One South County (courtesy of Enda Kavanagh and TOT Architects)

### 3.3 Dún Laoghaire

The coastal County town of Dún Laoghaire is designated as a Major Town Centre. Dun Laoghaire is generally characterised by its 19th century grid layout, narrow plot widths and well-defined and enclosed streets. There are a high number of both protected structures and ACAs in Dun Laoghaire. However, there is a contrast between the relatively small grain, individually owned buildings and some relatively recent large developments of lower architectural quality with uninspiring facades and poorly defined public spaces - the Dun Laoghaire Shopping Centre being the most obvious example. The town centre area also incorporates a number of parcels of underdeveloped land.

Town Centre. It may be entirely appropriate, however, to provide landmark buildings at key strategic points throughout the Town Centre. Notwithstanding, the Plan states that *“There is, however, no implication that a ‘landmark building’ should be interpreted as having to be a building higher than its surroundings.”*



Figure 12 Lexicon (Courtesy of dlr libraries))

The Victorian-era floor-to-ceiling heights of many of the terraces along the shorefront of Dún Laoghaire results in a built form that can be significantly taller than modern apartment schemes.



Figure 13 Development at Sandyford Road/Blackthorn Drive junction, photo by dlr planning.

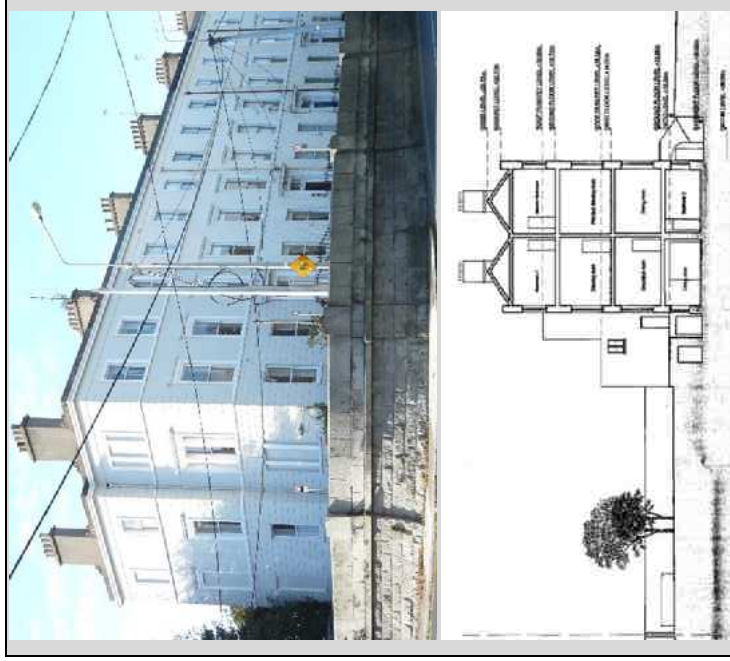


Figure 14 Longford Terrace, Monkstown, photo by dlr planning.

Traditional building height within the area are typically 2-4 storeys, with some post-war developments of about 4-5 storey. More recent schemes extend up to a maximum of 7 storeys. Generally, only the spires of St. Michael's Church and Mariner's Church, the Lexicon and the tower of the County Hall rise above this urban skyline.

In the wider Dun Laoghaire area, more recent sustainable neighbourhood development at Cualaunor and Honey Park - on the former Dun Laoghaire Golf course has included buildings heights up to 7 storeys. Development of this neighbourhood is a good example of masterplanning.

In advance of a formal Local Area Plan being prepared for the Town, an Urban Structure Plan has been included as part of the County Development Plan as an interim measure to help guide development and provide a clear and coherent vision. For the core area of the town, the Plan continues to acknowledge the importance of St. Michael's and Mariners Church spires as an important focal points both in the town and when viewed from the piers and Dublin Bay.

It is an objective of the Urban Structure Plan that this hierarchical relationship between long established landmark buildings and new infill development be preserved and maintained.

The Urban Structure Plan also aims to ensure that new development should be contextual, should seek to re-establish streetscapes, should be appropriately scaled and be rich in materials and details consistent with the existing typology of the area.

### 3.4 Dundrum

Dundrum also has a Major Town Centre designation. The arrival of the LUAS and the opening of Dundrum Town Centre (shopping Centre) in 2004 transformed the existing town and surrounding area with the emergence of higher density apartments and office schemes with heights up to 8 storeys. The upcoming Local Area Plan will provide more specific guidance for building heights in the town particularly on what is called the Town Centre phase 2 site taking cognisance of the need to protect the existing character of the Main Street while providing for stepped back buildings of scale.



Figure 15 Rockville Dundrum (dlr planning)



Figure 16 Apartments, Wyckham Bypass, Dundrum (dlr planning)

### 3.5 Public Transport Corridors

The NII, owing to its width, strategic importance, and public transport facilities, has the potential to become an attractive urban corridor enclosed by taller buildings of high quality, at locations which are also proximate to social and community infrastructure.

The NII corridor has seen a pattern of taller apartment schemes constructed at key corner sites along its route through the County. As such schemes are restricted from taking access directly from the NII, corner sites at junctions between the NII and the larger side roads have been the most common location for intensification of development. These developments have tended to range from 3 to 7 storeys. The width of the corridor, at over 40 metres, provides an opportunity for taller buildings to enclose this space.



Figure 17 The Grange (courtesy of OMP Architects)

The higher residential densities that have been realised in this area over the last 15 years were as a result of policies in successive County Development Plans since 2004 which promoted higher densities within a 500 metre catchment of a QBC and also the current building heights strategy which allow for increased height where a number of upward modifiers are met.

### 3.6 Key Growth Areas

Since the adoption of the 2016 County Development Plan there are a number of planning permissions granted for higher buildings in what are called the key growth corridors of the County as identified in the Regional Spatial and Economic Strategy (RSES).

These key growth corridors include lands at Old Conna, Woodbrook-Shanganagh, Cherrywood, Stepaside, Ballyogan and Kiltiernan - Glenamuck, The new district centre in Cherrywood which is under construction includes building heights of up to 9 storeys. The new residential neighbourhood at Clay Farm, Ballyogan includes a range of heights.

There are other road/public transport corridors in the County which have seen a greater intensity of development, for the same reasons as the NII corridor – the Wyckham Bypass, the Blackrock Bypass and along the Luas Line B/BI.

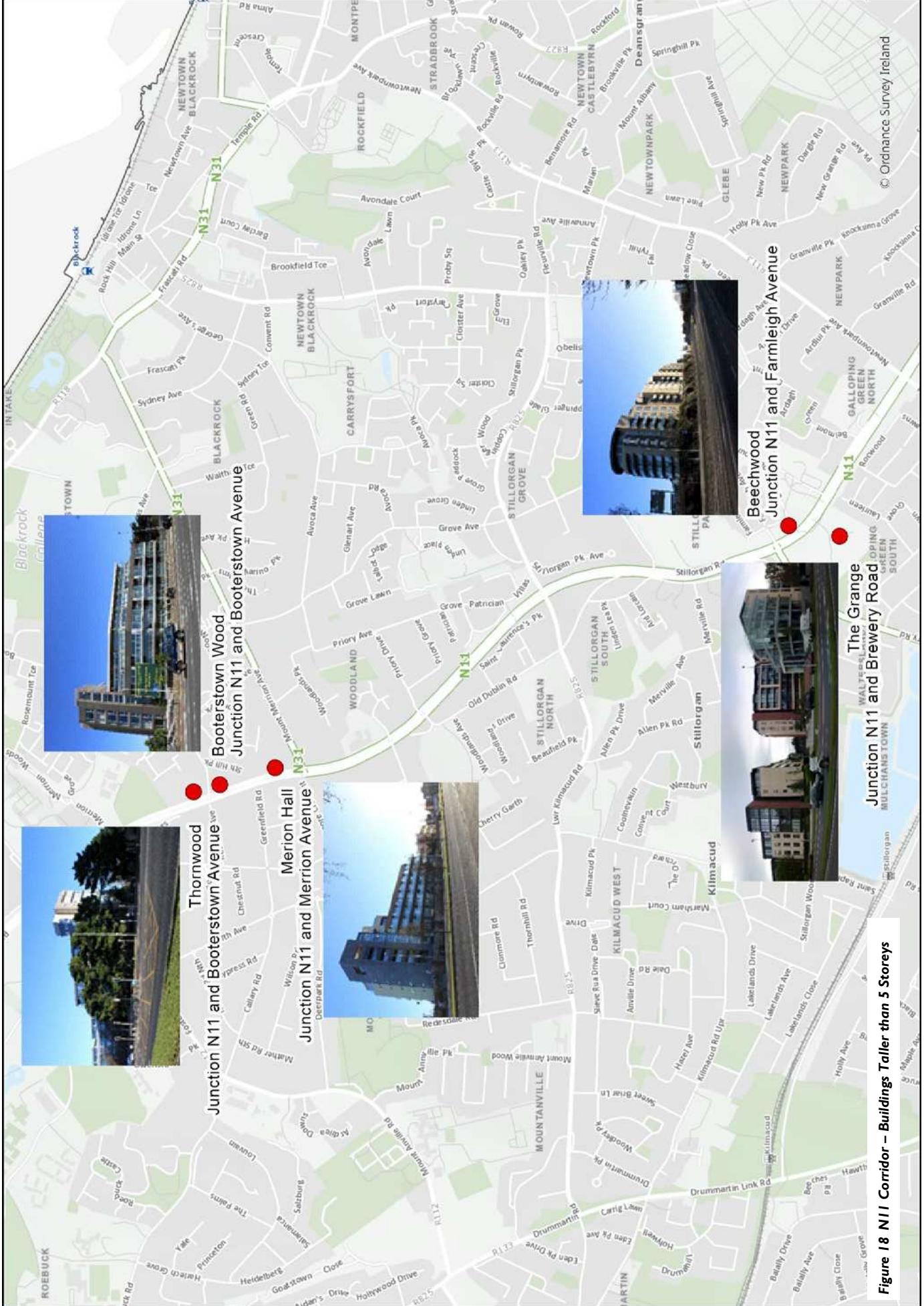


Figure 18 N11 Corridor – Buildings Taller than 5 Storeys

### 3.7 Suburban Infill

There has been a discernible pattern of gradually increasing residential densities in 'infill' sites within the built-up area of the County over the last 20 years. Many of these infill developments have been at a higher density and with a taller building height profile than the prevailing local low-rise context. This pattern of development has been supported by the current Building Height Strategy which allows for increases in height at appropriate locations or on sites in excess of .5 hectare which set their own context.

Many of the examples of this form of development are located on prominent corner sites, or on sites with frontage onto a wide road.

Pictured opposite are some examples of corner site infill schemes.

The general approach in terms of building heights in these sites has been to taper height from a high point in the centre of the site down to the site boundaries where the height of adjacent buildings can often be lower.



Figure 20 Apartments, Booterstown Avenue (dl planning)



Figure 21 Apartments, Townhouses with varying heights, Belarmine (dlr planning)



Figure 19: Robin Hill Apartment Scheme, Sandyford Road. (dlr planning)  
Building Height tapers from a maximum of four storeys down to two at the boundary with an estate of two-storey semi-detached housing.



Figure 22 Fosters Avenue





Figure 25 Approved Scheme Rockbrook (courtesy of TOT Architects)



Figure 24 Approved Scheme on Greenacres, Dundrum

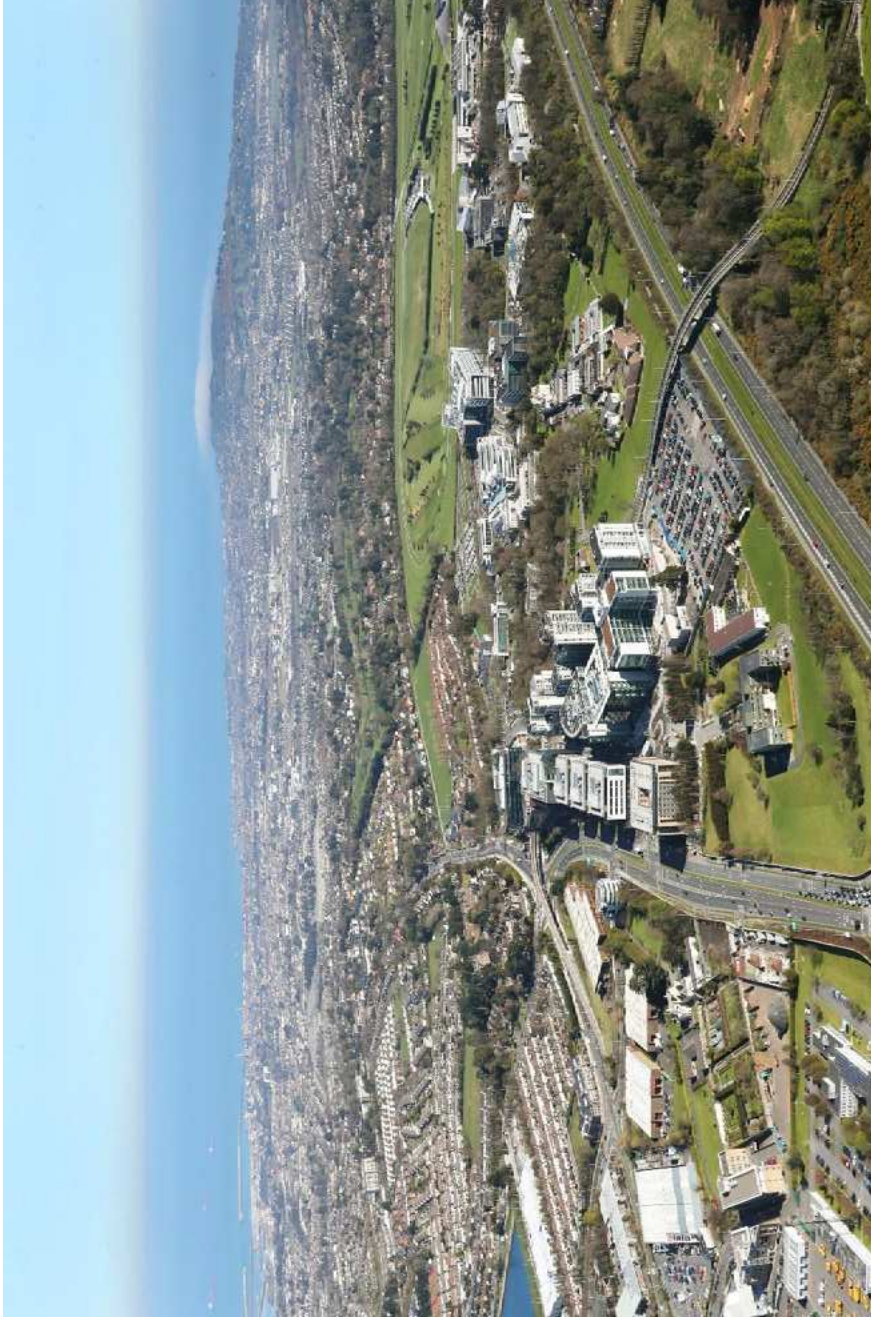


Figure 23 Aerial view of Central Park, Sandymount Business District (Courtesy of Barrow Cookley Photo and Video)

# 4

POLICY  
APPROACH

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## 4. Policy Approach

### 4.1 Introduction

This section sets out a policy approach for the assessment of building height in the County which aligns with the Section 28 Guidelines. It is based on the Building Height Strategy as contained in the 2016 - 2022 Plan and a combination of identifying areas (using statutory LAPs and the CDP) where increased building height will be supported as per SPPR 1 and performance based development management criteria as per SPPR3. The policy approach builds on the principle of allowing taller buildings in town centres, district centres, areas close to high frequency public transport and some other areas identified as suitable for height. However, this will be subject to "performance based criteria" so as to ensure protection of residential, heritage, streetscape, landscape and seascape amenity. The County Development Plan and LAPs are used to identify areas where height will be encouraged subject to local planning frameworks as set out in the LAPs having regard to section 2.11 of the Guidelines which stresses the importance of master planning and providing frameworks for areas where there will be an increase in height. The criteria set out in section 3.2 of the Section 28 Guidelines are expanded and revised to include specific guidance relating to the particular sensitivities of DLR.

SPPR 3 (A) states that:

***"It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise"***

The "criteria above" refers to section 3.2 of the guidelines. These criteria have been included in section 5 of this strategy which sets out the

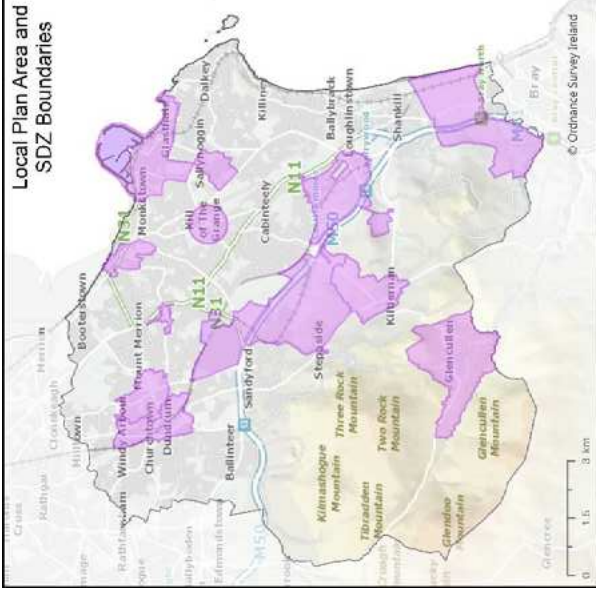


Figure 26: Local Plan, UFP and SDZ boundaries

### 4.2.1 Ballyogan and Environs Local Area Plan 2019 – 2025

Section 5.3.4 of the Plan states;

*"There are currently no buildings within the BELAP lands that could be considered tall by contemporary standards. The Elmfield and Castle Court apartment buildings at the west end of Ballyogan Road are 4 storeys in height, while the Carrickmines Green apartments at Old Glenamuck Road are up to 5 storeys in height. The tallest building in The Park Carrickmines is 6 storeys".*

The plan takes account of the Guidelines and provides guidance and policy on building heights with respect to building height by neighbourhood and identifies specific locations for higher buildings and building height by scheme.

Policy BELAP RES4 – Identifies Locations for Higher Buildings in Glencairn North, Kijgobbin South, Mimosa-Levmoss, Racecourse South, The Park Carrickmines, and Old Glenamuck.

Policy BELAP RES5 – Building Height by Scheme provides performance

performance based criteria for assessing height. Therefore, it is considered that SPPR 3 (1) and (2) have been incorporated into DLR policy and the line "the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise" is defunct as policy is consistent with the SPPR.

The policy approach is set out as follows:

1. Identification of areas for increased heights as per SPPR 1 and section 2.11 of the Guidelines.
2. Identification of Amenity and Environmental Considerations (section 2.7 of GL).
3. Detailed Policy.
4. Performance Based Criteria (as per SPPR3).

### 4.2 Identification of Areas for Increased Height (SPPR1)

The appropriate vehicle for identifying areas where increased building height will be supported as per SPPR 1 and section 2.11 of the Guidelines is via Local Area Plans, the CDP or SDZ's. This section sets out in detail the existing and planned local plan policy base guiding future building height and identifying area for increased height in line with SPPR 1. The alignment of those plans with the Guidelines is also stated. Section 4.3 also identifies areas suitable for increased height.

The map below illustrates areas that are covered by Local Area plans, Urban Framework Plans or an approved Planning Scheme.

base criteria for analysis of applications which proposes buildings in excess of 4 storeys including impacts on the immediate and surrounding environment, impacts on adjoining structures, with a focus on overlooking and impact on residential amenity.

It is considered that the Ballyogan and Environs Local Area Plan has regard to the Ministerial Guidelines, with respect to building height and fully accords with the SPPRs.

#### **4.2.2 Woodbrook/Shanganagh Local Area Plan 2017-2023**

Section 3.7.2 of the Plan provides guidance with respect to Building Heights and states:

*“For the most part a height range of 3-5 storeys, plus a setback level, will apply. However, there are a number of locations where height above this may be considered appropriate for reasons of legibility, identity and visibility and / or to support a particular activity. At Woodbrook, for example, an element of height at the neighbourhood square may be appropriate to signal the focal point or heart of the community, whilst potentially, allowing for a greater vertical mix of uses and vibrancy. Other locations appropriate for landmark buildings relate to way finding points along the main street or central avenue connecting to the DART Station and also at gateways to the Park. In general, height should be well considered in order to impact optimally on the street scene, create an interesting vista or a sense of enclosure to public spaces, whilst the height range of any perimeter block scheme should be informed by a shadow analysis to safeguard the amenity value of communal courtyard spaces. It is also accepted that lower building heights may apply in limited circumstances, such as a sensitive boundary locations or transitional zones, or to address particular housing needs, for example elderly accommodation”.*

It is considered that the Woodbrook/Shanganagh Local Area Plan 2017-2023 aligns with the Ministerial Guidelines, with respect to building height.

There may be instances, where an argument can be made for increased height within the plan area. In those instances, any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

#### **4.2.3 Stillorgan Local Area Plan 2018 – 2024**

Section 4.4.3 of the Local Area Plan has a number of Building Height objectives i.e.

BH1, states:

*“It is an objective of the Council to promote higher densities and allow for increased building heights around public transport nodes and centres of activity. Guidelines for appropriate building heights will be set out in the ‘Site Framework Strategies’ for the Key Development Sites. To aid assessment, a design statement will be required for applications for taller buildings (any development where building heights exceed six storeys) in the Plan area. The design statement shall address development context, development objectives, urban design principles, scale and massing, density, materials, details, lighting (day and night time) existing and proposed land and building uses, ground floor uses, treatment of roof top/crown, ground floor treatment and public realm strategy”.*

BH2, which states:

*“An impact assessment study will also be required to illustrate the impact on the context, especially on residential amenities and significant views. This should be done through accurate visual modelling of proposals – photomontages or three-dimensional computer models (buildings fully rendered) – from relevant assessment points defined by the Council. Proposals should be shown in daylight and nighttime conditions. The micro-climate impact of the development on the surrounding environment (streets, public spaces and existing development) should also be tested in regard to wind funnelling, overshadowing and sun-reflection. Daylight, sunlight and overshadowing analysis will also be a requirement”.*

BH3, which states:

*“Consideration will be given to the application of upward or downward modifiers in relation to building heights, with reference to site characteristics and the protection of residential amenity”.*

There are currently apartment schemes ranging from 4 to 9 storeys located at the key junctions of the N11, adjacent to Stillorgan itself. There are, however, a number of key development sites within the Plan area

and the Plan makes reference to Building Height/Plot Ratio i.e.

*The Stillorgan Shopping Centre*

*Building Height: Benchmark of 5 storeys – graduated in height from the boundary of adjacent housing estates at Beaufield and Woodlands with maximum 3 storey along the boundary with Woodlands and Beaufield Park.*

*Leisure Plex, Library and Environs:*

*Building Height: Benchmark height of five storeys across the site, with a landmark building of up to nine storeys at the corner of the N11/Lower Kilmacud Road junction. The transition between the landmark height (9 storeys) and the benchmark height (5 storeys) must be designed to ensure that excessive massing or bulk in the overall design does not detract from the ‘landmark’ nature of the nine storey element. Height should graduate downward at mutual boundaries with adjoining two-storey properties with a maximum 3 storeys directly facing dwellings at St Laurence’s Park.*

*Blakes/Esmond Motors:*

*Building Height: Benchmark height of five storeys across the site, with a landmark building of up to nine storeys at the corner of the N11/Lower Kilmacud Road junction. The transition between the landmark height (9 storeys) and the benchmark height (5 storeys) must be designed to ensure that excessive massing or bulk in the overall design does not detract from the ‘landmark’ nature of the nine storey element.*

*Overflow Carpark:*

*Building Height: Guideline height of between two and four storeys. Height should graduate to a maximum of two-storeys along mutual boundaries with adjoining two-storey properties. The maximum height limits shall only be considered at the building line adjoining Lower Kilmacud Road.*

*Millhouse:*

*Building Height: Guideline height of between two and four storeys. Height should graduate to a maximum of two-storeys along mutual boundaries*

with adjacent two-storey properties.

#### *Stillorgan Mall.*

**Building Height:** Guideline height of between two and five storeys. Height should graduate to a maximum of three - storeys along mutual boundaries with adjacent two-storey properties at both Lower Kilmacud Road and Beaufield Park. The maximum height limits shall only be considered at the area of the site that bounds the Shopping Centre site.

Whilst the Plan does set specific height parameters, these are set at individual site level in accordance with site strategies, developed based on specific criteria relevant to the sites in question. In accordance with the guidelines the LAP identifies locations for increased height which are sensitive to established residential amenity.

There may be instances however, where an argument can be made for increased height within the plan area and in those instances any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

#### **4.2.4 Kiltiernan Local Area Plan 2018 – 2023**

The Kiltiernan LAP has a dedicated map with respect to building heights within the Plan area and states that;

*“the proposed urban form for Kiltiernan seeks to reinforce existing nodes with a new village green creating a memorable image that can become the focus for the village. The heights of buildings and how they are massed will also contribute to the legibility of the Village. In Kiltiernan buildings along the Enniskerry Road will preserve its low-rise quality while taller buildings will be located deeper into the zoned areas. Streets are generally between 9 and 16 metres wide depending on orientation and surrounding building height. Wide pavements will encourage social interaction between, while tree planting particularly on the sunnier sides of streets, will reinforce visual enclosure. It is anticipated that existing landmarks in the Village such as the two Church Spires together with Golden Ball / Palmer’s pub could be supplemented by one additional landmark at the proposed Community Centre. It is not necessarily appropriate that this building is taller but the Framework Plan*

*suggests that it is located in a prominent location and is of the best design quality to highlight its civic status”.*

It is considered that Kiltiernan falls into what would be defined as a suburban/edge location in the Guidelines. Section 3.6 of the guidelines state that “an effective mix of 2,3 and 4 storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets”.

There is potential for increased height for buildings that front onto the proposed Kiltiernan Glenamuck District Distributor Road (check name). In those instances, any such proposals would be subject to providing adequate amenity for future residents and would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

#### **4.2.5 Dundrum Local Area Plan**

The issues paper states that,

*“The Local Area Plan must address housing policy, whilst being cognisant of constraints that now exist on Plans to shape policy on matters such as residential density/ housing mix/apartment floor areas and building height which are determined by Ministerial Guidelines to a significantly greater degree than heretofore”.*

In this regard it is noted that the Dundrum Local Area plan will be prepared having regard to the Ministerial Guidelines and shall apply the SPPRs.

Dundrum is a Major Town Centre, served by good public transport links (i.e. Bus and Luas), and, therefore, should be considered for increased height in line with the requirements of the Guidelines.

#### **4.2.6 Deansgrange Local Area Plan (2010 – 2020)**

The Plan includes specific guidance with respect to Building Height within the plan area i.e. Deansgrange Village Crossroads and Deansgrange Road and the Former Staitoil Site, and indicates ‘benchmark heights’, within various zones and distinct subareas of the Deansgrange Local Area Plan.

Drawing B of the Plan (which should be read in conjunction with Appendix B), sets out appropriate building heights for the crossroads area and indicates where an increase in height above the benchmark two-storeys may be permissible.

Section 2.5.3 Building Height of the LAP states;

*“Any development proposals, which deviate from the guidance set out in Appendix B, would in addition to normal planning application requirements, have to submit an architectural design statement that addresses development context, development objectives, urban design principles, scale, massing and materials. The Planning Authority would have to be satisfied that proposals would enhance the visual character of the area and that residential amenities of existing homes would be safeguarded”.*

Policy UD3, with respect to Urban Design also states;

*“To ensure that the design and layout of development proposals within the plan area taken into account and reflect the urban design guidance, outlined in Section 2 “Urban Structure” and Appendix B “Building Heights” of this Local Area Plan”.*

The Plan also indicates that any development within the Deansgrange Business Parks (DBP) shall also be consistent with the requirements of Appendix B ‘Building Heights’ of the LAP, and in assessing the appropriateness of building height, design and layout, the views into DBP, from important vantage points within the plan area shall be taken into account.

Objective BP8 states;

*“To ensure that any major redevelopment proposals, in respect of the employment zoned lands within the agreed plan area, be brought forward in the context of a Master Plan. This Master Plan shall establish in broad terms, the layout, scale, design and general use categories to guide future development within the business parks and shall be consistent with the requirements of this LAP and the current CDP. With respect to the Deansgrange Business Park, the Master Plan shall adhere to the guidance set out in the Appendix B “Building Heights” and Section 4.4 of this LAP”.*

In line with the above Appendix B of the Plan indicates appropriate benchmark heights for distinct areas:

Area 1: Deansgrange Road East Side and Kill Lane North Side including: The Grange Pub, offices, dwellings, car sales showrooms and a parade of shops / businesses.

Within this area a proposed benchmark height of 2 storeys is recommended with a modification of 1 storey adjacent to Deansgrange Crossroads, where it can be clearly demonstrated that the development would create urban design benefits and in particular mark this major crossroads to the advantage of the legibility, appearance and character of the area and no adverse impact on residential and visual amenities.

Area 2: Deansgrange Road, West Side and Kill Lane North Side including: car sales show rooms, dwellings, commercial premises and the former Statoil Garage site.

Within this area a proposed benchmark height of 2 storeys is recommended with a modification of 1 – 2 storeys in the north east of Area 2 adjacent to Deansgrange Cemetery and Deansgrange Road, where it can be clearly demonstrated that the development would create urban design benefits and in particular define the entrance to the village to the advantage of the legibility, appearance and character of the area.

Area 3: Clonkeen Road, East Side and Kill Lane South Side, including the former AIB premises, Newsagents / post office, pharmacy, supermarket, fast food outlet and offices / commercial premises.

Within this area a proposed benchmark height of 2 storeys is recommended with a modification of 1 storey adjacent to Deansgrange crossroads, where it can be clearly demonstrated that the development would create urban design benefits and in particular mark this major crossroads to the advantage of the legibility, appearance and character of the area.

Area 4: Clonkeen Road West Side and Kill Lane South Side, including the Lidl / Bank of Ireland site and the Public Library.

Within this area a proposed benchmark height of 3 storeys is proposed.

Within the Deansgrange Business Park benchmark heights of 3 - 5 storeys are proposed, and the business park is broken into Zones taking reference from the existing heights.

A number of sites, however, may be suitable for increased heights in line with the Guidelines. Any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

While it is appreciated that the Deansgrange LAP has lapsed the criteria set out above are considered to remain valid. A new plan will be prepared.

#### **4.2.7 Blackrock Local Area Plan 2015 – 2025**

Section 3.4 of the Blackrock LAP provides guidance on Scale and Building Height with respect to future developments in Blackrock, Policy BK05 states,

*“It is Council Policy to ensure that Building Height within future developments in Blackrock makes a positive contribution to the built form of the area and do not adversely impact on local amenity”.*

Map 12 indicates the existing and proposed Building Heights within the plan area with proposed building heights of 3 – 5 storeys with the 5 storey limit concentrated to Frascati Road, Temple Hill and Stradbroke Road.

There may be instances where an argument can be made for increased height within the plan area and in those instances any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

#### **4.2.8 Sandymount Urban Framework Plan**

Sandymount is an area identified in the current Building Height Strategy as a location suitable for taller buildings and indeed it contains some of the tallest buildings in the County.

Map number 3 of the SUFF identifies proposed building heights and permitted and developed buildings heights, which extend to 17 storeys

adjoining the LUAS.

SUFF policy 3 explains, that the building heights indicated on map 3, have been established through an assessment of location, character of an area and proposed land use. The policy does allow for buildings to exceed the building height limit at certain locations subject to meeting identified performance criteria, which are set out.

It is considered that the SUFF aligns with the guidelines and applies the SPPRs.

There may be further instances where an argument can be made for increased height within the plan area and in those instances any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3. Any increase in height would have to take account of carrying capacities in the plan area.

#### **4.2.9 Goatstown Local Area Plan**

Section 4.3 of the LAP includes specific guidance with respect to Building Height within the plan area and states;

*“The Buildings Height Study contained in the County Development Plan, 2010-2016, sets out a broad strategy for building height based on the accepted urban hierarchy of the County and focuses on the role of Local Plans for delivering detailed policy on building height at a local or micro level.*

Goatstown is predominantly low-rise. The only exception within the Plan Area to one and two storey development is at Trimbleston, Roebuck Park and Mount Anville School. Trimbleston accommodates height of up to four storeys with an additional set back floor. Roebuck Park contains one three-storey apartment building with additional set back floor while the buildings in Mount Anville School generally range between three and four storeys.

Applications for development, which comprise of heights over two-storeys, should demonstrate that the proposed buildings can be readily absorbed into the existing urban fabric. Generally, the larger a site is, the greater its ability to absorb height. The two separate standalone sites at Knockrabo, for example, are of a size and scale capable of easily accommodating height in excess of two storeys”.

With respect to increased height, however, it is noted that any increase in height should respect the character of the surrounding area, the existing development and should not result in visually obtrusive or overbearing buildings.

However, it is acknowledged that;

*“Building height can make a positive contribution to the identity and character of an area. Increased building height at Goatstown Crossroads could help define Goatstown as an urban village and create a stronger identity”.*

Policy UD5 of the LAP states;

*“It is an objective of the Plan that height in excess of two-storeys shall only be permitted where it is considered by the Planning Authority that the proposed development can be easily absorbed into the existing urban landscape and will not be visually obtrusive or overbearing”.*

Policy UD6 of the LAP states;

*“It is an objective of the Plan that a benchmark height of three storeys (with a possible additional setback floor or occupied roof space) shall apply on the sites of the Goat Public House, Topaz garage and adjoining retail units and the former Victor Motors site. Height should graduate down to a maximum of two-storey along the site boundaries where they adjoin existing low-rise development”.*

In line with the above, Section 6 of the LAP contains ‘Local Site Framework Strategies’, that provide more detailed guidance on height for specific sites that that have redevelopment potential; i.e.

*‘The Goat’ Site:*

Within this area a proposed benchmark of 3-storeys is recommended (with possible setback floor or occupied roof space, 2-storey should be considered at boundaries with existing residential development.

*Topaz Garage and Adjoining Retail Units:*

Within this area a proposed benchmark height of 3-storeys is

recommended (with possible setback floor or occupied roof space). Height may need to graduate down to two-storey where site adjoins existing residential units.

*Knockrabo Sites:*

Within this area a variation of height is recommended with a benchmark height of 4 or 5 storeys depending on site levels (with possible setback floor or occupied roof space on four storey buildings. A maximum height of two storeys is recommended along boundaries with existing residential properties.

*Former Victor Motors Site:*

Within this area a benchmark height of 3-storeys is recommended (with possible setback floor or occupied roofspace depending on site levels).

*Irish Glass Bottle Site:*

Within this area a benchmark height of 3-storeys is recommended. Height may need to be reduced where it immediately adjoins a residential property.

Whilst the Plan does set out specific height parameters these are set at individual level in accordance with site strategies, developed based on specific criteria relevant to the sites in question. In accordance with the Guidelines the LAP identifies locations for increased height.

There may be instances, however, where an argument can be made for increased height within the plan area and in those instances any such proposals would have to be assessed in accordance with any new performance criteria as outlined in the County Development Plan and SPPR3.

While it is appreciated that the Goatstown LAP will lapse in 2022 the criteria set out above are considered to remain.

#### **4.2.10 UCD Masterplan 2016-2026**

##### **(Non-Statutory Plan prepared by Third Party)**

The UCD Campus Development Plan 2016-2026 sets out aims and priorities for the future direction of the University and identifies the

Belfield Campus as a key centre in the County which can accommodate tall buildings i.e. significantly taller than the prevailing building height for the area. Generally, 5 – 10 storey residential developments for student accommodation will be considered depending on location while up to 6 storeys will be considered for educational buildings. The Plan also indicates that there is potential for landmark buildings at Belfield, for example at the Stillorgan Road (R138) campus entrance and the redevelopment of the Science Precinct.

However, for future developments, building heights will be subject to detailed design and will be considered carefully to address sustainable land-use, the site specific location, boundary sensitivities and the need to promote wayfinding and the creation of a greater sense of space.

The existing Building Height Strategy identifies UCD as a location suitable for taller buildings. This aligns with the guidelines.



Figure 27 Student Accommodation at UCD (Image from Reddy Architecture)

There may be further instances where an argument can be made for increased height at UCD and in those instances any such proposals would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPPR 3.

#### **4.2.11 Forthcoming Local Plans/Other**

There are a range of local area plans (LAP) to be completed during the lifetime of the County Development Plan (2022 - 2028), which in line with the Urban Development and Building Heights, Guidelines for Planning Authorities, 2018, will provide guidance on building heights within the plan area(s).

Forthcoming Local Area Plans/updates include:

- Dundrum Local Area Plan
- Old Connaught LAP
- Dun Laoghaire Local Area Plan.
- Sallynoggin Local Area Plan.

### 4.3 Identification of Amenity and Environmental Considerations (Section 2.7 of Guidelines)

The Guidelines state that “Appropriate identification and siting of areas suitable for increased densities and height will need to consider the environmental sensitivities of the receiving environment as appropriate, throughout the planning hierarchy.”

There are a number of environmental sensitivities in the County of DLR which contribute to the uniqueness and identity of the County. These sensitivities have fed into the formulation of the performance based criteria set out in section 5.

#### 4.3.1 Architectural Conservation Areas

There are 26 designated Architectural Conservation Areas (ACAs). Policy AR8: Architectural Conservation Areas (ACA) states that it is Council policy to protect the special character of places, areas, groups of structures or townscapes, which have been designated as Architectural Conservation Areas. While the purpose of a designation is to protect and enhance the special character of an area, it is important to stress that this does not preclude any appropriate forms of new development. Impact on ACAs is included in the Performance Based Criteria set out in Section 5.

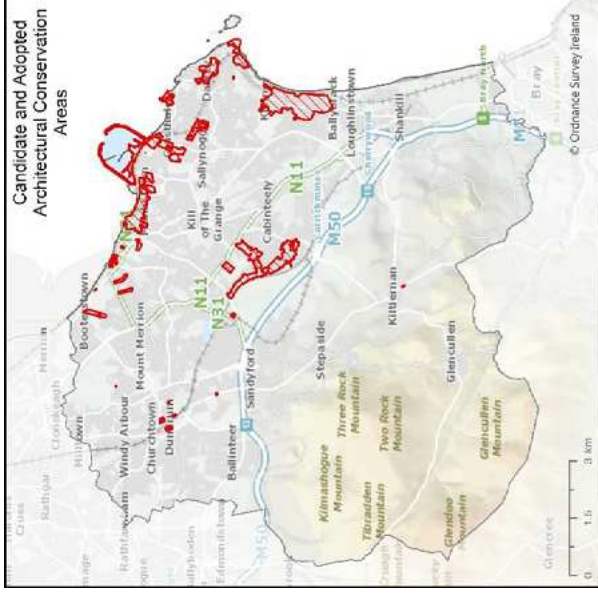


Figure 28: Candidate and adopted ACAs

#### 4.3.2 Protected Structures

Dún Laoghaire-Rathdown features a wealth of built heritage that has been amassed over many centuries through previous generations. Our built heritage including a varied array of Protected Structures. 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. New developments should respond to local character and protect and enhance the built heritage and new buildings should not have an adverse effect on a protected structure in terms of scale, height, massing, alignment and materials. Impact on Protected Structures is included in the Performance Based Criteria set out in Section 5.

#### 4.3.3 Amenity Zones

The ‘Amenity Zones’ of the County correspond with the Objectives ‘G’, ‘GB’ and ‘B’. These areas of the County have the most restrictive zoning provisions. The County Development Plan notes in relation to High Amenity lands, for example, that “Within zoned High Amenity areas

the Council will generally resist any development not related directly to the area’s amenity potential or its existing use for agriculture, mountain or hill farming.” The ‘Amenity Zones’ encompass c.5200 ha in area – in excess of 40% of the total landmass of the County. While the study does not propose that there should be no development in the mountain foothills, this area of the County, by virtue of its sensitivity, is clearly inappropriate for any form of intrusive development of inappropriate scale, height and massing. In addition, the Wind Energy Development Guidelines for the County (Appendix 11 of the CDP), does not identify potential for wind energy infrastructure of any sort in the Amenity Zones.

