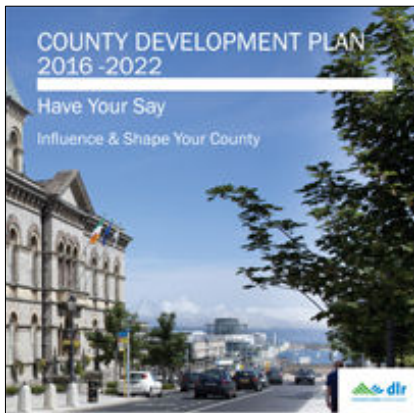


County Development Plan 2016-2022

Chief Executive's Report Pre-Draft Consultation Process

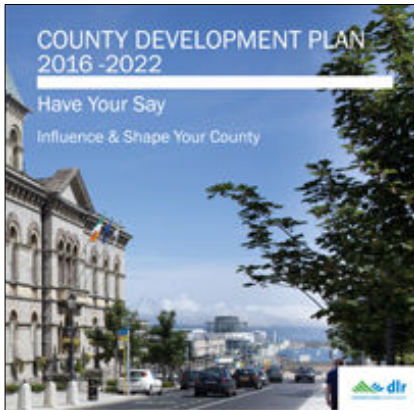
10th September 2014

PURPOSE OF THE MEETING



- Consideration of the separate document entitled “Chief Executive’s Report on Pre-Draft Consultation” (Section 11 (4) of the Planning and Development Act, 2000)
- Part 1 of the Report provides the legislative background
- Part 2 is the summary and analysis of the submissions from the Dublin Regional Authority and the National Transport Authority
- Part 3 is the summary and analysis of submissions made by the public
- For the purpose of this meeting the submissions in Part 3 are grouped under Strategic headings such as the ‘Sustainable Communities Strategy’ and the various themes are covered in this presentation
- The approach to the meeting is to present each of the Strategy headings and then provide the opportunity for Members to ask questions and comment after each individual Strategy Section of the presentation

6 key milestones

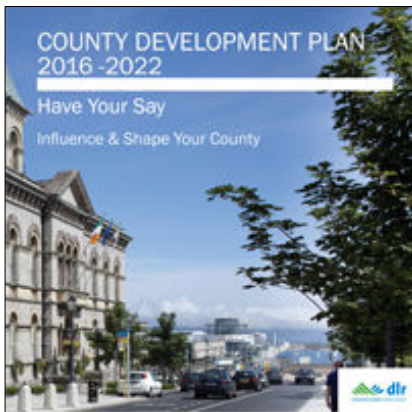


WHERE ARE WE AND NEXT STEPS

We are now considering the **Chief Executives Report** on the first call for public submissions

1. Tonight's meeting deals with strategic and policy matters and will not look at individual sites or areas
2. Members may clarify, question and issue direction in relation to the next phase – **Draft Plan** (*Must be strategic in nature, consistent with overarching policy and statute*)
3. Chief Executive's Draft Plan will be prepared taking on board the considerations tonight and must be complete by 10th December 2014 when it will issue to the Members

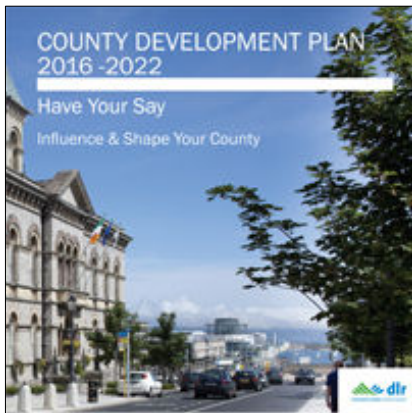
6 key milestones



WHERE ARE WE AND NEXT STEPS

4. Draft Plan issues to Members who must consider it by 16th February 2015 (*meetings to be arranged*). Those meetings will deal with each chapter
5. Following that consideration in February actual Draft Development Plan goes on public display from 2nd March for 10 weeks and submissions are made
6. We move then to the preparation of the actual Development Plan and consideration by the Members. Submissions and Motions will be taken individually with the Managers Response in each instance

SETTING THE SCENE

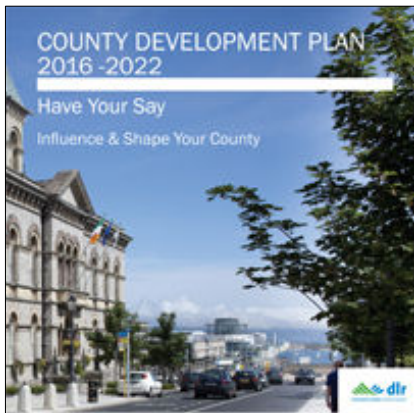


Some Information Issues

- Must comply with current NSS data despite known issues with age of data
- Currency of RPGs – 2006 Census based!
- Nascent Regional Assemblies – time to ‘bed in’
- New Regional Strategy from 2016?
- CFRAM maps in preparation (Catchment Flood Risk Assessment and Management)
- Uncertainty of Irish Water priorities
- These issues may be addressed by Variation post adoption of the County Development Plan

