



Infrastructure Planning & Delivery



County Development Plan 2022-2028



Shanganagh C

A Local Authority Experience



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Overview



Context & Background



Value of ICAS



Plan Implementation



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

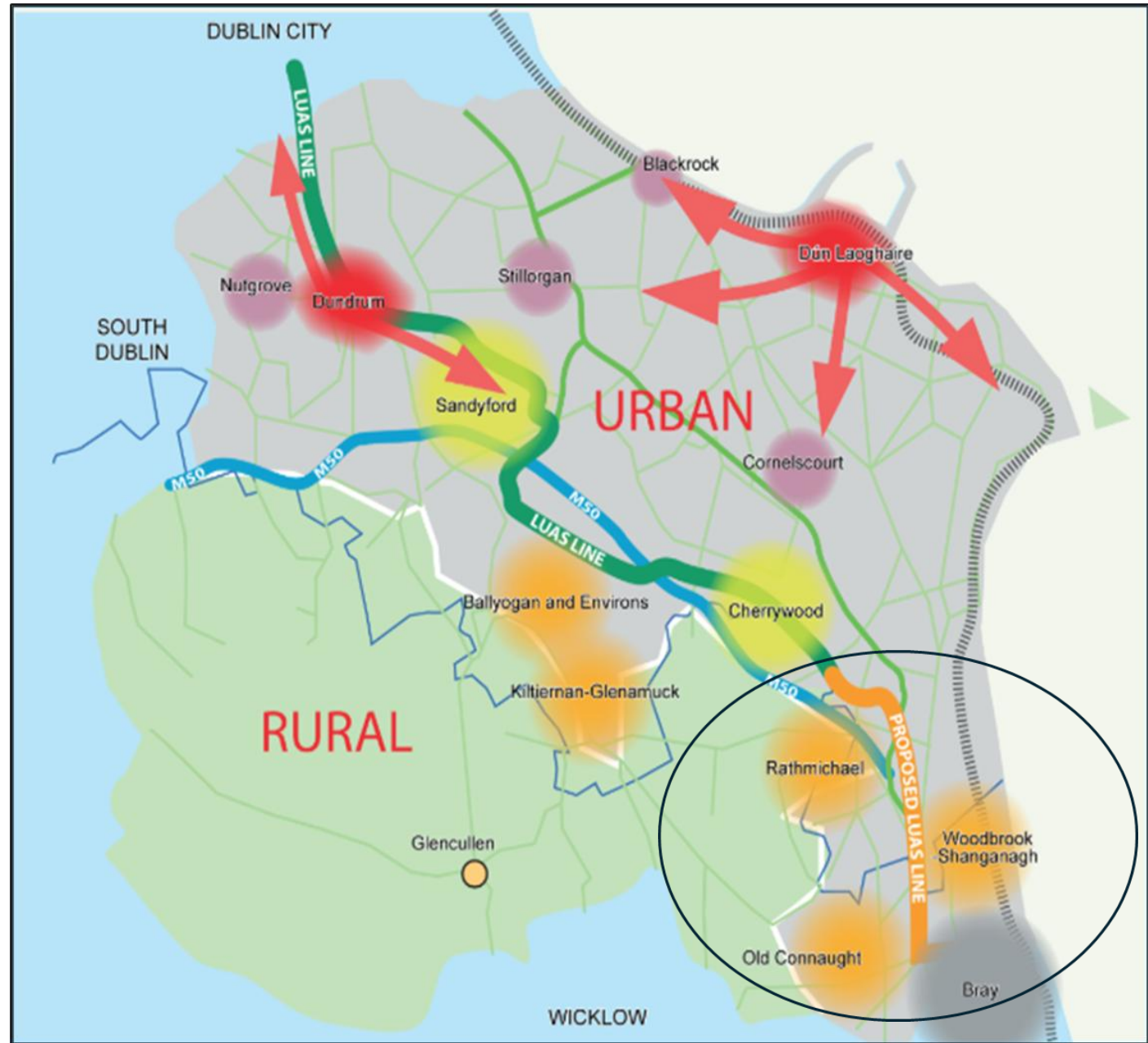


Rialtas na
hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

Context and Background