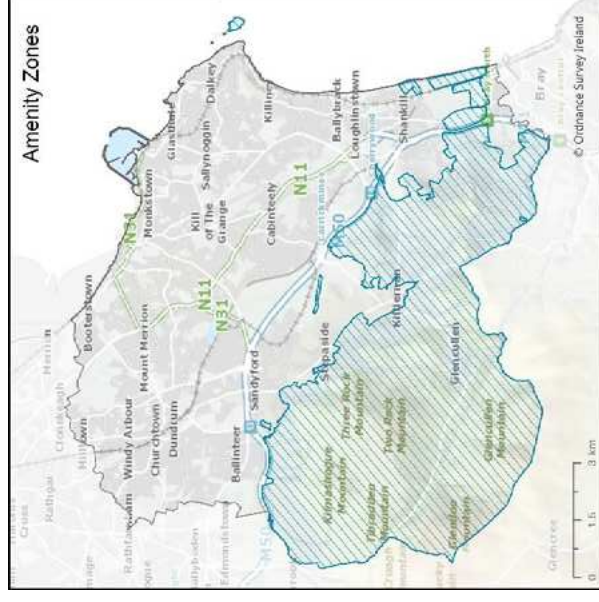
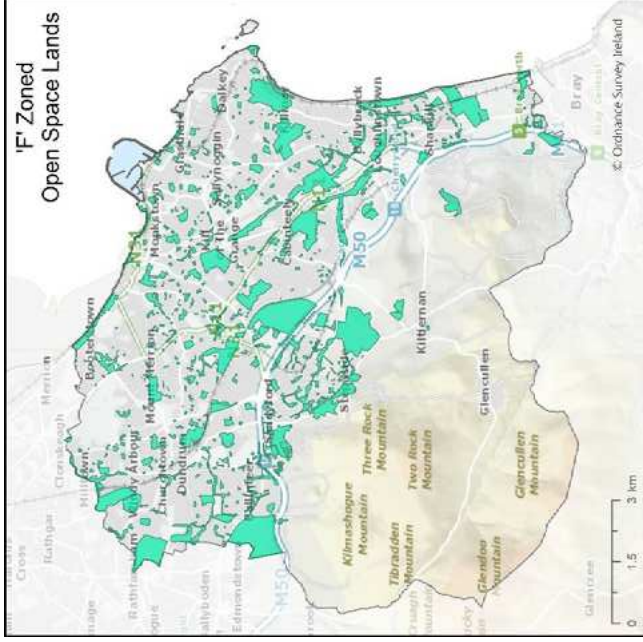


Figure 29: G, GB and B zones

#### 4.3.4 Open Space Zones

There is a significant quantum of land zoned Objective ‘F’, “To preserve and provide for open space with ancillary active recreational amenities” - c.1300ha or 11% of the County landmass. County Development Plan policies that govern development in the ‘F’ zones are among the most restrictive in the Plan. Residential and mainstream employment uses are not permitted in ‘F’ zoned lands - effectively negating the possibility of taller buildings in the lands.





**Figure 30: F zoned land**

**4.3.5 Strategic Protected Views and Prospects**

A key objective is to protect important views identified in the Development Plan and to prevent inappropriate development from harming their character. In addition, there are many local views and prospects - from the sea front, from the higher lands, along streets, which are locally important and should not be adversely affected by development.

New development should not adversely affect the skyline, or detract from key elements within the view whether in foreground, middle ground or background. Well-designed and located buildings can sometimes enhance views. Impact on protected views is included in the Performance Based Criteria set out in Section 5.

**4.3.6 Coastal Fringe**

Most of the County's outstanding architectural heritage is located along the coast. In particular, the high quality building stock in Booterstown,

Blackrock, Monkstown, Dún Laoghaire, Dalkey and Killiney has created a unique waterfront of high architectural and historical value. Views from the Irish Sea and East Pier capture the remarkable coastline with its historic seafront.

Impact on the Coastal fringe is included in the Performance Based Criteria set out in Section 5.

**4.3.7 Mountain Foothills**

The County comprises areas of exceptional natural beauty, including outstanding upland 'high amenity' areas south and west of the M50. It is Council policy to minimise the consumption of natural non-renewable resources, including land, and to protect the quality of the landscape and open space. Therefore, the Council will strictly control the further expansion of the suburbs into rural and high amenity areas. Care should be taken to protect the image of the Dublin Mountains particularly from being spoiled by intrusive development of inappropriate scale, height and massing.

As a general rule, as topography rises the scale, height and massing of development should be reduced, development should be frequently subdivided and relate to topography. Where development is proposed which would exceed the height of its surroundings, an urban design study and impact assessment study may be required to demonstrate that the scheme will not harm the setting of the mountain foothills and the image of Dublin Mountains.

**4.4 Policy Approach**

To ensure application of the 4 SPPRs and having regard to the other content of the Guidelines a number of policies have been formulated, which support increased building height and/or taller buildings at appropriate locations while ensuring adequate protection of residential amenities and the very unique character and environmental sensitivities of the County. A very detailed Performance Management Criteria table has also been developed. It is overall policy that all proposals for increased height and/or taller buildings;

- over and above the benchmarks of three to four storey in what are called residual suburban areas or

- in other identified areas as set out in Policy BHI below
- above what is set out in any of the Local Area Plans or
- above any other specified heights in this plan (SUFF)

must be assessed in accordance with the criteria set out in Section 5.

Areas not covered by an existing or forthcoming Local Area Plan or other guidance and not covered by any particular environmental sensitivity as set out above are termed residual suburban areas. The Cherrywood area is covered by the approved Planning scheme as amended.

Areas zoned G, GB, B and F have some of the most restrictive zoning objectives in the County. A small number of uses are either permitted in principle or open for consideration. There may sometimes in these areas be instances where there may be an argument for increased building heights and this may be acceptable subject to meeting the overall zoning objective for the area and subject to the development being appropriate in terms of its scale, height and massing. Given the restrictive zoning objectives on these lands the possibility of taller buildings is effectively negated.

**Policy Objective BHS I - Increased Height.**

It is a policy objective to support the consideration of increased heights and also to consider taller buildings where appropriate in the Major Town Centres of Dún Laoghaire and Dundrum, the District Centres of Nutgrove, Stillorgan, Blackrock, and Cornelscourt, within the Sandymount UFP area, UCD and in suitable areas well served by public transport links (i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route) provided that proposals ensure a balance between the reasonable protection of existing amenities and environmental sensitivities, protection of residential amenity and the established character of the area. (NP0 35, SPPR I & 3).

Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or

**taller buildings in the areas mentioned above. In those instances, any such proposals must be assessed in accordance with the performance based criteria set out in table 5.1 which is contained in section 5. The onus will be on the applicant to demonstrate compliance with the criteria.**

**Within the built-up area of the County increased height can be defined as buildings taller than prevailing building height in the surrounding area. Taller buildings are defined as those that are significantly taller (more than 2 storeys taller) than the prevailing height for the area.**

It should be noted that there are a number of existing bus lanes in the County which afford some localised bus priority, however following the adoption of the Bus Connects Network Redesign they are no longer part of an overall bus priority network. In this regard higher densities can be justified along the proposed Core Bus Corridor routes (existing QBCs on N11 and Rock Road) and the Kill Lane/Avenue Mounttown route (Bus Priority Route), which is a strategic bus link between Dún Laoghaire and the N11 and along which, sections of bus lanes are already in place

A number of the areas outlined above are covered by their own statutory Local Area Plans which contain detailed policies and objectives pertaining to height in general and to increased height. In some instances, detailed site strategies have been developed which consider the local context and characteristics of a particular area. For those areas proposals shall generally accord with the policies and objectives as set out in the approved Local Area Plan unless a strong justification has been provided in respect of place making. For the SUFP area policies and objectives are set out in the SUFP which forms an appendix of this County Development Plan (see also policy BH 1 below).

The N11 corridor, owing to its width, strategic importance, and public transport facilities, has the potential to become an attractive urban corridor enclosed by taller buildings of high quality. In more recent times the N11 corridor has seen a pattern of taller schemes constructed along its route (with access from a secondary road).

Proposals for larger scale developments which are increasing height or proposing a taller building should ensure that there is an adequate mix of uses in the overall proposal or that the use proposed ensures an adequate mix in the overall area (SPPR 2).

**Policy Objective BHS 2 – Building Height in areas covered by an approved Local Area Plan or Urban Framework Plan (UFP must form part of the County Plan).**

**It is a policy objective to promote and support proposed heights as set out in any approved statutory Local Area Plans and as set out for certain areas in this County Development Plan (Sandycroft Urban Framework Plan area, Dundrum Urban Framework Plan Area and Dun Laoghaire Urban Framework Plan area).**

**Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings in the areas mentioned above on the basis of placemaking. In those instances, any such proposals must be assessed in accordance with the performance based criteria set out in table 5.1 which is contained in section 5. The onus will be on the applicant to demonstrate compliance with the criteria.**

**Within the built up area of the County increased height can be defined as buildings taller than prevailing building height in the surrounding area. Taller buildings are defined as those that are significantly taller (more than 2 storeys taller) than the prevailing height for the area.**

Statutory Local Area Plans contain detailed policies and objectives pertaining to height in general and identify areas suitable for increased height. In some instances, detailed site strategies have been developed which consider the local context and characteristics of a particular area. For those areas in general proposals shall accord with the policies and objectives as set out in the approved Local Area Plan. For the SUFP area

policies and objectives are set out in the SUFP which forms an appendix of this County Development Plan.

Proposals for larger scale developments which are increasing height or proposing a taller building should ensure that there is an adequate mix of uses in the overall proposal or that the use proposed ensures an adequate mix in the overall area (SPPR 2).

**Policy Objective BHS 3 Building Height in Residual Suburban Areas**

**It is a policy objective to promote general building height of 3 to 4 storeys, coupled with appropriate density in what are termed the residual suburban areas of the County provided that proposals ensure a balance between the reasonable protection of existing amenities including residential amenity and the established character of the area.**

**Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings in the residual suburban areas. Any such proposals must be assessed in accordance with the criteria set out below in table 5.1 as contained in Section 5. The onus will be on the applicant to demonstrate compliance with the criteria.**

**Within the built up area of the County increased height can be defined as buildings taller than prevailing building height in the surrounding area. Taller buildings are defined as those that are significantly taller (more than 2 storeys taller) than the prevailing height for the area.**

Areas not covered by an existing or forthcoming Local Area Plan or other guidance/policy as set out in this plan and not falling into objective F, B, G or GB are termed residual suburban areas.

# 5 PERFORMANCE- BASED CRITERIA

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## 5. Performance Based Criteria

This section sets out the performance-based criteria that the Planning Authority will use in assessing applications for increased height in the County. The performance based criteria take into account the protection of residential amenities, the protection of the County's built and natural heritage and the promotion of compact growth in suitable locations throughout the County.

**Table 5.1: Criteria for assessing proposals for increased height** (Defined as building or buildings taller than prevailing building heights in the surrounding urban areas) or taller buildings or for a building that is higher than the parameters set out in any LAP or any specific guidance set out in this County Development plan, must demonstrate satisfaction with the following criteria:

Criteria for All Such Proposals		DM Requirement
<b>1. At County Level</b>		
a.	Proposal assists in securing objectives of the NPF, in terms of focusing development in key urban centres, fulfilling targets in relation to brownfield, infill development and delivering compact growth.	
b.	Site must be well served by public transport – i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route - with high capacity, frequent service and good links to other modes of public transport.*	
c.	Proposal must successfully integrate into/enhance the character and public realm of the area, having regard to topography, cultural context, setting of key landmarks. In relation to character and public realm the proposal may enclose a street or cross roads or public transport interchange to the benefit of the legibility, appearance or character of the area.	Landscape and visual assessment by suitably qualified practitioner. Urban Design Statement. Street Design Audit (DMURS 2019).
d.	Protected Views and Prospects: Proposals should not adversely affect the skyline or detract from key elements within the view whether in foreground, middle ground or background. A proposal may frame an important view.	
e.	Infrastructural carrying capacity of area as set out in Core Strategy of CDP, relevant Urban Framework Plan or Local Area Plan.	
<b>2. At District/Neighbourhood/Street Level</b>		
a.	Proposal must respond to its overall natural and built environment and make a positive contribution to the urban neighbourhood and streetscape.	Proposal should demonstrate compliance with the 12 criteria as set out in "Sustainable Residential Development in Urban areas, Guidelines for Planning Authorities" 2009. Street Design Audit (DMURS 2019).
b.	Proposal should not be monolithic and should avoid long, uninterrupted walls of building in the form of slab blocks.	Design Statement
c.	Proposal must show use of high quality, well considered materials.	Design Statement Building Life Cycle Report.
d.	Proposal where relevant must enhance urban design context for public spaces and key thoroughfares and marine or river/stream frontage.	Must also meet the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009".
e.	Proposal must make a positive contribution to the improvement of legibility through the site or wider urban area. Where the building meets the street, public realm should be improved.	
f.	Proposal must positively contribute to the mix of uses and /or building/dwelling typologies available in the area.	Design Statement
g.	Proposal should provide an appropriate level of enclosure of streets or spaces.	Design Statement
h.	Proposal should be of an urban grain that allows meaningful human contact between all levels of buildings and the street or spaces.	

Criteria for All Such Proposals		DM Requirement
i.	Proposal must make a positive contribution to the character and identity of the neighbourhood.	
j.	Proposal must respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring properties.	
<b>3.</b>	<b>At site/building scale</b>	
a.	Proposed design should maximise access to natural daylight, ventilation and views and minimise overshadowing.	Must address impact on adjoining properties/spaces/
b.	Proposal should demonstrate how it complies with quantitative performance standards on daylight and sunlight as set out in BRE guidance "Site Layout Planning for Daylight and Sunlight" (2nd Edition). Where a proposal does not meet all the requirements, this must be clearly identified and the rationale for any alternative, compensatory design solutions must be set out. On relatively unconstrained sites requirements should be met.	
c.	Proposal should ensure no significant adverse impact on adjoining properties by way of overlooking overbearing and/or overshadowing.	
d.	Proposal should not negatively impact on an Architectural Conservation Area (ACA) or the setting of a protected structure.	
e.	Proposals must demonstrate regard to the relative energy cost of and expected embodied and operational carbon emissions over the lifetime of the development. Proposals must demonstrate maximum energy efficiency to align with climate policy. Building height must have regard to the relative energy cost of and expected embodied carbon emissions over the lifetime of the development.	
<b>4.</b>	<b>County Specific Criteria</b>	
a.	Having regard to the County's outstanding architectural heritage which is located along the coast, where increased height and/or taller buildings are proposed within the Coastal area from Booterstown to Dalkey the proposal should protect the particular character of the coastline. Any such proposals should relate to the existing coastal towns and villages as opposed to the coastal corridor.	An urban design study and visual impact assessment study should be submitted and should address where appropriate views from the sea and/or piers.
b.	Having regard to the high quality mountain foothill landscape that characterises parts of the County any proposals for increased heights and/or taller building in this area should ensure appropriate scale, height and massing so as to avoid being obtrusive.	An urban design study and visual impact assessment study should be submitted.
c.	Additional specific requirements (Applications are advised that requirement for same should be teased out at pre planning's stage).	
d.	Specific assessments such as assessment of microclimatic impacts such as down draft.	
e.	Potential interaction of building, materials and lighting on flight lines in locations in proximity to sensitive bird/bat areas.	
f.	Assessment that the proposals allows for the retention of telecommunications channels, such as microwave links.	
g.	An assessment that the proposal maintains safe air navigation.	
h.	Relevant environmental assessment requirements, including SEA, EIA (schedule 7 information if required), AA and Ecological Impact Assessment, as appropriate.	
i.	Additional criteria for larger redevelopment sites with taller buildings	
j.	Proposal should make a positive contribution to place making, incorporating new streets where appropriate, using massing and height to achieve densities but with variety and scale and form to respond to scale of adjoining development.	
k.	For larger unconstrained redevelopment sites BRE standard for daylight and sunlight/any forthcoming EU standards on daylight sunlight should be met.	

(Note: Area covered by an approved Planning Scheme are not subject to this policy approach).

\* Areas covered under Policy BHS3 are not required to meet these criteria.

# 6 LANDMARK BUILDINGS

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## 6. Landmark Buildings

A landmark building is a single outstanding building which is either taller or of a more notable design than its neighbours.

Generally, landmark buildings are higher than their surroundings but they may be created through other means than height, such as quality building or public space design.

The identification of sites for landmark buildings will generally be conducted through the Local Area Plan/Strategic Development Zone/Urban Framework Plan/Development Plan Variation process.

The main determining factor in setting heights will not be the heights established in recent and proposed developments. Rather it will be the need to create a good piece of urban development with attractive streets that knits successfully with the surrounding area. The important factors which determine height will be the impact on adjacent residential amenities, the proportions of the building in relation to the street space, the creation of a good sense of enclosure, the provision of active ground floor street frontages and a legible, permeable and sustainable layout. In the best European examples, good street scale and enclosure in central locations is achieved with buildings of four to seven storeys in height. There may be scope for landmark buildings to mark the main centre or centres within the area. The issue of landmark buildings must be a secondary consideration to getting the streets, spaces, frontages, buildings and overall functioning of the place right.

Any application for a Landmark Building (excluding those within an approved SDZ) must include:

- A design statement to include (i) an urban design study that shows the benefits and impact on the local and wider urban context for a landmark building on the proposed site, including justifications, the impact on the

county-image, the benefits to the public, its contribution to regeneration, sustainability and transport; and (ii) an architectural design statement that addresses development context, development objectives, urban design principles, scale and massing, density, materials, details, lighting (day and night time) existing and proposed land and building uses, ground floor uses, treatment of roof top/crown, ground floor treatment and public realm strategy.

- An impact assessment study to illustrate the impact on the context, especially on residential amenities, conservation areas and significant views. This should be done through accurate visual modelling of proposals – photomontages or three-dimensional computer models (buildings fully rendered) – from relevant assessment points defined by the Council. Proposals should be shown in daylight and night light conditions. The micro-climate impact of the development on the surrounding environment (streets, public spaces and existing development) should be tested with regard to wind funnelling, overshadowing and sun-reflection. This should be done through the testing of accurate physical and three-dimensional computer models, conducting wind tunnel studies, sun-path studies, as well as using other suitable impact simulation methods. Impacts on privacy and overlooking of existing properties should be tested with the help of section analysis and three-dimensional computer models.
- A movement statement (traffic impact assessment including car parking, pedestrian movement and public transport needs).
- A building services strategy including building systems and enclosure, energy consumption and efficiency, lighting (day and night time), and telecommunications.
- Where the development would have a significant environmental impact, an Environmental Impact Statement will be required. This will include the impact assessment and movement statements referred to above, in addition to any other necessary studies.



Figure 31 Apartments, Sandvord (dlr planning)



Figure 32 Commissioners of Irish Lights, Dun Laoghaire (dlr planning)







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# **Appendix 6:** Waste Management Guidelines

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## 6. Excerpt from DLR Guidelines for Waste Management in Residential and Commercial Developments

### 6.1 Design Considerations

#### 6.1.1 Standards for Residential Developments/Apartments

The requirements set out in the Dún-Laoghaire Rathdown County Council Segregation, Storage & Presentation of Household and Commercial Waste Bye-Laws 2019, or any revision thereof, must be adhered to and, in particular, the requirement in the bye-laws to segregate waste to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with the Waste Management (Food Waste) Amendment Regulations 2015 (S.I. 190 of 2015) and the European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. 191 of 2015), the Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009) and the Eastern-Midlands Regional Waste Management Plan 2015 – 2021.

Waste storage issues should be considered at the initial design and pre planning stage, to ensure access for all (including people with disabilities), in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, with good ventilation and ready access if required for the control of potential vermin. Where storage is provided in a basement area, sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby.

**The following are also requirements:**

- **Common Waste Storage Areas design which should include:**
  1. A defined pedestrian route from apartment areas to the nearest waste storage area
  2. Waste storage areas should not present any safety risks to users
  3. A non-slip surface within the waste storage area
  4. Adequate ventilation to avoid the creation of stagnant air or foul odours
  5. Appropriate sensor-controlled lighting
  6. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting
  7. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and place waste in the correct bin.
  8. Measures to control access to waste storage areas
  9. Adequate space for separate storage of general mixed waste, general recyclable waste, organic, glass WEEE and hazardous waste.
- **Requirements for Residential Units**
  1. Provision of sufficient space for the storage of general domestic waste, green recyclable waste and organic waste.
  2. Each apartment shall include individual waste storage bins which shall be sized to allow their easy manual handling to be brought to the central waste storage area
- **Initial Waste Management**
  1. Provision of a full waste collection service from the date of first occupation of units in the development.
  2. Provision of a Waste Management guidance document to all occupants from the date of first occupation of units in the development.
- **Waste Collection system**
  1. Identification of a suitable location within the curtilage of the development where the waste bins can be left out for collection.
  2. Access for waste collection trucks, including design of turning circles and headroom requirements.
  3. Avoidance of traffic hazard.

4. Avoidance of environmental pollution, including visual pollution.
5. Avoidance of environmental nuisance and litter.
6. Door access to bin area that allows for 1100 litre bins plus 20% over width.
7. Robust design of doors to bin area incorporating steel sheet covering where appropriate.

### **6.1.2 Standards for Commercial/Industrial Developments**

The requirements set out in the Dún-Laoghaire Rathdown County Council Segregation, Storage & Presentation of Household and Commercial Waste Bye-Laws 2019 or any revision thereof must be adhered to and, in particular, the requirement to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with the Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009) and the Waste Management (Food Waste) Amendment Regulations S.I. 190 of 2015, and the Eastern-Midlands Region Waste Management Plan 2015 – 2021.

#### **The following are also requirements:**

- **Common Waste Storage Areas design – Commercial/ Industrial Developments**
  1. A defined pedestrian route from areas at which waste is generated to the nearest waste storage area
  2. Waste storage areas should not present any safety risks to users
  3. A non-slip surface within the waste storage area
  4. Adequate ventilation to avoid the creation of stagnant air or foul odours
  5. Appropriate sensor controlled lighting
  6. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting
  7. CCTV cameras to allow monitoring of the patterns of use of the storage facilities
  8. Measures to control access to waste storage areas
  9. Adequate space for separate storage of waste segregated into general mixed waste, general recyclable waste, organic, glass WEEE and hazardous waste, as appropriate
  10. Conservative sizing of waste storage containers, to avoid overfilling of containers
  11. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.



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# **Appendix 7:** Sustainable Drainage System Measures

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## 7.1 Stormwater Management Policy - Including Stormwater Audit Procedure

**This document is intended for use by Dún Laoghaire-Rathdown County Council Planners and Municipal Services Department, landowners, developers, and consultants.**

**Development proposals shall be in accordance with the policies set out in this document.**

### 7.1.1 General Requirements

The following requirements apply to all applications:

#### Climate Change

All developments must apply a minimum factor of 1.2 to their drainage design and attenuation volumes to accommodate climate change.

#### Urban Creep

All developments must apply a factor of 1.1 to their drainage design and attenuation volumes to accommodate urban creep.

#### Assessment of Flood Risk

All developments require an assessment of flood risk. Applicants can contact Municipal Services via the pre-planning process to seek further guidance on the level of assessment of flood risk required for their site.

Depending on the site and associated flood risk this can vary from a brief desktop exercise to an extensive Site-Specific Flood Risk Assessment requiring detailed modelling, all in accordance with the requirements of the Strategic Flood Risk Assessment Policy, Appendix 15.

Applicants must submit details of the proposed surface water drainage system in the event of blockage or partial blockage of the system, commenting on any surcharging or flood risk that may be identified, particularly in relation to freeboard used in the simulation analysis. The proposal must include a drawing confirming that safe overland flow routes do not negatively impact properties both within and without the site. The overland flow route plan should identify drop kerbs or ramps required for channelling the flow and address low point areas in the site and detail how properties, both within the development and on adjacent lands, will be protected in the event of excessive overland flows.

#### Utility Clash Check

The applicant must undertake a utilities clash check to ensure all utilities' vertical and horizontal separation distances can be provided throughout the scheme. The applicant should demonstrate this with cross-sections at critical locations such as junctions, site thresholds and connection points to public utilities. Minimum separation distances must be in accordance with applicable Codes of Practice.

#### Wayleaves (Building over/near public sewers)

A minimum wayleave of 6metres (3metres either side) is required for public sewers. This wayleave can increase with depth and size of the sewer. Developments must not encroach on the required wayleave. Where this is not possible, the applicant should contact dlr via the pre-planning process to discuss the feasibility of a diversion.

Building over or near a public sewer would seriously impede the Council's ability to access and maintain the sewer and would therefore be prejudicial to Public Health. Failure to comply with Council requirements may result in a recommendation of refusal.

### Private Drains

Where an applicant's land is crossed by a private drain, the applicant is responsible for acquiring any rights or permissions necessary to connect to, or to increase the discharge into, or to build over, or divert, or to ensure the adequate capacity is not exceeded, or otherwise alter any private drains not in their exclusive ownership or control, and for ensuring their adequacy.

### Pumping of Surface Water

The pumping of surface water will be considered only on an exceptional basis. If pumping is deemed necessary, the proposal must meet all the criteria set out below to the satisfaction of Municipal Services:

- When it has been proved that all other possible gravity storage and discharge arrangements have been considered and are not technically feasible.  
(Note: Municipal Services is of the opinion that a gravity solution can be achieved in almost any new build situation.)
- When the failure of the pumping system proposed will not impact on the Council's network or any other property other than the applicant site.
- When it has been demonstrated that there are adequate duty and standby pumping arrangements are in place. A 3-pump arrangement will be required.
- When the pumped discharge rate is limited to 2l/s/ha or Qbar for that portion of the site being served by the proposed pumping arrangement. Storage (attenuation) is required up to and including the 1.0% AEP event but provision should also be made for containment of volumes in excess of the 1.0% event within the site/basement area in circumstances where pump failure occurs during critical storm events. For guidance, volumes for the 0.1% event should be considered.
- When a Flood Risk Assessment (in event of 3 pump failure) has satisfactorily addressed the risk to human life, the risk to basement (services), the risk to adjoining property, and emergency access and egress.

### 7.1.2 Single house or extensions

The following requirements, as a minimum, apply for a new single house or extensions to an existing property (additional site-specific requirements may also be required):

#### Sustainable Drainage Systems (SuDS)

In accordance with County Development Plan 2022-2028 Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems, the proposal must demonstrate that they meet the requirements of the Greater Dublin Strategic Drainage Study (GDSDS) policies in relation to Sustainable Drainage Systems (SuDS). The design must incorporate SuDS measures appropriate to the scale of the proposed development such as soakpits, permeable paving, rainwater harvesting, rain gardens, etc. that minimise flows to the public drainage system and maximises local infiltration potential.

All SuDS measures must be designed in accordance with the relevant industry standards and the recommendations of The SuDS Manual (CIRIA C753).

#### Hardstanding/Parking Areas

All proposed parking and hardstanding areas must be constructed of a specifically designed permeable paving stone/asphalt system or gravel or drained directly to landscaped areas, in accordance with the requirements of Section 12.4.8 of the County Development Plan 2022-2028.

#### New Connections

Prior to submission of the planning application, the applicant must obtain the sewer network records from dlr and assess if a new connection to the public sewer is technically feasible. Slit trenches may be required to determine the exact location and invert levels. The applicant may wish to consult with Municipal Services if a new connection is not self-evident.



### 7.1.3 All Other Developments

The following requirements apply to all developments greater than a single house (additional site-specific requirements may also be required):

#### Sustainable Drainage Systems (SuDS)

In accordance with County Development Plan 2022-2028 Section 10.2.2.6 Policy Objective E14: Sustainable Drainage Systems, the proposal must demonstrate that they meet the requirements of the Greater Dublin Strategic Drainage Study (GSDS) policies in relation to Sustainable Drainage Systems (SuDS). The design must incorporate SuDS measures appropriate to the scale of the proposed development such as green roofs, bioretention areas, permeable paving, rainwater harvesting, swales, etc. that minimise flows to the public drainage system and maximises local infiltration potential.

The applicant should provide cross-sections and long-sections, and commentary that demonstrates all proposed SuDS measures have been designed in accordance with the relevant industry standards and the recommendations of The SuDS Manual (CIRIA C753).

#### Infiltration

The applicant should submit Site Investigation Report and results, including Infiltration tests, and a plan showing the trial pits/soakaway test locations across the site. The report should address instances where groundwater, if any, was encountered during testing and its impact.

#### Hardstanding/Parking Areas

All proposed parking and hardstanding areas should maximise local infiltration before discharge to the surface water drainage system, via a specifically designed permeable paving/porous asphalt system, in accordance with the requirements of Section 12.4.8 of the County Development Plan 2022-2028.

#### Basement

If basement carparking is provided, then all incidental run-off from the basement should be shown to drain to the foul system and not the surface water system.

#### Run-off Factors

Where applicants propose to use reduced run-off factors (or reduced impermeable contributing areas) for areas of their site that drain to SuDS measures these factors must be agreed with Municipal Services, preferable during the pre-planning process.

It should be noted that standard surface water simulation software uses default Cv values of 0.84 for Winter and 0.75 for Summer. If the applicant proposes to use their own reduced run-off rates, then the default Cv values should be amended to a value of 1.0. Maintaining the default Cv values in conjunction with the applicants proposed rates reduces the run-off in simulations of rainfall events, giving inaccurate simulation results which may lead to under sizing of the drainage system and attenuation storage required.

#### Hydrological Parameters

Applicants must use site specific or local data in their Qbar, attenuation volume and surface water system design such as:

- SAAR
- Soil Type
- Rainfall Return Period Table (available from MET Eireann)
- Rainfall intensity
- Other hydrological parameters

### Discharge Rate

Surface Water discharge from a development must be restricted to 2 l/s/ha or the calculated Qbar, whichever is greater. The Qbar should be calculated using the net area drained and not the gross area of the site (i.e. red line boundary).

This discharge rate should be marked on the drainage drawing on the manhole in which the flow restricting device is located. The manhole in which the flow restricting device is located should not have a bypass pipe and, a penstock and silt trap should be provided.

Flow restricting devices with an orifice of less than 50mm in diameter should be avoided. Where this is not possible then the applicant must submit a robust maintenance regime to ensure blockages are avoided, to the satisfaction of dlr.

Applicants are recommended to use the HR Wallingford UKSuDS Greenfield runoff rate estimation tool to estimate Qbar for their site:

<https://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>

### Attenuation

If an attenuation system is proposed it should, where possible, not be located under the internal roads but in/under open space or parking areas. Attenuation systems must be inline. The preference is for attenuation systems that allow for infiltration and/or treatment within the site. The applicant should note that certain landscaping items, such as trees, may not be compatible with attenuation systems.

The applicant must provide fully dimensioned plans and sections of the attenuation storage system. All relevant inlet and outlet levels, dimensioned clearances between other utilities, and actual depths of cover to the system should be provided. Details of the proposed inlet and outlet manholes and arrangements to facilitate draw down and maintenance should also be provided.

Applicants are recommended to use the HR Wallingford UKSuDS Surface water storage volume estimation tool to estimate the attenuation storage required for their site:

<https://www.uksuds.com/drainage-calculation-tools/surface-water-storage>

### Green Roof

The proposal must meet the requirements of Appendix 7.2: Green Roof Policy of the County Development Plan 2022-2028.

### Interception and Treatment

The applicant must demonstrate that required interception and/or treatment of surface water run-off is achieved in accordance with GSDS policy. To be in compliance with GSDS Volume 2 Section 6.3.3 Table 6.3 Criterion 1, interception of the first 5-10mm is required. If interception of first 5-10mm can't be achieved, then treatment of first 15mm is required. The SuDS Manual (C753) Chapter 24, and specifically Table 24.6, gives guidance regarding suitable interception mechanisms.

The applicant should note that interception/treatment must be provided for the entire site area as according to HR Wallingford (UKSuDS website):

*"A high level of Interception provided for some parts of the site is not to be considered as adequate compensation for a low degree of interception provision for other locations. Compliance is required for the whole site, or at least paved areas, for it to be considered effective."*

### Stormwater Audit

A Stage 1 Stormwater Audit should be submitted as part of the planning submission.

A Stage 2 audit is required post grant/prior to construction.

A Stage 3 audit is required post construction.

Further information regarding requirement can be found in the Stormwater Audit Procedure addended to this document.

## Maintenance

Applicants must submit a post-construction maintenance specification and schedule for the drainage system, including SuDS measures and attenuation system to dlr for approval. This maintenance specification and schedule must be included in the Safety File.

## New Connections

Prior to submission of the planning application, the applicant must obtain the sewer network records from dlr and assess if a new connection to the public sewer is technically feasible. Slit trenches may be required to determine the exact location and invert levels. The applicant may wish to consult with Municipal Services if a new connection is not self-evident.

### 7.1.4 Wastewater

Although not under the remit of Stormwater Management, the following is additional information that the applicant should be aware of:

#### Irish Water Assets

As foul sewers, combined sewers and watermains are Irish Water owned assets, applicants should contact Irish Water directly to discuss any issues regarding the impact of the proposed development on their assets.

Applicants are advised to consult Chapter 10 of the County Development Plan 2022-2028, specifically Section 10.2.2.2 Policy EI 2 Irish Water Enabling Policies for further guidance.

### 7.1.5 Stormwater Audit Procedure

A Stormwater Audit is an on-going review process consisting of three distinct stages:

Stage 1 – Pre application stage

Stage 2 – Detailed Construction Design stage

Stage 3 – Development completion stage

A Stormwater Audit is required for any development with a site area greater than 0.5ha.

A suitably qualified Chartered Engineer, from the list of approved auditors, must be engaged by the applicant to conduct the audit. This engineer must be independent of the development design team and will report directly to Municipal Services.

Any suitably qualified Chartered Engineer wishing to be added to the list of approved auditors should contact Municipal Services.

All Stormwater Audits must include the following table completed by the scheme designers.

Surface Cover Type	Area (m <sup>2</sup> )
<b>Wetland or open water (semi-natural; not chlorinated) maintained or established on site.</b>	
<b>Semi-natural vegetation (e.g. hedgerows, trees, woodland, species-rich grassland) maintained or established on site.</b>	
<b>Reuse of existing soils and seed source to develop vegetation cover</b>	
<b>Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.</b>	

Surface Cover Type	Area (m <sup>2</sup> )
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	
Non intensive Brown Roof (Biodiversity Roof). Substrate minimum settled depth of 150mm. Design will be site specific and developed by a suitably qualified ecologist.	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	
Extensive green roof of sedum mat or other lightweight systems	
Green wall –modular system or climbers rooted in soil.	
Rain gardens and other vegetated sustainable drainage elements.	
Flower-rich perennial planting.	
Hedges (line of mature shrubs one or two shrubs wide).	
Hedgerows or double hedgerow of native species (may have an associated ditch and bank)	
Groundcover planting.	
Amenity grassland entire area or sections managed for lesser mowing frequencies for pollinators e.g. six week meadow)	
Amenity grassland (species-poor, regularly mown lawn).	
Water features (chlorinated) or unplanted detention basins.	
Permeable paving.	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	

Any assumptions (e.g. how expected tree canopy has been calculated) and which features (e.g. the type of semi-natural habitat) have been included should be noted. Maintenance and management of these systems should be carefully considered as this is an integral part of the process.”

### Scope of Audit

The scope of the Stormwater Audit process is to ensure the drainage proposals for the subject development is assessed for conformity with the recommendations of the following:

- Greater Dublin Strategic Drainage Strategy (GSDSDS)
- The SuDS Manual (CIRIA C753)
- Green Roof Policy document
- Stormwater Management Policy
- Greater Dublin Regional Code of Practice for Drainage Works
- BRE Digest 365

The Audit will focus on the SuDS management train and whether the applicant has carefully considered all suitable SuDS techniques and applied the most appropriate type(s) for the site that will ensure improved water quality, biodiversity, a reduction of run-off rates, volume storage and volume control.

The Audit must be site specific. The details and technical complexity of the Audit will vary depending on the scale and nature of the development proposed.

### However, in general, the Audit should include:

- A review of local data used in the assessment including Soil Type, SAAR, Rainfall data, run-off factors, and climate change factors.
- Verification that interception and/or treatment has been provided across the entire site.
- Verification of the appropriateness of the SuDS measures proposed.
- Recommendation of potential measures that should be considered.
- Identification of issues.

### The Stormwater Audit Report should contain the following:

- Review of previous Audit and/or planning permission conditions (if applicable) for the proposed site.
- Audit appropriate to the Stage of proposed scheme.

- Recommendations to be taken to the next audit Stage (if applicable)
- Designers Response/Feedback form
- Sign off from both the Auditor and Designer

At each Stage in the Audit process, once the Audit has been completed by the independent auditor and responses to each issue raised have been provided by the Design team, the Audit report must then be forwarded to dlr for approval. The Audit is not considered complete until dlr have been given an opportunity review and approve the Audit report.

The Stormwater Audit shall be carried out, as mentioned previously, at three distinct stages of the site's development:

### **Stage 1 – Pre-Planning Stage**

A Stage 1 Audit shall be carried out of the applicant's proposed Stormwater drainage proposals based on the drawings submitted for planning approval.

The Stage 1 Audit report must be submitted to Municipal Services for approval prior to lodging the planning application. All recommendations shall be complied with, unless otherwise agreed in writing with dlr.

In certain circumstances, where there has been a constructive engagement with Municipal Services on SuDS proposals from an early stage of the design process, consideration may be given for waiving the requirement of a Stage 1 Audit.

### **Stage 2 – Detailed Construction Design Stage**

A Stage 2 Audit shall be carried out at the Detailed Design stage, prior to commencement of construction, to check the detail of all the SUDS elements and to ensure that any necessary amendments have been included in the Construction drawings.

The Stage 2 Audit report must be submitted to dlr for approval prior to commencement of the works. All recommendations shall be complied with, unless otherwise agreed in writing with dlr.

It should be noted that any proposed changes to the approved scheme must be submitted to dlr for formal compliance.

Any planning conditions can only be discharged by the Planning Department.

### **Stage 3 - Completion Stage**

A Stage 3 audit shall be carried out within 3 months of substantial occupation of the development to ensure the SuDS measures were installed and working as designed, no misconnections have taken place and that damage has not occurred to any of the stormwater or foul drainage infrastructure during construction.

A site visit must be accommodated by the developer to the Stormwater Audit team. This Stage may require the installation of flow monitors and/or dye testing. The extent of monitoring will depend on the findings of the Audit. A CCTV survey shall be carried out of all stormwater pipes and foul pipes and the survey and report forwarded to dlr.

The Stage 3 Audit report must be submitted to dlr for approval. All recommendations shall be carried out by the developer, unless otherwise agreed in writing with dlr.

It should be noted that any proposed changes to the approved scheme must be submitted to dlr for formal compliance.

Any planning conditions can only be discharged by the Planning Department.





## 7.2 Green Roof Policy 2022



*Stepaside Educate Together, Belarmine Vale, Sandyford*

## Preface

This document is intended for use by Dún Laoghaire-Rathdown County Council (DLRCC) Planners and Municipal Services Department, landowners, developers, and consultants and identifies standards for green and blue roofs that DLRCC will apply when assessing planning applications.

The objectives of this document are to:

- ◆ Introduce green / blue roofs.
- ◆ Provide guidance to the developer on how green / blue roofs can aid in achieving planning policy requirements.
- ◆ Set the wider planning context in relation to green roofs
- ◆ Identify policies and standards for green / blue roofs.

This document is authored by  
Dun Laoghaire-Rathdown County Council  
with contributions from McCloy  
Consulting Limited.





