



LRD STAGE 3 PLANNING APPLICATION DESIGN STATEMENT

PLANNING APPLICATION AT OLD CONNAUGHT AVENUE, BRAY, CO.DUBLIN
FOR CASTLETHORN OLD CONNA ULC

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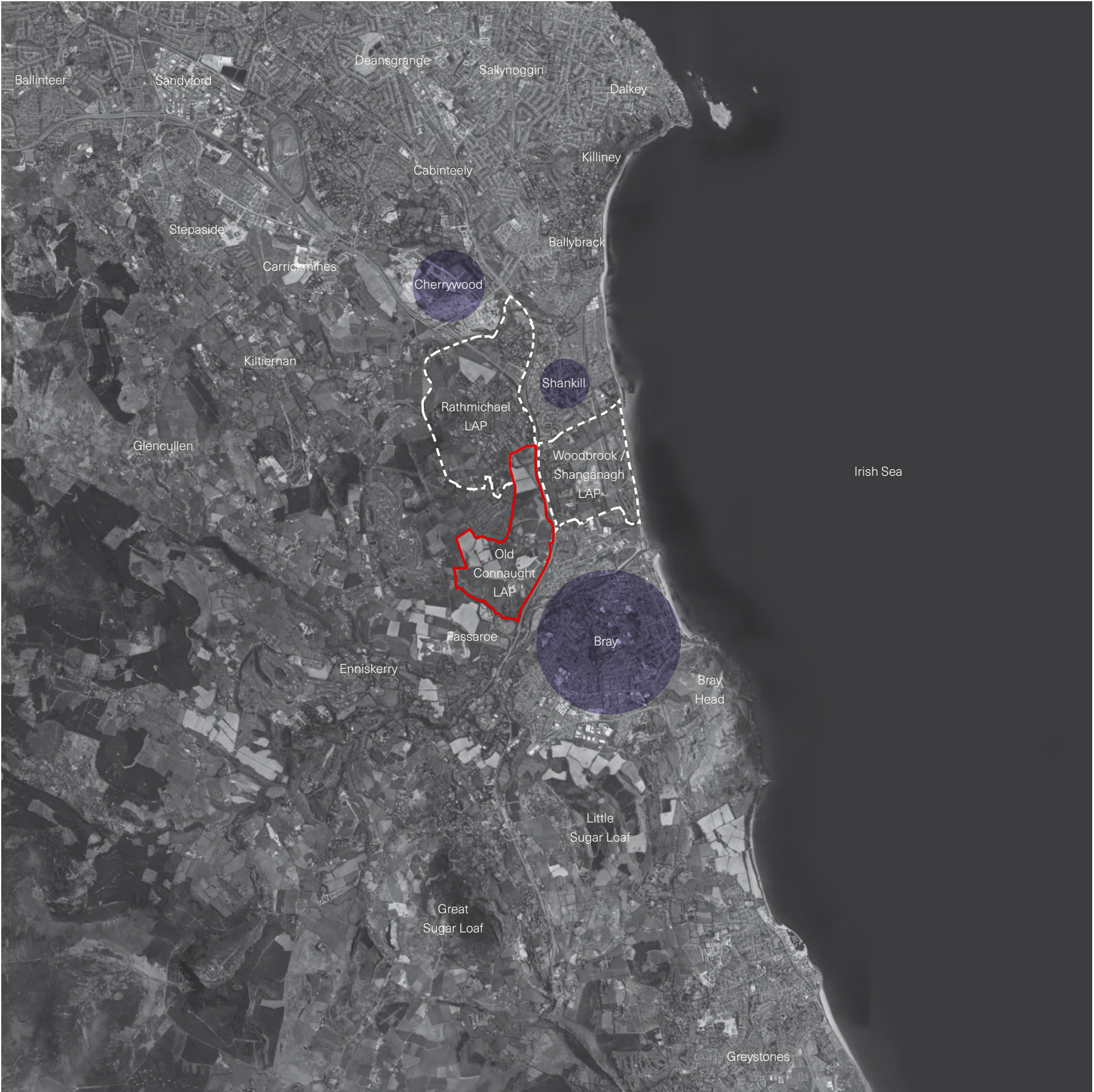
01 | INTRODUCTION

LOCATION

Located approximately 20km south of Dublin City Centre, 2.5km southwest of Shankill Village and 2km from Bray, the Old Connaught lands offer an opportunity to transform a rural village into a sustainable urban settlement which respects, enhances and promotes the fabric, heritage and ecology of the existing settlement.

