

# **Draft Fingal Development Plan 2011 – 2017**

## **Local Objectives**



**THE FUTURE IS  
IN YOUR HANDS**

*April 2010*



## FINGAL NORTH LOCAL OBJECTIVES (Sheet 2)

- 70** Provide for rural related tourism activities and facilities.
- 73** Protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area
- 75** Encourage the planting and retention of hedgerows, trees and small woodland groups where appropriate
- 77** Seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-way
- 81** Protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area
- 84** Seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-way
- 85** Encourage the planting and retention of hedgerows, trees and small woodland groups where appropriate
- 91** Planning applications for buildings in this rural cluster and associated open space lands will be required to demonstrate that the proposed development will not give rise to visual intrusion.
- 92** Facilitate the relocation of offices, weighbridge, primary vehicular entrance and internal access road serving existing quarry, to be sensitively designed and located on site. Maintain existing entrance on Baldaragh Road as an emergency entrance only.
- 93** Provide for the erection of a sports clubhouse and the construction of a car park in association with the development of recreational facilities on these lands.
- 95** Seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-way
- 97** Protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area
- 98** Provide for an Olympic standard equestrian centre and associated facilities including a single Manager's accommodation unit, subject to the equestrian facilities being developed prior to the erection of the Manager's accommodation and no other residential accommodation being developed on the land.
- 100** Encourage the planting and retention of hedgerows, trees and small woodland groups where appropriate

## FINGAL CENTRAL LOCAL OBJECTIVES (Sheet 3)

- 109** Provide for 2 houses, the stable block to be built prior to the housing.
- 124** Provide for one house only subject to a requirement of occupancy of seven years upon the applicant.
- 125** Provide for access from the N2 and L5018 subject to any necessary road improvements.
- 136** Provide a residential care/nursing home facility to the south west of Ballymadun Rural Cluster.
- 139** Provide for one house only subject to a requirement of occupancy of seven years upon the applicant.
- 152** Provide for the construction of 2 (two) only dwelling houses subject to a requirement of occupancy of seven years upon the applicant.
- 159** Provide for a residential institution (nursing home) where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 170** Provide for a high quality and integrated sports training facility with ancillary directly related uses where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 180** Provide for one house only subject to a requirement of occupancy of seven years upon the applicant.
- 181** Provide for the preservation and protection of existing hedgerows which form the boundaries of these lands.
- 185** Provide for rural based economic and employment opportunities subject to prior archaeological investigation.
- 192** Provide for one house only.
- 213** Endeavour to facilitate the appropriate conservation of the Mill at Rowlestown for the enjoyment and education of future generations.
- 220** Facilitate the existing integrated tourism and recreational complex at Roganstown. The nature and extent of the facilities provided is confined by the primary use of the site for recreation and tourism use and the need to conserve the special landscape character and heritage features of the site.
- 222** Provide for a single dwelling sensitively designed subject to a requirement of occupancy of seven years upon the applicant.
- 237** Provide for a horticultural enterprise, including a garden centre to a design compatible with its historical centre.
- 238** Protect the archaeological heritage of this site.
- 271** Access to be provided to these lands off the R135.
- 272** Protect the rural setting of these lands.
- 304** Provide for Local Support Facilities for the local working population within the Food Park to include: Cafeteria/Retail Shop (to cater for immediate needs)/First Aid Centre/Creche/Nursery.

- 305** Provision shall be made for the required reservation area for the provision of a dual carriageway along the North Parallel Road.
- 306** A suitably designed road junction arrangement shall be provided to facilitate access to the Food Park.
- 307** A Landscape Masterplan for the entire site, including site boundaries, shall be submitted to and agreed with the Planning authority, before the submission of any planning application(s) for development within the Food Park. This will be subject to Irish Aviation Authority approval.
- 308** A Masterplan shall be prepared by a suitably qualified person(s) for the lands and shall be agreed with the Planning Authority prior to the submission of any planning application(s).

## **BALBRIGGAN LOCAL OBJECTIVES (Sheet 4)**

- 1** Provide for one house only, sensitively designed and located on this site, subject to a requirement of occupancy of seven years upon the applicant
- 2** Prepare a Gateway Strategy for the northern/southern/western and eastern approaches to the town incorporating environmental improvements to the public realm, landscape enhancements, appropriate buildings heights and building lines.
- 3** Upgrade the access laneway to the Council's recreational lands and the seashore at Bremore, including the provision of public lighting and car-parking.
- 4** Promote and facilitate the development of a Heritage Centre including Civic/Community/Recreational Uses at Bremore Castle.
- 5** Prior to any proposed design or layout of development on these lands a detailed archaeological study shall be carried out.
- 6** Promote and facilitate the development of a Civic Theatre at Bremore Castle or in the town centre zoned lands on the Naul Road.
- 7** Allow low density housing - circa 12 per hectare (5 per acre) gross, in accordance with a Masterplan. Access to these lands from the N1 shall form part of the Gateway Strategy for the northern approach to Balbriggan and shall include provision for significant traffic calming.
- 8** Restore 'Bell's Cottage' at the entrance to the Bremore Castle lands.
- 9** Improve access and car parking to the Council's recreational lands and the seashore in the vicinity of Bremore Castle.
- 10** That any development on these lands shall incorporate the protection of Bremore Cottage.
- 11** Restore the Boat and Bath House buildings south/east of Bremore Castle.
- 12** Promote and facilitate the development of the open space in the vicinity of the Martello Tower as a contemporary coastal park, with play areas, skate park, events area including appropriate landscaping.
- 13** Facilitate the development of a Marine Conservation and Education Centre at this location.
- 14** Promote and facilitate the removal of the existing palisade fence on the front boundary of St. Molaga's Primary School and its replacement with a high quality boundary treatment that is acceptable to the Planning Authority.
- 15** Restore the Martello Tower south/east of Bremore Castle.
- 16** Promote and facilitate the development of the disused factory site, to the north of the beach/harbour as a mixed residential, hotel, leisure and entertainment precinct with shops, cafes and restaurants overlooking the coastal park and the sea.
- 17** Preserve and improve access to the harbour beaches and seashore
- 18** Promote and facilitate the development of a raised board walk along the beach front.

- 19 Protect the Main Streets of the town from the proliferation of take-Away/fast-food outlets. Any further planning applications for take-away/fast-food outlets in the 'MC' zoning shall be considered having regard to the cumulative impacts on the amenity of the Main Streets.
- 20 Prepare a Recreational Strategy for the Public Open Space at Moylaragh.
- 21 Encourage the development of a mix of retail, community and other town centre uses.
- 22 Facilitate the provision of a local history museum in the former Mill building.
- 23 Promote and facilitate a pedestrian link from the Harbour/ Beach area to the Town Centre and beyond into the Town Park, focused along the River Bracken.
- 24 Create a new street parallel with Dublin Street to facilitate the appropriate development of backlands between George's Square and Market Green.
- 25 Upgrade Vauxhall Street to facilitate co-ordinated infill development.
- 26 Promote and facilitate the development of a Civic Theatre at Bremore Castle or in the town centre zoned lands on the Naul Road.
- 27 Promote and facilitate the regeneration of this prominent site adjoining high amenity coastal lands incorporating a pedestrian link to the proposed coastal path.
- 28 Provide for a mix of retail, community and other town centre uses in accordance with an agreed Masterplan at the District Centre zoned lands on the Naul Road.
- 29 Protect the Main Streets of the town from the proliferation of take-Away/fast-food outlets. Any further planning applications for take-away/fast-food outlets in the 'MC' zoning shall be considered having regard to the cumulative impacts on the amenity of the Main Streets.
- 30 Facilitate the (re)development of all vacant street frontage sites at Vauxhall Street/lane in accordance with appropriate design brief(s). There will be a presumption for the comprehensive (re)development of multiple frontage sites and a presumption against single site (re)development, save in exceptional circumstances as may be determined by the Planning Authority.
- 31 Provide for a high quality gateway building of a suitable scale to mark the entrance to Balbriggan town centre.
- 32 Provide for retail warehousing, with a maximum total of 15,000m<sup>2</sup>, in the context of the Local Area Plan for these lands, strictly subject to the criteria for and definition of retail warehousing included in the Retail Planning Guidelines
- 33 No residential units to be built upon these lands until such time as the Naul Road has been upgraded.
- 34 No development to be permitted on the 'HA' zoned lands on the seaward side of the Balbriggan/ Skerries road.
- 35 Prepare a Recreational Strategy for the Town Park (west of Vauxhall Street).
- 36 Allow for Logistics and Vehicle Sales Outlet.
- 37 Comply with the principles of the Stephenstown Masterplan.

- 38 Facilitate the existing operation of Wavin. However, in the event of their relocation to an alternative site, promote and facilitate the establishment and development of a third level educational facility/ civic/municipal uses on these lands, in accordance with a Masterplan.
- 39 Prepare a Gateway Strategy for the northern/southern/western and eastern approaches to the town incorporating environmental improvements to the public realm, landscape enhancements, appropriate buildings heights and building lines.
- 40 The development of these lands shall be progressed in accordance with a Local Area Plan and Urban Design Masterplan. The Masterplan shall provide for architecturally designed buildings with high quality finishes fronting onto, a) the Naul Road, b) Folkstown Lane and c) the Public Open Space and Ecological Corridor.
- 41 Prepare a Gateway Strategy for the northern/southern/western and eastern approaches to the town incorporating environmental improvements to the public realm, landscape enhancements, appropriate buildings heights and building lines.
- 42 Applications for buildings in this Rural Cluster will be required to demonstrate that the proposed development will not give rise to visual intrusion.
- 43 Promote and facilitate a pedestrian over-bridge as part of an attractive walkway along Tanners Water Lane to the proposed coastal path linking to the town centre.
- 44 Promote and facilitate the development of an Ecological Corridor along the Matt Stream with pedestrian linkages back to the town and Balrothery.
- 45 Prepare a Gateway Strategy for the northern/southern/western and eastern approaches to the town incorporating environmental improvements to the public realm, landscape enhancements, appropriate buildings heights and building lines.
- 46 Protect and encourage the appropriate management of important woodlands at Hampton Demesne.
- 47 Applications for buildings in this Rural Cluster will be required to demonstrate that the proposed development will not give rise to visual intrusion.
- 49 Re-establish a pedestrian walking route along the Old Coach Road.
- 52 Promote and facilitate the development of an Ecological Corridor along the Matt Stream with pedestrian linkages back to the town and Balrothery.
- 54 Preserve the setting of the Glebe House.
- 56 Protect and enhance the amenity of Bowhill Lake and seek to establish pedestrian walking routes to the lake from Balrothery.
- 57 Provide for one house.
- 58 Develop a management plan for the protection and conservation of the Bog of the Ring, within a defined study area as indicated on the Development Plan map, in conjunction with local landowners and stakeholders including the National Parks and Wildlife Service and the Department of the Environment, Heritage and Local Government.
- 59 Applications for buildings in this Rural Cluster will be required to demonstrate that the proposed development will not give rise to visual intrusion.