# Contents

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- 2.0** CONTEXT WITHIN THE PLANNING SYSTEM
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- 5.0** INFORMATION REQUIRED FOR EVALUATION OF GREEN AND BLUE ROOF DESIGN
- 4.0** ADDITIONAL CONSIDERATIONS FOR GREEN & BLUE ROOF DESIGN

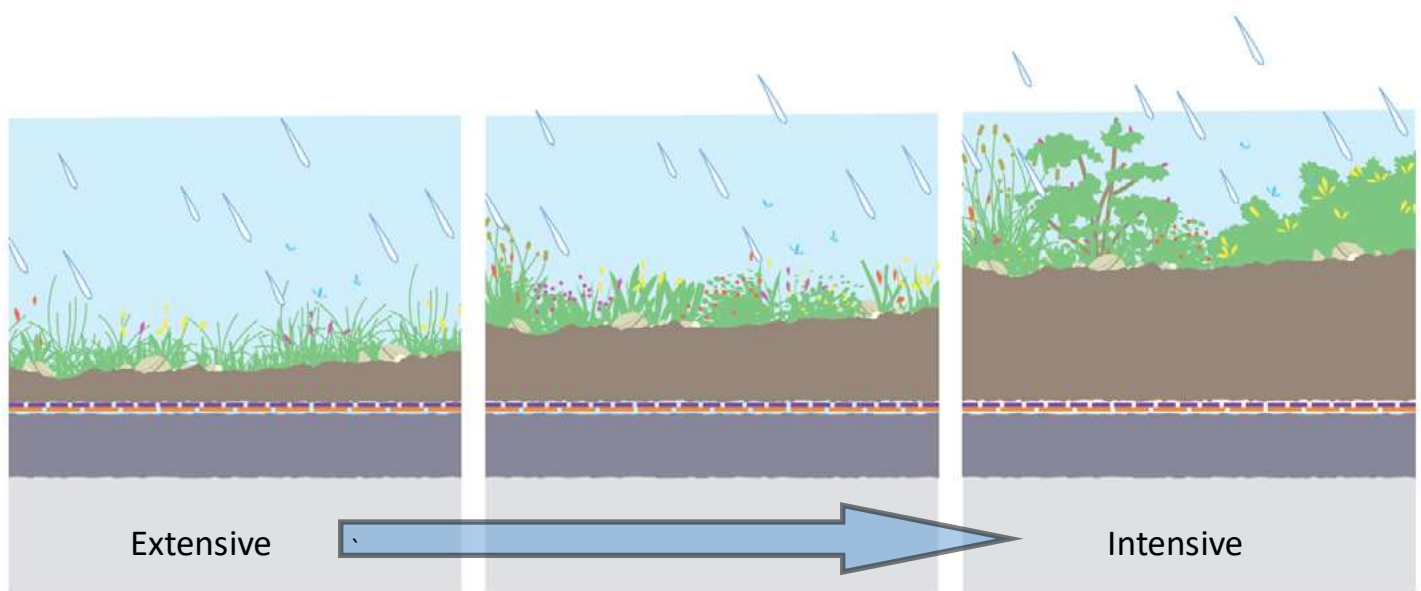
## 1.0 What are Green & Blue Roofs?

A green roof is a roof, podium or deck of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

The main types of green roof are as follows;

**Extensive** green roofs are more lightweight when compared with intensive green roofs with a shallow soil layer and are not normally designed to provide access for people.

**Intensive** green roofs have a deep layer of soil, which can support a range of plants, trees and shrubs. Native species (plants which would grow naturally in the local area) can provide a rich habitat for wildlife. Intensive Green Roofs can be designed to include access for people.



A green roof can be adapted to become a **blue roof** through the introduction of a flow control which will attenuate rainfall runoff temporarily on the roof. A blue roof utilises the storage potential which is present within the green roof structure (soil and drainage layers) and can be a cost-effective way of attenuating flow from new development. Controlled outflow storage provision on the roof can be offset against gross storage provision on the site.

Blue Roofs do not have to be vegetated. For example, storage of flows can be provided as part of lightweight permeable pavement or deck structures.

*A blue roof which is entirely unvegetated will not be considered to meet Standard GR2 as described further in Section 3.*

*Blue and green roofs are important in highly urbanised areas where the footprint of a development can be taken up entirely by roofed areas.*



The diagram above demonstrates how rainfall can be attenuated on the roof (blue roof) through placement of a flow control and overflow.

## Why Green and Blue Roofs?

Green Roofs can benefit biodiversity by:

- ◆ Providing new habitat for wildlife;
- ◆ Providing undisturbed areas within a development for wildlife;
- ◆ Providing linkages or 'stepping stones' between green spaces;
- ◆ Compensating for habitats that are lost through urban development and;
- ◆ Providing additional habitat for rare, protected, or important species

Green and blue roofs can protect the receiving sewer system and watercourses by:

- ◆ Reducing the amount of surface water running off the roof and so reducing the risk of flooding. Completed projects show a reduced annual run-off of at least 40% and more usually 60-70%. In some cases, for intensive green roofs, the water retention can be up to 90%.
- ◆ Reducing pressure on the existing sewer network. Most of the sewers are combined (sewer carries both surface and foul water in the same pipe). With increasing densification and infill development coupled with changing rainfall patterns existing combined drainage networks are becoming less able to cope with the increased frequency of more intense rainfall.

Green and blue roofs can be designed to provide a wide range of benefits for the development. These include:

- ◆ Improving the character and appearance of the building
- ◆ Providing heat and noise insulation. The insulation effects of a green roof have been proven to keep the buildings cooler in the summer and warmer in the winter.
- ◆ Increasing the lifespan of the roof membrane.
- ◆ Creating new vibrant open spaces for amenity.
- ◆ Reducing the volume of runoff stored elsewhere on site where the structure of the green roof is used to provide attenuation of runoff.
- ◆ Providing water quality improvements, and reducing the frequency of run-off.

## 2.0 Context within the Planning system

Green and blue roofs are one of many Sustainable Drainage (SuDS) features. SuDS are defined by the GDSDS as involving *'a change in our way of managing urban run-off from solely looking at volume control to an integrated multi-disciplinary approach which addresses water quality, water quantity, amenity and habitat (Vol 3 p.132). SuDS minimise the impacts of urban runoff by capturing runoff as close to source as possible and then releasing it slowly. (Vol 3 p.133)'*

Green and blue roofs are noted to be one of a range of practical methods by which SuDS can be delivered on a site.

The delivery of green and blue roofs underpins the delivery of the DLRCC Green Infrastructure (GI) Strategy (2022 -2028) and Biodiversity Action Plan (2009).

The 'Regional Spatial & Economic Strategy 2019-2031', provides the following definition of Green Infrastructure as

*'...a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings.'*

Delivery of green / blue roofs as part of proposed development will also aid in combating the impacts of climate change and meeting objectives set out in:

- ◆ DLRCC Climate Action Plan; and,
- ◆ National Climate Action Plan (2019)



DLRCC Building, Ballyogan

*The provision of green and blue roofs is a key component in the delivery of the DLRCC Green Infrastructure (GI) Strategy (2022-2028) and Biodiversity Action Plan (2009).*

With specific regard to planning applications and their contribution to the wider catchment, the DLRCC GI Strategy states:

#### *Section 2.4.1 – Policy Context*

*Current Greater Dublin drainage strategies look to address water quality and runoff management at the point of discharge through wastewater treatment. There are however intermittent spills of foul sewage from the combined sewer network which occurs during high rainfall events. Retro-fitting existing urban areas or providing SuDS for new development can strategically reduce runoff rates and volumes entering the drainage network and reduce the risk of pollution.*

*The planning policies and development control in Dún Laoghaire Rathdown recommend the implementation of SuDS as part of new developments and re-development. Green roofs are promoted and as part of Strategic Development Zone specific objectives are in place to limit the rate of runoff, provide water runoff treatment stages and consider exceedance of the drainage system in extreme storms.*

#### *Section 2.4.3 – Spatial Context*

*The spatial context for water management in the County presents some key opportunities. Local SuDS, Green Streets and Green roofs can create new and enhance existing links to a County-wide GI network and provide cumulative water quality and flood risk benefits.*

#### *Section 3.1.3 – Key Objectives*

*Use local SuDS, Green Streets and Green Roofs to create new and enhanced existing links to a County-wide Green Infrastructure network and provide cumulative water quality, biodiversity, and flood risk benefits.*

#### *Section 8.2.8.3 Public/Communal Open Space – Quality*

*The provision of green roofs within any development however shall not form part of the overall minimum open space provision but should complement the required open space provided within the site. [Note—This is not part of Gi Strategy but part of written statement].*

#### *Section 8.2.9.7 New Developments – Environmental Impacts*

*All developments shall incorporate:*

*Sustainable Drainage Systems (SuDS) that balances the impact of urban drainage through the achievement of control of run-off quantity and quality and enhances amenity and habitat.*

Two of the major threats to biodiversity outlined in the Biodiversity Action Plan are loss of extent and habitat fragmentation. One of the actions of the National Biodiversity Plan is to *“encourage and promote beneficial effects on biodiversity.”*

Provision of green roofs will aid DLRCC in meeting the recommendations set out by Ireland's National Biodiversity Plan 2017- 2021

*Action 1.1.3. All Public Authorities and private sector bodies move towards no net loss of biodiversity through strategies, planning, mitigation measures, appropriate offsetting and/or investment in Blue-Green infrastructure*

*Action 1.1.7. Develop a Green Infrastructure at local, regional and national levels and promote the use of nature based solutions for the delivery of a coherent and integrated network .*

Regional Policy Objective (RPO) 7.12 of The Regional Spatial & Economic Strategy (RSES) for the Eastern and Midland Region states *‘future statutory land use plans shall include Strategic Flood Risk Assessment (SFRA) and seek to avoid inappropriate land use zonings and development in areas at risk of flooding and to integrate sustainable water management solutions (such as SuDS, nonporous surfacing and green roofs) to create safe places in accordance with the Planning System and Flood Risk Assessment Guidelines for Local Authorities’*. (EMRA, 2019).

The RSES guiding principles for Sustainable Urban Drainage Systems (SuDS) also *‘encourage the use of Green Roofs where expansive roofs are proposed such as industrial, apartment, civic, commercial, leisure and educational buildings, and non-porous surfacing to create safe places’*. (EMRA, 2019).

Policy EI6 of the County Development Plan requires that *“Development will only be permitted where the Council is satisfied that suitable measures have been considered that balance the impact of drainage through the achievement of control of run-off quantity and quality, and enhance amenity and habitat...”*. Green roofs are an ideal way of making provision for habitat as part of new development. Many other SuDS components, which are appropriately designed and include a vegetative layer, will also enhance the habitat potential of a development.

## 3.0 Green and Blue Roof Policy Standards

As part of planning applications which include green or blue roofs the applicant should prove that the following Local Standards have been met.

### **Standard GR1 – Applicable development types**

Planning applications which include roof areas of greater than 300 square metres for the following development types must make provision for a green and / or blue roof (which includes a green component) as part of development proposals.

- ◆ Apartment Developments
- ◆ Employment Developments
- ◆ Retail and Ancillary Shopping
- ◆ Leisure Developments
- ◆ Education Facilities

### Exemptions and Amplifications

Exemptions will only be granted by Municipal Services where it is demonstrated that suitable provision is made for SuDS measures that provide the equivalent enhancement of amenity and habitat and equivalent interception/treatment that green roofs would have provided on the site, and all other planning requirements / policies are demonstrated to be delivered without the requirement of a green roof. Site specific exemptions that may be applied are outlined as follows:

- ◆ Any habitable or employment related development type not covered under the above headings will be deemed to require the installation of a green roof unless exempted or partially exempted by DLRCC's Municipal Services Department following consideration of the suite of complementary or alternative SuDS measures being proposed. (Reference GR2)
- ◆ Terraced, semi-detached, detached housing, mews developments and duplexes where there isn't a continuous roof that is centrally managed i.e. the owner of each duplex is responsible for their own roof, are not required to have green roofs. However, their installation is encouraged, wherever practicable.
- ◆ Developments which are in close proximity to the sea and can discharge directly to the sea/tidal waters by agreement with the Municipal Services Department, may omit attenuation requirements. This does not remove any other biodiversity or green infrastructure requirements that may be placed on the development, including the requirement for a green roof.



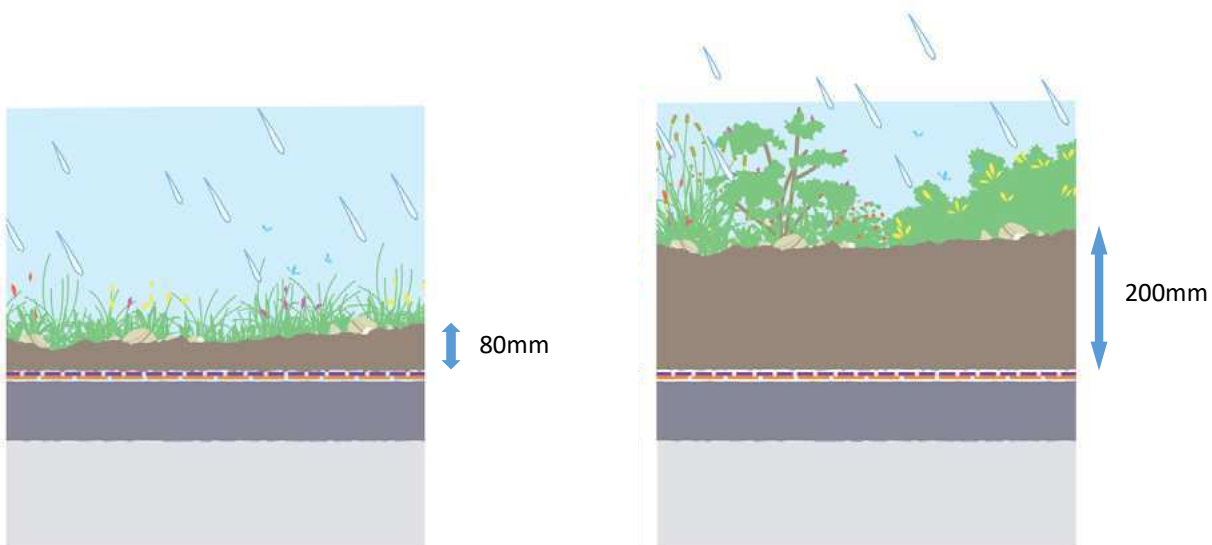
### Standard GR2 – Aerial coverage

To maximise the provision for biodiversity, green roofs must meet the following coverage requirements for all applicable buildings within the application boundary, subject to a reasonable allowance being made for the provision of services at roof level.

Type of green roof	Minimum coverage (% of total roof area being developed)
Extensive	70%
Intensive	50%

#### Exemptions and Amplifications

Extensive roofs are defined having a minimum substrate depth of 80mm (or 60mm beneath vegetation blanket) and Intensive Roofs are defined as having a substrate minimum depth of 200mm. (Source; The GRO Green Roof Code).



Where the application combines several buildings the required percentage of green roof coverage can be provided collectively (i.e. higher percentage provided on some buildings with less coverage / omitted from others).

The building extents by which GR2 standard will be calculated will be taken as the full external footprint of the building. The above coverage figures serve as a minimum requirement and applications with higher percentage coverage (where the design maximises attenuation or biodiversity potential) are encouraged and will be acceptable.

Where applications make provision for repeated set-back of roof areas as buildings heights increase, some of the lower level setbacks may not be suitable for green roofs arising from small areas, private balconies, and lack of sunlight. DLRCC will consider these applications on a case by case basis. Where green roof provision exceeds the minimum coverage rates, the remainder of the roof may be blue roof without a green roof element requirement.

Type of roof	Application of Interception loss to hydraulic calculations			Runoff factor
	mm / m <sup>2</sup>	m <sup>3</sup> / m <sup>2</sup>	% of total rainfall 'lost' per m <sup>2</sup> of roof*	
<b>Standard roof construction</b>	0	0	0	100
<b>Extensive</b>	5	0.005	8.3	0.917
<b>Intensive</b>	10	0.010	16.6	0.834
<b>Blue roof**</b>	5	0.005	8.3	0.917

*Unless exempted or partially exempted by DLRCC's Municipal Services Section following consideration of the suite of complementary or alternative nature based SuDS features including ponds, bio retention areas, basins, wetlands, swales, rain garden. A proposal that relies solely on attenuation storage systems and/or permeable paving as an alternative to the provision of a green roof will not be acceptable.*

#### Allowances for green roof within attenuation storage calculations

The research undertaken to date would indicate that a percentage of rainfall is lost and does not generate runoff for most rainfall events. DLRCC recognise this and will accept the 'losses' to be incorporated into hydraulic calculations for runoff and attenuation. Below is an example of how losses would be applied to a typical site.

*\*assuming 60mm rainfall (including allowance for climate change) for purpose of tabled example.*

*\*\*formed of permeable surface where water filters through the surface but does not include vegetation.*

**Example**

An application with 2000m<sup>2</sup> of roof area has

- 800m<sup>2</sup> extensive green roof
- 600m<sup>2</sup> intensive green roof
- 600m<sup>2</sup> standard roof construction

The critical duration rainfall has been established as 60mm depth of rainfall. Effective areas to be applied within calculation are as follows;

- 733m<sup>2</sup> extensive green roof effective runoff area applied to calculation
- 500m<sup>2</sup> intensive green roof effective runoff area applied to calculation
- 600m<sup>2</sup> standard roof construction effective runoff area applied to calculation

Various tools are available within hydraulic modelling packages to estimate runoff through which these losses can be applied in different ways. Application of interception losses within calculations should be clearly explained and demonstrated as part of stormwater attenuation calculations.

**Standard GR3 - Hydraulic requirements**

Where the green/blue roof provides attenuation and management of storm runoff the applicant should demonstrate

- ◆ Compliance with the Greater Dublin Strategic Drainage Study 2005 (GDSDS) Criterion 1-4.
- ◆ Provision for climate change allowance and urban creep as appropriate
- ◆ Provision for overflow and exceedance as part of the drainage design

**Exemptions and Amplifications**

The applicant should demonstrate how the flow control opening is protected from blockage. Means of managing overflow and exceedance should be identified within a site specific flood risk assessment. Requirements for climate change and urban creep are set out in as set out in the Stormwater Management Policy.

### **Standard GR4 – Design in accordance with best practice industry guidance**

Designs for green and blue roofs should demonstrate that the designer has applied an abundance of caution as part of the design process and that designs are in adherence with current best practice design guidance.

#### Exemptions and Amplifications

The design will encompass (as a minimum) hydraulic calculations and drainage provisions, exploration of the provision for amenity and biodiversity, water proofing and root barrier provisions, irrigation requirements, and identification of maintenance requirements and access provisions.

The following non-exhaustive list of documents identify current guidance which will be considered by Municipal Services in reviewing proposals. Municipal Services will also consider other emerging guidance from reputable sources as they become available.

- ◆ The Green Roof Code, published by GRO 2021  
<https://www.greenrooforganisation.org/downloads/>
- ◆ BUILDING GREENER Guidance on the use of green roofs, green walls and complementary features on buildings, published by CIRIA London 2007 (C644)  
<https://www.ciria.org/CIRIA/Bookshop>
- ◆ The SUDS Manual, published by CIRIA London 2015 (C753)  
<https://www.ciria.org/CIRIA/Bookshop>

### **Standard GR5 - Design for access, operation, and maintenance**

Green and blue roof designs should be designed to ensure that any required maintenance or operation activities can be undertaken in a safe and cost-effective manner.

#### Exemptions and Amplifications

Any routine, occasional or remedial maintenance procedures should be included in the Safety File.

## 4.0 Information Required for Evaluation of Green and Blue Roof Design

When lodging a planning application which includes a green / blue roof, applicants are required to submit the following as a minimum:

- ◆ Design statement to outline main design aspects of the green / blue roof and how the design delivers against the Standards GR1-GR5 outlined in this document.
- ◆ Hydraulic calculations
- ◆ Drawings to include plan and cross section and details
- ◆ Details on access for maintenance

This document is non-exhaustive and DLRCC reserve the right to request additional information / measures as may be deemed necessary and required on a case-by-case basis.

## 5.0 Additional Considerations for Green & Blue Roof Design

### Designing for Amenity

Both extensive and intensive green roofs can add to the character and appearance of an area. Intensive green roofs can provide access for users of the building onto the roof making it a useable space.



*Beacon, Sandyford*

Image credit Moy Materials

### Designing for PV and other Rooftop Services / Plant

Where PV panels are proposed, blue roofs with a permeable stratum would also be considered underneath the PV panels. Research indicates that PV panels can perform better on areas of green roof.

[http://www.rio12.com/rio02/proceedings/pdf/151\\_Koehler.pdf](http://www.rio12.com/rio02/proceedings/pdf/151_Koehler.pdf)



*Lough Boora Parklands*

Image credit Moy Materials

### Designing for Access

It is important to consider how people will get onto the roof, and how equipment and material will be taken onto the roof. Green roofs can be developed on most slopes. However, the flatter the roof is, the easier it will be for people to get onto the roof and maintain it. Requirements for safety when on the roof will form part of the design process.

### Designing for Biodiversity

Although all green roofs make provision for biodiversity, they can be specifically designed to maximise this provision. The following is provided as high-level guidance only.

Advice from an organization or individual that understands both the local ecology and the ability of plant species to survive at roof level should be sought and design or substrata and plant species selection fully considered to meet desired ecological outcomes.



Image credit Dee Sewell

A green roof with a varied micro-topography and micro-hydrology will enhance the total species diversity through the creation of a range of microclimates. The larger the green roof area, the more habitats can be created and the greater its value will be to wildlife.



Image credit Dee Sewell







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# **Appendix 8:**

## Landscape Assessment Study and Landscape/ Seascape Character Areas

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## 8. Landscape Assessment Study and Landscape/Seascape Character Areas

Landscape Character Assessment (LCA) identifies and describes rural, urban and peri-urban landscapes in terms of their character in an objective and systematic way. This tool can be used to inform landscape protection measures, landscape management to maintain or enhance character, and can guide decision-making on development that individually or cumulatively changes the character of a place. The current Landscape Character Assessment for Dún Laoghaire-Rathdown divides the rural parts of the County into 14 Landscape Character Areas. A description of each Landscape Character Area and principles for development for each are detailed. The original LCA was finalised over 19 years ago in May 2002 and has been updated in subsequent plans taking into account changes in areas and new developments. The Department of Arts Heritage and the Gaeltacht’s National Landscape Strategy for Ireland, 2014 – 2024, when implemented, will include new guidance on carrying out LCA which will include a consistent national methodology for County level LCA. A National Seascape Character Assessment will likely be in place in 2021 and will include recommendations for the identification and description of Local Seascape Character Areas to inform decision-making that can affect seascape character (along coasts, on and under the sea). It is envisaged that the existing assessment will be reviewed in due course to ensure consistency with any new forthcoming Government guidance or to align with a National Landscape/Seascape Character Assessment.

Description	Sensitivity/Strategy
<p><b>1.Kilmashogue Valley</b></p> <p>This enclosure is bounded by the M50 motorway to the north, Glendoo to the south, Tibbradden Mountain to the West and Kilmashogue to the east. Because this is an area of high relief, the boundaries are actually landform features.</p> <p>The upper reaches of this enclosure – i.e. the upper valley between Tibbradden Lane and Kilmashogue Lane is almost completely hidden from the view of the rest of the enclosure and indeed the outside world. This portion of the enclosure retains its rural feel with planned older hedges retained in the main. In the higher reaches, sheep graze in the fields. This is essentially an upland grazing area. Some field boundaries take the form of stone walls. The upper reaches have been afforested but not to the same extent as other upland areas in the County.</p> <p>Further down valley again, the field pattern becomes larger, the development more concentrated and the features of a large urban settlement in the form of pylons and the M50 motorway begin to impinge on the landscape.</p> <p>Some recreational uses have recently been developed in the peri urban area closest to the M50.</p>	<ul style="list-style-type: none"> <li>• Kilmashogue Valley is currently one of the County’s finest unspoilt valley landscapes, which is currently not protected by any particular status. Any development in this valley should be carefully considered and be in sympathy with the existing landscape. The upper portion of the valley has not been affected by large-scale afforestation.</li> <li>• Existing deciduous trees especially those around Larch Hill shall be afforded continuing protection.</li> <li>• Buildings – the rural character of the built fabric of the valley shall be maintained along with the avoidance of suburbanisation. Any permitted development shall be vernacular in design, mass and scale and in accordance with the policies of the Development Plan.</li> <li>• Roads - any plans for road realignment or improvements shall take account of the existing hedgerows.</li> <li>• Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley.</li> <li>• Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation on the upper reaches of either Kilmashogue or Tibbradden Mountain.</li> <li>• Resist aspirations for large scale residential development.</li> <li>• Ensure protection of non- designated sites.</li> <li>• Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.</li> </ul>

Description	Sensitivity/Strategy
<p><b>2. Western Half of Kellystown Road</b></p> <p>This enclosure is bounded by Kilmashogue Mountain to the west, Three Rock to the south, the M50 motorway to the north and a small rocky outcrop (the remains of a quarry) to the east.</p> <p>The area runs steeply upwards from the motorway. St Columba’s school (originally Hollybrook House) is at the Northern end of the enclosure. The M50 Motorway effectively contains this enclosure. Some suburban development has infiltrated up the valley. Individual fields give way to Stackstown Golf Course which ends with the tree line of Kilmashogue Woods stretching upwards to Kilmashogue Mountain and eastwards to Three Rock Mountain. Views in the upper reaches have been obscured by coniferous plantations. At the bend on Kellystown Lane the view downwards to the city is obscured by a line of pylons traversing the enclosure. The Little Dargle River valley is delineated by deciduous trees along its reaches.</p>	<ul style="list-style-type: none"> <li>Existing hedgerows and stone walls shall be maintained.</li> <li>Deciduous trees in the river valley shall be protected.</li> <li>Roads – any plans for road improvements shall take account of the existing hedgerows.</li> <li>Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the County.</li> <li>Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation.</li> <li>Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.</li> </ul>
<p><b>3. Ticknock Road</b></p> <p>From the top of the enclosure one obtains a panoramic view of the city. A line of pylons again traverses the view. From the upper reaches of the valley existing development appears to nestle discreetly in hollows or wooded areas. The coniferous treeline along Three Rock provides a stark boundary to the east. The traditional planned field pattern is delineated by stone walls and hedgerows. Afforestation has altered the landscape.</p>	<ul style="list-style-type: none"> <li>Regard to be had to the restoration and conservation of field patterns.</li> <li>Building – any permitted development shall be vernacular in design, scale and mass and shall nestle into the existing landscape.</li> <li>Pylons and Masts – careful consideration shall be given to proposals for pylon schemes traversing the landscape.</li> <li>Afforestation – careful consideration shall be given to landscape impact of large scale coniferous afforestation and resultant harvesting on the upper reaches of the Mountains bounding this enclosure. Closing off of the slopes shall be avoided.</li> <li>Existing parklands associated with demesne houses shall be treated on an individual basis. It is recommended that historical survey and analysis be carried out prior to any alterations.</li> </ul>
<p><b>4. Marlay Park</b></p> <p>This enclosure contains Marlay House and 18th century demesne which is one of the largest to remain intact in the entire County of Dublin. A portion of the original demesne is now a well-used regional park with much of the original estate wall still intact. Marlay Park provides a good buffer between the foothills of the Dublin Mountains and the built up area of the city.</p>	<ul style="list-style-type: none"> <li>To progress the Masterplan for Marlay Demesne with a focus on the conservation of the heritage of Marlay Park, the provision of quality recreational facilities, maintaining the highest standard of horticultural and landscape presentation and increasing accessibility of the Park, Marlay House and its amenities.</li> </ul>

Description	Sensitivity/Strategy
<p><b>5. Kiltiernan Plain</b></p> <p>This is a large enclosure which comprises the hillocky plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock.</p> <p>This enclosure is characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepside and disappearing into the Scalp.</p> <p>This large hillocky plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape.</p> <p>The area has accommodated much change generated by the pressures of being adjacent to a large urban area.</p> <p>New communities continue to be accommodated in accordance with adopted plans.</p>	<ul style="list-style-type: none"> <li>Continued linear development along the road between Kiltiernan and Stepside may over time merge the two villages into a continuous built up strip. While acknowledging the need for development and the location of this area within the Metropolitan area future development should ensure that the two villages retain their separate identities. The policies in place in the Kiltiernan/Glenamuck LAP already promote this approach along the Enniskerry Road.</li> <li>To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan 2013. In June 2018 this plan was extended for a further period up to and including September 2023.</li> <li>To have regard to the policies and objectives of the Ballyogan and Environs LAP 2019.</li> <li>Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.</li> <li>To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan.</li> </ul>
<p><b>6. Ballycorus</b></p> <p>This enclosure encompasses the valley along which runs the Ballycorus Road and is bounded by the disused lead mines to the south and Ticknick and the Glenamuck Road to the north, Barnaslingan to the west with Three Rock in the background. This enclosure displays past and also present industrial/extractive works. The past is in the form of the old leadworks especially the lead mine's chimney. Quarrying/extraction has continued into the present with the activities of Cement Roadstone in the valley. The north western portion of this enclosure has altered considerably since the original Landscape Character Assessment. Considerable development has occurred along the Glenamuck Road in accordance with the Kiltiernan/Glenamuck Local Area Plan 2013.</p>	<ul style="list-style-type: none"> <li>Recognition of the important role of Ballycorus leadmines in the past.</li> <li>Dingle Glen is a sensitive landscape and shall be afforded protection due to its rarity.</li> <li>Maintenance and restoration of field patterns and boundaries.</li> <li>To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan.</li> <li>To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan 2013 (extended to 2023).</li> <li>Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.</li> </ul>
<p><b>7. Glencullen Valley</b></p> <p>The enclosure of the Glencullen Valley is possibly the most tranquil, unspoilt, high amenity area in the County which is further enhanced by the presence of the village of Glencullen at the crossroads in the valley. Although the river valley stretches beyond the boundary of this enclosure it was felt more</p>	<ul style="list-style-type: none"> <li>This is a highly sensitive landscape in which any development must be handled with care. Linear elongation of the existing Glencullen village shall be avoided. Instead consolidation shall be encouraged.</li> </ul>

Description	Sensitivity/Strategy
<p>appropriate - due to characteristics and distinctiveness – to divide the valley into two enclosures – No. 7 and No. 8.</p> <p>The village of Glencullen nestles at a crossroads in the middle of an upland valley contained by Glencullen Mountain to the west, Ballybrew (Co. Wicklow) to the south, the Scalp (Killegar) to the east and Newtown Hill and Two Rock to the north. When approached either from Kiltiernan or the Ballyedmonduff Road, there is a point along each road where one enters what can be termed ‘Glencullen Valley’. The sense of a village at a height contained within an armchair of hills is evident. The village and the valley are possibly best viewed from the Killegar Road outside the County. From this view point the fact that the village is being gradually elongated due to one-off housing is also evident.</p> <p>Field patterns predominate and are delineated by stone walls in some cases. Coniferous forestation along with one-off housing has had the largest impact on the landscape. The upper reaches of Glendoo are afforested –as is the east portion of Newtown Hill. The valley contains a wealth of archaeological sites and artefacts of importance. In the lower reaches of the valley the course of the river is delineated by native scrubland and deciduous woodland.</p> <p>The pNHA Ballybetagh bog lies within this enclosure. Ballybetagh bog includes three separate areas of marsh land situated approximately 5 km north-west of Enniskerry.</p> <p>Knocksink Wood, a proposed Natural Heritage Area of international importance, is situated in the south of this enclosure, just north west of Enniskerry. The steep sided valley falls down to the Glencullen River which meanders over granite boulders along the valley floor.</p>	<ul style="list-style-type: none"> <li>• Building – any new development shall respect the vernacular in design, mass and scale. Development on ridges shall be avoided.</li> <li>• Encouragement of tree planting of native species in low lying area and on hills.</li> <li>• The impact of coniferous plantations on the hills shall be noted and further proposals assessed.</li> <li>• Existing stone walls shall be restored and maintained. Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey. To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Glencullen.</li> <li>• To have regard to the policies and objectives of any Local Area plan for Glencullen.</li> <li>• To concentrate all new housing development within the village core and specific identified rural clusters. Residential development in the form of new dwelling houses will not be permitted outside the designated village core and rural clusters.</li> <li>• To implement the Source Protection Plan at Glencullen and to prohibit any development which would conflict with the objectives of the Source Protection Plan which was completed in November 2005.</li> </ul>
<p><b>8. Glendoo Valley</b></p> <p>This enclosure encompasses much of the Glencullen river valley and is bounded on either side by Glendoo Mountain and Two Rock Mountain. The upper reaches of Glendoo Mountain which are forested but underlain with peat form part of the proposed Wicklow Uplands Park. From the northern end of this enclosure the view is one of an unspoilt rural landscape with traditional field boundaries delineated by stone walls. Scrubland and deciduous species predominate in this river valley. Development is sparse and the land use is still predominantly agricultural (sheep grazing).</p>	<ul style="list-style-type: none"> <li>• To continue to support the amenity/recreational value of the Wicklow Way as it passes through the Glendoo Valley.</li> <li>• Field patterns and stone walls shall be conserved. To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Glencullen</li> <li>• The nature of this valley landscape renders it a sensitive landscape. Extensive planting of forestry would be detrimental to this landscape.</li> </ul>

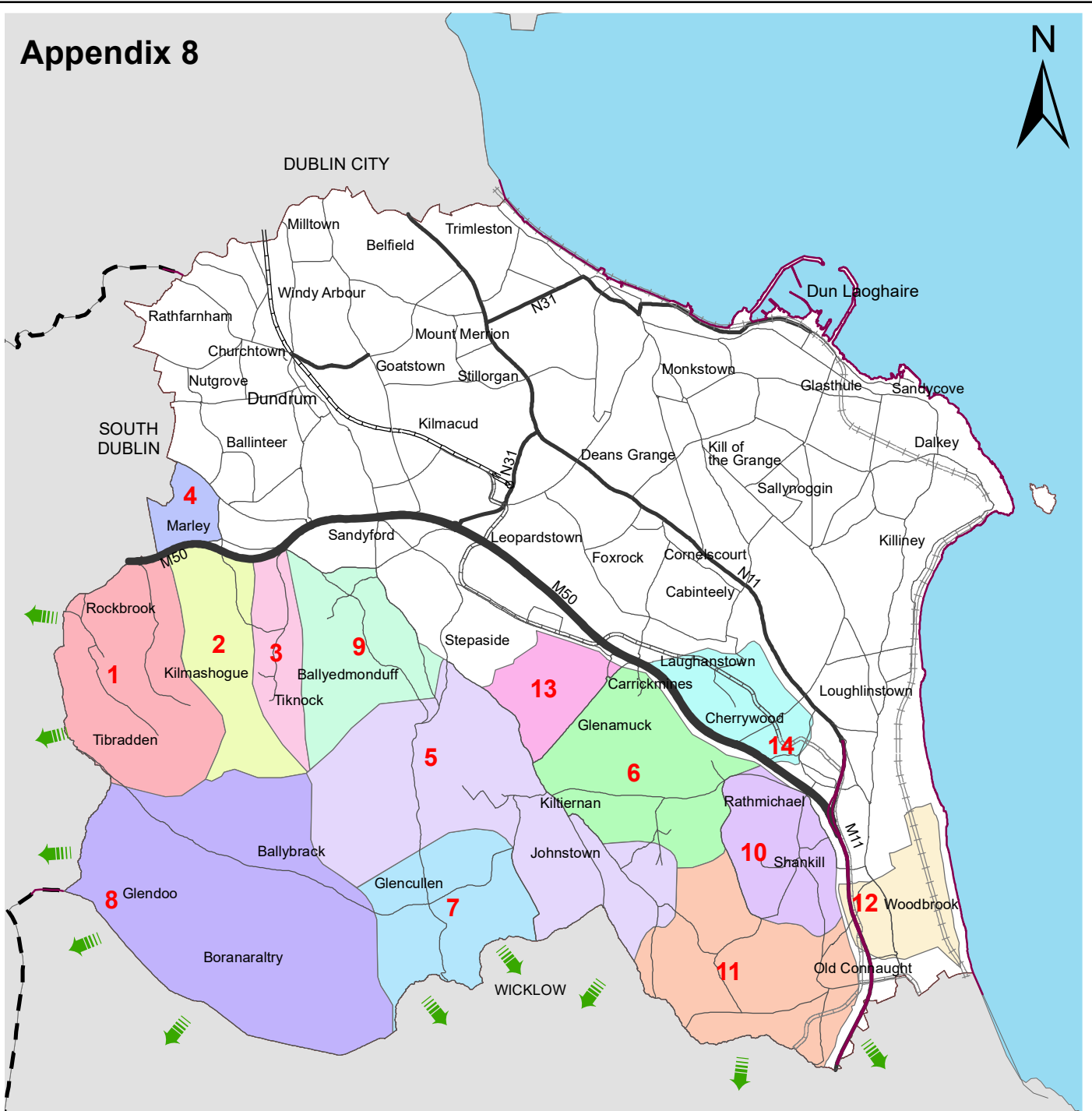
Description	Sensitivity/Strategy
<p>To the west, Glendoo Mountain has been altered by dense coniferous afforestation and the resultant forest tracks which are part of the Wicklow Way are clearly visible snaking up the hillside. Looking northwards from the same point the view is again of a rural landscape – predominantly peat on the upper reaches.</p> <p>The Uplands Park which covers much of upland Wicklow, contains an area of approximately 20,000 hectares. Part of this vast area falls within the Glendoo enclosure and the County boundary. This includes large areas of mountain blanket bogs.</p>	<ul style="list-style-type: none"> <li>• Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley.</li> </ul>
<p><b>9. Barnacullia</b></p> <p>This enclosure encompasses the elevated slopes rising from Stepside village up towards Three Rock Mountain. Three of the boundaries are man made features – the roadway, the plantation forest and the edge of the built up area of the city. The enclosure can be almost subdivided into two separate enclosures by the Barnacullia Road. To the west of this road the land slopes steeply upwards to the summit of Three Rock Mountain. The most significant feature is the granite quarry which is clearly visible from a number of viewpoints within the County and from 2 kilometres off shore in Dublin Bay.</p> <p>One-off housing is dotted up the mountainside with almost continuous ribbon development along the road. To the east of the Barnacullia Road the landscape is gentler in slope and characterised by irregular fields broken up by deciduous tree belts. One-off housing is again prevalent along the lower side of the roadway although views down the valley are currently protected. The noise of traffic in Sandyford Village is audible and a line of large pylons traverses the enclosure. This enclosure also includes the area containing the pNHA Fitzsimons Wood which occupies an area of approximately 8 hectares near Lamb’s Cross.</p>	<ul style="list-style-type: none"> <li>• The area has already absorbed considerable residential development along its main routeways. At present the Enniskerry Road R117 acts as a boundary between urban and rural developments as the land begins to rise steeply to the west of this roadway.</li> <li>• The impact of any further pylon schemes on the landscape shall be carefully assessed.</li> <li>• Any new residential development shall maintain the rural character of the area and should not be obtrusive on the horizon.</li> <li>• The impact of further extractive industries on the elevated slopes of Three Rock shall be carefully assessed.</li> <li>• Possible road improvement schemes including the Stepside Relief Road shall not adversely affect hedgerows and walls.</li> <li>• To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Barnacullia.</li> </ul>
<p><b>10. Rathmichael</b></p> <p>This enclosure encompasses the area between the Rathmichael Road and Carrickgollogan. At present the area slopes gently westwards up to Carrickgollogan. A number of roads with virtually intact hedgerows criss-cross the area giving a rural ambience, despite the fact that the area is dotted with enclaves of low density residential units – often 3 or 4 units, 17 in one case - all set in their own large sites. The area is zoned objective A - to protect and or improve residential amenity and there is an SLO to prepare a Local Area plan.</p>	<ul style="list-style-type: none"> <li>• Any future LAP should address the balancing of the sylvan nature of the area with the need for development.</li> <li>• Protection of deciduous tree belts.</li> <li>• To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Rathmichael</li> <li>• The Rathmichael Groundwater Protection Study contains a policy in relation to the Crinken catchment and has deemed that certain parts of this area are not suitable for further development</li> </ul>

Description	Sensitivity/Strategy
	<p>due to the cumulative effect of septic tanks on ground water. This will be superseded in the future when connection to public water mains is provided.</p>
<p><b>11. Ballyman</b></p> <p>This enclosure encompasses the large plain between the Scalp and the Little Sugar Loaf and Great Sugar Loaf. This enclosure stretches beyond the geographical boundary of the County and beyond the area defined as Ballyman. The area has a distinctively rural feel with an open landscape and agricultural activities. It is a regular landscape with the fields generally larger than in the rest of the agricultural part of the County. This is possibly due to the upland nature of much of the rural area of the County. Fields are delineated by low hedges and trees. Moving away from the rolling plain afforestation prevails on the upper reaches of Killegar and Barnaslingan which rise on either side of The Scalp.</p> <p>Dún Laoghaire Golf Course is located on the Ballyman Glen on either side of Ballyman Road.</p> <p>Between Carrickgollogan and the Ballyman Road a line of pylons traverses the site and crosses the Ballyman Road amidst residential development. This enclosure also includes the village settlement of Old Conna and the area around this settlement which is zoned for future development but which is currently unserved in terms of water and waste water infrastructure.</p>	<ul style="list-style-type: none"> <li>• This area is distinctively agricultural and low lying in nature with views across to Bray Head and the Sugar Loaf.</li> <li>• Some of the area falls outside the County and as such the Council shall work with Wicklow County Council on formulating policy for this area.</li> <li>• Prevention of unauthorised dumping.</li> <li>• To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Old Connaught.</li> <li>• Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.</li> </ul>
<p><b>12. Shanganagh</b></p> <p>This enclosure is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill to Bray traverses this enclosure.</p> <p>Big houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh House.</p> <p>When viewed from Killiney Hill and also from Carrickgollogan this area is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing.</p> <p>When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.</p>	<ul style="list-style-type: none"> <li>• The functioning of this area, as a green belt is changing in light of development that will occur in accordance with the Woodbrook Shanganagh LAP. The provision of a future new DART station means that the area is highly suitable for compact growth.</li> <li>• The sylvan character of the Old Dublin Road shall be maintained in accordance with approved plans.</li> <li>• To have regard to the policies and objectives of the Woodbrook-Shanganagh Local Area Plan 2017-2023.</li> </ul>



Description	Sensitivity/Strategy
<p><b>13. Carrickmines</b></p> <p>This enclosure encompasses the area east of the Stepside area and is bounded by the motorway to the north, the Glenamuck Road to the South and the Enniskerry Road to the west. The most dominant visual feature of this enclosure is the 50 acre Retail and employment node at the Carrickmines intersection of the M50. The former Ballyogan landfill which is ear marked for future development as a park is located at the edge of the built up area of Dún Laoghaire-Rathdown and functions as a buffer and green linkage between the built-up area of Leopardstown/Stepaside and the changing area of Kiltiernan.</p> <p>This enclosure is best viewed from a height adjacent to Dingle Glen pNHA. From this viewpoint one gets a clear view of the enclosure. The impact of the multitude of urban uses – the tiphead, retail park, pylons and houses on the landscape is evident.</p>	<ul style="list-style-type: none"> <li>• This enclosure sits between the urban and the rural landscapes and is one that is undergoing rapid change as to accommodate new communities.</li> <li>• The future vision for this area offers an opportunity to enhance and restore a portion of the landscape as Jamestown park. It is envisaged that ts area will serve as an amenity/recreation area for new communities at Stepside and Carrickmines. To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan 2013. In June 2018 this plan was extended for a further period up to and including September 2023.</li> <li>• To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan.</li> </ul>
<p><b>14.Cherrywood/Rathmichael</b></p> <p>This area was originally outlined in the Landscape Character Assessment Study as it was an area undergoing significant change with the introduction of the Luas B1 line and the development of the Cherrywood Science and Technology Park. This area is now subject to the Cherrywood Strategic Development Zone (SDZ) Planning Scheme which was adopted by An Bord Pleanála in April 2014.</p>	<ul style="list-style-type: none"> <li>• Development in this area will be in accordance with the adopted SDZ Planning Scheme.</li> </ul>

# Appendix 8



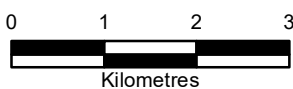
## Landscape Assessment Study and Landscape Character Areas

PL-20-222

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### Legend

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|---|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:#f08080; border:1px solid black;"></span> 1, KILMASHOGUE VALLEY            | <span style="display:inline-block; width:15px; height:15px; background-color:#90ee90; border:1px solid black;"></span> 6, BALLYCORUS        | <span style="display:inline-block; width:15px; height:15px; background-color:#ffcc99; border:1px solid black;"></span> 11, BALLYMAN               |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff99; border:1px solid black;"></span> 2, WESTERN HALF OF KELLYSTOWN RD | <span style="display:inline-block; width:15px; height:15px; background-color:#add8e6; border:1px solid black;"></span> 7, GLENCULLEN VALLEY | <span style="display:inline-block; width:15px; height:15px; background-color:#fff2cc; border:1px solid black;"></span> 12, SHANGANAGH             |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffb6c1; border:1px solid black;"></span> 3, TICKNOCK                      | <span style="display:inline-block; width:15px; height:15px; background-color:#9370db; border:1px solid black;"></span> 8, GLENOO VALLEY     | <span style="display:inline-block; width:15px; height:15px; background-color:#ffb6c1; border:1px solid black;"></span> 13, CARRICKMINES           |
| <span style="display:inline-block; width:15px; height:15px; background-color:#add8e6; border:1px solid black;"></span> 4, MARLAY PARK                   | <span style="display:inline-block; width:15px; height:15px; background-color:#90ee90; border:1px solid black;"></span> 9, BARNACULLIA       | <span style="display:inline-block; width:15px; height:15px; background-color:#add8e6; border:1px solid black;"></span> 14, CHERRYWOOD/RATHMICHAEL |
| <span style="display:inline-block; width:15px; height:15px; background-color:#d8bfd8; border:1px solid black;"></span> 5, KILTIERNAN PLAIN              | <span style="display:inline-block; width:15px; height:15px; background-color:#9370db; border:1px solid black;"></span> 10, RATHMICHAEL      | INDICATES AREA EXTENDS BEYOND COUNTY BOUNDARY   |



PL-20-222



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# Appendix 9:

## Ecological Network

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## 9. Ecological Network

### 9.1 Dún Laoghaire-Rathdown County Ecological Network Map

#### 9.1.1 Policy GIB23: County-Wide Ecological Network

**“It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non-designated sites”.**

In accordance with the above policy a Map has been prepared showing a schematic and indicative County-wide Ecological Network stretching from the mountains to the sea (Refer to Supplementary Map B1). It illustrates the strength and wide coverage of the Ecological Network across the County. This Network also extends beyond the County into neighbouring Counties. There are clearly overlaps and synergies between this network concept and that of the Green Infrastructure Strategy.

