

Proposed Material Alterations to the Draft Fingal Development Plan 2017-2023

4th November 2016



**Fingal Development
Plan 2017-2023**

**Comhairle Contae
Fhine Gall**
Fingal County
Council



Proposed Material Alterations to the Draft Fingal Development Plan 2017-2023

4th November 2016

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PART ONE



INTRODUCTION

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Introduction

Introduction

The Draft Fingal Development Plan 2017 – 2023 was placed on public display from the 19th February 2016 to 29th April 2016. A total of 897 submissions and observations were received during the prescribed period in response to this stage of public consultation. In accordance with the requirements of Section 12(4)(b) of the Planning and Development Act 2000 (as amended), a Chief Executive's Report was prepared, which summarised and detailed the submissions received on the Draft Development Plan and provided the response and recommendations of the Chief Executive to the issues raised.

The Elected Council Members, having considered the Draft Fingal Development Plan 2017-2023 and the Chief Executive's Report on submissions received, resolved at Council meetings between the 27th September 2016 and 14th October 2016 to amend the Draft Fingal Development Plan. These proposed amendments, if made, constitute a material alteration to the Draft Fingal Development Plan. Accordingly the Council resolved to place the proposed amendments on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended).

Proposed Amendments to the Draft Fingal Development Plan 2017-2023

This document, which is accompanied by an Addendum Report containing the SEA, AA and SFRA Screening of proposed Material Alterations to the Draft Fingal Development Plan 2017-2023, details the proposed amendments in order to inform and assist the public and other interested parties in consideration of the proposed material alterations to the Draft Fingal Development Plan. Written observations or submissions, submitted during the consultation period, regarding the proposed amendments and the likely significant effects on the environment of their implementation will be taken into consideration before the making of the Fingal Development Plan 2017 - 2023. After the consultation period ends, the Chief Executive will prepare a report on all submissions and observations received during the prescribed period and submit the report to the Elected Members for their consideration. Having considered the proposed Material Alterations to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members may, by resolution, make the Fingal Development Plan 2017-2023 with or without amendment.

How to Make a Submission/Observation

Written observations or submissions regarding the **proposed amendments only** and /or the Addendum Report must be received between:

4th November 2016 and by **4.30pm on 2nd December 2016**.

- By email at devplanstage3@fingal.ie
- Online at <https://consult.fingal.ie/en/browse>

Introduction

- In writing to:

Senior Executive Officer, Planning & Strategic Infrastructure Department, Fingal County Council, County Hall, Main Street, Swords, Co. Dublin.

Submissions/observations should be made by **one** medium only and should refer to:

- Proposed amendments **Reference Number (s)** as shown in the document
- Full Name & Address of person making submission/observation
- Details of organisation/community group/company which you represent where relevant.

Please note that submissions that do not relate to a proposed amendment, as referenced above, cannot be taken into consideration.

If you require any assistance you can contact a member of the Development Plan team on Tel: 01 870 5000. Council staff will be available to answer queries in connection with the proposed amendments every **Wednesday** afternoon between 2.00pm and 4.00pm at the main reception desk, County Hall, Main Street, Swords, throughout the consultation period.

How this Document is Organised

Written Statement

Proposed amendments to the text of the Draft Plan are assigned a **Reference Number** and their location in the Draft Fingal Development Plan is referenced where applicable (references to page numbers are to the Draft Fingal Development Plan page number).

The proposed amendments to the Written Statement of the Draft Fingal Development Plan 2017-2023 are set out in **Part 2** of this document.

See examples below.

Additions to the text are shown in green print, for example:-

Reference Number:

Amendment CH 1.3

Amend the wording of paragraph 7 of Section 1.4 'Strategic Vision' to read as follows:
'Create a competitive business environment supporting economic development, job creation, **tourism** and prosperity for all.'

Deletions to the text are shown in red print with strikethrough, for example:-

Reference Number: Proposed Amendment CH 7.24

Amend paragraph 1 on page 273 of the Draft Plan, as follow:

'Low Carbon District Heating

District heating is one of the most efficient and cost effective ways to heat apartments, homes and mixed use developments. ~~As the system is centralised there will be a 90% reduction in fossil fuel use and significantly reduces the carbon footprint of the~~

Introduction

~~development.~~ District heating networks can be based on a variety of technologies and renewable energy sources, such as combined heat and power (CHP), biomass energy, geothermal or energy from waste.

***Relocated Text** is shown in blue print, for example:-*

Reference Number: Proposed Amendment CH 7.17

Re-locate Objective EN08 to be included under the 'Energy Efficiency Section' (on page 268 of the Draft Plan)

Objective EN08

Consider the adaptability of buildings over time and seek to improve the efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings in the County.

Mapping

The proposed amendments to the maps of the Draft Fingal Development Plan 2017-2023 are set out in **Part 3** of this document. These amendments together with their accompanying book of maps/map sheets set out the locations of the objectives that were included, altered or omitted, and sites subject to zoning amendments. The **Map Reference Number** should be referenced when referring to maps when making a submissions or observations.

These maps are separately bound and on public display in their entirety.

Accompanying Documents

The Addendum to the Environmental Assessments and Reports of the Draft Fingal Development Plan 2017-2023 are set out in a separate accompanying document.

This document is separately bound and on public display in its entirety.

Note: Amendments and updates to Figures/Maps will be made in the Final publication.

PART TWO



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Introduction and Strategic Context

Chapter 1



Introduction and Strategic Context

CHAPTER 1 Proposed Amendment CH 1.1		
	Section	Page
Draft CDP 2017 – 2023	1.2–Legislative Background	7

Delete the following text at Section 1.2, subsection Ministerial Guidelines:
Ministerial Guidelines issued to Planning Authorities regarding their functions under the Planning Acts have been considered in the making of this Plan ~~and have been implemented in the various chapters~~, in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

CHAPTER 1 Proposed Amendment CH 1.2		
	Section	Page
Draft CDP 2017 – 2023	1.4 – Strategic Vision	9

Insert the following text at point 7 of Section 1.4:
Create a competitive business environment supporting economic development, job creation, **tourism** and prosperity for all.

CHAPTER 1 Proposed Amendment CH 1.3		
	Section	Page
Draft CDP 2017 – 2023	1.6 – Strategic Policy	11

Amend Strategic Policy 15:
15. Seek the development of a **high quality public transport system** throughout the County and linking to adjoining counties, including the development of the ~~proposed new Metro-North~~ **indicative route for New Metro North** and ~~Metro-West~~ **Light Rail Corridor**, improvements to railway infrastructure including the DART Expansion Programme, QBCs and BRT systems, together with enhanced facilities for walking and cycling.

CHAPTER 1 Proposed Amendment CH 1.4		
	Section	Page
Draft CDP 2017 – 2023	1.7 – Current Context	13

Insert the following text before first paragraph of Section 1.7:
The Planning and Development Act 2000 (as amended) requires that a Development Plan shall, so far as is practicable, be consistent with National and Regional Plans, Policies and Strategies which relate to proper planning and development and is also required to have regard to Guidelines by the Minister for Housing, Planning, Community and Local Government.

Introduction and Strategic Context

CHAPTER 1 Proposed Amendment CH 1.5		
	Section	Page
Draft CDP 2017 – 2023	1.7 – Current Context	13

Insert the following text into Figure 1.2:

National

- Climate Action and Low Carbon Development Bill 2015
- National Climate Change Adaptation Framework 2012
- National Development Plan 2007-2013
- National Spatial Strategy 2002 -2020
- Water Services Act 2013
- National Biodiversity Plan
- Smarter Travel – A Sustainable Transport Future (2009)
- National Transport Authority (NTA) Integrated Implementation Plan (2013-2018)
- Transport 21 (2008)
- Spatial Planning and National Roads Guidelines for Planning Authorities (2012)
- National Climate Change Strategy 2007-2012
- Sustainable Development: A Strategy for Ireland 1997
- National Action Plan for Social Inclusion 2007-2016
- Government Policy on Architecture 2009-2015
- National Landscape Strategy 2015-2025
- Design Manual for Urban Roads and Streets 2013
- Food Harvest 2020
- Ministerial Guidelines and Directives including those on Core Strategies, Housing Strategies, Retail Planning, Childcare, Residential Density, Architectural Conservation, Sustainable Development and Urban Design, Wind Energy, Waste Management, Quarries, Schools Provision, Public Transport and Cycling, Flooding and the Environment, Telecommunications Antennae and Support Structures.

Local

- Fingal Development Plan 2011-2017
- Fingal Development Board Strategy
- Local Economic and Community Plans (LECPs)
- Fingal Strategies and Plans (including Core Strategy, Retail, Housing, Tourism, Age Friendly County Strategy, Heritage and Biodiversity Plans, Tree Strategy, Fingal Growing Places, Open Space Strategy)
- Local Area Plans
- Conservation Plans
- Public Realm Strategies
- Urban Design Frameworks
- Masterplans
- Fingal Heritage Plan 2011-2017
- Fingal Biodiversity Action Plan 2010-2015
- Biodiversity Management Plans
- Swords Strategic Vision 2035
- Adjoining Local Authority Development Plans

CHAPTER 1 Proposed Amendment CH 1.7		
	Section	Page
Draft CDP 2017 – 2023	1.7 - Cross Cutting Themes – Sustainable Development	14

Insert the following definition of the Ecosystem Services Approach after final paragraph:

Introduction and Strategic Context

The Draft Plan has adopted the principle of sustainable development by promoting and encouraging the integration of economic, environmental, social and cultural issues into local policies and programmes and will integrate the emerging Ecosystem Services Approach within our Green Infrastructure. The Ecosystem Services Approach is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

CHAPTER 1		
Proposed Amendment CH 1.6		
	Section	Page
Draft CDP 2017 – 2023	1.8 - Cross Cutting Themes - Climate Change	16

Amend the final two paragraphs of Section 1.8, subsection Climate Change:
Addressing the risks posed by climate change will require both adaptation and mitigation. Adaption describes actions that are designed to cope with the consequences of climate change including warmer temperatures, more extreme precipitation events and sea level rise. Mitigation measures are designed to offset or stop the human caused drivers of climate change; namely emissions of greenhouse gases and land-use change.

~~It is recognised that the nature of Fingal's economy, settlement patterns, infrastructure (including roads, electricity networks, water supply and sewer systems), physical geography (e.g. total area, extensive coastline and rivers) and mix of land use (e.g. horticulture and urban/ suburban) presents a unique set of challenges in the response to climate change. The Council through proper planning, promoting sustainable development, will work towards reducing greenhouse gas emissions. The Draft Plan 2017-2023 contains provisions dealing with climate change mitigation and adaptation throughout the Plan, in areas such as flood risk management, transportation, surface water, waste management, water services, urban design, energy, natural heritage and green infrastructure. It is an objective of this Plan that Fingal County Council will develop a Sustainable Energy Strategy to include policies and actions that will address climate change and maximize the harvesting of renewable energy at a local level. The Council will also develop a Sector Adaptation Plan for Fingal in line with the forthcoming National Adaptation Framework for Climate Change, recommendations of the Conference of Parties (COP) 21 Paris Conference and in line with the forthcoming legislation and guidelines to be produced by the Department of the Environment, Community and Local Government, when appropriate.~~

~~The Council will also investigate joining the Covenant of Mayors, which supports Local Authorities by providing them with the recognition, resources and networking opportunities necessary to take their energy and climate commitments to the next level. Fingal supports the international co-operation of Local Authorities facing the challenge of climate change mitigation and adaptation.~~

Introduction and Strategic Context

It is recognised that the nature of Fingal's economy, settlement patterns, infrastructure (including roads, electricity networks, water supply and sewer systems), physical geography (e.g. total area, extensive coastline and rivers) and mix of land use (e.g. horticulture and urban/ suburban) presents a unique set of challenges in the response to climate change. The Council through proper planning, promoting sustainable development, will work towards reducing greenhouse gas emissions. The Draft Plan 2017-2023 contains provisions dealing with climate change mitigation and adaptation throughout the Plan, in areas such as flood risk management, transportation, surface water, waste management, water services, urban design, energy, natural heritage and green infrastructure.

In May 2016 the EPA published 'Local Authority Adaptation Strategy Development Guidelines'. These Guidelines are designed to assist Local Authorities in developing local climate change mitigation and adaptation strategies which will assess local vulnerability to climate risks and identify, cost and prioritise adaptation actions (further detail is provided in Section 7.3 – Energy and Climate Change). The Guidelines describe the tasks that a Local Authority needs to complete in order to develop, adopt and implement an Adaptation Strategy.

Fingal is working closely with Codema (Dublin's Energy Agency) and the 4 Dublin Local Authorities, who will act in unison and will work with all relevant stakeholders in order to deliver an inclusive and interconnected Climate Change Mitigation Action Plan. Internationally, Fingal will liaise closely with the Covenant of Mayors and is currently preparing documentation to become one of the international signatories (alongside the other Dublin Local Authorities). Fingal supports the international co-operation of Local Authorities facing the challenge of climate change mitigation and adaptation.

Preparing a Strategy is likely to be a task which will require significant resources and 'buy in' at all levels and from all Council departments. Due to the timeframes involved in terms of preparation of the Draft Plan, it is likely that the Strategy will be completed post-adoption of the Draft Plan and will therefore be incorporated into the adopted Development Plan by way of a statutory Variation at a later date.



Core Strategy and Settlement Strategy

Chapter 2



Core Strategy and Settlement Strategy

CHAPTER 2 Proposed Amendment CH 2.1		
	Section	Page
Draft CDP 2017 – 2023	2.5 Housing and Population Targets	35

Amend text in Section 2.5 Housing and Population Targets.

However, under recent market conditions DECLG completion figures indicate a total of 2,599 units completed in Fingal between the Census in April 2011 and July 2015 (the most recent completion figures available), indicating an average of 650 units per annum. This gives an estimated housing stock in Fingal in mid-2015 of 105,392 units. Based on current housing stock, 5,700 units per annum over the 7 year period 2016 to 2023 would be necessary to fulfil RPG targets. Table 2.5 sets out the housing growth required to meet the RPG targets. In reality, this is an **unsustainable unrealistic** target in the context of current market conditions.

CHAPTER 2 Proposed Amendment CH 2.2		
	Section	Page
Draft CDP 2017 – 2023	2.6 Housing Land Capacity under the 2011-2017 Development Plan	38/39

Amend text at Section 2.6 Housing Land Capacity under the 2011-2017 Development Plan, New Residential Zoning Lissenhall, Swords

Swords is identified as a 'Primary Economic Growth Town' within the polycentric gateway under the Regional Planning Guidelines for the GDA and a driver within the core of the Greater Dublin Area, for sustained international and regional economic development and growth. In order to fulfil this role and in light of the emerging role that settlements such as Swords will be required to play in maintaining the success of the GDA, a long term, adequately planned vision is necessary. In this regard, the long term strategic vision for Swords is to create a sustainable city with a commensurate level of jobs and services and infrastructure to support a potential population of 100,000. In endeavouring to achieve this vision of an emerging green city with a thriving economy it is critical that adequate lands are zoned in the future to accommodate the full range of needs of the city's residential population, business community and visitors. Within the current development envelope of Swords, even allowing for the introduction of possible new intensive mixed use zonings along the Metro line, Swords would have the capacity only to reach a population of circa 65-70,000.

There is potential for the proposed new Metro North to extend into the lands at Lissenhall and therefore, the zoning must be appropriate for the area. Furthermore, a substantial portion of these lands will be within 1km of the agreed Estuary Stop. Lissenhall is an expansive, low-lying, rural landscape comprising approximately 240 hectares. The area, in broad terms, is bound by the M1 and R132 to the east, the Broadmeadow River to the south and south west, and the proposed route of the

Core Strategy and Settlement Strategy

Swords Western Ring Road to the north. These lands are adjacent to the M1 and Belfast-Dublin corridor.

By identifying Lissenhall as a key future development area, the Council is seeking to maximize the opportunities created by the delivery of this key piece of strategic infrastructure in accordance with best planning practice and the principles of sustainable development. The development of the area, [following the sequential development of the existing Swords envelope](#), is also consistent with the Council's long term strategic vision for Swords to develop as a sustainable city. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units. A Local Area Plan will be prepared for these lands to provide a framework for development. Lissenhall is detailed further in Chapter 4 Urban Fingal, in the context of Swords.

CHAPTER 2		
Proposed Amendment CH 2.3		
	Section	Page
Draft CDP 2017 – 2023	2.6 Housing Land Capacity under the 2011-2017 Development Plan	40

Insert text before Table 2.8

The Guidance Note on Core Strategies distributed to Local Authorities under Circular Letter PSSP6/2010 sets out that 'apart from Regional Planning Guidelines for the Greater Dublin Area, the RPG housing figures ... have already taken account of the headroom requirements (of up to 50% extra over actual predicted land/unit requirements) specified in the Planning Guidelines on Development Plans, therefore, no further headroom capacity should be provided in development plan zoning outside of the seven planning authorities in the GDA'. Section 4 of the above Planning Guidelines on Development Plans sets out that 'planning authorities should take all reasonable steps to ensure that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice. In particular, to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for the next nine years. In this way, development plans will provide for sufficient zoned land to meet not just the expected demand arising within the development plan period of six years, but will also provide for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect'. Accordingly the following figures are based on a calculation of the population requirement over an additional three years from that of the Plan period (equivalent of 3 years demand beyond the date on which the current plan ceases to have effect') and is intended to cater for the longer term development of the County. The reservation of lands at Lissenhall, situated within the Metropolitan Area, accounts for the majority of this headroom allocation.

Core Strategy and Settlement Strategy

CHAPTER 2 Proposed Amendment CH 2.4		
	Section	Page
Draft CDP 2017 – 2023	2.7 Settlement Strategy	42

Insert new Objective SS

The Council will work in cooperation and collaboration with key stakeholders including the DOHPCLG and the Dublin Housing Supply and Co-Ordination Task Force (or any successor) to respond to the current supply challenge in the Dublin region. The Council also will support 'Active Land Management' using Exchequer funding to ensure the delivery of a convincing response to the current social housing demand.

CHAPTER 2 Proposed Amendment CH 2.5		
	Section	Page
Draft CDP 2017 – 2023	2.7 Settlement Strategy	42

Insert new Objective SS

Engage and implement with the recommendations of the Dublin Housing Supply and Co-Ordination Task Force in responding to the current supply challenge in the Dublin region.

CHAPTER 2 Proposed Amendment CH 2.6		
	Section	Page
Draft CDP 2017 – 2023	2.7 Settlement Strategy	42

Insert new Objective SS

Identify and support the provision of key enabling infrastructure at strategic sites in Fingal County to facilitate their release for development in response to the current housing crisis.

CHAPTER 2 Proposed Amendment CH 2.7		
	Section	Page
Draft CDP 2017 – 2023	Chapter 2: Core Strategy and Settlement Strategy	42

Update figures, references and tables, throughout the chapter, to reflect additional housing capacity associated with any residential zoning, or other relevant zoning, to be included in the Plan as a result of any proposed material alterations made in this regard.

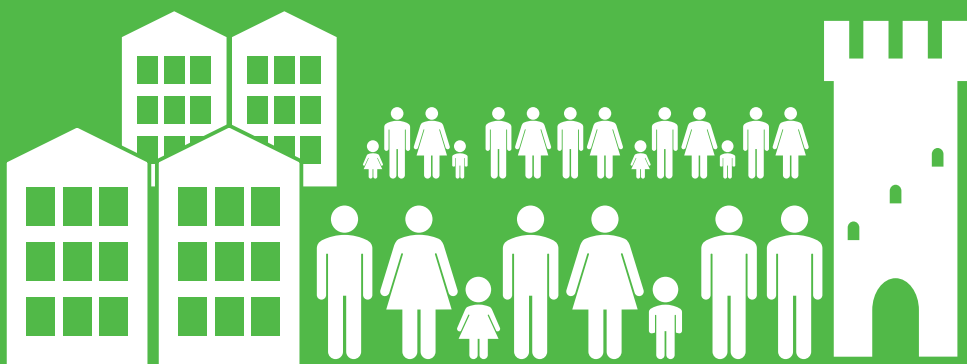
Core Strategy and Settlement Strategy

Include an additional Core Strategy chart identifying the sites within the remaining residential land supply in the Fingal metropolitan area that are suitable for active land management to produce housing in the Short term.