- 61** Seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-way.
- 64** Protect views of the Fingal Uplands area both from within the upland area and distant views towards the upland area of the Naul Hills.
- 65** Encourage the planting and retention of hedgerows, trees and small woodland groups in the upland area of the Naul Hills.
- 572** Provide a primary school site (1.62hectares/4 acres).

## SKERRIES LOCAL OBJECTIVES (Sheet 5)

- 48 No development to be permitted on the HA zoned lands on the seaward side of the Balbriggan/Skerries road.
- 50 Ensure the protection of the setting of the National Monuments and Archaeological Heritage within 'Barnageeragh'.
- 51 Restore the Martello Tower at Red Island.
- 53 Prepare a Masterplan for the harbour area incorporating mixed-use development including community/recreational and marina/water sports facilities with improved accessibility and enhanced off-street car-parking.
- 55 Promote and facilitate a promenade along the north beach to improve access and provide additional amenities in the area.
- 60 Provide a cycleway between Skerries Rock and Ballast Pit.
- 62 Prepare a Recreational Strategy for Skerries Town Park.
- 63 Prepare a Masterplan for the 'Ballast Pit' lands, to incorporate mixed – use development including community/recreational uses and park and ride facilities to serve the railway station.
- 66 Promote and facilitate a pedestrian overbridge from the 'GE' lands to the Railway station.
- 67 Allow a proportion of residential development not exceeding 20% of these 'GE' lands.
- 68 Protect and encourage the appropriate management of important woodlands at Milverton Demesne.
- 69 Facilitate the development of a hotel.
- 71 Provide for an integrated tourism and recreational complex on Milverton Demesne, incorporating facilities which may include: hotel / conference centre, golf course(s), fitness centre, at least one other extensive tourist/recreational facility. A strictly limited number of dwelling units preferably grouped in a courtyard type configuration, a majority of which shall be reserved for tourism use. The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve the special landscape character and heritage features of the demesne.
- 72 Provide for the creation of a cul-de-sac on the Golf Links Road, south of the existing access to Downside housing estate. Traffic movement beyond this point travelling towards the LAP lands from the direction of Miller's Lane/Shenick Road shall be limited exclusively to pedestrian and cycle traffic. This would be subject to statutory approval under the Road Traffic Act 1994.
- 74 Facilitate the development of a nursing home, day care centre and meals on wheels facility for the elderly, whilst preserving the open aspect of the site.
- 76 Require the carrying out of an Archaeological Appraisal in advance of all works commencing in relation to the proposed carriageway. In consultation with the Department of the Environment, Heritage and Local Government and incorporating the findings of the Archaeological Assessment, a targeted Mitigation Strategy shall be put in place if required in advance of construction of the carriageway.
- 78 Restrict to 'Local Access' only.

- 79** Ensure that the alignment and construction of the complete carriageway shall fully accord with the stated policies and objectives contained in the Hacketstown Local Area Plan.
- 80** Provide for the design of the proposed southern relief road from its roundabout connection on the Skerries Road westwards as far as the railway crossing as a tree-lined urban road, incorporating wide footpaths, verges, cycle paths and extensive tree-planting. Road embankments shall be attractively landscaped. West of the railway line to its connection with the Lusk Road, the relief road shall be attractively landscaped in keeping with its rural setting.
- 82** Require the carrying out of an Archaeological Appraisal in advance of all works commencing in relation to the proposed carriageway. In consultation with the Department of the Environment, Heritage and Local Government and incorporating the findings of the Archaeological Assessment, a targeted Mitigation Strategy shall be put in place if required in advance of construction of the carriageway.
- 83** Provide for the design of the proposed southern relief road from its roundabout connection on the Skerries Road westwards as far as the railway crossing as a tree-lined urban road, incorporating wide footpaths, verges, cycle paths and extensive tree-planting. Road embankments shall be attractively landscaped. West of the railway line to its connection with the Lusk Road, the relief road shall be attractively landscaped in keeping with its rural setting.
- 86** Lands to be ceded to Fingal County Council as public open space.
- 87** Provide for the design of the proposed southern relief road from its roundabout connection on the Skerries Road westwards as far as the railway crossing as a tree-lined urban road, incorporating wide footpaths, verges, cycle paths and extensive tree-planting. Road embankments shall be attractively landscaped. West of the railway line to its connection with the Lusk Road, the relief road shall be attractively landscaped in keeping with its rural setting.
- 88** Promote and facilitate agri-tourism at Hacketstown House.
- 89** Provide access to 4 houses and provide access for pedestrian and maintenance vehicles only through the landscaped buffer zone to the public open space.
- 90** Provide for a maximum of 4 high quality detached dwellings sensitively sited and designed.
- 94** Permit the reasonable extension suitably and sensitively designed at the rear of the existing building of up to 400 m<sup>2</sup> and improvement of the premises within the existing curtilage of the existing development.
- 96** Promote the Millennium walk through the village.
- 99** Provide for 3 houses only.
- 101** Any redevelopment within this harbour area shall reflect the existing pattern of development and vernacular design including existing plot widths, scale and proportions.
- 102** Provide for and facilitate mixed-used development including restaurants, cafes, art and cultural uses within the harbour area.
- 103** Provide for access and car parking to serve the Local Centre zoned lands.
- 104** Seek to establish a pedestrian walking route from the village to the Martello tower.

**105** Provide for a nursing home.

**106** Provide for existing use only. Any development shall demonstrate the protection of residential and visual identities of the area.

## LUSK LOCAL OBJECTIVES (Sheet 6A)

- 111** Ensure that residential development does not take place until such time as the Waste Water Treatment Plant at Portrane becomes fully operational and the required network upgrades to facilitate the development are completed.
- 113** Secure the preparation and approval by the Planning Authority of a Masterplan prior to the development of the secondary school, community facility, playing pitches, park land and residential development to enable comprehensive development of the area in a proper manner.
- 114** Ensure that residential development does not take place until such time as [a] work has commenced on the construction of the secondary school on the open space to the east, and [b] the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.
- 115** Secure the preparation and approval by the Planning Authority of a Masterplan prior to the development of the secondary school, community facility, playing pitches, park land and residential development to enable comprehensive development of the area in a proper manner.
- 116** Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 119** Ensure that residential development does not take place until such time as the Waste Water Treatment Plant at Portrane becomes fully operational and the required network upgrades to facilitate the development are completed.
- 120** Ensure that residential development does not take place until such time as the Waste Water Treatment Plant at Portrane becomes fully operational and the required network upgrades to facilitate the development are completed.
- 121** Limit residential development on these lands to a maximum of 10 dwellings per hectare.
- 122** Ensure that residential development does not take place until such time as [a] work has commenced on the construction of a new permanent primary school beyond the existing schools currently operating within the Lusk catchment area, and a new secondary school within Lusk, and [b] the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.
- 123** Provide for a new Community Facility with a minimum floor area of 300 square metres.
- 126** Ensure an appropriate mix of housing is provided in the local housing market.
- 127** Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 128** Ensure that residential development does not take place until such time as [a] work has commenced on the construction of a new permanent primary school beyond the existing schools currently operating within the Lusk catchment area, and a new secondary school within Lusk, and [b] the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.

- 129 Provide for a pedestrian right of way between the Community Facility and Hand's Lane.
- 130 Ensure that development does not take place until the necessary improvement of Minister's Road as indicated on the Development Plan map is completed.
- 131 Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 132 Ensure that development does not take place until such time as the Waste Water Treatment Plant at Portraine becomes fully operational and the required network upgrades to facilitate the development are completed.
- 133 Ensure that development does not take place until the playing pitch and the Community Facility on Ministers Road beside the GAA pitch have been constructed.
- 134 Ensure that development does not take place until the necessary improvement of Minister's Road as indicated on the Development Plan map is completed.
- 135 Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 137 Ensure that development does not take place until the playing pitch and the Community Facility on Ministers Road beside the GAA pitch have been constructed.
- 138 Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 140 Provide for a pedestrian right of way from Church Road to Post Office Road.
- 141 Refurbish and re-thatch the existing [former thatched shop premise] cottage abutting Church Road.
- 142 Promote a high quality mixed use development (incorporating retail use) on the former horticultural/glasshouse site in the centre of the town.
- 144 Provide for a pedestrian right of way from Church Road to the proposed Town Park and beyond to Dublin Road.
- 146 Provide for a Civic Square, and ensure that proposed development in the vicinity of the junction of Main Street, Station Road and Church Road, facilitates the provision of a high quality Civic Square.
- 147 Provide for a pedestrian right of way from Dublin Road through Town Park to Minister's Road/Tower View.
- 148 Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.
- 153 Ensure that development does not take place until such time as the Waste Water Treatment Plant at Portrane becomes fully operational and the required network upgrades to facilitate the development are completed.
- 154 Promote the development of a shuttle bus service linking Lusk town to the mainline Bus Eireann services (Drogheda to Dublin) on the N1 and/or the Metro in Swords.

- 157** Encourage the redevelopment of backlands and provide for high quality aesthetic development, which will provide a degree of informal supervision of the Town Park.
- 160** Provide for pedestrian and cycle paths between Lusk and the railway station.
- 161** Ensure that Kilhedge Lane is upgraded from its northern end to the southern edge of zoned open space to enable adequate access and a satisfactory level of car parking to be provided to serve the existing and proposed open space.
- 162** Provide for a pedestrian right of way from Dublin Road through Town Park to Minister's Road/Tower View.
- 163** Require the provision of good pedestrian and cycle links between the Chapel Farm Estate, the school site and the open space.
- 165** Promote the development of a shuttle bus service linking Lusk and Rush to the station to avail of increased capacity in the rail service as it arises.
- 166** Require the provision of good pedestrian and cycle links between Chapel Farm Estate, the school site and the open space.
- 167** Ensure that residential development does not take place until such time as the Waste Water Treatment Plant at Portrane becomes fully operational and the required network upgrades to facilitate the development are completed.
- 169** Ensure that residential development does not take place until such time as [a] work has commenced on the construction of a new permanent primary school beyond the existing schools currently operating within the Lusk catchment area, and a new secondary school within Lusk, and [b] the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.
- 184** Create a pedestrian link between Lusk and Balleally.
- 186** Applications for buildings in this Rural Cluster will be required to demonstrate that the proposed development will not give rise to visual intrusion.
- 188** Create a walkway and cycleway alongside the existing railway line across Rogerstown Estuary, in consultation with Iarnród Eireann.

