



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.

Fingal County Council now intends to prepare the

Draft Portmarnock South Local Area Plan 2012-2018

The Local Area Plan will focus on the undeveloped residential and open space lands south of Portmarnock, which are zoned:

Objective RA (41ha) – *‘Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure’*

Objective OS (32ha) – *‘Preserve and provide for open space and recreational amenities’.*

Additional pockets of land in proximity to the RA and OS zoned lands will be considered fully in the context of the LAP, namely the HA zoned area (*protect and enhance high amenity areas*), RS lands (*provide for residential development and protect and improve residential amenity*) and RC lands (*provide for small scale infill development serving local needs while maintaining the rural nature of the cluster*).

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

- Integration of development at Portmarnock South with the established residential community of Portmarnock
- Provision of community and recreational infrastructure
- Conservation and use of the Baldoyle Estuary (Natura 2000 site) and Sluice River Marsh (pNHA)
- Appropriate density, mix and quantum of development for the zoned residential lands
- Urban design and landscaping framework
- Support and acknowledgment of airport restrictions in the future development of Portmarnock South
- Support public investment in the existing public transport services and maximise the opportunities associated with its location on a well served rail line.
- Provision of environmental and infrastructural services
- Climate change, sustainability, energy and waste management

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.

Your Role

Fingal 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

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

Offices of Fingal County Council will be closed from 24/12/2011 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, Fingal, Co. Dublin, or they can be e-mailed to devplan@fingalcoco.ie on or before Monday 13th February, 2012.

Senior Executive Officer

Dated: 21st December, 2011.