Placemaking

Chapter 3



Placemaking

CHAPTER 3 Proposed Amendment CH 3.1		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	55

Insert the following text at Section 3.2 Sustainable Communities

The most successful and popular places and neighbourhoods are generally those which:

- Encourage and facilitate sustainable lifestyles and livelihoods.

CHAPTER 3 Proposed Amendment CH 3.2		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	57

Insert new Objective PM at Section 3.2, subsection Sustainable Placemaking, before PM01

Support the development of sustainable low-carbon climate resilient communities

CHAPTER 3 Proposed Amendment CH 3.3		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	57

Insert new Objective PM, before PM01

Use specific powers, such as the Vacant Sites register as provided for under the Urban Regeneration and Housing Act 2015, to address issues of vacancy and underutilisation of lands in town and village centres in Fingal.

CHAPTER 3 Proposed Amendment CH 3.4		
	Section	Page
DRAFT CDP 2017 – 2023	3.2 Sustainable Communities	57

Insert new Objective PM, before PM01

Identify obsolete and potential renewal areas within the County and encourage and facilitate the re-use and regeneration of derelict land and buildings in the County's urban centres.

Placemaking

CHAPTER 3 Proposed Amendment CH 3.5		
	Section	Page
DRAFT CDP 2017 – 2023	3.2 Sustainable Communities	57

Insert new Objective PM, before PM01

Work with landowners and development interests to pursue the potential of suitable, available and viable land and buildings for appropriate development.

CHAPTER 3 Proposed Amendment CH 3.6		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	57

Amend Objective PM02

Protect the primacy and maintain the future viability of the existing major towns in the County and develop them with an appropriate mix of commercial, recreational, civic, cultural, leisure, **tourism** and residential uses.

CHAPTER 3 Proposed Amendment CH 3.7		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	57

Amend Objective PM03

Ensure each Rural Village develops in such a way as to provide a sustainable mix of commercial and community activity within an identified village core which includes provision for enterprise, residential, retail, commercial, **tourism** and community facilities.

CHAPTER 3 Proposed Amendment CH 3.8		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	59

Insert new Objective PM, after PM06

Review the Fingal Housing Strategy having regard to the provisions of any future Regional Spatial and Economic Strategy (RSES) by the Eastern and Midlands Regional Assembly for its area.

Placemaking

CHAPTER 3 Proposed Amendment 3.9		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Amend Section 3.2, subsection Areas of Disadvantage and Vacant and Derelict Sites
Create two new subsections.

Areas of Disadvantage and Vacant and Derelict Sites

Specific parts of the County are disadvantaged, particularly the RAPID area in Blanchardstown. The RAPID programme has allowed for a coordinated approach to disadvantage in the area.

~~The Urban Regeneration and Housing Act 2015 aims to incentivise urban regeneration with a view to facilitating increased activity in the housing construction sector.~~ The Act introduces a vacant site levy which will generally be an annual charge of 3% of the market value of each site on a vacant sites register which will be maintained by the Planning Authority. The Planning Authority is required to identify sites which are vacant and come within the scope of the Act.

The Designated Urban Centre Grant Scheme has been developed by the Government to enable investment in urban centres. The objective of this Grant Scheme is to contribute to the improvement in the development potential of Irish urban centres by investing in, and enhancing their economic, social and environmental conditions. This scheme will be available until 2020.

The €30 million Village and Town Renewal Scheme announced by Government will run over 6 years. Projects eligible under this scheme will extend to the enhancement of villages, small towns and the surrounding countryside. Projects such as greenways, cycle-ways, upgrading of parks and civic areas, public utilities such as street lighting and renovation of derelict buildings are possible projects which could qualify for funding under this scheme.

CHAPTER 3 Proposed Amendment CH 3.10		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Objective PM 17

Identify areas and recommend methods of small-scale urban regeneration in the RAPID area and other disadvantaged areas commensurate to the area and in consultation with the local population.

Placemaking

CHAPTER 3 Proposed Amendment CH 3.11		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Objective PM 18 (previously PM19)

Implement the provisions of the Derelict Sites Act including listing sites on the Derelict Sites Register and imposing the Derelict Sites Levy.

CHAPTER 3 Proposed Amendment CH 3.12		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Objective PM19 (previously PM20)

Promote the utilisation of the available funding to improve and revitalise urban centres, towns and villages.

CHAPTER 3 Proposed Amendment CH 3.13		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Insert the following text at Section 3.2 Sustainable Communities.

Vacant Sites

Vacant development sites are both a challenge and an opportunity for the County to provide for additional housing, employment and other space. Active land management including the implementation of the vacant land levy are key planning policies to implement the vision and core strategy of the plan. The Urban Regeneration and Housing Act 2015 provides for a levy on vacant sites and this is a key measure in implementing the Core Strategy by encouraging the development of such vacant development sites.

The Act sets out two classes of land

- Regeneration land, under Section 10(2)(h) of the Planning Act 2000 as amended.
- Residential land, under Section 10 (2)(a) of the Planning Act 2000 as amended.

In accordance with the Urban Regeneration and Housing Act 2015, it is a key pillar of the Development Plan to promote the development and renewal of areas that are in need of regeneration, having regard to the core strategy, in order to prevent:

- Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- Urban blight and decay,

Placemaking

- Anti-social behaviour, or
- A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

The Act introduces a vacant site levy which will generally be an annual charge of 3% of the market value of each site on a vacant sites register which will be maintained by the Planning Authority. The Planning Authority is required to identify sites which are vacant and come within the scope of the Act and to make this list publically available.

CHAPTER 3 Proposed Amendment CH 3.14		
	Section	Page
Draft CDP 2017 – 2023	3.2 Sustainable Communities	64

Relocate and renumber Objective PM16

Objective PM20 (previously PM16)

Identify and secure the redevelopment and regeneration of areas in need of renewal.

Relocate, renumber and amend Objective PM18

Objective PM21 (previously PM18)

Implement the Vacant Sites Levy for all vacant development sites in the County and prepare and make available a Register of Vacant Sites, as per the requirements of the Urban Regeneration and Housing Act 2015.

CHAPTER 3 Proposed Amendment CH 3.15		
	Section	Page
Draft CDP 2017 – 2023	3.4 Sustainable Design and Standards	66/67

Insert new Objective PM at Section 3.4 Sustainable Design and Standards

New urban developments in Fingal will be required to be low-carbon developments, in all aspects of layout design and construction.

CHAPTER 3 Proposed Amendment CH 3.16		
	Section	Page
Draft CDP 2017 – 2023	3.4 Sustainable Design and Standards	66/67

Insert new Objective PM at Section 3.4 Sustainable Design and Standards

In general, require the use of low carbon building materials, and where available use Environmental Product Declarations (EPD) for the assessment of the sustainable use of resources and of the impact of construction works on the environment.

CHAPTER 3 Proposed Amendment CH 3.17		
	Section	Page
Draft CDP 2017 – 2023	3.4 Sustainable Design and Standards	69

Amend Objective PM29

Locate different types of compatible land uses, e.g. residential, employment, local retail, **tourism** and daily service needs close together, so as to encourage a greater emphasis on the use of sustainable transport modes.

CHAPTER 3 Proposed Amendment CH 3.18		
	Section	Page
Draft CDP 2017 – 2023	3.6 Community Infrastructure, Facilities and Services	81/82

Amend text at Section 3.6, subsection Educational Facilities

Fingal County Council will continue to work closely with the Department of Education and Skills **under the Memorandum of Understanding for the acquisition of schools sites** to identify and procure sites where a shortfall in school places is identified. Communication between the Council and different patron bodies will assist in allowing the Council to ascertain demand for schools that are based on very wide catchment areas or which do not use a catchment area approach.

In September 2015, a €3.8 billion capital plan was announced by the Government. This funding is for investment in primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings over the period 2016 – 2021.

~~One of the main educational issues currently facing the County that needs to be addressed includes the increasing numbers of post primary schools that are seeking permission to be accommodated at existing schools where existing open space is at a premium.~~

~~The Fingal Schools Model is an example of best practice in the provision of new schools within developing areas.~~ The Memorandum of Understanding, previously known as the Fingal Schools Model, is designed to codify practice in relation to cooperation between the Department of Education and Skills and Local Authorities in the acquisition of sites suitable for the construction and development of buildings for educational purposes. Based on the school planning projections of the Department of Education and Skills, the Council identifies and acquires appropriate sites on behalf of the Department where schools with enhanced sporting, community and arts facilities will be built to the benefit of both the school and the wider community. The design of the schools can vary to

Placemaking

meet community needs as identified by the Council. The range of enhanced shared facilities will include amenities such as full-size sports halls, dressing rooms, community meeting rooms, all-weather pitches and playgrounds. These additional facilities (which are over and above the standard specifications for schools) will be available not only to the school during normal school hours but also to the local community outside of these school hours. In the case of schools that are not part of the Fingal Schools Model [or the Memorandum of Understanding](#), the use by the community of school facilities outside of school times is encouraged by the Council.

It is important that schools are located on easily accessible sites. [The continued use and possible intensification of existing social infrastructure including schools is encouraged and is consistent with the consolidation strategy of the Draft Plan.](#) Wherever possible, any detrimental impact that schools [\(or school extensions\)](#) may have on the environment of the immediate surrounding areas should be minimised. Therefore, all planning applications for education developments, whether for new development or extensions to existing schools, will be expected to meet the Council's standards regarding quality of design, vehicular movement/ parking and landscaping.

CHAPTER 3 Proposed Amendment CH 3.19		
	Section	Page
Draft CDP 2017 - 2023	3.6 Community Infrastructure, Facilities and Services	82

Insert New Objective PM at Section 3.6, subsection Educational Facilities
[Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.](#)

CHAPTER 3 Proposed Amendment CH 3.20		
	Section	Page
Draft CDP 2017 - 2023	3.6 Community Infrastructure, Facilities and Services	82

Amend Objective PM72

Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills ~~as and when they are required~~, [based on current population](#) using the most up to date statistical data, [anticipated additional growth based on residentially zoned land, taking into consideration the timelines of planning and constructing new school places](#), and in line with access to public transport.

Placemaking

CHAPTER 3 Proposed Amendment CH 3.21		
	Section	Page
Draft CDP 2017 - 2023	3.6 Community Infrastructure, Facilities and Services	83

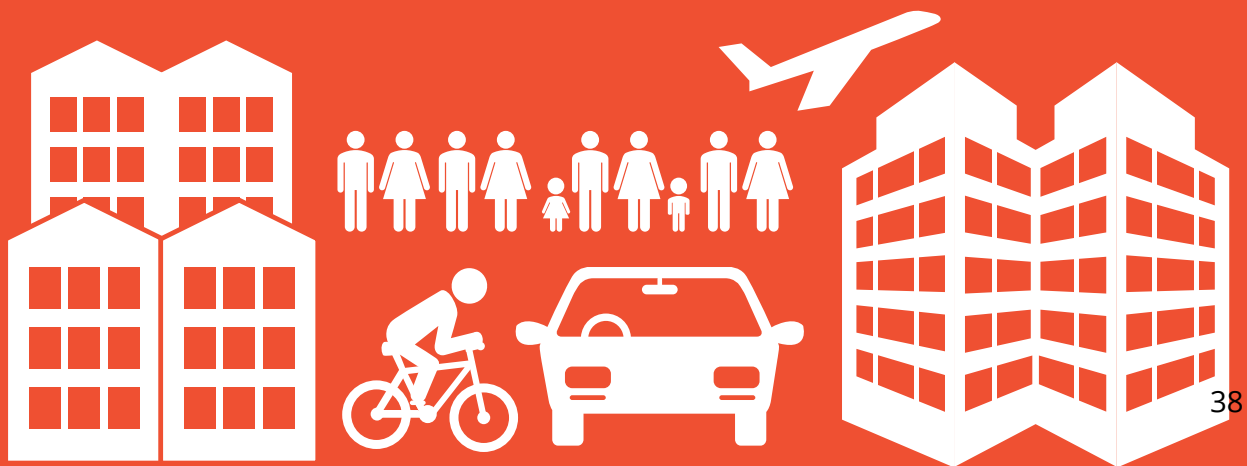
Amend Objective PM78

Facilitate the development of additional places of worship through the designation and/or zoning of lands for such community requirements and examine locating places of worship within shared community facilities, **to be delivered through actively engaging with the community to understand diverse religious needs for a place of worship and consulting with faith communities to understand which ones are compatible for shared premises/sites.**



Urban Fingal

Chapter 4



CHAPTER 4 Proposed Amendment CH 4.1		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	90

Insert additional text after paragraph 3, Section 4.2.

The Plan will also promote lands at Lissenhall, through the preparation of a Local Area Plan, to provide for the longer term strategic development of the area to ~~provide for~~ **facilitate** the long term development in Swords as required. It is envisaged that in the long term this area, subject to infrastructural improvements, could in the future accommodate the development of a planned sustainable mixed use urban district providing for a significant level of employment and residential development. **Development of these lands will only be considered following the prioritisation of development in the Swords area, subject to a detailed phasing program for the release of development in a sequential manner within the lands themselves and subject to other policies contained within the Plan.**

CHAPTER 4 Proposed Amendment CH 4.2		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	94

Create two new Masterplan areas where Estuary West is currently proposed. Lands to the east of Balheary Road to be Estuary Central and lands to the west to be Estuary West.

Estuary West / Holybanks Masterplan

- ~~• A mixed Local Services Area shall be provided in the centre of the ME zoned land close to Newtown House and the stand of mature trees.~~
- ~~• The lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.~~
- ~~• Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the Masterplan lands.~~
- ~~• Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east access linking the subject lands to the Estuary Metro Stop, the proposed Local Service Area in the Masterplan lands with Applewood to the west); along the extended Riverside Park; and along Jugback Lane.~~
- ~~• Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.~~
- ~~• Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road (southern section, south of the junction with Glen Ellen Road); the link road between Castlegrange and the Estuary Roundabout; the extended Broadmeadow Riverside Park to the north and the Ward River which crosses through the subject lands.~~

- ~~• No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed Regional Park on the west side of the town.~~
- ~~• Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.~~
- ~~• Develop the Ward River corridor as a 'green spine' through the subject lands connecting into the Broadmeadow Riverside Park.~~
- ~~• Retain the existing stone walling along the R132.~~

Estuary East Masterplan

- ~~• Facilitate the proposed new Metro North through these lands and an appropriate relationship with the proposed new Metro North at this location.⁹⁴~~
- ~~• Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a east – west axis linking the subject lands to the Estuary Metro Stop along the R132 and to adjoining Estuary West/Holybanks Masterplan lands; and also along the extended Broadmeadow Riverside Park and along the Ward River Valley).~~
- ~~• The Masterplan lands shall be subject to a detailed flood risk assessment..~~

Estuary West

- Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of : the Glen Ellan distributor Road; the extended Broadmeadow Riverside Park and Jugback Lane
- A mixed use Local Services Area shall be provided in the centre of the subject lands close to Newtown House and the Stand of mature trees.
- Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the MP lands.
- Reserve a School site as required in consultation with the Department of Education and Skills.
- Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - east access linking the proposed Local Service Area in the MP lands with Applewood to the west; along the extended Broadmeadow Riverside Park and along Jugback Lane.
- Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.
- Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.
- Protect the residential amenities of existing property adjoining the subject lands.
- Retain the rural character of Balheary road north of its junction with Glen Ellan Road .
- The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.

Urban Fingal

- Consult with HSA in relation to the designated Svesco site to south as part of the MP process.

Estuary Central

- Provide for the proposed new Metro North aligned through these lands and an appropriate relationship and integration of development to the proposed new Metro North at this location.
- Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road [southern section, south of junction with Glen Ellan Road]; the link road between Castlegrange and the Estuary roundabout; the extended Broad meadow Riverside Park to the north and the Ward River which crosses through the subject lands.
- Reserve a School site as required in consultation with the Department of Education and Skills.
- Provide for the retention and protection of existing mature trees and hedgerows within and bounding the MP lands in so far as is practicable.
- Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - east axis linking the subject lands to any proposed new Metro North stop proposed along the R132 and to the adjoining Estuary West MP lands; and also along the extended Broadmeadow riverside park and along the Ward River valley].
- Protect the residential amenities of existing property within and adjoining the subject zoned lands.
- Retain the rural character of Balheary road north of its junction with Glen Ellan Road
- No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed regional Park on the west side of the Town
- The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.
- Develop the Ward River corridor as a 'Green Spine' through the subject lands connecting into the Broad meadow River Park.
- Retain existing stone walling along the R132.
- Consult with the HSA in relation to the designated Svesco site to south as part of the MP process.

CHAPTER 4		
Proposed Amendment CH 4.3		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	95

Separate Seatown Masterplan into Seatown North Masterplan and Seatown South Masterplan.

Seatown Masterplan

- ~~Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east-west distributor road going through Swords Business Park.~~
- ~~Provide for an appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.~~
- ~~Provide for a vehicular connection between the subject lands and the Malahide Road.~~
- ~~Higher/denser development shall provide a key urban edge adjoining the R132 and the east-west distributor road.~~
- ~~Lower density family houses may be considered along the northern and southern parts of these lands adjoining existing residential development.~~
- ~~Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.~~
- ~~Retain and consolidate existing trees and hedgerows within and bounding the Masterplan in as far as is practicable.~~
- ~~Develop direct, attractive and overlooked pedestrian and cycle routes, within the subject lands and connecting these lands to the proposed new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.~~
- ~~Provide for appropriate uses and layout on lands adjoining the M1.~~

Seatown North Masterplan

- Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east-west distributor road going through Swords Business Park.
- Provide for appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.
- Higher/denser development shall provide a key urban edge adjoining the R132 and the east-west distributor road.
- Lower density family houses may be considered along the northern part of these lands adjoining Seatown Road.
- Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.
- Reserve a School site as required in consultation with the Department of Education and Skills.
- Retain and consolidate existing trees and hedgerows within and bounding the Master Plan lands in as far as is practicable.

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- Develop direct, attractive and overlooked pedestrian and cycle routes within the subject lands and connecting these lands to the proposed new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.
- Provide for the proposed Sutton to Swords cycle route along the east- west distributor road.
- Provide for appropriate uses and layout on lands adjoining the M1.

Seatown South Masterplan

- Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east- west distributor road going through Swords Business Park.
- Provide for an appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.
- Provide for a vehicular connection between the subject lands and the Malahide Road.
- Higher/denser development shall provide a key urban edge adjoining the R132 and the east- west distributor road.
- Lower density family houses may be considered along the southern parts of these lands adjoining existing residential development.
- Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.
- Retain and consolidate existing trees and hedgerows within and bounding the Masterplan lands in as far as is practicable.
- Develop direct, attractive and overlooked pedestrian and cycle routes, within the subject lands and connecting these lands to the proposed new Metro North; Swords town centre and the Malahide Estuary.
- Provide for appropriate uses and layout on lands adjoining the M1.
- Reserve a school site as required in conjunction with the Department of Education and Skills.