The Map has been prepared using data derived from the various biodiversity studies that have been undertaken in recent years. The most important biodiversity areas across the County that form the ecological network are shown on Map B1.

Other areas may arise, during the course of surveys and data collation, in coming years. Some of these areas overlap due to their importance at various levels of International, National, County, and local levels.

These include the following:

1. European sites that form part of the Natura 2000 network, which comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
2. Nationally Protected Nature Conservation Sites known as proposed Natural Heritage Areas (pNHAs).
3. EU Annex I Habitats.
4. EU Annex I Species.
5. Locally Important Biodiversity Sites.

Note: The wildlife corridors will be depicted in the forthcoming Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025.

This map is indicative only and does not purport to show all occurrences of ecologically sensitive sites. Locally Important Biodiversity Sites (LIBS) do not have a legal status.

#### 9.1.2 European Sites (Natura 2000 sites)

European sites are internationally protected sites that have been designated specifically to protect core areas for a sub-set of species or habitat types listed in the Habitats and Birds Directives. They are deemed to be of European importance because they are endangered, vulnerable, rare, endemic, or present outstanding examples of typical characteristics of one or more of Europe’s nine biogeographical regions.

In total, there are approximately 2000 species and 230 habitat types, for which core sites need to be designated as European sites (Natura 2000 sites). In Dún Laoghaire-Rathdown, an example of European sites (Natura 2000 sites), is South Dublin Bay SAC, which contains habitat types such as mudflats and sandflats that are protected.

#### 9.1.3 Proposed Natural Heritage Areas

Ireland’s national designations for wildlife are the Natural Heritage Area (NHA) and proposed Natural Heritage Area (pNHA). These are areas considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. In Dún Laoghaire-Rathdown, an example of a pNHA is Loughlinstown Woods pNHA, which contains important native woodland.

### 9.1.4 EU Annex I habitats

EU Annex I habitats are habitats listed in Annex I of the Habitat Directive, that are of EU Community Interest. The directive defines habitats of EU Community Interest as those that (i) are in danger of disappearance in their natural range; or (ii) have a small natural range following their regression or by reason of their intrinsically restricted area; or (iii) present outstanding examples of typical characteristics of one or more of the seven biogeographical regions.

These can occur within a European site (Natura 2000 site) as described above or they can occur outside of a European site (Natura 2000 site), as individual areas of Annex I habitat. In Dún Laoghaire-Rathdown, examples of EU Annex I habitats are tufa springs that occur within the European site (Natura 2000 site) of Ballyman Glen SAC, and also occur in other parts of the County such as Shanganagh Cliffs and Cherrywood.

### 9.1.5 Locally Important Biodiversity Sites

Locally Important Biodiversity Sites (LIBSs) are areas that are outside of protected areas, but which form an integral part of the ecological network across a County and are considered important at a local level, and provide a range of ecosystem services to communities. They have no formal designation, however, they are sites which are worthy of protection and enhancement. They provide additional benefits to and support the protected areas. They do not include or overlap with protected sites but may be adjacent to them. These include areas in parks, along wildlife corridors, areas of wetlands, grasslands, heath, fen, and other habitats that contain rare or important flora and fauna species.

## 9.2 Open Spaces

Open spaces within Dún Laoghaire-Rathdown contain areas that are important for biodiversity and this is reflected in the fact that some of the County's parks are included in Locally Important Biodiversity Sites. Parks across the County contain meadows, hedgerows, native tree planting and wetlands, while fauna such as badgers, bats, otter, hedgehogs, birds amongst other species live or forage in the County's parks and residential green spaces. Wildlife corridors that provide connectivity and allow species to move and forage throughout the County, these often pass through green spaces in the form of a river, a stream, a treeline or a hedgerow, all forming an important element of the wider ecological network.

Biodiversity studies informing the Ecological Network Map include the following assessments which have been undertaken either in-house or by consultants commissioned by Dún Laoghaire-Rathdown County Council:

1. 'Dún Laoghaire-Rathdown County Habitats Survey' (2007), White Young Green.
2. 'Dún Laoghaire-Rathdown Hedgerow Survey' (2008), RSK Carter Ecological.
3. 'Calcereous Grasslands at Kingston, Kiltiernan' (2009), Melinda Lyons.
4. 'Landscape Conservation for Irish bats. Summary Report for Dún Laoghaire-Rathdown' (2012), Bat Conservation Ireland.
5. 'A Report on the Collation and Review of Biodiversity Data for the Coastal Zone' (2009), Golder Associates.
6. 'Assessment of The Nature Conservation Value of Loughlinstown Wood' (2012), Denyer Ecology.
7. 'Report to Dún Laoghaire-Rathdown County Council on the Rare Plant Survey' (2009 & 2010), David Nash and Sylvia Reynolds.
8. 'A Survey of Squirrel Populations in Barnaslingan, Carrickgollogan, Ticknock & Kilmashogue Woodlands' (2010), Geoff Hamilton.
9. 'Dún Laoghaire-Rathdown County Council 'Parklife' - A Policy for Enhancing Biodiversity in Parks and Green Spaces' (2010), DLR.
10. 'River Dodder Biodiversity Study and Management Plan' (2010), Mary Tubridy.

11. 'Management of Knotweed along the River Dodder' (2011), Mary Tubridy.
12. 'Bride's Glen Ecological Assessment' (2012), Denyer Ecology.
13. 'Otter Survey, Bride's Glen' (2012), Scott Cawley Ecological Consultants.
14. 'Assessment of the Nature Conservation Value of Ten Upland Sites in Dún Laoghaire-Rathdown' (2011), Denyer Ecology.
15. 'Cabinteely House Bat Survey' (2010), Tina Aughney.
16. 'Marlay House Bat Survey' (2010), Tina Aughney.
17. 'St Helen's Wood Biodiversity Study' (2010), Dún Laoghaire-Rathdown County Council.
18. 'Ecological Guidance for Local Authorities and Developers' (2014), Dublin Heritage & Biodiversity Officers.
19. 'Habitat Survey of Dalkey Island' (2018), Alexis Fitzgerald.
20. 'Rare Plant Survey of Dalkey Island' (2018 - 2019), Alexis Fitzgerald.
21. 'Dún Laoghaire-Rathdown County Otter Surveys' (2019 - 2020), Triturus Environmental Ltd.
22. 'Dún Laoghaire-Rathdown County Habitats Survey Review' (2020), Denyer Ecology.
23. 'Dún Laoghaire-Rathdown County Wildlife Corridors Plan' (forthcoming - in draft), Dún Laoghaire-Rathdown County Council .
24. 'Dún Laoghaire-Rathdown County Petrifying Springs Survey' (2019 -2020), Denyer Ecology.
25. 'Dún Laoghaire-Rathdown County Hedgerow Survey Review' (2020), Blackthorn Ecology.







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# **Appendix 10:**

## Wind Energy Strategy

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## 10. Wind Energy Strategy

### 10.1 Introduction

#### 10.1.1 Wind Energy in Ireland

Dún Laoghaire-Rathdown County Council (DLR) recognises the need to reduce dependence on fossil fuels and supports the development of renewable resources, including wind energy.

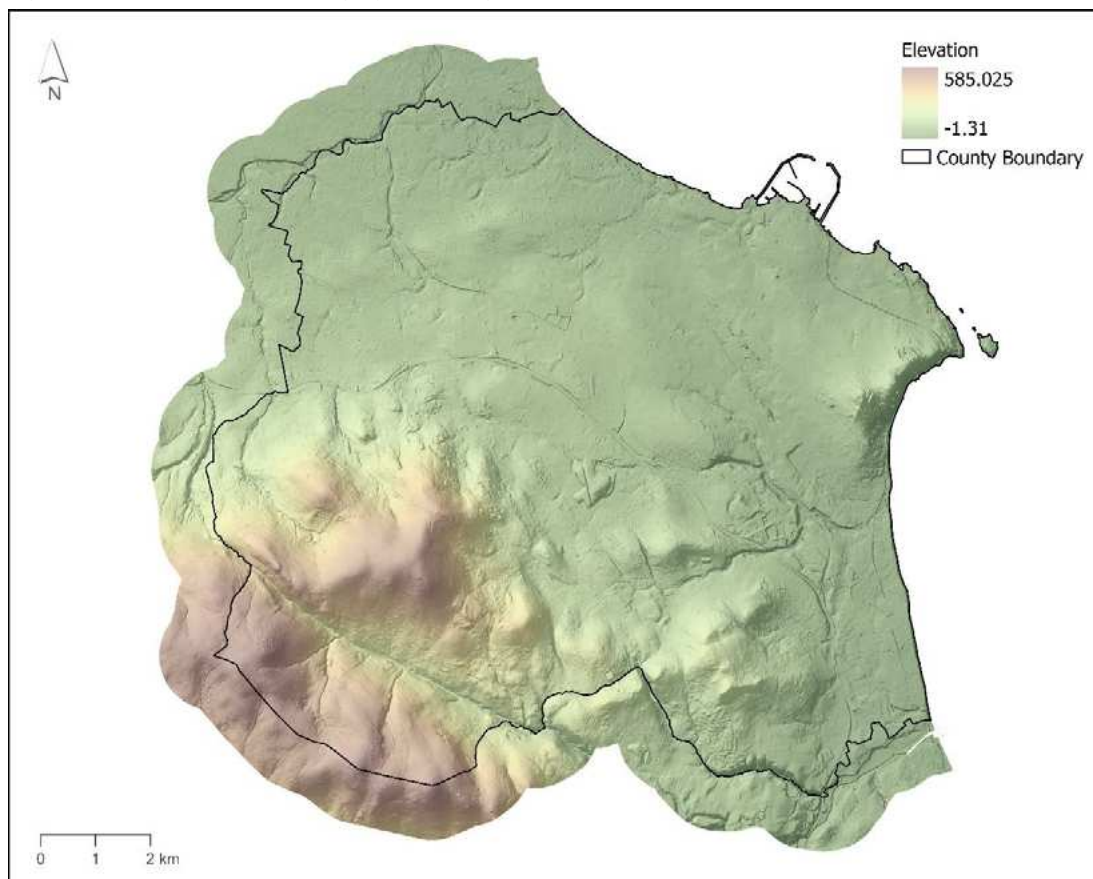
The emission of greenhouse gases from the burning of fossil fuels contributes to climate change. The development of wind energy resources, replacing the need for conventional power plants, can help to conserve limited fossil fuel reserves, reduce environmental damage and slow the rate of climate change.

It is acknowledged that Ireland has a wind resource that is among the richest in Europe. However, this resource is concentrated in mountainous and coastal areas which are of high landscape quality and have been designated as protected environments under Irish and EU legislation. This, in many cases, leads to significant land use planning conflicts, which require careful consideration.

#### 10.1.2 Dún Laoghaire-Rathdown in Context

Dún Laoghaire-Rathdown is framed by its coastal and upland landscapes. The range of landscape character areas between the mountains and the sea testify to the variety of landscapes in what is the smallest administrative County in Ireland.

**Figure 10-1: Elevation Map of Dún Laoghaire-Rathdown**



The coast and the Dublin Mountains are both significant to the identity of the County. The 17km coastline of Dún Laoghaire-Rathdown is diverse varying from rocky headlands with a variety of inlets, long established harbours and high-quality beaches. The Dublin Mountains form a distinct south-western edge to the Dublin conurbation, acting as an accessible resource for both active and passive recreational pursuits. The Dublin Mountains to the southwest of the County rise to an altitude of in excess of 500m in some places - the peaks of Two Rock, Glendoo and Glencullen Mountains.

## 10.2 Policy Context

### 10.2.1 Relevant Government Policy

Development of alternative energy sources is a priority at national and European level for both environmental and energy policy reasons. The context in Ireland is set by government policies for the provision of electricity from renewable and indigenous sources in line with official European and United Nations targets for reducing dependency on fossil fuels and emission of greenhouse gases.

In addition to the 2006 Department of the Environment, Heritage and Local Government (DEHLG) Wind Energy Development Guidelines, this Wind Energy Strategy has had regard to the following national plans, policies and strategies relating to renewable energy and climate action:

- Government of Ireland (2010) *National Renewable Energy Action Plan*<sup>1</sup>;
- Department of Communications, Energy and Natural Resources (DCENR) (2012) *Strategy for Renewable Energy 2012 – 2020*<sup>2</sup>;
- DCENR (2015) *White Paper on Energy Policy - Ireland's Transition to a Low Carbon Energy Future 2015-2030*<sup>3</sup>;
- DCCAE (2018) *National Adaptation Framework*<sup>4</sup>;
- Government of Ireland (2018) *Draft National Energy and Climate Plan 2021-2030*<sup>5</sup>; and
- Government of Ireland (2019) *Climate Action Plan to Tackle Climate Breakdown*<sup>6</sup>.

A brief overview of each of these policy documents is provided in Appendix 1 to the County Development Plan 'Policy Context'. In addition, Chapter 2 'Climate Action' of the County Development Plan specifically addresses many of the issues raised in the policy documents listed above.

### 10.2.2 National and Regional Planning Policy

#### National Development Plan and National Planning Framework

The *National Development Plan 2018-2027 (NDP)*<sup>7</sup> and the *National Planning Framework (NPF)*<sup>8</sup> are two of the central policy documents at the heart of the government's Project Ireland 2040 initiative aimed at making Ireland a better country for all its people.

The NDP is the most recent in the series of national capital plans adopted since 1988 and it sets out the investment priorities that will underpin the successful implementation of the NPF. In turn, the NPF will guide national, regional and local planning and investment decisions in Ireland over the next two decades to cater for an expected population increase of over one million people.

The NPF outlines the role of the planning system in facilitating mitigation of and adaptation to climate change and ensuring that sustainable infrastructure networks build resilience to climate change. In this regard National Strategic Outcome (NSO) 8 is dedicated to achieving transition to a Low Carbon and Climate Resilient Society

The NPF contains numerous future planning and development and place-making policy priorities for the Eastern and Midland Region (in which Dún Laoghaire is situated) including a commitment to harnessing the

<sup>1</sup> [https://www.dccae.gov.ie/en-ie/energy/topics/Renewable-Energy/irelands-national-renewable-energy-action-plan-\(nreap\)/Pages/Action-Plan.aspx](https://www.dccae.gov.ie/en-ie/energy/topics/Renewable-Energy/irelands-national-renewable-energy-action-plan-(nreap)/Pages/Action-Plan.aspx)

<sup>2</sup> <https://www.dccae.gov.ie/en-ie/news-and-media/publications/Pages/Strategy-for-Renewable-Energy.aspx>

<sup>3</sup> <https://www.dccae.gov.ie/en-ie/energy/topics/Energy-Initiatives/energy-policy-framework/white-paper/pages/white-paper-on-energy-policy-in-ireland.aspx>

<sup>4</sup> <https://www.dccae.gov.ie/en-ie/climate-action/topics/adapting-to-climate-change/national-adaptation-framework/Pages/default.aspx>

<sup>5</sup> <https://www.dccae.gov.ie/en-ie/energy/consultations/Pages/Ireland%E2%80%99s-Draft-National-Energy-and-Climate-Plan-2021-2030.aspx>

<sup>6</sup> <https://www.dccae.gov.ie/en-ie/climate-action/topics/climate-action-plan/Pages/climate-action.aspx>

<sup>7</sup> <https://www.gov.ie/en/policy-information/07e507-national-development-plan-2018-2027/>

<sup>8</sup> <http://npf.ie/project-ireland-2040-national-planning-framework/>

potential of the region in renewable energy terms across the technological spectrum from wind and solar to biomass and, where applicable, wave energy.

### **Regional Economic and Spatial Strategy for the Eastern and Midland Region**

In accordance with the NPF, the Eastern and Midland Region has adopted its own Regional Economic and Spatial Strategy (RSES)<sup>9</sup> which identifies the region's key strategic assets opportunities and challenges and sets out policy responses to ensure that people's needs are met up to 2030 and beyond.

Amongst other things, the RSES provide a climate action strategy to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure. The RSES sets out a series of Regional Policy Objectives (RPOs) including RPO 7.36 which states that:

*“Planning policy at local authority level shall reflect and adhere to the principles and planning guidance set out in Department of Housing, Planning and Local Government publications relating to ‘Wind Energy Development’ and the DCCA Code of Practice for Wind Energy Development in Ireland on Guidelines for Community Engagement and any other relevant guidance which may be issued in relation to sustainable energy provisions”.*

### **10.2.3 Ministerial Planning Guidelines**

The Department of Housing, Planning and Local Government (DHPLG) periodically issues guidelines under Section 28 of the Planning and Development Act to which planning authorities must have regard in carrying out their functions under the Act.

There are two sets of Ministerial Planning Guidelines which are of particular relevance to the preparation of this Wind Energy Strategy, namely:

- DHPLG (2017) *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change*<sup>10</sup>; and
- Department of the Environment, Heritage and Local Government (DEHLG) (2006) *Wind Energy Development Guidelines*.<sup>11</sup>

#### **Interim Guidelines for Planning Authorities**

The DHPLG issued its *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change* in July 2017. This document focuses on administrative procedures to be carried out by planning authorities in the context of any review or variation to a Development Plan that may arise in the interim period up to the adoption of new, updated Guidelines on Wind Energy Developments.

The Interim Guidelines focus on administrative procedure and do not replace or amend the existing, 2006 Wind Energy Development Guidelines which remain in place pending the completion of an ongoing review of the Guidelines, which will be subject to strategic environmental assessment (SEA).

The Interim Guidelines include a Specific Planning Policy Requirement (SPPR) under Section 28(1C) of the Planning and Development Act, 2000 (as amended) that in making, reviewing, varying or amending a development plan, or a local area plan, with policies or objectives that relate to wind energy developments, the relevant planning authority shall carry out the following:

- 1) *Ensure that overall national policy on renewable energy as contained in documents such as the Government's ‘White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future’, as well as the ‘National Renewable Energy Action Plan’, the ‘Strategy for Renewable Energy’ and the*

<sup>9</sup> <https://emra.ie/rses/>

<sup>10</sup> <https://www.opr.ie/wp-content/uploads/2019/08/2017-Statutory-Plans-Renewable-Energy-Climate-Change-1.pdf>

<sup>11</sup> <https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1633%2Cen.pdf>

- 'National Mitigation Plan'<sup>12</sup>, is acknowledged and documented in the relevant development plan or local area plan;*
- 2) *Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and*
  - 3) *Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.*

As outlined in Appendix 13 to the County Development Plan, regard has been had to each of the steps outlined above as part of the plan-making process. In this regard, it can be seen that this Wind Energy Strategy represents part of DLR's wider strategy to contribute to achieving government policy objectives on climate action and the provision of additional renewable energy capacity.

### **Wind Energy Development Guidelines**

The second set of relevant Ministerial Guidelines are the 'Wind Energy Development Guidelines' which were issued by the DEHLG in 2006, replacing a previous set of Guidelines from 1996. As was noted previously, these 2006 Guidelines are currently under review with the DHPLG issuing Draft Revised Wind Energy Development Guidelines in December 2019<sup>13</sup>.

The aim of the 2006 Wind Energy Development Guidelines (which remain in force pending the adoption of the revised Guidelines) is to offer advice to Planning Authorities on planning for wind energy through the Development Plan process and in determining applications for planning permission. Chapter 3 of the Guidelines addresses the issue of 'Wind Energy and the Development Plan' and states amongst other things the development plans should include:

- a positive and supportive statement of the importance of wind energy as a renewable energy source, together with an objective to ensure the security of energy supply;
- objectives to secure the maximum potential from the wind energy resources of the planning authority's area commensurate with proper planning and sustainable development;
- the identification on development plan maps of key areas where there is significant wind energy potential and where wind energy development will be acceptable in principle, subject to relevant criteria;
- the specific criteria for wind energy development that the planning authority will take into account when considering any wind energy or related proposals in such key areas based on criteria referred to in the Guidelines. and
- the investigation of the potential for relatively small-scale wind energy developments within urban and industrial areas, and for small community-based proposals outside the key areas that are identified as being appropriate for wind energy development.

Chapter 3 of the Guidelines also sets out a step-by-step approach for the identification of suitable locations for wind energy development within their boundaries. This approach forms the basis for the analysis of suitable areas for wind energy outlined in Section 3 of this Wind Energy Strategy.

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<sup>12</sup> It is noted that the 2017 National Mitigation Plan was quashed by the Supreme Court in July 2020 on the basis that it does not provide adequate detail as to how the State will reduce greenhouse emissions.

<sup>13</sup> [https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft\\_revised\\_wind\\_energy\\_development\\_guidelines\\_december\\_2019.pdf](https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft_revised_wind_energy_development_guidelines_december_2019.pdf)

### 10.2.4 Relevant Development Plan Policies

There are a number of policies in the County Development Plan which can be seen to be of direct relevance to the consideration of Wind Energy in Dún Laoghaire-Rathdown. These policies relate to key Development Plan considerations including:

- climate action and renewable energy;
- natural heritage and environmental protection;
- landscape; and
- heritage (including national monuments and protected structures).

In addition to these policies, which are contained in the main text of the Development Plan, are listed below, Section 12.2.3 in Chapter 12 'Development Management' provides additional information relating to the assessment of applications for wind energy developments.

#### Climate Action

##### Policy Objective CA10: Renewable Energy

It is a Policy Objective to support County, Regional, National and International initiatives and pilot schemes to encourage the development and use of renewable energy sources, including the SEAI Sustainable Energy Community initiatives, as a means of transitioning to a low carbon climate resilient County in line with national renewable energy targets.

##### Policy Objective CA11: Onshore and Offshore Wind Energy and Wave Energy

It is a Policy Objective to support in conjunction with other relevant agencies, wind energy initiatives, both on-shore and offshore, and wave energy, when these are undertaken in an environmentally acceptable manner. (Consistent with NSO 8 and NPO 42 of the NPF and RPO 7.36 and 10.24 of the RSES).

##### Policy Objective CA12: Small-Scale Wind Energy Schemes

It is a Policy Objective to encourage small-scale wind energy developments and support small community-based proposals provided they do not negatively impact upon the environmental quality or amenity of the area, as a renewable energy resource which can contribute to the transition to a low carbon climate resilient County.

#### Green County

##### Policy Objective GIB2: Landscape Character Areas

It is a Policy Objective to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County's landscapes, townscapes and seascapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – 2015-2025'. The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage, and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.

##### Policy Objective GIB4: High Amenity Zones

It is Policy Objective to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging their unique character.

##### Policy Objective GIB5: Historic Landscape Character Areas

In assessing development proposals and in the preparation of plans, it is a Policy Objective to have regard to the recommendations and findings of the Historic Landscape Character Assessments (HLCA), already undertaken for a number of the urban-rural fringe areas of the County most likely to come under development pressure.

**Policy Objective GIB6: Views and Prospects**

It is a Policy Objective to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with View and Prospect.

**Policy Objective GIB18: Protection of Natural Heritage and the Environment**

It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservations (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

**Policy Objective GIB19: Habitats Directive**

It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

**Policy Objective GIB21: Designated Sites**

It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.

**Policy Objective GIB22: Non-Designated Areas of Biodiversity Importance**

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy regard shall be had to the Ecological Network including the forthcoming DLR Wildlife Corridor Plan and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire- Rathdown Version 2014).

**Environmental Infrastructure****Policy Objective EI19: Energy Facilities**

It is a Policy Objective to encourage the provision of energy facilities in association with the appropriate service providers and in accordance with 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' (2012). In addition, the Council will facilitate the expansion of the existing service providers, notably Bord Gáis, Eirgrid and the Electricity Supply Board (ESB), in order to ensure satisfactory levels of supply and to minimise constraints for development.

**Heritage****Policy Objective HER1: Protection of Archaeological Heritage**

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

**10.2.5 Conclusion**

In conclusion, it can be seen that there is a wide range of policy considerations at national, regional and local level which have been taken into account when preparing this Wind Energy Strategy.

The next section of the Strategy outlines the results of a detailed analysis of the suitable areas for wind energy in Dún Laoghaire-Rathdown having regard to these considerations.



## 10.3 Analysis of Suitable Areas for Wind Energy

### 10.3.1 Methodology

The methodology adopted for this study is largely derived from the 2006 ‘Wind Energy Planning Guidelines’ issued by the DEHLG. Chapter 3 of these Guidelines sets out a step-by-step approach for the identification of suitable locations for wind energy development within their boundaries. The four steps in this approach can be summarised as follows:

- Step 1: Assess the areas of wind potential ranging from areas with extensive wind energy resources to lesser wind resources using SEAI’s Wind Atlas for Ireland.
- Step 2: Prepare or utilise an evaluation of the landscape and its sensitivity for wind energy developments.
- Step 3: Prepare an overlay of the wind energy mapping and the landscape evaluation and sensitivity analysis, together with information regarding built and natural heritage, archaeological and amenity designations in the Development Plan and existing settlements within the functional area of the local authority.
- Step 4: Integrate the areas identified in the above steps with information regarding accessibility to electricity transmission and distribution grids.

The following section of this Wind Energy Strategy describes how each of the four steps above were applied to assess whether suitable locations for wind energy exist in Dún Laoghaire-Rathdown.

### 10.3.2 Areas of Wind Potential in Dún Laoghaire-Rathdown

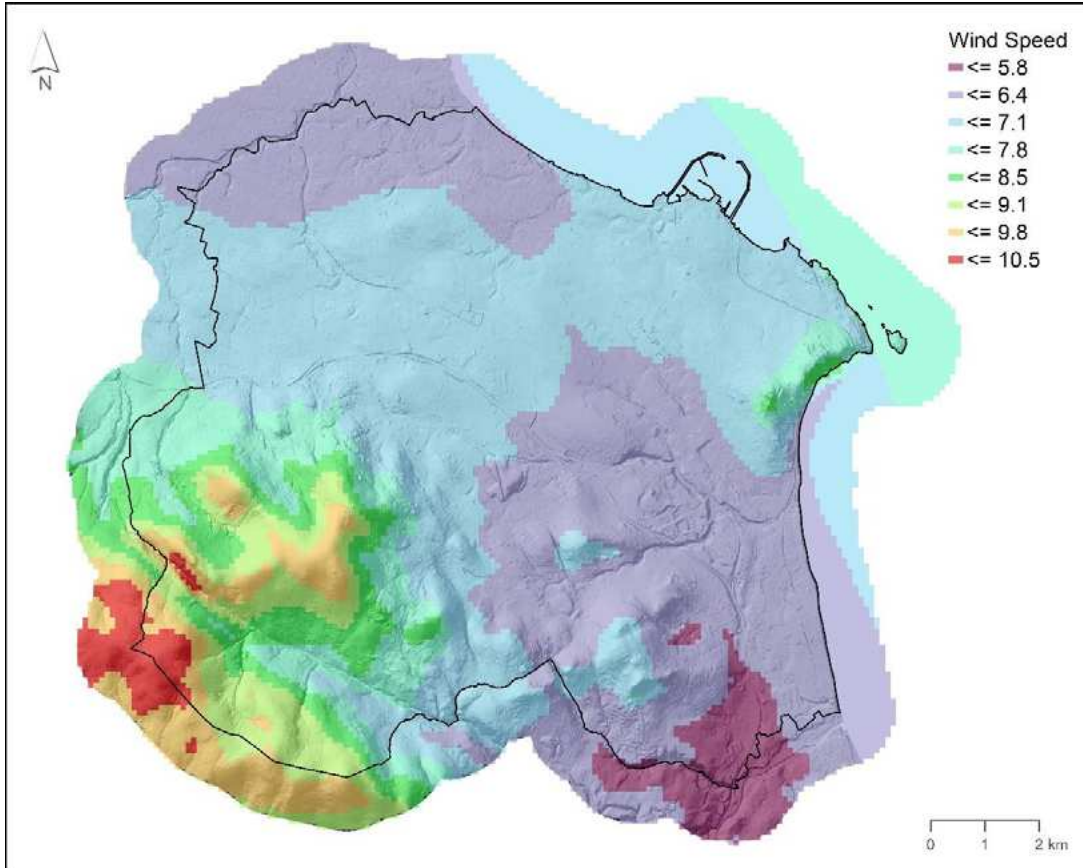
As set out in the Wind Energy Development Guidelines, Step 1 in the analysis of suitable areas for wind energy is to “*assess the areas of wind potential ranging from areas with extensive wind energy resources to lesser wind resources using Sustainable Energy Ireland’s Wind Atlas for Ireland*”.

Sustainable Energy Ireland (SEI) provides data on wind speeds at 50m, 75m and 100m above ground level, to provide an indication of present and future potential. The decision to use the 75m wind speed potential for the analysis is on the basis it represents the median wind speed potential and that the relative difference between the 75m and 100m potential is marginal.

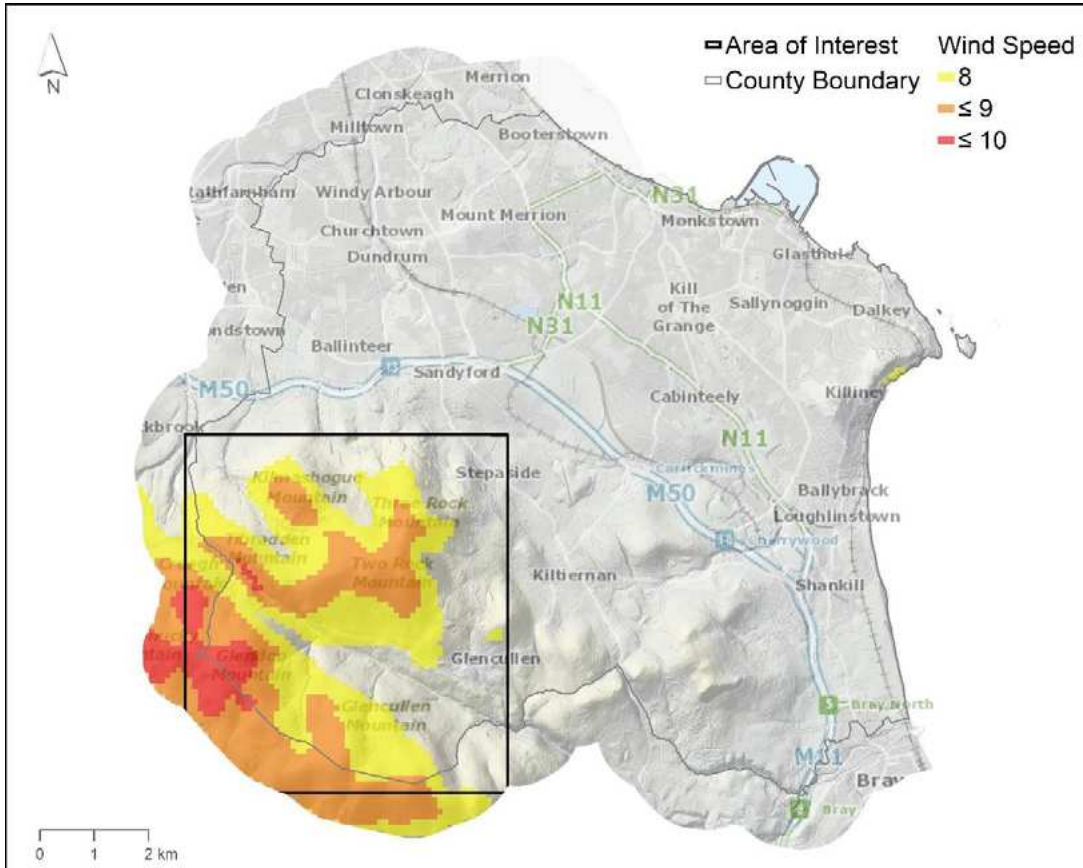
Based on data provided by SEI, Figure 10-2 shows wind speeds in Dún Laoghaire-Rathdown measured at 75m above ground level while Figure 10-3 identifies the areas in which the wind speeds are sufficient for harnessing of wind energy encompass, namely areas with an average wind speed in excess of 8 metres per second.

As can be seen in Figure 10-2, much of the County has relatively low average wind speeds, ranging from 3-7 metres per second and would not be considered viable for commercial wind energy production. Figure 10-3 shows that the areas of highest wind speed intensity are in the southwest quadrant of the County, focussed on the peaks of Two Rock, Glendoo and Glencullen Mountain. These areas have been identified as the ‘area of wind potential’ for the purposes of this analysis.

**Figure 10-2: Wind Speeds Measured at 75m Above Ground Level**



**Figure 10-3: Area of Wind Potential in Dún Laoghaire-Rathdown**



### 10.3.3 Evaluation of Landscape and Its Sensitivity

Step 2 in the analysis of potentially suitable areas is to “*prepare or utilise an evaluation of the landscape and its sensitivity for wind energy developments*”. The Guidelines go on to state that factors that can inform landscape sensitivity to wind energy development, include scenic quality, rarity, uniqueness and natural and cultural heritage considerations.

The southeast of Dún Laoghaire-Rathdown in particular contains relatively large areas of landscape importance. These areas are of particular significance due not only to the established built-up nature of the much of the County and but also to the continuing pattern of development, densification, and intensification of existing uses.

There is a clear presumption in the County Development Plan, in favour of conserving, maintaining and enhancing the landscape character of Dún Laoghaire-Rathdown in order to ensure that those living in, and visiting the County can continue to reap the benefits of the high quality environment and the leisure and recreation amenities that such landscape provides.

Development Plan Policy Objective LHB4: High Amenity Zones states that it is a policy objective to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging their unique character.