## **RUSH LOCAL OBJECTIVES (Sheet 6B)**

- 107** Encourage the restoration of the Martello tower.
- 108** Promote and facilitate a public walkway around the Drumanagh Promontory Fort, providing an attractive pedestrian link from Rush to Loughshinny.
- 110** Carry out a study which will examine potential future use on these lands.
- 112** Improve access to beaches.
- 117** Provide horticultural use.
- 118** Prepare a Masterplan for the protection and enhancement of the 'HA' lands at the North Beach, in the interests of environmental sustainability.
- 143** Promote and facilitate the development of a linear park along the Brook Stream, east of the Skerries Road, to the North Beach.
- 145** Provide a walkway and open space along the Brook Stream, west of the Skerries Road.
- 149** Carry out a study which will examine potential future use on these lands.
- 150** Promote and facilitate high quality residential development fronting onto the high amenity zoned land and proposed linear park.
- 151** Provide for one mobile home only, sensitively located on this site.
- 155** Prepare and implement a Masterplan for the improvement of the Rush Harbour area.
- 156** Ensure that redevelopment within this harbour area shall reflect the existing pattern of development and vernacular design including existing plot widths, scale and proportions.
- 158** Promote and facilitate the development of a Hotel.
- 164** Provide environmental and amenity facilities in the vicinity of the Mill Bank, including the rationalisation of access and egress to the Church car-park as part of an Environmental Improvement Scheme.
- 168** Seek the provision of a pedestrian walkway over the railway adjacent to the existing bridge at the Rush/Lusk Railway station.
- 171** Provide and facilitate the development of enterprise and business uses in accordance with an agreed Masterplan.
- 172** Provide a public walkway from the South Shore through to Rogerstown harbour and upgrade the walkway from Rogerstown to Balleally subject to an Appropriate Assessment screening.
- 173** Prepare a Gateway Strategy for the western approach to Rush.
- 174** Prepare a Gateway Strategy for the western approach to Rush.
- 175** Provide for and facilitate the development of a cemetery car-park and associated footpath linking to the graveyard.

- 176** Provide for the extension of the existing Cemetery at Whitestown subject to the suitability of the lands.
- 177** Require that an applicant for a house in the South Shore area demonstrates, to the satisfaction of the Planning Authority, that the site is not and will not be subject to flooding or erosion and that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of the Natura 2000 sites at Rogerstown Estuary.
- 178** Exclude multiple unit housing estates in the South Shore area of Rush.
- 179** Ensure that any new residential development in the South Shore, indicated on the map by a boundary line, is in compliance with the specific housing policy relevant to the South Shore area.
- 182** Provide a public walkway from the South Shore through to Rogerstown Harbour and upgrade the walkway from Rogerstown to Balleally subject to an Appropriate Assessment Screening.
- 183** Develop a marina and auxiliary and associated facilities designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on the Natura 2000 sites and species protected by law.
- 187** Maintain the low-lying and open character of the landscape, and to preserve and protect wetlands and estuarine marsh lands free from inappropriate development, including land reclamation, within the High Amenity Zoned Area around Rogerstown Estuary.

## **DONABATE-PORTRANE LOCAL OBJECTIVES (Sheet 7)**

- 189** Carry out a study of The Burrow in order to determine the most appropriate pattern of land use for this sensitive area.
- 190** Provide for hotel/guesthouse not exceeding 25 bedrooms at this location (Blakes Cross) where an existing 10 bed guesthouse is currently operational.
- 191** Implement in full the measures outlined in 'The Landfill Restoration Plans' in the Rogerstown Estuary Study and provide for a landscaped public amenity space incorporating woodland and screen planting, pathways and seating areas, carparking, visitors centre and a boardwalk southwards alongside the railway line to Donabate.
- 193** Create a walkway and cycleway alongside the existing railway line across Rogerstown Estuary in consultation with Iarnrod Eireann within the duration of the 2011-2017 Development Plan.
- 194** Encourage the removal of existing chalets and huts at the Burrow.
- 195** Prepare and implement a management strategy for Rogerstown Estuary, having regard to the Rogerstown Estuary Study including the provision of pedestrian access linking Rogerstown Estuary with Donabate and Portrane and the Malahide Estuary.
- 196** Maintain the low-lying and open character of the landscape, and preserve and protect wetlands and estuarine marsh lands free from inappropriate development, including land reclamation, within the High Amenity Zoned Area around Rogerstown Estuary. In this regard no such development shall take place in this area without a prior grant of planning permission.
- 197** Maintain the low-lying and open character of the landscape, and preserve and protect wetlands and estuarine marsh lands free from inappropriate development, including land reclamation, within the High Amenity Zoned Area around Rogerstown Estuary. In this regard no such development shall take place in this area without a prior grant of planning permission.
- 198** Provide for well designed detached housing at maximum densities of 10 houses per hectare (4 per acre) in the Burrow.
- 199** Housing should generally be single storey and subject to a maximum ridge height of 7 metres.
- 200** Development in the area shall be conditional on a satisfactory outcome of a detailed topographical and hydrological and visual/landscape impact assessment.
- 201** Development of lands along the northern edge of Rogerstown Estuary shall be single storey.
- 202** Formulate proposals and implement a scheme to create a promenade and provide additional amenities in the area.
- 203** Provide a pedestrian/cycle link between Newbridge Demesne to Council owned lands at Turvey.
- 204** Applications for buildings in this rural cluster will be required to demonstrate that the proposed development will not give rise to visual intrusion.

- 205** Development in the area shall be conditional on a satisfactory outcome of a detailed topographical and hydrological and visual/landscape impact assessment. Development shall be set back from the tree/hedgerow lined western boundary.
- 206** Prepare a development and design brief for the undeveloped residential zoned land to the south of Portrane village and ensure that future development shall provide for the protection of the visual amenities and special character of this area which is located within an ACA [at St. Ita's hospital] and adjoining another ACA [at Gray Square].
- 207** Provide pedestrian linkages independent of the road network to the village and railway station.
- 208** Provide for the further development of recreational, community and educational [primary and second level] facilities on the council lands at Ballisk.
- 209** Encourage a Woodland Management Programme for Portrane Demesne.
- 210** Provide for a maximum of 9 houses. This development should not interfere with the amenity afforded by the trees along Turvey Avenue.
- 211** Development in the area shall be conditional on a satisfactory outcome of a detailed topographical and hydrological and visual/landscape impact. The layout and design of the future residential areas shall take a cognisance of the adjacent 'HA' zoned lands. The Ballymastone farm buildings and curtilage shall be pre served in any development in this area. Development along the southern edge (St. Ita's hospital) of these lands shall be single storey development. The entrance gates and setting together with the old tree lined lined avenue leading to Ballymastone which forms the original right-of-way to Portrane Demesne shall be preserved in any development in this area and to be the subject of a management plan.
- 212** A site for school facilities shall be reserved in any development of this area.
- 214** Provide for high quality footpaths along Turvey Avenue.
- 215** Protect the setting of St. Patricks Church of Ireland.
- 218** Facilitate the provision of a maximum 6 dwelling units on a site of 1Ha/2.6 Acres. The dwellings to be sited in a cluster/terrace formation.
- 219** The front boundary to be enclosed in stone to match that of Newbridge Demesne.
- 221** Provide for a post primary school on a 10 acre site [ Zoned 'GB'] adjoining the Balcarrick road to the south as per adopted Donabate LAP.
- 223** Provide for the upgrade of the railway line and facilities to Donabate.
- 224** Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual/landscape/environmental impact assessments. The layout and design of the future residential area shall provide for visual mitigation measures including substantial set backs from the road boundaries (Hearse Road & Coast Road & Balcarrick Road). The route of the Donabate Southern bypass shall be conditional on the satisfactory outcome of detailed topographical, and visual/landscape impact assessments in tandem with these assessments a Traffic Management Plan shall be prepared for the town centre. The Coast Road to continue to function only as a local service access with traffic management. Viewing lay-bys to be provided along the road. The area alongside the

southwestern and southern boundaries including the River Pill and bridge to form part of the pedestrian walkway/wildlife area. An independent pedestrian walkway and wildlife area to be reserved along the railway embankment and alongside the southwestern and southern boundaries, to link with the Broadmeadow and the Malahide Estuaries, Newbridge Demesne and railway station. Natural/neutral colours to be used in building materials.

- 225** Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual/landscape/environmental impact assessments. The layout and design of the future residential area shall provide for visual mitigation measures including substantial set backs from the road boundaries (Hearse Road & Coast Road & Balcarrick Road). The route of the Donabate Southern bypass shall be conditional on the satisfactory outcome of detailed topographical, and visual/landscape impact assessments in tandem with these assessments a Traffic Management Plan shall be prepared for the town centre. The Coast Road to continue to function only as a local service access with traffic management. Viewing lay-bys to be provided along the road. The area alongside the southwestern and southern boundaries including the River Pill and bridge to form part of the pedestrian walkway/wildlife area. An independent pedestrian walkway and wildlife area to be reserved along the railway embankment and alongside the southwestern and southern boundaries, to link with the Broadmeadow and the Malahide Estuaries, Newbridge Demesne and railway station. Natural/neutral colours to be used in building materials.
- 226** Provide for pedestrian and cycle facilities from the town centre to the main entrance to Newbridge Demense on Hearse Road.
- 227** Seek the provision of a public walkway/cycleway on land west side of the train line in Donabate and along the existing railway embankment across the Malahide Estuary, in consultation with Iarnrod Eireann within the lifespan of this Development Plan.
- 228** Upgrade Hearse Road to distributor road standard whilst ensuring the rural and amenity character is protected.
- 229** Ensure that the layout, design and scale of future development on these lands shall have regard to its prominent location, as well as the visibility of these lands from the south. In addition the layout, scale, design and density of development should respect the transitional nature of the sensitive southern boundary area.
- 230** Protect the unique open landscape and scenic character of this extensive open field to the south of Hearse Road and Newbridge Demesne.
- 231** Protect and enhance the rural and amenity character of the existing scenic road leading from the estuary to Hearse Road.
- 241** Provide for one house.

