



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

Infrastructure Planning & Delivery to Support New Development Areas

Training Webinar – 22 March 2026

Q&A Sheet

Dún Laoghaire-Rathdown County Council

Liam Walsh, Senior Planner

Question	Response
Would a 3D plan have improved the urban legibility of these new areas, so close to the great historical town of Bray and its undulating hinterland?	<p>I believe it may add value to the legibility of the area, unfortunately I don't believe a 3D plan is supported by legislation at this time. It is something to be considered in the future if legislation supports it.</p> <p>At the same time the visual quality of the mapping, graphics and imagery of the Old Connaught LAP was to a very high standard.</p>
After the ICAS and consultation with the public/statutory bodies, elected members, etc., what was public sentiment towards the plan?	<p>I believe that the public sentiment towards the plan was positive. A plan had been mooted for the area for a number of years and I feel that the community in Old Connaught were happy to see progress made and an LAP adopted in 2025.</p>



<p>What were the biggest/most common issues raised by residents in submissions?</p>	<p>There were concerns in relation to transport issues, community facilities, wastewater facilities/septic tanks, open space and recreation, school provision and protecting the existing amenities of the area.</p> <p>We would consider that the LAP provided a framework for the development of the area that took into consideration the concerns of the existing residents and also planned for the new residential community coming to the area.</p>
<p>Currently inflation spikes due to geopolitical events, as a Project Manager, how can you manage the cost control during this challenging climate?</p>	<p>We developed and provided for contingencies and cost price inflation in the work we are undertaking in this area.</p>
<p>Are in combination effects from other permitted developments considered?</p>	<p>Yes they were considered. We undertook lengthy SEA and AA processes which culminated with a final SEA Environmental Report, an SEA Statement, a final NIR and an AA conclusion statement. These are all available on the Old Connaught LAP website.</p>



Housing Activation Office

Karen Kelly, Senior Planning Advisor & Padraig Maguire, Senior Planner

Question	Response
<p>How does the HAO interact with the LDA?</p> <p>Is there an overlap of functions re the delivery of strategic housing sites?</p>	<p>At present, there are two formal ways in which the HAO interacts with LDA. Firstly, there is a nominated point of contact within the HAO team that meets regularly with relevant LDA staff on common interests and projects. Secondly, the HAO team have 2 staff that sit on a committee that meet monthly in bilateral discussions between various sections of the Department and the LDA.</p> <p>In addition, LDA were also considered an eligible applicant under first call for funding under the Housing Infrastructure Investment Fund (HIIF). The HAO communicated and met with LDA staff in the same way that it did with all Local Authorities throughout the country as part of establishing and preparing the HIIF fund itself.</p>



Uisce Éireann

*Catherine Kelly, Forward Planning Manager &
Sam Wallace, Planning Delivery Manager*

Question	Response
<p>In terms of assessing capacity in terms of water supply, how do you make an assessment when the water supply is from a regional supply serving a number of settlements in the region and not just from Key Towns identified in the RSES?</p>	<p>We produce capacity registers annually for all water supplies and all settlements. The capacity of the water supply changes based upon availability and demand of our existing customers. The purpose of the water capacity register is to provide an indication of the available capacity to support 2033 population targets in a Water Resource Zone (WRZ), to assist planning authorities in their forward planning activities.</p>
<p>In terms of "developer-led" infrastructure, do you foresee problems in terms of compliance?</p> <p>What enforcement/inspection measures do you intend to take to ensure standards are adhered to, particularly in terms of taking these assets in charge?</p>	<p>The EPA are the regulatory body that will monitor compliance with the new legislation and enforce accordingly.</p> <p>The Developer will enter into with a legal agreement with UE (Connection Agreement) that defines the relevant technical standards and associated quality assurance process for the proposed wastewater treatment infrastructure. Compliance with the relevant technical standards will be monitored by UE Field Engineers during regular site visits. Satisfactory compliance with the legal agreement will facilitate the vesting of the infrastructure to UE and follow on Operation and Maintenance by UE. UE currently administers a defined quality assurance process for self-lay developments and will be expanding this QA process to DLI sites.</p>



<p>How is amber zone treated in the preplanning process by Uisce Éireann?</p> <p>Is a confirmation of feasibility only declined for applications in red zones?</p>	<p>The primary purpose of the capacity registers is to assist planning authorities in their forward planning activities. It should be noted that the registers are indicative only and non-binding and all proposed connections will be assessed individually on a case by case basis through Uisce Éireann’s Pre-connection Enquiry and Connection Application processes. Our connections team will carry out a full assessment for each application. The registers are not intended to replace those processes, and should not be relied upon to determine available capacity for a particular proposed development.</p>
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Note: This document will be updated shortly with further responses to questions asked during the event.