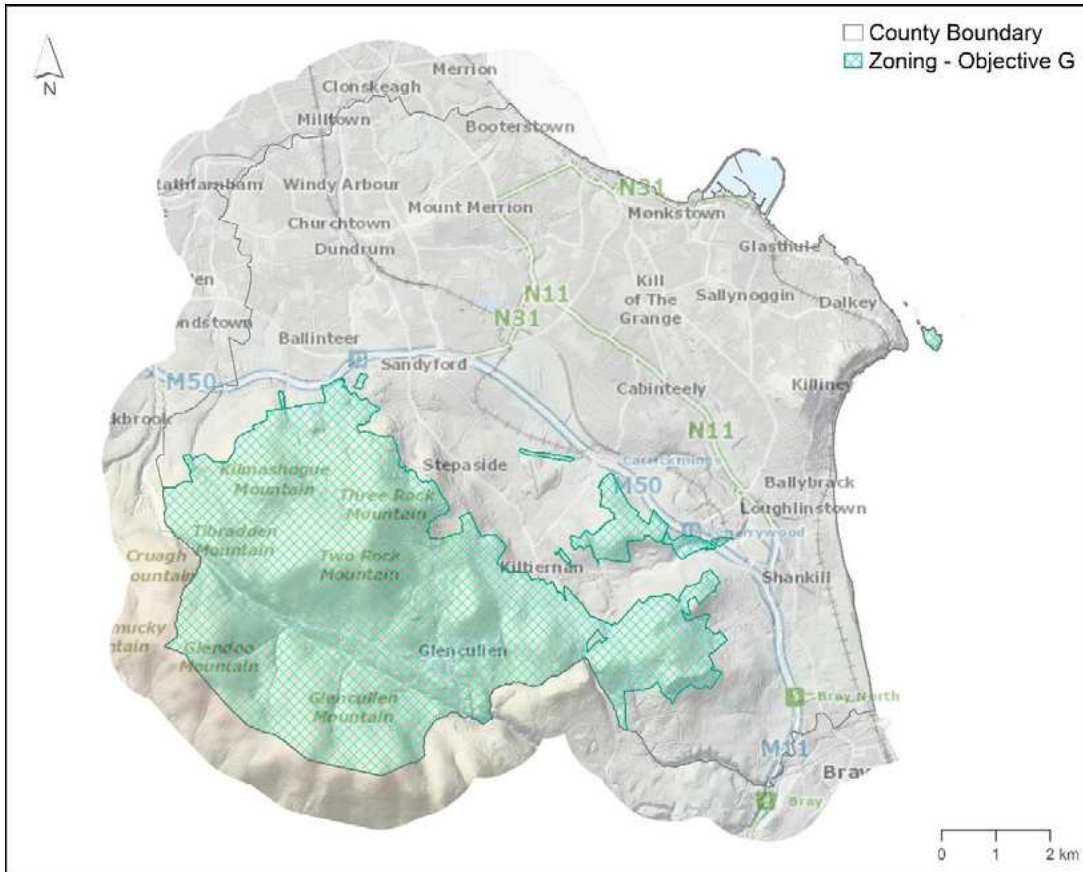
High amenity zones consist of landscapes of special value where inappropriate development, would contribute to a significant diminution of the landscape setting of the County. Within these areas, the presumption will be generally to resist any development not directly related to the area’s amenity potential or its existing use for agriculture, mountain or hill farming.

The extent of these zones is illustrated in Figure 10-4 which shows areas with the Objective G land use zoning, the objective of which is “*to protect and improve high amenity areas*”.

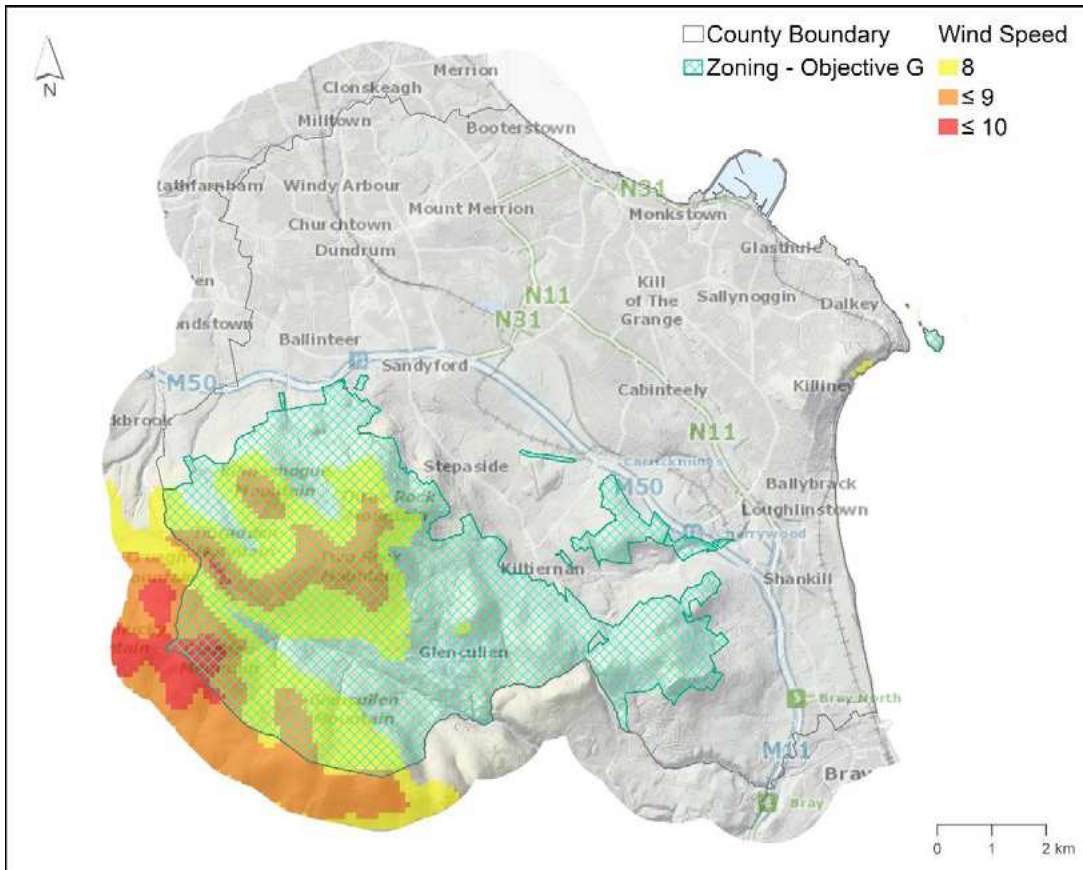
With regard to issue of landscape character, a Landscape Character Assessment of the primarily rural areas of the County was carried out in 2002 as part of the preparation of the 2004-2010 County Development Plan. The Landscape Character Assessment identified 13 Landscape Character Areas and included a recommended strategy for each area. An updated version of this Landscape Character Assessment is included as Appendix 8 to the Development Plan.

The ‘Glendoo Valley’ Character Area is the relevant character area for the ‘Area of Wind Potential’ for Dún Laoghaire-Rathdown as identified in Figure 10-3. This area encompasses much of the Glencullen river valley and is bounded on either side by Glendoo Mountain and Two Rock Mountain. The upper reaches of Glendoo Mountain which are forested but underlain with peat form part of the proposed Wicklow Uplands Park. Scrubland and deciduous species predominate in this river valley. Development is sparse and the land use is still predominantly agricultural.

**Figure 10-4: High Amenity (Zoning Objective 'G')**



**Figure 10-5: High Amenity (Zoning Objective 'G') and Area of Wind Potential**



### 10.3.4 Natural and Built Heritage, Archaeology, Amenity Designations

Step 3 in the analysis process is to “prepare an overlay of the landscape evaluation and sensitivity analysis, and sensitivity and wind energy mapping, together with information regarding built and natural heritage, archaeological and amenity designations in the Development Plan”.

According to the Guidelines, this goal of this step is to identify those areas affected by statutory obligations and will facilitate optimising visual integration into the landscape while at the same time maximising the utilisation of wind energy resources.

The Guidelines go on to state that the process of overlaying wind energy mapping and landscape assessment with the development plan designations will produce a basis for identifying broadly, the areas where wind energy developments would be:

- ‘acceptable in principle’
- where they would be ‘open for consideration’, and
- where they would be ‘not normally permissible’.

Finally, the Guidelines explain that an overview of the heritage resources, archaeology and designations within the Development Plan for the County is presented in the context of the potential constraints arising that may restrict or inhibit potential wind energy developments. This assists in identifying those areas affected by statutory obligations and helps to balance environmental sensitivities with the goal of maximising the utilisation of wind energy resources.

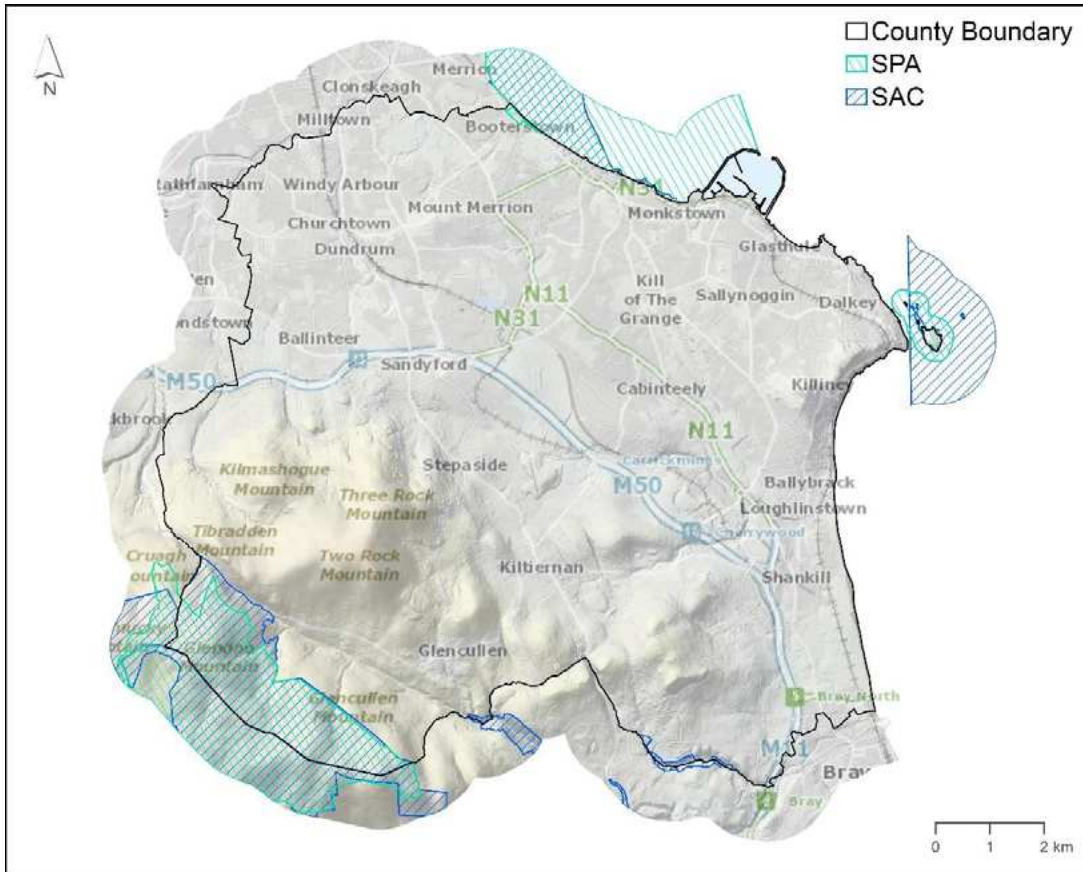
### 10.3.5 Natural Heritage

There is a range of sites in the County that are designated under National and EU legislation. The National Parks and Wildlife Service designates Special Protection Areas (SPA) and candidate Special Areas of Conservation (SAC) under the EU Birds and Habitats Directives respectively. Proposed Natural Heritage Areas (pNHAs) are designated to conserve species and habitats of national importance as well as sites of geological interest.

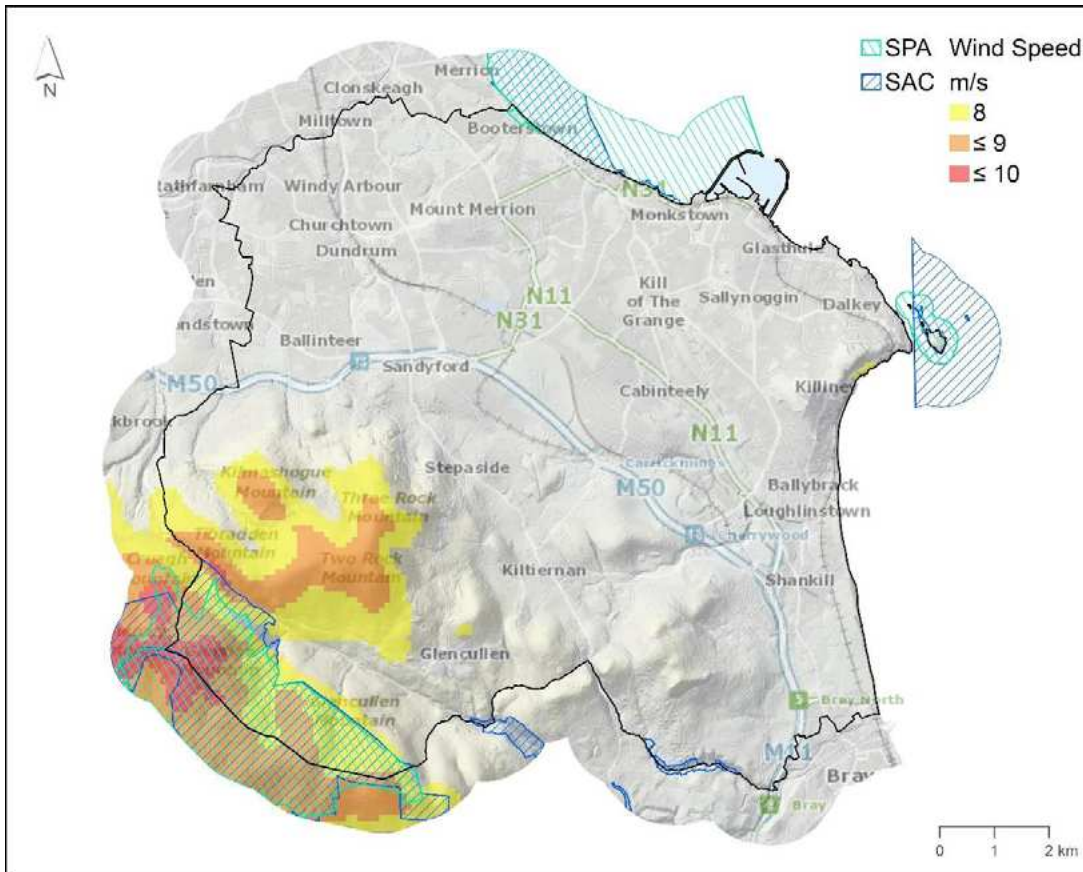
As shown by Figure 10-6 and Figure 10-7, the ‘Area of Wind Potential’ for Dún Laoghaire-Rathdown is partly located within the Wicklow Uplands, a site of international and national importance which is designated as pNHA and SAC.

According to the National Parks and Wildlife Service (NPWS) the Wicklow Uplands SAC is “important as a complex, extensive upland site”. The area is both geomorphologically topographically diverse and its vegetation provides examples of typical upland habitats, with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all, ten habitats listed on Annex I of the EU Habitats Directive are present within the site.

**Figure 10-6: Environmental Designations (cSAC, pNHA)**



**Figure 10-7: Environmental Designations (cSAC, pNHA) and Area of Wind Potential**

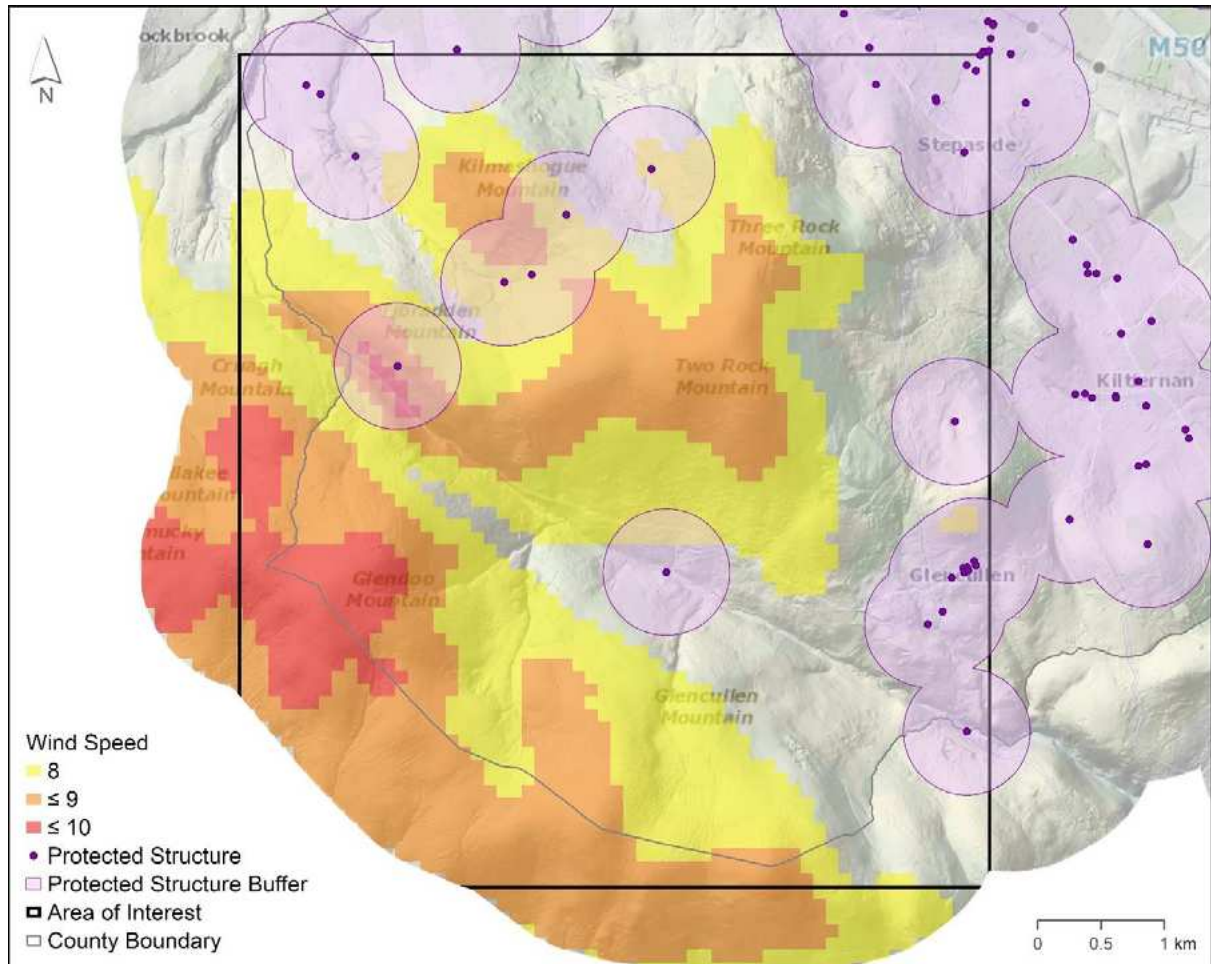


### 10.3.6 Built Heritage

Dún Laoghaire-Rathdown has a diverse built heritage that is reflected in the number of areas of special character, which are defined as Architectural Conservation Areas, and a very high number of Protected Structures. The Record of Protected Structures is included as in Appendix 4 of the written statement and the location of each structure is shown on the Development Plan Maps.

As Figure 10-8 below demonstrates, there are a significant number of Protected Structures in or directly adjacent to the 'Area of Wind Potential' particularly around Glencullen Village and Ballyedmonduff Road.

**Figure 10-8: Record of Protected Structures - 500m buffer**



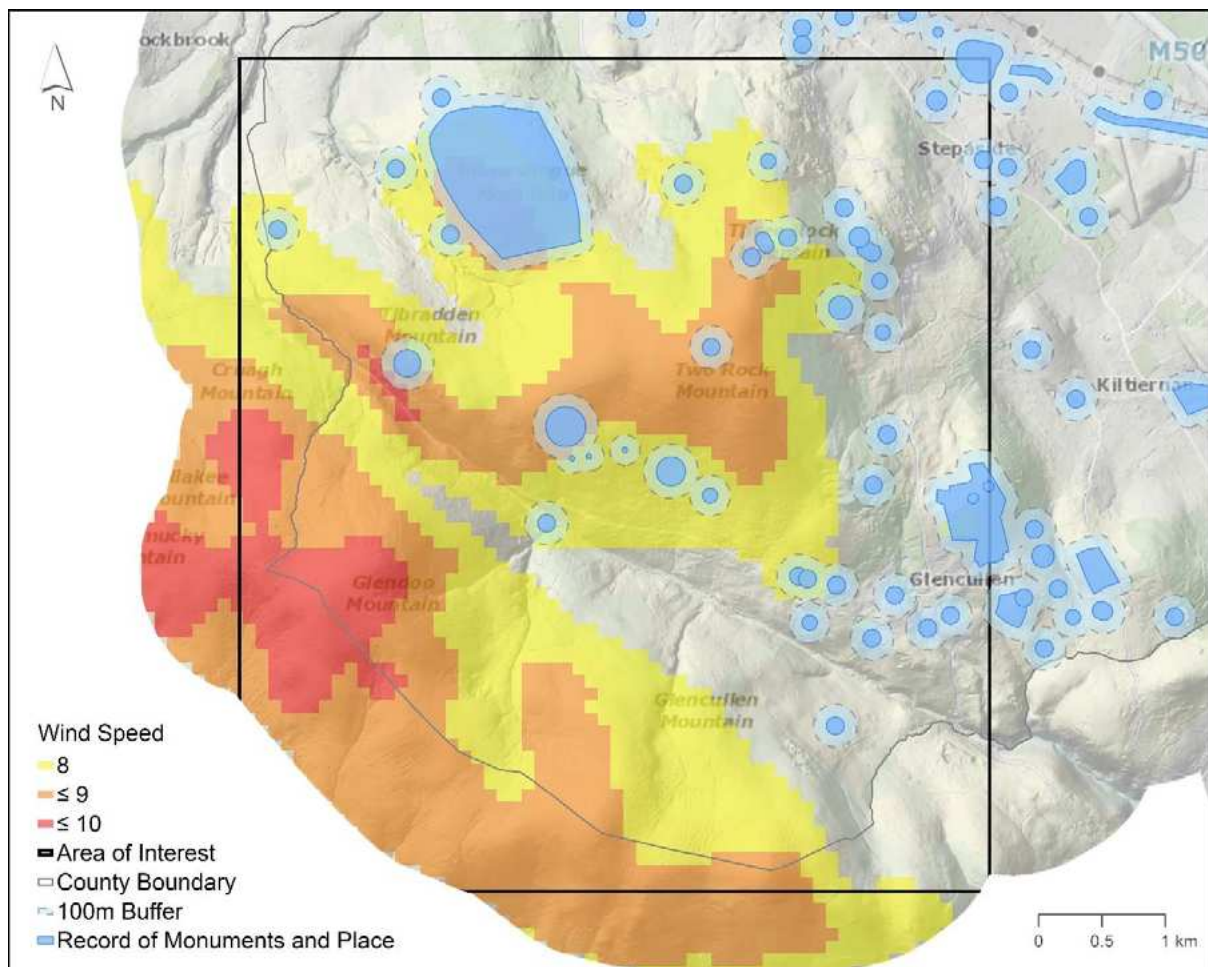
### 10.3.7 Archaeological Heritage

Dún Laoghaire-Rathdown has a rich archaeological heritage. This heritage includes structures, constructions, groups of buildings, moveable objects, developed sites, all recorded monuments as well as their contexts whether situated on land or underwater.

There are a number of Recorded Monuments within the 'Area of Potential'. Figure 10-9 which maps a buffer of 100m around all Recorded Monuments in the area indicates that there is overlap between these buffer areas and the 'Area of Potential', particularly around Two Rock Mountain.

While the location of features of archaeological interest does not preclude, definitively, the potential for wind farm development, clearly the significant number of recorded sites in the area places a potential constraint.

**Figure 10-9: Record of Monuments and Places – 100m buffer**





### 10.3.8 Amenity Designations in the Development Plan

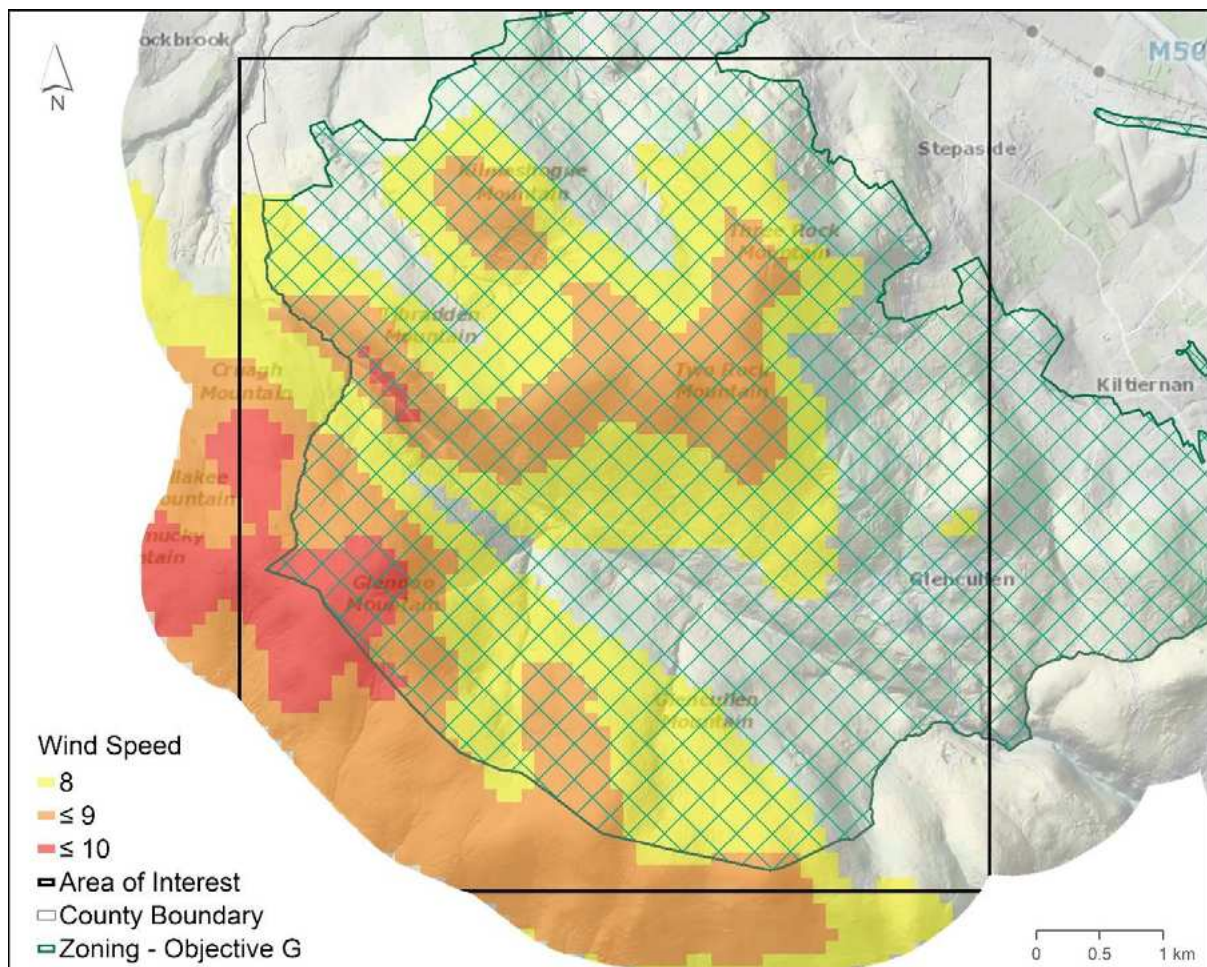
#### Land Use Zoning

As outlined in Section 3.3 above, the Development Plan provides for a High Amenity land use zoning for areas where there are landscapes of special value where inappropriate development would contribute to a significant diminution of the landscape setting of the County.

Within zoned High Amenity areas the Council will generally resist any development not related directly to the area’s amenity potential or its existing use for agriculture, mountain or hill farming. Additionally, areas adjacent to the High Amenity areas are also sensitive landscapes as development in these areas may affect directly or indirectly the quality of the High Amenity areas.

As Figure 10-10 shows, the ‘Area of Wind Potential’ in Dún Laoghaire-Rathdown is situated in an area of high amenity which includes the Glencullen Valley, Glendoo Valley and Kilmashogue Valley.

**Figure 10-10: High Amenity Zoning and the Area of Wind Potential**



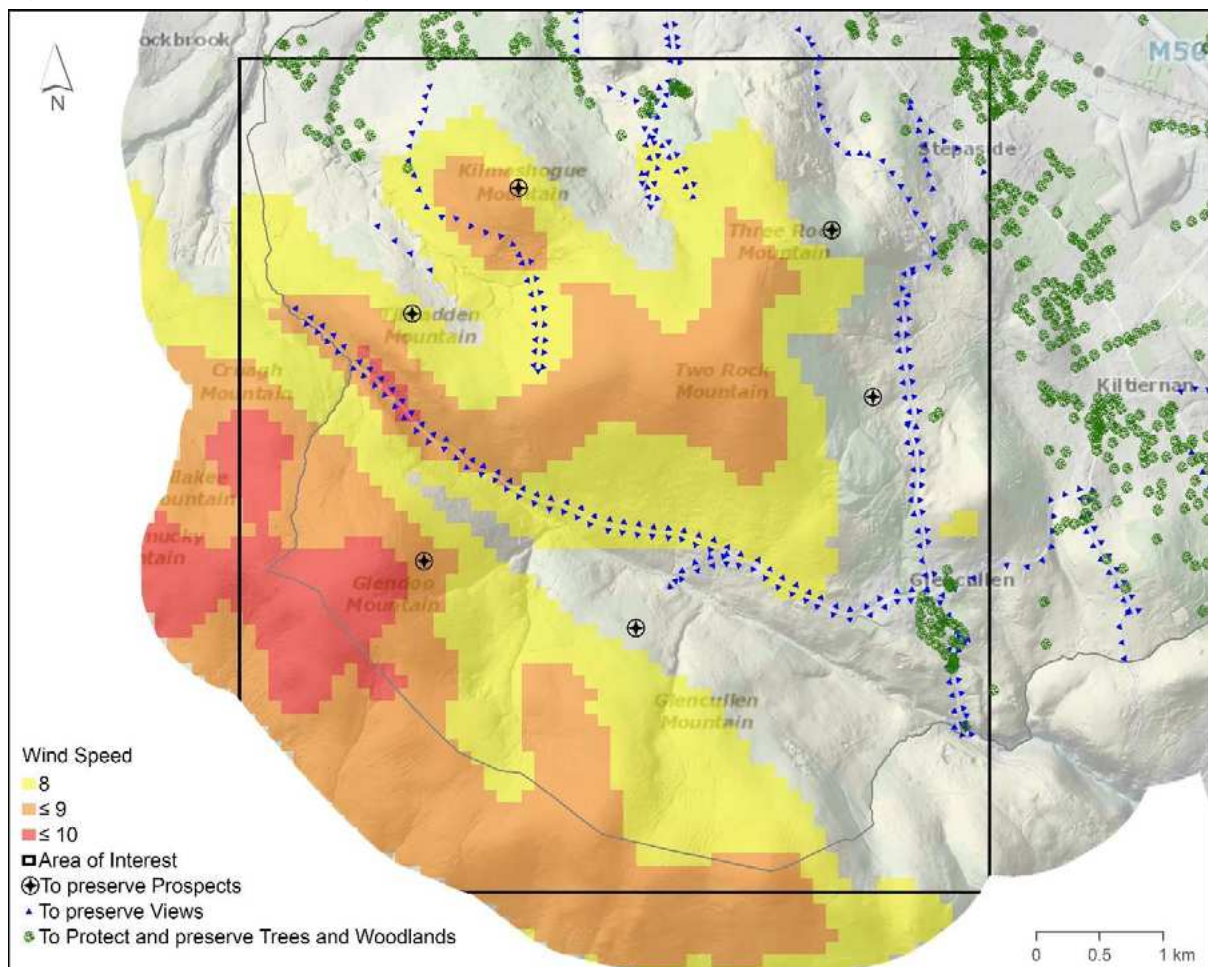
**Views and Prospects:**

The County contains many sites, areas and vantage points with scenic views over areas of great natural beauty, local landmarks, historic landscapes, adjoining counties and the City of Dublin. The County also contains important prospects i.e. prominent landscapes or areas of special amenity value or special interest which are visible from the surrounding area.

The most important such views and prospects have been identified in the Development Plan as meriting special protection. Figure 10-11 shows that of the fourteen prospects listed for preservation in the Plan, six are concentrated in or close to the ‘Area of Wind Potential’ including:

- Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford -Kiltiernan area) and Sandyford Village
- Three Rock Mountain and Two Rock Mountain from the Ballybrack Road
- Three Rock Mountain and Kilmashogue Mountain from Marlay Park
- Tibbradden Mountain and Kilmashogue Mountain from Kilmashogue Lane
- Glencullen Mountain and Valley from the Ballybrack Road
- Glendoo Mountain from the Ballybrack Road

**Figure 10-11: Views and Prospects**



**Specific Local Objectives (SLO):**

Specific Local Objectives relating to the identified area include the following:

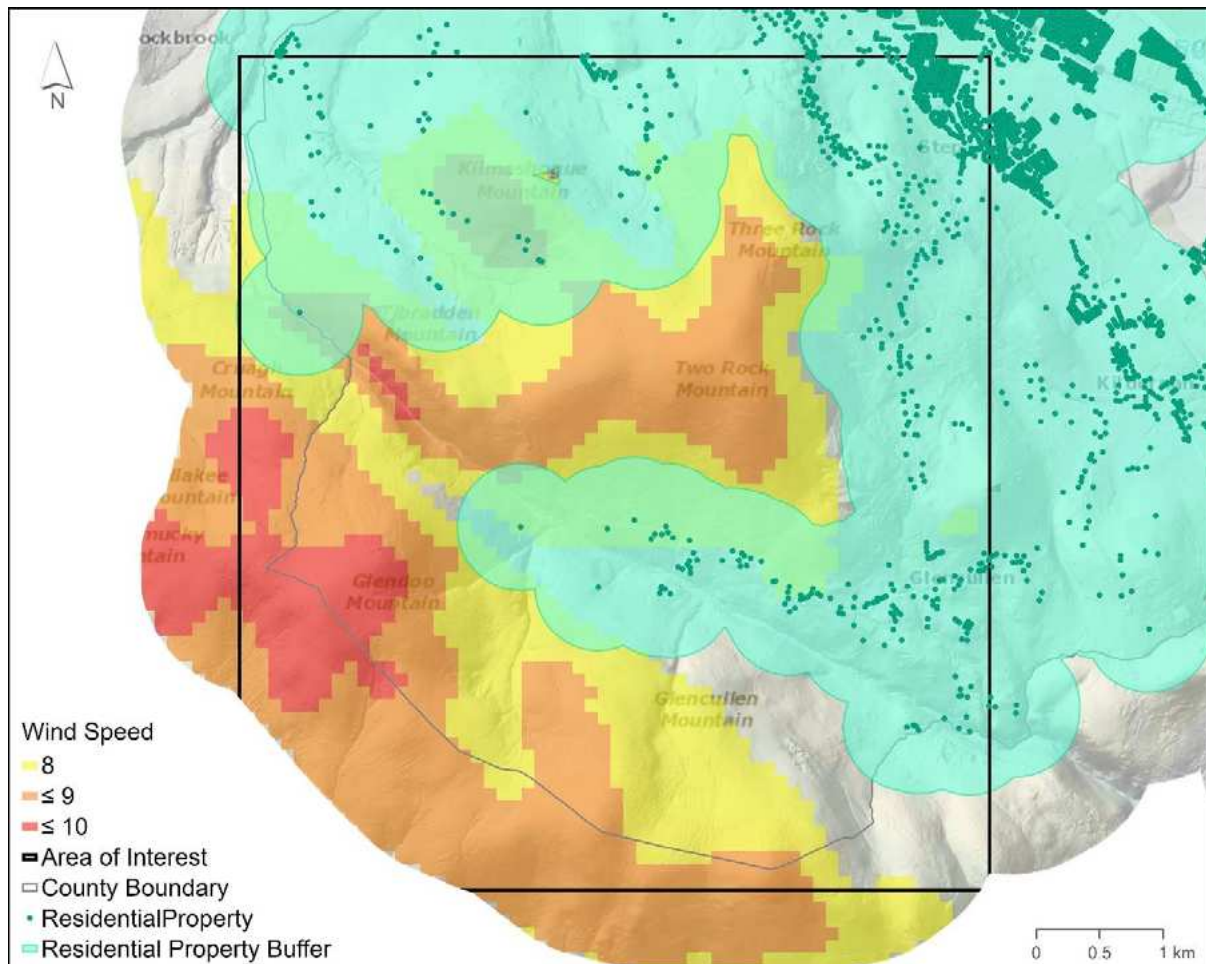
- SLO 76 on Map 11: To protect and conserve the Wicklow Mountains National Park Candidate SAC.
- SLO 96 on Map 11: Through the Council’s membership of the Dublin Mountains Partnership, to improve the recreation potential of the public lands in the Dublin Mountains, including the provision of a Dublin Mountains Interpretive Centre”.
- SLO 100 on Map 13: To protect and conserve the Knocksink Wood Candidate SAC.

**Residential Amenity**

The Wind Energy Development Guidelines states that noise is unlikely to be a significant problem where the distance from the nearest turbine to any noise sensitive property exceeds more than 500m. It also makes reference to a 500m separation distance in terms of shadow flicker stating that “it is recommended that shadow flicker at neighbouring offices and dwellings within 500m should not exceed 30 hours per year or 30 minutes per day”.

Figure 10-12 indicates a 500m buffer zone around residential dwellings within the vicinity of the ‘Area of Potential’. It is clear that the presence of many residential properties in close proximity to the ‘Area of Potential’ act as a potential constraint to the development of wind energy infrastructure.

**Figure 10-12: Residential Properties – 500m buffer**

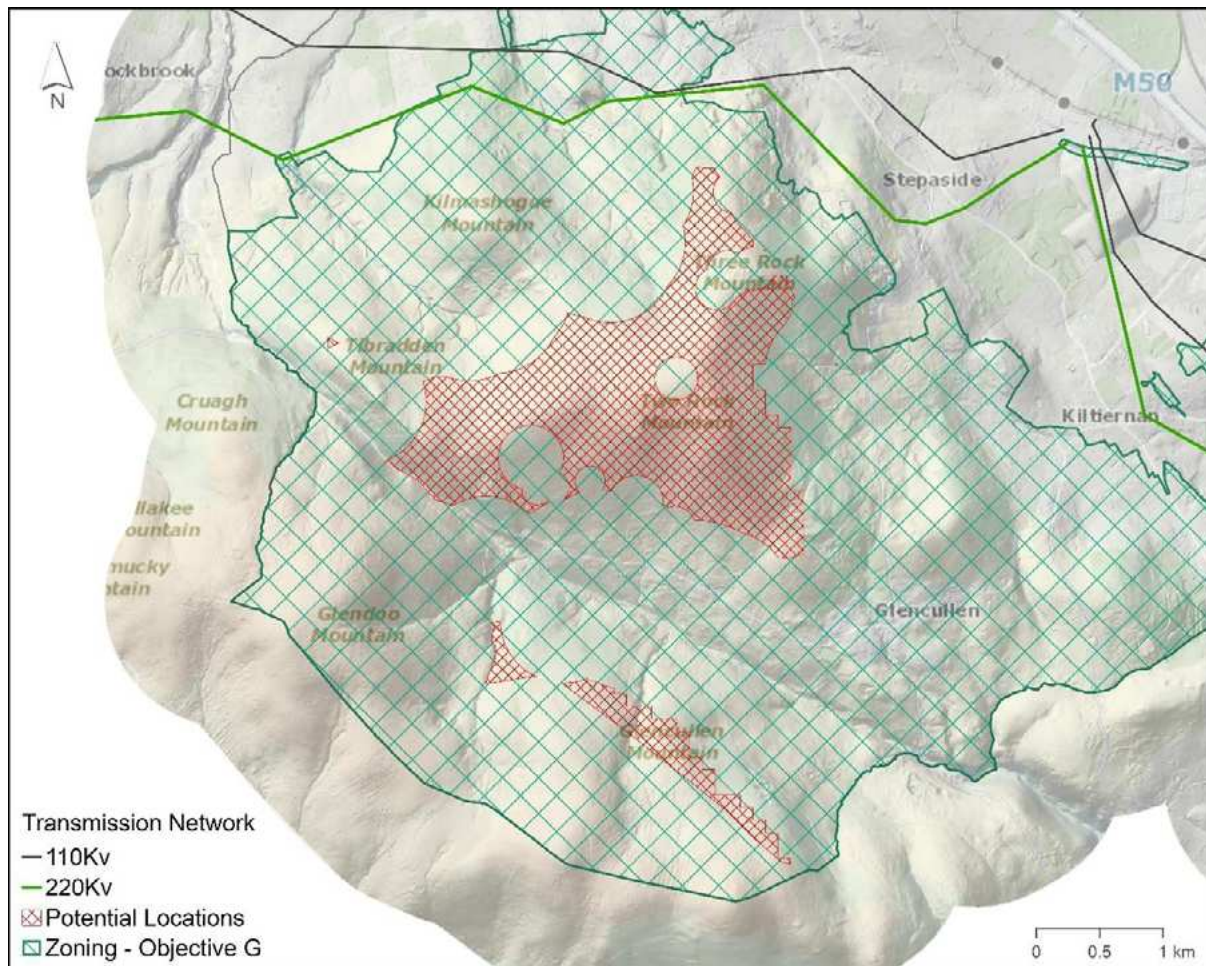


### 10.3.9 Electricity Transmission and Distribution Grids

The final step in the analysis of potentially suitable areas for wind energy developments is to “integrate the areas identified in step 3 with information regarding accessibility to electricity transmission and distribution grids”.