## SWORDS LOCAL OBJECTIVES (Sheet 8)

- 216** Facilitate the RPA's development of a well designed Depot to serve Metro (North & West) on a site on north side of the proposed Swords Western Ring Road (SWRR). The depot shall be sited, designed, landscaped, constructed, operated and maintained into the future to ensure that any potential noise, air and/or light pollution, as well as visual impacts of this development in the landscape are minimised. The depot shall be screened on all sides. In particular the proposed landscaping scheme, which may include significant bunding shall provide for the mitigation of the visual impact of this development as viewed from the R132 and M1 to east and the SWRR and the future Lissenhall development area to the south.
- 217** Facilitate the RPA's development of a strategic Metro-North 'Park and Ride' facility [providing for a minimum of 2000 cars] in a multi storey complex at Belinstown (north of Lissenhall). This multi storey 'Park and Ride' facility shall be well designed and sited with particular attention given to the adequacy of vehicular access, connectivity to Belinstown (metro) stop, elevational treatment, landscaping and mitigation of potential adverse impact on the amenity of existing residents.
- 232** Promote the development of a Major Integrated Sports Facility as part of the 'Future Lissenhall Strategic Development Area'.
- 233** Promote the development of a third or fourth level educational facility and hospital as an integral part of the 'Future Lissenhall Strategic Development Area'.
- 234** Promote in the long term, the development of a planned sustainable mixed-use urban development area which will be fully integrated with the metro north line and its associated stops and park and ride facility in the 'Future Lissenhall Strategic development Area'.
- 235** Develop a Regional Park.
- 236** Prepare a Landscape and Recreation Strategy for the Broadmeadow River Valley Park. The Strategy shall facilitate planned extension of the Park into the proposed Regional Park and provide for managed connectivity to the Broadmeadow Estuary. The Strategy will be required to address issues to improve passive supervision, accessibility and permeability of the park and to develop additional passive and limited active recreational facilities and amenities within the Broadmeadow River Park.
- 239** No vehicular access through Castlevue/Ashton Broc, Swords to new residential development.
- 240** Provide for the improvement and extension of the riverside walk from [a] the Ward valley to Swords estuary, and from [b] the estuary westwards along the Broadmeadow river including provision of a pedestrian link across the N1 at the Broadmeadow River.
- 242** Protect the archaeological heritage of this site.
- 243** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.

- 244** Provide a hotel and complementary uses to facilitate the viability of this protected structure.
- 245** Protect the archaeological heritage of this site.
- 246** Develop Oldtown-Mooretown Western Distributor Link Road, as part of a comprehensive package of local road improvements to facilitate the optimum and sustainable development of West Swords development area, in accordance with an approved LAP. This road must be delivered in tandem with the construction of any new dwellings on these lands, in accordance with the approved phasing arrangement, as outlined in the LAP for the area.
- 247** Provide footpath.
- 248** Encourage the enhancement of Rathbeale Local Centre.
- 249** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.
- 250** Encourage the enhancement of Brackenstown Local Centre.
- 251** Promote the redevelopment of this prominent key corner site adjacent to Swords Castle and County Hall, for civic uses in a manner which will enhance the character and range of uses in the town core.
- 252** Provide a pedestrian connection between the riverside walk on the west side of the main street and Bridge Street.
- 253** Investigate a road connection [incorporating good quality pedestrian and cycle routes] over Ward River Valley, but not going through any established residential estate.
- 254** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.
- 255** Preserve existing good quality views of the castle, church and round tower from within Swords and where feasible to open up new views.
- 257** Promote the redevelopment of backlands on the western side of Main Street adjoining the riverside walk to provide an attractive frontage and a high degree of informal supervision of the riverside walk.
- 258** Prepare a Landscape and Recreation Strategy for the Ward River Valley Park, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities within the Ward River Valley Park.

- 259** Prepare and implement a plan to develop the linear open space along the Ward River Valley, improve its accessibility and permeability and extend the park from Knocksedan Bridge westwards to Rivermeade.
- 261** Promote the redevelopment of this prominent key corner site at the south eastern corner of Main street and the Malahide road in a manner which will enhance the urban character at this location.
- 262** Investigate a road connection incorporating good quality pedestrian and cycle routes over the Ward River Valley.
- 263** Ensure pedestrian/cyclist connectivity between the Cultural Quarter and Ward River Valley Park, through the positioning of buildings and landscaping in such a way as to set up views and access into the Ward River Valley Park and views of St. Columbas Church and Round Tower.
- 264** Provide for the refurbishment and redevelopment of existing farmhouse and buildings to provide residential use.
- 266** Provide for one residential unit only.
- 267** Provide for one residential unit only.
- 268** Provide for ancillary office and commercial uses related to the existing Heliport on site and provide for any necessary future expansion of the Heliport and its ancillary activities.
- 269** Facilitate the development of a Metro Plaza at Swords Metro North Stop. The Metro Plaza will comprise a well designed architectural bridge over the R132, accommodating priority bus services and pedestrian cyclist movements connecting lands east and west of the R132 to each other and to the Swords Metro North Stop. The Metro Plaza will also comprise a vehicular road network under the R132/Metro North providing access to underground car parks east and west of the R132 and access via ramps directly from R132.
- 270** Support and encourage the regeneration of Rivervalley neighbourhood centre at a scale which responds to and respects the adjacent residential area.
- 276** Prepare a Local Area Plan accommodating high-density high-quality mixed-use development, which ensures connectivity between Major Town Centre lands east and west of the R132 and facilitates a multi-modal interchange at Swords Metro Stop, via Swords Metro Plaza (Metro Plaza comprises a well-designed architectural bridge over the R132, connecting lands east and west of R132 to each other and to Swords Metro North Stop; and a vehicular connection under the R132).
- 279** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.
- 281** Provide bus only link between Rathingle and Rivervalley.
- 282** Facilitate the provision of pedestrian linkages, Waterside and Kinsealy Downes.

- 283** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.
- 284** Prepare a Master Plan for the area with any residential component not to exceed 30% of the overall development.
- 285** Require a minimum 10% of the proposed development site area be designated for use as public open space. The Council has the discretion to allow provision of the remaining public open space requirement to be located outside of the development site area, or to accept a financial contribution in lieu, in order to provide or to upgrade small parks, local parks, urban parks, Swords Regional Park and/or recreational/amenity facilities, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.
- 286** Provide for a limited amount of retail warehousing at this location.
- 287** Provide and encourage the delivery of active play areas and additional outdoor recreational facilities.
- 288** Establish strong links between Barryspark and Holywell.
- 289** Facilitate the provision of community uses.
- 290** Facilitate the development of a local Park and Ride facility [300 spaces] by the RPA at Fosterstown stop.
- 291** Provide a north/south green link from class 1 open space at Rathingle to the Ward River Valley.
- 294** Encourage the enhancement of Feltrim Local Centre.
- 298** Applications for general employment uses on lands zoned HT-High Technology which would not compromise the overall vision for the HT zoning may be considered on their merits.
- 302** No access will be provided through the existing cul de sacs of the estates except for the provision of a pedestrian and cycle route through the cul de sac at the Green, Melrose Park, Kinsealy.
- 303** Develop a pedestrian link from Nevinstown to Drinan.

## **MALAHIDE-PORTMARNOCK LOCAL OBJECTIVES (Sheet 9)**

- 256** Facilitate water based leisure activities.
- 260** Accommodate marine based activity within the estuarine area and fringe to the west of the rail line at Bissetts Strand including boardwalk and berthing facilities whilst ensuring that the visual and environmental amenity of the area is protected.
- 265** Facilitate the provision of a Malahide/ Donabate cycle/ walkway.
- 273** Rationalise and provide car parking within the village core including provision for new car park facilities and carry out a thorough examination of the options available.
- 274** Promote an enhanced rail station, adjacent car park and improved rail services.
- 275** Encourage the retention of existing facades and mature garden setting.
- 277** Provide for a walk from Malahide Marina to Donabate.
- 278** Ensure that the use of the existing Casino House, outbuildings and curtilage is consistent with the continued preservation and conservation of these protected structures preserved in their present form, and to prevent any development of the green space to the front.
- 280** Facilitate the development of 3 no.houses, not exceeding two storeys in height relative to existing ground level, on these lands.
- 292** Encourage the continuing development of Malahide Castle and Demesne as a resource of major tourist and amenity importance.
- 293** Permit six retreat units, sensitively designed with single storey aspect.
- 295** No access will be provided through the existing cul-de-sacs of Seapark or Biscayne estates.
- 296** Maximum ridge height residential development of 48m O.D.
- 297** Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.
- 299** Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.
- 300** Preserve the tree lined approach to Malahide.
- 301** Maximum ridge height at eastern boundary of 53m O.D. There will be no vehicular access to Site B through Knockdara.
- 309** No new or widened vehicular entrances will be allowed onto the Dublin road between Streamstown Lane and the Swords junction.
- 310** Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.
- 311** Provide for four residential units only, sensitively designed and located on the site.

- 312** No vehicular access will be provided from the Del Riada estate, Portmarnock, to the lands north, east and west of the estate.
- 314** Provide access to the residentially zoned lands to the west of Kinsealy Lane.
- 318** Upgrade and provide pedestrian paths.
- 319** Provide for a single dwelling, with stables and ancillary equestrian facilities, sensitively designed and located on this site.
- 322** Provide for the development of care facilities for the elderly including facilities for the care of Alzheimer sufferers.
- 324** Protect the mature trees and parkland at Abbeyville.
- 325** Provide for an integrated tourism and recreational complex on Abbeyville Demesne, incorporating facilities which may include: Hotel / Conference Centre, Golf Course, Fitness Centre and at least one other extensive tourist/recreational facility. A strictly limited number of dwelling units, preferably grouped in a courtyard type configuration, a majority of which shall be reserved for tourism use. The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve the house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne.
- 331** Encourage the provision of a local shop at Baskin Cottages.
- 332** Provide for the improvement of the junction between Carrickhill Road and Strand Road.
- 333** Upgrade and provide pedestrian paths.
- 335** Facilitate the provision of a craft centre and customer related facilities and services.
- 336** Provide for one house only, sensitively designed and sited at this location.
- 337** Provide for a nursing home on this site at Baskin Lane.
- 339** Create a riverside walkway in Portmarnock from the estuary to the sluice marsh area and extend westwards to Old Portmarnock and northwards to Portmarnock.
- 343** Facilitate existing houses on Station Road (Portmarnock), Drumnigh Road and Old Portmarnock to link into the main drainage system.
- 344** Facilitate provision of pedestrian linkages to rail station and Old Portmarnock.
- 345** Promote an enhanced rail station and improved rail service, together with the provision of a local feeder bus service.
- 348** The visual impact on the Green Belt of this new housing in Baldoyle will be minimised by its siting, design and by planting.
- 350** Density shall be in accordance with (draft) public safety zones recommended by the Government.
- 351** Density shall be in accordance with (draft) public safety zones recommended by the Government.