The Old Connaught LAP shares a boundary with the Rathmichael LAP to the north and is close to the Wicklow Administrative Boundary to the east and south.

 LAP Boundary



Extract from Google Maps

CONTEXT

The subject site is located within the Residential zoned lands of the Old Connaught LAP. The proposed planning application is on the lands outlined as Phase A, Sub-phase 1 by the LAP.

The Old Connaught LAP provides for a bridge crossing of the adjacent M11, road and active travel facilities, and also seeks to accomodate a potential Luas line.

The subject application will provide a significant amount of the road network which will serve the wider LAP area.

-  LAP Boundary
-  Residential Zoning
-  Primary Route - M11/N11
-  Secondary Route - R767, R761 & R119
-  Train Line
-  Train Station

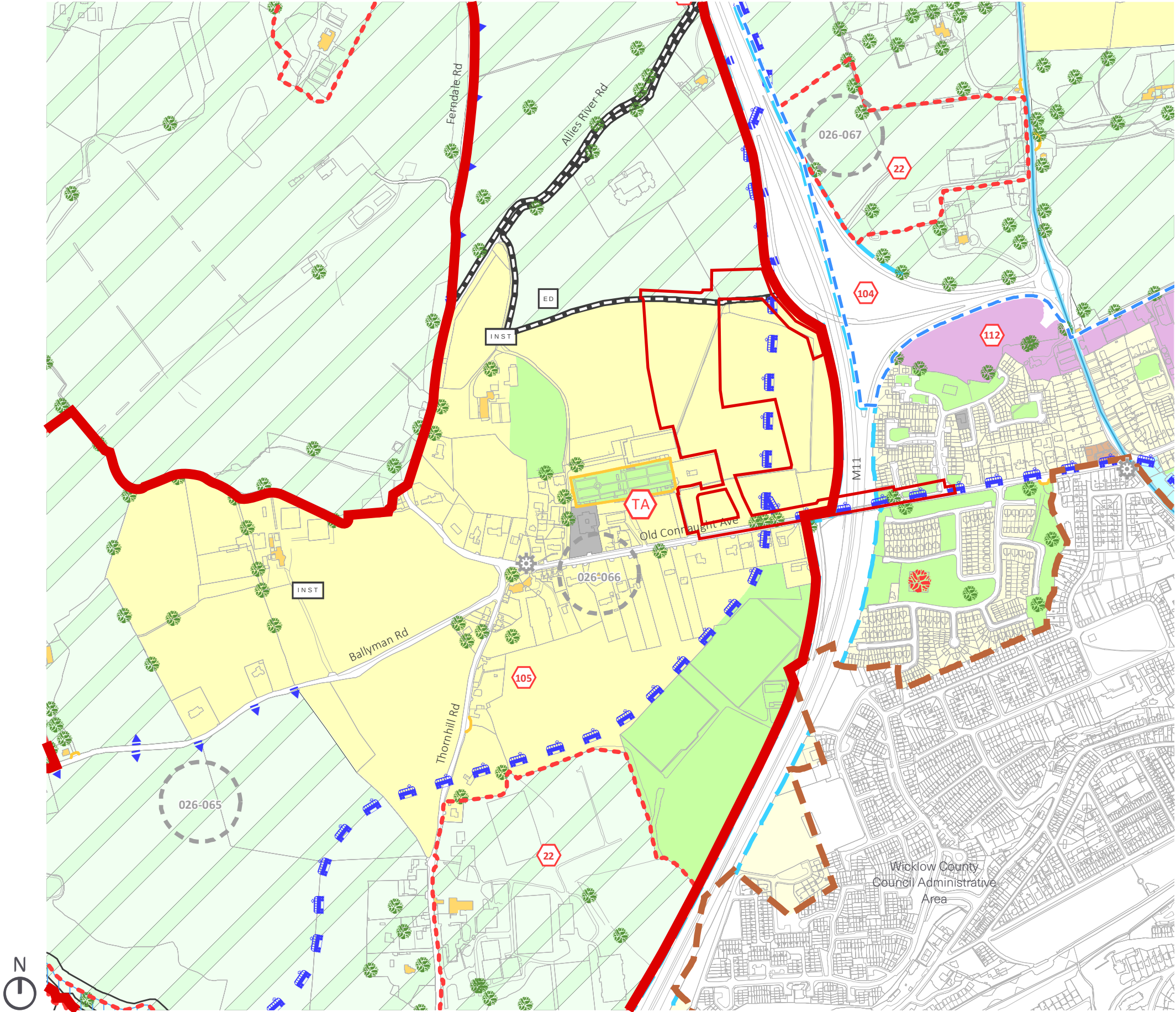


LAP

The majority of the subject site is zoned A1 Residential in the DLRCC Development Plan 2022-2028. A small portion of the site is zoned Strategic Land Reserve, where Strategic Infrastructure is indicated in the LAP. An indicative LUAS route is shown, travelling north to south near the subject site.

There are some zoned Public Open Spaces in the vicinity of the site, including the Walled Garden, and the area to the east of Old Connaught House. Both the Walled Garden and Old Connaught House are Protected Structures, although it should be noted that neither of them directly adjoin the subject application site.

- A1 - Residential
- F - Public Open Space
- SNI - Neighbourhood Infrastructure
- GB - Protection of Open Space
- Strategic Land Reserve
- Protected Structures
- Protect & Preserve Trees
- Potential LUAS Extensions



Extract from DLR CoCo Development Plan 2022-2028, with subject site outlined in red

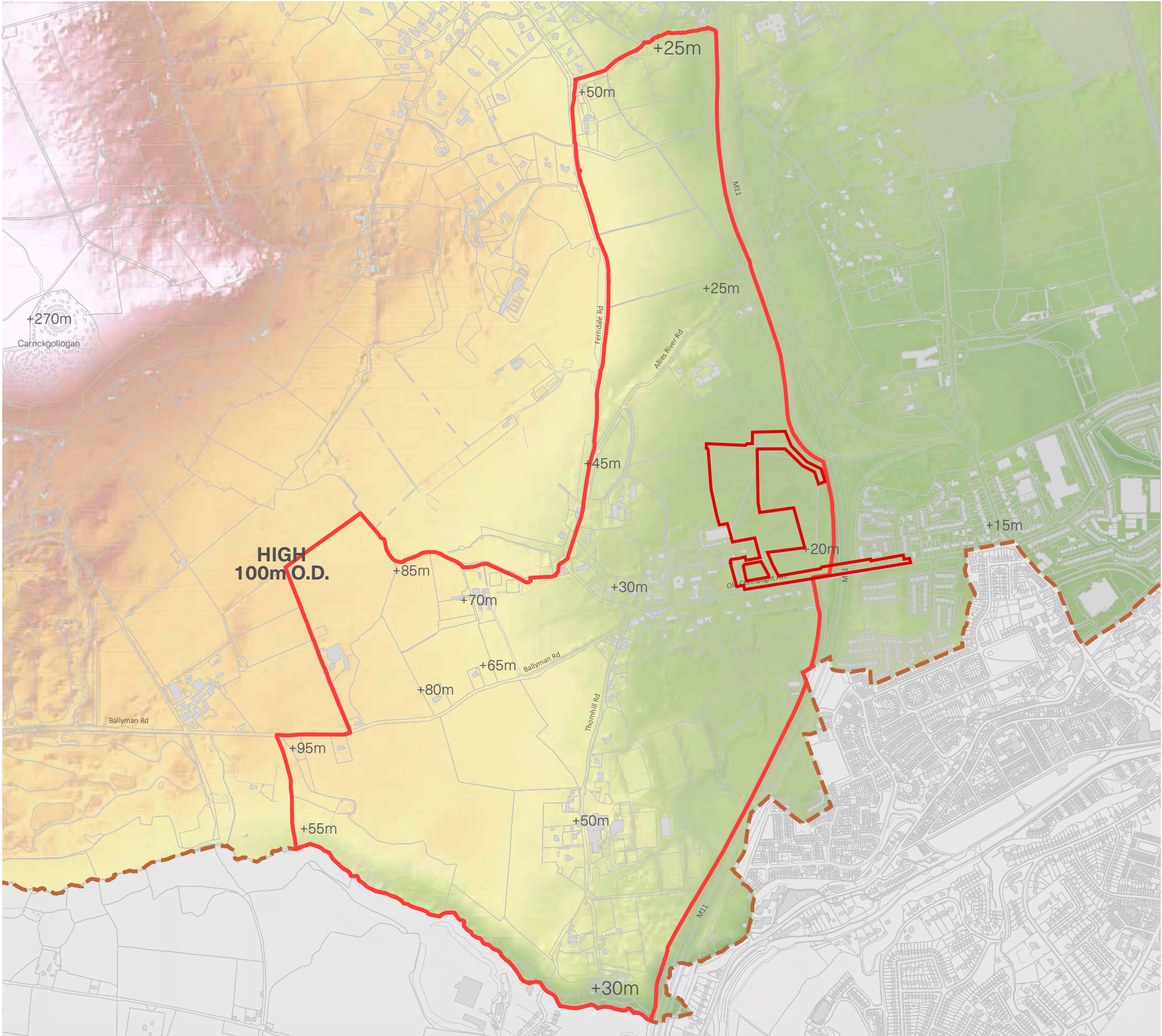
TOPOGRAPHY

The LAP area slopes upwards from east to west, with the slopes becoming more pronounced towards the western extent of the LAP lands.

The lands have a predominantly easterly and south-easterly aspect, with an approximate 80m change in level from the lowest and highest points.



Extract from Open Street Map



Extract from Old Connaught Draft Local Area Plan - Issues Paper, with subject site outlined in red

LANDSCAPE CHARACTER



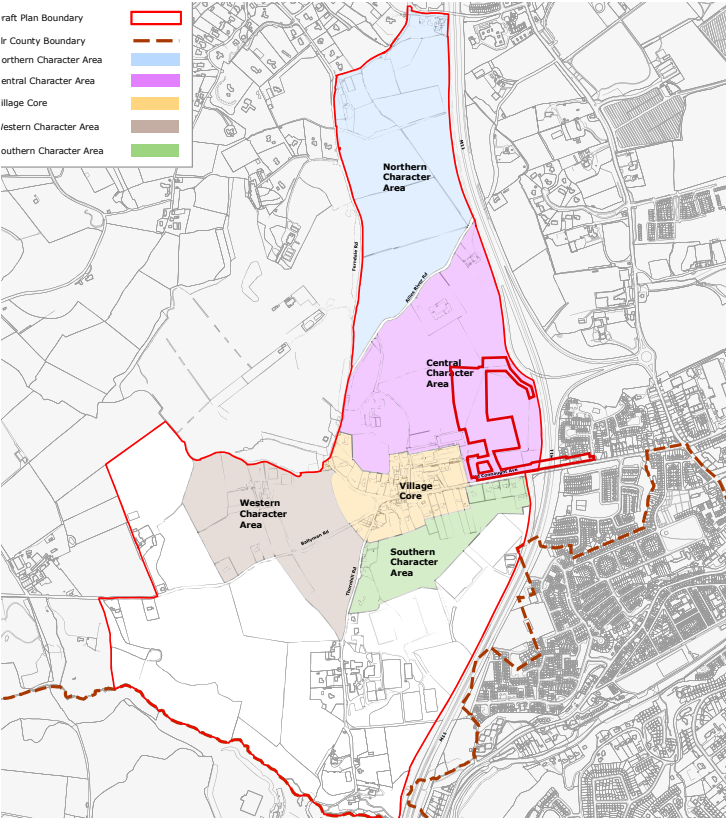
Image from Google Street View: Looking south across existing agricultural lands