CHAPTER 4		
Proposed Amendment CH 4.4		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	95

Amend the text accompanying the Crowcastle Masterplan

~~Crowcastle Masterplan~~

- ~~• Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS and HT lands.~~
- ~~• Establish strong links between Barryspark and Holywell.~~
- ~~• Provide for a linear park incorporating a Strategic SuDs and Flood Risk Management Corridor across these lands linking into the existing public open space at Holywell.~~

- Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS, RA and HT lands.
- A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.
- A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.
- Establish strong links between Barryspark and Holywell.
- Provide for a linear park incorporating a Strategic SuDs and Flood risk management corridor across the northern part of these lands.
- Provide for a linear park incorporating a Strategic Suds and Flood risk management corridor across these lands, immediately to the south of the Airside – Drinan Link Road and linking into the existing Public open space at Holywell.

CHAPTER 4 Proposed Amendment CH 4.5		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	95

Insert text at Fosterstown Master Plan

Consider the provision of a hotel at a suitable location at Cremona within the Fosterstown Masterplan Lands.

CHAPTER 4 Proposed Amendment CH 4.6		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	98

Insert new Objective Blanchardstown

Prepare an Urban Framework Plan for Blanchardstown Town Centre to guide and inform future development. This will include improvements to the urban fabric of the Town through the integration of public transport facilities and road corridors with increased density development and innovative building formats which will have regard to changing retail patterns, the potential for high technology employment growth and the changing education, community and recreational needs of the Town's diverse population.

CHAPTER 4 Proposed Amendment CH 4.7		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	99

Amend Objective Blanchardstown 7

Support the delivery of ~~Metro-West~~ a Light Rail Corridor linking Blanchardstown to Tallaght in South Dublin and to the proposed new Metro North line at Dardistown.

CHAPTER 4 Proposed Amendment CH 4.8		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	99

Replace Objective Blanchardstown 12

~~Prepare a comprehensive study for the strategic landbank at Dunsink. The study shall include detailed analysis of the physical infrastructure required to enable the lands to fulfil their full potential. The study shall investigate mitigation measures that may be required to address the impact on the site of the adjacent former landfill area.~~

To carry out a feasibility study of lands at Dunsink to include a full investigation of requirements in terms of infrastructure, water, access, drainage and any remedial measures associated with the former landfill area to inform the future designation of these lands for development. This will be carried out in consultation with necessary statutory agencies and appropriate stakeholders to facilitate the orderly and appropriate release of lands at Dunsink.

CHAPTER 4 Proposed Amendment CH 4.9		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	101

Insert additional bullet point in the Old Schoolhouse Masterplan

- Provide for a recreational/tourism hub at this location facilitating a linear public park in addition to tourism related uses, restaurants and craft shops to be scaled and designed in a sensitive manner to reflect the sensitive environment.

CHAPTER 4 Proposed Amendment CH 4.10		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	101

Insert additional bullet point in Objective Blanchardstown 17, Old School House Masterplan;

- A key priority of the Masterplan shall be safeguarding the viability of the schoolhouse restoration (financially and otherwise)

CHAPTER 4 Proposed Amendment CH 4.11		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	102

Insert new Objective Castleknock

Promote sympathetic cycle integration between Castleknock and both Blanchardstown Village and the Phoenix Park

CHAPTER 4 Proposed Amendment CH 4.12		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	103

Amend Objective Clonsilla 6

Create a network of pedestrian and cycle routes between Clonsilla, the Royal Canal and the adjacent railway stations; and a connection from the 'Windmill' residential development to Dr.Troy Bridge and ~~the future Metro West~~ a new Light Rail Corridor stop.

CHAPTER 4 Proposed Amendment CH 4.13		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	104

Amend Objective Coolmine 2

Ensure no individual unit within the Coolmine Industrial LC zoning is larger than 150m2 nfa.

CHAPTER 4 Proposed Amendment CH 4.14		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	104

Amend Objective Coolmine 3

Improve and promote the visual appearance of the area through a programme of environmental improvements with particular emphasis to the boundary along the Clonsilla Road and that the number of signage/advertising/hoardings be limited along the perimeter of the industrial estate.

CHAPTER 4 Proposed Amendment CH 4.15		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	109

Amend Objective Donabate 17

Promote and enhance the visitor experience and amenities at Newbridge House and Demesne within the context of the Demesne's heritage importance and values, including the provision of a new pedestrian and cycle entrance into the Demesne on Turvey Avenue, subject to a feasibility study.

CHAPTER 4 Proposed Amendment CH 4.16		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	110

Insert new objectives to the Streamstown Masterplan

- Facilitate low density residential development reflective of the character of the area.
- Protect and preserve trees, woodlands and hedgerows within the Masterplan area.
- Preserve the tree lined approach to Malahide along the Dublin Road.
- Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the protected structure, its curtilage and protected trees.
- Retain visual corridors to/from Auburn house through the establishment of a visual buffer to the east of Auburn House.
- The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.
- Provide for a pedestrian / cycle route along the Auburn House avenue to Malahide Road.
- Ensure pedestrian connectivity between Auburn House Avenue and
- Abington/Gaybrook/Castleheath.

CHAPTER 4 Proposed Amendment CH 4.17		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	111

Amend Objective Baldoyle 2

Prepare an ~~Urban Framework Plan~~ Masterplan for Baldoyle Industrial Estate and Kilbarrack Industrial Estate to guide and inform future development including improvements to signage and physical appearance, determine appropriate uses,

Urban Fingal

provision for intensification of employment, and facilitate improvements to pedestrian access to and from Howth Junction Station and associated bus stops which can be implemented over the lifetime of the Plan.

CHAPTER 4 Proposed Amendment CH 4.18		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	116

Amend Objective Charlestown and Meakstown 1

Develop an enhanced community identity within Fingal through the improvement of social, cultural, community and residential amenities. ~~and~~ Support the development of a sense of identity for the area including improvements to signage, landscaping and physical appearance and through the promotion of mixed uses, including residential, in Charlestown Centre.

CHAPTER 4 Proposed Amendment CH 4.19		
	Section	Page
Draft CDP 2017 – 2023	4.2 Metropolitan Area	119

Insert new Objective Portrane

Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

CHAPTER 4 Proposed Amendment CH 4.20		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	121

Amend Objective Balbriggan 7

Preserve and improve access to the harbour, beaches ~~and~~ seashore, ~~and~~ other coastal areas while protecting environmental resources including water, biodiversity and landscape sensitivities.

CHAPTER 4 Proposed Amendment CH 4.21		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	122

Amend Objective Balbriggan 16 to include Mill Pond Masterplan and update associated Mill Pond Masterplan text

Mill Pond Masterplan (see Map sheet 4, MP 4.F)

Mill Pond Masterplan

Facilitate the development of Mill Pond to provide for passive and active recreational facilities and amenities including a feasibility study to develop the lake for the purposes of wildlife promotion.

CHAPTER 4 Proposed Amendment CH 4.22		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	122

Insert bullet point in Stephenstown Masterplan (MP 4.D)

The development of lands in this area will be guided by the principles contained in the *'Stephenstown Urban Design and Landscape Masterplan (2009)'*.

CHAPTER 4 Proposed Amendment CH 4.23		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	124

Amend Objective Lusk 8

Encourage the refurbishment ~~and re-thatch~~ of the existing (former thatched shop premise) cottage abutting Church Road.

CHAPTER 4 Proposed Amendment CH 4.24		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	125

Insert the following text at Station Road Masterplan

- Ensure, in relation to the phasing and siting of development within the Masterplan boundary area, that the main retail anchor be developed within the central section of this area in a manner which provides for appropriate sustainable integration with the existing town core.
- Consider a second smaller retail anchor, as well as local commercial/office development, at the eastern end of the Masterplan area, which shall be designed as a nodal gateway building with a strong streetscape urban edge at the eastern approach to Lusk town and which shall only be developed in tandem with a comprehensive development and expansion of the town centre, commencing with the delivery of the main retail anchor centrally within the scheme.

CHAPTER 4 Proposed Amendment CH 4.25		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	127

Insert new Objective Rush

Investigate the feasibility of a public car parking facility in the Town.

CHAPTER 4 Proposed Amendment CH 4.26		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	127

Insert new Objective Rush

Create Pedestrian/Cycle link between Balleally Public Park and Rogerstown via the Ramparts, Rush.

CHAPTER 4 Proposed Amendment CH 4.27		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	128

Amend Objective Rush 21

- ~~Kilbush Lane Masterplan (see Map Sheet 6B, MP 6.D)~~

~~Kilbush Masterplan~~

- ~~Promote and facilitate high quality residential development fronting onto the high amenity zoned land and proposed linear park.~~

CHAPTER 4 Proposed Amendment CH 4.28		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	128

Amend Objective Rush 21 to prepare a Masterplan for GE – General Employment zoned lands and include

- Whitestown Masterplan (see map Sheet 6B, MP 6.F)

CHAPTER 4 Proposed Amendment CH 4.29		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	129

Urban Fingal

Insert new Objective Skerries

Promote and facilitate increased permeability and accessibility for those using active travel modes, prams, wheelchairs, personal scooters and other similar modes.

CHAPTER 4 Proposed Amendment CH 4.30		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	129

Insert new Objective Skerries

Provide a cycleway between Skerries and Ladys Stairs to improve accessibility of Ardgillan Demesne

CHAPTER 4 Proposed Amendment CH 4.31		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	129

Insert new Objective Skerries

Continue to support the delivery of enhanced recreational, community, social, youth and educational facilities in the area.

CHAPTER 4 Proposed Amendment CH 4.32		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	129

Insert new Objective Skerries

Promote and facilitate the development of the Balbriggan to Skerries cycling/walking Scheme along the Coast Road within the lifetime of this Development Plan.

CHAPTER 4 Proposed Amendment CH 4.33		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	130

Include Skerries Town Park Masterplan in Objective Skerries 11

Skerries Town Park Masterplan (Map Sheet 5)

CHAPTER 4 Proposed Amendment CH 4.34		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	131

Insert new Objective Balrothery

Urban Fingal

Prepare a Masterplan for Glebe Park, to improve passive supervision, improved connectivity, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities. (see Map Sheet 4)

CHAPTER 4 Proposed Amendment CH 4.35		
	Section	Page
Draft CDP 2017 – 2023	4.3 Hinterland Area	131

Insert new Objective Balrothery

Support the development of a Village Heritage Trail interpreting the built and natural Heritage of Balrothery in conjunction with local community groups.



Rural Fingal

Chapter 5



Rural Fingal

CHAPTER 5 Proposed Amendment CH 5.1		
	Section	Page
Draft CDP 2017 – 2023	5.1 – Introduction	136

Amend Para. 5.1 and specifically the Statement of Policy:

- Protect and enhance the attractiveness of rural towns and villages as places in which to work and live and as locations for appropriate sized enterprise, services and tourism investments **that are of benefit to visitors and the community alike.**
- Promote rural development and encourage the sustainable development of resources in agriculture, horticulture, **agri-tourism, tourism, farm diversification, and renewable energy resources** having regard to the ability of an applicant to demonstrate compliance with the principals and policies of sustainable tourism
- Protect Fingal's principle strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, waterways, coastal areas and beaches, coastal towns and villages and built and cultural heritage

CHAPTER 5 Proposed Amendment CH 5.2		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	140

Amend Objective RF01:

Review the Rivermeade Local Area Plan before the end of 2017. **This Plan will reassess the potential for higher densities which will help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rivermeade.**

CHAPTER 5 Proposed Amendment CH 5.3		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	140

Insert new Objective RF, after RF01:

Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret's.

CHAPTER 5 Proposed Amendment CH 5.4		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	140

Rural Fingal

Insert new Objective RF, after RF01:

Review the Rowlestown Local Area Plan including an assessment for potential higher densities which may help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rowlestown.

CHAPTER 5 Proposed Amendment CH 5.5		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	145

Amend Objective RF05:

Objective RF05 Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of the attraction of Fingal's villages **as places to live, work and visit.**

CHAPTER 5 Proposed Amendment CH 5.6		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	146

Amend Objective RF13:

Promote the tourism potential of Fingal's villages, **including the coastal villages** by facilitating **their enhancement** and the provision of visitor services and accommodation **and** encourage collaboration between service providers and co-operate with the relevant bodies in the marketing and promotion of tourism in the area.

CHAPTER 5 Proposed Amendment CH 5.7		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	147

Amend Objective RF17:

Encourage consolidation of rural housing within ~~a limited number of~~ existing Rural Clusters which will cater for rural generated housing demand, as an alternative to housing in the open countryside, and encourage the re-use of existing buildings within the cluster over any new development.

Rural Fingal

CHAPTER 5 Proposed Amendment CH 5.8		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	151-152

Amend Table RF01:

Area zoning objective Maximum no. of houses to be granted planning permission per existing house:

RU 2 (+1 for exceptional health reasons **+1 for exceptional farming circumstance**)

GB 1 (+1 for exceptional health reasons)

HA 1 (+1 for exceptional health reasons)

Amend text on page 151:

Example – housing under RU Zoning Objective

A grant of planning permission to any farming family member in an area subject to the RU zoning objective based on their involvement in running the family farm will not preclude any other member of the family from applying for planning permission based on their eligibility under the additional qualifying criteria as outlined above. In an area zoned RU the total number of incremental houses granted to any one family within the rural area shall not exceed two with the potential for a third house to be granted planning permission where exceptional health circumstances can be demonstrated and **a fourth where exceptional farming circumstances prevail.**

Amend Objective RF28:

Permit a maximum number of two incremental houses for those who meet the relevant criteria set out in this chapter within areas with zoning objective RU plus one house for a person with exceptional health circumstances, **plus one where exceptional farming circumstances prevail.**

Insert new Objective RF:

In exceptional circumstances in the RU zoning where two members of the family (excluding the occupier of the family farm) are actively engaged in the running of the family farm, permission may be considered for both. Documentation in support of an application must reflect the requirements of RF35.

CHAPTER 5 Proposed Amendment CH 5.9		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal's Rural Settlement Strategy	159

Amend paragraph 2 relating to Residential Accommodation for Seasonal Workers:

The provision of new on-site residential accommodation for seasonal farm workers shall be designed in **an innovative**, cohesive and purpose built manner resulting in a high standard of quality accommodation and minimising reduced visual impacts on the

Rural Fingal

surrounding rural area. In this regard, new purpose built on-site accommodation shall be single storey only.

Amend Objective RF49:

- New on-site residential accommodation for seasonal farm workers shall be designed in an innovative, cohesive and purpose built manner resulting in a high standard of quality accommodation whilst minimising visual impacts on the surrounding rural area. In this regard, new purpose built on-site accommodation shall be single storey only.
- A viable landholding can facilitate up to a maximum of ~~100~~ 200 seasonal workers.
- New purpose built accommodation shall be provided in the form of a maximum ~~10~~ 25 bed space unit.
- No bedroom shall accommodate more than 2 persons.
- ~~Each bedroom shall have an ensuite shower, toilet and basin.~~
- 1 no. shower, toilet and basin facility shall be provided per 4 bed spaces
- Appropriate indoor and outdoor communal and recreational facilities at a combined level of 5-7 sq.m per bedspace. These facilities shall be provided prior to occupation.
- Communal facilities and services shall be provided for and include laundry and refuse facilities. These facilities shall be provided prior to occupation.

CHAPTER 5 Proposed Amendment CH 5.10		
	Section	Page
Draft CDP 2017 – 2023	5.2 – Fingal’s Rural Settlement Strategy	165

Amend Objective RF61:

Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting and promoting the sympathetic maintenance, adaptation and re-use of vernacular buildings where they contribute to the character of the rural area.

CHAPTER 5 Proposed Amendment CH 5.11		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	169

Insert new text after 2nd paragraph, subsection Forestry:

The Council shall prepare an Indicative Forest Strategy (IFS) with an emphasis on the promotion of broadleaf forestry where resources allow. This strategy will guide the future location and character of the forest industry in the County in line with national policy guidance and in consultation with the Forest Service of the Department of Agriculture, Food and Marine and other relevant stakeholders and interested parties. The strategy will also identify the potential that future afforestation can make towards

Rural Fingal

the establishment of high quality forests serving a variety of purposes including timber production, rural development and off farm incomes, tourism, recreation and the enhancement of the environment in the County.

CHAPTER 5 Proposed Amendment CH 5.12		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	169

Insert new Objective RF, subsection Forestry:

Support the Forest Service of the Department of Agriculture, Food and Marine in implementing sustainable forest development in line with National policy guidance.

CHAPTER 5 Proposed Amendment CH 5.13		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	169

Insert new Objective RF, subsection Forestry:

Support the protection and enhancement of existing native woodlands and where appropriate, the conversion of coniferous forest to native woodlands with a focus on opportunities for habitat linkage and wider eco-services.

CHAPTER 5 Proposed Amendment CH 5.14		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	169

Insert new Objective RF, subsection Forestry:

Encourage access to forestry for walking routes, mountain bike trails and other non-noise generating recreational activities.

CHAPTER 5 Proposed Amendment CH 5.15		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	169

Insert new Objective RF, subsection Forestry:

Prepare an Indicative Forest Strategy (IFS) with an emphasis on the promotion of broadleaf forestry where resources allow, in line with relevant National policy to guide the future location and character of the forest industry in the County in consultation

Rural Fingal

with the Forest Service of the Department of Agriculture, Food and Marine and other relevant stakeholders and interested parties.

CHAPTER 5 Proposed Amendment CH 5.16		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	170

Insert new text after 1st paragraph, subsection Land Reclamation and Aggregate Extraction:

The Council will seek to ensure that significant aggregate resources in the County are appropriately protected and in this regard will restrict the siting of incompatible developments that would interfere with the efficient development of such resources.

CHAPTER 5 Proposed Amendment CH 5.17		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	170

Insert new text after 1st paragraph, subsection Land Reclamation and Aggregate Extraction:

The potential use of alternative sources of sustainable material such as construction and demolition waste [C&D] is encouraged and should be employed where possible to reduce the need for excessive extraction.

CHAPTER 5 Proposed Amendment CH 5.18		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	170

Delete, subsection Land Reclamation and Aggregate Extraction:

~~'In light of the seriously detrimental impacts of extractive industries, permission will only be granted where the Council is satisfied that,~~
~~-It is necessary in the light of the availability of recycled construction and demolition waste, or other more sustainable sources of material;-~~
~~Environmental quality and amenity will be fully protected, and;~~
~~-Appropriate provision for the restoration of the landscape is being made.'~~

Rural Fingal

CHAPTER 5 Proposed Amendment CH 5.19		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	170

Insert new Objective RF, subsection Land Reclamation and Aggregate Extraction:
Protect and safeguard the County's natural aggregate resources from inappropriate development, by seeking to prevent incompatible land uses that would interfere with the efficient development of such resources.

CHAPTER 5 Proposed Amendment CH 5.20		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	170

Delete Objective RF84:
~~Consider proposals for extraction only where the Council is satisfied that environmental quality and amenity will be fully protected and appropriate provision for the restoration of the landscape has been made.~~

CHAPTER 5 Proposed Amendment CH 5.21		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	70

Insert new Objective, subsection Land Reclamation and Aggregate Extraction:
Ensure that proposals for extraction avoid significant adverse impacts on the environment and amenity of the area through environmental assessment, mitigation and appropriate provision for the restoration of the landscape.

CHAPTER 5 Proposed Amendment CH 5.22		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	172

Amend Objective RF97:
Support and facilitate the work of Teagasc and other farming / local bodies within the county in the promotion of the rural economy, including agriculture development, rural diversification, tourism adaptation, and in the development of new initiatives to support farming.

Rural Fingal

CHAPTER 5 Proposed Amendment CH 5.23		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	174

Insert new text at end of paragraph 1, subsection Rural Tourism:

These include golf, equestrian, adventure centre and walking and cycling, **farmhouse accommodation, open-farms, bird watching and eco, geo and green tourism.**

CHAPTER 5 Proposed Amendment CH 5.24		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	174

Insert new text after 2nd paragraph, subsection Rural Tourism:

The Fingal Tourism Strategy 2015-2018 estimates that tourism is worth €500m annually to the local Fingal economy and supports approximately 20,000 jobs across all sectors.