- 352** Develop an estuary walkway and cycleways from Mayne Bridge, Baldoyle Road to Strand Road Portmarnock together with an adequate system of public lighting for the entire route from Baldoyle to Portmarnock.
- 353** Upgrade and provide for a pedestrian path.
- 355** Provide for the further development of the existing nursing home to the North of the Village.
- 363** Create a full pathway from Howth to Malahide through the construction of a pathway from the River Mayne Bridge to the Portmarnock Roundabout.
- 367** Place signage and information boards along this coastal pathway at pivotal locations.
- 368** Only development relating to recreational activities to be permitted in the OS zoning between Portmarnock and Baldoyle.
- 374** Facilitate extra housing on Station Road, Drimnigh Road and Old Portmarnock to link into the main drainage scheme.
- 375** Provide for an extension to Balgriffin Cemetery.
- 381** Provide for local shops and community facilities.
- 383** Develop a riverside walkway to Balgriffin Cottages.

## HOWTH LOCAL OBJECTIVES (Sheet 10)

- 394** Ensure that the visual impact of any development on the green belt will be minimised by its siting, design and planting.
- 395** In co-operation with relevant national agencies, to draw up a plan for improving the water quality of Baldoyle Estuary in conjunction with the Eastern River Basin Management System.
- 402** Develop the Racecourse Park.
- 405** Within the 250/270 acres (102/109 hectares) of open space to provide for (a) a Millennium Park of at least 100 acres (40.72 hectares) with 22 acres (8.96 hectares) of playing pitches, natural areas to ensure conservation, cycle/walkways towards Portmarnock, landscape walkways suitable for wheelchairs with benches called after jumps/fences of the old racecourse and dry land for pitches, the public park to be provided in phase 1 of the development (b) a golf course (c) parkland in tandem with housing development in the area.
- 419** Encourage and facilitate the redevelopment of the Racecourse Shopping centre including a building of high architectural quality, to improve local amenity and environmental quality.
- 422** Carry out a study of the park to improve visual amenity and wildlife value in tandem with the provision of alternative active facilities in the area.
- 425** Formulate proposals and to implement scheme, to create a promenade along the Strand Road and provide additional amenities in the area.
- 427** Provide a buffer zone of trees separating the industrial estate and the residential area of Abbey Park.
- 430** Maintain and protect the public amenity of the beach and improve public access to the beach.
- 431** Continue to encourage the development of the harbour area for fishing and marine related industry and tourism.
- 432** Provide a buffer zone of trees separating the industrial estate and the residential area of Abbey Park.
- 435** Development on reclaimed land in any part of Howth Harbour and the seaward side of the East Pier, including Balscadden Bay shall not be permitted.
- 437** Encourage the development of a high quality landmark building at Howth junction Railway Station industrial area.
- 439** Provide for marine related industry, West Pier, Howth.
- 442** No over-ground development shall be permitted on the centre pier.
- 444** Ensure no development in excess of four storeys.
- 445** Promote the development of a mixed use scheme on the Techcrete Site.

- 446** Promote the improvement of access to Howth Junction Rail Station.
- 447** No vehicular access will be provided through the existing cul-de-sacs of the Binn Eadair Estate, Sutton.
- 451** Maintain surface car parking with appropriate landscaping.
- 452** Implement the Bayside Square Urban Design Framework. Ensure development integrates with the existing residential character and scale of the area and not include underground car parking for shops, services and church, and maintain surface car parking with appropriate landscaping south of the church.
- 455** Preserve the public view from Howth Terrace to Howth Harbour.
- 456** Ensure no development in excess of three storeys.
- 457** Ensure the layout, scale, height and design respects the high amenity status of the surrounding area, the Martello Tower and the village character.
- 463** Ensure that development is in keeping with the layout, scale, design and character of existing development.
- 470** Formulate and implement an integrated plan for amenity lands in council ownership at Redrock, Kilrock and New Carrickbrack Road. To provide for the signposting and maintenance of the rights of way and, inter alia, for parking, landscape interception and other environmental information.
- 472** Retain the village character rear of the church.
- 475** Protect public rights of way linking Howth village to the East Mountain and the Ben of Howth.
- 510** Facilitate current maritime activities whilst ensuring that the visual and environmental amenity of the area is protected and to encourage use of the beach, including better signage, with no loss of public access to the beach.
- 511** Provide for a development not more than five one and a half storey dwellings with one access, sensitively designed and located in order to maintain views across the site from the public road.
- 531** Implement projects agreed by the Howth SAAO management committee having regard to the funding available under the Howth SAAO levy scheme.
- 540** Reduce the number of masts on the West Mountain to the minimum necessary through co-location and removal.

## **SOUTH FRINGE LOCAL OBJECTIVES (Sheet 11)**

- 261** Facilitate the RPA's development of a well designed Depot to serve Metro West. The depot shall be sited, designed, landscaped, constructed, operated and maintained into the future to ensure that any potential noise, air and/or light pollution, as well as visual impacts of this development in the landscape are minimised. The depot shall be screened on all sides.
- 313** Facilitate the provision of a second major east-west runway.
- 317** Prepare strategy for St Margarets Special Policy Area.
- 323** Facilitate the development of a step-down nursing care facility.
- 328** Undertake a Land Use and Transportation Study to determine the development capacity of the subject lands, and an appropriate phasing and quantum of development in advance of the operation of the Metro North line.
- 358** Permit a hotel/conference centre subject to compliance with the recommendations of the ERM Report on Public Safety Zones
- 362** Prepare a Local Area Plan for these lands and ensure that no development is commenced until any outstanding issues relating to the augmentation of the surrounding road network are resolved.
- 369** Facilitate the provision of public transport to the lands north of the M50 Extension.
- 373** Undertake a Land Use Study to establish the implications of Metro West for these lands.
- 379** Prepare and implement landscape proposals.
- 380** Any development within the flood plain of the Mayne River to be restricted in accordance with recommendation of the Greater Dublin Strategic Drainage Study and the flood study of the Mayne River carried out as part of the GDSDS.
- 384** Undertake a Land Use Study to establish the implications of Metro West for these lands.
- 385** Support provision of retail for local needs only.
- 388** Provide for the improvement of the riverside walk along the Santry River from the Old Ballymun Entrance into Santry Demense Park, with particular focus on improvements to lighting, surface treatment and maintenance of vegetation.
- 389** Facilitate provision of an underpass to link lands east and west of R108 to enhance connectivity
- 390** Ensure the provision of development with a high standard of design and finish along this important road frontage.
- 392** Ensure, where feasible, development overlooks the Santry River Walk.
- 393** Facilitate provision of a direct access route from Old Ballymun Road through Northwood Development enhancing connectivity to Northwood Metro Stop.

- 401** Support provision of retail for local needs only.
- 406** Provide for office development of floor area 100-300 sq. m.
- 407** Ensure the continued protection of existing trees on site.
- 408** Ensure the continued protection of existing trees on site.
- 409** Require the submission with any planning application for these lands a study examining the optimum quantum of commercial, retail and residential land uses compatible with, and complimentary to the Northwood/Santry development.
- 410** Provide for an appropriately sized child-care facility as part of future development proposals on site.
- 411** A master plan will be prepared that will provide for the protection of trees along the southern and eastern boundaries, limited frontage development for staff/student accommodation, sports facilities, academic and administrative facilities, with not less than 75% of the lands kept in an open character.
- 418** Provide for a tree lined road with cycle way and widened footpath on Santry Avenue.

## **BLANCHARDSTOWN NORTH LOCAL OBJECTIVES (Sheet 12)**

- 260** The quantum of development on these lands to be determined by the capacity of the road infrastructure.
- 315** Provide for a single family house appropriately designed and landscaped.
- 316** Promote intensive high quality development in the interest of significant employment generation, such development may include a retail park up to a maximum of 15,000 sq meters, hotel, motorway services, office park and similar use, as well as logistics.
- 320** Facilitate traffic calming and a pedestrian crossing on the Ratoath Road at Hollystown.
- 321** Facilitate the provision of a turning space for public buses.
- 326** Ensure a high level of landscaping and tree-planting along the route of the N2/N3 link road at Killamonan/Cherryhound in order to soften the visual effect of the GE lands around it.
- 327** Consider the long term use of these lands as part of the Killamonan/Cherryhound LAP process.
- 329** Ensure that the LAP for these employment-generating lands at Killamonan/Cherryhound provide for use of the south western portion of the lands as a high quality landscaped buffer area between the industrial/commercial buildings and the residential areas. Roadside hedges, and existing trees, which are located along the south western edge of the subject area and woods in the south western corner of the area, will be protected where practicable.
- 330** Consider the tourism related development of Dunsoghly Castle, in consultation with the appropriate government agencies, which has due consideration to the special significance of the site and where such development does not contain any residential element.
- 334** Provide for the extraction of aggregates at this location.
- 338** Facilitate an access to the Airport from the west.
- 340** Provide for a density of 20 units per hectare (8 units per acre) at Hollywoodrath.
- 341** Provide a community and sports facility in tandem with educational and public open space provision.
- 342** Require a high level of landscaping and tree-planting along the boundaries of these GE lands at Killamonan/Cherryhound in order to soften the visual effect of the industrial/commercial buildings.
- 346** Provide for retail warehousing and motor showrooms subject to the following stipulations (i) No development shall be occupied until the planned road improvements in the area are in place, this shall include the N2-N3 link road; (ii) No single retail housing unit shall exceed 6000 sq. metres in gross floor area and the total retail warehousing facilities shall not exceed 20,000 sq. metres in gross floor area. The coalescence or linking together of stores to provide any unit exceeding 6,000 sq. metres in gross floor area shall be prohibited; (iii) The retail warehousing and motor sales development shall be confined to the northern end of the site; (iv) Any application for development shall be accompanied by a transport impact assessment and mobility management plan; (v) The site shall be accessed by two

entrance/exit points, the location of which shall be determined in consultation with the Transportation Department of Fingal County Council; (vi) Notwithstanding any provisions of the Planning and Development Acts and Regulations with regard to exempted development, any change of use from retail warehousing and/or motor showroom activities shall be subject to planning permission.

