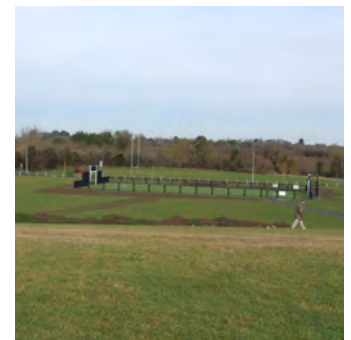
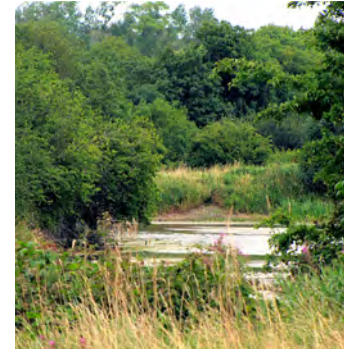


RIVERMEADE

Local Area Plan

June 2013



RIVERMEADE

Local Area Plan

Adopted by Fingal County Council
on 10th June 2013

DAVID O'CONNOR
County Manager

GILBERT POWER
*Director of Planning
& Strategic Infrastructure
Department*

PETER BYRNE
Senior Planner

MARJORIE O'SHEE
Senior Executive Planner

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EXECUTIVE SUMMARY

Purpose of the Local Area Plan

The Local Area Plan is a legal document and a public statement of planning policies and objectives for the development of the village. It sets out the development strategy for the proper planning and sustainable development of the village. It includes measures for the protection of the environment and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. It is valid for six years from the date of adoption by the Council. Its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

Public Consultation

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 16 December 2008 and 30 January 2009. A total of 18 no. submissions were received. The opinions expressed in these submissions were taken account of in the making of the Draft Local Area Plan.

Existing Settlement

The LAP area covers an area of approximately 41 hectares [101 acres]. The settlement has a population of circa 600 persons. There are 175 existing houses within the village boundary.

The settlement of Rivermeade/Toberburr was constructed in the 1970's by Dublin County Council as a social housing estate principally to accommodate residents in the village of St. Margaret's who were displaced by the development and operation of Dublin Airport. Rivermeade is essentially a small housing estate located in the rural hinterland west of Swords and North of Dublin airport, with a single access from the narrow Toberburr Road.

The only development which has occurred since the estate was built has been the completion of 24 houses as well as a community facility in 2002. The primary function of this settlement has been to provide for residential development. There is a primary school [including a school hall]; one shop located within an existing house, and a community facility serving mainly Rivermeade as well as its rural hinterland.

Strategic Location and Description of the Locality

Rivermeade is located within the rural area of Fingal to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 Km north of Finglas. The village is accessed from the Toberburr road which runs in a north-south direction along the western boundary of the RV zoned lands. Killeek Lane which adjoins part of the LAP lands to the south runs east toward Swords. Keelings, a large agri-business is situated south of Killeek Lane.



Development Strategy for the Village

Vision Statement

'To promote the renewal of Rivermeade as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing settlement, to meet the housing, socio-economic and civic aspirations of the community, whilst at the same time affording environmental protection and developing the village's distinctive character, amenity and local identity.'

Key Objectives of the LAP

The LAP outlines key objectives for the sustainable development of the village in relation to: housing, design, natural heritage, employment opportunities, retail/commercial, public open space and recreation, community and social facilities, vehicular and pedestrian access and infrastructural requirements.

Village Development Framework Plan and Design Guidance [VDFFP]

The Council commissioned 'ICON Architecture | Urban Design | Conservation' and Cummins and Voortman 'Sustainable Architecture and Urban Design' to prepare a Village Development Framework Plan and Design Guidance for the village [VDFFP]. This VDFFP is a guidance document appended to this Statutory Local Area Plan. The framework plan represents a long term strategy for achieving the sustainable development of the village with a diversity and mix of uses and to create a place where a balance is achieved between the natural and built environment. It is a General Objective of this Local Area Plan that the appended Village Development Framework Plan and Design Guidance (VDFFP) is the principal guidance document for the physical development of Rivermeade Village. The VDFFP is appended to this LAP.

Development Areas

The LAP map identifies 11 Development Areas within the village and these are shown on the LAP map. The LAP sets out the appropriate development parameters, for each of the 11 identified development sites within the village, in the interests of promoting the proper planning and sustainable development of the village.

Residential Densities within the Village and Potential Development Yield

Rivermeade has the capacity to accommodate circa 139 additional residential units. This will increase the population of Rivermeade from circa 600 to 1000, and it is anticipated that this population increase will take place over a minimum period of 20 years.

The overall density of development proposed is similar to existing development within Rivermeade.

This accords with *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)* which states inter alia the following: '.....The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development'.

Improved connections to Swords and Finglas

A number of external road improvements and new connections will need to be developed to improve accessibility between Rivermeade and Swords and Finglas and to facilitate future development at Rivermeade. The LAP provides for phased road improvements in tandem with future development.

Education and Community

The LAP provides for the development of additional community facilities including additional school accommodation as required to provide for the needs of this expanding community.

Retail /Commercial Development

The Council will promote and encourage the development of retail and commercial services within a new village centre at a level appropriate to serve the residents of Rivermeade and its adjoining rural hinterland. This will ensure that the village can serve as a key local service centre for the village and its rural hinterland.

Employment opportunities close to Rivermeade

The LAP provides for employment uses within the new village centre.

The proposed new link road [incorporating pedestrian and cycle facilities] between the LAP lands and the upgraded Killeek Lane will provide for improved road links between Rivermeade and Swords and will provide direct physical links between Rivermeade and 'Keelings', integrating Rivermeade with this key expanding employment area. It will help to reduce community severance from this employment area and maximize the potential to integrate Rivermeade with this large and significant employment area.

Green Infrastructure

The term 'Green Infrastructure' is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. The LAP includes objectives for the protection and enhancement of Green Infrastructure in Rivermeade under the following headings:

- Landscape Character
- Biodiversity
- Open Space and Recreation
- Archaeological and Built Heritage
- Sustainable Water Management

Open Space and Recreation

The LAP provides for extended and improved recreational facilities, providing a 'Recreational Hub' for existing and future residents as well as those living in the rural hinterland and in particular provides for the following:

- Extending and developing the Ward linear park to include the disused reservoir which shall be brought into recreational use;
- Consolidating and developing the existing recreational and amenities facilities in Rivermeade.
- Providing for additional public open space and active recreational facilities adjoining the Ward linear park in the eastern part of LAP lands

Low Carbon Community

The LAP promotes the development of this village as a Low Carbon Community.

Infrastructure and Services

The LAP outlines specific objectives for Water Quality, Surface Water Management, Flood Risk management, Foul Drainage and Waste Water Treatment. A key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ward River. New housing and other major forms of development shall proceed within the LAP lands following the expansion of the

capacity of the Swords Wastewater Treatment Plant, the completion of the Toberburr pumping station and pipe connection to Swords WWTP.

Phasing of Development

It is anticipated that the level of development proposed will be developed over a significantly longer timeframe relative to the lifetime of this LAP (6 years or any extended period). This LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular the necessary road improvements and the essential improvements to the Swords WWTP. Furthermore, in the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications/ applications for planning consents shall be submitted for each of the proposed development areas. All planning applications shall be based on the guidance outlined in the Rivermeade Village Development Framework Plan and Design Guidance (VDFP).

Proposed Amendments to the existing RV Boundary

The LAP proposes to extend part of the eastern boundary of the RV lands marginally so that it follows the field boundary south of the Ward River.

SECTION ONE: INTRODUCTION

1.0 Why a Local Area Plan for the Village

The subject lands are zoned 'RV' in the Fingal County Development Plan, 2011 - 2017 where it is the stated objective to:

'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure'.

There is therefore a requirement to prepare a statutory LAP for the subject lands.