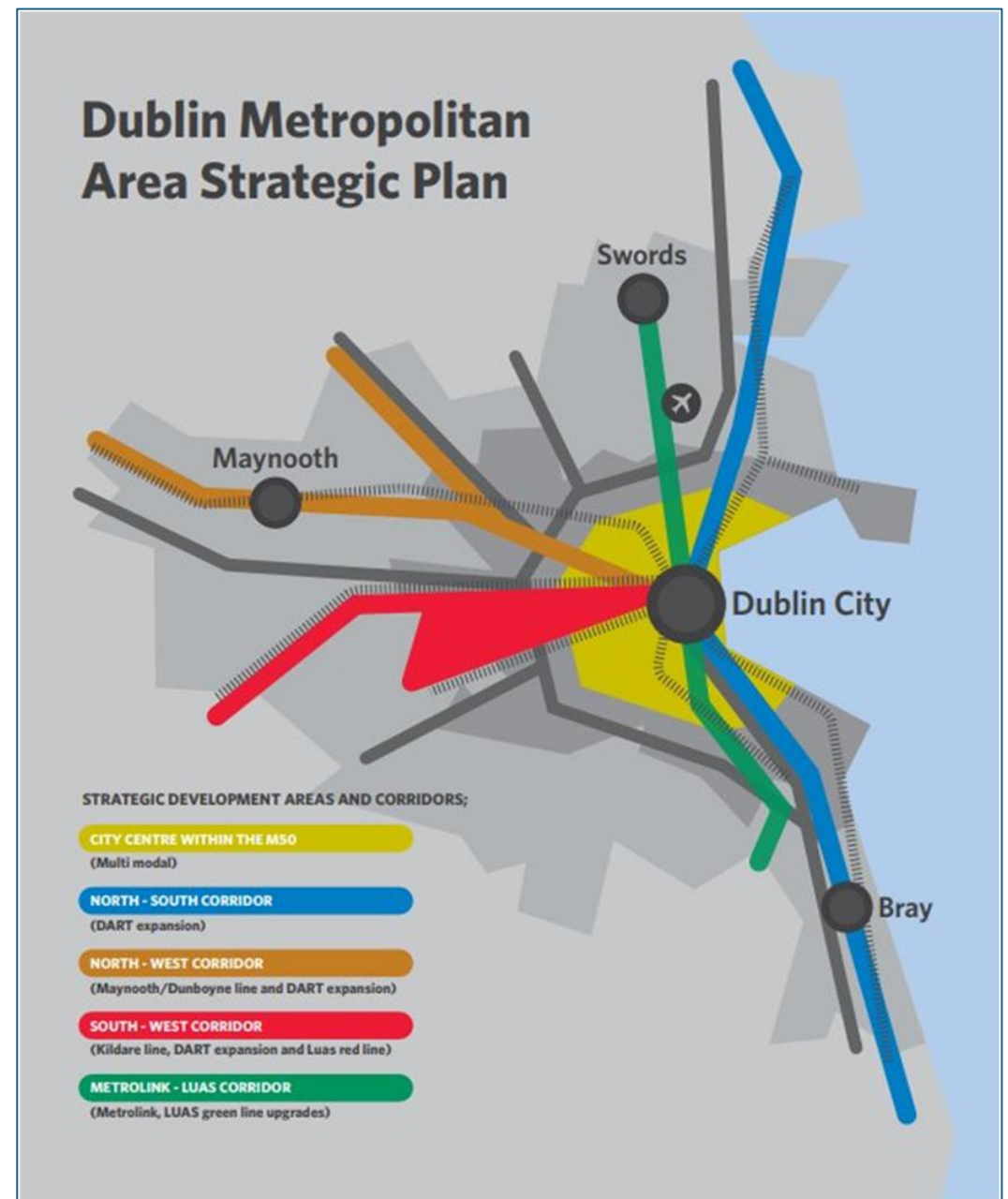
- Core Strategy of CDP
- Provide New Residential Communities for Old Connaught & Rathmichael
- Capacity for 7,000 new homes



- Area west of and severed by M11 & M50
- Peri-rural area with amenity assets
- Transport & Drainage issues



- Post downturn, acute pressure for Housing
- RSES MASP –
 - ❑ Extension of Bray – Key Metropolitan Town
- GDA Transport Strategy -
 - ❑ Extension of Luas – Cherrywood to Bray

