



## Comhairle Contae Fhine Gall

Fingal County Council

### FINGAL DEVELOPMENT PLAN 2011 - 2017

**Section 20 (1) of the Planning & Development Act 2000 requires the Planning Authority to consult with the public before preparing a Local Area Plan.**

The County Council now intends to prepare the  
Draft Baldoyle-Stapolin Local Area Plan 2012-2018

The future LAP will focus on undeveloped and partly developed residential lands and associated parklands which are zoned:

Objective RA – 'Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure' comprising approximately 35 hectares (86 acres) and

Objective 'HA' – 'Protect and enhance high amenity areas' comprising approximately 81 hectares (200 acres).

**Among the key issues to be addressed in the plan are:**

- Integration of the new development areas with the established residential developments at the Coast (Myrtle and Red Arches) and with the wider Baldoyle area
- Appropriate density, mix and quantum of development for the zoned residential lands taking into account the strategic location of the site adjacent to the new Clongriffin DART Station
- Urban design and landscaping framework
- Movement systems for pedestrians, cyclists and vehicles within the site and the development of linkages across the railway line to the developing area of Clongriffin and beyond
- Provision of environmental and infrastructural services
- Provision of community and recreational Amenities
- Climate change, sustainability, energy and waste management
- Protection of the adjoining sensitive coastal environments

**Strategic Environmental Assessment (SEA):**

The Local Area Plan lands will be assessed having regard to SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

**Appropriate Assessment:**

Appropriate Assessment Screening pursuant to Article 6 of the EU Habitats Directive 92/43/EEC will be undertaken for the plan lands.

The County Council hereby invites any interested parties to make submissions before the Draft Local Area Plan is prepared. To aid and inform the making of submissions a Strategic Issues Paper outlining the background context and a map indicating the lands in question are available to download from

[www.fingalcoco.ie/YourLocalCouncil/Planning/PlanningItemsOnDisplay](http://www.fingalcoco.ie/YourLocalCouncil/Planning/PlanningItemsOnDisplay)

and are also available at the following locations:-

**Fingal County Council Offices: -**

County Hall, Swords, Fingal, Co. Dublin. Mon – Thurs 9.00 am – 5.00 pm  
& Fri 9.00 am to 4.30 pm.

Blanchardstown Offices, Grove Road, Fingal, Dublin 15, Mon – Thurs 9.00 am – 5.00 pm  
& Fri 9.00 am – 4.30 pm

**Other Locations:**

Baldoyle Library, Stand Road, Baldoyle, Dublin 13. (Check locally for opening hours)

Offices of Fingal County Council will be closed from 24/11/2011 until 03/01/2012.

Any submissions to the proposed Draft Local Area Plan should be made in writing to;  
**Senior Executive Officer, Planning and Strategic Infrastructure Department, Fingal County Council, County Hall, Swords, Co. Dublin, or they can be e-mailed to [devplan@fingalcoco.ie](mailto:devplan@fingalcoco.ie) on or before Wednesday, 1st February, 2012.**

**Dated: 7th December, 2011.**  
**Senior Executive Officer**