1.1 Purpose of the Local Area Plan

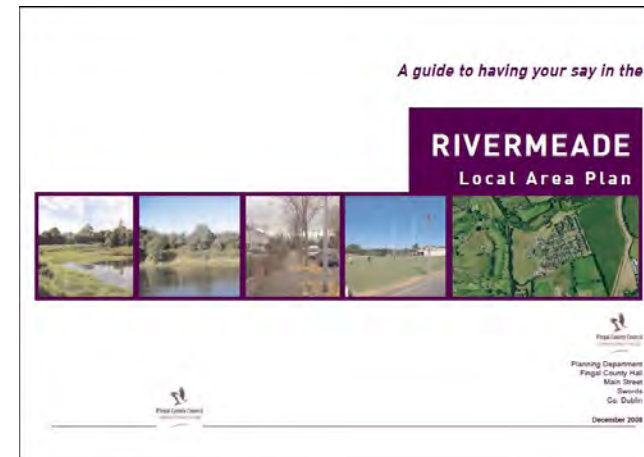
The Local Area Plan is a legal document and a public statement of planning policies and objectives for the future development of the village. It sets out the agreed development strategy for the future proper planning and sustainable development of Rivermeade which is located in the rural hinterland west of Swords, and north of Dublin Airport. It sets out the parameters/ requirements for future development on these lands in terms of layout, urban design, density; vehicular access, pedestrian and cycle routes; infrastructural requirements, public open space, and supporting community, commercial and social facilities. The LAP identifies the potential for and the extent and type of development that is appropriate to this village including the provision of private serviced sites which will provide an alternative to 'one-off' housing in the countryside. It includes measures for the protection of the environment and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. The LAP is valid for six years from the date of adoption by the Council. Its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

1.2 Public Consultation

Under the Planning & Development Act 2000 the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Rivermeade was advertised late 2008. At the same time, a booklet,

prepared by the Council was delivered to households in the village. This booklet set out what the Council considered to be the main development issues facing Rivermeade and invited the local community and businesses to submit their views regarding which planning and development matters should be included in the new plan for the village.

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 16 December 2008 and 30 January 2009. A total of 18 no. submissions were received. These submissions were taken account of in the making of the Draft Local Area Plan.



1.3 Screening – Strategic Environmental Assessment and Appropriate Assessment

A screening exercise was carried out in relation to whether a Strategic Environmental Assessment is required for the Local Area Plan (Directive 2001/42/EC). In addition, screening for the necessity of an Appropriate Assessment regarding the potential impact of the Plan on any Natura 2000 sites, was carried out (required under the EU Habitats Directive). These were sent to the relevant government departments and the Environmental Protection Agency. The screening exercises for both the SEA and AA concluded that neither an Environmental Report or Appropriate Assessment was required. The SEA Screening Statement is attached in the appendix to this document. The AA Screening Report is published at the same time as this Draft LAP.

1.4 Location and General Characteristics.

Rivermeade is located within the rural area of Fingal to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 Km north of Finglas. The village is accessed from the Toberburr road which runs in a north-south direction along the western boundary of the RV zoned lands. Killeek Lane which adjoins part of the LAP lands to the south runs east toward Swords. Keelings, a large agri-business is situated south of Killeek Lane.

The village has a current population of circa 600 persons. There are 175 existing houses within the village boundary. The settlement of Rivermeade/Toberburr was constructed in the 1970's by the Council to accommodate the residential needs of the displaced community affected by the development and operation of Dublin Airport. The only development which has occurred since the estate was built has been the construction of 24 houses as well as a community facility completed in 2002.

The primary function of this settlement has been to provide for residential development. The layout of Rivermeade is suburban in character comprising terraced and semi-detached housing. A new primary school [with school hall] opened in 1981 serves Rivermeade as well as its rural hinterland. A small shop operates from part of one of the houses in the estate. Recreational facilities including a playground, football pitch; multi functional pitch and public open spaces adjoin the school and the River Ward.

The LAP lands are approximately 41 hectares [101 acres] in area. A significant amount of the LAP lands are 'Greenfield' lands in agricultural use. These lands are located north of the Ward River and east of the existing houses. There are a couple of single individual houses located within the boundary of the LAP lands.

The LAP lands are located within the designated Rolling Hills Character Type. The LAP lands are characterised by their location adjacent to the Ward River valley and by very strong vegetative field boundaries. The Ward River traverses the centre of the LAP lands, north of existing housing. Ground levels fall in a northerly and southerly direction towards the river. The Ward River and its tributaries support a small but biologically significant population of Atlantic salmon and sea trout in addition to resident brown trout populations. A disused reservoir adjoining the Ward River is located within the LAP lands.





Aerial photograph showing Rivermeade and its rural hinterland looking east towards the coast

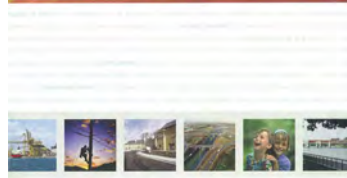
SECTION TWO: PLANNING CONTEXT

2.0 Introduction

This LAP is guided by the EU Directives, The National Development Plan, and Regional Planning Guidelines and by the County Development Plan in addition to various Government policy documents and guidelines. The need to promote “sustainable development” is paramount. This term refers to “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. This is the underlying principle for development in the Rivermeade Local Area Plan.

2.1 National Spatial Strategy, 2002 – 2020

The National Spatial Strategy is a 20 year planning framework designed to achieve a better balance of social, economic, physical development and population growth between the regions in Ireland. The NSS sets out policies for small towns and villages in the context of the Dublin and Mid-East Region. The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or ‘development centres’ in the hinterland. Rivermeade is located within a rural area within the designated Metropolitan Area. It is located west of Swords which is designated as a metropolitan consolidation town. The NSS identifies the need to strengthen rural villages and small towns by making them attractive to residential and employment-related development. The development of urban generated housing in such areas, which can be accommodated in nearby urban areas particularly in Swords, should be minimised.



2.2 Regional Planning Guidelines 2010 – 2022

The Regional Planning Guidelines aim to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines for the Greater Dublin Area (GDA) provides a strategic planning framework for the development of the Dublin and the mid-east region. These guidelines distinguish the Metropolitan

area from the Hinterland area with distinct development strategies for each area. Rivermeade is located in a rural area within the designated Dublin Metropolitan Area.

The Regional Planning Guidelines for the Greater Dublin Area categorizes the rural villages in the GDA into two sub types: Commuter Villages and Key Villages.



The objective of Fingal County Council is to develop Rivermeade as a key local service centre for the village and its rural hinterland. The RPGs recommend that the future development of villages as key local centres for services and local enterprise/ development should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The 2010 Planning and Development Act require all County Development Plans to set out a Core Strategy indicating how the County’s population allocation is consistent with the Regional Planning Guidelines. All LAP’s shall be consistent with the Core Strategy.

The Core Strategy in the Fingal Development Plan for 2011-2017, indicates that 19,990 housing units are required to meet the designated population targets for the County up to 2017, split between the Metropolitan area (16,992 units) and the Hinterland area (2998 units). The estimated number of units deliverable up to 2017 on the zoned lands in the five villages in the Metropolitan Area is 524. 524 represents 2.1% of the total estimated number of units deliverable up to 2017 in the Metropolitan Area [24672]. The likely number of additional residential units in Rivermeade in the long term will be circa 139 units which is less than 0.56% of this figure [24672].

This yield of 139 units would only be realisable over a period significantly longer than the statutory time period of the LAP and the County Development Plan. This proposed level of development is consistent with the Core Strategy and the RPGs 2010-2022.

It is an objective to monitor the number of residential units built over the period of the plan.

2.3 Rural Development Programme for Ireland (2007-2013)

Fingal LEADER Partnership is the new company formed as a result of the recent amalgamation of Co-operation Fingal and Rural Dublin LEADER Company. Fingal LEADER Partnership has the remit to deliver local and rural development in East Fingal (all areas east of the N2).

Programmes delivered by the Partnership are broad and diverse with local social inclusion programmes developed under three measures, namely Services for the Unemployed, Community Development and Community Based Youth Initiatives. Supports to individuals and communities in the rural areas under the Rural Development Programme 2007-2013 include village renewal and development, diversification into non-agricultural activities, support for business creation and tourism activities as well as training and information support.

Programmes are delivered in response to identified need, through a community-led approach, working in partnership with other service providers and statutory agencies, leading to a better quality of life for all. Programmes have been delivered in Rivermeade.