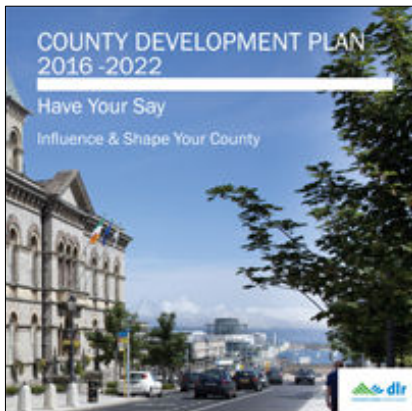
PRE-DRAFT CONSULTATION PROCESS

CONSULTATION



- Section 11(4) of P&D Act 2000
- Consultation 19th March – 14th May
- ‘Have Your Say’ booklet – 1000 no. copies
- Distributed to RAs/Community Groups/Schools/Business Interests
- Public Open Days in each Electoral Ward (6 no.)
- Targeted press releases

SUBMISSIONS



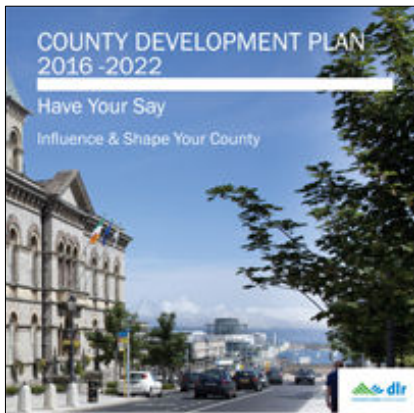
- 1200 no. 'hits' on website
- 119 no. submissions received
- Amendment Act – no 'site specific' zoning submissions
- Pre-Draft tends to attract significantly fewer submissions than Draft Plan

MAIN ISSUES & TOPICS RAISED



| Topic of Interest | Number of Mentions | Percentage |
|---|--------------------|------------|
| Sustainable Transportation and Travel | 55 | 17% |
| Open Space, Recreation Sport | 31 | 10% |
| Social and Community Development | 29 | 9% |
| Population and Housing | 27 | 8% |
| Non-Specific / Generic Zoning Objectives | 27 | 8% |
| Environmental Infrastructure and Management | 18 | 6% |
| Development Management Issues | 14 | 4% |
| Enterprise and Employment | 13 | 4% |
| Architectural Heritage | 12 | 4% |
| Natural Heritage | 11 | 3% |
| Retailing | 10 | 3% |
| Landscape and Biodiversity | 9 | 3% |
| Flood Risk | 9 | 3% |
| SEA and Appropriate Assessment | 9 | 3% |

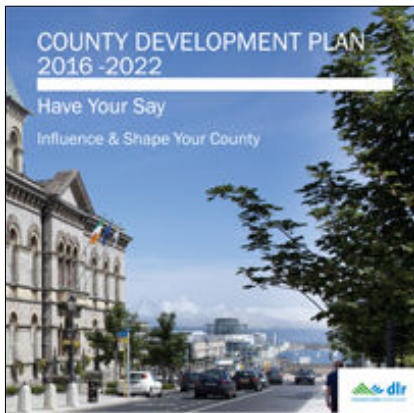
**DUBLIN REGIONAL AUTHORITY
&
NATIONAL TRANSPORT AUTHORITY**



GDA REGIONAL AUTHORITY (DRA)

Issues Raised

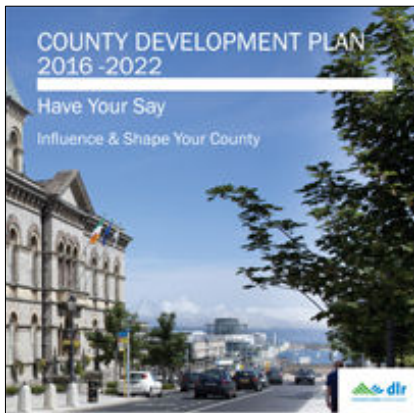
- Re-affirms position in relation to NSS/RPGs and new Assemblies
- Re-affirms need for evidence-based Core Strategy
- Promotion of higher densities along public transport corridors
- Acknowledges need for water/wastewater infrastructure by IW
- Restates Carrickmines is not a District Centre in GDA Strategy
- Acknowledges Regional Guidance/CDP timelines misaligned



NATIONAL TRANSPORT AUTHORITY (NTA)

Issues Raised

- Stresses requirement to integrate land use and transportation
- Trip intensive developments juxtaposed to high quality PT
- GDA Cycle Network to be reflected in the Draft Plan
- BRT between UCD and Blanchardstown to be highlighted
- Non-residential developments – ‘maximum’ parking standards



