

GARRISTOWN

Local Area Plan





GARRISTOWN

Local Area Plan

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DAVID O'CONNOR
County Manager

GILBERT POWER
Director of Planning

PETER BYRNE
Senior Planner

PATRICIA CONLON
Senior Executive Planner

IMELDA HICKEY
Executive Planner

Planning Department
Fingal County Hall
Main Street
Swords
Co. Dublin





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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 a framework for the development of the village with the emphasis on proper planning and sustainable development. 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 unless this period is otherwise amended by legislation.

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 25th February and the 25th March 2010. A total of 12no. submissions was received. A summary of the submission is provided at section 1.2. The opinions expressed in these submissions were taken account of in the preparation of the Draft Local Area Plan.

Existing Population and Scale of Development

The LAP considers the future development of area of approximately 43 hectares (106acs.). The village has a current population of circa 320 persons. There are approximately 145 no. existing residential units within the village boundary. This new development has occurred mainly in the west of the village as an extension to Ballygarra and at Windmill Way, this area was previously known as Development Area 2 in the earlier LAP. The remainder of new development has occurred in the form of private housing mainly in the eastern section of the village. No new commercial

development has been built in the village since the previous LAP, neither has any rural enterprise/employment been established. The 'Glanbia' agri-business ceased trading in this period. The existing commercial businesses, the butchers, shop/post office/petrol station, the hairdressers and public houses serves both the villages' local needs and its rural hinterland.

LAP Vision Statement

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

Key Objectives of the LAP

The LAP outlines key objectives for the development of the village in relation to:

Housing, Design, Employment Opportunities, Retail/Commercial, Tourism Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.



Village Design Framework Plan (VDFP)

The Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village Design Framework for the village. This Framework Plan is a guidance document appended to the statutory Local Area Plan and promotes the best conservation practice with innovative architectural solutions for the overall development of the village. 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 Design Framework Plan (VDFP) is the principal guidance document for the physical development of Garristown Village. The Village Design Framework Plan is appended to this LAP.

Development Areas

The LAP map identifies nine (9no.) distinct Development Areas within the village.

Residential Development Area 1.

This area is largely undeveloped and its development would consolidate the village core area. A residential density of c.16 p/hectare (c.7p/acre) is proposed, with a mixture of housing types up to a max. of 90 no. additional housing units, interlinked village streets and pedestrian laneways. A Village Park is proposed, together with a crèche, some commercial units and civic meeting area.

Employment/Enterprise Development Area 2

Strong emphasis is placed on encouraging the redevelopment of the large brownfield site of the former 'Glanbia' agri-business, located immediately south of Residential Development Area 1. This area is proposed as a local employment zone, close to the heart of the village, facilitating sustainable enterprise/ leisure/recreation/tourism and other appropriate commercial uses.

Infill and Edge of Village Residential Development Areas 3,4, 5, 6 & 9

There are six distinct potential residential areas in the village. Two parcels are considered to be infill sites, located to the west of Main Street. These include the lands behind Windmill Way and lands to the north of Ballygara Park (areas 5&6). There are four parcels of land which are considered to be edge of village development areas. Two of these are located on the eastern Naul Road approach to the village (areas 8&9); one is located on opposite the National School (area 3). and one on the southern approach south of the crossroads (area 4). Residential development in these areas is proposed to accommodate a variety of different housing requirements in the village.

The Design Yard at 'The Haggard' Area 7

This is the smallest of the development areas and is located at the northern end of the Mall and to the east of the old Church and Graveyard. It is considered an important potential development site possibly as a "Design Yard" for cultural commercial uses which if attractively developed, has the potential to act as an economic driver and attractor of visitors to the village.

Residential Densities within the Village and Potential Development Yield

This LAP proposes a range of densities and house types for each of the identified development sites. Residential densities range from circa 3 units per hectare at the edge of village site (e.g. edge of village development area No.4) to 16 per hectare at the centrally located Residential Development Area 1. The potential for approximately 171 new units is indicated in this LAP. Currently there are a total of 145 housing units in the village, resulting in a total number of existing and proposed dwellings in Garristown of c.316 units (resulting c. 885 population over time).

Education and Community

The LAP seeks to facilitate and cooperate with community organisations in the provision of services for the community and with the Department of Education and Skills to ensure the adequate provision of school accommodation for the expanding community.

Retail /Commercial Development

Garristown has a small but significant retail/commercial base that provides services to the village and a large rural hinterland. To fulfill its role as a local services centre, the Council will encourage the protection and enhancement of existing retail/commercial services and the expansion of this sector to an appropriate level for the village. Any expansion of the retail /commercial area shall occur immediately north of the existing community centre in the centre of the village.



Tourism Development

Garristown also requires more diverse retail/commercial uses including new cultural and recreational offerings especially if it is to entice visitors and tourists into the village. This plan aims to ensure the promotion of appropriate sustainable tourism activities within the village. These include the development of a café, restaurant(s), tourist accommodation such as a guest house/hostel, themed fairs, artists studio and gallery exhibiting local artists and designers work, walking/bicycle hire supplies for visitors and tourists. Recreational walking trails including a heritage trail is also promoted and these trails are identified in this LAP.

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 key themes which encompass green infrastructure are:

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

This LAP explores these five themes and proposes objectives for the protection and enhancement of green infrastructure in Garristown.

Open Space and Recreation

The LAP proposes open space in the form of; a Village Park incorporating a children's playground and a "Civic Space" for outdoor events adjacent to the commercial /community uses in Residential Area 1; formalising the playing field to the west of Windmill Way; pedestrian routes linking existing and proposed open spaces with existing and proposed development, a walkway along Garristown Stream and a village Heritage Trail interpreting important archaeological and historic architectural features of the village.

Infrastructure and Services

The LAP outlines specific objectives for Water Supply and Water Quality, Ground Water Protection, Surface Water Management, Flood Risk management, Foul Drainage and Waste Water Treatment. Currently, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network. Findings and recommendations for appropriate improvement measures will be accommodated and approved development will be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.

Phasing of Development

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years unless amended by legislation) 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 WWTP. Furthermore, in the interests of controlling the pace of development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall be for more than 15 no. dwellings. Such applications shall be based on the guidance outlined in the Garristown Village Design Framework Plan (VDFFP).

Proposed Amendments to the existing RV1 (LAP) boundary.

Some amendments are proposed in this LAP to the existing RV1 boundary of Garristown subject to the Development Plan review process. They are denoted on the LAP map by dotted red lines. These amendments comprise the rationalisation of the existing RV1 boundary to incorporate four parcels of land into the LAP boundary. These include; the existing open space to the west of Windmill Way, currently zoned RU (agriculture) and HA (high amenity); a small area of land to the west of the Main Street, to form a regular shaped residential development site, currently zoned RU; the rationalisation of the existing RV1 boundary to incorporate of the entire former Glanbia site currently zoned RU, to facilitate and promote the development of a cohesive employment /enterprise area. This area was indicated in the 2003 Garristown LAP as a development area. Also proposed is the rationalisation of the existing RV1 boundary to incorporate the entire field southeast of the school crossroads, to promote low density, private serviced sites.



Village Design
Framework Plan



SECTION ONE: INTRODUCTION

1.0 Why a new Local Area Plan for the Village?

It is required under the 'RV1' – Rural Villages zoning objective of the Council's County Development Plan. This zoning objective seeks:

'To protect the special character of rural villages and provide for improved village facilities and local needs housing in accordance with approved local area plan and infrastructure provision.'

The first LAP for the village was adopted in 2003 and expired in 2008. It is now due for review. The legal basis for the preparation of an LAP is set out under sections 18 and 19 of the Planning and Development Acts 2000 – 2007. The preparation of an LAP for Garristown falls under section 18(1) of the Act which states: 'A Planning Authority may at any time, and for any particular area within its functional area, prepare a local area plan in respect of that area.' An LAP must be consistent with the policies and objectives of the County Development Plan, and relevant national legislation and guidelines.

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 development of the village. It sets out a framework for the development of the village with the emphasis on proper planning and sustainable development. Essentially, the Local Area Plan provides planning guidance to local residents and those interested in development in the village. It identifies the potential for and the extent and type of development that is appropriate to the village, including the provision of local housing to act as 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. It is valid for six years from the date of adoption by 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 Garristown was advertised in the local newspaper "The Fingal Independent" on 24th February 2010. At the same time, a booklet, 'A guide to having your say in the Garristown Local Area Plan' prepared by the Council was delivered to households and businesses in the village. This booklet set out what the Council considered to be the main development issues facing Garristown 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 25th February and the 25th March 2010. A total of 12no.submissions were received. The views of the local community can be summarised as follows;

- Concerns regarding the number of existing vacant houses in the village*
- Concerns about the design of new housing in the village*
- Density of development too high for the village*
- Imbalance in the proportion of social V private housing*
- Agri-business zone should be continued*
- Absence of a public park*
- Poor condition of roads and footpaths*
- Lack of pubic bus service*
- Inadequate water supply*
- Inadequate car parking provision for new houses*
- Provide for low density housing as alternative to "one- off" housing in countryside*
- Initiate a " Quiet Roads" pilot project along roads and laneways near village*
- Rezone RU lands beyond the RV1 boundary for development – residential and mixed uses.*
- Designate "Silo" site and extend RV1 boundary for residential and mixed uses.*
- Designate "The Haggard" for commercial and public open space uses.*
- Include "Long Term" lands for low density residential development*

The opinions expressed in these submissions were taken account of in the preparation 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 nor an Appropriate Assessment were required. (See Appendix 3)

1.4 Location and General Characteristics

Garristown is an attractive rural village with a distinct rural ambience, located in the north-west of the County, approx. 18kms north-west of Swords and 6kms north east of Ashbourne. Garristown has a distinctive elevated setting. At approximately 120m above sea level, the village is set on one of the highest parts of Fingal in an area known as the North Fingal Uplands. The hilly landscape slopes gently down from west to east across the village. The surrounding upland landscape has an attractive character defined by a mixture of arable and pasture farms with field patterns defined by strong hedgerows.

Garristown is a well established village and acts as a service centre for the surrounding rural hinterland. The village contains commercial buildings including two public houses, a butcher's, a shop/post office and petrol station, a hairdresser's. The newly renovated Carnegie Library, the Catholic Church and Community

Centre are located in the centre of the village. A primary school is located to the south/west of the village. The local GAA grounds are located in the eastern section of the village on Football Lane.

1.5 Population and Development of the Village over the previous LAP period

An analysis of the village of Garristown in terms of population and development over the previous 6 years shows that the village did not suffer the extreme development pressures that other rural villages experienced throughout the country. There are considerable areas of undeveloped land within the village boundary, in particular, the area east of the Main Street in the village centre which was known as Development Area 1 in the previous LAP. In addition, the areas proximate to the village centre and which include the lands, behind the Main Street to the west and the edge of village lands on the eastern and southern approaches to the village also remain largely un-developed.

