



# Comhairle Contae Fhine Gall

## Fingal County Council

FINGAL DEVELOPMENT PLAN 2011 - 2017

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

The County Council now intends to prepare the

### Draft Donabate Local Area Plan, 2012-18

The future LAP will focus on undeveloped lands which are zoned Objective RA – 'Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure' comprising approx. 144 hectares (355 acres) in four land parcels:

At Corballis - south of the village and north of the Broadmeadow Estuary	65.6 ha
At Ballymastone - east of the village	56.7 ha
North of the village at Rahillion	5.5 ha
West of the village at Turvey Avenue	16 ha

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

- Integration of the new development areas with the established Village of Donabate
- Appropriate density, mix and quantum of development for the zoned residential lands
- Urban design and landscaping framework
- Movement systems for pedestrians, cyclists and vehicles in Donabate
- Provision of Environmental and Infrastructural Services
- Provision of Community and Recreational Amenities
- Climate change, sustainability, energy and waste management
- Protection of the adjoining sensitive coastal environments

#### Strategic Environmental Assessment (SEA):

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

#### Appropriate Assessment:

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

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

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

and are also available at the following locations:-

#### Fingal County Council Offices: -

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

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

#### Other Locations:

Donabate Portrane Community & Leisure Centre, Portrane Road, Donabate.

(Check locally for opening times)

Any submissions to the proposed Draft Local Area Plan, should be made in writing to, **Planning and Strategic Infrastructure Department, Fingal County Council, County Hall, Fingal, Co. Dublin, or they can be e-mailed to [devplan@fingalcoco.ie](mailto:devplan@fingalcoco.ie) on or before Thursday, 15<sup>th</sup> December, 2011.**

Dated: 25<sup>th</sup> October, 2011.