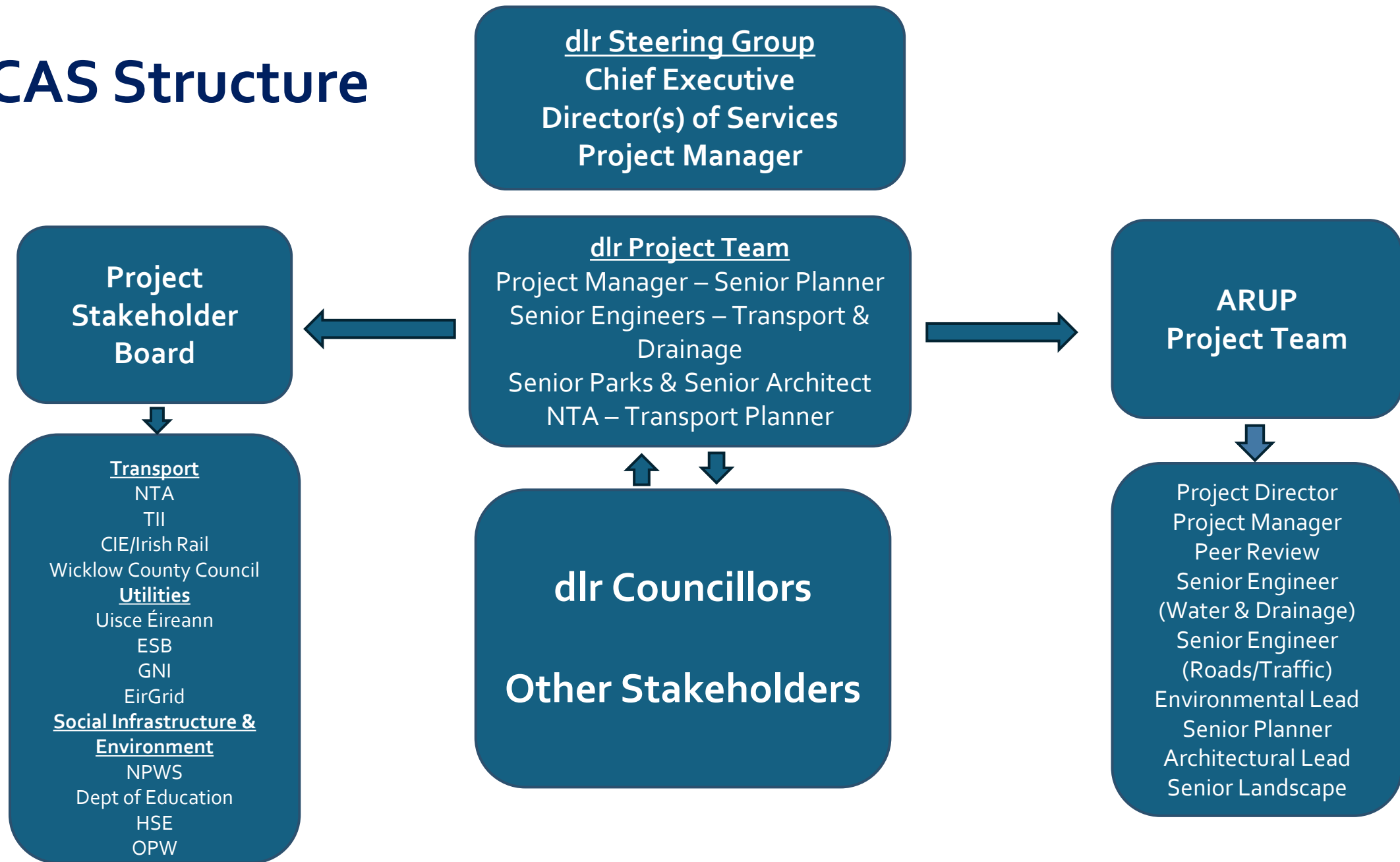


New Approach in dlr

- Step Change in Approach – Not business as usual
- Dlr Chief Executive establishes Steering Group & Project Team to examine Southeast area
- Planning Led – Project Manager
- Procure Infrastructure Capacity Assessment Study (ICAS) for the area



ICAS Structure



Role of Project Manager

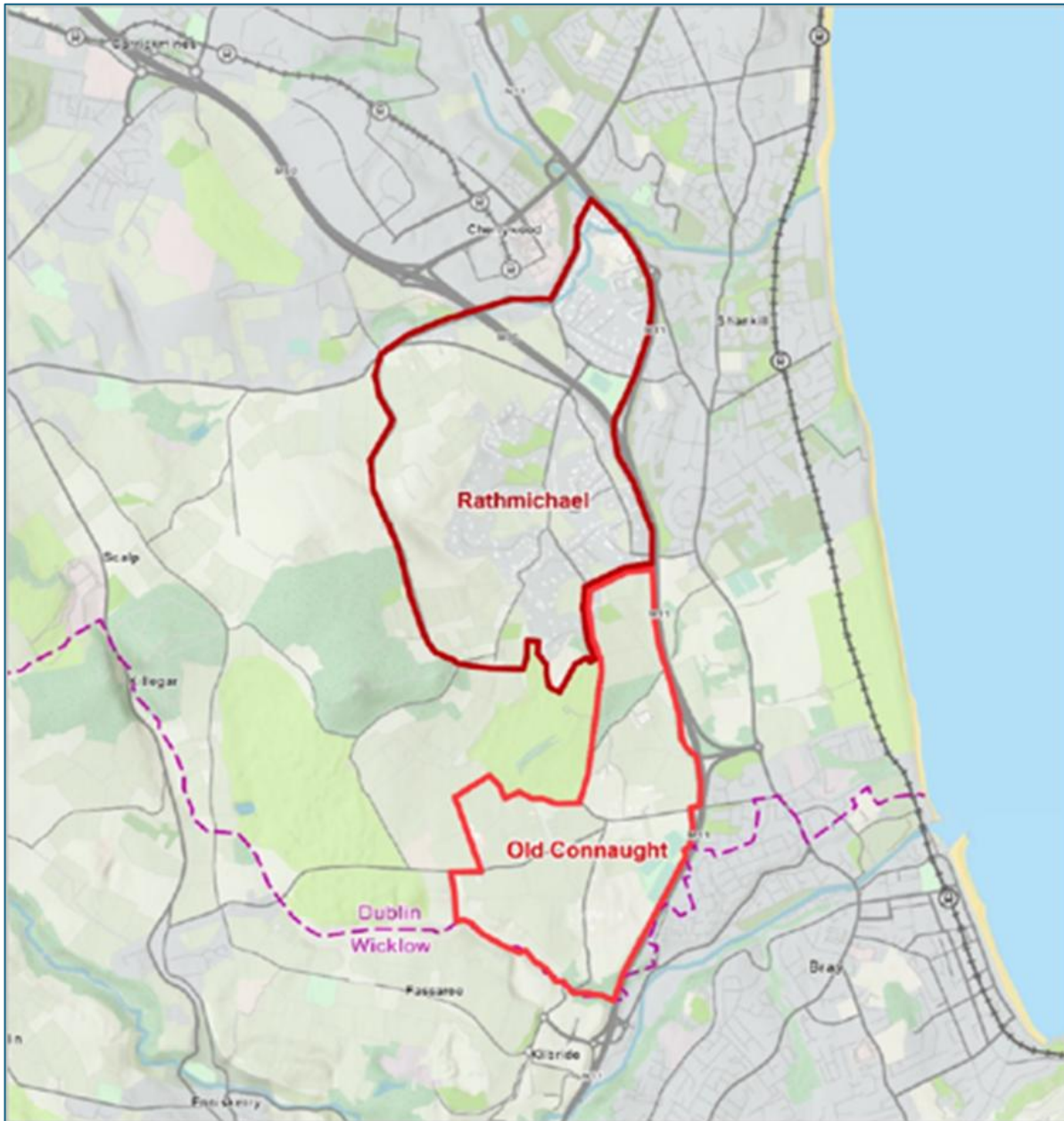
- Vital role in driving project forward
- Need to take a proactive approach
- Ability to compromise
- Enable Planners to develop skills as PM