The village has a current population of circa 320 persons. This figure is based on F.C.C Rural House Counts. There are approximately 145 no. existing residential units within the village boundary. Approximately 137 no. units were permitted since the adoption of LAP in 2003, approximately 64 no. of these residential units were built, representing an increase of 44% on the existing housing stock in the last 6 years. This new development has occurred mainly in the west of the village as an extension to Ballygarra, this area was previously known as Development Area 2 in the previous LAP. The remainder of new development has occurred in the form of private housing mainly in the eastern section of the village. It is noted that 50% of the new development in the



village as of March 2009 was currently unoccupied. The high rate of unoccupied units in the village is likely to be the result of two factors, i) the high sale prices of these dwellings with prices ranging from €735,000 - €875,000 for 4 and 5 bedroom houses in the village (2007) and ii) the downturn in the economy.

No new commercial development has been built in the village since the previous LAP neither has any rural enterprise/employment been established. The 'Glanbia' agri-business ceased trading in this period. The existing commercial businesses, the butchers, shop/post office/petrol station, the hairdressers and public houses serves both the villages' local needs and its rural hinterland.



Aerial Photo of Garristown RV1

June 2009



SECTION TWO: PLANNING CONTEXT

2.0 Introduction

This LAP is guided by the EU Directives, The National Development Plan, 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 Garristown Local Area Plan.

2.1 National Spatial Strategy, 2002 – 2020

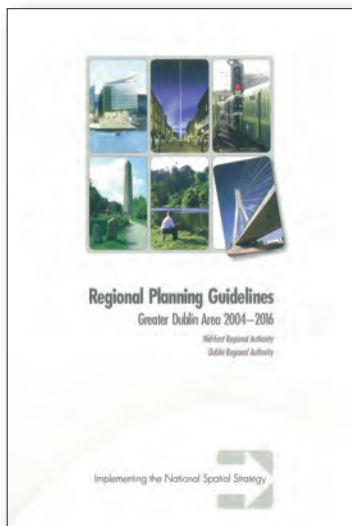
The National Spatial Strategy is a 20 year planning framework designed to achieve a better balance of social, economic, physical development and population growth between the regions in Ireland. The NSS sets out policies for small towns and villages in the context of the Dublin and Mid-East Region. The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or ‘development centres’ in the hinterland. These centres will be separated from each other by areas identified as ‘Strategic Rural Assets’ within the Dublin and Mid-East Region. Garristown is located within the ‘Strategic Rural Assets’ area. The Strategy stipulates that, within such areas, new development in a village must take account of and respect the established character of the village. In addition, the development of urban generated housing in such areas, which can be accommodated in nearby urban areas, should be minimised and the attributes of these rural areas should be harnessed to attract visitors and local business and generate local employment opportunities. In the rural villages of Fingal there is

significant pressure for commuter driven residential development. It is important this pressure is countered with positive policies and objectives to provide for and support the development of local, appropriately scaled businesses within the villages to ensure a local employment base for the rural population and the local provision of services.

2.2 Regional Planning Guidelines 2004 – 2016

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. Garristown is located within the Hinterland area and designated as a village, whose economic function is to attract small rural based enterprises.

The Regional Planning Guidelines for the Greater Dublin Area are currently under review. The Draft Regional Guidelines categorized the rural villages in the GDA into two sub types; Commuter Villages and Key Villages, Garristown can be considered to straddle these subgroups, being both a commuter village and a key local service centre for the village and its rural hinterland. The draft RPGs recommend that the future development of villages such as Garristown as a key local centre for services and local enterprise development, should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.



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 (FLP) 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 cre-

ation 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. FLP has provided a mobile IT Training programme in Garristown. Their range of activities include:

- Selected investment in small rural enterprise space.
- Provision for a range of assistance types for start-up enterprises and expansion of existing enterprises including the adoption of new technologies.
- Development of innovative products and activities.
- The provision of a range of assistance types for adding value to local products, including support for business networks, collective marketing, local branding initiatives, and improved quality and development of artisan processing facilities.
- Utilisation of local ICT capacity, for example centralised online processing of micro enterprise administrative activities, will also be supported.
- Actions to foster rural entrepreneurship, particularly combined with support for small-scale research, analysis and development.

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 development should be in proportion to 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.



LOCAL AREA PLAN FOR GARRISTOWN

2.6 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 eventual 2020 commitment.

2.7 County Development Plan, 2005-2011

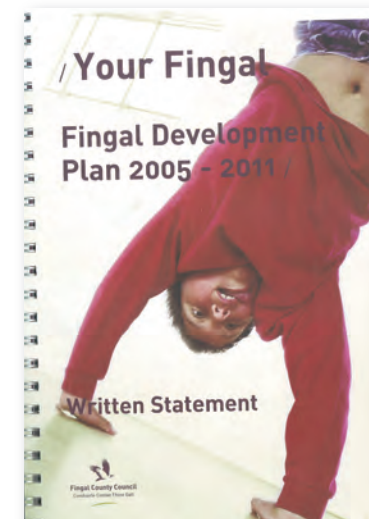
The Fingal County Development Plan 2005-2011 is the statutory framework for the county. The Local Area Plan has had due regard to all relevant policies set out in the Plan. In the settlement hierarchy of the County Development Plan, Garristown is zoned as a rural village - 'RV1'. This zoning objective seeks,

'To protect the special character of rural villages and provide for improved village facilities and local needs housing in accordance with approved local area plan and infrastructure provision'.

The associated vision statement states: "The zoning objective puts in place a local area plan for each rural village. These rural villages are located in agricultural and green belt areas, provide local services and limited employment opportunities to the surrounding rural areas and also have a role as dormitory villages. They provide housing options to both the rural community and cater for limited urban generated demand. The concentration of local population growth strengthens the viability of services available to the local community within and surrounding the village. It is envisaged that the growth of the villages shall be safeguarded to

strengthen the village core and to provide housing for the local rural community".

The County Development Plan through its policies and objectives set out in Section 5.1 - 'Rural Villages' promotes the importance of retaining the existing character of the villages, whilst permitting development in a way that strengthens their role as local service centres. Specifically, the development of the rural villages is based on providing for the development of sustainable rural communities by focusing on the inherent development potential of each village and on strengthening the village. The strengthening of the village will provide a viable housing alternative to the open countryside for members of the rural community, support local services and businesses and protect and enhance the built and natural environment of the village. [Section 5.1 of the CDP 'Rural Villages' refers]



PLANNING DEPARTMENT



2.8 '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 Garristown presents an opportunity to investigate the tourism and recreational potential of the village and to promote and facilitate the development of such activities through LAP objectives.





SECTION THREE: DEVELOPMENT STRATEGY FOR THE VILLAGE

3.0 LAP Vision Statement

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

3.1 Key Objectives of the LAP:

Housing

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

Design

- To provide a strong set of general design guidelines and objectives for development in the village.
- To provide a specific set of design objectives, guidelines and principles relating to specific sites and areas within the village boundary.

- Ensure that new development is physically, visually and functionally integrated with and compliments the character of the existing village.
- To ensure that all new development is subject to strict development control standards to ensure the protection of existing residential and public amenities and the enhancement the village character.

Employment Opportunities

- Facilitate and promote appropriate employment opportunities in the village.
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

Retail/Commercial and other Services

- Sustain and augment existing commercial and community services and facilities in the village.
- Promote the provision of additional retail, service, education, healthcare, recreational and community facilities at appropriate specified locations only and at a level appropriate to meet the demands of the expanding population.
- Provide for a mix of commercial and retail opportunities.

Tourism

- Develop and maximise the tourism potential of Garristown by facilitating the provision of visitor services and accommodation, the promotion of



new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area.

Environment

- Ensure that the natural heritage of the area is protected and enhanced.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Retain, protect and manage significant trees, hedgerows, groups of trees and water courses within the LAP.
- To encourage and facilitate environmental improvements to the physical fabric of the village.

Heritage

- Ensure that the archaeological and built heritage is protected.
- Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the long-term economic development of the village.

Public Open Space and Recreation

- Protect and enhance existing recreational facilities and amenities.

- Provide for the development of additional open space areas and recreational facilities to meet the recreational needs of residents in the form of a village park in the centre of the village and formal playing pitch to the west of Ballygara.
- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to new playing fields and open space.

Sustainability

- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings.
- Promote principles of sustainable neighbourhood design in new housing areas.
- Promote well-designed quality residential development.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.

Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving the village.

3.2 New Development in the Village

New development should strengthen and consolidate the built form and distinctive character of the village. Garristown has capacity to absorb additional development on a number of identified opportunity sites, all of which are either proximate to or within the village centre. Development of these sites, which is likely to occur over a longer period than the lifetime of this LAP will contribute to the consolidation of the village making it a strong, compact, attractive place to live and enjoy. The LAP and its objectives together with the Village Design Framework Plan 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, providing for easy connectivity and permeability, especially for pedestrians and cyclists and ensuring that new development is physically, visually and functionally integrated with and compliments the character of the existing village. The LAP and the Village Design Framework Plan considers that the best design approach is to protect the distinctive character and heritage of the village of Garristown. These development principles 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.



3.3 Proposed Amendments to the existing RV1 (LAP) boundary.

Some amendments are proposed in this LAP to the existing RV1 boundary of Garristown, subject to the Development Plan review process.

They are denoted on the LAP map by dotted red lines. These amendments comprise the incorporation of four parcels of land into the LAP boundary.

They are:

- The rationalisation of the existing RV1 boundary to incorporate the existing open space to the west of Windmill Way, currently zoned RU (agriculture) and HA (High Amenity)
- The rationalisation of the existing RV1 boundary to the west of the Main Street to form a regular shaped residential development site, currently zoned RU (agriculture).
- The rationalisation of the existing RV1 boundary to incorporate of the entire former Glanbia site, to facilitate the development of a cohesive employment /enterprise area. This area was indicated in the 2003 Garristown LAP as a development area.
- The rationalisation of the existing RV1 boundary to incorporate the entire field southeast of the school crossroads, to provide low density private serviced sites.

3.4 Development Areas within the Village

3.4.1 Residential Development Area 1

Residential Development Area 1 is a largely undeveloped area, located in the heart of the village. Its development would consolidate the village the centre area. This new residential development will incorporate additional community and commercial uses and a Village Park together with a new 'civic

space' for various outdoor events. It is an objective to provide a stand-alone crèche overlooking the proposed Village Park, which would serve the existing and expanding population.

3.4.2 Employment/Enterprise Development Area 2

It is an objective to encourage the development of the large brownfield site of the former 'Glanbia' agri-business, located immediately south of Residential Development Area 1. This area is proposed as a local employment zone, close to the heart of the village, facilitating sustainable enterprise/ leisure/recreation/tourism and other appropriate commercial uses.

3.4.3 Infill and Edge of Village Residential Development Areas 3,4,5,6, 8& 9

There are six distinct potential residential areas in the village. Two parcels are located to the west of Main Street. These are considered "Infill" development sites and include the lands behind Windmill Way and lands to the north of Ballygara Park (areas 5&6). There are four parcels of land which are considered to be "Edge of Village" development areas. Two of these are located on the eastern Naul Road approach to the village (areas 8&9); one opposite the National School (area 3) and one and one on the southern approach, south of the crossroads (area 4). Residential development in these areas is proposed to accommodate a variety of different housing requirements in the village.

3.4.4 The Design Yard at 'The Haggard' Area 7

This is the smallest of the development areas and is located at the northern end of the Mall and to the east of the old Church and Graveyard. The site has potential for development possibly as a "Design Yard"

for cultural commercial uses, (see section 4.5) which if attractively developed, could attract visitors to the village and create employment.

3.5 Commercial Development within the Village

In the interests of clarity, commercial development shall be directed towards and restricted to specific sites within the village which are considered appropriate locations for the development of commercial/retail/enterprise uses, where such developments would contribute to consolidation of the streetscape and urban form. These locations are; the Village Centre, principally along Main Street and its cross roads with the Naul Road and also at the proposed Civic/Commercial centre within Development Area 1; the former Glanbia site-Development Area 2 and at the potential 'Design Yard', Area 7.

3.6 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. Fingal's rural villages are a resource for the local community and its surrounding hinterland and act as an alternative location for "one-off" housing. The County Development Plan objective for the RV1 zoned villages seeks to protect the special character of our rural villages and provide for and improve village facilities and local needs. Garristown is a rural village where the car is the dominant form of transport and where employment, community and education facilities within the village are limited.

The future scale of development for Garristown is derived from an assessment of the village in terms of growth over the previous LAP period, the high rate of



completed dwellings which are unoccupied, the amount of available development land within the

built form of the village and to retain its special character.

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 Garristown. This strategy recognises Garristown’s essential function to provide for local needs, its remoteness from public transport corridors, the need to avoid commuter driven development, together with the detailed site assessment undertaken in the Garristown Village Design Framework. (Appended to this LAP)

In Development Area 1 the average residential density proposed is 16 per hectare (c. 7 per acre). Any increase in this average density will only be considered at key locations where the proposed development would serve to reinforce the streetscape or contribute to the enhancement of the village form. This is the only Development Area within the village boundary where consideration could be given to any such increase in the average density.

The potential for approximately 171 new units are indicated in this LAP. Currently there are a total of 145 housing units in the village, resulting in a total number existing and proposed dwellings in Garristown of c.316 units (resulting c. 885 population over time).

Table1. Residential Densities for Residential Development Areas

	Area	AVERAGE DENSITY	POTENTIAL YIELD
Area 1. Residential Development Area 1 i.e. The undeveloped lands in the centre of the village to the east of Main Street	6.54ha	16perha (c.7p.a.)	Circa 90 units considered appropriate for Dev Area 1
Area 3. Infill site south of Chapel Lane and extending opposite National School	2.75ha	10perha (c.4 per acre)	c. 28 units
Area 4. Edge of Village, southern approach south of crossroads	4.2 ha.	3.3perha (c.1.3 p.a)	c. 14 units
Area 5. Infill site to the west of Wind Mill Way	0.86ha	15per ha (c.6p.a.)	c. 12 units
Area 6. Infill Site west of Main Street, north of Ballygara	1.3ha	15perha (c.6p.a)	c.19 units
Area 8. Edge of Village on eastern Naul Road approach	1.2ha	3.3perha(c.1.3p.a.)	c.4 units
Area 9. Edge of village on eastern Naul Road approach	0.6ha	6.4perha (c.3p.a.)	c.4 units

3.7 Phasing of Development

This level of development is unlikely to be developed over the lifetime of this LAP (6 years unless amended by legislation) 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 WWTP. In the interests of controlling the pace of development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15 no. dwellings. Such applications shall be based on the guidance outlined in the Garristown Village Design Framework Plan (VDFFP).

3.8 Village Design

The LAP seeks to enhance and protect the distinct 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 Garristown as an attractive and vibrant place to live and enjoy.

3.9 Village Design Framework Plan for the Village (VDFFP)

To determine the best design approach for the village of Garristown, the Council commissioned ‘ICON Architecture | Urban Design | Conservation’ to prepare a Village Design Framework for the village. (see Appendix 1) This framework promotes the best conservation practice with innovative architectural solutions for the overall development of the village. The framework plan identifies the character of the village, and establishes existing functions and opportunities for the village. It develops general design principles including architectural designs for key development sites showing indicative site layout, bulk, massing, elevational 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 of uses whilst ensuring a balance between the protection and development of the natural and built environment. The Framework plan is proposed as the guidance document for the future form of development in the village.

This current framework plan differs from the Garristown East-Urban Design Framework Plan prepared in 2005 in that it is a framework plan for the co-ordinated development of the overall village. The Garristown E-UDF plan only concentrated on the undeveloped lands east of Main Street previously known as Development Area 1. The principles of urban design explored and presented in the current VDF plan for this development area does not deviate significantly from that of Garristown E-UDF plan. The main difference is the loosening out of the built form in the current plan for the area.

All development proposals shall have regard to the guidelines set out in the **Village Design Framework Plan** for the village.

3.10 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; the Village Design Framework Plan and also the ACA Statement of Character for the village.
- A 'Site Design Statement' shall accompany all planning applications within the village boundary, the components of which are detailed in the Village Design Framework for the village.



New Houses at The Orchard Garristown

- The layout and architectural design of new buildings whether innovative, contemporary or more traditional in form shall respect the existing village scale and form and shall enhance, reflect and contribute to the well defined traditional village streetscape.
- The scale and type of new building shall respect the character of the local vernacular architecture, two storey and single storey construction, the use of indigenous materials, simple design, moderate building depth, gabled pitched, slated roofs, vertical door and window openings, cement plaster, rough cast render, wetdash or stone to external wall finishes and close proximity to the street or footpath.
- Suburban type development shall be avoided.
- Within the Architectural Conservation Area, the Council will encourage development, which respects the established form, scale and character of this area and strict adherence shall be had to the guidelines set out in the ACA Statement of Character.
- Existing buildings and structures of architectural, historic or streetscape importance which add value to the village and particularly vernacular structures of local significance shall be retained and protected.
- All new development shall protect the archaeological heritage of the area.
- Traditional village features such as the village pump, stone walls/piers, iron/metal



railings/gates, slate roofs shall be retained and protected.

- New development shall seek to protect views of the Windmill, the church and graveyard, as well as the surrounding countryside including the Naul Hills.
- The removal and placing underground of existing overhead wirescape shall be encouraged and facilitated.
- Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be easily 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.
- All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references. The use of traditional shop signs in Irish will also be promoted.
- New development shall provide for pedestrian linkages to open spaces, the village centre and public buildings.
- High quality boundary treatment shall be required in all development proposals, including the retention of existing stone walls and hedgerows where practicable and the use of natural stone where appropriate.

- New development shall seek to preserve and retain existing high quality trees, hedgerows and open spaces which are of amenity value.

- 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.

3.11 Village Improvements

The LAP proposes a number of objectives relating to the overall improvements of the physical fabric and attractiveness of the village, making the village an extremely attractive destination for visitors and tourists. The achievement of these improvements will require the attention and co-operation of the various property owners, the Community Council and Fingal County Council.

Village Improvements Objectives

- Improvements to and provision of footpaths where required, using appropriate materials.
- Provision of attractively designed signs at the main entrances to the village.
- Investigate the potential for floodlighting protected structures within the village, Particularly the old Church in ruins within the northern section of the village.
- Actively seek the removal of the security fencing and concrete uprights and associated wiring on the boundaries of the redundant 'Glanbia' site and its replacement with an appropriate hard and soft landscape treatment.

- Encourage landscaping works to the front of Gormley's Pub.
- Provide pedestrian crossings on Main Street, at the School and other public buildings.
- Encourage the relocation of the existing 'Bring Bank Facility' from the Mall to a less visually prominent location within the village.
- To encourage and facilitate the undergrounding of overhead wires in the village.
- Provision of a street lighting scheme to a design and scale appropriate to the village.



Suggestion for improvements outside Gormley's Pub



SECTION FOUR: PROPOSED DEVELOPMENT AREAS & RESIDENTIAL MIX

4.0 Introduction

This LAP identifies 9 no. development areas within the village. It is an objective of this plan that development within these 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 Design Framework Plan forms the blueprint for the future development of these areas, the development of which shall also adhere to the following parameters:

4.1 Residential Development Area 1 (Circa 90 units)

This area, which is circa 6.54 hectares (c.16acres) is located within the heart of the village, is bounded partially by Main Street and the laneway, known as Chapel Lane which runs circuitously to the east of the village, forming a roughly square shaped development area. The development of this area is considered a high priority in order to meet the stated development objectives indicated in this plan, the primary focus of which is to preserve and enhance Garristown's special identity and character and the consolidation of the village centre. New development shall integrate visually, physically and functionally with the existing village. It is an objective of this LAP that proposed development shall accord with the following development principles:

- The development of this area shall provide for the creation of interlinked village streets and pedestrian laneways, enhancing and reflecting the established village form.
- Pedestrian/cycle access routes, permitting a high degree of permeability, shall be provided, throughout the development area, linking the development area with Main Street, the GAA lands, the Naul Road and Chapel Lane.

- The main vehicular access shall be from Main Street and Chapel Lane. No vehicular through routes shall be permitted and no vehicular access shall be provided directly from the Naul Road.
- Development shall be predominantly residential, providing principally for the housing needs of the village and surrounding rural community. However provision shall be made for an appropriate level of commercial/ retail, civic and community uses located along the main street section of this development area.
- The scale, height, form, design and character of development shall be in accordance with the village design principles laid down in Section 3.10 of this LAP.
- A 'Village Park' will act as a focal point within this development area. A children's playground and viewing area shall be incorporated into this space.
- A 'Civic Space' suitable for outdoor events is proposed adjacent to the commercial/civic centre.
- Ensure the protection of existing trees and hedgerows, in particular, to the rear of the existing Carnegie Library.
- Provision of adequate off-street parking.



4.2 Development Area 2 - Employment/Enterprise

This site is important for the economic development of the village and a mix of employment and enterprise uses are proposed for this site. [Refer to Section 5 Employment Opportunities of this LAP] The site itself is a relatively large site of approximately 1.7 hectares, incorporating a recommended extension to the RV1 boundary. Some general design guidance has been provided in the Village Design Framework for this development area. Given its location as a key village site and its importance to the future economic development of the village, any development proposals on these lands shall be accompanied by the required 'Site Design Statement' referred to above. It is an objective of this plan that proposed development shall accord with the following development principles:

- New buildings shall be of contemporary design, using high quality finishes. This is considered a suitable site for a landmark building, reminiscent in its design of the industrial heritage of the site, located to avoid disamenity to neighbouring residential areas.
- Adequate carparking and turning areas set within a quality landscaped setting.
- Quality boundary treatment shall be required to place existing fencing.
- Vehicular access shall be from Chapel Lane.

4.3 Development Areas 3, 4, 6, 8 & 9 – Residential Infill and Edge of Village Development Areas

Residential development is proposed on these areas to accommodate a variety of different housing requirements in the village with a mix of house types and site sizes. It is an objective of this plan that proposed development within these areas shall accord with the following development principles:

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in Section 3.10 of this LAP.
- Provision of adequate off-street parking.
- Ensure no loss of privacy to adjoining dwellings.
- Ensure there are no issues of overshadowing.
- Existing trees and hedgerows are retained, where possible.

4.4 Development Area 5 -Residential Development and Public Open Space

This is a residual area located to the west of Windmill Way where residential development is proposed overlooking active open space in the form of a playing field. It is an objective of this plan that proposed development shall accord with the following development principles.

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in Section 3.10 of this LAP.
- Protect the view of the Windmill.

- Provide pedestrian linkages to proposed public open space and an alternative vehicular link the National School.
- Vehicular access shall be from Main Street via Windmill Park.
- Provision of adequate off-street parking.

4.5 Development Area 7 –The 'Design Yard' at The Haggard

This development area is located at the northern end of the Mall and to the east of the old Church and Graveyard and comprises 0.386 hectares/ 0.94 acres. An innovative design has been suggested for this development area in the Village Design Framework. This incorporates the existing vernacular buildings, an attractive space for possible outdoor events and a lower ground space for artists' studios, workshops, galleries, associated sales shop and a café and other appropriate uses.

The Design Yard could attract visitors and support the economic development of the village, while achieving the protection of the Church and the Graveyard and views towards the high amenity lands to the north and east. It is proposed to provide for a pedestrian link to the Mall. It is acknowledged, however, that this area is required to undergo predevelopment archaeological investigations given the existence of Recorded Monuments and the findings of such investigations will determine the future development potential of this area. It is an objective of this plan that any proposed development shall accord with the following development principles:



- The scale, height, form, design and character of development shall be generally in accordance with the design principles laid down in the Village Design Framework for the village.
- The Council will encourage the development of live-work units on this site.
- All proposed development within this development area will be subject to pre-development archaeological assessment in accordance with the National Monuments Legislation 1930 – 2004.



Suggested proposal for the development of 'The Design Yard' from the VDFP

4.6 Private Serviced-Sites

Development Areas 4, 8 and 9 are candidate areas for development of individual house sites at low densities (c.3-6 per ha.) Consideration will be given to the coordinated development of each of these development areas though proposals for outline permission followed by applications for site development works effectively providing 'ready to go' serviced sites. The sites could then be subject to individual planning applications to determine house type. It should be noted that there is some scope for a limited number of additional houses adjoining to the east of Area 8, subject to compliance with the restriction on residential development within the buffer zone associated the WWTP and the retention of the existing vernacular cottage

4.7 Residential Mix

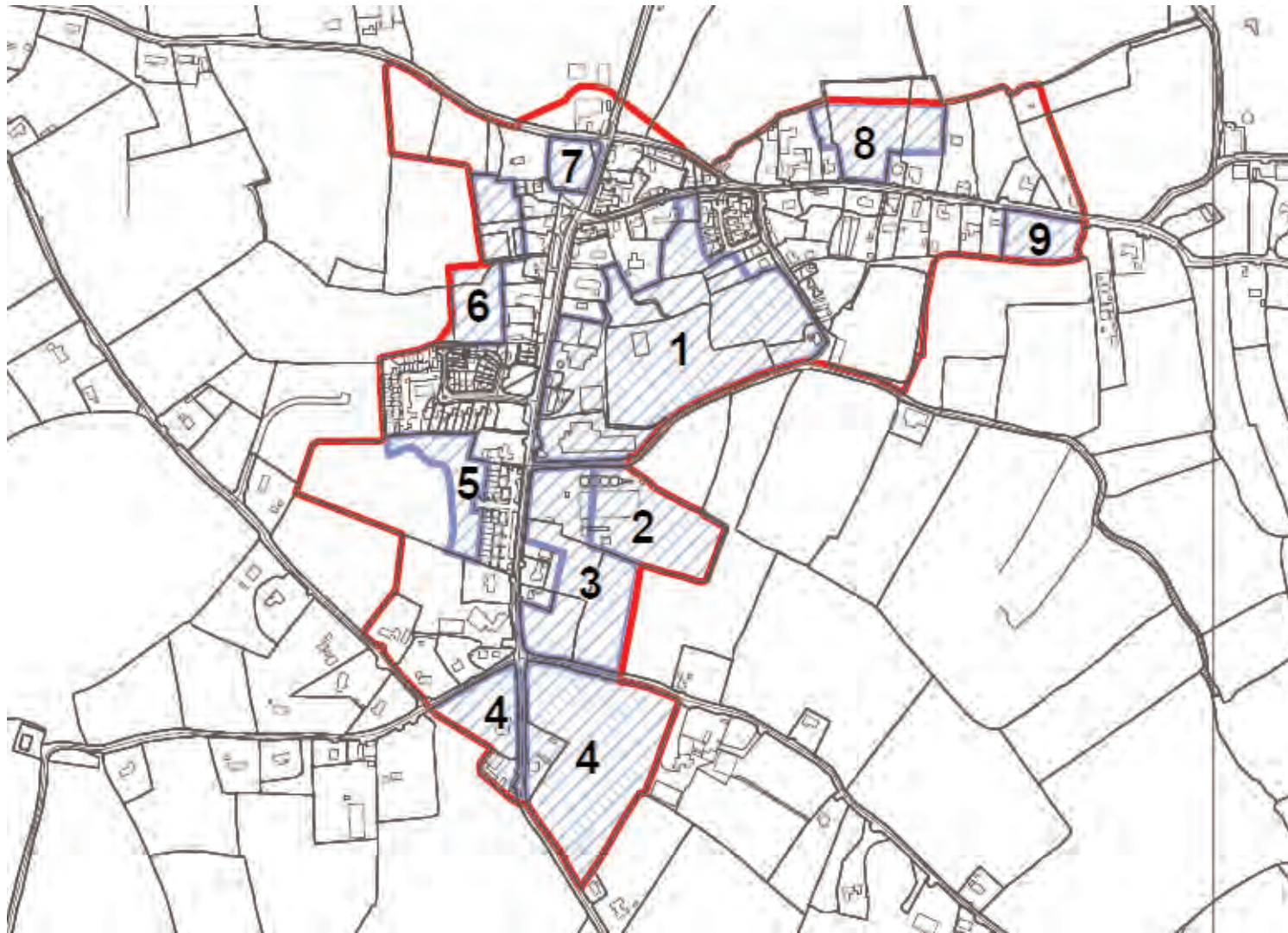
The LAP proposes a wide variety of house types comprising a mix of single and two-storey detached semi-detached, and terraced, housing, including houses designed for the elderly of the community which are incorporated at different locations within the various residential areas of the village. Proposals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

4.8 Homes for the Elderly of the Community

The LAP proposes a number of single storey homes interspersed within Development Areas 1, 3 5, and 6, specifically to suit the accommodation needs of the elderly in the community who may wish to trade down to a smaller house, or for those who wish to relocate from the rural hinterland to live closer to services in the village. The specified locations do not preclude the development of this type of dwelling in the remaining residential development areas.

4.9. Social and Affordable Housing

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. It is acknowledged that since 2003 most of the new housing in Garristown has been social and affordable housing built on Council owned lands. In future planning applications, this will be considered when assessing developments for compliance with Part 5 housing requirements.



Development Areas 1 - 9



SECTION FIVE: EMPLOYMENT OPPORTUNITIES, RETAIL/COMMERCIAL SERVICES

5.0 Introduction

Employment in the village traditionally focused around the Glanbia agribusiness which has now ceased operation. Currently, there is no other industry in Garristown. The majority of residents have to travel outside the village for employment. Small scale employment is generated in the village through small/family run local commercial businesses. These include Gough's shop, post office and petrol station, the butchers, a hairdresser's and two public houses.

5.1 Employment Opportunities

To facilitate future economic development and the promotion of sustainable employment in this area, it is an objective of this LAP to promote the reuse and redevelopment of part the Glanbia site for employment/enterprise/leisure/recreation/tourism and other appropriate commercial uses. The provision of incubation units, workshops and business starter units for appropriate small to medium sized businesses as a base to engage in the production, research and development and enterprise activities are encouraged and promoted on these lands. The redevelopment of this site for such uses is a significant resource for Garristown in terms of potential for job creation, to create a sustainable balance between residential and employment uses proposed for the village.

Employment Opportunities Objectives

- Co-operate with state and semi-state employment agencies and local entrepreneurs in encouraging appropriate indigenous innovation, in supporting appropriate small and medium enterprise, and promoting the establishment of new employment opportunities in and around Garristown.

- Promote and facilitate the development of part of the former Glanbia site for appropriate employment and enterprise uses.
- Encourage and facilitate the establishment of small workshops, for design/craft or other similar enterprises in the village.

5.2 Retail/Commercial Development

With regard to retail/commercial activity, Garristown has a small but significant retail/commercial base that provides services to the village and a large rural hinterland. To fulfill its role as a local services centre, the Council will promote the protection and improvement of existing retail/commercial services and the expansion of this sector to an appropriate level for the village. The expansion of the retail /commercial area shall be permitted principally at the designated commercial centre /civic space within Development Area 1; also along Main Street and its cross roads with the Naul Road; at the former Glanbia site-Development Area 2 and at the suggested Design Yard, Area 7. Design guidance for these development sites has been provided in the Village Design Framework.

Retail/Commercial Development Objectives

- Maintain and foster the role of Garristown as an important local service centre for the surrounding rural hinterland.
- Encourage the expansion of retail and commercial services and facilities at a level appropriate to the village and to meet the needs of the existing and future population, at specified locations within the village.