2.4 Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)

The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential infrastructure and services for residential development not only in the larger urban areas but also in small towns and villages. The main objectives of the guidelines for small towns and villages are:

- Development must be plan led either through an adopted Local Area Plan or Village Design Statements.
- The strengthening of small towns/villages will provide an alternative to urban generated rural housing;
- New development should contribute to maintaining compact towns and villages. “Leap-frogging” of development at some distance from the existing built-up area should be avoided. Overall expansion should proceed on the basis of a number of well integrated sites within and around the urban centre rather than focusing on rapid growth driven by one very large site.
- The scale of new residential development schemes should be in proportion to the pattern and grain of existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities; and
- The design, layout and character of new development should successfully relate to the local character and heritage of the existing small town or village.

2.5 Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities (2007)

‘Delivering Homes, Sustaining Communities’ sets out a range of actions aimed primarily at building sustainable communities and responding effectively to housing need as well as more effective delivery of housing programmes. The guidelines identify the principles and criteria that are important in the design of housing.

‘Quality Housing for Sustainable Communities’ assists in the implementation of the policies set out in the above document and makes practical recommendations on more specific design issues, such as layout and orientation of new homes through to more detailed design elements.

The National Climate Change Strategy 2007-2012

This strategy builds on Ireland’s first Climate Change Strategy and its purpose is to show clearly the measures by which Ireland will meet its 2008-2012 Kyoto Protocol commitment; and to show how these measures position us for the post-2012 period, and to identify the areas in which further measures are being researched and developed to enable us meet our 2020 commitment. The LAP promotes the development of this village as a Low Carbon Community. It also includes objectives in relation to the management of water supply and drainage services.

2.6 Fingal County Development Plan, 2011 - 2017



The Fingal County Development Plan 2011 - 2017 is the statutory framework for the county. The Local Area Plan has had due regard to all relevant policies set out in the Plan. In the settlement hierarchy of the County Development Plan, Rivermeade is zoned as a rural village - ‘RV’. This zoning objective seeks to:

‘Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure’.

The Vision Statement for the RV zone is:

‘Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are areas within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment.

The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns’.

Section 8.3 of the CDP recognizing the importance of the rural villages in the County states inter alia the following:

‘...The Rural Villages are a distinctive and valuable asset within the rural area with opportunities for the establishment of sustainable rural communities. Development Plan objectives enhance this particular community aspect and spirit by building upon unique and key strengths. A particular focus is to promote key infrastructure which delivers life and vitality to these established rural communities. The villages also provide an area where those who wish to live in a rural settlement but do not accord with the provisions of the Rural Settlement Strategy as it applies to the open countryside can live...’.

It is an Objective of Fingal County Council to ensure that rural villages provide local access to the essential services for living including community, social, employment and retailing services [Objective RV0].

The CDP further states:

‘... Settlement within the designated Rural Villages will be open to all. This policy will promote the vitality of the villages and facilitate the provision of appropriate facilities. This policy recognizes the low levels of growth in many of the villages over recent years. At the same time, the level of growth within villages will be managed. Rapid expansion will not be permitted as it would put undue pressure on services and the environment and encourage higher levels of commuting.....’

Sustainable development of the Rural Villages is to be managed through the Local Area Plan [LAP] process...’

Zoning of adjacent lands

‘GB’ [Green Belt] and ‘HA’ [high amenity] zones separate Rivermeade from Swords to the east.

The lands to the north of the LAP lands are zoned ‘RU’ where it is the objective ‘*Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.*’

Lands adjacent to the south of the LAP lands are zoned ‘FP’ where it is the objective to ‘*Provide for and facilitate the development of a Food Industry Park.*’ A Master Plan is being prepared for the future development of these lands.

Landscape Character

The LAP lands are located within the designated *Rolling Hills Character Type*.

The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting, ensuring that new development will be ‘absorbed’ within this landscape and the impact of development in the landscape will be reduced.

Airport Noise Zones

The majority of the LAP lands are located within the *Outer Airport Noise Zone*, while the southern arm of the LAP lands is located within the *Inner Airport Noise Zone* which precludes new residential development.

Protected Structures and Recorded Monuments

While there are no Protected Structures or Recorded monuments located within the LAP lands, there are a number of structures and monuments [639, 638,646,636,635] in the vicinity of the lands.

Swords Western Ring Road

The proposed Swords Western Ring Road traverses the south east edge of the RV lands.

Extension of the Ward Regional Park

It is an objective to extend the Ward Regional Park from Knocksedan Bridge westwards to Rivermeade. Local Objective 300 States the following: *'Prepare and implement a plan to develop the linear open space along the Ward River Valley, improve its accessibility and permeability and extend the park from Knocksedan Bridge westwards to Rivermeade'*.

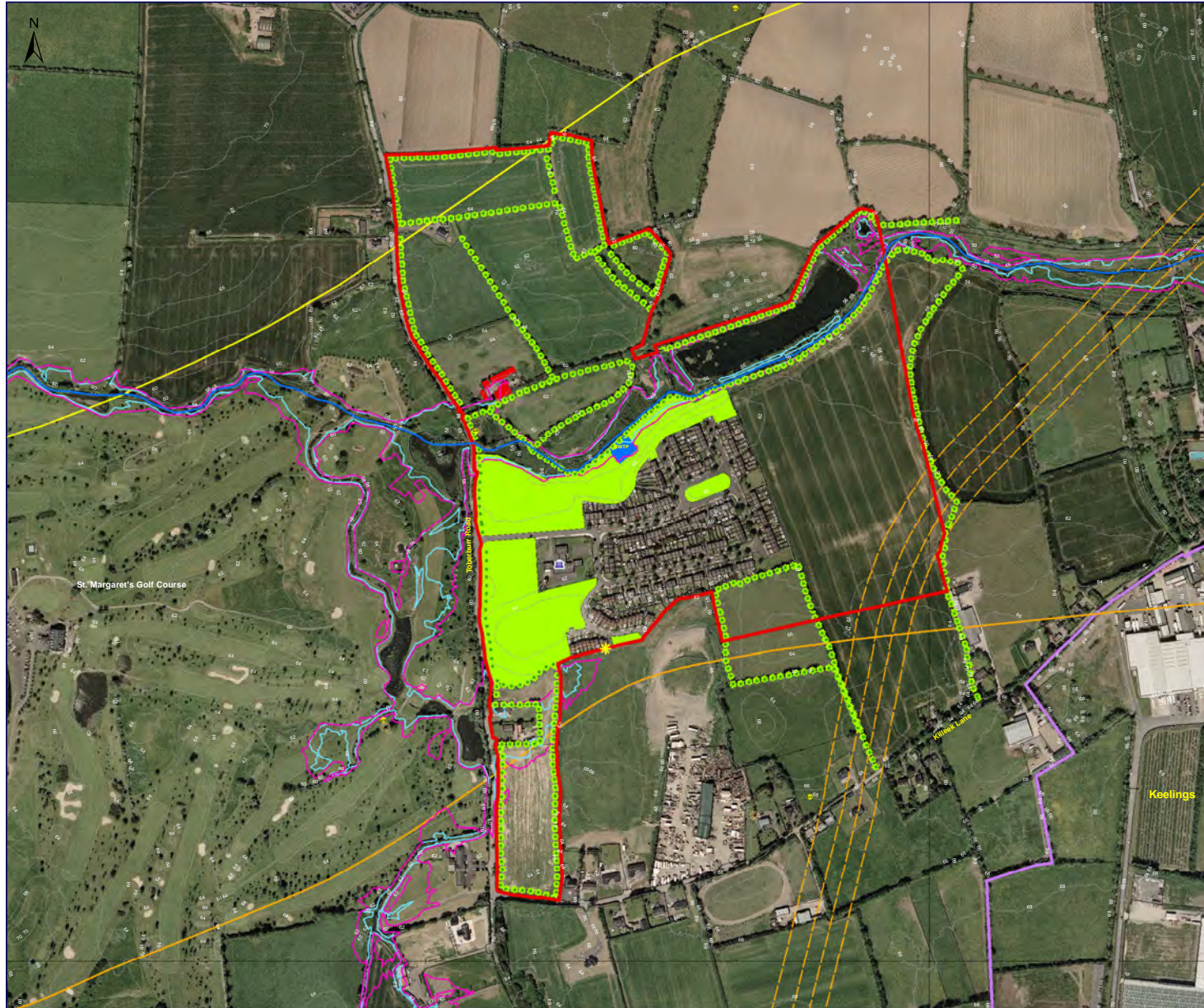
2.7 'Connecting People, Places and Prosperity - An Economic Strategy for Fingal 2006- 2011' (Fingal Development Board)


This strategy calls for a coherent economic response to the opportunities and challenges arising from the changing face of Fingal. This Strategy sets out a vision for economic development that 'seeks to ensure that all Fingal residents, existing and new, will enjoy an enhanced quality of life in the County'. One of the key initiatives of the strategy is to maximise the tourism, leisure and recreational potential of Fingal by developing and expanding the range of facilities and services to attract tourists. The LAP for Rivermeade presents an opportunity to investigate the recreational potential of the village to serve both Rivermeade and the wider rural hinterland and to promote and facilitate the development of such facilities in Rivermeade.