DRA/NTA

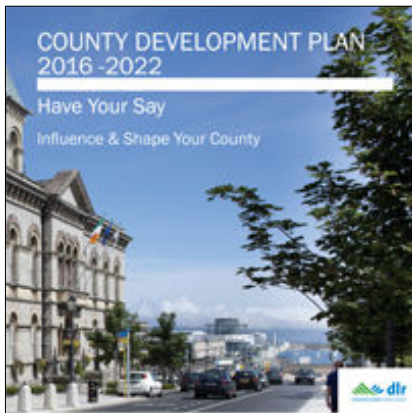
Recommendations

- Up-to-date Core Strategy necessary to address challenges
- Continue to promote higher densities in appropriate locations
- Engage with IW to realise early provision of services
- Considered re-examination of County's Retail Hierarchy
- Draft Plan to be informed by NTA Draft Transport Strategy
- Critical reassessment of parking standards 'across the board'

1. SUSTAINABLE COMMUNITIES STRATEGY

POPULATION AND HOUSING

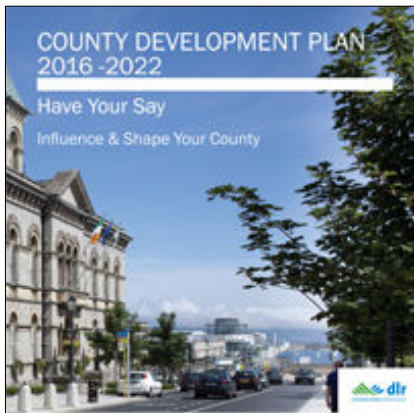
(Section 1.1 p.26-34)



Issues Raised

- Residential land supply- need for additional zoning
- No downzoning of residential land
- RPG 'target' figures V. CSO 'projections'
- Short-term market demand V. long-term view
- 3/4 bed units V. apartments
- Density determined by ground conditions

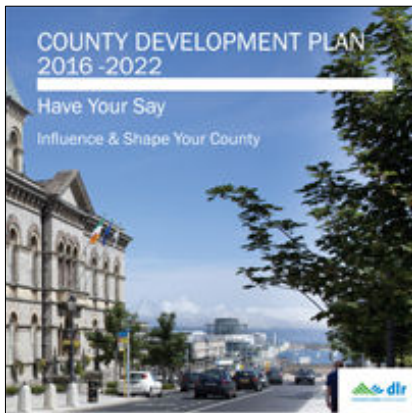
POPULATION AND HOUSING



Issues Raised (II)

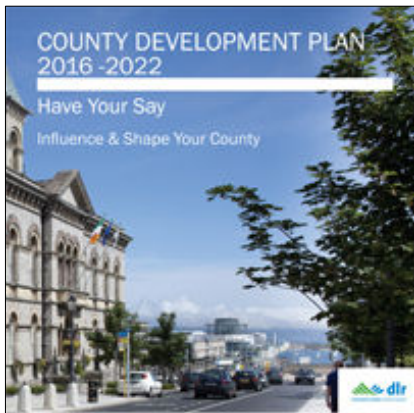
- Additional residential development in Sandyford UFP area
- Housing for elderly, sheltered housing and assisted living units
- New use class for 'assisted living'
- Promotion of retirement villages
- Student accommodation – locational criteria

POPULATION AND HOUSING



Recommendations

- Evidence-based Core Strategy to inform zoning
- In absence of Regional guidance, adopt precautionary approach
- Evidence-based policies in relation to housing mix/type (HA)
- Density to continue to be informed by NTA Strategy/SRDUA
- Promote policies on assisted living/supports for the elderly
- Resist retirement villages/sheltered housing in inappropriate locations



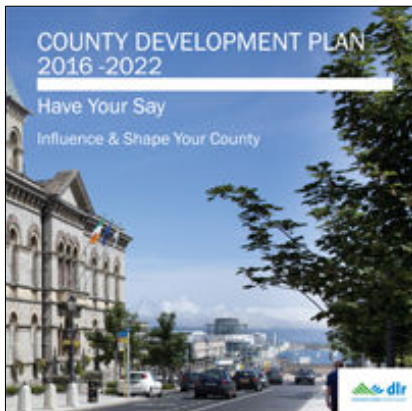
SUSTAINABLE TRANSPORTATION & TRAVEL

(Section 1.2 p.35-62)

Issues Raised

- S2S Sutton to Sandycove
- Significant support for improved walking/cycling policies
- Copperfasten integration of land use and transportation
- BRT and Luas Line B2 – disparate/conflicting views
- Requests for site-specific traffic-calming interventions
- Site-specific and generic parking standards issues