Figure 10-13 indicates that the existing transmission and distribution network, which serves the adjoining urban area, is sufficiently close to the ‘Area of Wind Potential’ to facilitate potential wind farm development.

**Figure 10-13: Eirgrid Transmission Network**



Physical proximity to the transmission and distribution network notwithstanding, the potential visual impact of works required to connect to any potential wind farm development to the network, and the precedent that these works would represent for further development in the uplands of the Dublin Mountains, would be a serious issue for the Planning Authority and would act as a major potential constraint to the development of wind energy infrastructure.

### 10.3.10 Offshore Wind Energy

In the last decade there has been significant growth in Ireland’s renewable energy capacity, driven largely by the development of onshore wind generation infrastructure. However, Ireland possesses a significant offshore wind resource which has not been developed to the same extent and it is expected that the initial phases of offshore generation are likely to be focused on the east coast of the country in order to help to meet growing demands for energy in the region. In locations such as Dún Laoghaire-Rathdown where opportunities for the development of large onshore facilities are negligible, there is potential to develop the offshore wind resource where such facilities can be developed in an environmentally acceptable manner. Given the lack of suitable

onshore locations and the strong wind resource off Ireland’s east coast, the greatest contribution that the County is likely to make in terms of large scale renewable energy development is likely to be in the form of offshore wind farm development and/or associated hybrid technologies. Indeed, offshore wind generation has the potential to play a key part in meeting Ireland’s 2030 climate change targets.

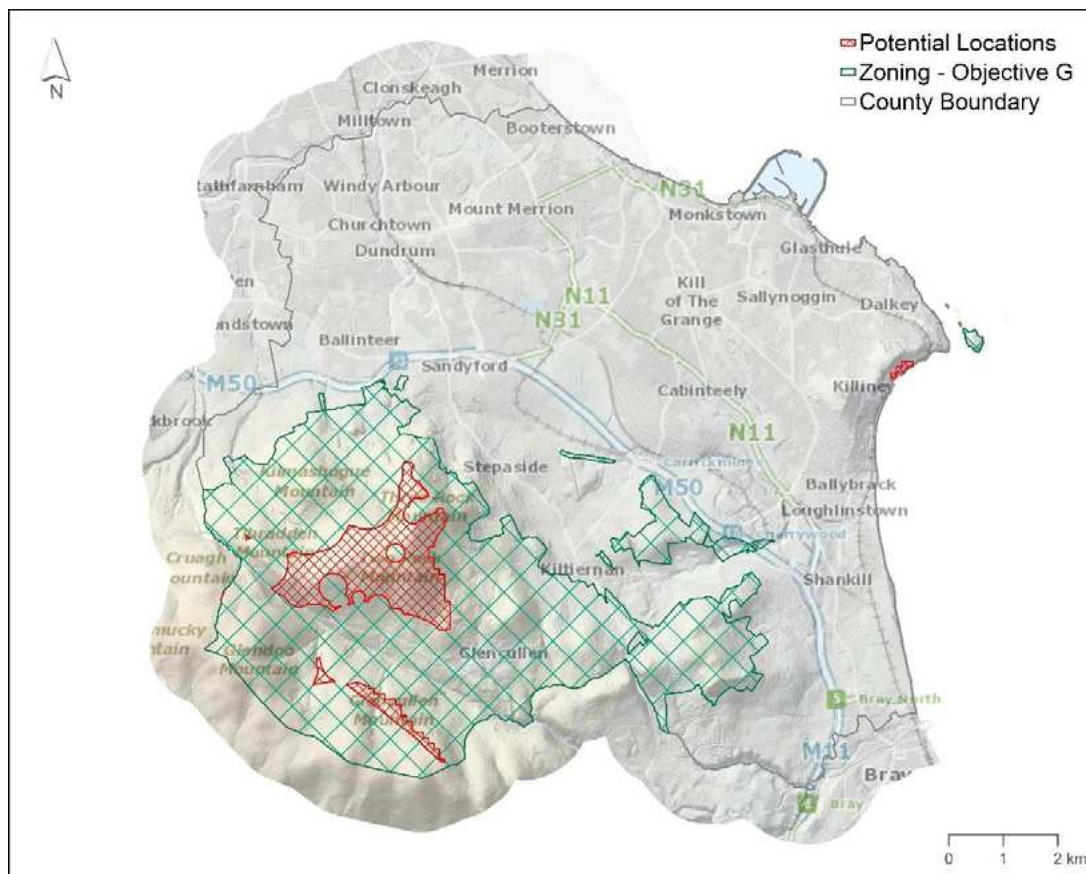
It should be noted that the jurisdiction of planning authorities for determining applications for off-shore wind farms is limited and relates only to the landside infrastructure. The County Development Plan only relates to the jurisdiction of the County and does not cover infrastructure that falls outside that area which will be covered by the maritime Plan.

A critical component of the development of offshore wind generation capacity is the ability to connect the offshore power generation infrastructure into the onshore electricity generation network. This generally consists of all of the components of a given project between the Mean High Water Mark (where water meets land) and the final point of connection into the existing transmission grid network. In the context of Dún Laoghaire-Rathdown, the final point of connection for offshore wind farms is likely to be at the 220 kilovolt (kV), where capacity exists to connect new offshore wind generation infrastructure.

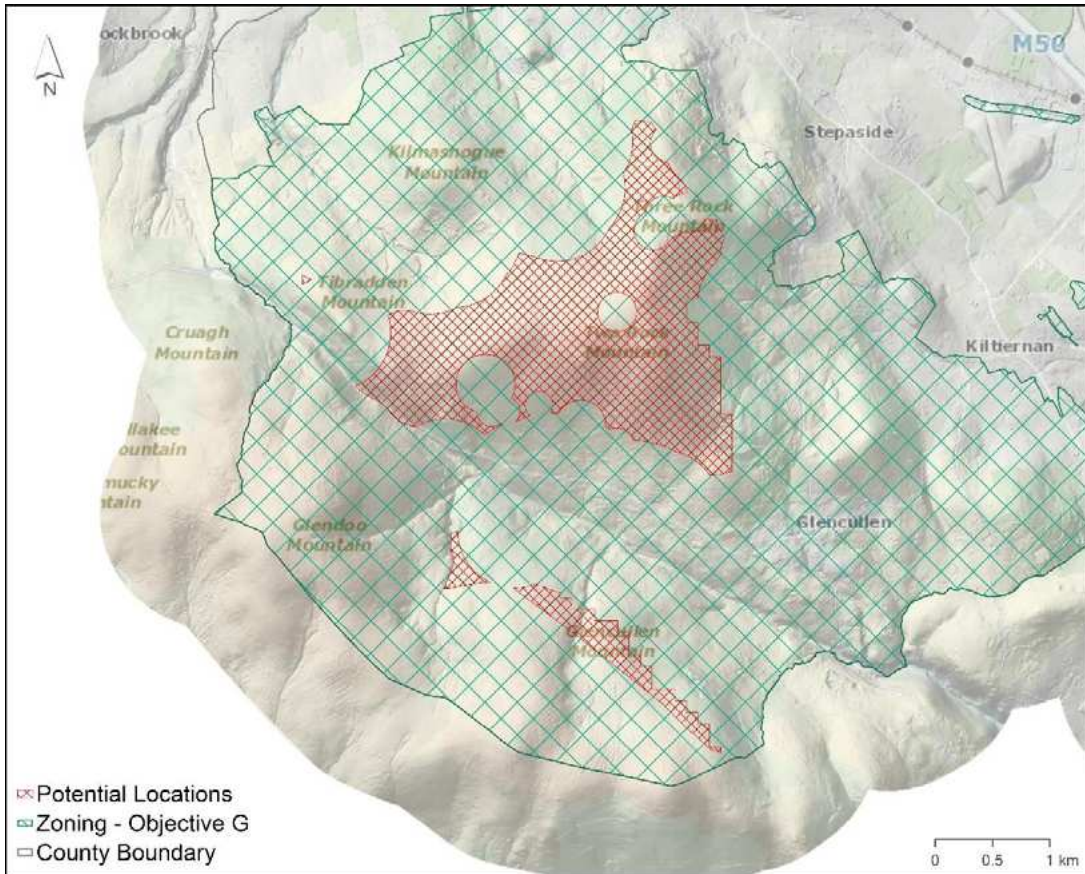
### 10.3.11 Summary

Figure 10-14 and Figure 10-15 are composite maps showing the ‘Areas of Wind Potential’ overlaid with the various constraints on wind development identified as part of the analysis.

**Figure 10-14: Area of Wind Potential and Constraints to Wind Development (County Level)**



**Figure 10-15: Area of Wind Potential and Constraints to Wind Development (Local Level)**



## 10.4 Conclusion

The analysis of the 'Area of Wind Potential' in Dún Laoghaire-Rathdown outlined in the preceding section addressed the issues of landscape, built and natural heritage, archaeological and amenity designations and accessibility to electricity transmission infrastructure.

The 'Wind Energy Development Guidelines for Planning Authorities' 2006 set out the methodology for determining the classification of various landscapes in terms of their potential for wind energy developments. It is recommended that Planning Authorities classify areas where wind energy developments are either: (a) acceptable in principle; (b) open to consideration; or (c) not acceptable.

On the basis of the analysis described in the preceding sections, it can be concluded that the 'Area of Wind Potential' identified in south east of Dún Laoghaire Rathdown is not acceptable for wind energy developments.

The Dublin/Wicklow Mountains provide an extremely important recreational and visual amenity for the whole City of Dublin. The Mountains provide both a dramatic visual backdrop to the City and a recreational opportunity for the urban population of Greater Dublin to gain relatively easy access to a contrasting, unspoilt rural landscape.

The infrastructure (i.e. service roads and power lines) associated with wind farm developments can cause an adverse visual and environmental impact. Not only will this have a disproportionate effect on Metropolitan Dublin vis a vis skyline issues and adverse visual impact, but will also set a precedent of opening up the Dublin Mountains for further development.

The Council acknowledges that wind energy as a renewable energy source could have an important role to play in achieving national targets in relation to reductions in fossil fuel dependency and therefore greenhouse gas emissions. However, as demonstrated, there is a strong correlation between areas suitable for wind energy generation and vulnerable, sensitive upland landscapes. As such the Council seeks to strike a balance between the benefits of renewable energy developments and negative impacts on our rich environment.

It should be reiterated that the 'Area of Wind Potential' is located entirely within the land use zone 'Objective G' – "To protect and improve high amenity areas". High amenity lands are considered the most sensitive lands in the County and are afforded the greatest level of protection of any zone. It is Council policy that, within zoned high amenity areas, any development not related directly to the area's amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

It is considered that, in weighing up the costs of introducing wind energy generation in the mountains, the visual and environmental impacts of associated development such as access roads, plant, grid connections etc. and the precedent that these developments would set for further development in the mountains, in light of the limited 'Area of Wind Potential', outweighs the potential benefits in planning and environmental terms.

In conclusion, having regard to the very limited scale of the 'Area of Potential' in the County, and the issues outlined above, there are no areas in the County that the Planning authority can recommend where large scale commercial wind energy infrastructure should be either "acceptable in principle" or "open to consideration". Notwithstanding the above, the Council remains supportive of off-shore wind energy development and small-scale wind energy developments within urban areas.







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# **Appendix 11:**

## Public Rights of Way/ Recreational Access Routes

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## 11. Public Rights of Way/Recreational Access Routes

### 11.1 Public Rights of Way

It is an objective of the Council to secure the retention of established Public Rights Of Way as set out below:

Map No	Location
2	Blackrock Park to the station and footbridge, Bath Place, Blackrock.
2	Seafort Parade to Williamstown Strand.
3	Haigh Terrace to Queen's Road via Royal Marine Gardens and to Marine Road.
3	Martello Tower, Seapoint, along north side of railway to Coal Quay Bridge.
3	Seapoint Avenue to Brighton Vale.
3 & 4	Sandycove Harbour to Sandycove Avenue East.
3, 4 & 7	Marine Road to Summerhill Road, Dún Laoghaire and Summerhill Road to Old Quarry, Dalkey (entire length of "The Metals").
4	"Cat's Ladder", from Torca Road to Vico Road.
4	Dalkey Avenue to Ardburgh Road ("The Flags").
4	Knocknacree Road to Torca Road.
4	Loreto Road to the Lady's Well on the Foreshore.
4	Torca Road to Dalkey Hill.
4	Ulverton Road to Harbour Road, Dalkey.
4	Vico Road to Hawk Cliff Bathing Place.
4	Victoria Road to Coliemore Road.
4 & 7	Vico Road to White Rock.
5	Ballinteer Road to Wesley Lawns.
5	Blackglen Road to Fitzsimon's Wood.
5 & 6	Coolkill to Sandyford Village.
6	Carysfort Downs to Farmleigh Close.
6	Springfield Park to Westminster Road.
7	Church Road via Killiney Golf Club to Glenalua Road.
7	Claremont Road via Roches Hill to Glenalua Road.
7	Glenalua Road to St. George's Avenue, Killiney.
7	Killiney Golf Club Pavilion to Roches Hill.
7	Killiney Hill Road to Station Road----amended route.
7	Killiney Hill Road to Strathmore Road. *
7	St. George's Avenue to Killiney Hill Road.
7	Station Road (car park) to Killiney Strand.
7	Station Road (car park) to Underbridge at Strathmore Road.
7	Strathmore Road to Killiney Strand. *
7	Strathmore Road/Kilmore Avenue to Killiney Strand.
7	Marino Avenue West off Killiney Hill Road
7 & 10	Strand Road to Killiney Strand.
8	Kilmashogue Lane to Kilmashogue Mountain.
8	Woodside Road to Three Rock Summit, Two Rock and Wicklow Way.
8 & 9	Barnacullia to Burrow Road via Walker's Wood.
9	Ballyedmonduff Road to Burrow Road via Walsh's Wood.
9	Glenamuck South; Ballycorus Road to Dingle Glen.
10	Brides Glen Road to Rathmichael Wood via Rathmichael Road and Rathmichael Cemetery.
10	Ferndale Road via Rathmichael Wood to Puck's Castle Lane.
10	Laughanstown Lane to Celtic Cross.
10	Laughanstown Lane to Herenford Lane.
10	Seafield Road to Killiney Strand.
12	Ballybrack Road R116 to Two Rock.
12	Ballybrack Road R116 to Wicklow Way.

Map No	Location
13	Ballyman Road to Barnaslingan Lane via Glenmunder.
13	Barnaslingan Lane to Enniskerry Road (opposite entrance to Kiltiernan Hotel).
13	Enniskerry Road (opposite Kiltiernan Grange) to Ballybetagh Road via Ballybetagh Wood.
13	Mine Hill Lane to Lead Mines Chimney.
13	Scalp Villa, Enniskerry Road to Ballybetagh Road.
14	Ferndale Road to Crinken Lane.

\*NOTE: Although separated by a short distance along Strathmore Road, these two Rights Of Way in effect constitute a pedestrian route from Killiney Hill Road to Killiney Strand.

NOTE: This list of Rights of Way does not purport to include all the Public Rights Of Way.

## 11.2 Recreational Access Routes

It is an objective of the council to secure the retention of established Recreation Access Routes as set out below:

Map No	Location
8	Coillte lands, Ticknock, various routes to Three Rock, Two Rock and Wicklow Way.
8, 11 & 12	Pine Forest car park via Coillte lands to Tibbradden Lane, Tibbradden Mountain and Wicklow Way.
13	Barnaslingan lane to Scalp and Enniskerry Road via various routes in Barnaslingan Wood.
13 & 14	Various routes to Carrickgollogan Hill from Lead mines Chimney, Murphy's Lane, Pucks Castle Lane via Coillte Lands in Carrickgollogan Wood. Includes access to Alcock memorial from Murphy's Lane.



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# Appendix 12:

## Policy Context

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## 12. Policy Context

This Appendix lists the principal international national, regional and local policy documents, guidelines and plans that have helped inform and guide the preparation of the County Development Plan. While comprehensive, **this list is not exhaustive**.

A full list of the acronyms for the bodies referred to above along with their full titles is provided below. In the interests of clarity, the list indicates whether the title of the relevant Government Department is currently in use, or whether it has been superseded.

- DAHG: Department of Arts, Heritage and the Gaeltacht (superseded)
- DAHGI: Department of Arts, Heritage, Gaeltacht and the Islands (superseded)
- DAST: Department of Arts, Sport and Tourism (superseded)
- DBEI: Department for Business, Enterprise and Innovation (in use)
- DCCAE: Department of Communications, Climate Action and Environment (in use)
- DCENR: Department of Communications, Energy and Natural Resources (superseded)
- DCHG: Department of Culture, Heritage and the Gaeltacht (in use)
- DCYA: Department of Children and Youth Affairs (in use)
- DECLG: Department of the Environment, Community and Local Government (superseded)
- DEHLG: Department of the Environment, Heritage and Local Government (superseded)
- DELG: Department of the Environment and Local Government (superseded)
- DES: Department of Education and Skills (in use)
- DHLGH: Department of Housing, Local Government and Heritage (in use)
- DHPCLG: Department of Housing, Planning, Community and Local Government (superseded)
- DHPLG: Department of Housing, Planning and Local Government (superseded)
- DLR: Dún Laoghaire-Rathdown County Council
- DLR JPC: Dún Laoghaire-Rathdown Joint Policing Committee
- DLR LCDC: Dún Laoghaire-Rathdown Local Community Development Committee
- DLR CYPSC: Dún Laoghaire-Rathdown Children and Young People's Services Committee
- DMERA: Dublin Regional Authority and Mid-East Regional Authority
- DOE: Department of the Environment s (superseded)
- DOH: Department of Health (in use)
- DOJE: Department of Justice and Equality (in use)
- DOT: Department of Transport (superseded)
- DRHE: Dublin Regional Homeless Executive
- DTTaS: Department of Transport, Tourism and Sport (in use)
- EMRA: Eastern and Midland Regional Authority
- EMWR: Eastern-Midlands Waste Management Region
- EU: European Union
- ICOMOS: International Council on Monuments and Sites
- NDA: National Disability Authority (in use)
- NTA: National Transport Authority (in use)
- UCD: University College Dublin
- UN: United Nations
- UNESCO: United Nations Educational, Scientific and Cultural Organisation

## 12.1 International Policies and Conventions

### UN (2015) Paris Agreement

[https://unfccc.int/files/essential\\_background/convention/application/pdf/english\\_paris\\_agreement.pdf](https://unfccc.int/files/essential_background/convention/application/pdf/english_paris_agreement.pdf)

The Paris Agreement is an agreement within the United Nations Framework Convention on Climate Change (UNFCCC), which includes a long-term temperature goal to keep the increase in global average temperature to well below 2°C above pre-industrial levels; and to pursue efforts to limit the increase to 1.5°C.

### ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes

[https://ticcih.org/wp-content/uploads/2013/10/GA2011\\_ICOMOS\\_TICCIH\\_joint\\_principles\\_EN\\_FR\\_final\\_20120110.pdf](https://ticcih.org/wp-content/uploads/2013/10/GA2011_ICOMOS_TICCIH_joint_principles_EN_FR_final_20120110.pdf)

The joint ICOMOS-TICCIH Principles for the Conservation of Industrial Heritage Site, Structures, Areas and Landscapes, also known as the Dublin Principles are aimed at assisting in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.

### UN (2015) 2030 Agenda for Sustainable Development

[https://www.un.org/ga/search/view\\_doc.asp?symbol=A/RES/70/1&Lang=Ev](https://www.un.org/ga/search/view_doc.asp?symbol=A/RES/70/1&Lang=Ev)

The 2030 Agenda for Sustainable Development encourages countries to develop national responses to the Sustainable Development Goals and incorporate them into planning and policy.

### UN (1992) Framework Convention on Climate Change

[https://treaties.un.org/doc/Treaties/1994/03/19940321%2004-56%20AM/Ch\\_XXVII\\_07p.pdf](https://treaties.un.org/doc/Treaties/1994/03/19940321%2004-56%20AM/Ch_XXVII_07p.pdf)

The UN Framework Convention on Climate Change is an international environmental treaty aimed at stabilizing greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.

### UN (1992) The Convention on Biological Diversity

<https://www.cbd.int/doc/legal/cbd-en.pdf>

The Convention on Biological Diversity is a multilateral treaty whose objective is to develop national strategies for the conservation and sustainable use of biological diversity.

### UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage

<https://whc.unesco.org/archive/convention-en.pdf>

The World Heritage Convention defines the kind of natural or cultural sites which can be considered for inscription on the World Heritage List. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage.

## 12.2 European Policies and Conventions

### EU Covenant of Mayors (2008) Covenant of Mayors for Climate and Energy

[https://www.covenantofmayors.eu/IMG/pdf/covenantofmayors\\_text\\_en.pdf](https://www.covenantofmayors.eu/IMG/pdf/covenantofmayors_text_en.pdf)

The Covenant of Mayors gathers European local governments all of sizes and from all countries around three main objectives: reducing CO<sub>2</sub> emissions; increasing their resilience to climate change; and ensuring access to sustainable, secure and affordable energy to all.



**Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy**

<https://www.cbd.int/doc/nbsap/rbsap/peblids-rbsap.pdf>

The Pan-European Biological and Landscape Diversity Strategy is a European response to support implementation of the Convention on Biological Diversity.

**Council of Europe (1996) The European Landscape Convention 2000**

<https://www.coe.int/en/web/conventions/full-list/-/conventions/rms/0900001680080621>

The European Landscape Convention of the Council of Europe promotes the protection, management and planning of the landscapes and organises international co-operation on landscape issues.

**Council of Europe (1992) The European Convention on the Protection of the Archaeological Heritage**

<https://www.coe.int/en/web/conventions/full-list/-/conventions/treaty/143>

The European Convention on the Protection of the Archaeological Heritage (the Valetta Convention) makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies.

**Council of Europe (1985) Convention for the Protection of the Architectural Heritage of Europe**

<https://www.coe.int/en/web/conventions/full-list/-/conventions/treaty/121>

The purpose of Convention for the Protection of the Architectural Heritage of Europe (the Granada Convention) is to reinforce and promote policies for the conservation and enhancement of Europe's heritage.

## 12.3 EU Directives

**EU (2014) The Marine Spatial Planning Directive (2014/89/EU)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32014L0089&from=EN>

The Marine Spatial Planning Directive established a framework for, and details the main goals and minimum requirements for marine spatial planning in EU Member States.

**EU (2012) Control of Major Accidents and Hazards (Seveso III) Directive (2012/18/EU)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32012L0018>

The Control of Major Accidents and Hazards (Seveso III) Directive provides for measures aimed at preventing major accidents at industrial establishments, and at ensuring appropriate preparedness and response should such accidents nevertheless happen.

**EU (2012) Energy Efficiency Directive (2012/27/EU)**

<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2012:315:0001:0056:en:PDF>

The Energy Efficiency Directive mandates energy efficiency improvements within the EU and establishes a common framework for the promotion of energy efficiency within the EU in order to meet its energy efficiency headline target of 30% by 2030.

**EU (2011) Environmental Impact Assessment Directive (2011/92/EU)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32011L0092&from=EN>

EU Directive 2011/92/EU requires an environmental impact assessment (EIA) to be carried out in respect of planning applications, appeals, strategic infrastructure consents and other developments which may significantly affect the environment.

**EU (2010) Energy Performance of Buildings Directive (2010/31/EU)**

<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:153:0013:0035:EN:PDF>

The Energy Performance of Buildings Directive requires that EU Member States strengthen their building regulations and introduce energy performance certification of buildings.

**EU (2009) Renewables Directive (2009/28/EC)**

<https://eur-lex.europa.eu/eli/dir/2018/2001/oj>

The European Renewables Directive (recast as EU/2018/2001) specifies national renewable energy targets for 2020 for each country, taking into account its starting point and overall potential for renewables. The overall EU target for renewable energy sources consumption is 32% by 2030.

**EU (2008) Waste Framework Directive (2008/98/EC)**

<https://eur-lex.europa.eu/eli/dir/2008/98/oj>

The Waste Framework Directive provides the legislative framework for the collection, transport, recovery and disposal of waste, and includes a common definition of waste.

**EU (2008) Marine Strategy Framework Directive (2008/56/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32008L0056&qid=1593165905120&from=EN>

The Marine Strategy Framework Directive requires EU Member States to develop a strategy to achieve or maintain 'Good Environmental Status' (GES) in their marine waters. 'GES' means that seas are clean, healthy and productive, and that human use of the marine environment is kept to a sustainable level.

**EU (2008) Ambient Air Quality and Cleaner Air for Europe Directive (2008/50/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?qid=1486474738782&uri=CELEX:02008L0050-20150918>

The Ambient Air Quality and Cleaner Air for Europe Directive set down air quality standards in EU member states for a wide variety of pollutants, including rules relating to the monitoring, assessment and management of ambient air quality.

**EU (2007) Floods Directive (2007/60/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32007L0060&from=EN>

The Floods Directive requires EU Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk.

**EU (2002) Environmental Noise Directive (2002/49/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32002L0049>

The Environmental Noise Directive was introduced in order to ensure that the public had improved access to information about the noise levels in their living environment, and to assess and manage environmental noise.

**EU (2001) Strategic Environmental Assessment Directive (2001/42/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

The Strategic Environmental Assessment Directive aims at introducing systematic assessment of the environmental effects of strategic land use related plans and programs.

**EU (2000) Water Framework Directive (2000/60/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32000L0060&from=EN>

The Water Framework Directive requires all EU Member States to protect and improve water quality in all waters so that Good Ecological Status is achieved for these waters by 2027.

**EU (1991) Urban Waste Water Treatment Directive (1991/271/EC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31991L0271&from=EN>

The Urban Waste Water Treatment Directive sets standards to be met in the collection and treatment of wastewater as well as the monitoring requirements for wastewater discharges from urban areas.

**EU (1991) Habitats Directives (92/43/EEC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN>

The Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right.

**EU (1991) Nitrates Directive (91/676/EEC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31991L0676&from=EN>

The Nitrates Directive aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices.

**EU (1979) Birds Directive (79/409/EEC)**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?qid=1561459564543&uri=CELEX:32009L0147>

The Birds Directive (codified as 2009/147/EC) seeks to conserve all wild birds in the EU by setting out rules for their protection, management and control. The Directive covers birds, their eggs, nests and habitats.

## 12.4 EU Policies and Strategies

**EU (2020) Biodiversity Strategy**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?qid=1590574123338&uri=CELEX%3A52020DC0380>

The EU 2030 Biodiversity Strategy is a long-term plan for protecting nature and reversing the degradation of ecosystems across the European Union.

**EU (2019) European Green Deal**

<https://eur-lex.europa.eu/legal-content/EN/TXT/?qid=1588580774040&uri=CELEX:52019DC0640>

The European Green Deal is a set of policy initiatives by the European Commission with the overarching aim of making Europe climate neutral in 2050.

**EU (2018) Clean Air Policy Package**

[https://ec.europa.eu/environment/air/clean\\_air/review.htm](https://ec.europa.eu/environment/air/clean_air/review.htm)

The clean air package aims to substantially reduce air pollution across the EU. The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.

**EU (2013) Green Infrastructure Strategy**

[https://ec.europa.eu/environment/nature/ecosystems/strategy/index\\_en.htm](https://ec.europa.eu/environment/nature/ecosystems/strategy/index_en.htm)

The EU Green Infrastructure Strategy aims to ensure that the protection, restoration, creation and enhancement of green infrastructure become an integral part of spatial planning and territorial development.

**EU (2004) to (2020) Water Framework Directive Guidance Documents**

[https://ec.europa.eu/environment/water/water-framework/facts\\_figures/guidance\\_docs\\_en.htm](https://ec.europa.eu/environment/water/water-framework/facts_figures/guidance_docs_en.htm)

Guidance documents and technical reports have been produced by the European Commission to assist stakeholders to implement the Water Framework Directive (WFD). Guidance Documents are intended to provide an overall methodological approach, but will need to be tailored to the specific circumstances of each

EU Member State. Of particular relevance for the preparation of this Development Plan are guidance documents 20 and 36 which relate to exemptions to environmental objectives of the WFD.

## 12.5 National Legislation

### **Planning and Development Act, 2000 to 2020 (as amended)**

<http://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/pdf?annotations=true>

(This is the most recent, publicly available consolidated version. For the latest, adopted version please consult <http://www.irishstatutebook.ie>.)

The Planning and Development Act is the basis for the Irish planning code, setting out the detail of regional planning guidelines, development plans and local area plans as well as the basic framework of the development management and consent system.

### **Planning and Development Regulations, 2000 to 2020 (as amended)**

[https://www.housing.gov.ie/sites/default/files/legislations/planning\\_and\\_development\\_regulations\\_2001\\_-\\_2019unofficial\\_consolidationannotated12.11.19.pdf](https://www.housing.gov.ie/sites/default/files/legislations/planning_and_development_regulations_2001_-_2019unofficial_consolidationannotated12.11.19.pdf)

(This is the most recent, publicly available consolidated version. For the latest, adopted version please consult <http://www.irishstatutebook.ie>.)

The principal regulations underpinning the Planning and Development Acts are the Planning and Development Regulations which provide details of various processes and procedures that make up the planning code.

### **Affordable Housing Act 2021**

<https://www.irishstatutebook.ie/eli/2021/act/25/enacted/en/html>

The purpose of the Bill is to provide the legislative and policy framework for a number of schemes aimed at making housing for purchase and rent more affordable for eligible households.

### **Maritime Area Planning Act 2021**

<https://www.irishstatutebook.ie/eli/2021/act/50/enacted/en/html>

The Bill establishes in law a new planning regime for the maritime area and will be a key enabler of decarbonisation of Ireland's energy sources and the development of offshore energy.

### **General Scheme Land Value Sharing and Urban Development Zones Bill 2021**

<https://www.gov.ie/en/publication/3cb33-general-scheme-land-value-sharing-and-urban-development-zones-bill-2021/>

The general scheme provides for: a) local authorities to secure a proportion of the increase in land values arising from public decisions and investment related to planning and development on land that is newly zoned for housing, or subject to an Urban Development Zone designation, and b) designation of Urban Development Zones which have potential for significant development for housing and other purposes.

### **Local Government Reform Act, 2014 (as amended)**

<http://www.irishstatutebook.ie/eli/2014/act/1/enacted/en/html>

Government policy on local government reform was set out in Putting People First, Action Programme for Local Government published in 2012. A programme to implement these reforms is underway under the Local Government Reform Act 2001, which was revised and updated by the Local Government Reform Act 2014.

### **Marine Planning Development Management Bill (General Scheme), 2019**

[https://www.housing.gov.ie/sites/default/files/legislations/2019\\_12\\_09\\_mpdm\\_general\\_scheme.pdf](https://www.housing.gov.ie/sites/default/files/legislations/2019_12_09_mpdm_general_scheme.pdf)

The Marine Planning Development Management Bill seeks to establish in law a completely new regime for the maritime area which will replace existing State and development consent regimes and streamline arrangements on the basis of a single consent principle.

**Water Services Acts, 2007 to 2017 (as amended)**

<http://revisedacts.lawreform.ie/eli/2007/act/30/front/revised/en/html>

(This is the most recent, publicly available consolidated version. For the latest, adopted version please consult <http://www.irishstatutebook.ie>.)

Water supplies in Ireland are governed by the Water Services Acts of 2007 which also specifies the role of Irish Water in the provision of water and wastewater services.

**Protection of the Environment Act, 2003**

<http://www.irishstatutebook.ie/eli/2003/act/27/enacted/en/html>

The Protection of the Environment Act transposed the EU Directives on Integrated Pollution Prevention and Control (IPPC) and on End of Life Vehicles into Irish law and resulted in changes to the EPA Act 1992 and to the Waste Management Act 1996 (relating, inter alia, to the preparation of waste management plans).

**Wildlife Acts, 1976 to 2018 (as amended)**

<http://revisedacts.lawreform.ie/eli/1976/act/39/revised/en/pdf?annotations=true>

(This is the most recent, publicly available consolidated version. For the latest, adopted version please consult <http://www.irishstatutebook.ie>.)

The Wildlife Act provides protection for certain wildlife and flora in Ireland and, with the Wildlife (Amendment) Act 2000, is the principal national legislation for the protection of wildlife species and habitats in Ireland.

**Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999**

<http://www.irishstatutebook.ie/eli/1999/act/19/enacted/en/html>

The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act established the National Inventory of Architectural Heritage (NIAH) on a statutory basis.

**Heritage Acts, 1995 and 2018**

<http://www.irishstatutebook.ie/eli/1995/act/4/enacted/en/html>

The aim of the Heritage Act is to promote public interest in and knowledge, appreciation and protection of the National Heritage. The 1995 Act also provided for the establishment of the Heritage Council.

**National Monuments Acts, 1930-1994**

<https://www.archaeology.ie/publications-forms-legislation/legislation>

The National Monuments Acts relate to the protection of archaeological and architectural heritage by a number of means including the Register of Historic Monuments, the Record of Monuments and Places as well as Preservation Orders.

**Waste Management Acts 1996 (as amended)**

<http://revisedacts.lawreform.ie/eli/1996/act/10/front/revised/en/html>

(This is the most recent, publicly available consolidated version. For the latest, adopted version please consult <http://www.irishstatutebook.ie>.)

The Waste Management Acts provide for a general duty on everyone not to hold, transport, recover or dispose of waste in a manner that causes or is likely to cause environmental pollution.

**Air Pollution Act, 1987 (as amended)**

<http://www.irishstatutebook.ie/eli/1987/act/6/enacted/en/html>

Under the Air Pollution Act 1987, local authorities have the primary responsibility for monitoring air quality, including the nature, extent and effects of emissions. Local authorities are also given powers under the Act to take measures to prevent or limit air pollution in their area.

**Air Quality Standards Regulations 2011**

<http://www.irishstatutebook.ie/eli/2011/si/180/made/en/pdf>

The Air Quality Standards Regulations transpose the Directive on ambient air quality and cleaner air for Europe into Irish law. They introduce a limit value to PM2.5 in addition to the existing limit values for PM10, nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead, ozone, carbon monoxide and benzene.

**Litter Pollution Act 1997 (as amended)**

<http://www.irishstatutebook.ie/eli/1997/act/12/enacted/en/html>

The Litter Pollution Act 1997, which defines litter as a substance or object that, when deposited in a place other than a litter receptacle, is likely to become unsightly, deleterious, nauseous or unsanitary, allows local authorities to impose penalties on people who litter.

**Waste Management (Food Waste) Regulations 2009**

<http://www.irishstatutebook.ie/eli/2009/si/508/made/en/print>

The Waste Management (Food Waste) Regulations 2009 are designed to promote segregation and recovery of food waste arising in the commercial sector and reduce disposal to landfill.

## 12.6 National Policies

**DHLGH (2022) National Housing Strategy for Disabled People 2022 – 2027**

<https://www.gov.ie/en/publication/60d76-national-housing-strategy-for-disabled-people-2022-2027/>

The National Housing Strategy for Disabled People 2022 – 2027 sets out the Government’s vision for delivering housing and related supports for disabled people.

**DECC (2022) National Retrofit Plan**

<https://www.gov.ie/en/publication/5052a-national-retrofit-plan/>

The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance.

**DHLGH (2022) Heritage Ireland 2030**

<https://www.gov.ie/en/publication/778b8-heritage-ireland-2030/>

Heritage Ireland 2030 is Ireland’s new national heritage plan. It is built around a vision of our heritage – in all its forms – being at very centre of local and national discourse, valued by all and cared for and protected for future generations.

**DRCD (2022) Town Centre First – A Policy Approach for Irish Towns**

<https://www.gov.ie/en/publication/473d3-town-centre-first-policy/>

The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.

**DECC (2021) Climate Action Plan 2021**

<https://www.gov.ie/en/publication/6223e-climate-action-plan-2021/>

The Climate Action Plan 2021 provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Act 2021.

**Department of Transport (2021) Code of Best Practice for National and Regional Greenways**

<https://www.gov.ie/en/publication/6b6a0-code-of-best-practice-for-national-and-regional-greenways/>

The Code provides information on the planning, designing and constructing of Greenways. It includes an overview of the public consultation processes, constraints study, route selection and statutory processes. It also includes information on the use of State-owned lands and the acquisition of private lands for developing Greenways.

**DHLGH (2021) Housing for All: A New Housing Plan for Ireland**

<https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>

Housing for All is a multi-annual, multi-billion-euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs. The government's vision for the housing system over the longer term is to achieve a steady supply of housing in the right locations with economic, social and environmental sustainability built into the system.

**DFHERIS (2021) Ireland's National Skills Strategy 2025 – Ireland's Future**

<https://www.gov.ie/en/publication/69fd2-irelands-national-skills-strategy-2025-irelands-future/>

'Ireland's National Skills Strategy 2025 – Ireland's Future' is designed to benefit all people living in Ireland, companies operating here or planning to establish here, those working here, and those hoping to work here. It recognises the role that skills can play in the improvement of all and in supporting people here to grow as global citizens.

**Department of Transport (2021) National Investment Framework for Transport in Ireland**

<https://www.gov.ie/en/publication/cfae6-national-investment-framework-for-transport-in-ireland-nifti/>

The National Investment Framework for Transport in Ireland (NIFTI) is the Department of Transport's high-level strategic framework to support the consideration and prioritisation of future investment in land transport. It represents the Department's contribution to Project Ireland 2040, Government's long-term, overarching strategy to make Ireland a better country for all and to build a more sustainable future.

**DHLGH (2021) National Marine Planning Framework**

<https://www.gov.ie/en/publication/60e57-national-marine-planning-framework/>

The NMPF is intended as the marine equivalent to the National Planning Framework. The NMPF details how these marine activities will interact with each other in an ocean space that is under increasing spatial pressure, ensuring the sustainable use of our marine resources to 2040.

**DRCD (2021) Our Rural Future: Rural Development Policy 2021-2025**

<https://www.gov.ie/en/publication/4c236-our-rural-future-vision-and-policy-context/>

The vision of this policy is for a thriving rural Ireland which is integral to our national economic, social, cultural and environmental wellbeing and development. An Ireland which is built on the interdependence of urban and rural areas.

**DTCAGSM (2021) Sports Action Plan 2021 – 2023**

<https://www.gov.ie/en/publication/93232-sports-action-plan-2021-2023/>

The plan outlines over 40 specific initiatives intended to ensure the sports sector's continued recovery from the impact of COVID-19, its development over the next three years and the actions required to achieve the target of 60pc of the population participating in sport and physical activity.

**DECC (2021) Whole of Government Circular Economy Strategy 2022 – 2023 'Living More, Using Less'**

<https://www.gov.ie/en/publication/b542d-whole-of-government-circular-economy-strategy-2022-2023-living-more-using-less/>

The Whole of Government Circular Economy Strategy is Ireland's first national circular economy strategy. The Strategy is a key addition to Government's drive to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and to get on a path to reach net-zero emissions by no later than 2050, as per commitments in the [Programme for Government](#) and the [Climate Act 2021](#).

#### **DCCA (2020) Waste Action Plan for a Circular Economy**

<https://www.gov.ie/en/publication/4221c-waste-action-plan-for-a-circular-economy/>

The Waste Action Plan for a Circular Economy is Ireland's National Waste Policy for 2020-2025. The policy document shifts focus away from waste disposal and moves it back up the production chain and contains over 200 measures across various waste areas.

#### **DCCA (2020) National Energy and Climate Plan**

<https://www.gov.ie/en/publication/0015c-irelands-national-energy-climate-plan-2021-2030/>

The National Energy and Climate Plan incorporates all relevant EU policies and measures as of 2019 which deliver a 30% reduction by 2030 in (non-emissions trading system) greenhouse gas emissions from 2005 levels.