- Promote a mix of retail/commercial uses providing for local needs as well as the needs of tourists and visitors to the area.
- Ensure that new retail/commercial developments are designed to the highest standards and located to ensure safe, sustainable and convenient access.
- Ensure that all new retail and commercial development proposals respect the scale and character of the existing streetscape within the village.
- Secure, where appropriate, the conservation of traditional shop fronts and promote an increased awareness of good shop front design.
- Ensure that all shop-fronts do not visually detract from the character of the village and specific guidance regarding shop-front design as set out in the ACA Statement of Character for the village shall be strictly adhered to in any development proposals.

5.3 Broadband

Broadband connectivity is considered a necessity for any village in attracting new industries and new residents. The Council will support the expansion and rollout of broadband services in the village.

Broadband Objectives

- To actively encourage and facilitate service providers to provide a high speed broadband service for Garristown, to enhance the development potential of the village as a local service and employment centre.



Suggestion for the Commercial/Civic Area on Main Street from VDFP



SECTION SIX: COMMUNITY/EDUCATIONAL PROVISION AND TOURISM DEVELOPMENT

6.0 Introduction

Community facilities in the village are limited but very well supported by the community. There is one primary school in the village. There are no formal tourist activities in the village, however the village has a substantial recreational asset in its un-spoilt distinctive village setting, attractive adjoining rural countryside and its proximity to the Irish Seal Sanctuary and the archeological remains of 'Four Knocks' in County Meath.

6.1 Community Facilities

Existing Community facilities in the village includes the Carnegie Library which has recently been refurbished and extended, the Garda Station, the R.C Church of the Assumption, the Community Centre, which provides a wide range of social and community services in the village. There is also an active Community Council in the village and an active GAA club at the John McDonnell Memorial Park. The provision of community facilities plays an essential role in the development of villages and new residential areas. The development of and access to such facilities is important in strengthening local identity and sense of place, providing the local community with opportunities to meet and interact. The proposed addition of a new 'civic space' for outdoor events, served by off-street car-parking is proposed in Residential Development Area 1, in the vicinity of the existing Community Centre. The space will act as a centre point in the village linking the residential areas to the west of the main street to those proposed on the eastern side and connecting to the proposed crèche, adjacent to the Library and to the proposed 'Village Park'.



St. Mary's National School

6.2 Educational Provision

The existence of adequate education facilities can lead to the increased attractiveness of an area for location of businesses and families. There is one National School in Garristown, which accommodates 172 pupils in seven classrooms (5 original, 2 prefabs). The pupils primarily come from the village and the surrounding hinterland. The school's recreational facilities include a playground, basketball court and football pitch. Due to the increase in numbers enrolling, the School has applied to the Department for Education and Skills for 2 no. temporary additional classrooms and a resource room. The existing school facility has a site area of circa 1.2 hectares (3 acres) and is capable of accommodating an expanded facility to cater for the needs of the village community. The Council would support and facilitate the provision of an appropriately sized permanent school building.



The Village Design Framework Plan proposes additional car-parking to the rear of the existing school building served by a new access road via Windmill Way including connectivity via new pedestrian pathways to the proposed public open space immediately north of the school and the proposed and existing residential development in the vicinity. A new pedestrian crossing is proposed outside the existing school in the interests of safety and improved accessibility. Secondary Schools are located in Balbriggan, Swords and Ashbourne.

Community and Educational Provision Objectives

- Facilitate and co-operate with community and educational organisations in the provision of services for the community including, in particular, schools and crèches to meet the required needs of both the current and expanding population.
- Require the provision of appropriate childcare facilities in accordance with the Department of the Environment, Heritage and Local Government 'Childcare Guidelines for Planning Authorities'.
- Facilitate the provision of healthcare, social facilities, and sheltered housing.
- Encourage the development of youth centre facilities.
- Co-operate with sports clubs, schools and community organizations in the provision of sports and recreational facilities.



Garristown Community Centre

6.3 Health Services

There is no Health Centre in Garristown. The HSE have confirmed that Clonmethan, Oldtown, will act as the Primary Care Centre for the North County Villages, including Garristown. The following services will be centrally provided at Clonmethan, Oldtown: Public Health Nursing, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Social Work Services, Home Help Service, Mental Health Services General Practitioners' Services will also be included within such a Primary Care Centre. GP medical practices and Dentist surgeries can also be accommodated within the commercial centre proposed within Development Area 1.

6.4 Home-Based Economic Activity

Small-scale and appropriate home-based economic activity will be promoted and encouraged where the proposal does not adversely affect existing residential amenity. Home-based economic activity will also be promoted in adjoining existing converted out-buildings.

Home-Based Economic Activity Objectives

- Home-based economic activities shall be considered favourably at existing dwellings and adjoining outbuildings where, by virtue of their nature and scale, the activities can be accommodated without detriment to:
 - ◆ The primary use of the dwelling as a residence
 - ◆ The amenities and living enjoyment of any adjoining residences; and
 - ◆ The amenities of the village and surrounding rural area.
- Promote the development of niche activities in and around Garristown such as those relating to food, bio energy products, design/arts and crafts, eco-tourism and agri-tourism including farmhouse holidays, hill walking events, health farms, equestrian activities and bird watching.

6.5 Tourism Development

Garristown also requires more diverse retail/commercial uses including a new cultural, and recreational base especially if it is to entice visitors and tourists into the village. The village has potential for tourism and leisure based industry given its attractive village form, its scenic landscape setting, notable archaeological and architectural heritage and its proximity to archaeological sites in County Meath. These features have the potential to make tourism a key economic function of the village, a resource that is currently underdeveloped.

This plan aims to promote appropriate sustainable tourism activities within the village. In this regard, the LAP promotes and encourages the development of cultural/recreational facilities and services to attract



visitors and tourists to the village and the surrounding area. These include the development of a café, restaurant(s), tourist accommodation such as a guest house/hostel, themed fairs, artists' studio and gallery exhibiting local artists and designers work, walking/bicycle hire supplies for visitors and tourists. Sli na Slainte, recreational walking trails including a heritage trail are also promoted and such trails are identified and explored later on in this LAP.

This LAP identifies the field known 'The Haggard' located at the northern end of the Mall and to the east of the old Church and Graveyard as a possible 'Design Yard'. It is envisaged that the Design Yard would incorporate craft/cultural uses which have the potential to act as an economic driver and attractor of visitors/tourists to the village.

Tourism and Recreational Development Objectives

- Develop and maximise the tourism potential of Garristown by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area.
- Facilitate and promote the development of tourism activities including eco-tourism, agri-tourism, a possible 'Design Yard', horse-riding, walking, cycling and facilities that relate to the special qualities of the surrounding natural and built environment.

- Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of local attractions for Garristown.



SECTION SEVEN: GREEN INFRASTRUCTURE

7.0 What is 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. This includes the nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas found throughout Fingal and which surround and are threaded through our villages, towns and urban areas.

The key themes which encompass green infrastructure are:

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

This LAP will explore these five themes and propose objectives for the protection and enhancement of green infrastructure in Garristown.

7.1 Landscape Character

The County Development Plan provides a Landscape Character Assessment of the county. The village is located in Landscape Group 2 under the County Development Plan, an area of uplands in the county which is categorised as having a high landscape value. The character of these uplands is very attractive with a mixture of pastoral and arable farming combined with strong hedgerows on a rolling topography and panoramic views of the surrounding countryside. The village is permeated by this rural landscape backdrop which lends it a strong picturesque quality, distinguished by mature deciduous

trees, a proliferation of rubble stone walls and country roads which extend into the village.

The areas surrounding the village on its western and northern sides are zoned 'HA': 'to protect and improve high amenity areas'. The lands on the east and south sides of the village are zoned 'RU': 'To protect and provide for the development of agriculture and rural amenity'. The village is also located within a designated sensitive landscape in the CDP. There are no designated Natura 2000 conservation sites, that is – Special Areas of Conservation (SACs) or Special Protection Areas (SPA's) or Natural Heritage Areas (NHA's) either within or adjoining the LAP lands.

Landscape Character Objectives

- To minimise any visual impact of future development on the setting and visual quality of this uplands landscape, any future developments within the village and the surrounding area shall have strict regard to the policies/objectives regarding development in uplands areas as set out in the Landscape Character Assessment of the Fingal County Development Plan.
- Prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls.

7.2 Protection of Views

Protected views, which are indicated in the County Development Plan, are located on several of the approach roads to the village, affording panoramic views of the surrounding lower lying countryside as well as the Windmill, located on elevated land to the south-west of the village. There are very attractive



views out of the village towards the Naul Hills to the east and towards the Windmill, which is located on higher ground to the west of the village.

Protection of Views Objectives

- To protect views and prospects which contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development.
- To protect views of the following features as indicated on the Local Area Plan map:
 - ◆ The windmill from Windmill Way on Main Street.
 - ◆ The Naul Hills from Residential Development Area 1
 - ◆ The church and graveyard from Main Street.
 - ◆ The high amenity lands northwards from Main Street.
 - ◆ The high amenity lands north-eastwards from the graveyard.



View eastwards to Naul Hills from Graveyard

7.3 Biodiversity

Biodiversity refers to the diversity of ecosystems and individual species of flora and fauna. It is an important part of the landscape in which we live and which gives each local area its sense of place. There are many elements of flora and fauna in the village and the surrounding area which are all part of the interrelated natural fabric of the landscape, namely the many trees, the wooded area behind the library, hedgerows, stonewalls, leafy laneways and the riverscape north of the village. They function as ecological “corridors” or ‘stepping stones’ which enable species to move from place to place.

The Fingal County Development Plan though it policies and objectives is committed to the protection and enhancement of the county’s biodiversity. The Fingal Heritage Plan 2005-2010 provides for practical actions to enhance our understanding and enjoyment of heritage including our natural heritage and to better protect and manage it. The Fingal Biodiversity Plan sets out the Council’s objectives for biodiversity conservation for the next 20 years which a particular emphasis on the first five years (2010-2015). A major element of the Fingal Biodiversity Plan is the development of the Fingal Ecological Network. A tributary of the River Delvin [known as Garristown Stream] flows north of the village. This tributary shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a riparian corridor shall be established along the tributary free from new development and shall incorporate 15 metres minimum on its southern banks and a minimum of 30 metres on the northern banks. The increased area on the northern banks is to cater for a proposed walkway linking back to the village. The riparian corridor will also incorporate

part of the required buffer zone from the existing Waste Water Treatment Plant.



Chapel Lane



Biodiversity Objectives

- Promote the conservation and enhancement of biodiversity having regard to the policies/objectives of the Fingal County Development Plan, the Fingal Heritage Plan 2005-2010 and the Fingal Biodiversity Plan, while allowing for appropriate development, access and recreational activity.
- Conserve, protect and enhance the important landscape features, such as the riverscape, stonewalls, hedgerows, trees/woodlands within the village and surrounding areas which form wildlife corridors and link habitats, providing the 'stepping stones' necessary for wildlife to flourish, while also protecting and enhancing surface water and groundwater resources in the area.
- Developers shall submit proposals for the protection and management of local biodiversity features in any future development proposals.
- Developers shall identify, protect and conserve, in co-operation with the relevant statutory authorities and other groups, vulnerable, rare and threatened species or wild flora and fauna and their habitats. These include plant and animal species afforded protection under the Wildlife Acts and the EU Habitats & Birds Directives.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional including measures to avoid or minimize the loss to local biodiversity which would potentially have a



Copse of trees to rear of library

negative impact on the local biodiversity of the area.

- To protect the integrity of Garristown Stream for its biodiversity and amenity value including surface water management, a riparian corridor shall be established along the stream free from new development and shall be a minimum of 15 meters wide on its southern banks and a minimum of 30 metres wide on its northern banks.

- To promote and facilitate public access along the Garristown Stream corridor where feasible and appropriate. Planning applications on lands adjacent to this corridor shall indicate to the satisfaction of the planning authority how public access will be achieved.
- Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDs) where possible and appropriate.
- Prior to the development of any walkway/cycle way along the proposed riparian corridor, the Council is committed to carrying out a full Ecological Impact Assessment incorporating the most appropriate mitigation measures in consultation with NPWS.

7.4 Trees/Woodlands and Hedgerows

Trees, woodlands and hedgerows provide important wildlife habitats as well as contributing significantly to the character, setting and amenity of Garristown. There are a number of mature trees which have been identified in the ACA Statement of Character and Village Design Framework Plan. In addition to their obvious benefits in terms of biodiversity, the basis for protecting these areas can be summarised as follows:

- ◆ The row of trees in the main street on the Mall, contribute to the character of the village.
- ◆ The large tree in the green area opening to Ballygarra is important in giving definition and lending a sense of scale to the street leading



into the village.

- ◆ A significant group of tall trees stand to the rear of the library and these contribute to the character of views from the main street.
- ◆ Trees (including significant yews) are located in the graveyard surrounding the church in ruins, they provide a setting for these monuments.
- ◆ A significant row of mature trees on Naul Road, these trees contribute strongly to the character of this area and play an important role in defining the entrance to the village from the eastern approach.
- ◆ The mature trees along Chapel Lane leading to the existing GAA ground contributes to the rural ambience of the village.
- ◆ The mature trees on the periphery of the village acts as a transition into the adjoining agricultural landscape.
- ◆ The existing mature hedgerows within the village and on the approach roads also contribute to the environmental quality and character of the village.

Trees/Woodlands and Hedgerows Objectives

- To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and ensure that proper provision is made for their protection and management. This relates in particular to those areas identified on the LAP map. Proper provision will be required for their protection and management in any future development proposals.

- Discourage the felling of mature trees to facilitate development, encourage tree surgery rather than felling, where possible.
- To ensure that any development, which impacts on a townland boundary, roadside hedgerows or hedgerows which form links with other

habitats and form wildlife corridors, should first seek to retain or replace with native species. The overall goal should be to have no net loss of the tree and hedgerow resource.



Grazing lands adjoining the Garristown Stream



SECTION EIGHT: OPEN SPACE AND RECREATION

8.0 Introduction

The following sets out different types of open space and the value they provide, both as recreational assets and in terms of biodiversity, and sets out relevant policies to further enhance and protect these different areas. The types of open space in and around Garristown essentially falls into three categories and can be summarized as follows:

8.1 Accessible Existing Open Space

These areas are usable and accessible by the public. They are provided in the existing residential area of Ballygara Housing Development, the informal open space of the Mall located along Main Street, the GAA ground [John McDonnell Memorial Park] located at the eastern fringe of the village which forms an integral part of the social fabric of the village contributing both to the amenities and the sense of community and an informal soccer pitch is located to the rear of Windmill Park.

8.2 Strategic Open Space

Generally, riparian corridors are required along all watercourses in the interests of bio-diversity protection, amenity value and surface water management. In this regard, a riparian corridor is required along the Garristown Stream. The Council will seek by agreement with landowners to establish a pedestrian walking route, funded from development levies, along the northern banks of the stream, linking to the adjoining rural laneway to the east and back to the village. This riparian corridor shall be kept free of development and retained as strategic open space as it forms part of the Fingal Ecological Network.

8.3 New Designated Open Space

These areas comprise of new parks/green spaces to be provided within new residential development and include: A total of 1.5 hectares/3.69 acres is required to meet the County Development Plan standards for the potential 171 residential units within the village: 0.71 hectares/1.77 acres of Class 1 POS and 0.77hectares/1.92 acres of class 2 POS. The mechanisms for the delivery of POS shall be in accordance with the provisions of the operative County Development Plan on the date of determination of any future planning applications. These spaces shall be provided as:

- A Village Park, children's playground and viewing area incorporated into the woodland setting behind the existing Carnegie Library, i.e. within Residential Development Area 1 within the eastern section of the village centre. This park would not only protect these existing mature trees and their setting but would also provide a valuable recreational and amenity resource for the future and existing residents within this area and the village as a whole. This space offers exceptional views eastwards towards the surrounding countryside.
- The informal playing field to the west of Windmill Way and the lands adjoining is proposed as formal active public open space incorporating a playing pitch and a running track with pedestrian linkages to the school and adjoining residential developments and the village centre.



Suggested Developed Open Space west of Windmill Way - from VDFP

Proposed open space areas are indicated on the plan map and an indicative design for these spaces is set out in the Village Design Framework Plan.

8.4 Class 1 Public Open Space

The proposed playing pitch west of Windmill Way shall serve as Class 1 Public Open Space for the village. The residential development potential of approximately 171 units identified for the village requires the provision of 0.71hectares/ 1.77acres of Class 1 Public Open Space. Given that public open space is already in existence to the west of Windmill Way, it is proposed that all developers shall make a pro-rata financial contribution towards the development of this public open space for active recreational use in lieu of the provision of additional public open space.

8.5 Class 2 Public Open Space Provision

The residential development potential of approximately 171 units identified for the village requires the provision of 0.77 hectares/1.92acres of Class 2 Public Open Space. The proposed 'Village Park' comprising circa 0.4hectares /c.1.acs. shall provide about half of the Class 2 Public Open Space requirement. It shall be designed to ensure maximum passive surveillance and safety for all users. Developers shall make financial contributions towards the development of this 'Village Park' through the Council's Development Contribution Scheme. The remaining Class 2 requirement shall be creatively incorporated into housing layouts as green lanes and or pocket parks as indicated in the VDFP.

8.6 New 'Civic Space'

A new 'Civic Space' suitable for outdoor events is proposed adjacent to the commercial/civic centre uses within Residential Area 1. Although relatively small in area, it has the potential to become an important civic space for community interaction and enjoyment, located immediately to the south of the Church and Library and close to the existing community centre. It could be used for farmer's' markets and various community gatherings. The Village Design Framework Plan details a possible design and layout of this space.

8.7 Pedestrian Linkages between Existing and Proposed Public Open Spaces

A series of pedestrian routes are proposed to link the accessible, strategic and new designated open spaces with residential development, the school and the existing road network. [LAP map refers.]

Open Space and Recreation Objectives

- To retain, protect and enhance the existing open spaces within the village namely the Mall, the GAA grounds [John McDonnell Memorial Park] and the open spaces associated with the existing residential areas. These areas shall be kept free from development.
- To promote and facilitate the development of:
 - ◆ a 'Village Park', children's playground and viewing area incorporated into the woodland behind the existing Carnegie Library, ie. within Residential Development Area 1, east of the village centre.
 - ◆ a formalised playing field and running track in the area west of Windmill Way.
 - ◆ a 'riparian corridor' with an integrated walking route along the Garristown Stream, north of the village.
 - ◆ a 'Civic Space' for outdoor events to the front of the proposed commercial/ community uses within Residential Area 1.
- To ensure that any applications for development adjacent to Garristown Stream north of the village, provides for the development of a 'riparian corridor' along this stream.
- To promote and facilitate a series of pedestrian routes linking existing and proposed open spaces with existing and new residential development, the school and the existing road network.
- The design and layout of the proposed open spaces including pedestrian routes shall have



regard to the layouts and guidelines for proposed open spaces and pedestrian accessibility as set out in the Village Design Framework for the village appended to this LAP.

8.8 Slí na Sláinte -recreational walkways

This uplands area is considered valuable for its potential for sli na slainte walking routes offering extended views across the adjoining low lying landscape. The area is also considered valuable as a tourist amenity not least for its potential as a walking route but also because it is an isolated and tranquil place. Local Objective 57 of the County Development Plan seeks to establish pedestrian walking routes across and around the hills using existing boreens and other rights of way.

The village itself has valuable amenity and recreational resources with the informal open space of the Mall located along Main Street and together with the many leafy lanes that exist in and around the village gives the village quite a green and leafy ambience. Most notably, Chapel Lane, a quite meandering leafy lane is a particular amenity asset to the village.

Slí na Sláinte -recreational walkways Objectives

- To promote and facilitate a sli na slainte walking trail providing for a way marked route across and around the hills using existing boreens and through the village interpreting important natural features of the area.
- To enhance the amenity value of Garristown Stream by promoting and facilitating a new walkway linking to a proposed Heritage Trail in the village.



Grazing lands adjoining the Garristown Stream



SECTION NINE: BUILT HERITAGE

9.0 Historical Development of the Village

The earliest records of settlement in Garristown date to 1200, when John the archbishop of Dublin granted to the prior and house of Lanthony, the church of Garristown. The village of Garristown is recorded in the civil survey of 1654. There was a medieval church on the site of the now former Church of Ireland. The current street pattern can be discerned in Rocques map of 1746 and it is probable that the settlement dates from before that, possibly the late 16th or early 17th century. From the 1850s onwards, the development of the village has been slow and measured partly due its rural location and partly due to population decline over the last 150 years. The old RIC barracks now renovated to a dwelling, located in the centre of the village is indicative of the importance of the village as an administrative centre for the northwestern part of the county in the early part of last century.

9.1 Village Character and Built Form

The village consists of a wide main street running north south, the most distinguishing feature is the tree lined Mall which runs along the western side of main street. It consists primarily of nineteenth and early twentieth century buildings comprising generally well maintained short two-storey terraces and detached dwellings, forming a compact village settlement focused on the Mall.

Towards the southern end of Main Street, development consists of warehouses and a grain mill and which was until recently operated by Glanbia on the eastern side. Ballygara housing development located on the western side of the Main Street has been recently extended also including new frontage development between the Parochial House and the

Primary School. The local national school is located at the southern edge of the village with adjacent development consisting of one-off housing development. Development on the eastern approach to the village, along the R130 from Naul, comprises a mixture of old single storey cottages and one –off housing. Some new residential development has occurred at the junction of Football Lane and the Naul Road.

The busier part of the village is at the juncture of the Naul road and Main Street. The main landmarks are the Church of the Assumption and Carnegie library on Main Street, and the former Church of Ireland [in ruins] and graveyard. The hill topography adds character to the village and its effect is discernable in the retaining walls, streams and panoramic views eastward towards the Naul Hills.



Former Barracks on Main Street



9.2 Protecting our Built Heritage

Our architectural heritage is a unique and irreplaceable resource which is a vital link to our past. Under the Planning and Development Act 2000, it is the statutory responsibility of each Planning Authority to include in its Development Plan a Record of Protected Structures (RPS) and to include objectives for the preservation of the character of areas of special architectural interest. Garristown has a unique and special architectural heritage. There is a diverse range of buildings and features in Garristown all of which contribute to its built heritage, notably the old Church in ruins and Graveyard in the northern section of the village, the existing Catholic Church, the restored Carnegie Library and the recently restored former RIC Barracks on Main Street, the Mall and its many vernacular buildings [domestic and agricultural], stonewalls, slate roofs, and iron/metal gates/railings are elements that make up this rich built heritage. These structures and places have, over time, acquired character and ‘special interest’.

RPS No. 121	Church (in ruins), and Whetstone Chapel Graveyard Road/Watery Lane, Garristown* Remains of 19th century church and older graveyard
RPS No. 122	Church of the Assumption at Main Street, Garristown Roman Catholic Church
RPS No. 123	Carnegie Library at Main Street, Garristown Single Storey limestone library building
RPS No. 124	Thatched dwelling at Dublin Road, Garristown Four-bay single-storey thatched dwelling with galvanised extension
RPS No. 785	The Old Barracks, Main Street, Garristown, Former 19th century RIC Barracks

The County Development Plan includes five protected structures of architectural and historical interest within the RV1 village boundary. These are as follows: The County Development Plan also identifies a group of protected structures in the vicinity of the village [outside the RV1 boundary] which are of architectural

RPS No. 125	Windmill* (in ruins) at Windmill Road/Ashbourne Road, Garristown. Remains of base of circular stone windmill, dated 1736
RPS No. 126	Mound at Adamstown Road, Garristown* Semi-circular mound, 1.5m high cut by field boundary.

and historical interest, these are as follows:

*Denotes a Recorded Monument protected under the National Monuments (Amendment) Act 1994

9.3 Garristown Architectural Conservation Area and Statement of Character

The village core of Garristown has been identified as an area of high quality vernacular architectural character and is designated as an Architectural Conservation Area in the County Development Plan. Architectural Conservation Area designation identifies places, groups of structures or streetscapes that make a positive contribution to the character of the village, town or rural settlement and therefore should be protected, but are not deemed of such significance to merit individual ‘protected structure’ status. In ACA designation, the protection is placed on the external appearance of structures or places.

Fingal County Council commissioned consultants ‘Lotts Architecture and Urbanism Ltd.’ to prepare an

ACA Statement of Character for the village. This document identifies the special character of the ACA and provides guidance to homeowners, developers and various professional disciplines regarding appropriate interventions for new build, infill development, vernacular buildings, extensions, commercial shop frontages, alternative design approaches, windows and doors, roofs, cleaning, pointing and painting of buildings, boundary treatments and many more aspects of the built fabric of the village. In addition, the ACA Statement proposes the extension of the existing ACA area further northwards to incorporate the 19th century farm complex and southwards on Main Street in the vicinity of Ballygara and the existing Community Centre. The ACA Statement of Character is appended to this LAP (Appendix 2)

9.4 Summary of Special Character of ACA

‘Garristown, though located at a convenient distance from Dublin city, has not been engulfed by modern development and retains its characteristic village charm. It has a rural setting, sited in picturesque rolling landscape.

The sloping topography and roads of the ACA are a defining feature of the village. The rubble stone walls contribute strongly to their aesthetic quality and the surviving metal gates and railings add considerable diversity to the streetscape.

Garristown has significant historical churches. The historic street alignment and the elongated mall-like space of Main Street is the main space defining the village.



Garristown is a typical Irish village with the majority of the historic houses conforming to a simple typology of rendered rubble stone wall and slate or corrugated-iron roofs. Their intrinsic value lies in their appealing historic informality, contextual grouping and the survival of early detailing. The rural character of the village is imbued by vibrant corrugated-iron sheds, rubble stone outbuildings and boundary walls.

Rows and groups of trees within and without the ACA play a significant role in defining the spatial character of Garristown.

The village has a significant cultural heritage in the form of the (former Carnegie) library that relates closely in form, material and style to the neighbouring Catholic church.'

The Record of Protected Structures (RPS) and the ACA designation are the principle mechanisms for protecting and conserving these important buildings and structures. In addition, the policies and objectives listed below seek to further protect and enhance Garristown's architectural heritage and to promote awareness of the importance and value of its built heritage.



Ball's Cottage, Garristown

9.5 Vernacular Heritage of the Village

Vernacular heritage is a term used to refer to historic buildings and structures dating mainly from the 18th, 19th and early 20th century. These are houses, shops, farm complexes outbuildings, factories, forges and mills, built by local people using local materials. Whilst they may not be deemed worthy of specific "Protected Structure" designation, they are none the less important to establishing the distinctive character of the village. 18th and 19th century vernacular houses, typically two-storey, built of simple materials and the many stone cottages and outbuildings are strong components of the special character of Garristown. It is an objective of this Local Area Plan to retain the form and appeal of this vernacular heritage which contributes so positively to the identity and character of the village.

Built Heritage and Conservation Objectives

- To protect those buildings and structures of architectural, historic or townscape importance and the settings thereof, which are indicated on the record of Protected Structures and in the current Fingal County Development Plan.
- To retain, appreciate and revitalise appropriately the vernacular heritage of Garristown by deterring the replacement of good quality vernacular buildings with modern structures and by protecting (through the use of ACAs, the RPS and in the normal course of development management) vernacular buildings where they contribute to the character of the village where they are rare examples of a structure type.
- Retain and enhance the vernacular cottage to east of Area 8
- Prepare an inventory of stone outbuildings and cottages.
- Encourage the careful, sensitive re-use of redundant stone outbuildings and cottages
- To retain the surviving historic plots sizes and street patterns and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into re-developments.
- Promote the sympathetic maintenance, adaption and re-use of the historic building stock and encourage the retention of the original fabric such as windows, doors, wall



renders, roof coverings, shopfronts, pubfronts and other significant features of historic buildings, whether protected or not.

- Developers shall submit a 'Character Impact Statement' outlining a design concept and justification for any proposals for new buildings which depart from the proportions and façade arrangements typical to Garristown. The statement shall demonstrate a considered response to the scale, materials and grain of the ACA and shall be of a very high standard of architectural design and positively contribute to the character of the area.
- Require that proposed infrastructural and public utility works within the village do not remove historic street furniture such as limestone or granite kerbs, cobblestones, cast-iron post-boxes, waterpumps and street lighting, except where an exceptional need has been clearly established. Modern street furniture and elements such as utility boxes, cables, posts, antenna and signage should be rationalised where possible or sensitively designed and located.
- Development proposals within Garristown shall have due regard to the built heritage of the existing environment and new development shall reflect the local distinctiveness, layout and scale of buildings and designed spaces, the quality and character of the built fabric and historic patterns that contribute to the overall uniqueness of the streetscape and surrounding landscape.

- To encourage refurbishment and reuse of derelict buildings within the village.
- To preserve and enhance traditional village features such as village pumps and other significant items of street furniture, stonewalling, stone piers, boundary walls, iron/metal gates/railings, agricultural out-buildings, slate roofs.

Architectural Conservation Area Objectives

- To preserve the form, scale and character of the village core which is a designated an Architectural Conservation Area.
- To ensure that any new development or alteration of a building within an ACA positively enhances the character of the area and is appropriate in terms of the proposed scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.
- To prohibit the demolition of a structure that positively contributes to the character of an ACA, except in very exceptional circumstances. Where demolition is granted an assessment of the impact of the replacement building on the character of the ACA will be required.
- Developers shall have strict regard to the guide lines in the document 'Garristown Conservation Area Statement of Character' in all development proposals.



Village Pump on The Mall Garristown
Pencil drawing by Tina Geoghegan



SECTION TEN: ARCHAEOLOGICAL HERITAGE

10.0 Introduction

The National Monuments Act 1930-2004 sets out the legislative procedure for protection of all known archaeological monuments. Section 12 of the National Monuments (Amendment) Act, 1994 relates specifically to the establishment and maintenance of a statutory inventory of sites called the Record of Monument and Places (RMP). Monuments of National significance are identified and listed for protection by the National Monuments Section of the DoEHLG. The Record of Monuments and Places (RMP) is the principal mechanism for protecting sites of archaeological importance.

10.1 Archaeological Heritage in Garristown

There are a number of monuments of archaeological interest in Garristown that are on the Record of Monuments and Places. These are as follows;

RMP site DU003-011 is located in the vicinity of the 19th Century Church [in ruins] and Graveyard in the northern section of the village. This RMP site consists of six subsets. Overall, it is described as "Settlement Possible" and subdivided as follows:

DU003-01101 Church
DU003-01102 Whetstone
DU003-01103 Graveyard
DU003-01104 Tomb Fragment Original Location
DU003-01105 Architectural Fragment
DU003-01106 Castle Site Possible

These monuments and the area in the vicinity is designated as an Area of Archaeological Potential in the Recorded Monuments Map. The protection of the amenity, setting and integrity of these recorded mon-

uments is paramount. In this regard, these lands are extremely sensitive to development and any development proposals in this area will require a full archaeological investigation including a geo-physical survey to be undertaken by a suitably qualified archaeologist, under licence and in consultation with the DoEHLG. It is acknowledged that the potential for further significant finds within this area is high. The development of this area will be determined by the findings of the archaeological assessment.

Archaeological Heritage Objectives

- To protect the archaeological heritage of the village and in particular, the Recorded Monuments included in the Record of Monuments and Places in accordance with the National Monuments Legislation 1930 – 2004 and to promote best practice in its conservation and management and to raise awareness and appreciation of this heritage for future generations.
- To require that in accordance with the National Monuments Legislation 1930 – 2004, all proposed development within the 'Area of Archaeological Potential' will be subject to pre-development archaeological assessment.
- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund , whatever archaeological work may be needed on site if any remains are noted following topsoil removal. Any and all required additional archaeological investigations including monitoring during



removal of topsoil and during construction phase, shall be carried out under licence and in consultation with the DoEHLG, by a suitably qualified archaeologist under licence from the DoEHLG and the National Museum of Ireland, at the developer's expense.

