

9th August 2022

Senior Planner,
Planning Department,
Dún Laoghaire-Rathdown County Council,
County Hall,
Marine Road,
Dún Laoghaire

Re: Adopted Dún Laoghaire-Rathdown County Development Plan 2022 - 2028

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 (the Plan) by the members of Dún Laoghaire-Rathdown County Council on 10th March 2022.

The Office also acknowledges receipt of your notice letter dated 21st March 2022, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act).

The Office has reviewed the adopted Plan, and notes the decision of the planning authority not to comply, in whole or in part, with a number of the recommendations included in its submission on the draft Plan and the majority of the recommendations made in its submission at material alterations stage.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons of elected members and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office.

However, in relation to recommendations of the Office concerning:

- Recommendation 4 concerning the 0/0 zone objective; and
- MA Recommendation 1 concerning material amendment MA 160 relating to build-to-rent development which result in the Plan being inconsistent with SPPR 8(i) of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (2020).

The Office made a recommendation to the Minister in respect of a proposed Draft Direction in accordance with the legislative requirements set out in sections 31AM of the Act.

The Office's recommendation to the Minister of a proposed direction and notice letter pursuant to section 31AM, were made available on the [Office's website](#), together with this letter.

As you will be aware, the matter is now under consideration by the Minister under section 31 of the Act.

With the exception of the specific matters raised in the 31AM(8) notice, the Office welcomes the making of a Plan which builds on the strengths and assets of the council's area, its communities and environment and will help further develop Dún Laoghaire - Rathdown as an attractive place to live, work and invest.

In particular, the Plan provides a strong focus on the development of infill / brownfield sites and lands within existing built up area. This facilitates a compact pattern of growth consistent with national policy and makes the best use of public investment in infrastructure, especially public transport.

The Office also commends your authority on the comprehensiveness and quality of the analysis and assessments undertaken by the planning authority to inform the objectives, policies and standards of the Plan which clearly demonstrates the commitment to an evidence-based approach to the planning for the county.

The Plan provides a positive framework for approach to accommodating buildings of height in the county under its Building Height Strategy (Appendix 5) and Development Management Thresholds, which will facilitate compact growth, sustainable transport and climate mitigation; and the guidelines on Sustainable Drainage System Measures (Appendix 7) and the Green Infrastructure Strategy (Appendix 16) which will safeguard and enhance the county's environment and provide infrastructure and services in a sustainable, planned manner which will improve the quality of life in the county's diverse communities.

Further, the Office commends the planning authority for the inclusion of the Interim Dún Laoghaire Urban Framework Plan (Appendix 8) and Draft Sandyford Urban Framework Plan 2022-2028 (Appendix 17) to facilitate the redevelopment of these urban areas,

again with potential for positive impacts on compact growth, sustainable transport and climate mitigation.

The Office also welcomes the inclusion of ambitious targets to encourage and facilitate more trips on foot and by bicycle, reducing the reliance on the private car and facilitating carbon neutral transport methods. The commitment to prepare Local Transport Plans (Area Based Transport Assessments) in tandem with the preparation of LAPs and for strategic land-banks is also welcomed.

The Plan also includes a strategy for the implementation, monitoring and evaluation in chapter 15 of the Plan, which the Office considers an example of best practice.

With the exception of the specific issues detailed in the section 31AM(8) notice, the Office is generally satisfied with the manner in which its recommendations and observations have been addressed during the Plan preparation process.

In conclusion, the Office generally welcomes the adoption of the Dún Laoghaire - Rathdown County Development Plan 2022-2028 and looks forward to continued positive engagement with the planning authority into the future.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations