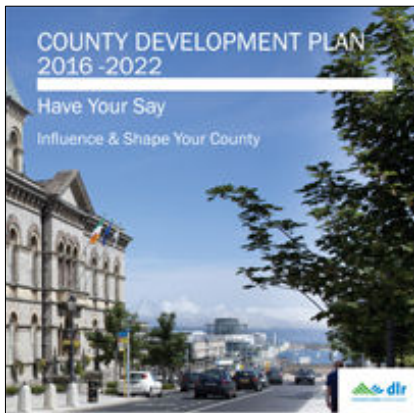
SUSTAINABLE TRANSPORTATION & TRAVEL



Recommendations

- Integrate 'East Coast Trail' and support NTA evaluation of S2S
- Promote Dún Laoghaire-Rathdown/GDA Cycle Network Plans
- Engage with NTA on BRT route details and public transport delivery
- Continue to safeguard Luas Line B2 corridor to Bray Environs
- Traffic calming implementation as per 'Prioritisation Programme'
- Undertake comprehensive review of parking standards

2. ENTERPRISE & EMPLOYMENT STRATEGY



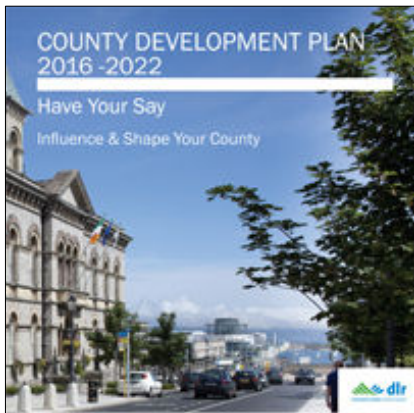
ENTERPRISE & EMPLOYMENT

(Section 2.1 p.65-68)

Issues Raised

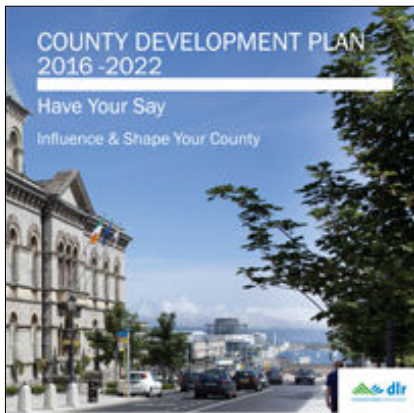
- Highlight role of Sandyford Business District as key centre
- Draft Plan policy to support start-ups/entrepreneurialism
- Core Strategy to assess employment trends/land supply
- UCD as major economic contributor to the County
- Role of Dún Laoghaire as centre of educational activity
- Incubator units

ENTERPRISE & EMPLOYMENT



Recommendations

- Undertake objective analysis of employment zoned lands
- Development of Sandyford to be guided by UFP
- LECP now 'decoupled' but CDP policies to support the process
- Continued engagement with UCD in development of Masterplan
- LEO to coordinate support mechanisms for start-up business



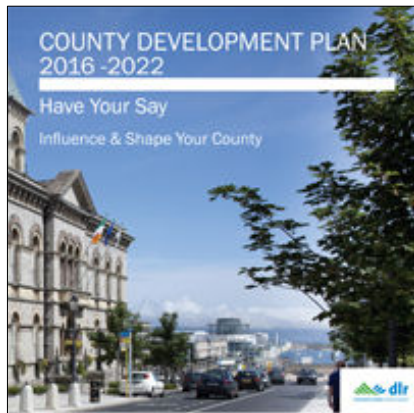
RETAILING

(Section 2.2 p.69-73)

Issues Raised

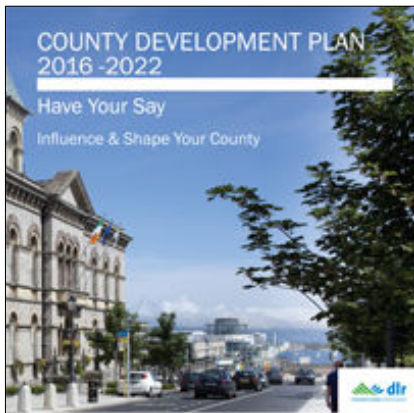
- Retail policies should support the RPG GDA Retail Strategy
- Recognition that GDA Retail Strategy well past 'sell-by' date
- Carrickmines to be retained as a District Centre
- 'Prohibition' of retail warehousing in Cherrywood requires review
- Need for designation in Sandyford Business District
- Remove floorspace 'caps' at Blackrock, Nutgrove & Stilorgan

RETAILING



Recommendations

- Re-examine classification of Carrickmines and Sandyford in Retail Hierarchy
- Pending comprehensive review of the GDA Retail Strategy continue to maintain floorspace maxima in District Centres
- Retailing in Cherrywood to be guided by recently adopted SDZ