OLD CONNAUGHT LAP

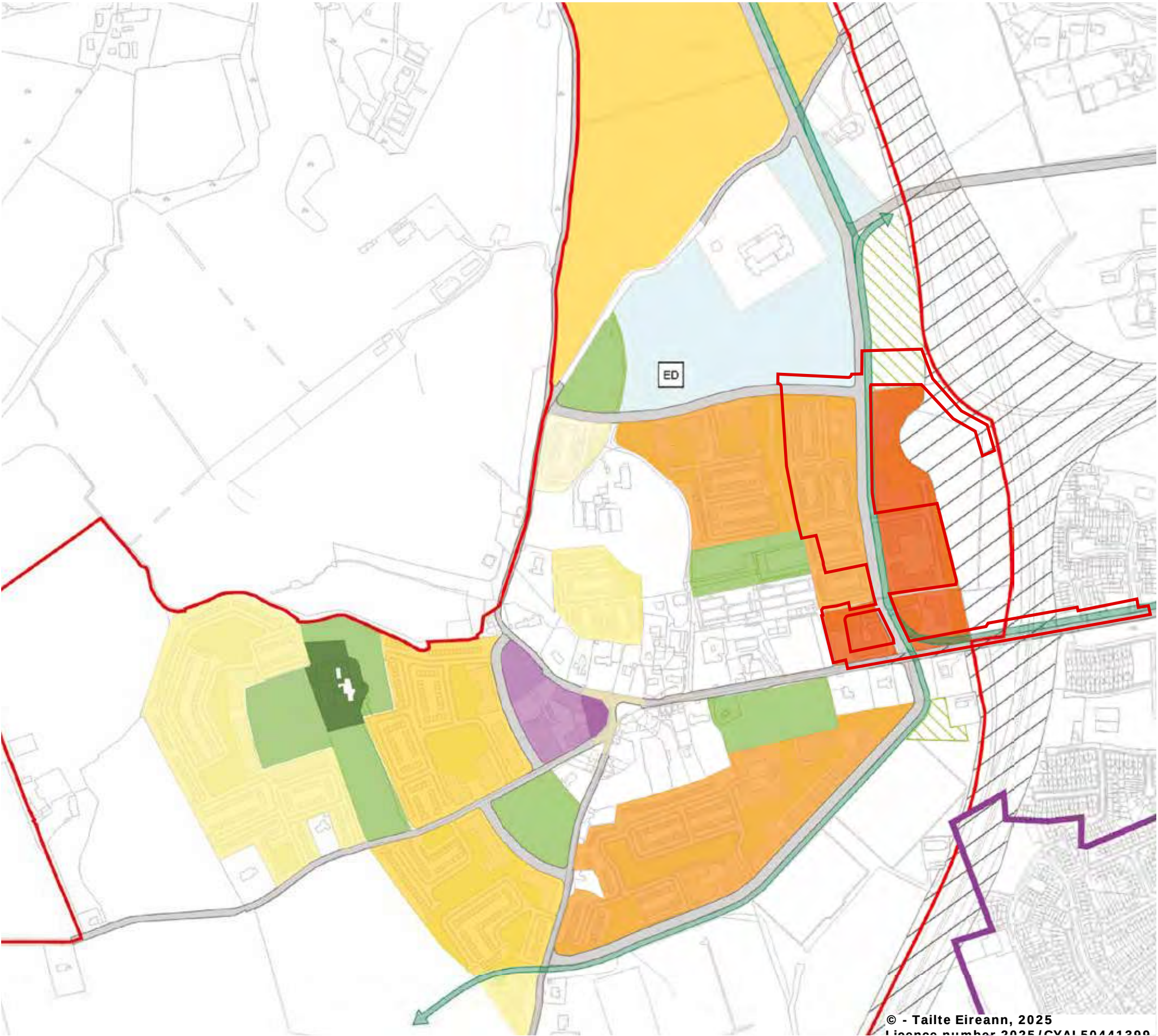
The Old Connaught LAP 2025 divides the LAP area into different Character Areas, and the subject site is located within the Central Character Area.

The Old Connaught LAP 2025 sets out Land Uses, Residential Densities and a diagrammatic Site Development Framework for each Character Area.

The subject site contains a significant section of the road & Luas corridor, with development areas located to the east and west of that corridor.