ICAS Project Brief



- Project brief prepared in conjunction with NTA
- Multi-disciplinary study scope – not a one size fits all approach
- Consultants briefing prior to issuing request for tender
- Tender Assessment – Quality & Cost



Purpose of the ICAS

- Establish the existing context and capacities in the proposed LAP areas & identify their constraints, challenges and opportunities
- Indicate the proposed high-level strategic enabling infrastructure required to facilitate plan-led development of the proposed LAP areas
- Provide a high-level implementation plan to set out the strategic infrastructural requirements for phasing of development in the proposed LAP areas

ICAS Disciplines

Disciplines



Transport (ABTA)



Water, Drainage, Flood Risk and Utilities



Parks and Open Spaces, Green Infrastructure, Biodiversity, Heritage and Conservation



Housing and dlr housing sites

Value of ICAS

- ICAS was multi-disciplinary study to identify infrastructure for new & existing community
- Central discipline was transport, preparation of an Area Based Transport Assessment (ABTA)
- Transport Constraints
 - Rural roads
 - M11 & M50 - strategic functions to be safeguarded
 - Limited or no active travel facilities
 - M11 & M50 severance
 - Existing congestion on local road network
 - Rapidly developing adjoining areas
 - Bray, Fassaroe
 - Woodbrook Shanganagh
 - Cherrywood
 - Kiltiernan & Ballyogan
- Transport Projects
 - BusConnects
 - Dart upgrade
 - M11/ N11 Bus Priority Scheme
 - Luas extension to Bray



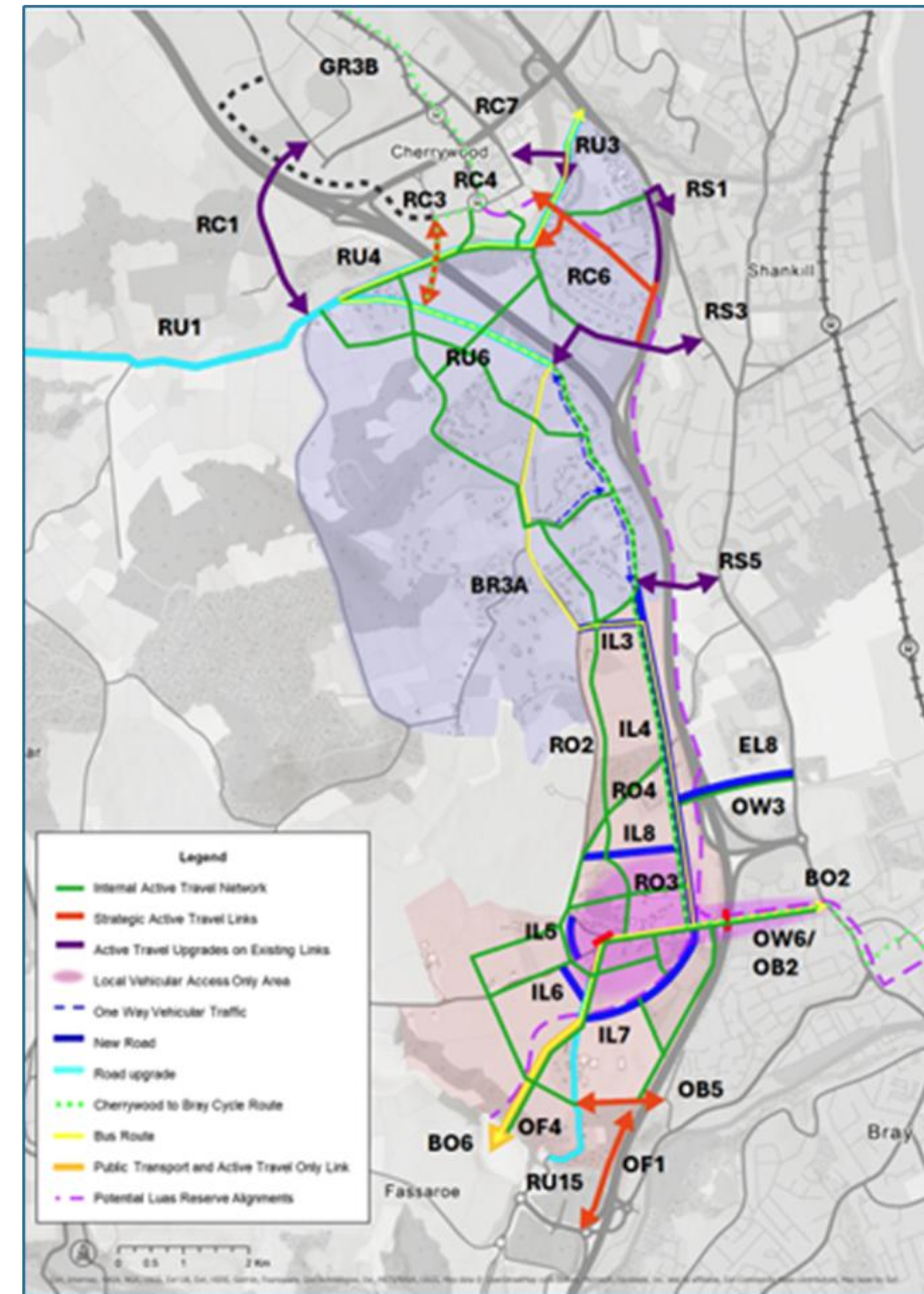
ICAS value was in unlocking transport issues