2.8 Greater Dublin Area Draft Transport Strategy 2011-2030

The Strategy was prepared in the context of the Regional Planning Guidelines for the Greater Dublin Area. The Strategy vision for the GDA in 2030 is for "a competitive, sustainable city-region with a good quality of life for all". The overarching objectives of the Strategy are: to build and strengthen communities, improve economic competitiveness, improve the built environment, respect and sustain the natural environment and reduce personal stress. Smarter Travel, A Sustainable Transport Future 2009-2020, also seeks to promote sustainable development, by reducing emissions, through the promotion of cycling, walking and sharing car journeys. Rivermeade is a rural village within the designated Dublin Metropolitan Area with limited public bus transport. The LAP is consistent with the objectives of the Strategy and Smarter Travel in terms of promoting cycling, walking in and around the village and between Rivermeade and Swords, together with improving the built environment and protecting the natural environment.

The Draft GDA Cycle Network is currently being finalised by the Authority .The proposed new cycle/pedestrian link from Rivermeade to Swords via Killeek Lane and the Ward River Valley Park could eventually link into the GDA Cycle Network currently being finalised by the NTA




Comhairle Contae Fhine Gall
 Fingal County Council

**Rivermeade
Opportunities and Constraints**

Legend

- Rivermeade RV Boundary
- Keeling's Landholding
- Toberburr Waste Water Treatment Plant
- Vernacular Buildings
- Existing Public Open Space Areas
- Water FemFrams Flood Risk Areas 100yrs
- Water FemFrams Flood Risk Areas 1000yrs
- Outer Airport Noise Zone
- Inner Airport Noise Zone
- Ward River
- Indicative Corridor for Swords Western Ring Road
- Hedgerows and Trees of Amenity Value
- Contours
- Protected Structures
- Recorded Monuments
- National School
- ★ Community Facility

Director of Services:- Gilbert Power	
Senior Executive Planner:- Marjorie O'Shee	
Prepared by:- M.O'Shee	Drawn By:- N.M./P.E.
Date:- March 2012	Scale:- 1:2500
2010/24/CCMA/FingalCountyCouncil	

SECTION THREE : EXISTING ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES

3.1 Topography

The LAP lands are undulating. Ground levels fall in a northerly [64– 56 metres] and southerly [64– 56 metres] direction towards the Ward River.

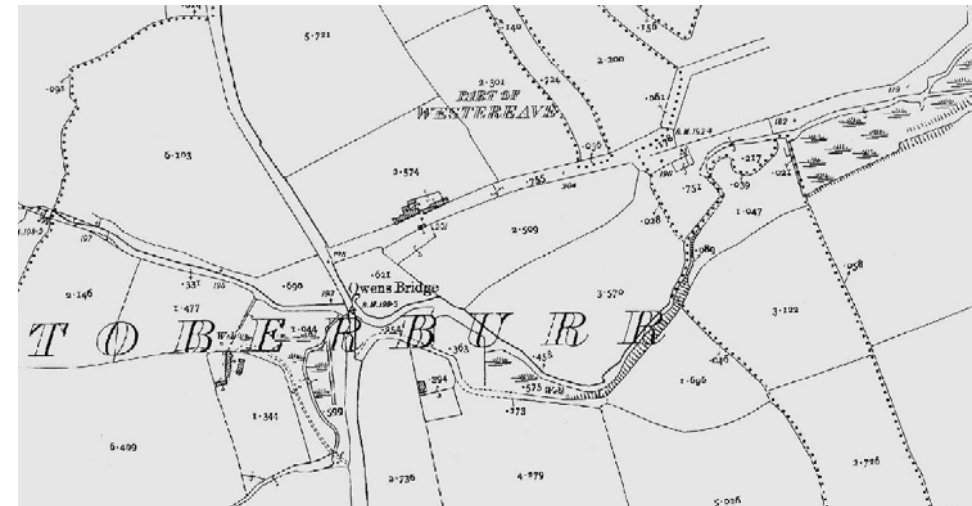
3.2 Trees and Hedgerows.

The LAP lands are characterised by the mature vegetation along the Ward River and the strong vegetative field boundaries. The undulating nature of countryside together with trees and river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting to ensure that new development will be ‘absorbed’ within the landscape and the impact of new development in the landscape will be minimised.



3.3 Existing Vernacular Buildings

The only buildings which predate the development of the Rivermeade housing estate within the LAP lands are an existing cottage and adjacent farm buildings located on the north side of the river Ward. The LAP provides for the retention and refurbishment of the existing cottage and farm buildings to provide for appropriate new uses in association with the adjoining lands along the river corridor and for the restoration of the existing reservoir to provide for a new recreational facility for the benefit of existing and future residents in Rivermeade and the wider rural hinterland.



OS map circa. 1910 - 1913



3.4 Existing development

Existing development in Rivermeade comprises mainly housing with a limited level of services. This LAP provides for the development of local services in a new proposed village centre opposite the national school. The Council will encourage the development of retail, commercial and employment uses at an appropriate level for the village to serve the residents of Rivermeade and the adjoining rural hinterland.



3.5 Water Services

Foul Water: The existing WWTP serving Rivermeade is operating at its design capacity and has no spare capacity. Fingal County Council propose to decommission the existing WWTP, construct a pumping Station on the site of the WWTP and pipe all effluent from Rivermeade to SSWTP.

New housing and other major forms of development shall proceed within the LAP lands following the expansion of the capacity of the Swords Wastewater Treatment Plant, the completion of the Toberburr pumping station and pipe connection to Swords WWTP.

Surface water: In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be required to be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'. The LAP provides for the Ward River which traverses the LAP lands to be retained within a riparian corridor which widens into new public open space areas.

3.6 Flood catchment areas

The LAP lands are characterised by their location adjacent to the ward River valley. The River Ward crosses through the LAP lands and divides the subject lands into two parts. Public open space lands adjoin the southern side of the river and there is a disused reservoir beside the river.

The Ward River has been surveyed as part of the FEM-FRAMS study and draft flood risk maps for this river have been prepared for the 1% (1 in 100yr) and 0.1%(1 in 1000yr) probability of flooding. These draft flood catchment areas are shown on the LAP map and it should be noted that these have yet to be finalised.

There is an opportunity as part of this LAP to extend and develop the linear open space along the Ward, provide for improved recreational amenities and to restore the reservoir to provide for a new recreational facility.



3.7 Road network

Rivermeade estate was constructed in the middle of the 1970's without any significant supporting road improvements. Road connections both to Swords and Finglas are poor. Rivermeade is accessed from the Toberburr Road which passes north-south along the western boundary of the subject lands. Killeek Lane runs in a west-east direction along part of the southern boundary of the subject lands. Both roads are narrow winding third class rural roads with poor vertical and horizontal alignments and no footpaths. The LAP provides for the necessary road improvements in tandem with future development which will improve the accessibility of Rivermeade to adjoining areas and Swords in particular.

The LAP has provided for the proposed Swords Western Ring Road which traverses the south east edge of the RV lands.

3.8 Pedestrian and cycle links

There is an opportunity as part of this LAP to provide for pedestrian and cycle routes within the village and along the proposed new Rivermeade Link road, and the improved Killeek Lane and Toberburr Road which will improve connectivity between Rivermeade and Swords and Finglas.



3.9 Open space and recreational facilities

The existing public open space along the Ward River is underutilised and poorly supervised with no housing directly overlooking it.



There is the opportunity and scope to improve the amenity, use and function of existing public open spaces in conjunction with new development. The LAP provides for the public open space along the Ward River to be extended to provide the main recreational and amenity area within this expanding village and to provide for the development of additional active recreational facilities within the village. It is an Objective of Fingal County Council to extend the Ward Regional Park over time from Knockedan Bridge westwards to Rivermeade. The proposed extended public open space provided for in this LAP will form a key and major element in the extended regional park.