Fingal's close proximity to Dublin City Centre and the location of Dublin Airport within it's environs offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin's increasing importance as a popular destination for city-breaks, Fingal's coastal offering and rich built and natural heritage provide opportunities to attract visitors from the City Centre. Furthermore, the County can benefit from the constrained capacity of the City Centre and act as an accommodation base for those visiting Dublin and the wider area.

The Grow Dublin Tourism Alliance was established in 2014, to drive a new collaborative strategy to market the Dublin region in the international marketplace. - 'Dublin. A Breath of Fresh Air' a new tourism brand, was launched in October 2015. The brand encourages visitors to look beyond the City Centre, positioning Dublin as a coastal city with mountains and sea at its doorstep.

Fingal is excellently placed to contribute to the achievement of these targets. The Council will engage and collaborate with all relevant stakeholders to ensure the economic potential of the tourism sector is secured for the benefit of the local economy.

CHAPTER 5 Proposed Amendment CH 5.25		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	175

Rural Fingal

Insert new Objective RF, subsection Walking Trails:

The following criteria will be used when assessing planning applications for new fencing in relation to lands open to or used by the public during the ten years preceding. Such fencing is not exempted development in accordance with Art. 9(1)(A)(x) of the Planning and Development Regulations.

- Such fencing in upland or amenity areas shall conform to the best agricultural practice.
- The nature of the material to be used, the height of the fence and in the case of a wire fence, the type of wire to be used will be taken into account.
- Stiles or gates at appropriate places may be required.

CHAPTER 5		
Proposed Amendment CH 5.26		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	175

Insert new text before paragraph 1, subsection Public Rights of Way:

Existing public rights of way constitute an important amenity and in particular, they enable the enjoyment of high quality landscapes, providing a valuable link to natural assets and places of natural beauty in the County. The Council recognises the importance of maintaining established rights of way and supports initiatives for establishing walking routes and general accessibility.

CHAPTER 5		
Proposed Amendment CH 5.27		
	Section	Page
Draft CDP 2017 – 2023	5.3 – Rural Economy and Enterprise	177

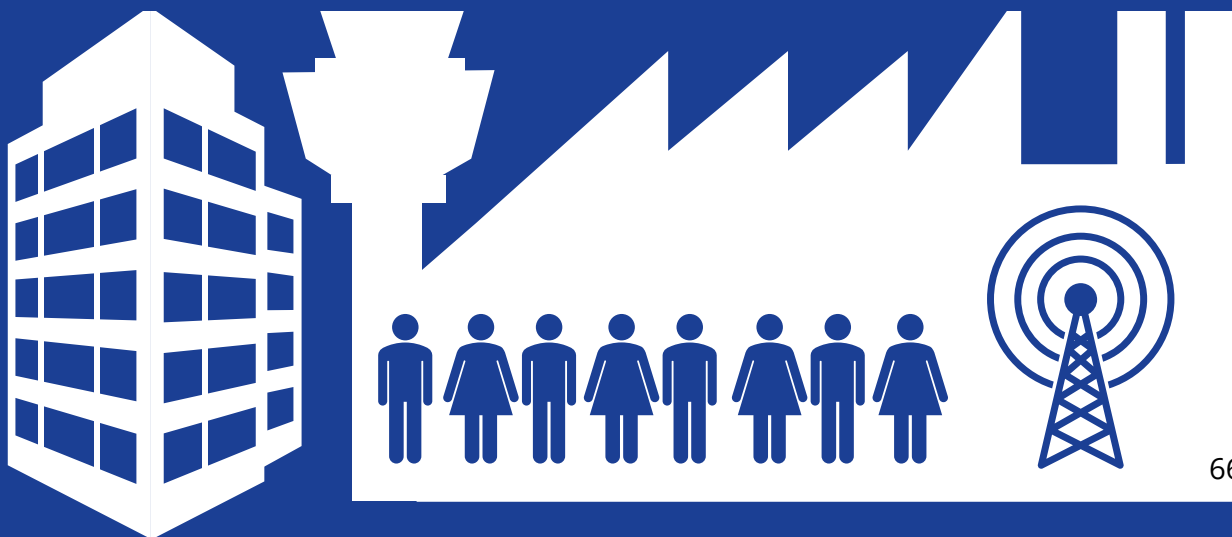
Amend Objective RF117:

Promote the development of appropriately located and sensitively designed campsites, with required ancillary facilities, as an alternative form of accommodation for visitors to the County.



Economic Development

Chapter 6



Economic Development

CHAPTER 6 Proposed Amendment CH 6.1		
	Section	Page
Draft CDP 2017 – 2023	6.2 Strategy for Economic Development	185

Insert new Objective ED at Section 6.2 Strategy for Economic Development, before ED01.

The Council will endeavour to continually review its employment strategy in order to ensure the allocation of sufficient quantum's of and types of lands for employment in urban and rural areas in line with the settlement hierarchy.

CHAPTER 6 Proposed Amendments CH 6.2		
	Section	Page
Draft CDP 2017 – 2023	6.7 Aviation Sector	194

Amend Objective ED30 at Section 6.7 Aviation Sector

Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential, taking into account the impact on local residential areas, and any negative impact such proposed developments may have on the sustainability of similar existing developments in the surrounding area, and the impact on the environment, including the climate.

CHAPTER 6 Proposed Amendment CH 6.3		
	Section	Page
Draft CDP 2017 – 2023	6.8 Retail Sector	198

Insert new Objective ED at Section 6.8 Retail Sector, after ED35.

As part of any future review of the Retail Planning Guidelines for the GDA, the Council shall seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs.

CHAPTER 6 Proposed Amendment 6.4		
	Section	Page
Draft CDP 2017 – 2023	6.8 Retail Sector	199

Amend Table 6.1 at Section 6.8 Retail Sector

Economic Development

Table 6.1: Fingal Retail Hierarchy.

Retailing Level	Urban Centre Location	Zoning Objective	Types of Services	Appropriate Retail Format
Level 3: Town Centres	Balbriggan Malahide Skerries Charlestown Donabate Lusk Rush	Major Town Centre 'MC' Town Centre 'TC'	Level 3 Centres will vary in terms of scale of provision and the size of catchment based on their proximity to a Level 2 Centre. Generally where the centre has a large catchment (such as Balbriggan) and is not close to a major town centre, there should be a good range of comparison shopping (though no large department store), with a mix of uses and services, some leisure activities and a range of cafes and restaurants. At least one supermarket and a smaller scale department store may be required to meet local needs. Where the Level 3 Centre is close to an existing major town centre, the scale of retail and mixed use provision should be lower, with the proposed range of shops meeting more basic day to day needs, with only small scale range of comparison units trading. Level 3 Centres should generally cater for a population of between 10,000 and 40,000 people.	Middle Order Comparison Lower Order Comparison Superstore Supermarket
Level 4: Small Towns and Village Centres; and Local Centres	Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, Howth, Portmarnock, Baldoyle, Ongar, Sutton, Balrothery Applewood, Stapolin, Racecourse, Santry Demesne, Bayside, Castlemills, Carrickhill, Tyrellstown,	Town Centre 'TC' Local Centre 'LC'	Level 4 Centres should generally provide for one supermarket ranging in size from 1,000-2,500 sq m with a limited range of supporting shops (low order comparison), supporting services, community facilities or health clinics grouped together to create a focus for the local population. This level of centre should meet the everyday needs of the local population and surrounding catchment.	Lower Order Comparison (limited to a small number of shops meeting local needs) Supermarket

Economic Development

[illegible]

Economic Development

CHAPTER 6 Proposed Amendment CH 6.5		
	Section	Page
Draft CDP 2017 – 2023	6.8 Retail Sector	205

Insert new text at Section 6.8, subsection Retail Warehousing and Retail Parks

Notwithstanding the precautionary approach, Fingal and the Retail Planning Guidelines acknowledge there is evidence of consumer demand in Ireland for innovative types of large-scale retail warehouses which are capable of displaying a very wide range of bulky goods under one roof, together with a range of customer facilities. The scale of such outlets requires a regional, if not a national, population catchment. Accordingly, proposed exceptions to the 6,000 sqm retail warehouse cap may be considered on the merits of individual development applications.

CHAPTER 6 Proposed Amendment CH 6.6		
	Section	Page
Draft CDP 2017 – 2023	6.8 Retail Sector	206-214

Amend/Delete the following at Section 6.8 Retail Policy and Core Retail Areas

- Amend Figure 6.1 Swords Core Retail Area to include the ancillary car parking of the Pavilions.
- Remove Verona Playing Fields from the Blanchardstown Core Retail Area.
- Remove Figures 6.7, 6.8 and 6.9 Core Retail Areas for Donabate, Lusk and Rush from the Draft Development Plan as these centres have been reclassified from Level 3 to Level 4 centres.

CHAPTER 6 Proposed Amendment CH 6.7		
	Section	Page
Draft CDP 2017 – 2023	6.9 Tourism Sector	215

Insert new text at Section 6.9 Tourism Sector

Fáilte Ireland have developed five key principles in relation to Sustainable tourism planning, these can be summarised as follows: 1. Tourism, when it is well managed and properly located, should be recognised as a positive activity which has potential to benefit the host community, the place itself and the visitor alike. Sustainable tourism requires a balance to be struck between the needs of the visitor, the place and the host community. 2. Our landscapes, our cultural heritage, our environment and our linguistic heritage all have an intrinsic value which outweighs their value simply as a tourism asset. Sustainable tourism planning ensures that they can continue to be enjoyed and cherished by future generations. 3. Built development and other activities associated with tourism should in all respects be appropriate to the character of the place in which they are situated. 4. Strategic tourism assets including special landscapes, important

Economic Development

views, the setting of historic buildings and monuments, areas of cultural significance and access points to the open countryside should be safeguarded from encroachment by inappropriate development. 5. Visitor accommodation, interpretation centres, and commercial/retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities. Sustainable tourism facilities, when properly located and managed can, especially if accessible by a range of transport modes, encourage longer visitor stays, help to extend the tourism season, and add to the vitality of settlements throughout the year. The Council will look favourably on sustainable tourism developments which are consistent with the five key principles outlined above and which comply with the proper planning and sustainable development of the County.

CHAPTER 6 Proposed Amendment CH 6.8		
	Section	Page
Draft CDP 2017 – 2023	6.9 Tourism Sector	215/216

Insert new Objective ED at Section 6.9 Tourism Sector, after ED55

Promote and facilitate tourism as one of the key economic pillars of the County's economy and a major generator of employment and to support the provision of necessary significant increase in facilities such as hotels, aparthotels, tourist hostels, cafes and restaurants, visitor attractions, including those for children.

CHAPTER 6 Proposed Amendment CH 6.9		
	Section	Page
Draft CDP 2017 – 2023	6.9 Tourism Sector	218

Insert new Objective ED at Section 6.9, subsection Recreational Trails Network

Promote and facilitate the development of the Liffey Valley Greenway taking full account of the need to protect the natural and cultural heritage of the route and the need to avoid significant adverse impacts on European site(s) and species protected by law and ensure the integration of the Liffey Valley Greenway with other strategic trails in Fingal and in adjoining local authorities.

CHAPTER 6 Proposed Amendment CH 6.10		
	Section	Page
Draft CDP 2017 – 2023	6.9 Tourism Sector	219

Insert new text at Section 6.9 Tourism Sector

Hampton Demesne, which is located to the east of Balrothery contains Protected Structure Nos. 91 (former outbuildings of Hampton Hall) and No.92 (six-bay two-storey house, former home of Hamilton family) respectively. An Integrated Tourism/Leisure

Economic Development

development at Hampton Demesne will be facilitated where the Hampton Hall, the associated buildings and attendant grounds are conserved and Protected Structures, special character and setting protected and additional improved pedestrian and cycling access to Castlelands is provided.

Beech Park House, located to the south-west of Clonsilla village contains the Protected Structure Nos.709 and 710 which comprise the 'former outbuildings of Beech Park house' and the 'house, lodge and gates'. Consideration will be given to a suitably scaled integrated tourism and recuperative centre at Beech Park House. The nature and extent of the facilities shall be determined primarily by the need to conserve the house, lodge and courtyard and their surroundings, which are of major architectural importance, and the special landscape character and heritage features of the land.'

Abbeville

The existing building complex is very extensive and accommodates a number of structures and attractive buildings in an extensive demesne type landscape. It is an exceptional site which, in the event of it no longer being suitable for residential use, could be reused to provide for future tourism, amenity and other recreational needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

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.

An integrated tourism and recreational complex is encouraged on Abbeyville Demesne. This shall incorporate 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, grouped in a courtyard type configuration, with the majority of the dwellings to be reserved for tourism use. ~~which shall be reserved for tourism use.~~

CHAPTER 6		
Proposed Amendment CH 6.11		
	Section	Page
Draft CDP 2017 – 2023	6.9 Tourism Sector	219

Amend Objective ED68

Facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into integrated tourist, leisure and recreational complex type developments subject to architectural conservation best practice, and proper planning and sustainable development, **having regard to protecting the demesne type landscape and existing natural features, where appropriate.**

Economic Development

CHAPTER 6 Proposed Amendment CH 6.12		
	Section	Page
Draft CDP 2017 – 2023	6.13 Land Use Zonings and Sectoral Building Requirements	226

Update Table 6.3 Economic Development Zonings as per the amendments made to economic zonings throughout the Sheets.

CHAPTER 6 Proposed Amendment CH 6.13		
	Section	Page
Draft CDP 2017 – 2023	6.13 Land Use Zonings and Sectoral Building Requirements	227

Amend Objective ED86 at Section 6.13 Land Use Zonings and Sectoral Building Requirements

Prepare and/or implement the following Masterplans during the lifetime of this Plan:

- Ballymadun (See Map Sheet 3, MP 3.A)
- Coolatrath (See Map Sheet 3, MP 3.B)
- Barberstown (See Map Sheet 3, MP 3.C)
- Folkstown Little (See Map Sheet 4, MP 4.C)
- Stephenstown (See Map Sheet 4, MP 4.D)
- Milverton (See Map Sheet 5, MP 5 D)
- Turvey (See Map Sheet 7, MP 7.A)
- Estuary West/Holybanks (See Map Sheet 8, MP 8.A)
- Estuary East (See Map Sheet 8, MP 8.B)
- Watery Lane (See Map Sheet 8, MP 8.C)
- Seatown (See Map Sheet 8, MP 8.D)
- Crowscastle (See Map Sheet 8, MP 8.F)
- Airport Masterplan (See Sheet 11, MP 11.D)
- Dubber (See Map Sheet 11, MP 11.B)
- Clonshagh (See Map Sheet 11, MP 11.C)
- Northwood (See Map Sheet 11, MP 11.A)
- Kilshane (See Map Sheet 12, MP 12.A)
- **Whitestown Masterplan (see Map Sheet 6B, MP 6.F)**

CHAPTER 6 Proposed Amendment CH 6.14		
	Section	Page
Draft CDP 2017 – 2023	6.13 Land Use Zonings and Sectoral Building Requirements	232

Economic Development

Insert new text at Section 6.13, subsection Incubation Units, Workshops, Starter Units and Home Working

Co-working is a style of work that involves a shared working environment, often an office, and independent activity. Unlike in a typical office environment, those co-working are usually not employed by the same organisation. The concept of co-working is suitable for start-ups, entrepreneurs and freelancers. Opportunities exist where vacant/underused properties are available and can be used for co-working. The Council will support the concept of co-working, where appropriate.

CHAPTER 6 Proposed Amendment CH 6.15		
	Section	Page
Draft CDP 2017 – 2023	6.13 Land Use Zonings and Sectoral Building Requirements	232

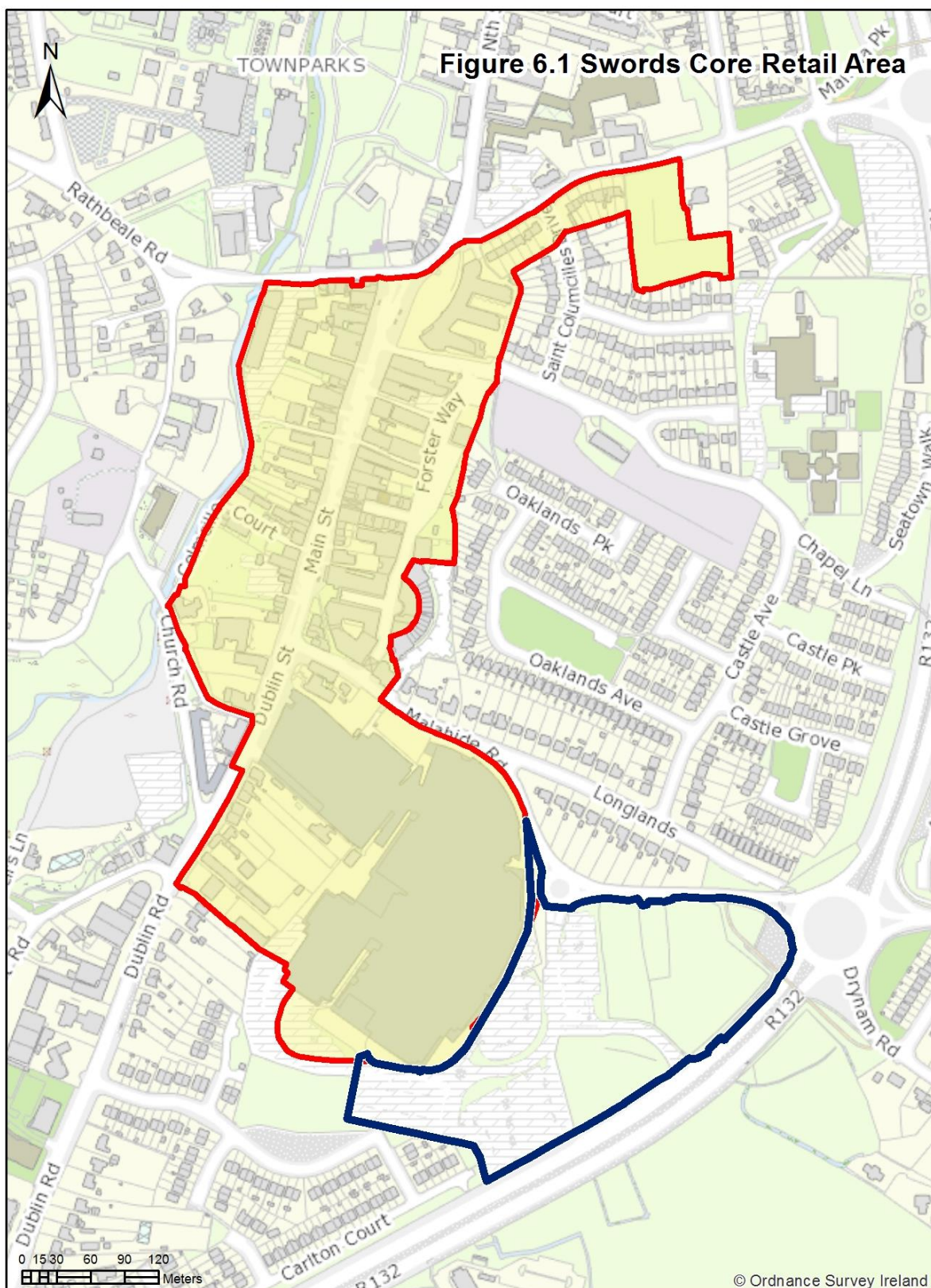
Amend Objective ED103

Promote the provision of workspace units, including co-working for SMEs, start-up companies and freelancers in general and with particular emphasis on ensuring their provision within large schemes to offer opportunities associated with clustering and networking.