- 347** Facilitate and provide community, family, and youth facilities within the Tyrrelstown Town Centre Complex.
- 349** Facilitate the development of infrastructure for waste management, including construction and demolition waste processing, biological treatment of organic waste, a sludge treatment facility and a waste transfer station.
- 354** Development on these lands shall be in strict accordance with a Masterplan which will provide for the protection of the dwelling house, lands to front of dwelling and trees along the eastern boundary.
- 356** Prepare a Framework Plan for the Damastown Industrial Estate.
- 357** Seek to provide a public park of the people of Tyrrelstown at this location.
- 359** Allow hotel and/or leisure development at Tyrrelstown House which protects the woodland and setting of this Protected Structure and prepare a Tree Preservation Order and/or seek management agreement in relation to sensitive trees at Tyrrelstown.
- 364** Enhance the visual character of the area by promoting the planting of trees and other shrubbery alongside roadside boundaries.
- 365** Preserve views along Powerstown Road, and trees along the northern and eastern side of the GE zoned lands.
- 366** Maintain the open setting of the Pinkeen River and provide for a linear park along its entire length.
- 370** Provide for Local Support Facilities to serve local employee needs.
- 371** Facilitate the potential extension of Mulhuddart burial ground.
- 372** The quantum of development on these lands to be determined by the capacity of the road infrastructure.
- 376** Extend existing graveyard.
- 377** Protect the woodland along Church Road in tandem with the retention of scenic views to County Meath.
- 378** Provide for adequate screening and separation of new development from the residential housing adjoining to the south.
- 382** Enhance the visual character of the area by promoting the planting of trees and other shrubbery along public roads leading into Ballycoolin Industrial Estate.
- 386** Provide pedestrian and cyclist facilities on the eastern side of Church Road.
- 387** The quantum of development on these lands to be determined by the capacity of the road infrastructure.

- 391** Provide for the upgrading of the Littlepace/N3 Interchange.
- 396** Provide for the development of a linear park along the Tolka River Valley
- 397** Development on this site shall provide an appropriate high quality visual entrance to Mulhuddart Village environs.
- 398** Provide for Local Support Facilities to serve local employee needs.
- 399** The quantum of development on these lands to be determined by the capacity of the road infrastructure.
- 400** Provide a landscaped pedestrian route along the Pinkeen River connecting Church Road with Ladys Well Road.
- 403** Development within the flood plain of the Tolka River Plain will be restricted in accordance with the Tolka Flood Strategy.
- 404** Facilitate and promote synergies between Blanchardstown Institute of Technology and industry.
- 412** Improve pedestrian and cyclist facilities in Mulhuddart village.
- 413** Provide a signalized traffic junction.
- 414** Encourage the redevelopment of this site and provide a positive visual contribution to the streetscape.
- 415** Prepare a study on the optimum use of lands and the provision of employment-creating sites along the Metro West route.
- 416** Facilitate the development of an extended mixed-use commercial area for the village which augments local service, office, employment and community facilities.
- 417** Prepare a study on the optimum use of lands and the provision of employment-creating sites along the Metro West route.
- 420** Provide for the development of a linear park along the Tolka River Valley.
- 421** Facilitate the development of a mixed-use commercial centre which augments local service, office, employment and community facilities.
- 423** Provide sport and recreational facilities for community use including minority sport and leisure activities. Local clubs, voluntary organizations and Fingal County Council shall have an input into the future allocation of space or facilities and facilities shall be affordable and accessible to the local population.
- 424** Integrate new development with established pedestrian, cycle and public open space networks in the area.
- 426** Provide for local health and community services.
- 428** Provide bus gate, providing linkage between Cappagh Road and Finglas Road.

## **BLANCHARDSTOWN SOUTH LOCAL OBJECTIVES (Sheet 13)**

- 429** Ensure that development of the Abbotstown sports campus and site is accompanied by frequent public transport links as a priority, to allow access for the mostly young users of the sports and recreational facilities.
- 433** Facilitate the provision of sporting facilities and associated infrastructure related to Sports Campus Ireland incorporating appropriate office, administration, accommodation and other associated development.
- 434** Explore the provision of a pedestrian access from this area to the public park areas of the Sports Campus Ireland complex.
- 436** Provide for a nursing home or hospice or place of worship.
- 438** Provide for a vibrant mixed-use village centre at Ongar.
- 440** Upgrade road surfacing and public lighting along the Hansfield Road to create a high quality pedestrian and cyclist route only.
- 441** Any development in this area shall be consistent with existing and immediately surrounding development and amenity areas.
- 443** Close the Hansfield Road, north of the Ongar Road to the roundabout west of Phibblestown House, from vehicular traffic.
- 448** Implement the Blanchardstown Town Centre Masterplan.
- 449** Provide covered and secure cycle parking facilities within Ongar Village.
- 450** Facilitate the consolidation and densification of the core retail area of the Town Centre.
- 453** Prior to any future development on these lands a detailed environmental report will be prepared including mitigation measures to address the impact on the site of the adjacent former landfill at Dunsink.
- 454** Encourage the redevelopment of this underutilized local centre for mixed use development which provides a positive visual contribution to the streetscape.
- 458** Strengthen the pedestrian linkages between the core shopping centre and the adjacent retail park sites.
- 459** Develop and implement the creation of a Civic Public Open Space at the cinema/library side of the Blanchardstown Shopping Centre.
- 460** Provide for a high quality visual entrance to Blanchardstown Village in the redevelopment of sites in the vicinity of the Snugborough Road junction with Main Street.
- 461** Ensure greater public access to these publicly owned lands and establish walking trails linking Blanchardstown Village, the Tolka Valley and Abbotstown Lands.
- 462** Provide improved pedestrian facilities to connect Ongar Village with the development lands at Hansfield SDZ.

- 464** Provide a public car park and viewing point at the summit of the former tiphead at Dunsink.
- 465** Provide upgraded pedestrian and cycle access to the N3 underpass with enhanced levels of public lighting and supervision.
- 466** Prior to any future development on these lands a detailed environmental report will be prepared including mitigation measures to address the impact on the site of the adjacent former landfill at Dunsink.
- 467** Encourage the redevelopment of this underutilized local centre and provide for a building design that makes a positive visual contribution to the streetscape.
- 468** Facilitate and promote synergies between Connolly Hospital and related industries.
- 469** Facilitate the provision of public access to this open parkland and the necessary footpath network, landscaping and related development.
- 471** Provide for a hospice.
- 473** Protect the flood plain of the River Tolka.
- 474** No access from Springlawn or Summerfield residential areas to Blanchardstown town centre.
- 476** Facilitate the development of an extended mixed-use commercial area for the village which is consistent with the Blanchardstown Village Urban Design Framework Plan.
- 477** No provision for pedestrian access from the Snugborough Road to Summerfield Estate.
- 478** Facilitate the appropriate re-development, consolidation and intensification of this underutilised site for Coolmine Community College and Sports Centre.
- 479** Protect and preserve the distinct village character of Blanchardstown Village and compliment its one and two storey nature by limiting future development to three storeys.
- 480** Implement the Blanchardstown Village Urban Design Framework Plan.
- 481** Provide for sheltered accommodation for older people and people with a disability within a future urban centre strategy or masterplan.
- 482** To undertake a study of lands at Dunsink, bounded by the M50, the N3, the Dublin City boundary and the Cappagh Road as delineated on the Development Plan maps, in order to determine the most appropriate uses for the lands while keeping in mind the need to preserve views northwards across the Tolka Valley area. The study will include an extensive public participation exercise involving both the general public and the various stakeholders in the area.
- 483** Ensure the provision of pedestrian access between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian overbridge integrated with adjoining development including the proposed Hansfield rail station.
- 484** Preserve existing woodland and green space.
- 485** Ensure that prior to the commencement of construction on this site of any residential, retail or commercial development the walled garden of Shackletons Gardens, Beech Park,

Clonsilla are restored and landscaped to the satisfaction of the Council, open to the public and dedicated to Fingal County Council for use as a public amenity (as per Planning Register ref.F06A/1367).

- 486** Limit development on this site to no more than two storeys.
- 487** Formulate a programme of environmental improvements for Coolmine Industrial Estate and ensure new development provides a high quality visual appearance.
- 488** Preserve existing woodland and green space.
- 489** Encourage the upgrading and consolidation of the shopping centre of no more than three storeys in height to allow for a wider range of local facilities and services.
- 490** Facilitate the redevelopment of the HSE site and its integration with the adjacent shopping centre and community facilities with development of no more than three storeys in height.
- 491** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 492** Preserve existing woodland and green space.
- 493** Facilitate the provision of covered and secure cycle parking facilities within Roselawn Shopping Centre.
- 494** Formulate and implement traffic management and car parking measures along Hansfield Road which provide priority to pedestrians and cyclists.
- 495** Improve safety and access to Clonsilla Railway Station at the junction of Clonsilla Road and Hansfield including access to the Royal Canal.
- 496** Protect trees and hedgerows along Clonsilla Road.
- 497** Facilitate the provision of shared car parking and traffic management facilities.
- 498** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 499** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 500** Provide for mixed use employment and residential development.
- 501** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 502** Facilitate a comprehensive re-development of this backland area which provides new pedestrian and cyclist route connections to adjoining sites.
- 503** Provide for a pedestrian/cyclist link between the Tolka River and the Royal Canal.

- 504** Prepare a study on the location of the road bridge crossing of the Royal Canal and Dublin-Maynooth railway connecting north to the Ongar Road. This location shall be determined in advance of the adoption of the LAP for lands at Kellystown.
- 505** Provide for a residential institution (nursing home) where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 506** Development to provide for pedestrian and cycle access to the Royal Canal as a central design element.
- 507** The proposed bridging points over the canal and railway, whether pedestrian/cyclist or for motor traffic, shall be as unobtrusive as possible.
- 508** Provide for traffic safety measures at this dangerous corner/junction.
- 509** Develop of a linear pedestrian / cyclist link between Clonsilla and Porterstown Stations via open space lands.
- 512** Seek to bring more of the lands at Beechpark Estate, Clonsilla into public ownership.
- 513** Provide for the development of a linear park along the Tolka River Valley.
- 514** Provide a footbridge over the N3 at an appropriate location between the Auburn Avenue junction with the N3 and the Phoenix Park interchange.
- 515** Provide for a pedestrian/cyclist bridge connection to enable access to the local facilities in Clonsilla village.
- 516** Provide for secure public pedestrian/cyclist access between Dr. Troy bridge and Porterstown Road through this site.
- 517** Provide for integration with the Royal Canal and with the Public Open Space lands to the north as a central design feature of these lands.
- 518** Preserve the old School House, a Protected Structure, and facilitate its rehabilitation into a suitable long-term use that is integrated with the backlands adjacent to the Royal Canal and which provides public access, and links to the new village centre and the Royal Canal as a central design feature.
- 519** Acquire lands from the National Food Centre as part of the Tolka Valley Park.
- 520** (a) Prior to the occupation of any development within the Kellystown lands, the following essential infrastructure shall be completed and operational:  
(i) The new district distributor road and bridge crossing of the Royal Canal and railway.  
(ii) Land within the LAP boundary area required for the construction of new East West Distributor Road to be approved shall be ceded at nominal cost to the Council.
- (b) Prior to the construction of any residential development within the Kellystown lands, the following essential infrastructure shall be completed and operational:  
(i) Development of public open space (minimum 6 hectares) at Beech Park.  
(ii) Development of a 32 classroom primary school, 1000 pupil post primary school and integrated community recreational facilities at Porterstown Road.
- 521** Facilitate pedestrian access from Coolmine Rugby Club grounds over the Canal adjacent to the Phoenix Park Railway Station.