#### **Government of Ireland (2020) Roadmap for Social Inclusion**

<https://www.gov.ie/pdf/?file=https://assets.gov.ie/46557/bf7011904ede4562b925f98b15c4f1b5.pdf#page=1>

The Roadmap for Social Inclusion 2020-2025 sets out the Government's ambition for Ireland to become one of the most socially inclusive States in the EU and to reduce the number of people in consistent poverty to 2% or less.

#### **DCYA (2019) The National Policy Framework for Children and Young People**

<https://assets.gov.ie/23796/961bbf5d975f4c88adc01a6fc5b4a7c4.pdf>

Better Outcomes, Brighter Futures: The National Policy Framework for Children and Young People 2014-2020, sets out the government's key commitments to children and young people up to the age of 24.

#### **DHPLG (2019) Draft Marine Planning Policy Statement**

[https://www.housing.gov.ie/sites/default/files/public-consultation/files/marine\\_planning\\_policy\\_statement\\_consultation\\_draft\\_-\\_7\\_june\\_2019.docx.pdf](https://www.housing.gov.ie/sites/default/files/public-consultation/files/marine_planning_policy_statement_consultation_draft_-_7_june_2019.docx.pdf)

The Draft Marine Planning Policy Statement reflects the comprehensive updating and renewal now underway of Ireland's marine planning system, setting out core principles to inform evolving marine planning and development management process.

#### **DTTAs (2019) National Sports Policy**

<https://assets.gov.ie/15979/04e0f52cee5f47ee9c01003cf559e98d.pdf>

The National Sports Policy 2018-2027 sets out a Vision for Irish Sport including an aim to increase participation in sport to 50% of the population by 2027.

#### **DTTAs (2019) People, Place and Policy: Growing Tourism to 2025**

<https://assets.gov.ie/15792/8b462712683748e7bcec6c7d5c7ecd2a.pdf>

People, Place and Policy: Growing Tourism to 2025 is a policy statement centred on Ireland achieving its full potential as a destination for overseas tourism.

#### **Government of Ireland (2019) Housing Options for Our Aging Population**

<https://assets.gov.ie/9398/ca553fa753b64f14b20e4a8dcf9a46ab.pdf>

Housing Options for Our Aging Population reaffirms Government commitment to policies that support older people to live in their own homes and communities with dignity and independence for as long as possible.



**Government of Ireland (2019) National Student Accommodation Policy**

<http://www.education.ie/en/Publications/Policy-Reports/National-Student-Accommodation-Policy.pdf>

The National Student Accommodation Strategy complements the initiatives being taken by the Minister for Housing to increase housing supply under Rebuilding Ireland.

**Government of Ireland (2019) Climate Action Plan to Tackle Climate Breakdown**

<https://www.gov.ie/en/publication/ccb2e0-the-climate-action-plan-2019/>

Ireland's Climate Action Plan lays out the institutional and policy structure, including specific policy proposals or planning processes, that a state will use to develop and implement a climate change mitigation strategy.

**Housing Agency (2019) Designing Housing to Meet the Needs of All**

<https://www.housingagency.ie/sites/default/files/2019-07/Designing-Housing-to-meet-the-needs-of-all.pdf>

Designing Housing to Meet the Needs of All provides details of the information, standards and guidance required to make informed design decisions to ensure that homes meet the needs of all members of society.

**Government of Ireland (2018) Project Ireland 2040 – National Development Plan**

<https://www.gov.ie/pdf/?file=https://assets.gov.ie/37937/12baa8fe0dcb43a78122fb316dc51277.pdf>

The National Development Plan, 2018-2027, sets out the investment priorities that will underpin the implementation of the National Planning Framework, through a total investment of approximately €116 billion.

**Government of Ireland (2018) Project Ireland 2040 – National Planning Framework**

<https://www.gov.ie/pdf/?file=https://assets.gov.ie/166/310818095340-Project-Ireland-2040-NPF.pdf>

The National Planning Framework was introduced to guide strategic planning and development for the country to ensure that as the population grows, this growth is sustainable in economic, social and environmental terms.

**Government of Ireland (2018) Implementation Roadmap for the National Planning Framework**

<http://npf.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>

The roadmap document addresses a number of important issues that have emerged subsequent to the publication of the NPF, that arise as part of its implementation through the forthcoming Regional Spatial and Economic Strategy process and the operation of our planning process more generally.

**Government of Ireland (2018) Investing in Our Culture, Language and Heritage**

<https://www.creativeireland.gov.ie/app/uploads/2019/12/FINAL-PLAN-FOR-WEBSITE.pdf>

Investing in our Culture, Language and Heritage 2018-2027 is a ten year plan setting out the Government's objectives for capital investment in Ireland's culture, language and heritage.

**Government of Ireland (2018) National Vacant Housing Reuse Strategy**

[https://www.housing.gov.ie/sites/default/files/publications/files/national\\_vacant\\_housing\\_reuse\\_strategy\\_0.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/national_vacant_housing_reuse_strategy_0.pdf)

The Vacant Housing Reuse Strategy 2018-2021 is an overarching strategy which sets out a vision for tackling residential vacancy issues.

**Government of Ireland (2018) River Basin Management Plan**

[https://www.housing.gov.ie/sites/default/files/publications/files/rbmp\\_report\\_english\\_web\\_version\\_final\\_0.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/rbmp_report_english_web_version_final_0.pdf)

The River Basin Management Plan 2018-2021, sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2027.

**Government of Ireland (2018) Action Plan for Jobs**

<https://enterprise.gov.ie/en/Publications/Action-Plan-for-Jobs-2018.html>

The Action Plan for Jobs is a whole-of-Government initiative under which all Government Departments and Agencies work together to deliver on a series of agreed action points for each year.

**DBEI (2018) Enterprise 2025 Renewed**

<https://dbei.gov.ie/en/Publications/Publication-files/Enterprise-2025-Renewed.pdf>

Enterprise 2025 Renewed: Building resilience in the face of global challenges sets out Ireland's medium-term national enterprise strategy.

**Housing Agency (2018) Rebuilding the Irish Neighbourhood**

<https://www.housingagency.ie/sites/default/files/News%20and%20Events/Rebuilding-the-Irish-Neighbourhood.pdf>

Rebuilding the Irish Neighbourhood is a report which examines mixed tenure developments and looks at evidence in Ireland and internationally, as well as opportunities to progress mixed tenure developments.

**Housing Agency and Urban Agency (2018) Quality Apartments and Urban Housing**

<https://www.housingagency.ie/sites/default/files/publications/16.%20Quality-Apartments-and-Urban-Housing-Print-Version.pdf>

Quality Apartments and Urban Housing is a handbook which provides architects, planners, developers and other housing professionals in the private and public sector with an introduction to the elements that contribute to the design of good quality apartments and urban housing.

**DCCAIE (2018) National Adaptation Framework**

<https://www.gov.ie/en/publication/fbe331-national-adaptation-framework/>

The National Adaptation Framework: Planning for a Climate Resilient Ireland sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts.

**DCCAIE (2017) National Mitigation Plan**

<https://www.gov.ie/en/publication/48d4e-national-mitigation-plan/>

Ireland's first National Mitigation Plan provides a framework to guide investment decisions by the Government in domestic measures to reduce greenhouse gas emissions.

**DCCAIE (2017) National Energy Efficiency Action Plan**

<https://www.gov.ie/en/publication/93ee2-national-energy-efficiency-action-plan-neeap/>

The National Energy Efficiency Action Plan (NEEAP) set out the obligations and targets for public bodies to enable the public sector to improve its energy efficiency by 33% by 2020.

**DOJE (2017) National Strategy for Women and Girls**

[http://justice.ie/en/JELR/National\\_Strategy\\_for\\_Women\\_and\\_Girls\\_2017\\_-\\_2020.pdf/Files/National\\_Strategy\\_for\\_Women\\_and\\_Girls\\_2017\\_-\\_2020.pdf](http://justice.ie/en/JELR/National_Strategy_for_Women_and_Girls_2017_-_2020.pdf/Files/National_Strategy_for_Women_and_Girls_2017_-_2020.pdf)

The National Strategy for Women and Girls 2017-2020: Creating a Better Society for All, is the key policy document in relation to the advancement of women in Irish society, across all facets of the economy and society.

**DOJE (2017) National Disability Inclusion Strategy**

<https://assets.gov.ie/18901/26182a87ecf84ddd8d60c215c0ce2520.pdf>

The National Disability Inclusion Strategy 2017 - 2021 is the key framework for policy and action to address the needs of people with disabilities.

**DCCAIE (2016) Our Sustainable Future (Progress Report 2015)**

<https://www.dccae.gov.ie/documents/2015%20OSF%20Progress%20report%20-%20Final+1.pdf>

Our Sustainable Future, the Framework for Sustainable Development in Ireland, was launched in 2012 and identifies some 70 measures to be implemented across Government to achieve more sustainable development.

**DHPCLG (2016) Strategy for the Rental Sector**

[https://www.housing.gov.ie/sites/default/files/publications/files/strategy\\_for\\_the\\_rental\\_sector\\_final.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/strategy_for_the_rental_sector_final.pdf)

The Strategy for the Rental Sector introduced Rent Pressure Zones to provide rent predictability in areas of unsustainable rental inflation.

**DOH (2016) Obesity Policy and Action Plan**

<https://assets.gov.ie/7559/2d91a3564d7e487f86a8d3fa86de67da.pdf>

The Obesity Policy and Action Plan – a Healthy Weight for Ireland, was developed to address policy and intervention options in the context of prevention and management of overweight and obesity.

**Government of Ireland (2016) Rebuilding Ireland**

[https://rebuildingireland.ie/wp-content/uploads/2016/07/Rebuilding-Ireland\\_Action-Plan.pdf](https://rebuildingireland.ie/wp-content/uploads/2016/07/Rebuilding-Ireland_Action-Plan.pdf)

Rebuilding Ireland: an Action Plan for Housing and Homelessness provides a multi-stranded, action-oriented approach aimed at significantly increasing the supply of social housing, doubling the output of overall housing, servicing all tenure types, and tackling homelessness in a comprehensive manner.

**DOH (2016) National Physical Activity Plan**

<https://assets.gov.ie/7563/23f51643fd1d4ad7abf529e58c8d8041.pdf>

The aim of the National Physical Activity Plan is to increase physical activity levels across the whole population and to get at least half a million more Irish people taking regular exercise within ten years.

**DCENR (2015) Ireland's Transition to a Low Carbon Energy Future**

<https://www.gov.ie/en/publication/550df-the-white-paper-irelands-transition-to-a-low-carbon-energy-future-2015-2030/>

The Ireland's Transition to a Low Carbon Energy Future is White Paper on Ireland's transition to a low carbon energy system, providing secure supplies of competitive and affordable energy to our citizens and businesses.

**DCYA (2015) National Strategy on Children and Young People's Participation in Decision Making**

<https://assets.gov.ie/24462/48a6f98a921446ad85829585389e57de.pdf>

The National Strategy on Children and Young People's Participation in Decision Making is aimed at ensuring that that children and young people will have a voice in their individual and collective everyday lives.

**Irish Water (2015) Water Services Strategic Plan**

[https://www.water.ie/docs/WSSP\\_Final.pdf](https://www.water.ie/docs/WSSP_Final.pdf)

This Water Services Strategic Plan sets out strategic objectives for the delivery of water services over the next 25 years up to 2040.

**DAHG (2014) National Landscape Strategy for Ireland**

<https://www.gov.ie/en/publication/8a59b-national-landscape-strategy/>

The National Landscape Strategy aims to implement the European Landscape Convention in Ireland by providing for specific measures to promote the protection, management and planning of the landscape.

**DECLG (2014) Social Housing Strategy**

[https://www.housing.gov.ie/sites/default/files/publications/files/social\\_strategy\\_document\\_20141126.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/social_strategy_document_20141126.pdf)

The Social Housing Strategy 2020: Support, Supply and Reform sets out plans for the delivery of more social housing and for a range of changes to various aspects of social housing assessment, delivery and financing.

**Government of Ireland (2014) Towards a Resource Efficient Ireland**

<http://www.epa.ie/pubs/reports/waste/prevention/reports/TowardsAResourceEfficientIreland.pdf>

Towards a Resource Efficient Ireland, A National Strategy to 2020 sets out the aims for the National Waste Prevention Programme which is a Government of Ireland initiative, led by the EPA, which supports national-level, strategic programmes to prevent waste and drive the circular economy in Ireland.

**Government of Ireland (2014) National Hazardous Waste Management Plan**

[https://www.epa.ie/pubs/reports/waste/haz/NHWM\\_Plan.pdf](https://www.epa.ie/pubs/reports/waste/haz/NHWM_Plan.pdf)

The National Hazardous Waste Management Plan 2014-2020 sets out the priorities to be pursued over the next number of years to continually improve the management of Ireland's hazardous waste.

**DCENR (2013) National Digital Strategy for Ireland**

<https://www.gov.ie/en/publication/f4a16b-national-digital-strategy/>

The National Digital Strategy: Doing More with Digital sets out a vision and a number of practical actions and steps to encourage and assist more citizens and small businesses to get on line.

**DECLG (2013) Homelessness Policy Statement**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C32434%2Cen.pdf>

The Homelessness Policy Statement places the rapid provision of appropriate accommodation, with support as needed to ensure sustainable tenancies, as a key solution to ending homelessness.

**DOH (2013) National Physical Activity Plan**

<https://www.gov.ie/en/publication/58d193-get-ireland-active/>

The National Physical Activity Plan – Get Ireland Active, is aimed at increasing the number of people taking regular exercise by 1% per annum over the life of the plan.

**DOH (2013) National Positive Aging Strategy**

<https://assets.gov.ie/11714/d859109de8984a50b9f2ae2c1f325456.pdf>

The National Positive Aging Strategy is a high level document outlining Ireland's vision for ageing and older people and the national goals and objectives required to promote positive ageing.

**DECLG (2012) A Resource Opportunity – Waste Management Policy in Ireland**

<https://www.epa.ie/pubs/reports/waste/plans/aresourceopportunity.html>

A Resource Opportunity – Waste Management Policy in Ireland sets out a range of measures aimed at reducing our reliance on landfill and minimising the impact of waste on our environment.

**DECLG (2012) Our Sustainable Future – A Framework for Sustainable Development for Ireland**

<https://developmenteducation.ie/resource/our-sustainable-future-a-framework-for-sustainable-development-in-ireland/>

Our Sustainable Future, the Framework for Sustainable Development in Ireland, was launched in 2012 and identifies some 70 measures to be implemented across Government to achieve more sustainable development.

**DECLG (2012) Putting People First. Action Plan for Effective Local Government**

[https://www.housing.gov.ie/sites/default/files/publications/files/putting\\_people\\_first\\_-\\_action\\_programme\\_for\\_effective\\_government.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/putting_people_first_-_action_programme_for_effective_government.pdf)

Putting People First. Action Plan for Effective Local Government sets out Government policy for reforms across all the main areas of local government including the merging of a number of local authorities and the replacement of town and borough councils by a system of municipal districts.

**DCENR (2012) Strategy for Renewable Energy**

[https://www.dccae.gov.ie/en-ie/news-and-media/publications/Documents/21/RenewableEnergy\\_Strategy2012-2020.pdf](https://www.dccae.gov.ie/en-ie/news-and-media/publications/Documents/21/RenewableEnergy_Strategy2012-2020.pdf)

The Strategy for Renewable Energy 2012-2020 sets out five strategic goals for government namely: increasing on and offshore wind; building a sustainable bioenergy sector; fostering R&D in renewables; growing sustainable transport and building out robust and efficient networks.

**DoT (2012) Smarter Travel: A New Transport Policy for Ireland**

[http://www.smartertravel.ie/sites/default/files/uploads/2012\\_12\\_27\\_Smarter\\_Travel\\_english\\_PN\\_WEB%5B1%5D.pdf](http://www.smartertravel.ie/sites/default/files/uploads/2012_12_27_Smarter_Travel_english_PN_WEB%5B1%5D.pdf)

Smarter Travel 2009-2020 is the transport policy for Ireland for the period 2009-2020 which sets out a vision, goals and targets as well as 49 actions that form the basis of achieving a more sustainable transport future for the country.

**DoT (2012) Traffic Management Guidelines**

<https://assets.gov.ie/30277/e3faaeaf9f74832947150bd6de1fae2.pdf>

The Traffic Management Guidelines provides guidance on a variety of issues including traffic planning, traffic calming and management, incorporation of speed restraint measures in new residential designs and the provision of suitably designed facilities for public transport users and for vulnerable road users.

**NDA (2012) Building for Everyone: A Universal Design Approach**

<http://universaldesign.ie/Built-Environment/Building-for-Everyone/>

Building for Everyone: A Universal Design Approach provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size, ability or disability.

**DECLG (2011) Managing and Resolving Unfinished Housing Developments**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C27680%2Cen.pdf>

Managing and Resolving Unfinished Housing Developments is a best practice guidance manual which addresses site resolution planning and is coupled to an agreed Code of Practice and a Guide for Residents.

**DECLG (2011) National Housing Strategy for People with a Disability**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C30737%2Cen.pdf>

The National Housing Strategy for People with a Disability 2011-2016 set out the Government's broad framework for the delivery of housing for people with disabilities through mainstream housing options.

**DAHG (2011) Access: Improving the Accessibility of Historic Buildings and Places**

<https://www.chg.gov.ie/app/uploads/2015/07/Access-Improving-the-Accessibility-of-Historic-Buildings-and-Places-2011.pdf>

Access: Improving the accessibility of historic buildings and places is intended to guide those responsible for historic buildings on how best to maintain, repair and adapt their properties.

**NTA (2011) National Cycle Manual**

[https://www.nationaltransport.ie/wp-content/uploads/2013/10/national\\_cycle\\_manual\\_1107281.pdf](https://www.nationaltransport.ie/wp-content/uploads/2013/10/national_cycle_manual_1107281.pdf)

The National Cycle Manual offers guidance on integrating the bike in the design of urban areas.

**DEHLG (2010) Guidance Note on Core Strategies**

[https://www.housing.gov.ie/sites/default/files/publications/files/guidance\\_note\\_on\\_core\\_strategies\\_-\\_november\\_2010.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/guidance_note_on_core_strategies_-_november_2010.pdf)

The Guidance Note on Core Strategies provide additional information to Planning Authorities as to the scope and content of Development Plan core strategies.

**Government of Ireland (2010) National Renewable Energy Action Plan**

[https://www.dccae.gov.ie/documents/The%20National%20Renewable%20Energy%20Action%20Plan%20\(PDF\).pdf](https://www.dccae.gov.ie/documents/The%20National%20Renewable%20Energy%20Action%20Plan%20(PDF).pdf)

In accordance with EU Directive 2009/28/EC, Ireland's National Renewable Energy Action Plan sets out our national targets for the share of energy from renewable sources to be consumed in transport, electricity and heating and cooling in 2020.

**DEHLG (2009) Government Policy on Architecture**

<https://www.chg.gov.ie/app/uploads/2015/07/gov-policy-on-arch.pdf>

The Government Policy on Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment provides the framework for the implementation of architectural policy in Ireland.

**DOT (2009) National Cycle Policy Framework**

[http://www.smartertravel.ie/sites/default/files/uploads/2013\\_01\\_03\\_0902%2002%20EnglishNS1274%20Dept.%20of%20Transport\\_National\\_Cycle\\_Policy\\_v4%5B1%5D%5B1%5D.pdf](http://www.smartertravel.ie/sites/default/files/uploads/2013_01_03_0902%2002%20EnglishNS1274%20Dept.%20of%20Transport_National_Cycle_Policy_v4%5B1%5D%5B1%5D.pdf)

The National Cycle Policy Framework outlines specific objectives, and details actions aimed at ensuring that a cycling culture is developed in Ireland to the extent that, by 2020, 10% of all journeys will be by bicycle.

**UCD, DLR and Fingal County Council (2008) Green City Guidelines**

<https://www.ucd.ie/t4cms/GreenCitiesGuidelines.pdf>

The Green City Guidelines are designed to provide practical guidance for planners and developers on how to integrate biodiversity into new developments, specifically medium to high-density housing developments in urban areas.

**DEHLG (2007) Quality Housing for Sustainable Communities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C1979%2Cen.pdf>

Quality Housing for Sustainable Communities provides guidance to designers by providing principles and criteria that are important in the planning and design of housing.

**DEHLG (2007) National Climate Change Strategy**

[https://www.teagasc.ie/media/website/crops/crops/NationalClimateChangeStrategy2007\\_2012.pdf](https://www.teagasc.ie/media/website/crops/crops/NationalClimateChangeStrategy2007_2012.pdf)

The National Climate Change Strategy 2007-2012 set out a range of measures to meet Ireland's commitments under the Kyoto Protocol to reduce greenhouse emissions.

**DAST (2004) Public Art: Per Cent for Art Scheme**

[https://publicart.ie/fileadmin/user\\_upload/PDF\\_Folder/Public\\_Art\\_Per\\_Cent\\_for\\_Art.pdf](https://publicart.ie/fileadmin/user_upload/PDF_Folder/Public_Art_Per_Cent_for_Art.pdf)

The Per Cent for Art scheme is a government initiative, first introduced in 1978, whereby 1% of the cost of any publicly funded capital, infrastructural and building development can be allocated to the commissioning of a work of art.

**NDA (2004) National Disability Strategy**

<https://www.dccae.gov.ie/en-ie/news-and-media/publications/Documents/15/NationalDisabilityStrategyTowards2016StrategicDocument.pdf>

The National Disability Strategy was launched by the Government in 2004 with the overall aim of supporting equal participation of people with disabilities in society.

**DAHGI (2002) National Heritage Plan**

<https://www.meath.ie/system/files/media/file-uploads/2019-05/National%20Heritage%20Plan%2C%20April%202002.pdf>

The National Heritage Plan set out a comprehensive strategy and framework for the protection and management of heritage for the period 2002-2007.

**DAHGI (1999) Framework and Principles for the Protection of the Archaeological Heritage**

<https://www.chg.gov.ie/app/uploads/2015/10/framework-and-principles-for-the-protection-of-the-archaeological-heritage.pdf>

Framework and Principles for the Protection of the Archaeological Heritage is a comprehensive statement of national policy on the protection of the archaeological heritage, setting out principles for its protection in the face of increasing development.

**12.7 Guidelines for Planning Authorities****DHLGH (2022) Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities**

<https://www.gov.ie/en/publication/7e1aa-strategic-environmental-assessment-guidelines-for-regional-assemblies-and-planning-authorities/>

These Guidelines provide advice on carrying out SEA in the land-use planning sector for those plans listed in S.I. No.436 of 2004, as amended. They replace previous guidance for Regional Authorities and Planning Authorities published in 2004.

**DHLGH (2021) Guidance on the Preparation of a Housing Need and Demand Assessment**

<https://www.gov.ie/en/publication/eaa99-housing-need-and-demand-assessment-hnda/>

National Policy Objective 37 of the National Planning Framework (NPF) provides for a Housing Need and Demand Assessment (HNDA) to be undertaken in each local authority area. The objective is to ensure long-term strategic housing needs are met.

**DHPLG (2020) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities**

<https://www.gov.ie/en/publication/9e2f1-ministerial-letter-to-local-authorities-updated-apartment-guidelines-to-give-effect-to-restrictions-on-co-living-development/>

The Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities set out standards for apartment development and update previous 2018 and 2015 guidelines in the context of greater evidence and knowledge of current and likely future housing demand in Ireland.

**DHPLG (2019) Draft Revised Wind Energy Development Guidelines**

[https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft\\_revised\\_wind\\_energy\\_development\\_guidelines\\_december\\_2019.pdf](https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft_revised_wind_energy_development_guidelines_december_2019.pdf)

The Draft Wind Energy Development Guidelines, when finalised, will affect future planning applications and considerations for future wind energy development proposals.

**DHPLG (2019) Design Manual for Urban Roads and Streets**

[https://www.housing.gov.ie/sites/default/files/publications/files/design\\_manual\\_for\\_urban\\_streets\\_version\\_1.1\\_low\\_res.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/design_manual_for_urban_streets_version_1.1_low_res.pdf)

The Design Manual for Urban Roads and Streets which was originally published in 2015 and updated in 2019, offers a holistic approach to the design of urban streets in cities, towns, suburbs and villages in Ireland and promotes a collaborative and consultative design process.

**DHPLG (2018) Urban Development and Building Heights: Guidelines for Planning Authorities**

[https://www.housing.gov.ie/sites/default/files/publications/files/urban\\_development\\_and\\_building\\_height\\_guidelines\\_for\\_planning\\_authorities\\_december\\_2018\\_0.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/urban_development_and_building_height_guidelines_for_planning_authorities_december_2018_0.pdf)

The Urban Development and Building Heights: Guidelines for Planning Authorities set out new and updated national planning policy on building heights in relation to urban areas, elaborating on the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

**DHPLG (2018) Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments**

[https://www.housing.gov.ie/sites/default/files/publications/files/guidelines\\_for\\_planning\\_authorities\\_and\\_an\\_bord\\_pleanala\\_on\\_carrying\\_out\\_eia\\_-\\_august\\_2018.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanala_on_carrying_out_eia_-_august_2018.pdf)

The Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments replace previous Guidelines published in March 2013.

**DHPLG (2018) Draft Water Services Guidelines for Planning Authorities**

[https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft\\_water\\_services\\_guidelines\\_2018.pdf](https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft_water_services_guidelines_2018.pdf)

The Draft Water Services Guidelines for Planning Authorities set out a clear structure for actively managing the interface between spatial planning and development and water services planning.

**DHPLG (2017) Part V of the Planning and Development Act 2000 – Guidelines**

[https://www.housing.gov.ie/sites/default/files/publications/files/part\\_v\\_of\\_the\\_planning\\_development\\_act\\_2000\\_guidelines\\_jan\\_2017.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/part_v_of_the_planning_development_act_2000_guidelines_jan_2017.pdf)

The Part V of the Planning and Development Act 2000 – Guidelines January 2017 Guidelines, deal with specific issues, largely in relation to the making of the Part V agreements, having regard to the 2015 legislative changes, which have been raised in discussions with developers, local authorities and other stakeholders.



**DHPCLG (2017) Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change**

[https://www.housing.gov.ie/sites/default/files/publications/files/interim\\_guidelines-statutory\\_plans\\_renewable\\_energy\\_climate\\_change.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/interim_guidelines-statutory_plans_renewable_energy_climate_change.pdf)

The Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change focus on administrative procedures which should be carried out by planning authorities in the context of any review or variation to a development plan that may arise pending the adoption of updated Wind Energy Development Guidelines.

**DECLG (2015) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sustainable-urban-housing-design-standards-new-apartments-guidelines-planning-authorities>

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2015 update previous 2007 guidelines. The Guidelines promotes sustainable urban housing by specifying the design and layout of new apartments to ensure they provide accommodation for a range of household types.

**DCENR (2014) Offshore Renewable Energy Development Plan**

<https://www.dccae.gov.ie/documents/20140204%20DCENR%20-%20Offshore%20Renewable%20Energy%20Development%20Plan.pdf>

The Offshore Renewable Energy Development Plan (OREDPA) sets out key principles, policy actions and enablers for delivery of Ireland's significant potential in the area of offshore renewable energy, thereby providing a framework for the sustainable development of Ireland's offshore renewable energy resources.

**DECLG (2013) Local Area Plans: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,33557,en.pdf>

The Local Area Plans: Guidelines for Planning Authorities highlight best practice and improve the quality of local area plans.

**DECLG (2013) Manual for Local Area Plans**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C33558%2Cen.pdf>

The Manual for Local Area Plans which accompanies the Local Area Plans Guidelines for Planning Authorities outlines some good examples in relation to innovative and participative approaches to local area planning.

**DECLG (2013) Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C32720%2Cen.pdf>

The Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment to provide practical guidance to planning authorities and the Board on legal and procedural issues arising from the requirement to carry out an EIA in relevant cases.

**DECLG (2013) Development Contributions: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C32162%2Cen.pdf>

The Development Contributions: Guidelines for Planning Authorities provide non-statutory guidance aimed at achieving greater level of consistency in development contribution schemes on a national basis.

**DECLG (2012) Spatial Planning and National Roads: Guidelines for Local Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C29322%2Cen.pdf>

The Spatial Planning and National Roads: Guidelines for Local Authorities set out planning policy considerations relating to development affecting national roads (including motorways, national primary and national secondary roads) outside the 50/60 km h speed limit zones for cities, towns and villages.

**DECLG (2012) Retail Planning: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,30026,en.pdf>

The purpose of the Retail Planning: Guidelines for Planning Authorities is to provide an updated and comprehensive retail planning and development framework.

**DECLG (2012) Retail Design Manual**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C30028%2Cen.pdf>

The Retail Design Manual, which is a companion document to the Retail Planning: Guidelines for Planning Authorities, provides a robust framework to aid a systematic analysis of most retail developments.

**DECLG (2012) Section 261A of the Planning Act and Development Act: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C29240%2Cen.pdf>

The Section 261A of the Planning Act and Development Act: Guidelines for Planning Authorities provide an overview of, and implementation guidance relating to new legislative provisions in relation to quarries as introduced by the Planning and Development (Amendment) Act 2010 and the Environment (Miscellaneous Provisions) Act 2011.

**DAHG (2011) Architectural Heritage Protection: Guidelines for Planning Authorities**

<https://www.chg.gov.ie/app/uploads/2015/07/Architectural-Heritage-Protection-Guidelines-2011.pdf>

The Architectural Heritage Protection: Guidelines for Planning Authorities, which are a reissue of guidelines first adopted in 2005, provide detailed advice in relation to: the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest; and for the preservation of the character of architectural conservation areas.

**DECLG (2011) Drainage and Reclamation of Wetlands: Draft Guidance for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C27900%2Cen.pdf>

The Drainage and Reclamation of Wetlands: Draft Guidance for Planning Authorities provides guidance in relation to deciding whether drainage and reclamation of wetlands require a planning application and/or EIA.

**DEHLG (2009) Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities**

[https://www.npws.ie/sites/default/files/publications/pdf/NPWS\\_2009\\_AA\\_Guidance.pdf](https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2009_AA_Guidance.pdf)

The Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities is intended to assist and guide planning authorities in the application of the EU Habitats Directive as it relates to their roles, functions and responsibilities in undertaking Appropriate Assessment of plans and projects.

**DEHLG (2009) The Planning System and Flood Risk Management: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C21709%2Cen.pdf>

The Planning System and Flood Risk Management: Guidelines for Planning Authorities introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.

**DEHLG (2009) Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C19164%2Cen.pdf>

The Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

**DEHLG (2009) Urban Design Manual A Best Practice Guide**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,19216,en.pdf>

The Urban Design Manual: A Best Practice Guide was published as a companion reference on best practice for the implementation of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

**DEHLG, DES (2008) The Provision of Schools and the Planning System: A Code of Practice**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C17998%2Cen.pdf>

The Provision of Schools and the Planning System: A Code of Practice provides guidance relating to the development of schools and schools related infrastructure within the planning system.

**DEHLG (2007) Development Management: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,14467,en.pdf>

The Development Management: Guidelines for Planning Authorities are intended to promote best practice at every stage in the development management process.

**DEHLG (2007) Development Plans: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C14468%2Cen.pdf>

The Development Plans: Guidelines for Planning Authorities set out a framework within which development plans will achieve high standards in: how they set out their aims and objectives; how they are produced; how they are presented; and how they are implemented and monitored.

**DEHLG (2006) Wind Energy Development: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1633%2Cen.pdf>

The Wind Energy Development: Guidelines for Planning Authorities offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission.

**DEHLG (2005) Sustainable Rural Housing: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1620%2Cen.pdf>

The Sustainable Rural Housing Guidelines seek to support sustainable housing development patterns in rural areas which take account of the needs of rural communities.

**DEHLG (2004) Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1616%2Cen.pdf>

The Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities are intended to assist regional and planning authorities, and any development agency responsible for preparing a planning scheme in respect of a Strategic Development Zone, in implementing the requirements of the SEA Directive which relates to the assessment of the effects of certain plans and programmes on the environment.

**DEHLG (2004) Quarries and Ancillary Activities: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1606%2Cen.pdf>

The Quarries and Ancillary Activities: Guidelines for Planning Authorities offer guidance on planning for the quarrying industry through the development plan and determining applications for planning permission for quarrying and ancillary activities.

**DEHLG (2003) Architectural Heritage: Protection for Places of Public Worship: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1600%2Cen.pdf>

The Architectural Heritage: Protection for Places of Public Worship: Guidelines for Planning Authorities are intended as a practical guide to planning authorities and others on the provisions of the Planning and Development Act as they relate to protected structures which are regularly used as places of public worship.

**DEHLG (2003) Funfair and Fairground Equipment: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C5105%2Cen.doc>

The Funfair and Fairground Equipment: Guidelines for Planning Authorities provides guidance in relation to matters to be taken into account in determining applications for certificates of safety, including guidance on compliance of fairground equipment with safety standards, codes of practice or related documents as may be considered necessary for the granting of a certificate of safety.

**DOELG (2001) Childcare Facilities: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1601%2Cen.pdf>

The Childcare Facilities: Guidelines for Planning Authorities provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

**DEHLG (2000) Draft Landscape and Landscape Assessment: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1608%2Cen.doc>

The Draft Landscape and Landscape Assessment: Guidelines for Planning Authorities were intended to heighten awareness of the importance of landscape in all aspects of physical planning, to provide guidance to

planners and to others as to how landscape considerations should be dealt with and to indicate specific requirements for Development Plans and for development control.

### **DOELG (1996) Telecommunications Antennae Support Structures: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1630%2Cen.doc>

The Telecommunications Antennae Support Structures: Guidelines for Planning Authorities deal with those telecommunications installations which form part of the requirements for licensed, public mobile telephony and which are considered to be development in accordance with the Planning and Developments Act.

### **DOE (1994) Tree Preservation: Guidelines for Planning Authorities**

<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C23409%2Cen.pdf>

The Tree Preservation: Guidelines for Planning Authorities provide guidance to planning authorities in relation to the identification and protection of trees, either through a tree preservation order or development control.

## **12.8 Regional Policies and Strategies**

### **EMRA (2019) Regional Spatial and Economic Strategy**

[https://emra.ie/dubh/wp-content/uploads/2020/05/EMRA\\_RSES\\_1.4.5web.pdf](https://emra.ie/dubh/wp-content/uploads/2020/05/EMRA_RSES_1.4.5web.pdf)

The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives.

### **DRHE (2018) Homelessness Action Plan**

[https://www.homelessdublin.ie/content/files/Homelessness-Action\\_Plan-2019-2021.pdf](https://www.homelessdublin.ie/content/files/Homelessness-Action_Plan-2019-2021.pdf)

The Homelessness Action Plan Framework for Dublin 2019-2021 sets out the long-term objectives for the four Dublin Local Authorities to address the issue of homelessness under three distinct themes of prevention, protection and progression and outlines the actions required to realise regional and national objectives.

### **DBEI (2016) Regional Action Plan for Jobs: Dublin**

<https://dbei.gov.ie/en/Publications/Publication-files/Action-Plan-for-Jobs-Dublin-2016-2018.pdf>

The Action Plan for Jobs: Dublin 2016-2018 contains a suite of actions developed by local authorities, regional bodies, higher education institutions, the private sector and communities in Dublin aimed at boosting job creation in the region.

### **NTA (2016) Transport Strategy for the Greater Dublin Area**

[https://www.nationaltransport.ie/wp-content/uploads/2016/08/Transport\\_Strategy\\_for\\_the\\_Greater\\_Dublin\\_Area\\_2016-2035.pdf](https://www.nationaltransport.ie/wp-content/uploads/2016/08/Transport_Strategy_for_the_Greater_Dublin_Area_2016-2035.pdf)

The Transport Strategy for the Greater Dublin 2016-2035 provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA) as well as a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities.

**EMWR (2015) Eastern-Midlands Region Waste Management Plan**

[http://www.kildare.ie/CountyCouncil/Environment/WasteManagementPlans/Evaluation%20of%20Kildare%20Waste%20Managment%20Plan/Eastern%20%20Midland%20Region%20WMP%20\(low\)3.pdf](http://www.kildare.ie/CountyCouncil/Environment/WasteManagementPlans/Evaluation%20of%20Kildare%20Waste%20Managment%20Plan/Eastern%20%20Midland%20Region%20WMP%20(low)3.pdf)

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides a framework for the prevention and management of waste in a sustainable manner in 12 local authority areas.

**OPW (2012-2017) Eastern CFRAM Study**

[http://eastcfam.irish-surge-forecast.ie/?page\\_id=79](http://eastcfam.irish-surge-forecast.ie/?page_id=79)

The Eastern CFRAM study was commissioned in order to meet the requirements of the Floods Directive, as well as to deliver on core components of the 2004 National Flood Policy, in the Eastern district.

**Dublin Local Authorities (2009) Dublin Regional Air Quality Management Plan**

[https://www.dublincity.ie/sites/default/files/content//WaterWasteEnvironment/AirQualityMonitoringandNoiseControl/Documents/Dublin\\_Regional\\_Air\\_Quality\\_Management\\_Plan\\_2009\\_2012.pdf](https://www.dublincity.ie/sites/default/files/content//WaterWasteEnvironment/AirQualityMonitoringandNoiseControl/Documents/Dublin_Regional_Air_Quality_Management_Plan_2009_2012.pdf)

The Dublin Regional Air Quality Management Plan 2009-2012 aims to protect the valuable asset of good air quality in the region and to ensure that adverse air quality does not impact on the most vulnerable of the population whether their vulnerability is due to occupation, age, existing health conditions or other factors.

**DMERA (2008) Retail Planning Strategy for the Greater Dublin Area**

<https://emra.ie/dubh/wp-content/uploads/2015/02/Greater-Dublin-Area-Retail-Strategy-2008-2016.pdf>

The Retail Planning Strategy for the Greater Dublin Area 2008-2016 sets out an analysis of the future retail needs of the people in the GDA up to 2016 and seeks to give guidance to the local authorities on where future retail facilities should be provided and what issues need to be addressed.

**Dublin Local Authorities (2005) Greater Dublin Strategic Drainage Study**

<http://www.greaterdublindrains.com/wp-content/uploads/2011/11/GSDSDS-Final-Strategy-Report-April-051.pdf>

The Greater Dublin Strategic Drainage Study entailed a strategic analysis of the existing foul and surface water systems in the Local Authority areas of Dublin City, Fingal, South Dublin, Dun-Laoghaire-Rathdown and the adjacent catchments of Counties Meath, Kildare and Wicklow.

## 12.9 DLR Policies and Strategies

**DLR (2020) Corporate Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/final\\_corporate\\_plan\\_2020-24\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/final_corporate_plan_2020-24_0.pdf)

The DLR Corporate Plan 2020-2024 provides a strategic framework for the Council's vision for the County, its goals for the next five years and the core values which will guide the Council's work over the lifetime of the plan.

**DLR (2020) Road Maintenance Programme**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/road\\_maintenance\\_programmes\\_2020-22\\_report\\_to\\_area\\_committees\\_feb\\_2020\\_for\\_issue\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/road_maintenance_programmes_2020-22_report_to_area_committees_feb_2020_for_issue_0.pdf)

The Roads Maintenance Programme 2020-2022 provides details of roads and footpath renewal programmes to be undertaken by Dún Laoghaire-Rathdown County Council on a rolling 3 year basis.

**DLR (2019) Climate Change Action Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_climate\\_change\\_action\\_plan.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_climate_change_action_plan.pdf)

The DLR Climate Change Action Plan identifies the main climate risks facing the Council area and puts forward a range of actions that are ongoing or planned within the Council itself.

**DLR (2019) Traveller Accommodation Programme**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/adopted\\_tap\\_2019-2024.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/adopted_tap_2019-2024.pdf)

The DLR Traveller Accommodation Programme (TAP) 2019-2024 is a 5-year programme that sets out the actions the Council will take to meet the current and future accommodation needs of members of the Traveller Community within Dún Laoghaire-Rathdown.