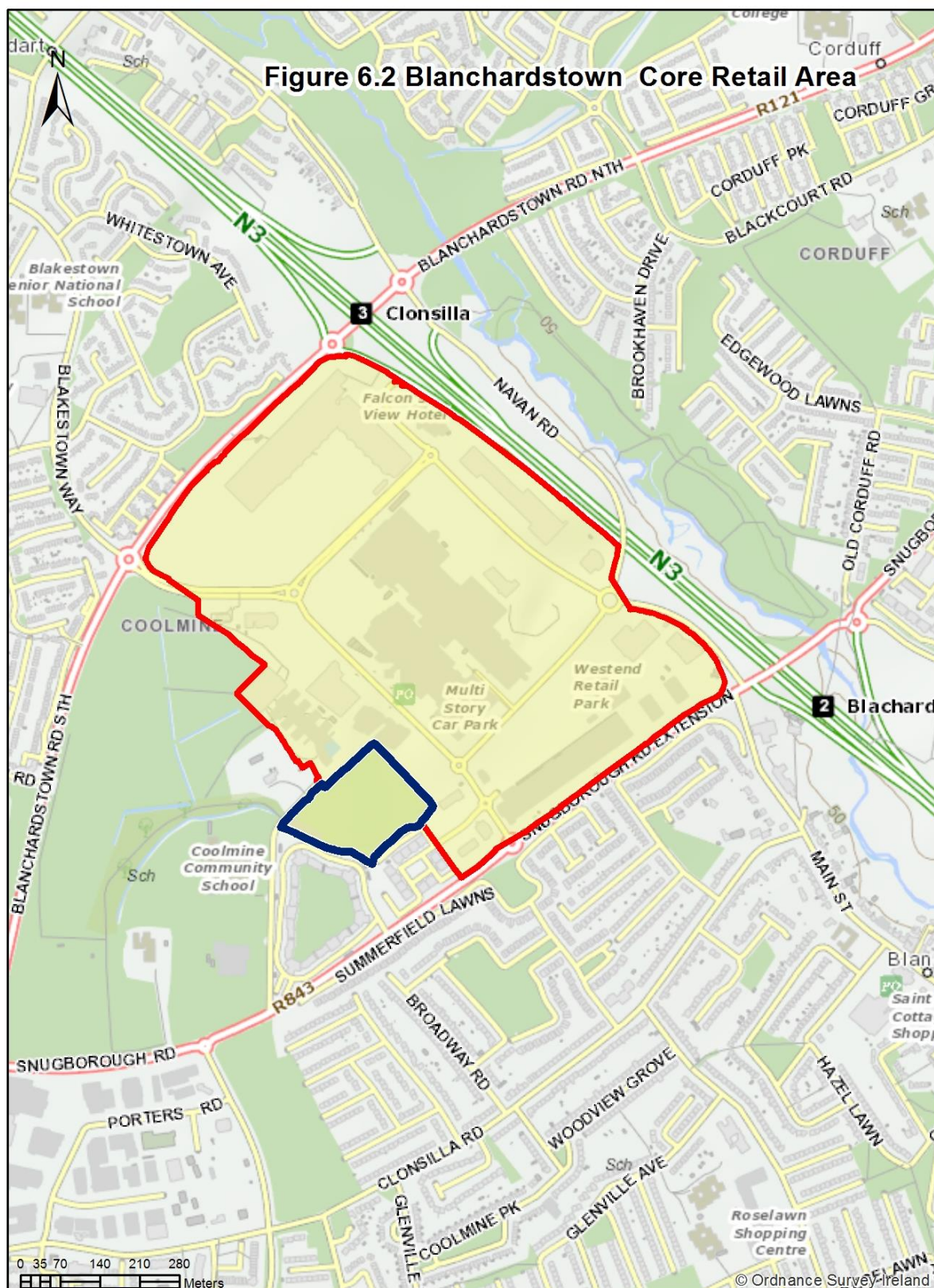
CHAPTER 6 Proposed Amendment CH 6.16		
	Section	Page
Draft CDP 2017 – 2023	6.13 Land Use Zonings and Sectoral Building Requirements	233

Amend Objective ED109

Encourage developments which are likely to generate significant levels of freight traffic to locate close to the existing County or national road network having regard to ~~the~~ policy—the DOELG's Spatial Planning and National Roads Guidelines for Planning Authorities (2012).



PA CH 6.6 Amend Figure 6.1 Swords Core Retail Area to include the ancillary car parking of the Pavilions

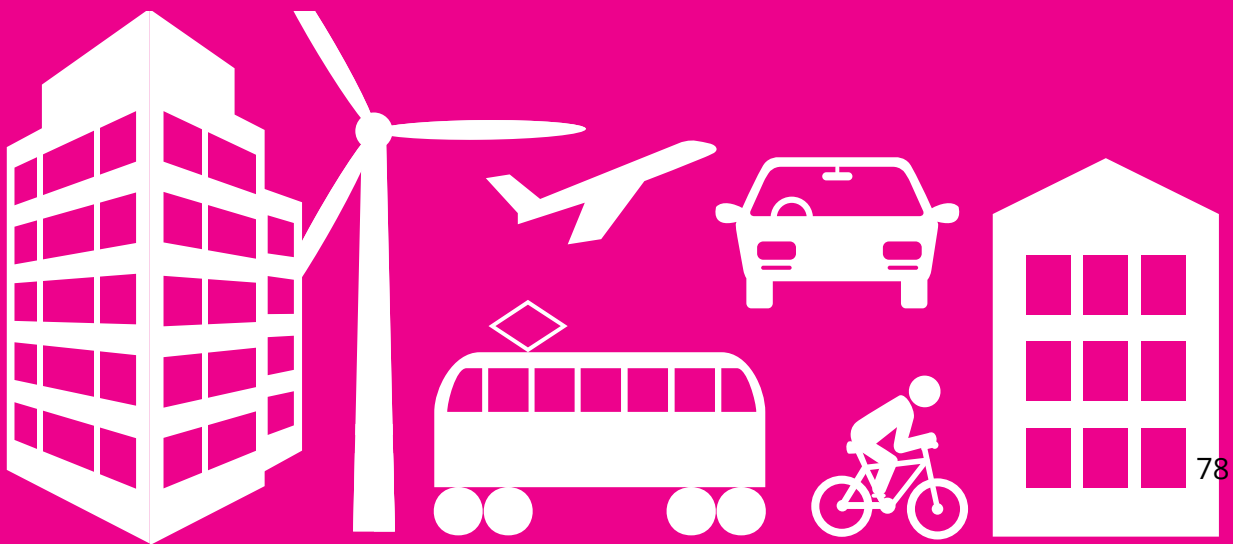


PA CH 6.6 Remove Verona Playing Fields from the Blanchardstown Core Retail Area



Movement and Infrastructure

Chapter 7



Infrastructure and Movement

CHAPTER 7 Proposed Amendment CH 7.1		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	237

Amend 'Statement of Policy' in Section 7.1:

- Promote and facilitate movement to, from, and within the County of Fingal, by integrating land use with a high quality, sustainable transport system that prioritises walking, cycling and public transport.
- Provide an appropriate level of **safe** road infrastructure and traffic management, in particular to support commercial and industrial activity and new development.
- **Work with all relevant stakeholders to seek a reduction in greenhouse gas emissions from transport.**

CHAPTER 7 Proposed Amendment CH 7.2		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	237

Amend 'Policy Context' in Section 7.1:

There are a number of National and Regional Policies and Plans which provide a context for the Council's transportation strategy and policies as follows.

- Building on Recovery: Infrastructure and Capital Investment 2016-2021,
- The National Spatial Strategy 2002-2020,
- The Regional Planning Guidelines for the Greater Dublin Area 2010-2022.
- **Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland, 2009-2020'.**

CHAPTER 7 Proposed Amendment CH 7.3		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	238

Amend Section 7.1 - Policy Context to include the following paragraph after 'Design Manual for Urban Roads and Streets':

Spatial Planning and National Roads Guidelines for Planning Authorities

These guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmph speed limit zones for cities, towns and villages. These guidelines have been developed by following a number of key principles and aim to facilitate a consistent approach that affords maximum support for the goals of achieving and maintaining a safe and efficient network of national roads, thereby facilitating continued economic growth and development.

Infrastructure and Movement

CHAPTER 7 Proposed Amendment CH 7.4		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	239

Insert new Objective MT:

Implement Smarter Travel policy and work to achieve the Key Goals set out in the policy.

CHAPTER 7 Proposed Amendment CH 7.5		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	239

Insert new Objective MT:

Integrate the County's transport and tourism strategies to promote increasingly sustainable travel patterns and improved linkages between the City Centre, Villages and the Coast among visitors to the County.'

CHAPTER 7 Proposed Amendment CH 7.6		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	239

Include a new objective MT

Carry out a comprehensive feasibility study of the South Fingal area to produce a strategic 'vision' and overall strategy for the proper planning and sustainable development of the study area, based on a sustainable transport and smarter travel approach, planning for all transport modes and needs, whilst also being reflective of road network capacity and modal split assumptions. This will be carried out in consultation with statutory agencies and relevant stakeholders.

CHAPTER 7 Proposed Amendment CH 7.7		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	240

Amend Objective MT04:

Control on-street parking in the interests of the viability, vitality and amenity of commercial centres by maximising the supply of short stay parking for shoppers, while providing appropriate levels of long- term parking within a reasonable distance for employees.

Infrastructure and Movement

CHAPTER 7 Proposed Amendment CH 7.8		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	242

Amend Objective MT09:

Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. ~~The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.~~

Insert new Objective MT:

The Council will work in cooperation with the NTA and adjoining Local Authorities to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

CHAPTER 7 Proposed Amendment CH 7.9		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	242

Add new Objective MT09:

Investigate and avail of the opportunities provided by Metro North and any other public transport infrastructure to provide new cycle and pedestrian links including crossings of the M50 which currently represents a major barrier to active transport modes.

CHAPTER 7 Proposed Amendment CH 7.10		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	242

Insert new Objective MT:

Review existing cycle infrastructure which was not designed in line with the Principles of Sustainable Safety in a manner consistent with the National Cycle Manual and the Design Manual for Urban Roads and Streets and undertake appropriate remedial works.

CHAPTER 7 Proposed Amendment CH 7.11		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	242

Infrastructure and Movement

Insert new Objective MT:

Promote the design of roads, including cycle infrastructure, in line with the Principles of Sustainable Safety in a manner consistent with the National Cycle Manual and the Design Manual for Urban Roads and Streets.

CHAPTER 7 Proposed Amendment CH 7.12		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	242

Insert new Objective MT:

To investigate the use of demand management measures to improve the attractiveness of urban centres for cyclists (and public transport users).

CHAPTER 7 Proposed Amendment CH 7.13		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	242

Insert the following text into the Sustainable Transport Section (Walking and Cycling).

The promotion of cycling as a sustainable mode of transport depends on providing sufficient parking at places of employment and education. Bicycle parking standards, which are norms, are set out in Chapter 12 Development Management Standards. In promoting a cycling culture and better public health, there should be a focus on making the trip to school and college safe and attractive for cyclists. School grounds themselves should be cycling-friendly environments with well located, safe and sheltered bicycle parking facilities.

CHAPTER 7 Proposed Amendment CH 7.14		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	242

Amend Objective MT11:

Improve pedestrian and cycle connectivity to schools and third level colleges and identify and minimise barriers to children walking and cycling to primary and secondary schools throughout the County.

CHAPTER 7 Proposed Amendment CH 7.15		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	242

Infrastructure and Movement

Insert new Objective MT:

Ensure that as soon as possible, but by the end of the lifetime of the Development Plan the environment in the immediate vicinity of schools is a safe and attractive low speed (30kph) environment with speed limits strictly enforced, and drop-off by car within a given distance restricted.

CHAPTER 7 Proposed Amendment CH 7.16		
	Section	Page
Draft CDP 2017 – 2023	7.1 – Transportation	242

Insert new Objective MT:

At locations where higher density development is being provided, encourage the development of car-free neighbourhoods, where non-motorised transport is allowed and motorised vehicles have access only for deliveries but must park outside the neighbourhood, creating a much better quality public realm with green infrastructure, public health, economic and community benefits.

CHAPTER 7 Proposed Amendment CH 7.17		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	243

Insert new Objective MT:

Improve pedestrian and cycle connectivity to stations and other public transport interchanges.

CHAPTER 7 Proposed Amendment CH 7.18		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	243 & 245

Amend Objectives MT13, 14 and 18:

Objective MT13

Support TII and the NTA in developing a revised design of the proposed new Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.

Objective MT14

Support TII and the NTA in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

Infrastructure and Movement

Objective MT18

Support Iarnród Éireann and the NTA in implementing the DART Expansion Programme, including the extension of the DART line to Balbriggan, the design and planning for the expansion of DART services to Maynooth, and the redesign of the DART Underground.

CHAPTER 7 Proposed Amendment CH 7.19		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	243

Amend Metro West paragraph:

~~Metro West~~ Light Rail Corridor (formerly known as Metro West)

While ~~Metro West~~ a light rail corridor has not been included in the Government's capital programme 2016 -2021, a significant amount of preliminary design work has already been carried out. This 25km route has been designed to operate from Tallaght through Clondalkin, Liffey Valley and Blanchardstown linking with the proposed new Metro North at Dardistown, south of Dublin Airport. Although the exact route has not been approved, it is prudent to maintain a corridor free from development to allow ~~Metro West~~ a light rail corridor to be built in the future.

Objective MT15

Support TII in progressing the design of ~~Metro West~~ a Light Rail Corridor that addresses the needs of Fingal, in particular the Blanchardstown area, with a view to securing permission from An Bord Pleanála.

CHAPTER 7 Proposed Amendment CH 7.20		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	245

Amend paragraph (Bus, Quality Bus Corridors (QBC) and Bus Rapid Transit (BRT)):

In relation to the Swords/Airport to City Centre corridor, it will be necessary to provide a higher level of public transport than the existing provision in advance of the proposed new Metro North's delivery. This additional capacity will take the form of a BRT service or a BRT type service or a conventional bus corridor upgrade along this route. It will be designed to be complementary to the proposed ~~new Metro North~~ indicative route for the new Metro North proposal. As such a BRT scheme is included in the Transport Strategy for the Swords/Airport City Centre route but its scale may be reduced or modified in conjunction with the proposed ~~new Metro North~~ indicative route for the new Metro North.

CHAPTER 7 Proposed Amendment CH 7.21		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	247

Infrastructure and Movement

Insert new Objective MT:

Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG, (2012), the Trans-European Networks (TEN-T) Regulations and with the regard to other policy documents, as required.

CHAPTER 7 Proposed Amendment CH 7.22		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	248

Amend Objective MT28:

Seek to implement the road improvement schemes indicated in Table 7.1 within the Plan period, subject to assessment against the criteria set out in Section 5.8.3 of the NTA Transport Strategy for the GDA, where appropriate, and where resources permit. Reserve the corridors of the proposed road improvements free of development.

CHAPTER 7 Proposed Amendment CH 7.23		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	248

Include new Objective MT:

Protect the strategic transport function of national roads, including motorways through the implementation of the DoELCG guidelines on 'Spatial Planning and National Roads-Guidelines for Planning Authorities'.

CHAPTER 7 Proposed Amendment CH 7.24		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	248

Amend Table 7.1 'Road Schemes':

Include 'Station Road, Portmarnock and Drumnigh Road Junction' in Table 7.1.

CHAPTER 7 Proposed Amendment CH 7.25		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	248

Include new Objective after Table 7.1 'Road Schemes':

'Support and facilitate the TII, Meath County Council and Kildare County Council in the planning and delivery of the N2 Upgrade north of Ashbourne and a possible link between the M3 and M4.'

Infrastructure and Movement

CHAPTER 7 Proposed Amendment CH 7.26		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	249

Amend the paragraph under 'Section 48 and 49 Levies':

Section 49 (supplementary) schemes relate to the separately specified infrastructural service or projects – such as Metro North, ~~Metro West~~, Luas extensions, rail or roads infrastructure, which benefit a specific area (normally a corridor). Where schemes overlap with another Local Authority, the Section 49 Scheme will be developed in conjunction with that local authority.

CHAPTER 7 Proposed Amendment CH 7.27		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation.	249

Amend Objective DA01:

Facilitate the operation and future development of Dublin Airport, ~~in line with Government policy~~, recognising its role in the provision of air transport, both passenger and freight.

CHAPTER 7 Proposed Amendment CH 7.28		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	250

Amend Objective DA06:

Continue to participate in the Dublin Airport Stakeholders Forum, ~~St Margarets Community Liaison Group and other public stakeholder forums involving which includes~~ representatives from local authorities, airport operators, community and other stakeholders, providing a forum for discussion of environmental, ~~community~~ and other issues.

CHAPTER 7 Proposed Amendment CH 7.29		
	Section	Page
Draft CDP 2017 – 2023	7.1 - Transportation	250

Amend Objective DA09:

Ensure that aircraft-related development and operation procedures proposed and existing at the Airport ~~takes account and uses~~ ~~consider~~ all measures necessary to mitigate against the ~~possible~~ ~~potential~~ negative impact of noise from aircraft operations (such as taxiing, taking off and landing), on existing established residential communities,

Infrastructure and Movement

whilst not placing unreasonable restrictions on airport development, ~~and~~ taking into account EU regulation 598/2014 ~~(or any future superseding EU regulation applicable) having regard to the 'Balanced Approach' and the involvement of communities in~~ ensuring a collaborative approach to mitigating against noise pollution.

CHAPTER 7 Proposed Amendment CH 7.30		
	Section	Page
Draft CDP 2017 - 2023	7.1 - Dublin Airport	250

Amend Objective DA09 to read as:

Ensure that aircraft-related development and operation procedures proposed and existing at the Airport takes account and uses all measures necessary to mitigate against the possible negative impact of noise from aircraft operations such as taxiing, taking off and landing, on existing established residential communities, ~~whilst not placing unreasonable restrictions on airport development and taking into account EU regulation 598/2014~~ while not placing unreasonable, but allowing reasonable restrictions on airport development to prevent detrimental effects on local communities, taking into account EU Regulation 598/2014 to involve communities in ensuring a collaborative approach to mitigating against noise pollution.

CHAPTER 7 Proposed Amendment CH 7.31		
	Section	Page
Draft CDP 2017 - 2023	7.1 - Transportation	251

Amend Objective DA11:

Review the operation of the Noise Zones on an ongoing basis in ~~light of the EU Directive on Environmental Noise~~ line with the most up to date legislative frameworks in the area, the ongoing programme of noise monitoring in the vicinity of the Airport flight paths, and the availability of improved noise forecasts.

CHAPTER 7 Proposed Amendment CH 7.32		
	Section	Page
Draft CDP 2017 - 2023	7.1 - Transportation	251

Infrastructure and Movement

Amend Objective DA14:

Review Public Safety Zones associated with Dublin Airport and implement the policies to be determined by the Government in relation to these Public Safety Zones for Dublin Airport.

CHAPTER 7 Proposed Amendment CH 7.33		
	Section	Page
Draft CDP 2017 – 2023	7.2 – Water Services	257-258

Amend Objectives WT03, WT04 and WT12 (Foul Drainage and Wastewater Treatment):

Objective WT03

Facilitate the provision of appropriately sized and located waste water treatment plants and networks, including a new Regional Wastewater Treatment Plant and the implementation of other recommendations of the Greater Dublin Strategic Drainage Study, in conjunction with relevant stakeholders and services providers, to facilitate development in the County and Region and to protect the water quality of Fingal's coastal and inland waters through the provision of adequate treatment of wastewater.'

Objective WT04

Investigate the potential for the provision of temporary wastewater treatment facilities for new developments where a permanent solution has been identified and agreed with Irish Water but not yet implemented and where the provision of such a facility is environmentally sustainable, meets the requirements of the Habitats Directive, and is in accordance with the recommendations of the EPA and where adequate provision has been made for its maintenance.'