- 522** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 523** The LAP shall include a study of the trees, hedgerows and other features of biodiversity value suitable for retention and a programme agreed with the Council's Biodiversity Officer as to how these features can be protected or improved and the biodiversity value of the Canal maintained or improved.
- 524** Provide traffic calming and management measures at junction of Luttrellstown Road and Westmanstown Road at Beech Park.
- 525** (i) Protect the existing and proposed Regional Drainage Infrastructure traversing the lands north of the N3 in any future development; (ii) Provide for a comprehensive surface water attenuation and SuDS scheme for the entirety of the LAP lands. This shall fully integrate with the drainage arrangements for the former Phoenix Park racecourse development opposite; (iii) Provide for on-site surface water attenuation ponds which shall be developed as high quality landscaped features of the site; (iv) Ensure that new development is of high design quality reflecting the landmark and visually sensitive status of this location. Views northwards to Dunsink environs shall be provided by means of visual breaks and adequate separation of the new buildings; (v) Provide for a detailed phasing of construction of development in the LAP in tandem with the delivery of transport and drainage infrastructure.
- 526** Provide a pedestrian/cyclist connection from the 'Windmill' residential development to Dr. Troy Bridge and the future Metro West stop.
- 527** Ensure the inclusion within the LAP of a programme for the phasing of construction of residential and commercial development in tandem with the delivery of transport, recreational, community and educational infrastructure.
- 528** Facilitate the development of a new railway station on the existing Dublin-Maynooth line at Porterstown.
- 529** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 530** Provide for pedestrian and cycle facilities on the Westmanstown Road which link to Pakenham Bridge and the Royal Canal.
- 532** Facilitate the provision of community-based independent living for older people.
- 533** Create district level services and employment generating uses (shopping, commercial and office) centered on a high quality public transport interchange.
- 534** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 535** Facilitate re-location of St Mochtas FC grounds to a new site north of the Luttrellstown Road. This new site will be in addition to proposed 10 hectare public park.
- 536** The Local Area Plan will indicate pedestrian and cyclist access routes to the subject area from the Riverwood/Carpenterstown area.

- 537** Provide a car park for the train station with no more than two levels of parking.
- 538** Protect the rural character and setting of the Luttrellstown Road and enhance its use for pedestrians and cyclists.
- 539** Create a new neighbourhood public park of minimum 10 hectares in size. This park shall be linked to Porterstown Park, Luttrellstown Road and Beech Park by dedicated pedestrian and cyclist facilities.
- 541** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 542** Provide for a burial ground within the Kellystown area. This site to be identified with the future Kellystown Local Area Plan.
- 543** Provide integrated school and community/recreational facilities which may be developed in advance of the LAP.
- 544** Provide for mixed uses in any redevelopment on this site which integrates with adjoining backland areas to the north east.
- 545** Improve facilities for pedestrians and cyclists in the village.
- 546** Seek to bring lands at Luttrellstown Estate in public ownership.
- 547** Develop a pedestrian access route from the Luttrellstown Road via Porterstown Park to Anna Liffey Mills and the Lower Road.
- 548** Protect the vista along Castleknock Road as a tree-lined boulevard of large established houses.
- 549** Provide for a public car park.
- 550** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 551** Explore the possibility of making the area to the north of the current Liffey Valley Special Area Amenity Order (SAAO) which is within the 'shoulder' of the Liffey Valley area the subject of a Special Area Amenity Order.
- 552** Protect the vistas and settings of the Phoenix Park Gates
- 553** Protect and enhance important tree groups in any new development on these lands.
- 554** Provide a children's playground, multi-use games area and playing pitch at Diswellstown.
- 555** Retain the established character of this low density housing area at Homeleigh.
- 556** Provide for the expansion of the existing school and associated community facilities.
- 557** Housing density will be limited to 37 units per hectare (15 units per acre) with a maximum of three storeys.

- 558** Acquire and develop a suitable car parking site in the vicinity of Anna Liffey (Shackletons) Mills.
- 559** Implement the recommendations of the Conservation Plan prepared for Anna Liffey (Shackletons) Mills
- 560** Promote and agree an Active Management Plan with South Dublin County Council with regard to important woodland blocks with a view to protecting, enriching and developing the existing woodland in the Liffey Valley.
- 561** Provide a pedestrian route linking the Royal Canal and the River Liffey.
- 562** Seek to provide within the area a suitable parcel of land for use as allotments.
- 563** Protect the vistas and settings of the Phoenix Park Gates.
- 564** Undertake the necessary works to the Glen as a pedestrian route into the Liffey Valley.
- 565** Reduce the impact of the concrete works and builders suppliers.
- 566** Maintain and enhance the Woodland Walk and other pedestrian paths.
- 567** Demonstrate, to the satisfaction of the Planning Authority, that any proposed development has a low visual impact.
- 568** Prepare a study with South Dublin County Council with regard to the possibility of extending the Special Amenity Order along both sides of the River Liffey to the Kildare Border, including the lands at St. Edmundsbury.
- 569** Prepare a traffic management plan for the Lower Road from Glenmaroon to Lucan, including Somerton Lane, Rugged Lane and the Luttrellstown Road. This plan shall provide for safe pedestrian and cycle access across a network of routes.
- 570** Restore the Metal Bridge on the Lower Road and utilise it as a strategic pedestrian link to Waterstown Park via Coates lands in co-operation with South Dublin County Council.
- 571** Develop a pedestrian Viewing Point over the Liffey Valley.

## **BLANCHARDSTOWN SOUTH LOCAL OBJECTIVES (Sheet 13)**

- 429** Ensure that development of the Abbotstown sports campus and site is accompanied by frequent public transport links as a priority, to allow access for the mostly young users of the sports and recreational facilities.
- 433** Facilitate the provision of sporting facilities and associated infrastructure related to Sports Campus Ireland incorporating appropriate office, administration, accommodation and other associated development.
- 434** Explore the provision of a pedestrian access from this area to the public park areas of the Sports Campus Ireland complex.
- 436** Provide for a nursing home or hospice or place of worship.
- 438** Provide for a vibrant mixed-use village centre at Ongar.
- 440** Upgrade road surfacing and public lighting along the Hansfield Road to create a high quality pedestrian and cyclist route only.
- 441** Any development in this area shall be consistent with existing and immediately surrounding development and amenity areas.
- 443** Close the Hansfield Road, north of the Ongar Road to the roundabout west of Phibblestown House, from vehicular traffic.
- 448** Implement the Blanchardstown Town Centre Masterplan.
- 449** Provide covered and secure cycle parking facilities within Ongar Village.
- 450** Facilitate the consolidation and densification of the core retail area of the Town Centre.
- 453** Prior to any future development on these lands a detailed environmental report will be prepared including mitigation measures to address the impact on the site of the adjacent former landfill at Dunsink.
- 454** Encourage the redevelopment of this underutilized local centre for mixed use development which provides a positive visual contribution to the streetscape.
- 458** Strengthen the pedestrian linkages between the core shopping centre and the adjacent retail park sites.
- 459** Develop and implement the creation of a Civic Public Open Space at the cinema/library side of the Blanchardstown Shopping Centre.
- 460** Provide for a high quality visual entrance to Blanchardstown Village in the redevelopment of sites in the vicinity of the Snugborough Road junction with Main Street.
- 461** Ensure greater public access to these publicly owned lands and establish walking trails linking Blanchardstown Village, the Tolka Valley and Abbotstown Lands.
- 462** Provide improved pedestrian facilities to connect Ongar Village with the development lands at Hansfield SDZ.

- 464** Provide a public car park and viewing point at the summit of the former tiphead at Dunsink.
- 465** Provide upgraded pedestrian and cycle access to the N3 underpass with enhanced levels of public lighting and supervision.
- 466** Prior to any future development on these lands a detailed environmental report will be prepared including mitigation measures to address the impact on the site of the adjacent former landfill at Dunsink.
- 467** Encourage the redevelopment of this underutilized local centre and provide for a building design that makes a positive visual contribution to the streetscape.
- 468** Facilitate and promote synergies between Connolly Hospital and related industries.
- 469** Facilitate the provision of public access to this open parkland and the necessary footpath network, landscaping and related development.
- 471** Provide for a hospice.
- 473** Protect the flood plain of the River Tolka.
- 474** No access from Springlawn or Summerfield residential areas to Blanchardstown town centre.
- 476** Facilitate the development of an extended mixed-use commercial area for the village which is consistent with the Blanchardstown Village Urban Design Framework Plan.
- 477** No provision for pedestrian access from the Snugborough Road to Summerfield Estate.
- 478** Facilitate the appropriate re-development, consolidation and intensification of this underutilised site for Coolmine Community College and Sports Centre.
- 479** Protect and preserve the distinct village character of Blanchardstown Village and compliment its one and two storey nature by limiting future development to three storeys.
- 480** Implement the Blanchardstown Village Urban Design Framework Plan.
- 481** Provide for sheltered accommodation for older people and people with a disability within a future urban centre strategy or masterplan.
- 482** To undertake a study of lands at Dunsink, bounded by the M50, the N3, the Dublin City boundary and the Cappagh Road as delineated on the Development Plan maps, in order to determine the most appropriate uses for the lands while keeping in mind the need to preserve views northwards across the Tolka Valley area. The study will include an extensive public participation exercise involving both the general public and the various stakeholders in the area.
- 483** Ensure the provision of pedestrian access between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian overbridge integrated with adjoining development including the proposed Hansfield rail station.
- 484** Preserve existing woodland and green space.
- 485** Ensure that prior to the commencement of construction on this site of any residential, retail or commercial development the walled garden of Shackletons Gardens, Beech Park,

Clonsilla are restored and landscaped to the satisfaction of the Council, open to the public and dedicated to Fingal County Council for use as a public amenity (as per Planning Register ref.F06A/1367).

