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Staff Officer,  
Planning Department,  
Dun laoghaire-Rathdown County Council,  
  
County Hall,  
  
Dun laoghaire,  
  
Co. Dublin .

04<sup>th</sup> July 2011

**Re: Proposed variation No. 5 to the Dun Laoghaire-Rathdown County Development Plan  
2010-2016 Building Heights Strategy**

Dear Sir/ Madam,

The National Transport Authority (“the Authority”) submits the following report on proposed variation No. 5 to the Dun Laoghaire-Rathdown County Development Plan 2010-2016 - Building Heights Strategy (hereafter referred to as the Building Heights Strategy). The Dublin Transport Authority Act, 2008 (as amended) requires that the Authority consider whether proposed variations to draft Development Plans are consistent with the Authority’s Transport Strategy for the Greater Dublin Area. The Authority has published a draft Greater Dublin Area Transport Strategy 2011-2030 and whilst the Transport Strategy is awaiting Ministerial approval, the Authority would advise that the Building Heights Strategy reflects and is consistent with the policies and objectives contained within the draft Transport Strategy.

The Authority welcomes and supports the inclusion of the policy of which encourages high density developments in areas of high public transport accessibility, which is consistent with the Measure LU3 of the Draft Strategy which encourages increased densities in close proximity to public transport, and specifically:

- *“substantially higher densities in Dublin City and at Designated Town rail stations;*
- *Rail stations in District Centres will be the focus of higher densities; and*
- *A general increase in densities in all development areas where existing or planned public transport accessibility is good”.*

In addition, the Authority supports higher development densities, as detailed in Measure LU2 of the draft Strategy, which will support sustainable travel patterns by providing access to local facilities for walking and cycling, which in turn makes the area more attractive, and improves the economic viability of the area.

I trust the above recommendation of the NTA will be addressed and would welcome the opportunity to discuss, should you have any questions relating to them.

Yours sincerely,

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**Hugh Creegan**

***Director of Transport Planning and Investment***