Objective WT12

Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. ~~The buffer zone should be minimum 35 metres – 50 metres to avoid nuisance from odour and noise.~~ The buffer zone should be a minimum 35 metres – 50 metres from the noise / odour producing part of the pumping station to avoid nuisance from odour and noise.

CHAPTER 7 Proposed Amendment CH 7.34		
	Section	Page
Draft CDP 2017 – 2023	7.2 – Water Services	261

Amend Objective SW01:

Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the

Infrastructure and Movement

need to provide flood defences in the future and ensure that development does not impact on important wetland sites within river / stream catchments.

CHAPTER 7 Proposed Amendment CH 7.35		
	Section	Page
Draft CDP 2017 – 2023	7.2 – Water Services	261

Amend Objective SW04:

Require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce to the potential impact of existing and predicted flooding risks.

CHAPTER 7 Proposed Amendment CH 7.36		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	266

Amend 'Section 7.3 Energy':

'7.3 Energy and Climate Change' (and update the Table of Contents accordingly).

CHAPTER 7 Proposed Amendment CH 7.37		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	266

Amend the last sentence of the first paragraph of Section 7.3 (Energy):

Modern societies consume huge amounts of energy to heat homes and cool homes and offices, fuel transport systems, power industry and generate electricity. Ireland's island location on the edge of Europe accentuates the need for secure and continuous energy supplies. Despite a reduction in energy consumption in recent times, Ireland still spends a significant amount of money on energy imports. International EU, and national policies all work for a rapid transition to a much more energy-efficient society relying on sustainable renewable energy sources. This transition also leads to increased use of indigenous resources and increased security of supply.

CHAPTER 7 Proposed Amendment CH 7.38		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	268

Infrastructure and Movement

Update the following paragraph under Energy Efficient Design:

~~'Since the publication of the 2007 Energy Policy Framework, Delivering A Sustainable Energy Future for Ireland, global, EU and Irish energy landscape have undergone huge change as new technologies provide cleaner fuels. as outlined in the Green Paper on Energy Policy in Ireland published by the Department of Communications, Energy and Natural Resources, which looks at Irish energy policies priorities towards 2030. Increasing renewable energy supplies have helped decarbonise the Irish economy.'~~

'Since the publication of the '2007 Energy Policy Framework, Delivering A Sustainable Energy Future for Ireland', global, EU and the Irish energy landscape have undergone huge changes as new technologies provide cleaner fuels. The recently published National Energy Policy White Paper 'Ireland's Transition to a Low Carbon Energy Future 2015-2030' published by the Department of Communications, Energy and Natural Resources, is a complete energy policy update which sets out a framework to guide policy and the actions that Government intends to take in the energy sector from now up to 2030.

The paper takes into account European and International climate change objectives and agreements, as well as Irish social, economic and employment priorities. As we progress towards a low carbon energy system, this policy update will ensure secure supplies of competitive and affordable energy to our citizens and businesses.'

CHAPTER 7 Proposed Amendment CH 7.39		
	Section	Page
Draft CDP 2017 - 2023	7.3 - Energy & Climate Change	268

Amend Objective EN02:

~~Undertake a Local Authority Renewable Energy Strategy (LARES)~~

Prepare a Climate Change Mitigation and Adaptation Strategy and a Local Authority Renewable Energy Strategy (LARES), Spatial Energy Demand Analysis (SEDA) and a Sustainable Energy Action Plan (SEAP).

CHAPTER 7 Proposed Amendment CH 7.40		
	Section	Page
Draft CDP 2017 - 2023	7.3 - Energy & Climate Change	268 & 270

Re-locate Objectives EN02 and EN03 to be included within the list of objectives under the 'Renewable Energy Section'.

Objective EN02

Undertake a Local Authority Renewable Energy Strategy (LARES).

Infrastructure and Movement

Objective EN03

Encourage and facilitate the development of renewable energy sources, optimising opportunities for the incorporation of renewable energy in large scale commercial and residential development.

CHAPTER 7 Proposed Amendment CH 7.41		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	269 & 270

Re-locate Objective EN08 to be included under the ‘Energy Efficiency Section’.

Objective EN08

Consider the adaptability of buildings over time and seek to improve the efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings in the County.

CHAPTER 7 Proposed Amendment CH 7.42		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	269

Update the wording reference to SEDA to ‘will’ rather than ‘will endeavour’ (in paragraph 5, page 269 of the Draft Plan):

The Council ~~will endeavour to~~ work with Fingal’s energy advisors Codema to carry out a Spatial Energy Demand Analysis (SEDA) of the County which would facilitate an integrated approach to spatial planning and energy resulting in a better spatial understanding of energy needs.

CHAPTER 7 Proposed Amendment CH 7.43		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	271

Amend paragraph 4 relating to Solar Energy:

‘In the publication *Adding Solar Power to Irelands Energy Mix*, *Lightsource Renewable Energy Limited* it is estimated that by 2020 over 20% of Irelands energy could be generated by solar photovoltaic (solar PV). ~~Solar PV provides energy consistently and~~ By adding solar PV to Irelands energy mix, it will complement existing infrastructure as well as drive further renewable energy production. It is considered that solar PV farms are generally inconspicuous at ground level and are hidden by hedgerows. Additionally such farms can facilitate the regeneration of natural habitats in the rural areas.’

CHAPTER 7 Proposed Amendment CH 7.44		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	273

Amend paragraph ‘Low Carbon District Heating’:

District heating is one of the most efficient and cost effective ways to heat apartments, homes and mixed use developments. ~~As the system is centralised there will be a 90% reduction in fossil fuel use and significantly reduces the carbon footprint of the development.~~ District heating networks can be based on a variety of technologies and renewable energy sources, such as combined heat and power (CHP), biomass energy, geothermal or energy from waste.’

CHAPTER 7 Proposed Amendment CH 7.45		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	274

Update Section ‘Energy Strategy for Fingal’:

Energy Strategy for Fingal

~~To implement national policy on a local basis, Fingal County Council will prepare a Local Authority Renewable Energy Strategy (LARES). The aims of the strategy is to develop policies and actions which can realistically and coherently make the maximum contribution to the national effort to address climate change and maximise the harvesting of renewable energy resources most appropriate to the County and in a manner which is consistent with proper planning and sustainable development.~~

~~To advance the Strategy, a Sustainable Energy Forum is proposed with Fingal County Council as the lead agency with relevant stakeholders and various interest groups. The Strategy shall include a Spatial Energy Demand Analysis (SEDA) of the County which would facilitate an integrated approach to spatial planning and energy resulting in a better spatial understanding of energy needs.~~

Objective EN23

~~Establish a Sustainable Energy Forum within Fingal County Council to prepare a Local Authority Renewable Energy Strategy with relevant stakeholders and various interest groups within the County.~~

Climate Change Mitigation and Adaptation Strategy.

The Climate Action and Low Carbon Development Act 2015 established the national objective of transition to a low carbon, climate resilient and environmentally sustainable economy in the period up to and including the year 2050. The Draft Development Plan contains adaptation and mitigation measures and actions to address Climate Change

Infrastructure and Movement

and Fingal County Council recognises the need for the development of a robust strategy to increase climate resilience. Mainstream policies will be incorporated into the Draft Development Plan and integrated with National Plans and those of neighbouring Local Authorities.

The importance of factoring climate change adaption measures into the Development Plan is recognised and the Draft Plan will have regard to the National Climate Change Adaptation Framework, Building Resilience to Climate Change (2012), which requires the integration of adaptation and mitigation measures into the Plan. The Department of Housing, Planning, Community and Local Government has been identified as the lead body on National Adaptation Policy and Local Authorities have been given the role to prepare local 'Adaptation Plans' through the Development Plan review process. In May 2016 the EPA published 'Local Authority Adaptation Strategy Development Guidelines'. These Guidelines are designed to assist Local Authorities in developing local climate change mitigation and adaptation strategies which will assess local vulnerability to climate risks and identify, cost and prioritise adaptation actions. It is noted that this Guidance can be used by each Local Authority to assess the adaptation fitness and coherence of its spatial plans and the other plans and policies under its remit.

The Guidelines follow a clear step by step process to adaptation planning and subscribe to an adaptive risk management approach. The Guidelines describe the tasks that a Local Authority needs to complete in order to develop, adopt and implement an Adaptation Strategy. The six stages are summarised as follows:

1. Forming an adaptation team and preparing the ground.
2. Assessing the current adaptation baseline.
3. Assessing future climate risk.
4. Identifying, assessing and prioritising adaptation options,
5. Developing an adaptation pathway map and drafting the adaptation strategy.
6. Mainstreaming, monitoring and reviewing the adaptation strategy.

Fingal is working closely with Codema (Dublin's Energy Agency) and is at the initial stage of forming an adaptation team and assessing the current adaptation baseline. In response to the climate change challenge, the 4 Dublin Local Authorities (Dublin City Council, Dun-Laoghaire-Rathdown, Fingal and South Dublin County Council) have established expert steering groups with the goal of developing co-ordinated action plans to address the interconnected challenges of climate mitigation, adaptation and carbon free sustainable energy. The Dublin Local Authorities will act in unison and will work with all relevant stakeholders in order to deliver an inclusive and interconnected climate change mitigation action plan. Internationally, Fingal will liaise closely with the Covenant of Mayors and is currently preparing documentation to become one of the signatories (alongside the other Dublin Local Authorities). Fingal, in conjunction with the other Local Authorities and Codema will seek to draw down funding from various EU funding streams, such as LIFE+, INTERRED, Horizon 2020 and URBTRACT. Private commercial opportunities will also be encouraged wherever possible to deliver solutions.

Infrastructure and Movement

Preparing a Strategy is likely to be a task which will require significant resources and 'buy in' at all levels and from all Council departments. Due to the timeframes involved in terms of preparation of the Draft Plan, it is therefore likely that the Strategy will be completed post-adoption of the Draft Plan and will therefore be incorporated into the adopted Development Plan by way of a statutory Variation at a later date.

Fingal will also work closely with Codema on the preparation of a Spatial Energy Demand Analysis (SEDA) as part of the Climate Adaptation Strategy. This will integrate energy planning into traditional spatial planning practices and will create an evidence-based energy-related planning policy and associated actions. The SEDA will show exactly where and what type of energy is being used, and the costs of this energy consumption throughout the County in the different sectors (residential, commercial and Local Authority).

Objective EN.

Establish a Climate Change Adaptation Team within Fingal County Council to prepare a Climate Change Mitigation and Adaptation Strategy with relevant stakeholders, Dublin Local Authorities and various interest groups.

CHAPTER 7 Proposed Amendment CH 7.46		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	274

Insert the following sentence at the end of 'Energy Strategy for Fingal':

The transition to low-carbon renewable energy systems will involve Fingal County Council in energy matters significantly more than it has been involved to date. One example is the important role of the Council in overcoming the difficulties of simultaneously developing markets and supplies for new renewable energy services.

CHAPTER 7 Proposed Amendment CH 7.47		
	Section	Page
Draft CDP 2017 – 2023	7.3 – Energy & Climate Change	274

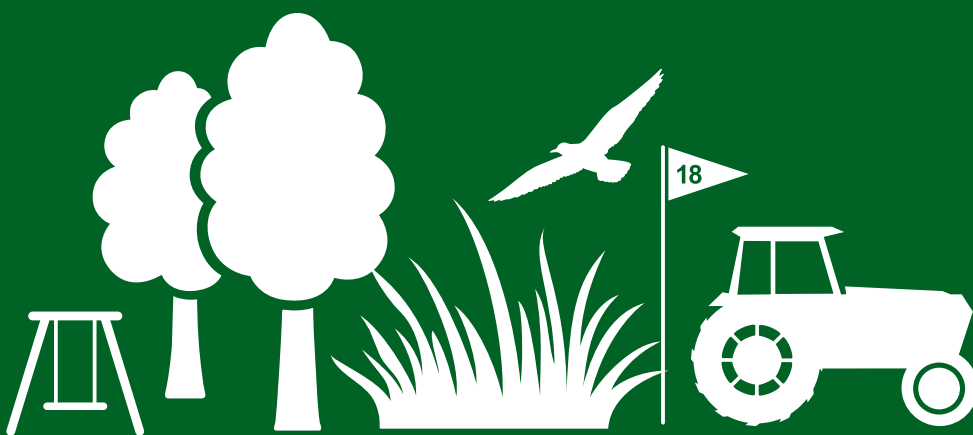
Amend Objective EN23:

Establish a Climate Change Adaptation Team within Fingal County Council to prepare a Climate Change Mitigation and Adaptation Strategy with relevant stakeholders, Dublin Local Authorities and various interest groups. The Climate Mitigation and Adaptation Strategy will include targets for emissions reduction from the County; provision for reporting on progress in reducing emissions; and a process of engagement with citizens, businesses and civil society in relation to the changes required.



Green Infrastructure

Chapter 8



Green Infrastructure

CHAPTER 8		
Proposed Amendment CH 8.1		
	Section	Page
Draft CDP 2017 – 2023	8.2 – Fingal's Green Infrastructure	292

Insert new Objective GI:

Support the implementation of the Fingal Heritage Plan in relation to the provision of Green Infrastructure.

CHAPTER 8		
Proposed Amendment CH 8.2		
	Section	Page
Draft CDP 2017 – 2023	8.3 – Green Infrastructure A Strategy for Fingal	293

Amend Objective GI09:

Develop and implement a Green Infrastructure Strategy for Fingal in partnership with key stakeholders and the public, **taking an ecosystem services approach to strategy development and public consultation.**



Natural Heritage

Chapter 9



Natural Heritage

CHAPTER 9 Proposed Amendment CH 9.1		
	Section	Page
Draft CDP 2017 – 2023	9.1 Background	Throughout chapter

Insert reference to [Wildlife Acts 1976 to 2012](#) within the chapter, as required.

CHAPTER 9 Proposed Amendment CH 9.2		
	Section	Page
Draft CDP 2017 – 2023	9.1 Background	299

Insert new Objective NH:

[Support the implementation of the Fingal Heritage Plan in relation to the promotion and protection of Fingal's Natural Heritage.](#)

CHAPTER 9 Proposed Amendment CH 9.3		
	Section	Page
Draft CDP 2017 – 2023	9.2 Biodiversity	300

Insert new Objective NH:

[Consider developing a Natural Heritage Trail or Trails to support raising awareness about these natural assets amongst the public.](#)

CHAPTER 9 Proposed Amendment CH 9.4		
	Section	Page
Draft CDP 2017 – 2023	9.2 Biodiversity	304

Insert [Codling Fault Zone marine SAC](#) into Table BD01: Protected Areas of International and National Importance with an asterix that states:

[This area is not mapped on Green Infrastructure 2, Sheet 15 owing to the 24 km distance from shore but can be reviewed in SI 99 of 2016, 24 February 2016, as a map is attached. See \[www.npws.ie\]\(http://www.npws.ie\).](#)

CHAPTER 9 Proposed Amendment CH 9.5		
	Section	Page
Draft CDP 2017 – 2023	9.4 Landscape	318

Include the following text:

Dublin Bay Biosphere Reserve

Natural Heritage

Biosphere Reserves are places where nature and people connect. They are areas which are internationally recognised for their biological diversity yet also actively managed to promote a positive relationship between people and nature.

The Dublin Bay Biosphere Reserve is a special designation awarded by the United Nations Educational, Scientific and Cultural Organisation (UNESCO). It is part of a global network of 651 Biosphere Reserves in 120 countries. In 2015 UNESCO expanded the North Bull Island Biosphere designation to include Dublin Bay, reflecting its significant environmental, economic, cultural and tourism importance. The Biosphere now extends to over 300 km², with over 300,000 people living within the newly enlarged Biosphere. The Biosphere designation does not add or detract from the regulatory framework already in place for the Bay but is designed to assist stakeholders in finding sustainable solutions to the management of the Bay which ensure good outcomes for both people and nature.

CHAPTER 9 Amendment CH 9.6		
	Section	Page
Draft CDP 2017 – 2023	9.4 Landscape	318

Insert new Objective NH:

Consider Baldoyle jointly with Portmarnock for a Special Amenity Order.

CHAPTER 9 Proposed Amendment CH 9.7		
	Section	Page
Draft CDP 2017 – 2023	9.4 Landscape	318

Insert an updated Dublin Bay Biosphere Reserve Map, dated 2016.

CHAPTER 9 Proposed Amendment CH 9.8		
	Section	Page
Draft CDP 2017 – 2023	9.5 The Coast	320

Include an additional paragraph:

The natural assets of the coastline including beaches are important economic assets particularly for tourism. They are also valuable amenity resources with significant recreational importance and public health benefits.

CHAPTER 9 Proposed Amendment CH 9.9		
	Section	Page
Draft CDP 2017 – 2023	9.5 The Coast	323

Natural Heritage

Amend Objective NH61:

Plan and develop the Fingal Coastal Way from north of Balbriggan to **Kilbarrack** taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites, other protected areas and species protected by law.

CHAPTER 9 Proposed Amendment CH 9.10		
	Section	Page
Draft CDP 2017 - 2023	9.5 The Coast	323

Amend Objective NH64:

Protect beaches, ~~access to beaches~~ and ~~designated~~ bathing areas as valuable local amenities and as a tourism resource **and support the maintenance, protection and improvement of access to them.**



Cultural Heritage

Chapter 10



Cultural Heritage

CHAPTER 10 Proposed Amendment CH 10.1		
	Section	Page
Draft CDP 2017 – 2023	10.1 Background	327

Insert new Objective CH:

Support the implementation of the Fingal Heritage Plan in relation to the promotion and protection of Fingal's Cultural Heritage.

CHAPTER 10 Proposed Amendment CH 10.2		
	Section	Page
Draft CDP 2017 – 2023	10.3 Architectural Heritage	331

Inset new Objective CH:

Support, in accordance with CH21, the development of 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, grouped in a courtyard type configuration, the majority of which shall be reserved for tourism use may be considered. The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve and rehabilitate the house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne.

CHAPTER 10 Proposed Amendment CH 10.3		
	Section	Page
Draft CDP 2017 – 2023	10.3 Architectural Heritage	334

Amend Objective CH34:

Sensitively design, locate and rationalise modern street furniture and elements such as utility boxes, cables, posts, antenna and signage. *Seek to negotiate protocols with utility companies regarding the upkeep of utility units throughout Fingal.*



Land Use Zoning Objectives

Chapter 11



Land Use Zoning Objectives

CHAPTER 11 Proposed Amendment CH 11.1		
	Section	Page
Draft CDP 2017 – 2023	11.3 – Masterplans	344

Insert new text at end of paragraph 1:

Masterplans will be subject to a public consultation process and presentation to the Elected Members of the Planning Authority **for agreement**

CHAPTER 11 Proposed Amendment CH 11.2		
	Section	Page
Draft CDP 2017 – 2023	11.3 – Masterplans	344

Insert new text at end of paragraph 2:

These plans are subsidiary to their parent plan (i.e. Local Area Plan, County Development Plan) and their associated zoning strategies and objectives.

CHAPTER 11 Proposed Amendment CH 11.3		
	Section	Page
Draft CDP 2017 – 2023	11.5 - Non-Conforming Uses	344

Amend Section 11.5:

Throughout the County there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are unauthorized but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted **within the existing curtilage of the development and** subject to normal planning criteria.

CHAPTER 11 Proposed Amendment CE 11.4		
	Section	Page
Draft CDP 2017 – 2023	11	345

Insert new section after 11.6:

11.7 Vacant Land Levy – Residential and Regeneration Lands

The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

- Lands zoned primarily for residential purposes
- Lands in need of regeneration

Land Use Zoning Objectives

The following lands zoned for residential or primarily residential purposes are included for the purposes as set out in the Urban Regeneration and Housing Act 2015 in relation to the vacant land levy.

RS and RA zoned lands as they have capacity to provide residential accommodation.