- 486** Limit development on this site to no more than two storeys.
- 487** Formulate a programme of environmental improvements for Coolmine Industrial Estate and ensure new development provides a high quality visual appearance.
- 488** Preserve existing woodland and green space.
- 489** Encourage the upgrading and consolidation of the shopping centre of no more than three storeys in height to allow for a wider range of local facilities and services.
- 490** Facilitate the redevelopment of the HSE site and its integration with the adjacent shopping centre and community facilities with development of no more than three storeys in height.
- 491** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 492** Preserve existing woodland and green space.
- 493** Facilitate the provision of covered and secure cycle parking facilities within Roselawn Shopping Centre.
- 494** Formulate and implement traffic management and car parking measures along Hansfield Road which provide priority to pedestrians and cyclists.
- 495** Improve safety and access to Clonsilla Railway Station at the junction of Clonsilla Road and Hansfield including access to the Royal Canal.
- 496** Protect trees and hedgerows along Clonsilla Road.
- 497** Facilitate the provision of shared car parking and traffic management facilities.
- 498** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 499** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 500** Provide for mixed use employment and residential development.
- 501** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 502** Facilitate a comprehensive re-development of this backland area which provides new pedestrian and cyclist route connections to adjoining sites.
- 503** Provide for a pedestrian/cyclist link between the Tolka River and the Royal Canal.

- 504** Prepare a study on the location of the road bridge crossing of the Royal Canal and Dublin-Maynooth railway connecting north to the Ongar Road. This location shall be determined in advance of the adoption of the LAP for lands at Kellystown.
- 505** Provide for a residential institution (nursing home) where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 506** Development to provide for pedestrian and cycle access to the Royal Canal as a central design element.
- 507** The proposed bridging points over the canal and railway, whether pedestrian/cyclist or for motor traffic, shall be as unobtrusive as possible.
- 508** Provide for traffic safety measures at this dangerous corner/junction.
- 509** Develop of a linear pedestrian / cyclist link between Clonsilla and Porterstown Stations via open space lands.
- 512** Seek to bring more of the lands at Beechpark Estate, Clonsilla into public ownership.
- 513** Provide for the development of a linear park along the Tolka River Valley.
- 514** Provide a footbridge over the N3 at an appropriate location between the Auburn Avenue junction with the N3 and the Phoenix Park interchange.
- 515** Provide for a pedestrian/cyclist bridge connection to enable access to the local facilities in Clonsilla village.
- 516** Provide for secure public pedestrian/cyclist access between Dr. Troy bridge and Porterstown Road through this site.
- 517** Provide for integration with the Royal Canal and with the Public Open Space lands to the north as a central design feature of these lands.
- 518** Preserve the old School House, a Protected Structure, and facilitate its rehabilitation into a suitable long-term use that is integrated with the backlands adjacent to the Royal Canal and which provides public access, and links to the new village centre and the Royal Canal as a central design feature.
- 519** Acquire lands from the National Food Centre as part of the Tolka Valley Park.
- 520** (a) Prior to the occupation of any development within the Kellystown lands, the following essential infrastructure shall be completed and operational:  
(i) The new district distributor road and bridge crossing of the Royal Canal and railway.  
(ii) Land within the LAP boundary area required for the construction of new East West Distributor Road to be approved shall be ceded at nominal cost to the Council.
- (b) Prior to the construction of any residential development within the Kellystown lands, the following essential infrastructure shall be completed and operational:  
(i) Development of public open space (minimum 6 hectares) at Beech Park.  
(ii) Development of a 32 classroom primary school, 1000 pupil post primary school and integrated community recreational facilities at Porterstown Road.
- 521** Facilitate pedestrian access from Coolmine Rugby Club grounds over the Canal adjacent to the Phoenix Park Railway Station.

- 522** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 523** The LAP shall include a study of the trees, hedgerows and other features of biodiversity value suitable for retention and a programme agreed with the Council's Biodiversity Officer as to how these features can be protected or improved and the biodiversity value of the Canal maintained or improved.
- 524** Provide traffic calming and management measures at junction of Luttrellstown Road and Westmanstown Road at Beech Park.
- 525** (i) Protect the existing and proposed Regional Drainage Infrastructure traversing the lands north of the N3 in any future development; (ii) Provide for a comprehensive surface water attenuation and SuDS scheme for the entirety of the LAP lands. This shall fully integrate with the drainage arrangements for the former Phoenix Park racecourse development opposite; (iii) Provide for on-site surface water attenuation ponds which shall be developed as high quality landscaped features of the site; (iv) Ensure that new development is of high design quality reflecting the landmark and visually sensitive status of this location. Views northwards to Dunsink environs shall be provided by means of visual breaks and adequate separation of the new buildings; (v) Provide for a detailed phasing of construction of development in the LAP in tandem with the delivery of transport and drainage infrastructure.
- 526** Provide a pedestrian/cyclist connection from the 'Windmill' residential development to Dr. Troy Bridge and the future Metro West stop.
- 527** Ensure the inclusion within the LAP of a programme for the phasing of construction of residential and commercial development in tandem with the delivery of transport, recreational, community and educational infrastructure.
- 528** Facilitate the development of a new railway station on the existing Dublin-Maynooth line at Porterstown.
- 529** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 530** Provide for pedestrian and cycle facilities on the Westmanstown Road which link to Pakenham Bridge and the Royal Canal.
- 532** Facilitate the provision of community-based independent living for older people.
- 533** Create district level services and employment generating uses (shopping, commercial and office) centered on a high quality public transport interchange.
- 534** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 535** Facilitate re-location of St Mochtas FC grounds to a new site north of the Luttrellstown Road. This new site will be in addition to proposed 10 hectare public park.
- 536** The Local Area Plan will indicate pedestrian and cyclist access routes to the subject area from the Riverwood/Carpenterstown area.

- 537** Provide a car park for the train station with no more than two levels of parking.
- 538** Protect the rural character and setting of the Luttrellstown Road and enhance its use for pedestrians and cyclists.
- 539** Create a new neighbourhood public park of minimum 10 hectares in size. This park shall be linked to Porterstown Park, Luttrellstown Road and Beech Park by dedicated pedestrian and cyclist facilities.
- 541** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 542** Provide for a burial ground within the Kellystown area. This site to be identified with the future Kellystown Local Area Plan.
- 543** Provide integrated school and community/recreational facilities which may be developed in advance of the LAP.
- 544** Provide for mixed uses in any redevelopment on this site which integrates with adjoining backland areas to the north east.
- 545** Improve facilities for pedestrians and cyclists in the village.
- 546** Seek to bring lands at Luttrellstown Estate in public ownership.
- 547** Develop a pedestrian access route from the Luttrellstown Road via Porterstown Park to Anna Liffey Mills and the Lower Road.
- 548** Protect the vista along Castleknock Road as a tree-lined boulevard of large established houses.
- 549** Provide for a public car park.
- 550** Prepare a coordinated design brief for all Royal Canal crossings and development adjacent to the canal in cooperation with relevant stakeholders. The design brief will include pedestrian/cycle links.
- 551** Explore the possibility of making the area to the north of the current Liffey Valley Special Area Amenity Order (SAAO) which is within the 'shoulder' of the Liffey Valley area the subject of a Special Area Amenity Order.
- 552** Protect the vistas and settings of the Phoenix Park Gates
- 553** Protect and enhance important tree groups in any new development on these lands.
- 554** Provide a children's playground, multi-use games area and playing pitch at Diswellstown.
- 555** Retain the established character of this low density housing area at Homeleigh.
- 556** Provide for the expansion of the existing school and associated community facilities.
- 557** Housing density will be limited to 37 units per hectare (15 units per acre) with a maximum of three storeys.

- 558** Acquire and develop a suitable car parking site in the vicinity of Anna Liffey (Shackletons) Mills.
- 559** Implement the recommendations of the Conservation Plan prepared for Anna Liffey (Shackletons) Mills
- 560** Promote and agree an Active Management Plan with South Dublin County Council with regard to important woodland blocks with a view to protecting, enriching and developing the existing woodland in the Liffey Valley.
- 561** Provide a pedestrian route linking the Royal Canal and the River Liffey.
- 562** Seek to provide within the area a suitable parcel of land for use as allotments.
- 563** Protect the vistas and settings of the Phoenix Park Gates.
- 564** Undertake the necessary works to the Glen as a pedestrian route into the Liffey Valley.
- 565** Reduce the impact of the concrete works and builders suppliers.
- 566** Maintain and enhance the Woodland Walk and other pedestrian paths.
- 567** Demonstrate, to the satisfaction of the Planning Authority, that any proposed development has a low visual impact.
- 568** Prepare a study with South Dublin County Council with regard to the possibility of extending the Special Amenity Order along both sides of the River Liffey to the Kildare Border, including the lands at St. Edmundsbury.
- 569** Prepare a traffic management plan for the Lower Road from Glenmaroon to Lucan, including Somerton Lane, Rugged Lane and the Luttrellstown Road. This plan shall provide for safe pedestrian and cycle access across a network of routes.
- 570** Restore the Metal Bridge on the Lower Road and utilise it as a strategic pedestrian link to Waterstown Park via Coates lands in co-operation with South Dublin County Council.
- 571** Develop a pedestrian Viewing Point over the Liffey Valley.

## **RURAL VILLAGES LOCAL OBJECTIVES (Sheet 14)**

- 70** Provide for rural related tourism activities and facilities.
- 91** Planning applications for buildings in this rural cluster and associated open space lands will be required to demonstrate that the proposed development will not give rise to visual intrusion.
- 93** Provide for the erection of a sports clubhouse and the construction of a car park in association with the development of recreational facilities on these lands.
- 124** Provide for one house only subject to a requirement of occupancy of seven years upon the applicant.
- 136** Provide a residential care/nursing home facility to the south west of Ballymadun Rural Cluster.
- 152** Provide for the construction of 2 (two) only dwelling houses subject to a requirement of occupancy of seven years upon the applicant.
- 159** Provide for a residential institution (nursing home) where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 161** Provide for a horticultural enterprise, including a garden centre to a design compatible with its historical centre.
- 162** Protect the archaeological heritage of this site.
- 170** Provide for a high quality and integrated sports training facility with ancillary directly related uses where such development does not have a negative impact on the surrounding environment, landscape or local amenities.
- 180** Provide for one house only subject to a requirement of occupancy of seven years upon the applicant.
- 181** Provide for the preservation and protection of existing hedgerows which form the boundaries of these lands.
- 213** Endeavour to facilitate the appropriate conservation of the Mill at Rowlestown for the enjoyment and education of future generations.
- 222** Provide for a single dwelling sensitively designed subject to a requirement of occupancy of seven years upon the applicant.
- 271** Access to be provided to these lands off the R135
- 272** Protect the rural setting of these lands.