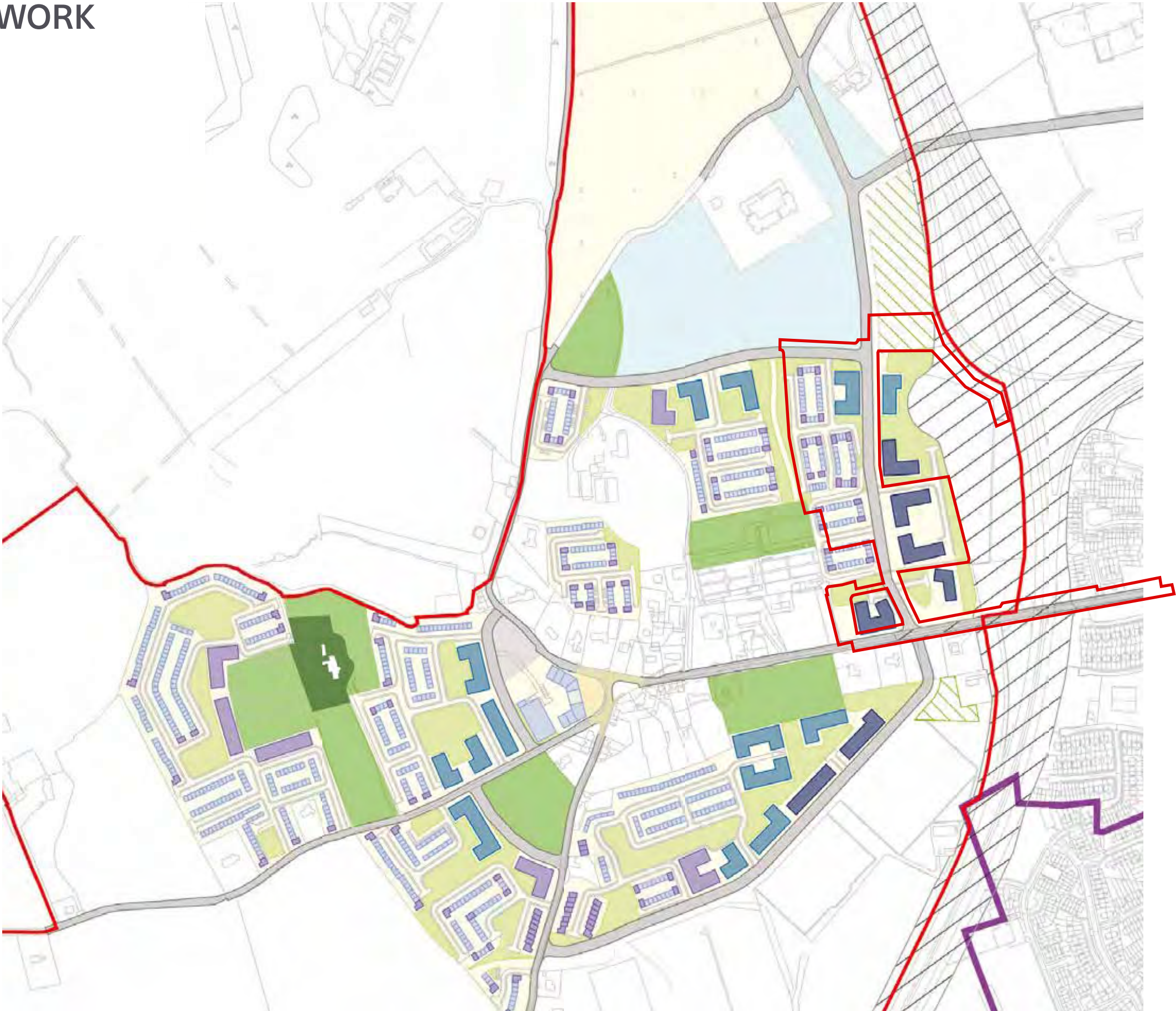
Character Areas, Old Connaught Local Area Plan, with subject site outlined in red



Land Use & Residential Density, Old Connaught Local Area Plan, with subject site outlined in red

SITE DEVELOPMENT FRAMEWORK

The Old Connaught LAP contains diagrammatic Site Development Frameworks for each Character Area. We note that the Frameworks are indicative of the intentions of the LAP, and it is not intended that proposed planning applications adhere to the indicative massing or building forms therein, but rather demonstrate how they respect the intentions of the LAP.