The following zoned lands are included as lands with the objective of development and renewal of areas in need of regeneration:

LC & TC mixed use zonings as they offer great potential for the significant supply of housing and employment space, as set out in their Zoning Objectives. Furthermore, the local and town centre zoned lands are included given their critical role for sustainable neighbourhoods and wider communities.

MC zoned lands are included as there are significant vacant lands in this zone which provide an opportunity for the County and given the Zoning Objective: "protect, provide for and/or improve major town centre facilities."

GE zoned lands are included because the Objective is "provide opportunities for the general enterprise and employment." The primary objective is to facilitate long-term economic development in the region.

CHAPTER 11 Proposed Amendment CH 11.5		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective DA	348/349

Insert new note in relation to the 'DA' Dublin Airport zoning objective:

Note: The extent to which the Dublin Airport LAP relates is set out under the 'DA-Dublin Airport' zoning and includes any associated lands identified as part of the designation of airport noise zones, noise contours, airport approach areas, public safety zones or other zones identified as necessary for designation in order to maintain or increase the quality of life of neighbouring communities and foster compatibility between aviation activities and residential areas.

CHAPTER 11 Proposed Amendment CH 11.6		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective GE	354

Insert caveat for Residential within the 'Not Permitted' category within the GE-General Employment zoning objective:

28 Except where a person who is an immediate member of a family in the immediate area who has not been granted permission for a dwelling previously, and is considered to have a need to reside adjacent to the family home by reason of that person's exceptional health circumstances.

Land Use Zoning Objectives

CHAPTER 11 Proposed Amendment CH 11.7		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective RU	376/377

Amend caveat no. 21 attached to the RU-Rural zoning objective:

21 Only where there is a demonstrated need to locate in a rural environment because of the nature of the clinic required is established **or where immediately contiguous to a zoning where the use is permitted in principle and meets Development Plan standards in relation to access and infrastructure.**

CHAPTER 11 Proposed Amendment CH 11.8		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective RW	380

Amend Retail Warehouse Zoning vision:

Facilitate the sale of bulky goods/**goods in bulk** within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality.

CHAPTER 11 Proposed Amendment CH 11.9		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective RW	380

Delete the use 'Retail Warehouse Club' from the 'Not Permitted' category within the RW - Retail Warehouse zoning objective.

CHAPTER 11 Proposed Amendment CH 11.10		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective RW	380

Delete the uses Retail-Hypermarket > 5000-sqm and Retail – Factory Outlet Centre from the 'Not Permitted' category within the RW - Retail Warehouse zoning objective.

CHAPTER 11 Proposed Amendment CH 11.11		
	Section	Page
Draft CDP 2017 – 2023	11.7-Zoning Objective RW	380

Delete Hotel from the 'Not Permitted' category within the RW- Retail Warehousing zoning objective.

Land Use Zoning Objectives

CHAPTER 11 Proposed Amendment CH 11.12		
	Section	Pages
Draft CDP 2017 – 2023	11.7-Zoning Objectives	352,355,376,378

Insert new caveat to Burial Grounds within the 'Permitted in Principle' category within zoning objectives GB, HA, RU and RV:

29. And appropriately scaled ancillary facilities.

CHAPTER 11 Proposed Amendment CH 11.13		
	Section	Pages
Draft CDP 2017 – 2023	11.7-Zoning Objectives	346, 361, 363, 365, 369, 375, 378, 382, 348, 350, 352, 354, 355, 357, 359, 367, 371, 373, 376, 380, 384.

Insert new land use class 'Sheltered Accommodation' within the 'Permitted in Principle' category within zoning objectives CI, LC, MC, ME, RA, RS, RV, TC.

Insert new land use class 'Sheltered Accommodation' within the 'Not Permitted' category within zoning objectives DA, FP, GB, GE, HA, HI, HT, OS, RB, RC, RU, RW, WD.



Development and Management Standards

Chapter 12



Development Management Standards

CHAPTER 12 Proposed Amendment CH 12.1		
	Section	Page
Draft CDP 2017 – 2023	12.7 Open Space	415

Insert new Objective DMS, after DMS62

The Council will require that open space be provided in a form and layout which facilitates maintenance.

CHAPTER 12 Proposed Amendment CH 12.2		
	Section	Page
Draft CDP 2017 – 2023	12.7 Open Space	415

Amend Objective DMS63:

~~Open space areas designed to a highly ornate and unsustainable standard will not be taken in charge as public open space.~~

The design of areas to be taken in charge as public open space should vary according to the density of the development. More ornate and maintenance intensive designs are not appropriate to low density development.

CHAPTER 12 Proposed Amendment CH 12.3		
	Section	Page
Draft CDP 2017 – 2023	12.7 Open Space	416

Amend Objective DMS67:

Ensure, where possible, complementary facilities, such as dressing rooms and storage facilities, are provided as part of the open space provision, for new and existing areas.

CHAPTER 12 Proposed Amendment CH 12.4		
	Section	Page
Draft CDP 2017 – 2023	12.9 Enterprise and Employment	428

Insert new Objective DMS, after DMS105:

Ensure through the development management process for retail developments that deliveries are planned and take place at a time and/or location that protects residential amenity.

Development Management Standards

CHAPTER 12 Proposed Amendment CH 12.5		
	Section	Page
Draft CDP 2017 – 2023	12.10 Infrastructure and Movement	432

Insert text at Section 12.10 Infrastructure and Movement, subsection Walking and Cycling

Cycle Parking

Secure cycle parking facilities shall be provided in new Public Transport Interchanges, Park and Ride facilities, office blocks, apartment blocks, shopping centres, hospitals, etc., in accordance with the standards set out in Table 12.9.

Bicycle Parking Stations should be provided in strategic new Public Transport Interchanges. Where a modal share for cycling is outlined within a Mobility Management Plan for a development, cycle parking should be provided at a level sufficient to support this modal share or as outlined in Table 12.9, whichever is greater.

Secure bicycle racks shall be provided in all cases where bicycle parking is deemed to be necessary by the planning authority. Such racks should be within 25m of a destination for short-term parking (shops) and within 50m for long-term parking (school, college, office). All long-term (more than three hours) cycle racks shall be protected from the weather.

All on-street stands or racks should be capable of performing the basic functions of supporting the bicycle and protecting it against theft or vandalism. Off-street storage/parking facilities should provide adequate shelter, lighting, safety and security, ease of access and egress, and an appropriate level of supervision. As such, publicly accessible cycle parking should be of Sheffield stand type; toaster racks or similar are not acceptable for publicly accessible cycle parking. Where high-density cycle parking is provided in a secure location, stacked cycle parking is acceptable provided it is easily used.

Guidance for selecting the most appropriate type of bicycle parking facility depending on location and user needs is outlined in the National Cycle Manual, 'Bicycle Parking Facilities'. Fingal County Council will have regard to this document when considering applications where bicycle parking is a requirement.

Multi-Storey Parks and Cycle Facilities

All cycle facilities in multi-storey car parks will be at ground floor level and completely segregated from vehicular traffic. Cyclists should also have designated entry and exit routes at the car park. Where possible, segregated cycle access should be provided to basement car parks by a segregated cycle ramp or dedicated lift.

Location of Cycle Stands

Cycle parking facilities will be conveniently located, secure, easy to use, adequately lit and well signposted. Weather protected facilities should be considered, where

Development Management Standards

appropriate. In addition, parking should be placed within a populated, well-supervised area, and monitored by CCTV where possible. In publicly accessible buildings, a proportion of cycle parking should be publicly accessible to visitors. These spaces should be easily identifiable and accessible and should generally be located at ground floor level close to the main entrance of the building.

Security

Cyclists should be able to secure both frame and wheels to the cycle parking stand. Secure cycle compounds should be provided where feasible and, in particular, in large office developments, multi-storey car parks and railway stations.

Shower and Changing Facilities

Suitable shower and changing facilities will be made available in large-scale developments incorporating large amounts of cycle parking. Facilities should be secure, lockable and located in well-lit locations. The following standards shall be adhered to:

- 1 shower per office development over 100sq.m (approximately 5 employees)
- A minimum of 2 showers for office developments over 500sq.m (approximately 25 employees)
- 1 shower per 1000sq.m thereafter
- Changing/drying areas, toilets and lockers should be provided in association with shower facilities.

Lockers

The number of lockers provided should relate to the number of cycle parking spaces. Lockers should be well ventilated, secure and lockable. Lockers that facilitate multiple short-term users are recommended.

CHAPTER 12		
Proposed Amendment CH 12.6		
	Section	Page
Draft CDP 2017 – 2023	12.10 Infrastructure and Movement	432-433

Amend text at section 12.10:

~~Proposed new Metro North~~ Indicative Route for New Metro North

~~A proposed new Metro North~~ An indicative route for New Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre. The provision of the ~~proposed new Metro North~~ indicative route for New Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Amend Objective DMS119

Ensure that the ~~proposed new Metro North~~ indicative route for New Metro North and its stops are kept free from development. Require that all development alongside the

Development Management Standards

~~proposed new Metro North~~ indicative route for New Metro North includes permeability for pedestrians, cyclists and public transport so as to maximise its accessibility.

Amend Objective DMS120

Allow high-density development along the ~~proposed new Metro North~~ indicative route for New Metro North, in accordance with the land-use plans of the Council.

CHAPTER 12 Proposed Amendment CH 12.7		
	Section	Page
Draft CDP 2017 – 2023	12.10 Infrastructure and Movement	433

Amend text and Objectives at section 12.10:

~~Metro West~~ Light Rail Corridor (previously known as Metro West)

While ~~Metro West~~ the Light Rail Corridor has not been included in the Government's capital programme 2016-2021, a significant amount of preliminary design work has already been carried out. This route has been designed to operate from Tallaght through Clondalkin, Liffey Valley and Blanchardstown linking with the ~~proposed new Metro North~~ indicative route for New Metro North at Dardistown, south of Dublin Airport.

Objective DMS121

Ensure that the possible routes of ~~Metro West~~ the Light Rail Corridor and its stops are kept free from development. Require that all development alongside the possible routes of ~~Metro West~~ the Light Rail Corridor includes permeability for pedestrians, cyclists and public transport so as to maximise its accessibility.

Objective DMS122

Allow high density development along the ~~Metro West~~ Light Rail Corridor, in accordance with the land-use plans of the Council.

CHAPTER 12 Proposed Amendment CH 12.8		
	Section	Page
Draft CDP 2017 – 2023	12.10 Infrastructure and Movement	435-437

Amend Table 12.8 Car Parking Standards at Section 12.10:

Development Management Standards

Table 12.8 - Car Parking Standards (extract from this table)

Land Use	Order	Criterion	Proposed	Notes	Category	Norm or
Caravan / mobile home park	8	Stand	1		Residential	Norm
Hotel, Motel, Motor Inn, Guest House	9	Bedroom	1		Residential	Norm
Pre-school facilities / creche	10	Classroom	0.5		Education	Maximum
Primary school	11	Classroom	1.5		Education	Maximum
Special needs unit	12	Classroom	2		Education	Maximum
Post primary school	13	Classroom	1.5		Education	Maximum
College of Higher Education*	14	Lecture theatre	5-10		Education	Maximum
Retail - Foodstore (incl discount foodstores)	15	GFA	1 per 20		Retail	Maximum

* Parking allowances for offices and labs / workshops on a Higher Education College Campus to be calculated separately in accordance with required car parking standards.

CHAPTER 12 Proposed Amendment CH 12.9		
	Section	Page
Draft CDP 2017 - 2023	12.16 Major Accidents – Seveso Sites	461

Delete from Table 12.13:

Establishment	Tier	Consultation Distance
Barclay Chemicals Manufacturing Ltd, T/A Barclay Corp Protection, Damastown Industrial Park, Mulhuddart, Dublin 15	Upper Tier	
Chemco (Ire) Ltd. T/A Macetown North, Damastown Industrial Estate, Mulhuddart, Dublin 15h	Upper Tier	700m
Contract & General Warehousing Ltd. Westpoint Business Park, Navan Rd.	Upper Tier	700m
Mallinckrodt Medical Imaging-Ireland T/A Convidien Damastown,	Upper Tier	1,000m
Astellas Ireland Co., Ltd., Damastown, Mulhuddart	Lower Tier	1,000m
Clarochem Ireland Ltd., (formally Helsinn), Damastown, Mulhuddart	Lower Tier	1,000m
Gensys Power Ltd., T/A Huntstown Power Station, Huntstown Quarry,	Lower Tier	300m
Swords Laboratories, Watery Lane, Swords	Lower Tier	1,000
Swords laboratories T/A Bristol Myers Squibb, Cruiserath Rd. Mulhuddart D15	Lower Tier	1,000m

(Source HSA December 2015)

Development Management Standards

CHAPTER 12 Proposed Amendment CH 12.10		
	Section	Page
Draft CDP 2017 – 2023	12.11 Archaeological and Architectural Heritage	445

Amend Objective DMS152:

A site assessment should be carried out prior to starting any design work to help inform and direct the layout, form and architectural treatment of the proposed development and identify issues that may need to be avoided, mitigated or require sensitive design and professional expertise. The site assessment should evaluate:

- Character of the site in its setting (including existing buildings)
- Access to the site
- Services
- Protected Designations
- Rare and protected species (such as bats)



Technical Guidance Notes

Appendix 4

Appendices

APPENDIX 4 – TECHNICAL GUIDANCE NOTES Proposed Amendment APP 1

Amend retail warehouse club definition:

~~Warehouse clubs or discount clubs have the same meaning as identified in the Retail Planning Guidelines as being “out-of-centre retailers specialising in bulk sales of reduced price, quality goods in unsophisticated buildings... (which) ... may limit access... through membership restrictions”. They often combine an element of cash and carry wholesaling with sales to qualifying members of the public. See also the Retail Strategy, Chapter 6 of the Draft Development Plan 2017–2023.~~

Retail - Warehouse Club – Generally out-of-centre retailers specializing in bulk sales of reduced price, quality goods in unsophisticated buildings with dedicated car parks. The operator may limit access to businesses, organisations or classes of individual, through membership restrictions. They often combine an element of cash and carry wholesaling with sales to qualifying members of the public.

APPENDIX 4 – TECHNICAL GUIDANCE NOTES Proposed Amendment APP 2

Add a new land use definition to clarify the scope of independent living units / assisted living units, as follows:

Sheltered Accommodation

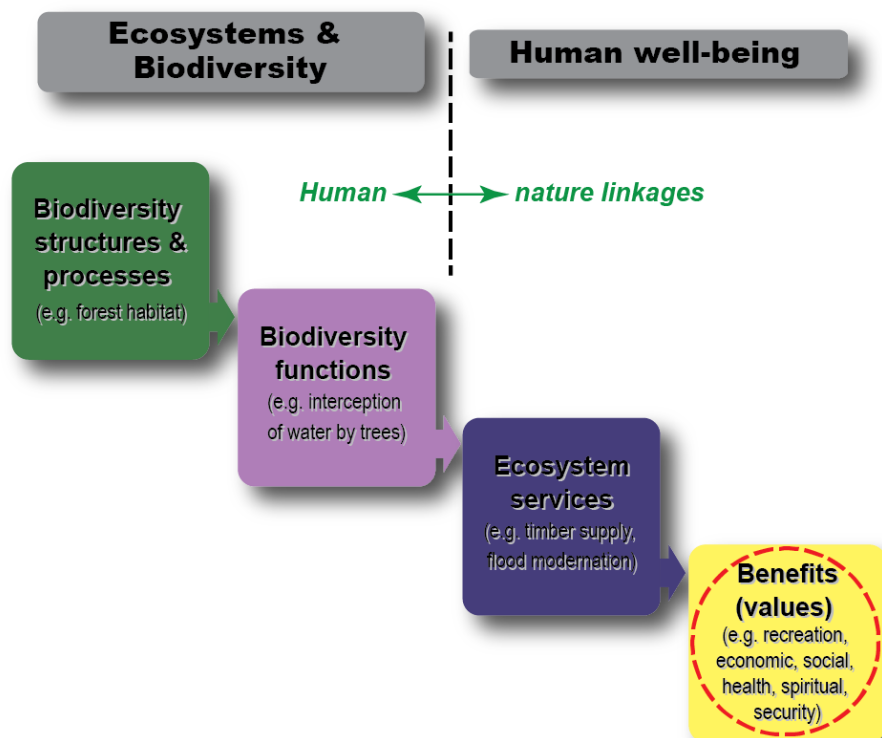
Housing schemes with onsite communal facilities for assisted independent living. Sheltered housing schemes usually have an on-site warden and include care supports such as the provision of meals and health care assistance. Communal on site facilities can include recreation areas, alarm systems and a laundry.

APPENDIX Proposed Amendment APP 3

Insert new appendix to include Ecosystem Services Approach graphic.

Biodiversity & Ecosystems - cascade of services, benefits and values

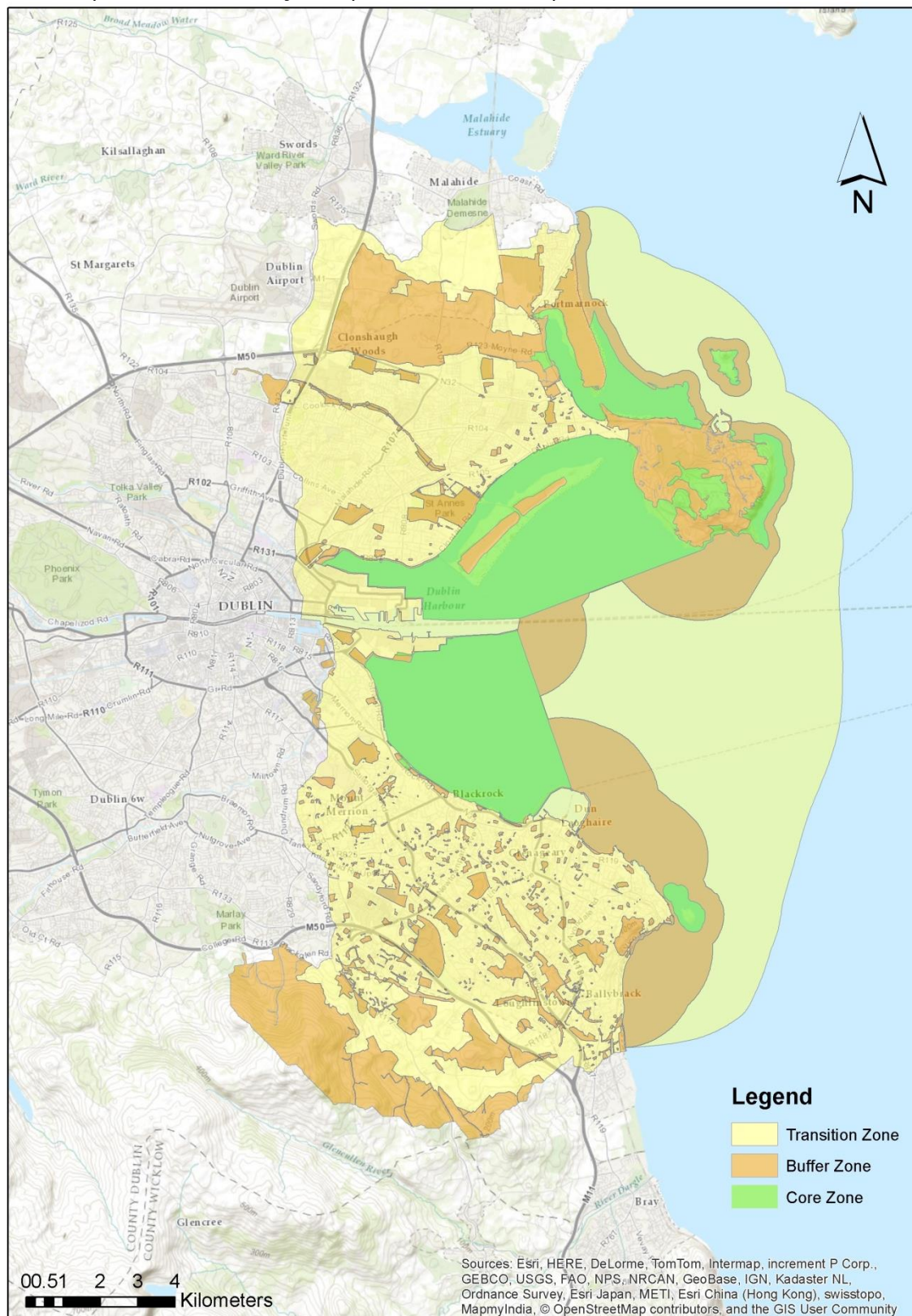
(Cascade model after Haines-Young & Potschin 2010)



Appendices

APPENDIX Proposed Amendment APP 4

Insert an updated Dublin Bay Biosphere Reserve Map, dated 2016.