3.10 Airport Restrictions

The majority of the LAP lands are located within the Outer Airport Noise Zone, while the southern arm of the LAP lands is located within the Inner Airport Noise Zone which precludes new residential development. This area is designated for the development of allotments.

3.11 Keelings

Keelings, a large agri-business is situated in close proximity to the LAP lands on the south side of Killeek Lane. There is an opportunity in this LAP to maximize the potential to integrate Rivermeade with this key expanding employment area for the mutual benefit of both those living in Rivermeade and Keelings.

SECTION FOUR: DEVELOPMENT STRATEGY FOR THE VILLAGE

4.0 Vision Statement

‘To promote the renewal of Rivermeade as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing settlement, to meet the housing, socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and developing the village’s distinctive character, amenity and local identity.’

4.1 Key Objectives of the LAP:

Housing

- Strengthen and develop the built form of Rivermeade
- Provide for a viable housing alternative to the open countryside for members of the rural community;
- Promote the provision of a choice of dwelling types, tenure and size to reflect the changing needs in this expanding community.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

Design

- Provide a strong set of general design guidelines and objectives for development in the village.
- Provide a specific set of design objectives, guidelines and principles relating to specified development sites and areas within the village boundary.
- Ensure that new development is physically, visually and functionally integrated with existing development and amenities in Rivermeade.
- To ensure that all new development is subject to strict development control standards to ensure the protection and enhancement of existing residential and public amenities.

Employment Opportunities

- Facilitate and promote the development of appropriate employment opportunities in the village.
- Provide for safe direct physical links between the village and Keelings employment area to the south thereby maximizing the opportunities for local sustainable employment within walking or cycling distance of Rivermeade.
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

Retail/Commercial/ Community and other Services

- Promote the development of retail, service, commercial and community facilities in the village at a level appropriate to meet the demands of the expanding population and its rural hinterland.

Environment

- Retain, protect and manage significant trees, hedgerows, groups of trees and water courses within the LAP.
- Provide an extended riparian corridor along River Ward.
- Provide for appropriate strategic landscaping.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Promote and facilitate environmental improvements in the village.

Heritage

- Protect the archaeological and built heritage within the village.
- Promote the retention and reuse of existing vernacular farm buildings north of the Ward River to sustain their use over time
- Promote the conservation, enhancement, public access and enjoyment of the natural heritage as important elements in the long-term development of the village.

Public Open Space and Recreation

- Improve existing recreational facilities and amenities.
- Provide for the development of new public open space areas and recreational facilities to meet the growing recreational needs of residents and those living in the rural hinterland and to act as an attractor for visitors.
- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to existing and new public open spaces.
- Restore the reservoir for recreational use.

Sustainability

- Promote the development of a low carbon community.
- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings.
- Promote and develop opportunities for biodiversity.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.
- Promote well-designed quality residential development.

Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving Rivermeade.
- To protect and improve water quality in Ward River and ground water quality.

4.2 Village Development Framework Plan and Design Guidance (VD FP)

To determine the best design approach for the village of Rivermeade, the Council commissioned 'ICON Architecture | Urban Design | Conservation' and Cummins and Voortman 'Sustainable Architecture and Urban Design' to prepare the *Village Development Framework Plan and Design Guidance (VD FP)* for Rivermeade. The Framework Plan identifies the character of the village, and establishes existing functions and opportunities for the village. It develops general design principles for key development sites showing indicative site layout, bulk, massing, elevation treatment and materials. It also covers the treatment of open spaces and the public

realm between these sites and places them in an overall framework that is appropriate to the development of the entire village. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity and mix of uses as well as creating a place where a balance is achieved between the natural and built environment. The Framework Plan is proposed as the guidance document for the future form of development in the village. All development proposals shall have regard to the guidelines set out in the *Village Development Framework Plan and Design Guidance (VD FP)*.



4.3 New Development in the Village

Rivermeade has the capacity to accommodate additional development on lands adjoining existing development. It is policy of Fingal County Council to ensure that new development shall enhance, strengthen and develop the built form and character of Rivermeade. Development of these lands is likely to occur over a longer period than the lifetime of this LAP. Development will contribute to the consolidation of the settlement making it a strong, compact, attractive place to live and enjoy. The LAP through its objectives and together with the *Village Development Framework Plan and Design Guidance (VD FP)* prepared in tandem with this LAP will guide the sustainable development of the village into the future. The strengthening of this village will also provide an alternative to urban generated rural housing.

The scale of new development for the village shall be proportionate, and ensure that new development is physically, visually and functionally integrated with and improves the character of the existing settlement of Rivermeade. The LAP and the Village Development Framework Plan and Design Guidance (VDFP) both have regard to the DOEHLG's: 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', 2009 regarding the development of small towns and villages and the Department of Transport's policy document, "Smarter Travel: A Sustainable Transport Future" 2009-2020.

There are 175 existing houses in the village. The potential for approximately 139 new units is indicated in the LAP, increasing the total number (existing and proposed) of dwellings in Rivermeade to circa.314 units (c.1000 population) over time.

4.4 Development Areas within the Village

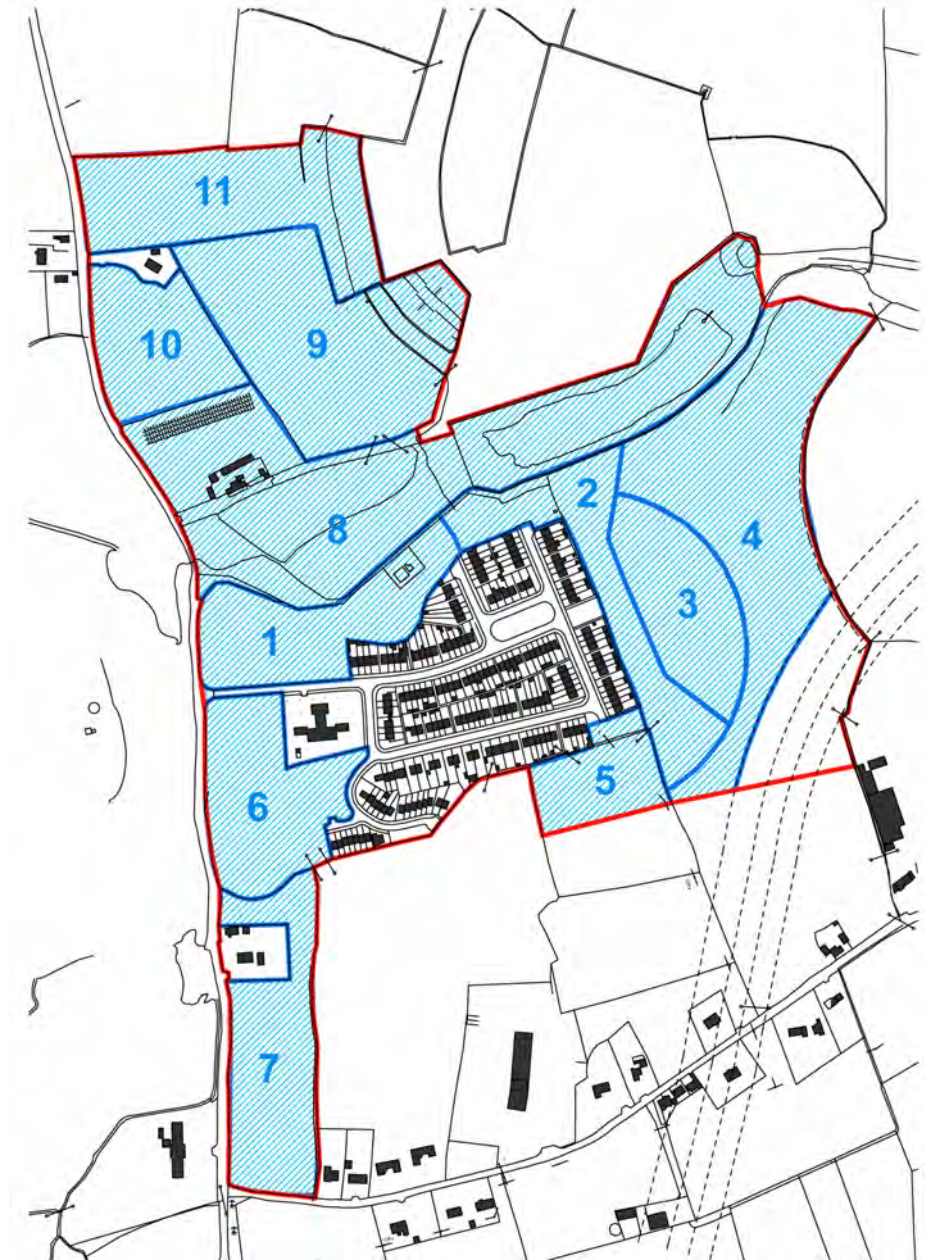
This LAP identifies 11 no. development areas within the village, proposing a mix of uses including residential, commercial, employment, and recreational amenity. Circa 139 no. additional residential units are proposed within the village boundary. It is an objective of this plan that development within these development areas shall take place in a coordinated manner. In order to achieve this objective, it will be necessary for landowners to co-operate with one another. The *Village Development Framework Plan and Design Guidance (VDFP)* forms the blueprint for the future development of these areas, the development of which shall also adhere to the development parameters set out for each development area in Section 5. Single planning applications / applications for planning consents shall be made in respect of proposed development in each of the identified development areas.