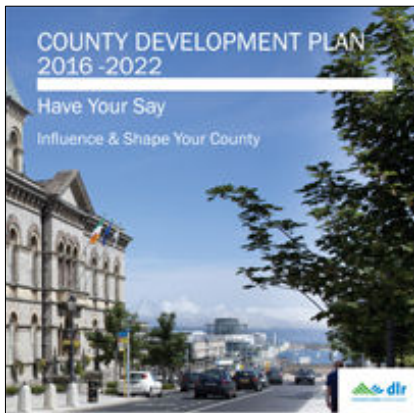
MAJOR TOWN CENTRES

(Section 2.3 p.74-76)

Issues Raised

- Specialist, more nuanced retail role for DL through LAP process
- Increase MTC zoning in DL & Dundrum
- Proposals to reinvent DL Town Centre
- Niche retailing in the Harbour environs
- Seeks revisions to Dundrum Urban Structure Plan

MAJOR TOWN CENTRES



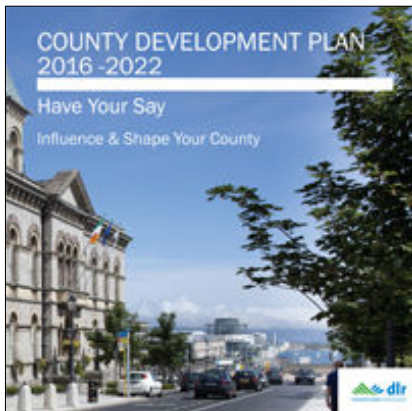
Recommendations

- Reinvention/reinvigoration of DL Town Centre to be addressed in any future process aimed at formulating a strategy & vision for the Town (LAP?)
- Request to rezone 'MTC' cannot be considered at this stage
- More refined zoning objectives will be explored
- Continue to support increasing resident population within Dún Laoghaire & its immediate environs

3. GREEN INFRASTRUCTURE STRATEGY

LANDSCAPE, BIODIVERSITY & NATURAL HERITAGE

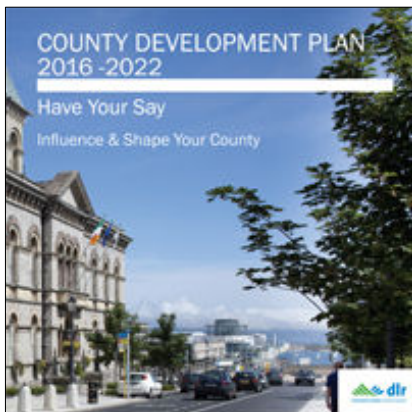
(Section 3.1 p.79-87)



Issues Raised

- Need to align with Environmental Directives
- Fencing of upland areas
- SAAO for Killiney Hill
- Increased emphasis on biodiversity/ green networks
- 300 foot contour
- Protection of Greenbelt between Bray & Shankill
- Continuing support for activities of Dublin Mountain Partnership

LANDSCAPE, BIODIVERSITY & NATURAL HERITAGE

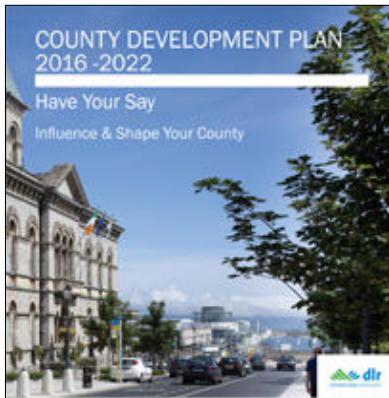


Recommendations

- Greater emphasis on protection of environment, biodiversity corridors and both Designated & non-designated sites
- Retain existing SLO No.71 - 90 metre (300 foot) contour
- No obvious imperative for encroachment on established Green Belt
- Include policy on Village Design Statements / Village Improvement Schemes
- Develop Ecological Networks Framework

OPEN SPACE, RECREATION & SPORTS DEVELOPMENT

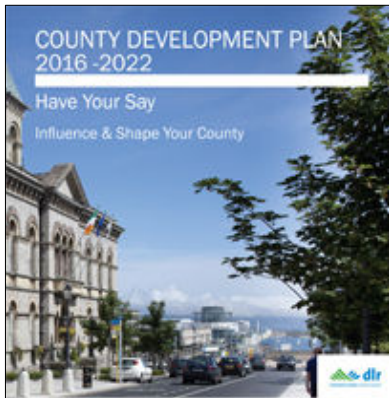
(Section 3.2 p.88-93)



Issues Raised

- RPG/An Taisce support inclusion of Green Infrastructure Strategy
- Dún Laoghaire Baths
- Allotments & community gardens
- Glenalbyn Swimming pool
- Review of open space standards – public/ private
- Water-based recreational activity at Dún Laoghaire Harbour