PART THREE



SHEETS

Sheet 2 - No Proposed Amendments	123
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Sheet 16 - No Proposed Amendments	144

Sheet 2

There are no map based amendments proposed to Sheet 2 – Fingal North.

Sheet 3

Sheet 3 Fingal Central Proposed Amendment SH 3.1

Amend zoning from RC – ‘Rural Cluster’ to RV – ‘Rural Village’ and RU - ‘Rural’ to RV-Rural Village at Ballymadun.

Sheet 3 Fingal Central Proposed Amendment SH 3.2

Amend zoning from RU - ‘Rural’ to RC – ‘Rural Cluster’ at Wimbletown South.

Sheet 3 Fingal Central Proposed Amendment SH 3.3

Amend zoning from RU - ‘Rural’ to RC – ‘Rural Cluster’ at Colecot RC.

Sheet 3 Fingal Central Proposed Amendment SH 3.4

Amend zoning from RU - ‘Rural’ to RV – ‘Rural Village’ at Ballyboughal.

Sheet 3 Fingal Central Proposed Amendment SH 3.5

Amend zoning from RU - ‘Rural’ to FP – ‘Food Park’ at Sam Dennigan & Co. Palmerstown.

Sheet 3 Fingal Central Proposed Amendment SH 3.6

Amend zoning from RU - ‘Rural’ to RV – ‘Rural Village’ at Rowlestown.

Sheet 3 Fingal Central Proposed Amendment SH 3.7

Amend zoning from RU - ‘Rural’ to RC – ‘Rural Cluster’ at Castlefarm (Kilsallaghan) RC.

Sheet 3 Fingal Central Proposed Amendment SH 3.8

Amend zoning from RU - ‘Rural’ to RV – ‘Rural Village’ at Coolquay

Sheet 4

SHEET 4 Balbriggan Proposed Amendment SH 4.1

Prepare a Masterplan at Mill Pond, Balbriggan MP 4.G and amend Objective BALBRIGGAN 16:

Prepare and/or implement the following Masterplans during the lifetime of this Plan:

- Mill Pond, MP 4.G.

SHEET 4 Balbriggan Proposed Amendment SH 4.2

Amend zoning from HT – ‘High Technology’ to GE – ‘General Employment’ at Harry Reynolds Road, Stephenstown Industrial Estate.

SHEET 4 Balbriggan Proposed Amendment SH 4.3

Amend zoning from OS – ‘Open Space’ to RS – ‘Residential’ at School Lane, Balrothery.

SHEET 4 Balbriggan Proposed Amendment SH 4.4

Prepare a Masterplan at Glebe Park, Balrothery MP 4.H and amend Objective BALROTHERY 6:

Prepare and implement the following Masterplans during the lifetime of this Plan:

- Glebe Park, Balrothery MP 4.H

SHEET 4 Balbriggan Proposed Amendment SH 4.5

Amend zoning from RU – ‘Rural’ to RC- ‘Rural Cluster’ at Blackhills RC.

Sheet 5

SHEET 5 Skerries Proposed Amendment SH 5.1

Amend zoning from HA 'High Amenity' to GB 'Greenbelt' at lands adjacent to Barnageeragh.

SHEET 5 Skerries Proposed Amendment SH 5.2

Amend spelling on Sheet 5 to read 'St Patrick's Island.'

SHEET 5 Skerries Proposed Amendment SH 5.3

Amend zoning from OS 'Open Space' to RA 'Residential' at Barnageeragh.

SHEET 5 Skerries Proposed Amendment SH 5.4

Include an indicative pedestrian cycle line to Skerries Point centre.

SHEET 5 Skerries Proposed Amendment SH 5.5

Insert a mapped based Local Objective at the Ballast Pit, Skerries, (Masterplan Objective MP 5 B):

Provide for a sheltered housing project and independent living housing model for the elderly.

SHEET 5 Skerries Proposed Amendment SH 5.6

Insert Masterplan boundary at Skerries Town Park and amend Objective SKERRIES 1: Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan:

- Skerries Town Park Masterplan

SHEET 5 Skerries Proposed Amendment SH 5.7

Amend zoning from GE 'General Employment' to RS 'Residential' at Ballykea, Loughshinny

Sheet 6

SHEET 6a Lusk Proposed Amendment SH 6A.1

Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Great Commons, Lusk.

SHEET 6a Lusk Proposed Amendment SH 6A.2

Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Ballough/Lusk.

SHEET 6a Lusk Proposed Amendment SH 6A.3

Amend zoning from RB – ‘Rural Business’ to RS – ‘Residential’ at Lusk.

SHEET 6a Lusk Proposed Amendment SH 6A.4

Amend zoning from TC – ‘Town Centre’ to CI – ‘Community Infrastructure’ at Chapel Green Lusk.

SHEET 6a Lusk Proposed Amendment SH 6A.5

Amend zoning from TC – ‘Town Centre’ to CI – ‘Community Infrastructure’ at Church Road, Lusk.

SHEET 6a Lusk Proposed Amendment SH 6A.6

Amend zoning from RU – ‘Rural’ to CI – ‘Community Infrastructure’ at Balleally lane.

SHEET 6a Lusk Proposed Amendment SH 6A.7

Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Corduff RC.

Sheet 6

SHEET 6b Lusk Proposed Amendment SH 6B.1

Insert mapped based Local Objective at Hayestown/Horestown area, to the west of Rush:

Facilitate Agri Tourism.

• SHEET 6b Rush • Proposed Amendment SH 6B.2

Remove Kilbush Masterplan MP 6.D from Sheet 6.B and amend Objective RUSH 21:
Prepare and/or implement the following Local Area Plan and Masterplans during the lifetime of this Plan:

- ~~Kilbush Lane Masterplan (see Map Sheet 6B, MP 6.D) (see below)~~

SHEET 6b Rush Proposed Amendment SH 6B.3

Prepare a Masterplan for GE – General Employment zoned lands at Whitestown and amend Objective RUSH 21:

Prepare and/or implement the following Local Area Plan and Masterplans during the lifetime of this Plan:

- Whitestown Masterplan (see map Sheet 6B, MP 6.F)

SHEET 6b Rush Proposed Amendment SH 6B.4

Insert a mapped based Local Objective at Rogerstown:

Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline (Objective ED78, Chapter 6: Economic Development refers).

Sheet 7

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.1

Amend zoning from Objective RU 'Rural' to Objective RB 'Rural Business' at Blake's Cross.

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.2

Amend zoning from Objective RU 'Rural' to Objective RB 'Rural Business' at Blake's Cross.

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.3

Amend zoning of lands south of the 'CI' zoning at St Patrick's National School fronting the Portrane Road, from Objective HA 'High Amenity' to Objective CI 'Community Infrastructure'.

Insert Local Objective:

'Provide pedestrian and vehicular access to a designated school set down area to serve St Patrick's National Schools.'

(Motion No. AI029128 and AI029131, Agenda Item Nos: 452 and 453).

Amend zoning from Objective HA 'High Amenity' to Objective CI 'Community Infrastructure' east of the existing National Schools

Insert Local Objective:

Provide a designated school set down area and Place(s) of Worship.

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.4

Amend zoning from Objective CI 'Community Infrastructure' to Objective TC 'Town Centre' at St Patrick's Church Hall (west side of the Main Street).

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.5

Amend zoning from Objective CI 'Community Infrastructure' to Objective TC 'Town Centre' at St Patrick's Church lands (east side of Main Street).

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.6

Sheet 7

Amend zoning from Objective HA 'High Amenity' to Objective RC 'Rural Cluster' at Balcarrick, Donabate.

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.7

Add public transport reservation – Swords to Donabate.

SHEET 7 Donabate/Portrane Proposed Amendment SH 7.8

Insert looped Walkway incorporating the Broad Meadow estuary.

Sheet 8

SHEET 8 Swords Proposed Amendment SH 8.1

Create two new Masterplan areas at Estuary, known as Estuary Central and Estuary West.

SHEET 8 Swords Proposed Amendment SH 8.2

Amend zoning from GE 'General Employment' to CI 'Community Infrastructure' at St. Colmcille's GAA club.

SHEET 8 Swords Proposed Amendment SH 8.3

Amend zoning from GB 'Greenbelt' to RA 'Residential' at Mooretown/Oldtown.

SHEET 8 Swords Proposed Amendment SH 8.4

Create two new Masterplan areas at Seatown, known as Seatown North and Seatown South.

SHEET 8 Swords Proposed Amendment SH 8.5

Amend zoning to MC 'Major Town Centre' at the Pavilions Shopping Centre.

SHEET 8 Swords Proposed Amendment SH 8.6

Insert new mapped Local Objective at Knocksedan:

Carry out, within 2 years of the adoption of this Development Plan, a feasibility study, of lands at Knocksedan to include a full investigation of requirements in terms of infrastructure, traffic, water, access, drainage and community facilities to inform the future designation of these lands for development.

SHEET 8 Proposed Amendment SH 8.7

Amend zoning from RA 'Residential' to MC 'Major Town Centre' at Fosterstown Link Road.

SHEET 8 Swords Proposed Amendment SH 8.8

Sheet 8

Amend zoning from OS 'Open Space' to RS 'Residential' at Rathingle.

SHEET 8 Swords Proposed Amendment SH 8.9

Amend zoning from RW 'Retail Warehousing' to GE 'General Employment' at Nevinstown.

SHEET 8 Swords Proposed Amendment SH 8.10

Amend legend:

New Metro North Route to [Indicative Route for new Metro North](#)

Sheet 9

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.1

Amend zoning from Objective GB 'Greenbelt' to Objective CI 'Community Infrastructure' and insert new mapped Local Objective at Swords Road:

Provide sheltered accommodation to cater for senior citizens.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.2

Amend zoning from Objective HA 'High Amenity' to Objective RS 'Residential' at Robswall Cottages.

Include Local Objective:

Permit the completion, before December 2018, 2 (no.) residential units associated with planning permission reference number F08A/1407, only.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.3

Amend wording of Local Objective 49 to read as:

'New or widened entrances onto the Dublin Road between Streamstown lane and the Swords Junction will be restricted, to ensure the protection of the mature tree-lined approach along the Dublin Road to Malahide.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.4

Remove reference to density of 10 units per hectare at Streamstown.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.5

Amend zoning from Objective GB 'Greenbelt' to Objective RC 'Rural Cluster' at Feltrim Road.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.6

Amend zoning from Objective GB 'Greenbelt' to Objective RV 'Rural Village' north of Kinsealy Village.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.7

Sheet 9

Amend zoning from Objective GB 'Greenbelt' to Objective RV 'Rural Village' at Kinsealy.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.8

Amend zoning from Objective GB 'Greenbelt' to Objective RV 'Rural Village' at Kinsealy Garden Centre.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.9

Amend Kinsealy House RV boundary to correlate with established boundary at this location.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.10

(Routes to be added as per the maps attached to Agenda Item Nos. 508, 509, 510, 511, Motion Nos. 29050, 28694, 29044, 28690)

Add the following indicative cycle /pedestrian routes:

- Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane.
- Add indicative cycle/pedestrian route as shown on the attached map – Balgriffin to Teagasc Kinsealy.
- Add cycle route as shown on the attached map – Balgriffin to Kinsealy.
- Add indicative cycle/pedestrian route as shown on the attached map – Old Portmarnock to Teagasc Kinsealy.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.11

Insert new Local Objective at Moyne Road:

This road improvement route is not fixed or indicative. It could be along existing Moyne Road alignment or another alignment.

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.12

Add public transport reservation – Light Rail Corridor to Balgriffin (with intended connection to Clongriffin or Dart Line)

SHEET 9 Malahide Portmarnock Proposed Amendment SH 9.13

Add public transport reservation Balgriffin to Portmarnock.

Sheet 10

There are no map based amendments proposed to Sheet 10 – Baldoyle/Howth.

Sheet 11

SHEET 11 Fingal South Proposed Amendment SH 11.1

Amend zoning from GB 'Greenbelt' to GE 'General Employment' at Metropoint, Kilronan.

SHEET 11 Fingal South Proposed Amendment SH 11.2

Amend zoning from GB 'Greenbelt' to RC 'Rural Cluster' at Baskin Lane.

SHEET 11 Fingal South Proposed Amendment SH 11.3

Insert new Local Objective for South Fingal Study Area:

Carry out a comprehensive feasibility study of the South Fingal area to produce a strategic 'vision' and overall strategy for the proper planning and sustainable development of the study area, based on a sustainable transport and smarter travel approach, planning for all transport modes and needs, whilst also being reflective of road network capacity and modal split assumptions. This will be carried out in consultation with statutory agencies and relevant stakeholders. Exact boundary to be agreed as part of the process.

SHEET 11 Fingal South Proposed Amendment SH 11.4

Amend Masterplan MP 11B boundary to omit land at Horizon Logistics Park.

SHEET 11 Fingal South Proposed Amendment SH 11.5

Include 2 no. CP (Car Park) designations at the two parking facilities in the ownership of the DAA, known as the blue and red car-park, located on GE lands.

SHEET 11 Fingal South Proposed Amendment SH 11.6

Include CP (car park) designation at the Quick Park site.

SHEET 11 Fingal South Proposed Amendment SH 11.7

Amend zoning from GE 'General Employment' to RS 'Residential' at Derryolam, Dardistown, Cloghran.

Sheet 11

SHEET 11 Fingal South Proposed Amendment SH 11.8

Amend zoning from GE 'General Employment' to HT 'High Technology' at Old Airport Road.

SHEET 11 Fingal South Proposed Amendment SH 11.9

Create two new Masterplan areas at Clonshagh - MP 11.C Clonshagh East and MP 11.E Clonshagh West.

SHEET 11 Fingal South Proposed Amendment SH 11.10

Amend zoning from HT 'High Technology' to RW 'Retail Warehousing' zoning adjacent to IKEA.

SHEET 11 Fingal South Proposed Amendment SH 11.11

Insert map based local objective at Northwood:
Support provision of retail for local needs only.

SHEET 11 Fingal South Proposed Amendment SH 11.12

Amend Masterplan MP 11A boundary to omit land at Ballymun Road.

SHEET 11 Fingal South Proposed Amendment SH 11.13

Amend zoning from OS 'Open Space' to RS 'Residential' at Santry Avenue and insert new mapped Local Objective:
Prepare a Masterplan to facilitate the provision of a purpose built student accommodation facility in an appropriately landscaped setting to preserve the predominantly open space character.

SHEET 11 Fingal South Proposed Amendment SH 11.14

Amend legend:
Proposed Indicative Metro Route to Light Rail Corridor

Sheet 12

SHEET 12 Blanchardstown North Proposed Amendment SH 12.1

Amend zoning from GB 'Greenbelt' to GE 'General Employment' at Cherryhound.

SHEET 12 Blanchardstown North Proposed Amendment SH 12.2

Amend zoning from OS 'Open Space' to RA 'Residential' at Hollystown Golf Club.

Insert Local Objective.

'Provide a recreational facility for the Dublin G.A.A. County Board, through the provision by them of a 2.5ha playing pitch and local recreational community facility including a clubhouse, related ancillary facilities and car and cycle parking'

SHEET 12 Blanchardstown North Proposed Amendment SH 12.3

Amend zoning from GB 'Greenbelt' to WD 'Warehousing and Distribution'.

Include Local Objective

Widen road from St.Margarets By Pass at the Kilshane junction to provide an extended left turning lane.

SHEET 12 Blanchardstown North Proposed Amendment SH 12.4

Amend zoning from WD 'Warehousing and Distribution' to GE 'General Employment' at Dublin Airport Logistics Park.

SHEET 12 Blanchardstown North Proposed Amendment SH 12.5

Omit Dublin Airport Logistics lands from Masterplan 11.B and revise boundaries.

SHEET 12 Blanchardstown North Proposed Amendment SH 12.6

Zone lands LC 'Local Centre' at LIDL, Tyrellstown.

SHEET 12 Blanchardstown North Proposed Amendment SH 12.7

Amend zoning from HT 'High Technology' to GE 'General Employment' at Damastown Industrial Park.

Sheet 12

SHEET 12 Blanchardstown North Proposed Amendment SH 12.8

Amend zoning from HA 'High Amenity' to LC 'Local Centre' in Mulhuddart Village.

Sheet 13

SHEET 13 Blanchardstown South Proposed Amendment SH 13.1

Amend the boundaries of the Urban Framework Plan for Blanchardstown Village as far as the Snugborough Road.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.2

Amend the zoning from RS 'Residential' to OS 'Open Space' at Old Corduff Road and Greenridge Court.

SHEET 12 Blanchardstown South Proposed Amendment SH 13.3

Amend zoning from OS 'Open Space' to CI 'Community Infrastructure' at Waterville housing development.

Insert Local Objective.

Provide for places of worship only. Any application for development on the site should be sensitively designed and sited and accompanied by a design statement, to ensure the protection of the sylvan characteristics of the site.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.4

Amend zoning from RS 'Residential' and OS 'Open Space' to CI 'Community Infrastructure'.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.5

Amend zoning from OS 'Open Space' to CI 'Community Infrastructure' at National Sports Campus.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.6

Amend Local Objective 104

Facilitate and promote synergies between Connolly Hospital, Institute of Technology Blanchardstown (ITB) and related industries and ensure that future healthcare needs in line with Government policy can be provided for at Connolly Hospital.

Sheet 13

SHEET 13 Blanchardstown South Proposed Amendment SH 13.7

Insert new Local Objective in association with identified HT 'High Technology' zoned lands at Blanchardstown

Consider the provision of a hotel at a suitable location within the lands.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.8

Amend the zoning from RA 'Residential' to RS 'Residential' at Fairhaven.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.9

Include lands at Castleknock College within the 'development boundary' of Castleknock.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.10

Insert Local Objective

Carry out a study of these lands, where currently in industrial use, to identify the mix and scale of uses and access arrangements appropriate to this visually sensitive area and the Council's objectives for the Liffey Valley SAAO and environs and to provide for the long term relocation of existing non-conforming industrial uses in this area.

SHEET 13 Blanchardstown South Proposed Amendment SH 13.11

Amend Local Objective 147

~~Optimise the benefits of Metro West to take account of existing commuter traffic, enterprise and employment while Ensuring that any crossing over the River~~ Liffey Valley SAAO ~~to facilitate a future light rail transit system~~ is designed in such a way as would not compromise the amenity, tourism and economic potential of the Valley.

Sheet 14

SHEET 14 Green Infrastructure 1 Proposed Amendment SH 14.1

Amend map to reflect RS – ‘Residential’ zoning at Clifflands, Rush.

SHEET 14 Green Infrastructure 1 Proposed Amendment SH 14.2

Include routes of the Greater Dublin Area Cycle Network Plan within Fingal.

Sheet 15

There are no map based amendments proposed to Sheet 15 – Green Infrastructure 2.

Sheet 16

There are no map based amendments proposed to Sheet 16 – Green Infrastructure 3.

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