4.5 Extensions to RV boundary

The LAP proposes to extend part of the eastern boundary of the RV lands marginally so that it follows the field boundary south of the Ward River.

4.6 Village Design

The LAP seeks, through careful attention to design, to enhance and improve the character and heritage of the village through the promotion of a range of design principles. By encouraging good design and careful attention of its unique heritage and character, it is intended to enhance the village of Rivermeade as an attractive and vibrant place to live and enjoy.



4.7 General Village Design Principles

Proposed development shall be undertaken strictly in accordance with the following design principles:

- Provide high quality development having regard to the DoEHLG Planning Guidelines on Sustainable Residential Development; the County Development Plan development standards; the design principles set out in this Local Area Plan and the Village Development Framework Plan and Design Guidance.
- A 'Site Design Statement' shall accompany all planning applications within the village boundary, the components which are detailed in the Village Development Framework Plan and Design Guidance.
- Provide for much improved relationship of existing and proposed development to the River Ward and riparian corridor which crosses through the centre of the LAP lands.
- Suburban type development shall be avoided.
- All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references.
- All new development shall protect the archaeological heritage of the area.
- Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be accessible and overlooked.
- The public realm shall be formed by quality buildings and paving and landscaping shall be characterised by a high standard of quality finishes and treatments.
- New development shall provide for permeability for pedestrians and cyclists.
- High quality boundary treatment shall be required in all development proposals, including the retention of existing trees and hedgerows where practicable and the use of natural stone where appropriate.
- Existing trees and hedgerows which are of amenity value shall be retained in so far as is practicable.
- All development shall be carried out in accordance with the highest environmental standards, having regard to water and air quality, noise standards and the protection of flora and fauna.

4.8 Environmental Improvements

The LAP proposes a number of environmental Improvements in Rivermeade including the following:

Strategic Planting

Strategic landscaping is proposed at the following locations [see LAP map]:

- Southeast corner: to provide a buffer zone in relation to the SWRR.
- South boundary of LAP: to screen the unsightly development to the south. [Planting here would have to be undertaken on lands outside the LAP boundary, subject to the agreement of the landowner].
- At the entrance to Rivermeade, West: to soften and emphasise the entrance to Rivermeade.
- Behind the School: to enhance the amenities of the existing public open space.
- Western boundary to Rivermeade LAP: to screen the service zone of the proposed business units
- Between the old farm and the reservoir: to give shape to this location, as a node which connects the northern housing area to the centre and the elements of the Ward River Valley Regional Park on either side.

Entrance improvements

It is an objective to provide for an enhanced entrance to Rivermeade providing for inter alia : new signage at the entrance; avenue tree planting along Rivermeade Drive and a raised road surface at the entrance / a colored road surface.

Enhancements to Rivermeade Drive

It is an objective to provide for additional tree planting; changes to the road surface treatment together with proposed pedestrian crossing facilities, all of which will improve the appearance of the Main Street in Rivermeade and help to slow traffic speeds.

Off street car and truck parking

It is an objective to provide for additional off street car and truck parking within the village, the locations of which are indicated on the VDFP map.



Village Development Framework Plan, showing proposals for all areas of Rivermeade

SECTION FIVE : DEVELOPMENT PARAMETERS FOR DEVELOPMENT AREAS

5.0 Introduction

There are 11 identified development areas within the LAP lands and these are shown on the LAP map. This section of the LAP sets out the development parameters, for each of the 11 identified development sites within the village, in the interests of promoting the proper planning and sustainable development of the village.

The Village Development Framework Plan and Design Guidance [VDFP] is a guidance document for development within Rivermeade and forms the blue print for the future development of these areas

In the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications / applications for planning consents shall be submitted for each of the entire 11 proposed development areas, and the phasing of future development within each such area shall be clearly indicated as part of the planning applications/ consents.



Development area 1 Local Service Area (2.14 Ha)

Development area 1 is a key development site located opposite the school and adjoining the entrance to Rivermeade on lands owned by Fingal County Council and currently used as a football pitch. The development of this area for mixed uses [including retail, commercial, employment, community and residential uses] is considered a priority by Fingal County Council given the need to develop supporting services for the expanding village and its rural hinterland. Access to the LAP lands north of the River Ward is through this development area. Uses envisaged in this area might include the following:

- Retail units including a small supermarket; possibly a pharmacy, hairdresser, café.
- A doctor/ dentist and / physiotherapist
- Crèche / childcare facility
- Small offices
- Work spaces for light industrial units ,incubator and /or business units ;
- Residential units [9 no. approx.].
- A new community facility and a community garden.
- A Civic space
- A recycling facility;

The following requirements shall be complied with in the future development of this area:

- Buildings shall be designed to overlook and provide attractive and strong building line along the Main Street.
- A community building and community garden shall be provided if required.
- A 'Civic Space' suitable for outdoor events shall be provided as an integral part of the design of this development area. This area will form a focal point in the village and as such shall be suitably landscaped to provide for the different functions it may serve.
- Residential development shall be designed to overlook and positively address the public open space lands along the river and protect the residential amenities of adjoining property.
- Rear access to the existing adjoining houses shall be maintained.

- Residential development shall be designed to ensure the protection of the residential amenities of adjoining houses by minimising visual intrusion, overlooking and overshadowing.
- Adequate off-street parking shall be provided.
- Access to the LAP lands north of the River Ward shall be through this development area.
- Strategic landscaping shall be provided along the western boundary where the site adjoins Toberburr road.
- Pedestrian and cycle connections shall be provided linking this area with Development area 8 [Sustainable Living Centre]
- Development area 1 shall be the subject of one single planning application / application for planning consent by Fingal County Council within which the phasing of development within this area shall be clearly indicated.
- No development shall take place on these lands until the existing football pitch has been replaced either within Development area 4, or at a suitable alternative location as determined by the council within the Rivermeade area.



Development area 2 [2.14 Ha] and Development area 3 [1.87 Ha.]

Development areas 2 and 3 are Greenfield sites which adjoin existing housing at Rivermeade to the east. Circa 28 and 34 residential units are proposed within Development areas 2 and 3 respectively.

The following requirements shall be complied with in the development of this area:

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings.
- Vehicular access shall be provided via extensions to the existing road network.
- Residential development shall be designed to overlook and positively address access roads and public open spaces.
- Residential development shall be designed to ensure the protection of the residential amenities of adjoining houses by minimising visual intrusion, overlooking and overshadowing.
- Pedestrian and cycle connections shall be provided through these development areas linking existing housing in Rivermeade and the proposed new public open space to the east [Development area 4] .
- Public open space shall be provided in association with the proposed housing at this location.
- Adequate off-street parking shall be provided.
- Single planning applications shall be made in respect of proposed development in each of these respective development areas.
- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development areas 2 and 3 . In the event that future archaeological findings preclude development in parts of the LAP lands, the VDPP shall be revised to reflect this.