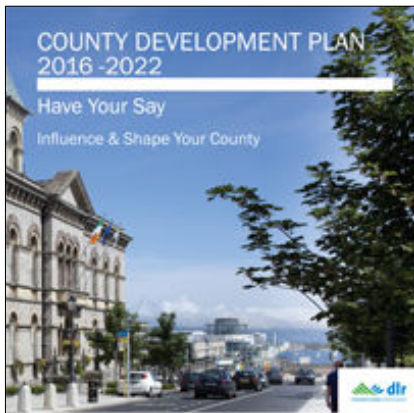
OPEN SPACE, RECREATION & SPORTS DEVELOPMENT



Recommendations

- Development of Green Infrastructure Strategy in preparation
- Audit of existing Community Facilities in train. Will inform Draft Plan by identifying deficiencies in provision
- Examine scope for further allotments/community gardens
- Consider feasibility of specific policy promoting water-based sports
- Comprehensive review of public/private open space standards

4. PHYSICAL INFRASTRUCTURE STRATEGY



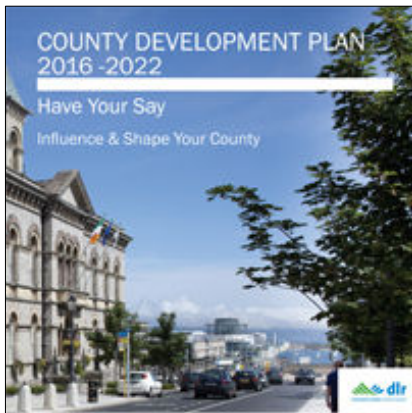
ENVIRONMENTAL INFRASTRUCTURE

(Section 4.1 p.97-103)

Issues Raised

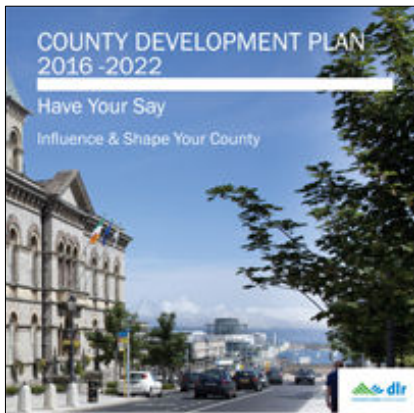
- Implications of Irish Water (IW)
- Feasibility of interim water/wastewater infrastructure at Old Conna and Woodbrook
- Limit development at Rathmichael until infrastructure delivered
- Obligations to address WFD & Eastern RBMP
- Support for Eirgrid Strategic Infrastructure Developments
- SuDS/Green Roofs

ENVIRONMENTAL INFRASTRUCTURE



Recommendations

- Ensure settlement strategy aligns with overarching RPG's
- Engage with IW to deliver water/wastewater infrastructure to facilitate continued evidence-based development of County
- 'Red Line' at Rathmichael/Ferndale to be incorporated in Draft Plan
- Relevant policies of WFD/Eastern RBMP will be incorporated
- Strengthen Draft Plan policies in relation to urban drainage/SuDs

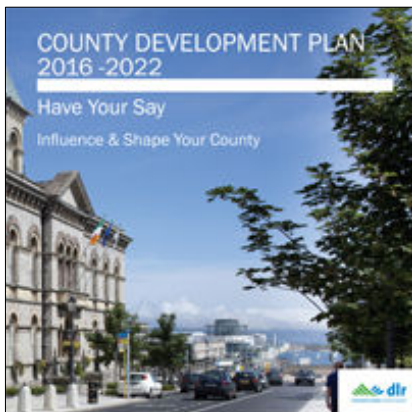


CLIMATE CHANGE ADAPTATION & FLOOD RISK **(Sections 4.2 & 4.3 p.104-109)**

Issues Raised

- Prepare Climate Change Strategy
- Visual Impact of wind farms
- Flooding – generic and specific locations
- Downzone lands in Flood Zones A & B applying sequential approach

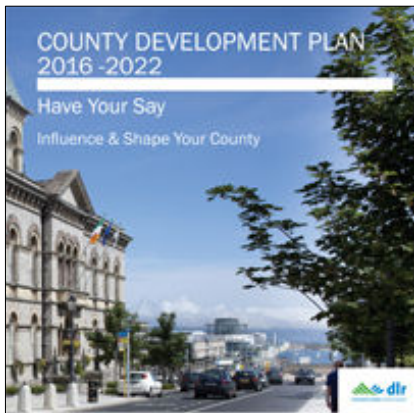
CLIMATE CHANGE ADAPTATION & FLOOD RISK



Recommendations

- Delay Climate Change Strategy until EPA guidance published – Variation?
- Incorporate Wind Energy Strategy as Appendix in Draft Plan
- SFRA to be incorporated but continuing delays with OPW CFRAM mapping