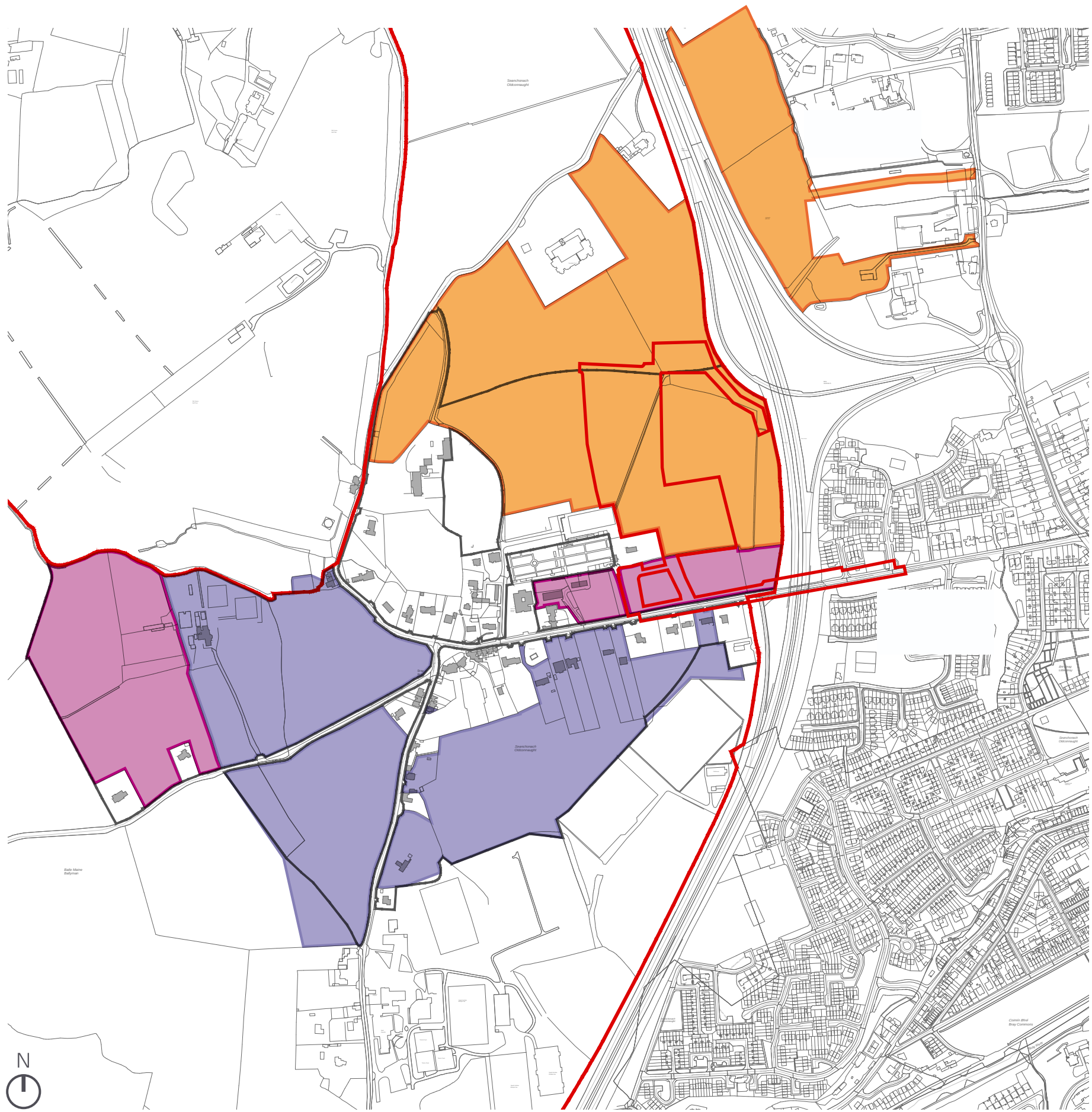
Site Development Framework, Old Connaught Local Area Plan, with subject site outlined in red

KEY STAKEHOLDERS

The Residential Zoned Area of the Old Connaught LAP comprises of a small number of landowner/ developers, including public bodies.

The subject application is mostly located on lands owned by Castlethorn, with a small amount of the southern portion of the site which contains the road and Luas corridor and a planned foul pumping station, being in DLRCC ownership.

-  LAP Boundary
-  Residential Zoned Area
-  Castlethorn
-  Glenveagh
-  Dún Laoghaire-Rathdown County Council



EXISTING SITE CONDITIONS

The subject site is part of the gently rolling landscape to the north of Old Connaught village, and is currently in agricultural use. The lands slope down from west to east, with the western side being higher than the east.

The subject site is bound to its north by more agricultural fields, which are designated as Active Park & School in the Old Connaught LAP. The subject site is bound to its west by agricultural fields, which are also zoned for Residential Use.

Festina Lente, an equestrian centre, is located to the south-west of the subject site. It comprises a large shed, some outdoor paddocks and a car parking area. The LAP zones most of the Festina Lente facility for Strategic Parks & Open Space, with a small amount of its holding being zoned for Residential Use. There are some small shrubs and trees growing along the shared boundary between Festina Lente and the subject site.

An existing detached dwelling is located to the south of the subject site. The shared boundary between the dwelling and the subject site is defined by conifer trees. A line of mature hardwood trees, within a hedgerow run along the southern boundary of the subject site, which is shared with DLRCC.

A reservation for the potential future expansion of the M11 is located to the east of the subject site (M11 Junction 5-15 upgrade scheme).