Development area 4 New Recreational Hub [4.04 Ha]

This area is located within the eastern part of the LAP lands, adjoining the River Ward and the reservoir. Future residential development will be required to overlook this area. Provision shall be made for the development of active recreational facilities within this area including a new floodlit soccer football pitch to replace the existing pitch at the entrance to Rivermeade and a floodlit mini all weather pitch. In addition provision will be made for tennis and / or basketball courts, if required, following public consultation . The development of ancillary supporting facilities for example a small pavilion incorporating café and / meeting area will be encouraged. Off street car parking facilities and changing facilities shall be provided to support the recreational facilities.

The development of active recreational facilities and ancillary supporting facilities within Development Area 4 will be proactively managed by Fingal County Council through the Development Management process.



Photomontage showing housing in development areas 2 and 3 adjoining & over looking proposed new recreational area.

Development area 5 [1.10 Ha.]

Development area 5 adjoins existing housing at Rivermeade to the south east. Circa 12 residential units are proposed within Development areas 5.

The following requirements shall be complied with in the development of this area:

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings.
- Vehicular access shall be provided via an extension to the existing road network.
- Existing trees and hedgerows shall be retained where practicable.
- Residential development shall be designed to overlook and positively address access roads and public open spaces.
- Residential development shall be designed to ensure the protection of the residential amenities of existing houses by minimising visual intrusion, overlooking and overshadowing.
- Public open space shall be provided in association with the proposed housing at this location.
- Adequate off-street parking shall be provided.
- A single planning application shall be made in respect of proposed development in this development area.

Development area 6 existing recreational area [2.22 Ha]

This area is located beside the entrance to Rivermeade adjoining the boundary with the Toberburr Road and the entrance road to the west and north respectively. The national school adjoins these lands to the east. Fingal County Council owns most of these lands. Existing recreational facilities include a playground, a mini all weather pitch and a passive recreational area. There is an opportunity as part of the development of the LAP lands to reconfigure this area to provide for improved amenities and additional recreational facilities for the benefit of the expanding community in the village. In this regard, it is an objective to provide for a skate board park; exercise stations and strategic tree planting.



Development area 7 allotments (2.40 Ha)

This area is bound by Toberburr road and Killeek Lane to the west and south respectively. These lands are located within the *Inner Airport Noise Zone* which precludes new residential development. No new residential development shall be constructed in this area. This area may provide for allotments [circa 36 allotments ranging from 150-350 sq. metres in area].

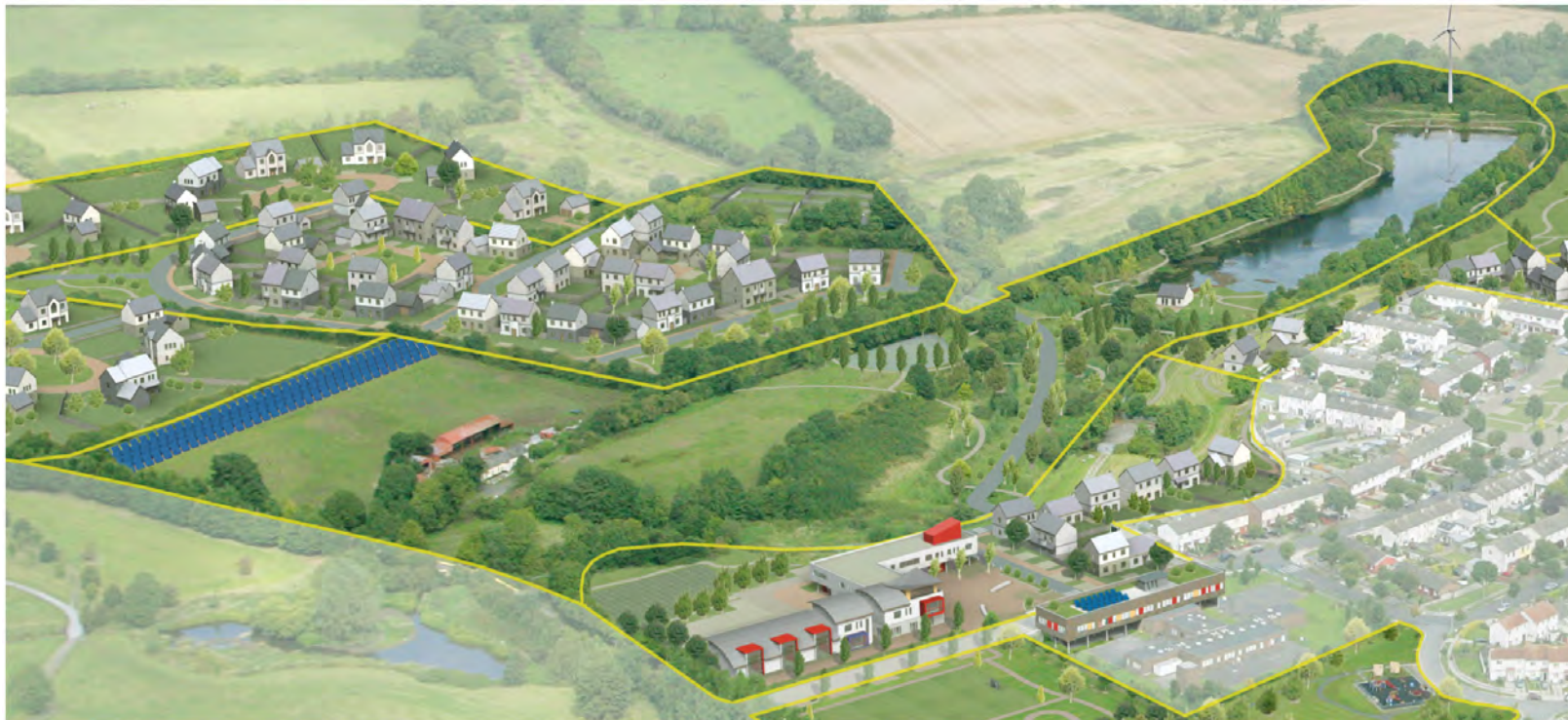
The following requirements shall be complied with in the development of this area:

1. Vehicular access shall be from the Toberburr road .No vehicular access shall be permitted between this development area and the existing estate.
2. Pedestrian and cycle connections shall be provided between this development area and the existing public open space [Development area 6].
3. Grouped garden storage facilities shall be provided as an integral part of this area.

Development area 8 Sustainable Living Centre [7.48 Ha]

This Development area comprises 4 small fields and the existing disused reservoir [owned by Fingal County Council] which adjoin the River Ward to the north. Ground levels rise in a northerly direction across this site from circa 56 to 64 metres OD. This area is characterised by its location adjoining the Ward River [some of these lands are located within the 100 and 1000 year flood risk catchment areas]and by mature trees and hedging. This development Area accommodates attractive vernacular buildings [comprising existing cottage and farm buildings] with access off the Toberburr road north of Owen's bridge.

The LAP provides for the retention and refurbishment of the existing cottage and farm buildings to provide for appropriate new uses in association with the adjoining lands along the River Ward including the reservoir which shall be restored by Fingal County Council to provide for recreational use [for example fishing, canoeing and sailing]. No housing shall be permitted in this development area.



Photomontage showing sustainable living centre

If any of the existing buildings have to be replaced, the form, scale location and layout of any new build shall be similar to the existing buildings being replaced .

A Sustainable Living Centre is proposed. Fingal County Council envisages that this might be developed as a community resource possibly by the landowners in association with the local community and Fingal County Council.

As part of this vision, it is an objective of Fingal County Council to restore the reservoir for recreational use including the provision of fishing bays.

The Sustainable Living Centre might provide for the following:

- Displays of crop growing
- Organic gardening
- Animal husbandry
- Grazing of animals and stabling.
- Exhibits showing good examples of what can be done to reduce energy demands: this might include the development of for example, a wind turbine adjoining reservoir to the north east and PV panels on the south facing slope of field adjoining the cottage and farm buildings.
- Educational space for courses, lectures and exhibitions [for example a museum of country life]
- Small café/shop for the sale of vegetables, flowers etc. from allotments and community garden or as outlet for Keelings
- Farmers market
- Composting area;

This facility would be of benefit to existing and future residents in Rivermeade and its rural hinterland as well as being an ‘attractor’ bringing in visitors particularly from Swords to the facility. It is envisaged that this facility would in particular attract school visits/ tours, combining a visit to the Sustainable Living Centre, with an active pursuit for example fishing or canoeing/ sailing in the reservoir. The extension of the proposed pedestrian and cycle connections between Rivermeade and Swords through the Ward Regional Park will in time greatly improve connectivity between Swords and Rivermeade and increase the ‘footfall’ in Rivermeade and the numbers of people who would readily and regularly visit and enjoy such a facility.