5. BUILT HERITAGE STRATEGY



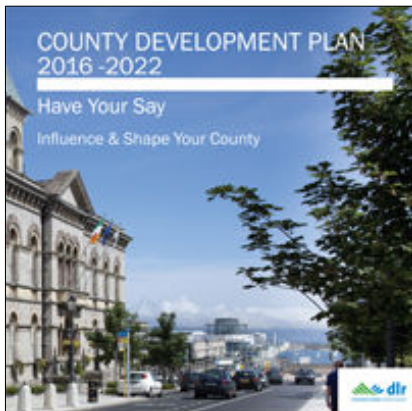
ARCHAEOLOGICAL & ARCHITECTURAL HERITAGE

(Sections 5.1 & 5.2 p.113-119)

Issues Raised

- Public accessibility to National Monuments/ Protected Structures/Archaeological Sites
- Exploit tourism potential of County's archaeological/ architectural heritage
- Additions to/deletions from RPS
- Special Planning Control Scheme (generic submission An Taisce)
- International heritage 'value' of Dún Laoghaire Harbour

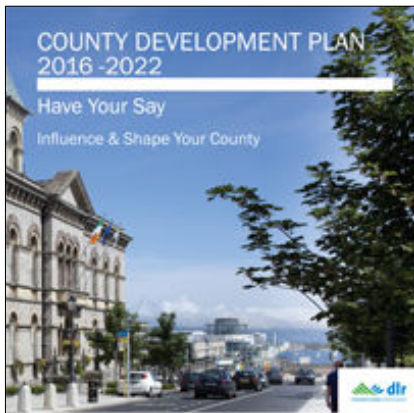
ARCHAEOLOGICAL & ARCHITECTURAL HERITAGE



Recommendations

- Review of current RPS (c. 2000 buildings/ structures)
- Examine possible elaboration of DM policies for RPS
- Specific reference to provisions of Dalkey Island Conservation Plan 2014-2024

6. COMMUNITY STRATEGY



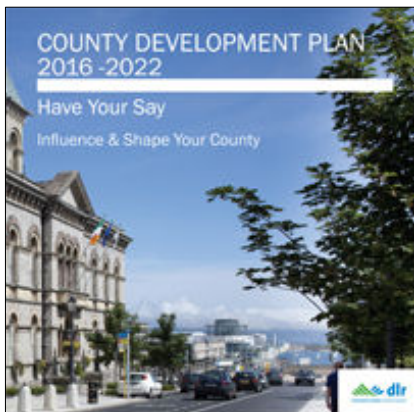
SOCIAL & COMMUNITY DEVELOPMENT

(Section 6.1 p.123-133)

Issues Raised

- Universal accessibility
- Improved accommodation/services for the elderly to reflect demographics
- Requests for further/improved community facilities at specific locations
- Dual use/public access to school sports/leisure facilities
- Childcare – quantum/distribution and new Guidelines

SOCIAL & COMMUNITY DEVELOPMENT



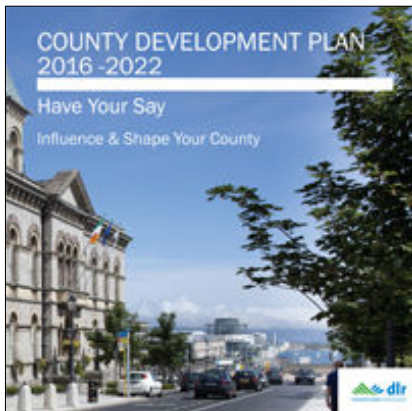
Recommendations

- Explore specific policies targeted at enhancing facilities/services for the elderly
- Further consideration to specific DM policies -housing for the elderly
- Audit of existing community facilities to inform future prioritisation
- Re-examine DM standards relating to Student Accommodation
- Update policy to incorporate new Childcare Guidelines/definitions

7. PRINCIPLES OF DEVELOPMENT

URBAN DESIGN, BUILDING HEIGHT & PLACE MAKING

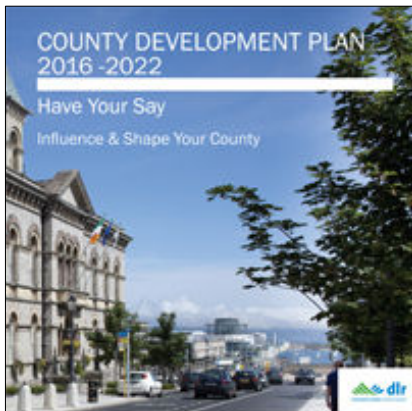
(Section 7.1 p.137-138)