- ABTA methodology embedded in the study
- Coordination across agencies – TII, NTA, dlr, Wicklow County Council
- Options Development Process
- Emerging Transport Strategy
- Note: M11 bridge – GATEWAY item – key learning to focus energy on gateway infrastructure which will unlock the settlement strategy
- ICAS established a high-level strategy which the LAP & settlement strategy refined



ABTA Emerging Preferred Scenario

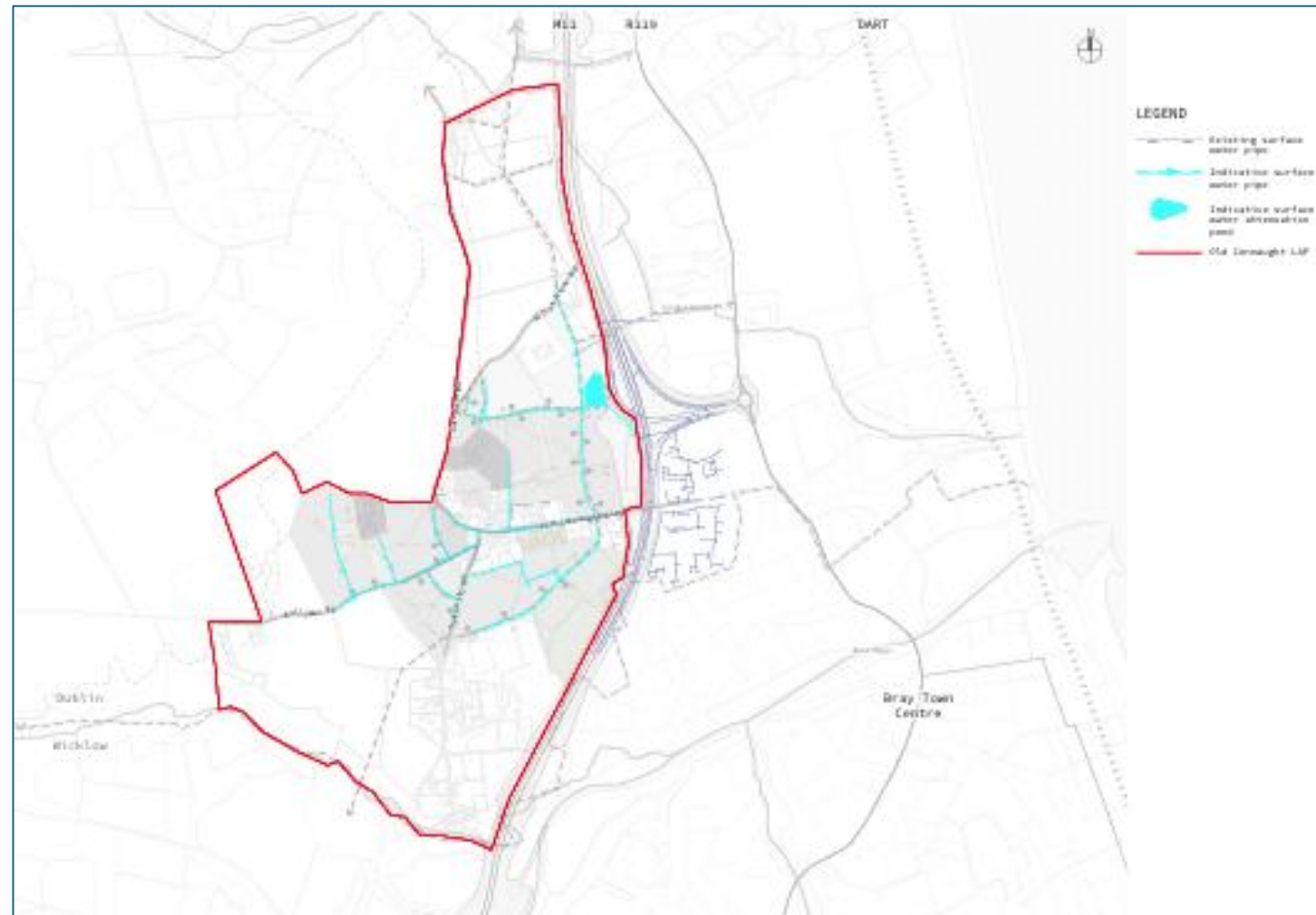
- Proposed Active Travel Network
- Proposed Public Transport Measures
- Proposed Road and Vehicular Circulation Measures



ICAS Multi-Disciplinary Framework

Open Space Strategy

Drainage Strategy



ICAS Multi-Disciplinary Framework

- ICAS also addressed other infrastructural elements including green infrastructure, biodiversity, open space, water, wastewater, drainage, community facilities and utilities
- Integration of these infrastructural elements was progressed in parallel with the ABTA process, resulting in the development of a preliminary settlement strategy for the area
- ICAS was ultimately a Settlement Capacity Audit