Existing Site Conditions

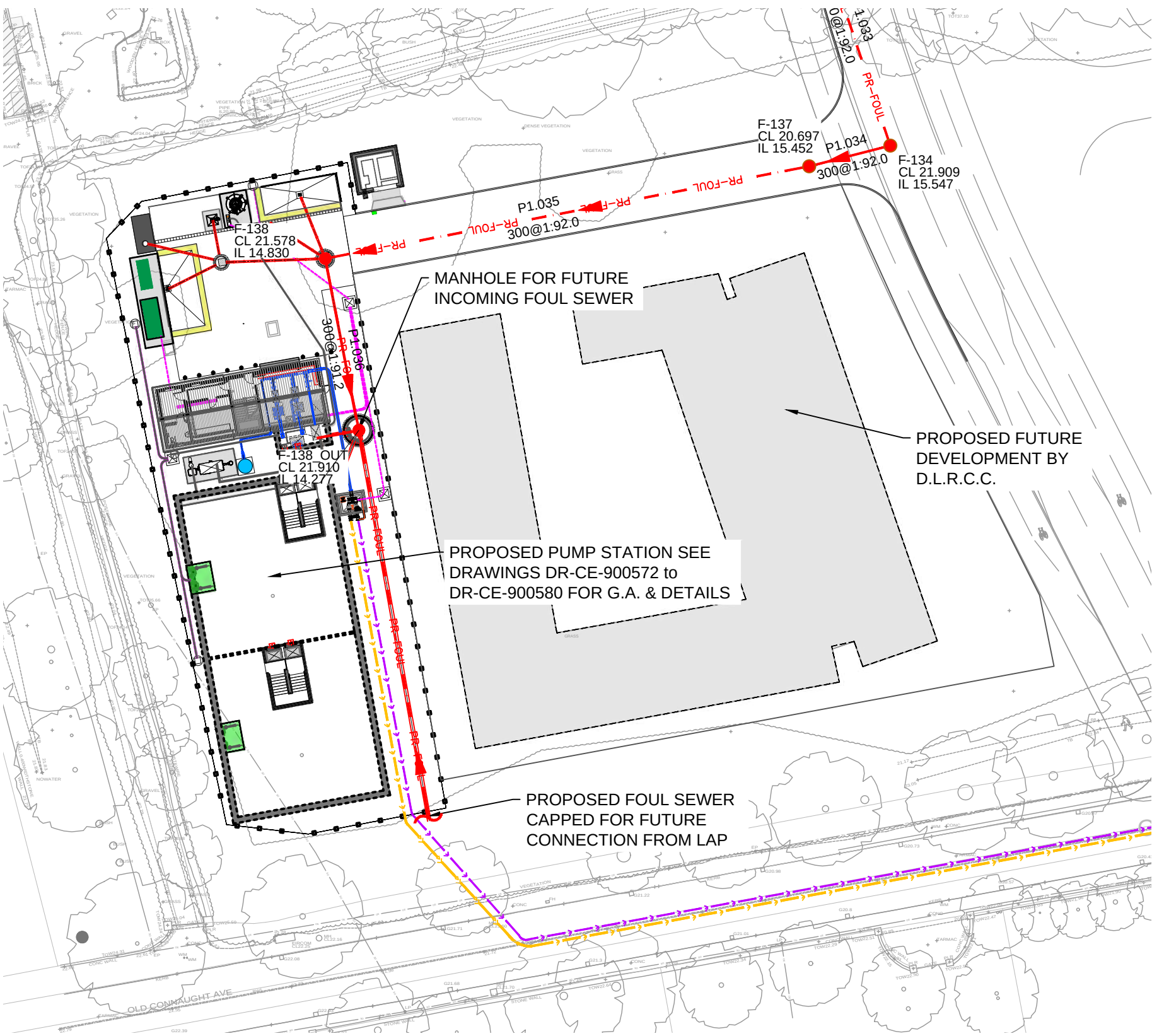
PROPOSED FOUL PUMPING STATION

The Old Connaught LAP indicates a potential location for a Foul Pumping Station, on lands within DLRCC's control, to the north of Old Connaught Avenue.

The design of the proposed foul pumping station, associated single storey building and rising mains for the Old Connaught Local Area Plan lands is being prepared by AtkinsRealis Consulting engineers in close consultation with Uisce Eireann and Dun Laoghaire Rathdown County Council and will form part of this LRD Stage 3 Submission. Please refer to AtkinRealis Drawings for further information on this.



Figure 10.3 Potential Location for a Wastewater Pumping Station



Proposed Pump Station Location

SITE PHOTOS



Existing conifer trees along shared boundary with detached dwelling



Festina Lente, as seen from subject site



View from subject site towards the M11



Existing mature trees along shared boundary with DLRCC