Issues Raised

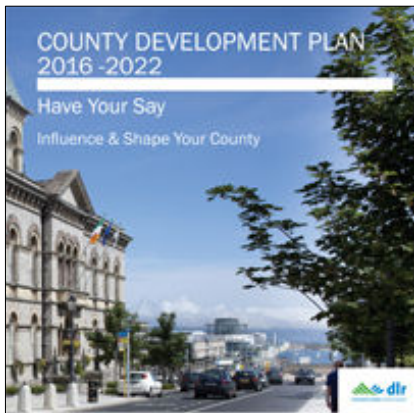
- Urban realm improvements – various locations
- Village Improvement Schemes/ Village Design Statements

URBAN DESIGN, BUILDING HEIGHT & PLACE MAKING



Recommendations

- County-wide policy in relation to public realm enhancement
- Incorporate generic policies in relation to Village Improvement Schemes/ Village Design Statements



NON-SPECIFIC/ GENERAL ZONING OBJECTIVES **(Sections 8.1, 8.2 & 8.3 p.141-145)**

Issues Raised

- Rathmichael/ Ferndale Road density provisions
- Requests zoning policy in relation to crematoria
- ‘W’ zoning at Dún Laoghaire Harbour – ‘Specialist Shop’
- SLO for Pembroke District, Dundrum
- DM recognition of ‘Drive Thru’ restaurants

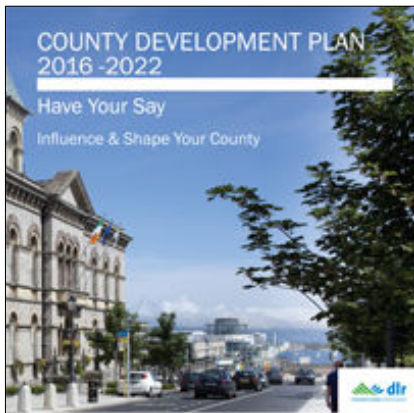
NON-SPECIFIC/ GENERAL ZONING OBJECTIVES



Recommendations

- Limit organic development at Rathmichael area in advance of delivery of infrastructure
- Reassessment of land-use zonings for cemeteries & crematoria
- Re-examine permissible uses in current 'W' zoning objective
- Examine more nuanced DM policies in relation to 'Drive Thrus'

11. MISCELLANEOUS



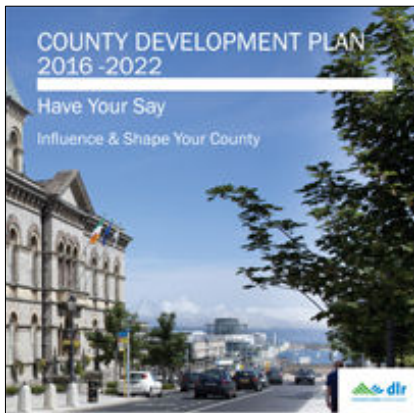
MISCELLANEOUS

(Sections 11.1-11.6 p.159-174)

Issues Raised

- Numerous submissions in relation to DL Harbour – for & against development
- Submissions seeking further ROW or upgrading of same
- S48/ S49 Levy/Contribution Schemes
- SUFP – Building Heights/Remove SLO 122
- Planning system should recognise the importance of aggregate/quarrying industries
- Concerns at inflexibility of submission process

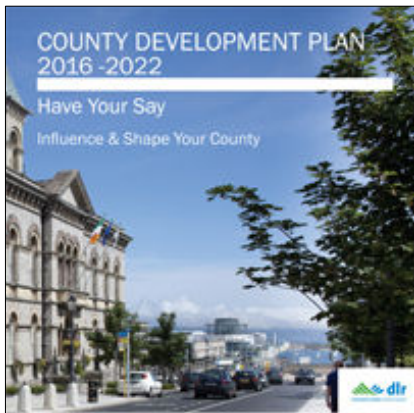
MISCELLANEOUS



Recommendations

- Harbour Masterplan separate non-statutory document
- Insufficient time in Draft Plan process to consider additional ROW requests
- Dev. Cont. Schemes subject to completely separate process.
- Further development of Sandyford will be guided by adopted SUFP
- Pre-Draft consultation process fully in accordance with legislation
– Plus!!

NEXT STEPS



- The current phase of the process is the consideration of Chief Executive's Report - 10 weeks - by the Council until 17th September 2014
- Following consideration of the Report. Members may issue directions regarding the preparation of the Chief Executive's Draft Plan (strategic in nature & consistent with overarching policy & statute)
- The next phase is the preparation of the Chief Executive's Draft Plan – 12 weeks until 10th December 2014
- Then you, the Councillors, consider the Chief Executive's Draft Plan – 8 weeks until 16th Feb 2015. Special Council Meetings will be arranged to facilitate this process
- Followed by the first public consultation of the Draft Plan 2nd March 2015 – 10 weeks.
- This brings us to 11th May 2015 and then there are additional phases of the process which are highlighted in Appendix E on page 211 of the CE's report

END OF PRESENTATION