Old Connaught LAP Preparation

- Preparation of draft LAP was a parallel process with development of ICAS
- Workshops & briefings with the Elected Members, which ensured the EM's were an integral part of the process
- Continued stakeholder engagement with prescribed bodies including TII, NTA, UÉ, OPW, DoE & OPR
- Coordination with utilities, in particular UÉ and ESB Networks
- Integration of the emerging outcomes of the ICAS / SCA into the draft LAP





Old Connaught
Local Area Plan
2025

- ICAS delivered with ARUP
- Draft LAP published
- Public Consultation
- LAP adopted by Elected Members

LAP Masterplan

Old Connaught LAP Masterplan Overall Layout

Land Uses

-  Residential Lands
-  Potential Future Residential Lands
-  Existing Built Fabric
-  Neighbourhood Centre
-  Strategic Parks & Open Spaces
-  Local Regeneration Site
-  Active Park & School
-  Strategic Infrastructure
-  N11/M11, including preferred route corridor
-  Proposed Education Site

Movement

-  Existing Road
-  New Road
-  Indicative LUAS Corridor

-  LAP Boundary
-  County Boundary



Mix of residential densities and typologies



Neighbourhood Centre



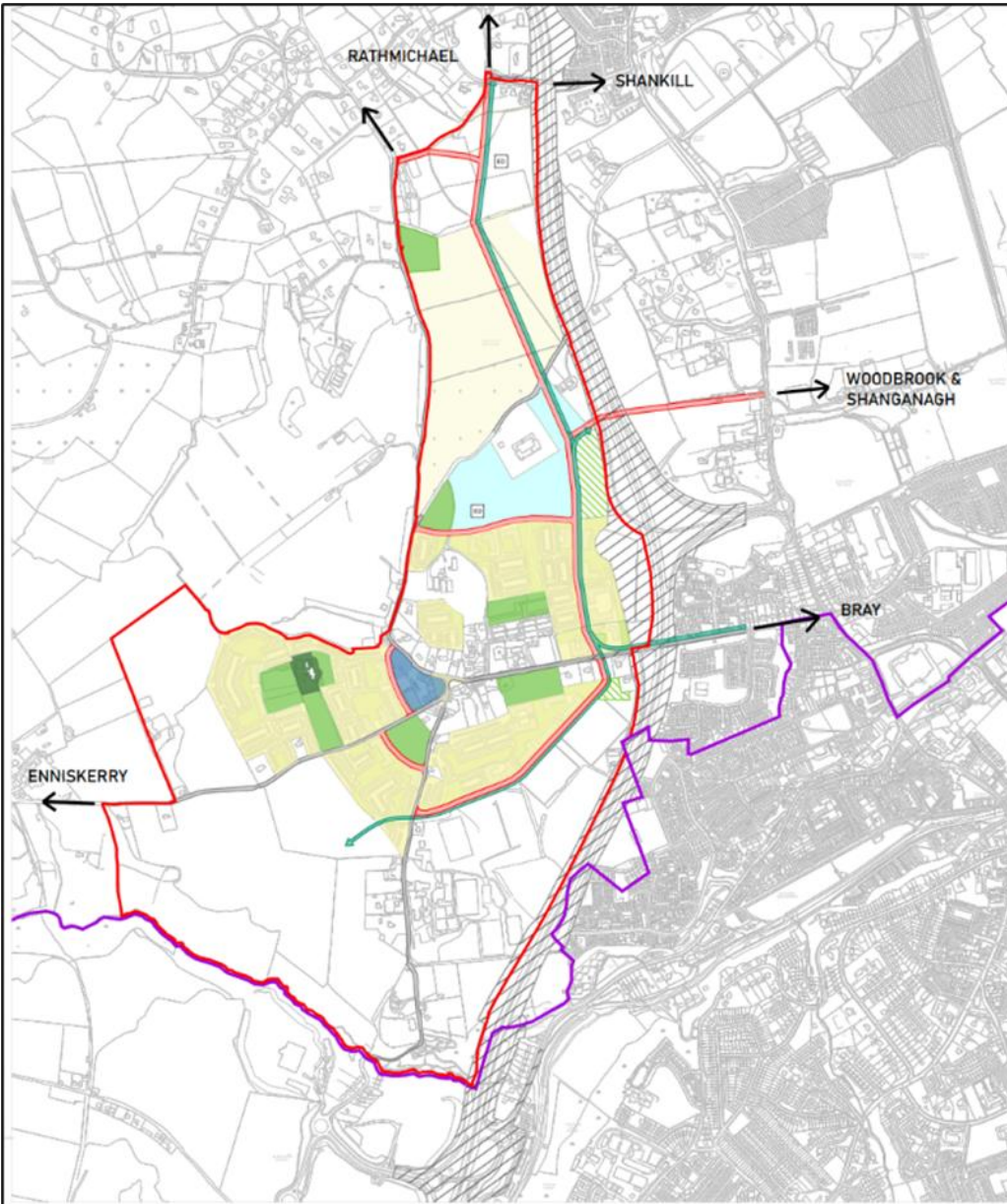
Parks and Active Parks



School Sites

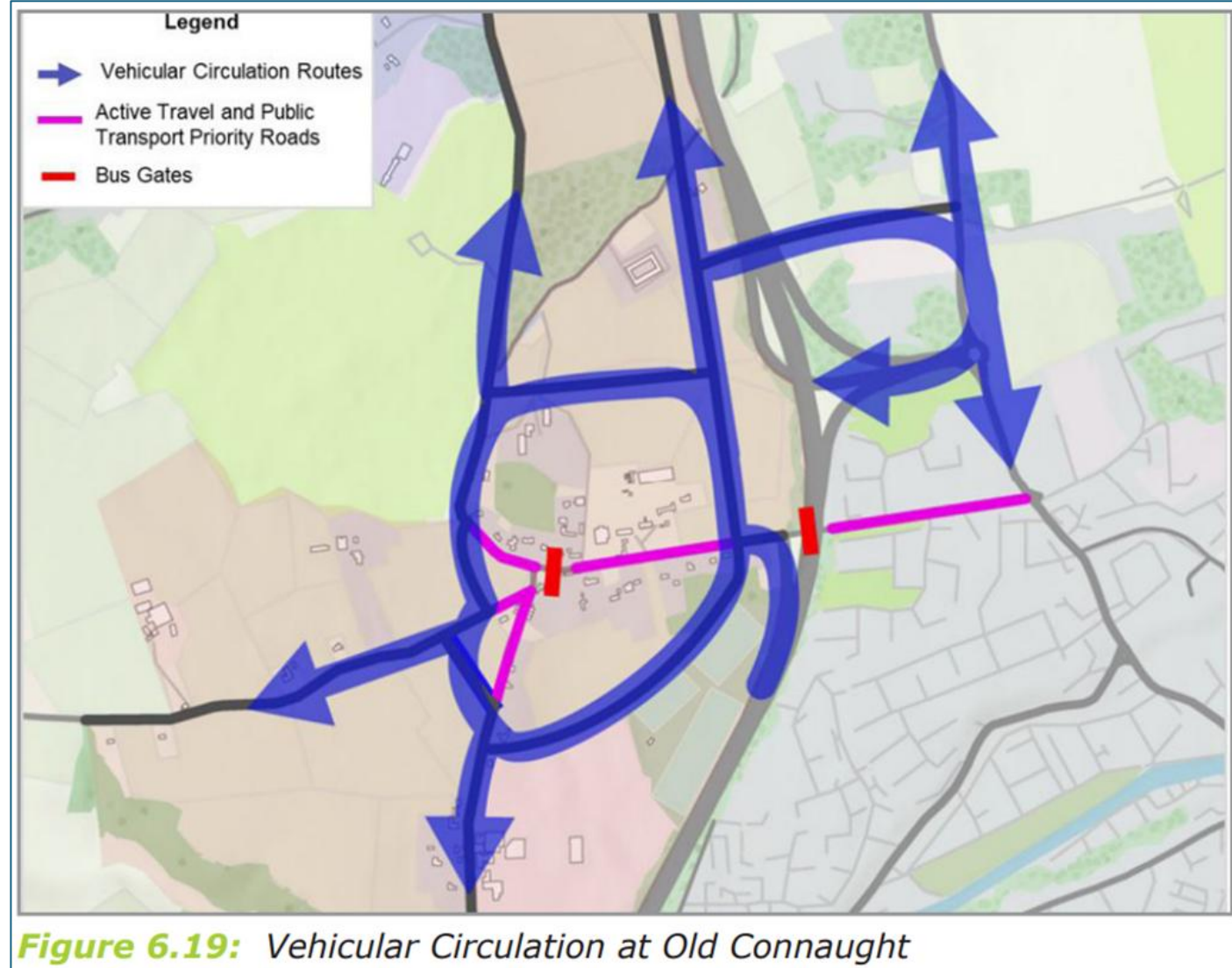


Waster and Wastewater Services



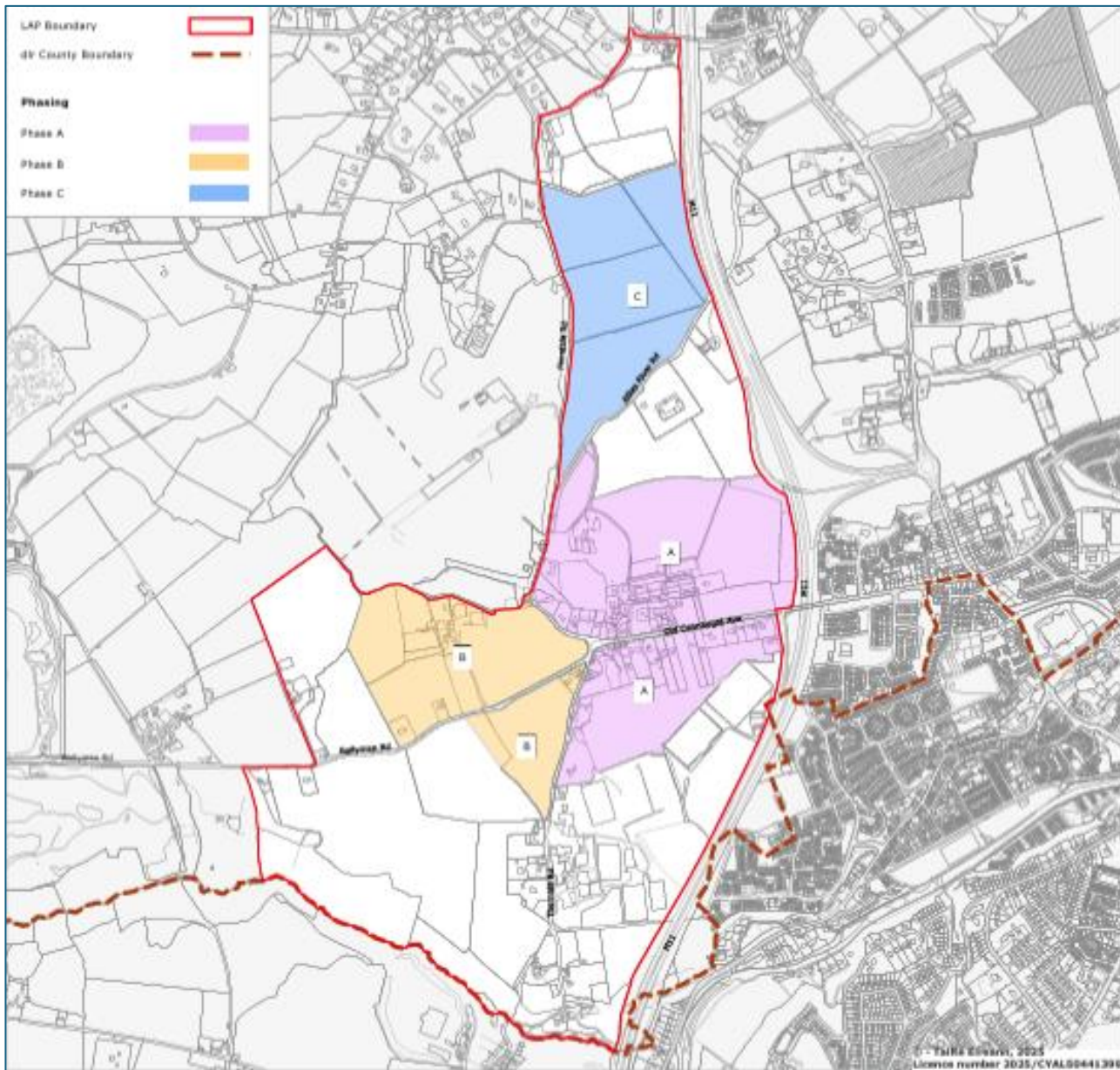
LAP Transport Strategy

- Transport strategy consisted of;
 - Active Travel Network
 - Public Transport Network
 - Vehicle Circulation Network
- Vehicle Circulation
 - New peripheral roads allow for a traffic calmed village centre
 - New north south link road connecting Old Connaught and Rathmichael, including indicative LUAS corridor
 - East-west vehicular movement across the M11 via a new overbridge. This allows for public transport and active travel in the village centre



LAP Phasing Strategy

- Phase A - First phase of development, with potential to deliver up to 1,610 new homes
- Phase B - Sequentially preferable for the second phase with potential to deliver up to 1,030 new homes
- Phase C - Third phase with potential to deliver up to 1,050 new homes
- LAP provides for infrastructure to be progressed in tandem with phasing of development. The **M11 bridge** is a gateway item to move through the LAP phases



LAP Outcomes & Value of ICAS

- Unlock development of **c.7k new homes** in Old Connaught and Rathmichael
- Integration & coordination of infrastructure provision with adjoining areas
- Identifies critical infrastructure - process driven, evidence based planning and options assessment - provides initial screening for projects and expedites timelines to planning & implementation
- Gives confidence to the LA, funding agencies, landowners, and ultimately communities
- Applications will stand up better to legal scrutiny – documented and transparent process
- Building capacity in the southeast for future delivery of public transport, LUAS extension to Bray, BusConnects Bray - City Centre
- Positive stakeholder engagement with, local community, landowners, prescribed bodies including OPR and the utility providers
- Dlr Elected Members central to the LAP and ICAS

Plan Implementation

Implementation & Progress