Development area 9 [3.55 Ha.]:

Development area 9 is located north of the River Ward. Access is proposed via the new road and river crossing. Circa 38 residential units are proposed within Development area 9 together with an area reserved for allotments.

The following requirements shall be complied with in the development of this area:

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings .
- Vehicular access shall be provided via the proposed new road and river crossing within the LAP lands.
- No vehicular access shall be provided onto the Toberburr road.
- Adequate off-street parking shall be provided.
- Existing trees and hedgerows shall be retained where possible and the new road and river crossing shall be aligned so as to ensure the protection and maintenance of existing trees and hedgerows.
- Strategic planting shall be provided for adjoining Development Area 8.
- Residential development shall be designed to overlook and positively address access roads and public areas.
- Public open space shall be provided in association with the proposed housing at this location.
- A single planning application shall be made in respect of proposed development in this development area.
- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development area 9. In the event that future archaeological findings preclude development in parts of the LAP lands, the VDFP shall be revised to reflect this .

Development areas 10 [1.73 Ha] and 11 (3.05 Ha) private serviced residential sites

Development Areas 10 and 11 are located within the northern section of the LAP lands and inside the northern and western boundaries. Access is proposed via the new road and river crossing. Circa 18 residential units on private serviced sites are proposed in 3 individual clusters. Development Areas 10 and 11 are proposed for the development

of individual house sites at low densities (c.4 units per ha.). The future development of each of these development areas shall provide for coordinated development. It is envisaged that planning applications shall be made for site development works for each of these development areas, effectively providing for 'ready to go' private serviced sites. The sites could then be subject to individual planning applications to determine house type.

The following requirements shall be complied with in the development of this area:

- Vehicular access shall be provided via the proposed new road and river crossing within the LAP lands.
- No vehicular access shall be provided onto the Toberburr road.
- Existing trees and hedgerows shall be retained and maintained where practicable.
- Houses shall be connected to mains drainage and no propriety treatment systems shall be permitted.
- Houses shall comprise 3 individual clusters.
- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development area 10. In the event that future archaeological findings preclude development in parts of the LAP lands, the VDFP shall be revised to reflect this .

Residential Densities within the Village and Potential Development Yield

Planning Authorities must take account of the wider development context in preparing LAPs for towns and villages. The County Development Plan objective for the RV zoned villages seeks to: *'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure'*. Fingal's rural villages are a resource for the local community and its surrounding hinterland and provide an alternative location for those who wish to live in a rural settlement but do not accord with the provisions of the Rural Settlement Strategy as it applies to the open countryside can live.

The appropriate scale for future development in Rivermeade was considered having regard to the following:

- An assessment of the village in terms of its existing population, services and facilities;
- The amount of available development land within the village envelope;
- The 'absorption' capacity of the village,
- The need to strengthen and develop the village in terms of providing for additional integrated residential development and supporting services, recreational amenities and improved linkages to Swords and Finglas.

This LAP proposes a range of densities and house types for each of the identified development sites. Whilst these are lower than the generic densities suggested in the DOEHLG guidelines, the recommended densities are considered appropriate for the village of Rivermeade. This strategy recognizes Rivermeade's function to provide for local needs, its poor linkages to both Swords and Finglas, the need to avoid commuter driven development, together with the detailed site assessment undertaken as part of the development of the *Village Development Framework Plan and Design Guidance (VDFP)*.

There are 175 existing housing units in the village. This LAP indicates that there is potential for approximately 139 new units increasing the total number of dwellings in Rivermeade to circa 314 units (resulting c.1000 population over time).

Summary Schedule of Development within the LAP Lands

This level of development is unlikely to be developed over the lifetime of this LAP (6 years, unless extended by resolution of the Council to a maximum of 10 years) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure, in particular the essential improvements to the Swords Waste Water Treatment Plant and the required road improvements particularly the new Rivermeade Link Road between the LAP lands and the improved Killeek Lane, and Toberburr Road.

In the interest of controlling the pace of development and ensuring that the new development is well integrated with existing development and provided in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that single planning applications / applications for consent shall be submitted for all of the lands within each proposed development area.

Planning applications shall be based on the guidance outlined in the Village Development Framework Plan and Design Guidance (VDFP) Specific requirements in relation to phasing are stated in section 16 below.

Schedule of Development within the LAP Lands

Area 1: (2.14 Ha)

- Retail / commercial / community uses
- Creche
- Public open space
- Public civic space
- Business uses
- Potential yield of 7 residential units
- Potential yield of 2 dwellings suitable for the elderly

Area 2: (2.14 Ha)

- Potential density residential area: 13.3 units/ Ha
- potential yield of 24 residential units
 - potential yield of 4 dwellings suitable for the elderly

Area 3: (1.87 Ha)

- Potential density: 18 units/ Ha
- potential yield of 32 residential units
 - potential yield of 2 dwellings suitable for the elderly
 - public open space

Area 4: (4.04 Ha)

- Public open space
- 3 tennis courts, 1 soccer pitch & 3 multi-sport pitches
- Sports changing facility & cafe/meeting area
- Proposed detention basin

Area 5: (1.10 Ha)

- Potential density: 10.9 units/ Ha
- Potential yield of 11 residential units
 - Potential yield of 1 dwellings suitable for the elderly
 - Public open space

Area 6: (2.22 Ha)

- Public open space
- Existing sports ground
- Existing playground
- Proposed all weather skateboard facility

Area 7: (2.40 Ha)

- Proposed allotments

Area 8: (7.48 Ha)

- Model farm / Sustainable Living Centre
- Public open space
- Proposed detention basin

Area 9: (3.55 Ha)

- Potential density: 10.7 units/ Ha
- Potential yield of 37 residential units
 - Potential yield of 1 dwelling suitable for the elderly
 - public open space / allotments

Area 10: (1.73 Ha)

- Potential density: 4.0 units/ Ha
- potential yield of 7 residential units on private serviced sites

Area 11: (3.05 Ha)

- Potential density: 3.6 units/ Ha
- potential yield of 11 residential units on private serviced sites

SECTION SIX : RESIDENTIAL MIX

6.0 Residential Mix

The LAP proposes a variety of house types comprising a mix of single and two-storey detached semi-detached, and terraced housing, including houses tailored for the needs of the elderly within the community which are provided for at different locations across the residential areas within the village. Proposals for sheltered housing will also be considered.

All proposals for housing shall provide for adequate noise insulation as required by objective EE51 of the Fingal Development Plan.

6.1 Private Serviced-Sites

North of the Ward River development areas 10 and 11 are proposed for the development of 3 clusters of individual private serviced house sites at low densities. It is intended that these sites will provide people with an alternative option to building in the open countryside.

Each of these development clusters shall be developed in a coordinated manner. It is envisaged that planning applications shall be made for site development works for each of these development areas, effectively providing for 'ready to go' private serviced sites. The sites could then be subject to individual planning applications to determine house type.

No vehicular access shall be provided onto the Toberburr road. Houses shall be connected to mains drainage and no proprietary treatment systems shall be permitted. Existing field hedgerows shall be retained and maintained in so far as is practicable.

There are existing gas pipelines in the general vicinity of the LAP lands and outside the LAP Boundary. These pipelines exist within 14 metre wide Bord Gáis Way leaves. Neither excavation nor development may take place within a Bord Gáis Way leave, unless consent in writing has been granted by An Bord Gáis.

All development proposals shall have regard to the development parameters set out above and the guidelines set out in the *Village Development Framework Plan and Design Guidance (VDFP)*.

6.2 Homes for the Elderly of the Community

The LAP proposes a number of single storey homes interspersed within the development to suit the different accommodation needs within the community including the needs of the aging population who may wish to trade down to a smaller house, or for those who wish to relocate from rural areas to live closer to services in Rivermeade. The specified locations do not preclude the development of this type of dwelling elsewhere in the development.

6.3 Social and Affordable Housing

50 of the existing houses in Rivermeade are owned by Fingal County Council. The Council will secure the provision of a satisfactory level of social and affordable housing within the plan area as set out in the Fingal County Council, Housing Strategy for the County.