**DLR (2019) Dublin Environmental Noise Action Plan, Vol. 2 Dún Laoghaire-Rathdown**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dublin\\_agglomeration\\_noise\\_action\\_plan\\_dec\\_2018\\_july\\_2023.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dublin_agglomeration_noise_action_plan_dec_2018_july_2023.pdf)

The Dún Laoghaire-Rathdown County Council Noise Action Plan 2018-2023 aims to avoid, prevent and reduce, where necessary, on a prioritised basis the harmful effects, including annoyance, arising from long term exposure to environmental noise from road traffic and rail.

**DLR (2019) Report Indicating the Programme of Capital Projects Proposed**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/report\\_on\\_programme\\_of\\_capital\\_projects\\_proposed\\_2019\\_-\\_2021.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/report_on_programme_of_capital_projects_proposed_2019_-_2021.pdf)

The Report Indicating the Programme of Capital Projects Proposed 2020-2022, provides details of capital projects proposed by Dún Laoghaire-Rathdown County Council for the forthcoming and the following two local financial years having regard to the availability of resources.

**DLR LCDC (2019) Healthy County Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/healthy\\_dun\\_laoghaire-rathdown\\_plan\\_2019-2022.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/healthy_dun_laoghaire-rathdown_plan_2019-2022.pdf)

The DLR Healthy County Plan 2019-2022 aims to support the county of Dún Laoghaire-Rathdown in becoming a healthier county and sets out a number of priorities through which healthy choices can easily be accessed by all the community, regardless of age, location or socio-economic background.

**DLR (2018) Culture and Creativity Strategy 2018-2022**

<http://eapps.dlrcoco.ie/documents/s58931/dlr%20Culture%20Creativity%20Strategy%202018-2022%20plus%20photos%20FV%20180307%20003.pdf>

The DLR Culture and Creativity Strategy 2018-2022 identifies key priorities aimed at bringing coherence to the Council's individual culture-based strategies and to align the work of the different members of the culture teams.

**DLR (2018) Litter Management Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/litter\\_management\\_plan\\_2018-2020\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/litter_management_plan_2018-2020_0.pdf)

The DLR Litter Management Plan 2018-2020 outlines targets and objectives for tackling the problem of litter pollution and also sets out to achieve quantifiable improvements in the prevention of litter.

**DLR (2018) Public Art Policy**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/public\\_art\\_policy\\_2018\\_-\\_2025\\_adopted\\_by\\_council.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/public_art_policy_2018_-_2025_adopted_by_council.pdf)

The DLR Public Art Policy 2018-2025 guides the Council's approach to the implementation of the Government's Per Cent for Art Scheme; and commissions which are financed solely through Council-funded capital projects.

**Dún Laoghaire-Rathdown Sports Partnership (2018) County Sports Participation Strategy**

[http://www.dlrsportpartnership.ie/images/Final\\_DLRSP\\_County\\_Sports\\_Participation\\_Strategy\\_2018-2022\\_Low\\_Res.pdf](http://www.dlrsportpartnership.ie/images/Final_DLRSP_County_Sports_Participation_Strategy_2018-2022_Low_Res.pdf)

The County Sport Participation Strategy 2018-2022 sets out a direction for a community-led approach to increasing participation in sport and physical activity in the County based on diversity and inclusion.

**DLR (2017) Sports Facility Strategy**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_sports\\_facilities\\_strategy\\_2017-2022\\_1.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_sports_facilities_strategy_2017-2022_1.pdf)

The DLR Sports Facility Strategy 2017-2022: Space to Play provides a framework for how the development of sporting facilities across the County can be managed to best effect.

**DLR (2017) Tourism Strategy and Marketing Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/3227\\_rpt\\_dlrtourismstrategy\\_rev4\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/3227_rpt_dlrtourismstrategy_rev4_0.pdf)

The DLR Tourism Strategy and Marketing Plan 2017-2022 sets out objectives and related actions to strengthen tourism in the County, centring on the five principles of the journey, awareness, experiences, collaboration and marketing.

**DLR (2017) Vacant Homes Action Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_vacant\\_homes\\_action\\_plan.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_vacant_homes_action_plan.pdf)

The Vacant Homes Action Plan 2017-2020 aims to get a better understanding of current vacancy levels in Dún Laoghaire-Rathdown, to ascertain where empty homes are located and who owns these vacant properties and then to prioritise and target those areas where housing demand is most acute.

**DLR (2016) Anti-Social Behaviour Strategy 2016-2022**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/anti-social\\_behavior\\_strategy\\_2016-2022\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/anti-social_behavior_strategy_2016-2022_0.pdf)

The DLR Anti-Social Behaviour Strategy sets out policies for the prevention and reduction of anti-social behaviour in the Council's housing stock.

**DLR (2016) Arts Development Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/arts\\_development\\_plan\\_eng\\_.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/arts_development_plan_eng_.pdf)

The DLR Arts Development Plan 2016-2022 is a framework for the continuing sustainable development and growth of the Arts locally for the benefit of all.

**DLR (2016) Age Friendly Strategy**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dun\\_laoghaire\\_rathdown\\_age\\_friendly\\_strategy\\_2016\\_-\\_2020.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dun_laoghaire_rathdown_age_friendly_strategy_2016_-_2020.pdf)

The DLR Age Friendly Strategy 2016-2022 sets out a series of specific actions aimed at ensuring that Dún Laoghaire-Rathdown becomes a more Age Friendly place.

**DLR (2016) Library Development Plan**

<https://libraries.dlrcoco.ie/sites/default/files/files/using-your-library/Library%20Development%20Plan%20English%20version%20Final.pdf>

The DLR Library Development Plan 2016-2020 outlines the current service provision, the vision and objectives for the Library Service to continue to evolve and respond to the changing needs of our community.

**DLR (2016) Local Economic and Community Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_lecp\\_april\\_2016.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_lecp_april_2016.pdf)

The DLR Local Economic and Community Plan 2016-2021 identifies the goals, objectives and actions that will promote and support the economic and community development of the County over the period of the plan.

**DLR JPC (2016) Joint Policing Committee 6 Year Strategy**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_jpc\\_six\\_year\\_strategy\\_1.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_jpc_six_year_strategy_1.pdf)

The DLR Joint Policing Committee 6 Year Strategy 2016-2021 outlines how the Council and the Garda Síochána along with members will contribute to the improved safety and quality of life in the community.



**DLR (2016) Spatial Energy Demand Analysis**

[https://www.codema.ie/images/uploads/docs/D%C3%BAn\\_Laoghaire%E2%80%93Rathdown\\_Spatial\\_Energy\\_Demand\\_Analysis\\_October\\_2015.pdf](https://www.codema.ie/images/uploads/docs/D%C3%BAn_Laoghaire%E2%80%93Rathdown_Spatial_Energy_Demand_Analysis_October_2015.pdf)

The DLR Spatial Energy Demand Analysis analyses the energy demand in the County, and provides evidence-based energy maps which are aimed at informing policies and actions relating to future energy use.

**DLR (2015) Strategic Plan for Housing Persons with Disabilities**

<https://www.dlrcoco.ie/en/housing/housing-operations/dlr-housing-and-disability-strategic-plan>

The DLR Strategic Plan for Housing Persons with Disabilities aims to facilitate access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living.

**DLR (2015) Development Contribution Scheme**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/2015\\_dec\\_18\\_adopted\\_development\\_contribution\\_scheme\\_2016-2020\\_v2.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/2015_dec_18_adopted_development_contribution_scheme_2016-2020_v2.pdf)

The DLR Development Contribution Scheme 2016-2020 sets out details of Development Contributions levied under Section 48 of the Planning and Development Act to part fund the provision of public infrastructure and facilities in the county. There are also a series of additional schemes in place under Section 49 of the Act related to specific projects or areas in the County which are available to download from the dlrcoco.ie website.

**DLR (2013) Heritage Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_heritage\\_book\\_english.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_heritage_book_english.pdf)

The DLR Heritage Plan 2013-2019: Contributing towards Quality of Life details a number of actions and initiatives aimed at ensuring that heritage continues to make a significant contribution to our quality of life and remains an important part of the social and cultural infrastructure of the county.

**DLR (2012) Integration Strategy and Action Plan 2012-2015**

<http://southsidepartnership.ie/mdocs-posts/dlr-integration-plan/>

The DLR Integration Strategy and Action Plan 2012-2015: the Future is Ours sets out a set of actions, as proposed by participating organisations, which are aimed at making Dún Laoghaire-Rathdown a fully integrated County.

**DLR (2011) Tree Strategy**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/trees\\_strategy.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/trees_strategy.pdf)

The DLR Tree Strategy 2011-2015 aims to standardise and guide the Council's approach to trees throughout the county, provide clarity to actions and decisions, and encourage the balanced consideration of individual expectations, public amenity and best practice.

**DLR (2011) Housing Allocations Scheme**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/allocations\\_scheme\\_2011\\_2\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/allocations_scheme_2011_2_0.pdf)

The DLR Housing Allocation Scheme provides a means for determining the order of priority to be afforded in the letting of Social Housing support dwellings to persons assessed as being qualified for social housing support in accordance with the Housing (Miscellaneous Provisions) Act (as amended) and associated regulations.

**DLR (2009) Biodiversity Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/biodiversity\\_plan.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/biodiversity_plan.pdf)

The DLR Biodiversity Plan 2009-2013 sets out a series of measures aimed at creating a vibrant and progressive environment in which to live and work, where the county's natural and built environment is valued, promoted and protected.

## 12.10 DLR Bye Laws

### **DLR (2020) Parking Control Bye-Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/parking\\_control\\_bye-laws\\_2020.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/parking_control_bye-laws_2020.pdf)

The DLR Parking Control Bye Laws were made by the Council in exercise of the powers vested in it by Section 36 of the Road Traffic Act 1994 and having consulted with the Commissioner of An Garda Síochána.

### **DLR (2019) Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr\\_waste\\_presentation\\_bye-laws\\_2019\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dlr_waste_presentation_bye-laws_2019_0.pdf)

The DLR Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws were made by the Council pursuant to the provisions of the Waste Management Act 1996 and the Local Government Act 2001.

### **DLR (2019) Control of On-Street Car Club Bye-Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/on-street\\_car\\_club\\_bye-laws\\_2019\\_signed.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/on-street_car_club_bye-laws_2019_signed.pdf)

The DLR Control of On-Street Car Club Bye-Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001 and the Road Traffic Acts and Regulations.

### **DLR (2018) Control of Stationless On-Street Bike Hire Bye-Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/control\\_of\\_stationless\\_on-street\\_bike\\_hire\\_bye-laws\\_2018\\_signed.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/control_of_stationless_on-street_bike_hire_bye-laws_2018_signed.pdf)

The DLR Control of Stationless On-Street Bike Hire Bye-Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001 and the Road Traffic Acts and Regulations.

### **DLR (2017) Road Traffic Special Speed Limit Bye-Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/special\\_speed\\_limit\\_bye-laws\\_2017\\_final\\_incl\\_schedule.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/special_speed_limit_bye-laws_2017_final_incl_schedule.pdf)

The DLR Road Traffic Special Speed Limit Bye-Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001 and the Road Traffic Acts and Regulations.

### **DLR (2013) Bye Laws for Cemeteries under the Control of DLRCC**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/cemetery\\_bye\\_laws.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/cemetery_bye_laws.pdf)

The DLR Bye-Laws for Cemeteries under the Control of Dún Laoghaire-Rathdown County Council were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001 and the Local Government (Sanitary Services) Act 1948.

### **DLR (2012) Beach Bye Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/beach\\_bye\\_laws\\_2012.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/beach_bye_laws_2012.pdf)

The DLR Beach Bye-Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001 and numerous other Acts relating to beaches at Booterstown, Blackrock, Seapoint, Sandycove, Forty Foot, The Ramparts/Hawk Cliff, White Rock, Killiney and Corbawn Lane.

### **DLR (2009) Bye-Laws for the Prevention and Control of Litter**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/bye-laws\\_for\\_the\\_prevention\\_and\\_control\\_of\\_litter\\_2009.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/bye-laws_for_the_prevention_and_control_of_litter_2009.pdf)

The DLR Bye-Laws for the Prevention and Control of Litter were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 2001, the Litter Pollution Act, 1997 as amended by the Protection of the Environment Act, 2003.

**DLR (2003) Consumption of Intoxicating Liquor in Public Spaces Bye Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/intoxication\\_fine.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/intoxication_fine.pdf)

The DLR Consumption of Intoxicating Liquor in Public Spaces Bye Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 1994.

**DLR (2003) Parks Bye Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/parks\\_bye\\_laws\\_2003.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/parks_bye_laws_2003.pdf)

The DLR Parks Bye-Laws were made by the Council in exercise of the powers vested in it by the provisions of the Local Government Act 1994 and refers to: Blackrock Park, Blackrock; Beach Gardens, Dún Laoghaire; Cabinteely Park; Deerpark, Mount Merrion; Kilbogget Park, Ballybrack; Moran Park, Dún Laoghaire; Marlay Park, Rathfarnham; Shankill Park; the Peoples Park, Dun Laoghaire; Ballawley Park, Dundrum; Crosthwaite Park, Dun Laoghaire; Dillon's Park, Dalkey; Hyde Park, Dalkey; Killiney Hill Park; Loreto Park, Rathfarnham; Shanganagh Park, Shankill; Sorrento Park, Dalkey; St. Patrick's Park, Dunedin; Park between Leopardstown Avenue and Torquay Wood; Royal Terrace Park, Dún Laoghaire; Leopardstown Park, off Brewery Road/Leopardstown Oaks/Grove.

**DLR (1998) Bye Laws for the Control of Skips**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/skip\\_bye\\_laws\\_1998\\_-\\_english.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/skip_bye_laws_1998_-_english.pdf)

The DLR Bye-Laws for the Control of Skips were made by the Council pursuant to the Local Government Act 1994 and the Roads Act 1993 after consultation with the Commissioner of the Garda Síochána.

**DLR (1998) Casual Trading Bye Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/casual\\_trading\\_bye\\_laws.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/casual_trading_bye_laws.pdf)

The DLR Casual Trading Bye Laws Bye-Laws were made by the Council in exercise of the powers conferred on it by the Casual Trading Act 1995.

**DLR (1998) Control of Horses Bye Laws**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/control\\_of\\_horses\\_act\\_1996\\_-\\_bye\\_laws.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/control_of_horses_act_1996_-_bye_laws.pdf)

The DLR Control of Horses Bye Laws Bye-Laws were made by the Council.

## 12.11 DLR Spatial Plans

**DLR (2020) Bullock and Sandycove Harbours Masterplan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/bullock\\_and\\_sandycove\\_harbours\\_draft\\_masterplan\\_2019\\_0.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/bullock_and_sandycove_harbours_draft_masterplan_2019_0.pdf) (Please note that this link leads to the DRAFT version of the Masterplan).

The Bullock and Sandycove Harbours Masterplan is intended as a non-statutory guide to the potential future use and enhancement of these Harbours, as well as providing context and guidance to influence the future function and operation of both places.

**DLR (2019) Ballyogan Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/ballyogan-environs-local-area-plan>

A Local Area Plan for Ballyogan and Environs, an area that covers Ballyogan, Kilgobbin, The Gallops/Glencairn (Leopardstown) and parts of Carrickmines and Stepside was adopted at the Dún Laoghaire Rathdown County Council Meeting held on 1st July 2019.

**DLR (2018) Stillorgan Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/stillorgan-local-area-plan-2018-%E2%80%93-2024>

A Local Area Plan for Stillorgan was adopted by the Council on 10th September 2018 and will be valid for a period of 6 years.

**DLR (2017) Woodbrook Shanganagh Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/woodbrook-shanganagh-lap-2017-2023>

The Woodbrook-Shanganagh Local Area Plan 2017-2023 was adopted by the Council at the July 2017 Council meeting and came into effect on 1st August 2017.

**DLR (2016) Dún Laoghaire-Rathdown County Development Plan 2016-2022**

<https://www.dlrcoco.ie/en/planning/county-development-plan/county-development-plan-2016-2022>

The County Development Plan 2016-2022 was adopted by the Council on the 16th March 2016.

**DLR (2015) Blackrock Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/blackrock-local-area-plan>

The Blackrock Local Area Plan was adopted by the Council in March 2015.

**DLR (2014) Cherrywood Strategic Development Zone Planning Scheme**

<https://www.dlrcoco.ie/en/planning/cherrywood-sdz>

The Planning Scheme for the Cherrywood SDZ was approved by the Council in December 2012. This was then formally submitted to An Bord Pleanála who subsequently approved the Planning Scheme with modifications in April 2014. The Scheme was subsequently amended in 2018 subject to An Bord Pleanála approval.

**DLR (2013) Kiltiernan-Glenamuck Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/kiltiernan-local-area-plan>

The Kiltiernan Glenamuck Local Area Plan was adopted in September 2013. In June 2018 it was extended for a further period up to and including September 2023.

**DLR (2012) Goatstown Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/goatstown-local-area-plan>

The Goatstown Local Area Plan was adopted in April 2012. The life of the LAP was subsequently extended by a further five years up to and including 10<sup>th</sup> April 2022.

**DLR (2010) Deansgrange Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/deansgrange-local-area-plan>

The Deansgrange Local Area Plan was first adopted by the Council in June 2010. The lifetime of the Plan was subsequently extended for a further five years from June 2015.

**DLR (2008) Glencullen Local Area Plan**

<https://www.dlrcoco.ie/en/planning/local-area-plans/glencullen-local-area-plan>

The Glencullen Local Area Plan was first adopted by the Council in March 2008. The lifetime of the Plan extended for a further five years from January 2013.

**DLR (1999) Stepside Action Area Plan**

[https://www.dlrcoco.ie/sites/default/files/atoms/files/stepside\\_action\\_plan.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/stepside_action_plan.pdf)

The Stepside Action Area Plan was adopted by the Council in July 2000.

## 12.12 Other Relevant Documents

**Department of Transport (2021) Five Cities Demand Management Study**

<https://www.gov.ie/en/publication/c6571-five-cities-demand-management-study/>

The Five Cities Demand Management Research Report, which was conducted by Systra LTD on behalf of the Department, helps us to better understand what drives transport demand and how we can encourage a greater

shift to more sustainable and healthier forms of travel in Ireland's five largest urban centres—Dublin, Cork, Waterford, Limerick, and Galway.

#### **DTCAGSM (2021) Report of the Night-Time Economy Taskforce**

<https://www.gov.ie/en/publication/c1ba7-report-of-the-night-time-economy-taskforce/>

Catherine Martin TD, Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media, established the Night-Time Economy Taskforce on 30 July 2020 as one of the priority actions for the department and on foot of a commitment in the Programme for Government.

#### **NTA, TII, WCC and DLRCC (2019) Bray and Environs Transport Study**

[https://www.nationaltransport.ie/wp-content/uploads/2019/04/Bray\\_Transport\\_Study\\_2019.pdf](https://www.nationaltransport.ie/wp-content/uploads/2019/04/Bray_Transport_Study_2019.pdf)

The Bray and Environs Transport Study was jointly prepared by the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Wicklow County Council and Dún Laoghaire-Rathdown County Council in order to facilitate the land use objectives of Wicklow County Council and Dún Laoghaire-Rathdown County Council as provided for in statutory regional, county and local plans.

#### **Codema (2018) Dún Laoghaire-Rathdown Baseline Emissions Report 2016**

[https://www.codema.ie/images/uploads/docs/Dun\\_Laoghaire\\_Baseline\\_Report.pdf](https://www.codema.ie/images/uploads/docs/Dun_Laoghaire_Baseline_Report.pdf)

The Dún Laoghaire-Rathdown Baseline Emissions Report 2016 aims to raise awareness of climate change and the impact that different sectors in the Dublin region have on Ireland's overall carbon emissions. It is a county-wide baseline and will be used as part of DLR's Climate Change Action Plan.

#### **European Committee for Standardisation (CEN) (2018) CEN/TC 346 Conservation of Cultural Heritage.**

[https://standards.cen.eu/dyn/www/f?p=204:110:0::::FSP\\_PROJECT:36576&cs=113EECDB855EBEF2097C9F626231290BE](https://standards.cen.eu/dyn/www/f?p=204:110:0::::FSP_PROJECT:36576&cs=113EECDB855EBEF2097C9F626231290BE)

This European Standard provides guidelines for sustainably improving the energy performance of historic buildings, e.g. historically, architecturally or culturally valuable buildings, while respecting their heritage significance.

#### **Dún Laoghaire Harbour Company (2011) Dún Laoghaire Harbour Master Plan**

<https://dlharbour.ie/projects/masterplan/>

The Masterplan was adopted in October 2011 and seeks to bring the 200 year progression of the development of the harbour to the next stage, and to realise its potential as a major marine, leisure, cultural and tourism destination, as well as securing the long-term viability of the Harbour.





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# **Appendix 13:**

## Statement Demonstrating Compliance with Section 28 Guidelines

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## 13. Statement Demonstrating Compliance with Section 28 Guidelines

### Introduction

This Appendix constitutes the statement demonstrating how Dún Laoghaire-Rathdown County Council has implemented the relevant policies and objectives of the Minister when considering their application to the County in the Development Plan.

### Legislative Requirements

Section 28(1) of the Planning and Development Act 2000 (as amended) allows for issuing of Guidelines to planning authorities (such as Dún Laoghaire-Rathdown County Council) regarding their functions under the Act and specifies planning authorities shall have regard to those Guidelines in the performance of their functions.

Under Sections 28(1A)(b) and 28(1B) of the Act 2010 (as amended) a planning authority is required to append a statement to their Development Plan to include information which demonstrates:

- (a) how the planning authority has implemented the relevant policies and objectives of the Minister contained in the Guidelines when considering their application to the area or part of the area of the development plan and the development plan, or
- (b) if applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the Guidelines when considering the application of those policies in the area or part of the area of the development plan or the development plan and shall give reasons for the forming of the opinion and why the relevant policies and objectives of the Minister have not been so implemented.

In addition, Section 28(1C) of the Act includes a provision that Guidelines made under Section 28(1) may contain specific planning policy requirements (SPPRs) with which planning authorities, regional assemblies and the Board shall, in the performance of their functions, comply.

### Implementation of Policies and Objectives of S28 Guidelines in the County Development

Tables 1 to 4 on the following pages provide the requisite information as to how this Development Plan has implemented all relevant Section 28 Guidelines and has complied with all relevant special planning policy recommendations. There is one instance of noncompliance in relation to SPPR 8 of the Apartment Guidelines. The reasons for same are set out below the relevant table. Draft Section 28 Guidelines have not been included.

**Table 1: Implementation of Section 28 Guidelines**

Section 28 Guidelines	Implementation
DHLGH (2020) Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities	Chapter 2 Core Strategy section 2.3.6.5 applies the methodology as set out in the HST Guidelines as applicable to DLR and calculates household demand for the County pertaining to the 6 year Plan timeframe. The Plan has regard to these Guidelines.
DHLGH (2020) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities	Chapter 4 Neighbourhoods: People, Homes and Place and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines and set out compliance and non-compliance with the SPPRs contained within (See below for SPPR compliance and <u>non-compliance</u> ). <sup>1</sup>
DHPLG (2019) Design Manual for Urban Roads and Streets	Chapter 5 Mobility and Transport and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines.
DHPLG (2018) Urban Development and Building Heights: Guidelines for Planning Authorities	Appendix 5 Building Height Strategy sets out a strategy which implements the relevant policies and objectives of these Guidelines and complies with the 4 SPPRs contained within (See below for SPPR compliance).
DHPLG (2018) Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments	Section 12.1.2.1 Environmental Impact Assessment references requirements in relation to EIAR and has regard to the Guidelines.
DHPCLG (2017) Part V of the Planning and Development Act 2000 – Guidelines	Chapter 4 Neighbourhoods: People, Homes and Place and Appendix 2 Housing Strategy and Housing Needs Demand Assessment implements the relevant policies and objectives of these Guidelines.
DHPCLG (2017) Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change	Appendix 10 Wind Energy Strategy implements the relevant policies and objectives of these Interim Guidelines.
DECLG (2013) Local Area Plans: Guidelines for Planning Authorities	These Guidelines are not considered applicable to the County Development Plan process but any future Local Area Plans shall have regard to these Guidelines.
DECLG (2013) Development Contributions: Guidelines for Planning Authorities	The future Development Contribution Scheme which will be made post adoption of the County Plan shall have regard to these Guidelines.
DECLG (2012) Spatial Planning and National Roads: Guidelines for Local Authorities	Chapter 5 Mobility and Transport, Section 5.8.2: Motorway and National Routes implement the relevant policies and objectives of these Guidelines.
DECLG (2012) Retail Planning: Guidelines for Planning Authorities	Chapter 7 Towns, Villages and Retail Development and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines.
DAHG (2011) Architectural Heritage Protection: Guidelines for Planning Authorities	These Guidelines are referenced in Chapter 11 Heritage and Conservation and in Appendix 4 'Record of Protected Structures/Record of Monuments and Places/Architectural Conservation Areas'. The Guidelines have been implemented via the policy objectives relating to the protection of the County's architectural and archaeological heritage.

Section 28 Guidelines	Implementation
DEHLG (2009) Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities	The preparation of the Plan implements the relevant policies and objectives of these Guidelines.
DEHLG (2009) The Planning System and Flood Risk Management: Guidelines for Planning Authorities	Chapter 10 Environmental Infrastructure, Chapter 12 Development Management and Appendix 15 Strategic Flood Risk Assessment implements the relevant policies and objectives of these Guidelines.
DEHLG (2009) Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide)	Chapter 4 Neighbourhoods: People, Homes and Place, and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines.
DEHLG, DES (2008) The Provision of Schools and the Planning System: A Code of Practice	Section 4.2.1.6 policy Objective PHP7: Schools and Section 12.3.2.5: School Development implement the relevant policies and objectives of these Guidelines.
DEHLG (2007) Development Management: Guidelines for Planning Authorities	Chapter 12 Development Management implements the relevant policies and objectives of these Guidelines.
DEHLG (2007) Development Plans: Guidelines for Planning Authorities	The Plan implements the policies and objectives of these Guidelines in its overall formulation.
DEHLG (2006) Wind Energy Development: Guidelines for Planning Authorities	Appendix 10 Wind Energy Strategy was prepared in accordance with the methodology laid out in these Guidelines and therefore implements the relevant policies and objectives of these Guidelines.
DEHLG (2005) Sustainable Rural Housing: Guidelines for Planning Authorities	The rural housing policy objectives set out in section 4.3.1.6 Policy Objective PHP23: Management of One-Off Housing implements the relevant policies and objectives of these Guidelines.
DHLGH (2022) Strategic Environmental Assessment (SEA) Guidelines for Regional Assemblies and Planning Authorities	These Guidelines informed the preparation of the Strategic Environmental Assessment (SEA) of the Development Plan, which is included as an accompanying volume of the Plan. All recommendations and mitigation measures from the SEA process have been incorporated into the Plan. The SEA process and report implements the relevant policies and objectives of these Guidelines.
DEHLG (2004) Quarries and Ancillary Activities: Guidelines for Planning Authorities	Given the urban nature and characteristics of the County with no significant large-scale quarrying activity if it not considered necessary to have a detailed section on the plan pertaining to the policies and objectives of these guidelines. Should an application be received for quarrying activity regard would be had to the Guidelines.
DOELG (2001) Childcare Facilities: Guidelines for Planning Authorities	Section 4.2.1.5 Policy Objective PHP6: 'Childcare Facilities' and section 12.3.2.4 implement the relevant policies and objectives of these Guidelines..
DOELG (1996) Telecommunications Antennae Support Structures: Guidelines for Planning Authorities	Section 10.5 - Telecommunications- sets out the Council's policies on Telecommunications and implements the relevant policies and objectives of these Guidelines.
DOELG (1994) Tree Preservation Guidelines	Section 9.3.1.3 Trees, Woodlands and Forestry implements the relevant policies and objectives of these Guidelines.

**Table 2: Implementation of SPPRs from DLPLG (2020) Sustainable Urban Housing**

Special Planning Policy Recommendation	Compliance
<p><b>SPPR 1:</b> Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>	<p>A Housing Strategy and HNDA has been prepared (See Appendix 2) and has demonstrated that there is a requirement for a mix in order to cater for the housing needs of the existing and future population in the County. Policy Objective PHP27 and section 12.3.3.1 set out objectives and requirements in relation to mix. This complies with SPPR 1.</p>
<p><b>SPPR 2:</b> For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</p> <ul style="list-style-type: none"> <li>• Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;</li> <li>• Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;</li> <li>• For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</li> </ul>	<p>A Housing Strategy and HNDA has been prepared (See Appendix 2) and has demonstrated that there is a requirement for a mix in order to cater for the housing needs of the existing and future population in the County. Policy Objective PHP27 and section 12.3.3.1 set out objectives and requirements in relation to mix. The mix requirement only applies for schemes of 50 units or more. This complies with SPPR 2.</p>
<p><b>SPPR 3:</b> Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"> <li>• Studio apartment (1 person) 37 sq.m</li> <li>• 1-bedroom apartment (2 persons) 45 sq.m</li> <li>• 2-bedroom apartment (4 persons) 73 sq.m</li> <li>• 3-bedroom apartment (5 persons) 90 sq.m</li> </ul>	<p>Table 12.3 in Section 12.3.5.6 sets out standards in relation to minimum apartment floor areas and also the requirements as set out in the Section 28 Guidelines for any schemes of 10 or more units to exceed these standards by a minimum of 10%. This complies with SPPR 3.</p>
<p><b>SPPR 4:</b> In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <p>(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.</p> <p>(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</p> <p>(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</p>	<p>DLR is defined as a suburban or intermediate location. Section 12.3.5.1 sets out the requirement as follows;</p> <ul style="list-style-type: none"> <li>• Minimum 50% dual aspect in any single scheme</li> <li>• Discretion on refurbishment schemes and urban infill sites below .25 hectares.</li> </ul> <p>This complies with SPPR 4.</p>
<p><b>SPPR 5:</b> Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances,</p>	<p>Section 12.3.5.7 Additional Apartment Design Requirements set s out floor to</p>

Special Planning Policy Recommendation	Compliance
<p>particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>	<p>ceiling heights. This complies with SPPR 5.</p>
<p><b>SPPR 6:</b> A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.</p>	<p>Section 12.3.5.7 Additional Apartment Design Requirements sets out the maximum number of apartments per floor. This complies with SPPR 6.</p>
<p><b>SPPR 7:</b> BTR development must be:</p> <p>(a) Described in the public notices associated with a planning application specifically as a ‘Build-To-Rent’ housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;</p> <p>(b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:</p> <p>(i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.</p> <p>(ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.</p>	<p>Section 12.3.6 sets out the requirements in relation to Build to Rent schemes. This complies with SPPR 7.</p>
<p><b>SPPR 8:</b> For proposals that qualify as specific BTR development in accordance with SPPR 7:</p> <p>(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;</p> <p>(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the</p>	<p>Section 12.3.6 sets out the requirements in relation to Build to Rent schemes.</p> <p>Section 12.3.3 states as follows “That the requirement for a certain percentage of 3 bed units in apartments shall apply to Build to Rent development to accord with mix on page 233. This <u>does not</u> comply with SPPR 8 (i).<sup>1</sup></p> <p>The planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development</p>

Special Planning Policy Recommendation	Compliance
<p>facilities provided and that residents will enjoy an enhanced overall standard of amenity;</p> <p>(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</p> <p>(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;</p> <p>(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.</p>	<p>plan, to implement this SPPR contained in the guidelines when considering the application of those policies in the area or part of the area of the development plan. The reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented are set out below this table<sup>2</sup>.</p>
<p><b>SPPR 9</b></p> <p>There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is either:-</p> <p>(i) required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process; or,</p> <p>(ii) (ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits</p>	<p>Section 4.3.2.3 sets out policy in relation to Shared accommodation/Co-Living accommodation and sets out that there is a presumption against same as the HNDA has not identified any requirement. This complies with SPPR 9.</p>

<sup>1</sup> On the 28<sup>th</sup> of September, 2022 the Minister of State with responsibility for Local Government and Planning issued a Direction pursuant to Section 31 of the Planning and Development Act 2000 (as amended).

The Direction related to two issues one of which pertained to non-compliance with SPPR8 of the ‘Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities, 2020’ The Planning Authority were directed to delete the following text after the first paragraph of *section 12.3.3 Quantitative Standards for All Residential Development* from the adopted Development Plan:

*“That the requirement for certain percentages of 3-bed units in apartments shall apply to Build To Rent developments to accord with mix on page 233”*

**The Plan is now in compliance with SPPR8.** For completeness and to reflect the Plan as made by the Elected Members the reasons for the non-compliance with SPPR 8 have been retained below.

<sup>2</sup>In relation to SPPR 8 of the Apartment Guidelines which states as follows;

For proposals that qualify as specific BTR development in accordance with SPPR 7:

- (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise

the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement this SPPR contained in the guidelines when considering the application of those policies in the area or part of the area of the development plan. The

reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented are as follows:

### **1. Key legislative and policy provisions.**

Section 94 (1) of the Planning and Development Act 2000 requires that local authorities have a strategy for ensuring that the proper planning and sustainable development of the area...provides for the housing of the existing and future population of the area.

The Act requires that a mix of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority.

Delivering on this policy provision, *Policy Objective PHP26 Housing Mix* in the draft CDP states that: It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Interim Housing Need Demand Assessment (HNDA).

The policy states that schemes should contain an acceptable proportion of larger flexible housing units to ensure that such developments provide suitable and viable long term adaptable options for families. It is considered that this is a sound policy, that takes a long term view of housing need and housing supply in the county, as is the elected members duty, driven by the fundamental importance of community, neighbourhood and placemaking.

How can the requirement of the Planning Act, and our policy that flows from it, be delivered while also adhering to a requirement in national Guidelines that lay down that there can be no requirement for 3 bed units in Build to Rent Developments (also known as SPPR 8) anywhere in the country, irrespective of what our local authority HNDA tells us? There is a tension between the plan-led approach contained in the dlr policy, and SPPR 8 in the Apartment Guidelines.

SPPR 8 should not be treated by elected members, planners, the OPR or the Minister as warranting a cast iron, inflexible application in the county.

### **2. The function of Build to Rent as a stream of housing provision, and specifically in dlr.**

When BTR was first proposed in mid-2015 by Dublin City Council officials it was to fulfil a very particular need for a particular cohort of people and in very specific areas of the city such as the docklands. The so called 'target market' were young professionals, especially those in the tech industry and other incoming high wage employments.

This narrative was echoed by the then Minister for Housing when he launched the Apartment Guidelines. In the foreword, Minister Murphy referred to

*'New and exciting ways to meet the housing needs of key sectors of our society including a young and increasingly internationally mobile workforce...'*

Build to Rent was conceived as one narrow, targeted strand of overall housing provision. That was then. Now, several years on, we know what has happened. Build to Rent large scale apartment blocks proliferate across dlr. Every other Elected members spend hours reviewing these mainly Build to Rent Strategic Housing Development Proposals - all with either no three bed units, or a token few.

Far from being a modest strand of housing provision indlr, Build To Rent, with no requirement for 3 bed homes are coming to proliferate across the length and breadth of the county, in locations not linked to areas of high tech employment or any employment node.

### **3. The data concerning housing need in our County.**

The data in the Housing Need Demand Assessment contained in the Development Plan has been robustly argued and substantiated. The HNDA sets out that, in dlr, the demography up until 2032 supports the need for

a mix of housing unit sizes, to facilitate choice and sustainable neighbourhoods. This data underpins the requirement in the draft CDP for a quantum of three-bed units in new apartment developments. The HNDA is silent as to the tenure of the requirement of 3-bed apartments in the county.

Since the data supports a proportion of three-bed units in build to sell apartments, then, it equally supports a similar requirement in apartments to rent. Those renting have the same need and entitlement to choice and sustainable communities as do those who can buy their apartment, if we are not to set up some kind of housing apartheid in the county.

**4. Our duty as elected representatives for the residents and the communities in this county, to take a long view of housing supply.**

Where are all these young professionals to go when they are older professionals? Where will they find a bigger apartment to rent in DLR to accommodate a growing family? With few 3 -bed homes in their community, they will be forced to move away as their housing needs change. Move to Maynooth, or Clane perhaps? In addition, the Build to Rent apartments will, after 15 years, become available for sale, and there is every reason to believe that such sale will make sense to investors. So Built to Rent will generate future housing stock for sale, but again, with virtually no family homes.

Some submissions on this issue suggest that there is no justification for requiring a quantum of 3-bed apartments in BTR because those wanting 3/4 bed homes want houses rather than apartments and point to the predominance of 3/4 bed houses in the county. They take no account of the well documented huge shortage of second hand homes for sale in this county, and consequent huge prices, with the average 3 bed semi renting for around €3,000 per month. Nor do they take account of the market trend (IT 9/3/2022), that BTR is by far the preferred investment vehicle for the market.

In sum, the restriction on 3 bed apartments in build to rent developments is in the longer term anti-family, anti dublin, and anti sustainable community. Whatever the original intent, the current reality and future need is what should drive our policy.

Policy from the centre cannot be uncontested; it needs to evolve with experience. Government policy-makers need to listen and learn from people on the ground, from councillors who represent those people. Rigid, national one size fits all directives are not plan led, as we are continuously urged to be.

The agreed Plan challenges SPPR 8 of the Apartment Guidelines and urges the OPR to use the discretion available to the Office under legislation to apply the flexibility needed to enable our planners to respond to local need now and into the future.



**Table 3: Implementation of SPPRs from DLPLG (2018) Urban Development and Building Heights**

Specific Planning Policy Recommendation	Implementation
<p><b>SPPR 1:</b> In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.</p>	<p>Section 4.2 of the Building Height Strategy which forms Appendix 5 of this Plan sets out in detail the existing and planned local plan policy base guiding future building height and identifying area for increased height. The alignment of those plans with the Guidelines is also stated. Section 4.3 which looks at Identification of Amenity and Environmental considerations also identifies areas suitable for increased height. This complies with SPPR 1.</p>
<p><b>SPPR 2:</b> In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.</p>	<p>Various land use zoning objectives in this Plan - including A1, MTC, DC, MOC, MIC - support mixed use development. This complies with SPPR 2.</p>
<p><b>SPPR 3:</b> It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these Guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority ( where different) shall, upon the coming into force of these Guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme (C) In respect of planning schemes approved after the coming into force of these Guidelines these are not required to be reviewed.</p>	<p>Three policy objectives pertaining to Building height are set out in section 4.4 of the Building Height strategy. Each policy objective includes the following statement. <i>“Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings in the areas mentioned above. In those instances, any such proposals must be assessed in accordance with the performance based criteria set out in table 5.1 which is contained in section 5. The onus will be on the applicant to demonstrate compliance with the criteria”</i>. This complies with SPPR 3. Please note that the Planning Scheme is a standalone document in respect of Building Heights.</p>
<p><b>SPPR 4:</b> It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable</p>	<p>Section 4.3.1.1 PHP18 sets out the policy objective pertaining to density and is fully consistent with the recommendations of the “Sustainable Residential Development in Urban Areas (2007) Guidelines. The Building Heights Strategy allows for a mix of</p>

Specific Planning Policy Recommendation	Implementation
<p>Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;                      2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and                      3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.</p>	<p>heights and Policy Objective PHP27 and section 12.3.3.1 set out objectives and requirements in relation to mix in what are termed new residential communities which would include edge of the built-up area locations. This complies with SPPR 4.</p>

**Table 4: Implementation of SPPRs from DHPCLG (2017) Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change**

Specific Planning Policy Recommendation	Compliance
<p><b>SPPR 1:</b>                      Ensure that overall national policy on renewable energy as contained in documents such as the Government’s ‘White Paper on Energy Policy - Ireland’s Transition to a Low Carbon Future’, as well as the ‘National Renewable Energy Action Plan’, the ‘Strategy for Renewable Energy’ and the ‘National Mitigation Plan’, is acknowledged and documented in the relevant development plan or local area plan;</p>	<p>Chapter 3 Climate Action and Appendix 12 Policy Context acknowledge the listed documents and ensure consistency with SPPR 1.</p>
<p><b>SPPR 2:</b>                      Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and</p>	<p>Chapter 3 Climate Action sets out overall policy which is to transition to a low carbon County. Policy Objectives CA3: Measuring GHG impacts, CA10: Renewable Energy, CA11: Onshore and Offshore Wind and Wave Energy and CA1: Small Scale Wind Energy Schemes are all consistent with SPPR 2.</p>
<p><b>SPPR 3:</b>                      Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.</p>	<p>In relation to wind turbines the Plan does not set out any mandatory set back distances from specified land uses or classes of land use and is therefore fully consistent with SPPR 3.</p>