- Implementation of the LAP underway with activity on numerous fronts
- Note: Funding sources for provision of infrastructure are finite
- All founding options for enabling infrastructure to support new housing examined by dlr
- Infrastructure costings undertaken by dlr and peer reviewed
- Draft Section 48 Development Contribution Scheme published by dlr
- Housing Activation Office (HAO) initiated the Housing Infrastructure Investment Fund (HIIF) Call 1



Implementation & Progress

- dlr submitted HIF applications, included an application for infrastructure in Old Connaught
- The Old Connaught application included critical enabling infrastructure such as the M11 bridge and link roads
- Section 48 Development Contribution Scheme approved by dlr Elected members in May
- The early delivery of infrastructure will accelerate the delivery of housing in the area









Implementation & Progress

- LAP Phasing - Collaboration with infrastructure agencies and landowners
- Initial progression of Phase A - Foul pump station
- Drivers of pump station are Uisce Éireann, dlr & landowners
- Releasing Phase A will facilitate a pipeline of significant housing delivery in the medium term



Key Learnings

-  A step change in approach was needed
-  Essential to have Planning with central involvement
-  Importance of LAP & ICAS / SCA to unpin plan-led development of the Southeast
-  Elected Members central to the LAP and ICAS
-  Wider stakeholder engagement was vital
-  Delivery of ICAS & LAP required compromise - wasn't all smooth sailing & involved many stakeholders