- To protect recorded archaeological sites (RMP sites) and their settings from inappropriate development that would adversely affect or detract from the monuments whilst at the same time enabling sustainable future development for Garristown.
- To create an accessible archaeological landscape, open to all, which will respect the setting and topographical integrity of the upstanding monuments.



Church in Ruins & Grave Yard

10.2 Heritage Trail

Greater awareness and appreciation of the built and archaeological heritage of the village can be achieved by improving the legibility of the built and archaeological landscape, which will cultivate an appreciation of the cultural heritage of the village and ensure its future protection. The built and archaeological heritage of Garristown is of such a unique and special character that there is an opportunity to establish a way-marked heritage trail around the village and its environs to include the 'Windmill', incorporating the archaeological heritage sites and its built heritage features. Signage and information are essential parts of a heritage trail and a tourist information board with illustrations should support the proposed heritage trail and located at an appropriate point in the village centre.

Heritage Trail Objectives

- ◆ To promote and facilitate a village heritage trail to provide for a way marked route through the village interpreting important archaeological and historic architectural features of the town.
- ◆ To promote and facilitate a tourist information board illustrating the heritage trail and explanatory notes on the built/natural features of the village and surrounding area and to cooperate with the Community Council and tourism bodies in the provision of such signage at an appropriate location in the village centre.



SECTION ELEVEN: INFRASTRUCTURE AND SERVICES

11.0 Introduction

The Council will seek to provide adequate and improved infrastructural services to Garristown village. Where a development is facilitated by public services which have been or will be provided, contributions towards the cost of providing such services shall be required, as provided by the Planning and Development Act, 2000 as amended. Contributions shall be levied at the rate prevailing at that time.

11.1 Water Supply

Water policy must have regard to the requirements of the Water Framework Directive (WFD) 2000, the EU Drinking Water Regulations 2007 and the Ground Water Protection study and mapping produced by the Geological Survey of Ireland displaying the ground water characteristics of the County.

Garristown is served by the Ward Water Supply System. This system depends on a single feed from Kilshane Pump/ Ward Water Tower via Cottrellstown Reservoir to Garristown Reservoir. Work is well underway to provide for security of supply by replacing the Asbestos Concrete (AC) mains and providing an alternative supply from Rolestown as part of the Ward Water Supply Scheme. Substantial lengths of watermain have already been replaced and additional elements have been included in the Department of Environment, Heritage and Local Governments Water Services Investment Programme 2010-2012. Water Services are confident that the combination of recent and proposed future upgrades to the Ward Water Supply Network will improve the water supply in Garristown.

11.2 Water Quality

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation and drawing up pollution contingency measures on a local and regional level.

The Water Framework Directive (WFD), 'establishing a framework for community action in the field of water policy', became effective in 2000. The overall objective of the Directive is to prevent deterioration in the status of any waters and achieve at least 'good status' by 2015. Further information is available at www.wfdireland.ie.

The WFD requires that all member states adopt a comprehensive integrated river-basin based approach to water management. Its aims include expanding the scope of protection to include surface waters, ground waters, transitional and coastal waters, achieving 'good status' for all waters by 2015, basing water management on river-basin districts and getting the public involved in water management. All of Fingal is within the Eastern River Basin District (ERBD). This river basin district encompasses areas of twelve local authorities of which Dublin City Council is the lead authority. The background to the processes and the reports of the ERBD are available at www.erbd.ie.

In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. This is aimed at addressing those pressures which threaten the water



environment and put water bodies at risk of not achieving 'good status' by 2015. Each local authority must implement this Programme of Measures. For the purpose of effective management of water resources Fingal is divided into seven water management units (WMU's). The proposed development lands at Garristown are located within the Delvin Water Management Unit (WMU). A tributary of the Delvin River is located along the northern boundary of the LAP lands. The Delvin WMU has been designated as 'poor status' by the EPA under the Water Framework Directive.

Water Supply and Water Quality Objectives

- Facilitate the long-term improvement to the water supply for Garristown.
- Ensure that the drinking water supply to Garristown complies with EU Drinking Water Regulations 2007 and extend the water supply service, where necessary, to meet demand.
- Continue the commitment to water conservation and leakage reduction within the Fingal area and promote awareness of water conservation measures and techniques.
- Investigate the feasibility of introducing a water-metering system in the area.
- Replace / repair water mains and connections as necessary, and as resources permit.
- Minimise the impact on receiving waters of discharges from septic tanks, proprietary effluent treatment systems and percolation areas by

ensuring that they are located and constructed in accordance with the recommendations and guidelines of the EPA and Fingal County Council.

- Implement as appropriate the Programme of Measures as part of the ERBD Management Plan 2009-2015.
- Prevent the creation of ransom strips.

11.3 Groundwater Vulnerability and Protection

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include; implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, the drawing up of pollution contingency measures.

Ground Water Protection Objectives

- Maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009-2015.
- Protect existing groundwater sources and surface waters from pollution including during construction/development phases.

11.4 Surface Water

There are no public surface water drainage sewers in Garristown. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Delvin River through a series of drainage ditches and culverts and also infiltrates to the WWTP, particularly at times of heavy rainfall. To reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas, the Sustainable Drainage Systems (SuDS) outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) will be implemented.

This approach using Sustainable Drainage Systems (SuDS) can best be summarised as offering a "total" solution to rainwater management and are applicable in both urban and rural situations. By using SuDS techniques, water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses via permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, therefore helping to prevent downstream flooding and improve water quality. This closely mimics natural catchment behaviour where rainfall either infiltrates through the soil or runs off slowly over the ground surface to the nearest watercourse. This is known as the 'Treatment Train' approach. SuDS can also provide amenity benefits to local communities and benefits for biodiversity simultaneously. Further information on SuDS is available at www.suds.com.

The LAP develops and integrates this broad



philosophy of SuDS. A series of open spaces that incorporate a range of proposed water management functions and associated SuDS techniques with retention basins are proposed in the LAP. These include the proposed open spaces and playing fields and riparian corridor along the Garristown Stream. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance of appropriate SuDS techniques. See Footnote A

Surface Water Objectives

- To require all developments to provide 'Sustainable Drainage Systems' (SuDS) as part of their development proposals.
- To ensure that existing watercourses remain open and are incorporated into amenity proposals.
- Establish a riparian corridor along the Garristown Stream free from new development and this corridor shall be a minimum of 15 meters wide on its southern banks and a minimum of 30 metres wide on its northern banks.

11.5 Flood Risk Management

The Department of Environment, Heritage and Local Government and the OPW have jointly published a comprehensive guidance document for the management of flood risk entitled "The Planning System and Flood Risk Management Guidelines (November 2009)" are aimed at ensuring a consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. The Guidelines require the incorporation of flood risk management in the plan-making and development management processes.

Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) have commissioned consultants to undertake a catchment based flood risk assessment and management study of 19 rivers and streams within the county. The core objectives of the Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS) include;

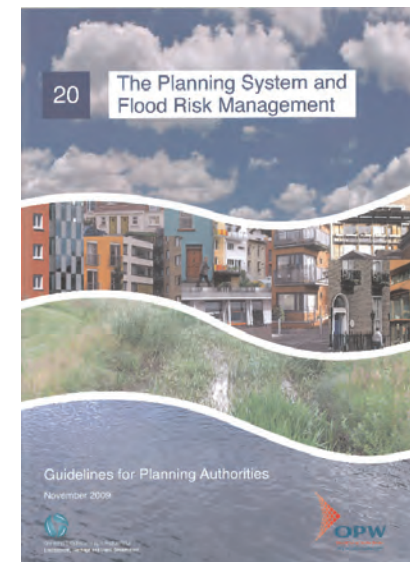
- the development of maps for the existing and potential flood hazard and risk areas within the study catchment,
- the development of an economically, socially and environmentally appropriate long- term strategy (a Flood Risk Management Plan) for the Fingal and East Meath study area and associated SEA,
- setting out the measures and policies based on the core objectives including guidance on appropriate development that should be pursued by the Local Authorities.

The Delvin River has been surveyed as part of this (FEM-FRAMS) assessment. This study found that the

Garristown Stream, a tributary of the River Delvin located along the northern boundary of the village is not susceptible to flooding.

Flood Risk Management Objectives

- Implement the DoEHLG Planning and Flood Risk Management Guidelines for Planning Authorities and the Assessment and Management of Flood Risks Regulations 2010.





11.6 Foul Drainage and Wastewater Treatment

The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewater in Garristown, in accordance with the Urban Waste Water Directive. In addition, it aims to anticipate and provide for future demands in the area whilst continuing to protect the environment.

For Group Housing Development in the village

In 2007 an interim upgrade of the Garristown Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1500. The existing and proposed population will not exceed approximately 900. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the River Delvin.

Currently, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network. No development shall be permitted to proceed in the village, pending the completion of such a study to investigate the extent of surface water infiltration into the WWTP, providing recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water

quality.

For 'One-off' Dwellings in the village

There are areas in Garristown that do not have the facility to connect to the public drainage network, all proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable. Systems designed to cater for a population equivalent in excess of 10 (PE) will be required to be accompanied by a complete Hydrogeological Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater.

11.7 Existing Waste Water Treatment Plant and required Buffer Zone

The lands adjoining the WWTP are zoned for development, however, development in these lands may be subject to an odour nuisance and it is deemed appropriate to establish a buffer zone around the plant. Given the size of the plant, the rural nature of its location, the prevailing winds and the risk of odour nuisance, this buffer zone should be 100m measured from the boundary of the WWTP. This buffer should apply to odour sensitive developments such as houses, schools, nursing homes etc. Developments which have non sensitive uses may be permitted.

Wastewater Services Objectives

- Prior to the commencement of any development in the village, the Council will

carry out a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures.

- New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.
- All proposed on-site treatment systems shall be assessed, designed and maintained in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009).
- To protect residential amenity, an area comprising 100 metre radius buffer zone from the site boundaries of the existing Waste Water Treatment Plant shall be kept free from residential development.
- Prevent the creation of ransom strips.
- To ensure compliance with the Water Framework Directive and the Urban Waste Water Directive.

A. Developers shall have regard to the principles and standards for SuDS design as outlined in the following technical documents (available to download): 'The Greater Dublin Strategic Drainage Study' – Vol 2 New Developments (2005); 'The Greater Dublin Strategic Drainage Study' – Vol 3 Environmental Management Executive Report (2004); 'CIRIA C697: SuDS Manual' (2007); and 'CIRIA C698: Site Handbook for the Construction of SuDS'.



SECTION TWELVE: TRANSPORTATION

12.0 Roads

The existing road network is considered adequate to service the level of development proposed in this plan. Road improvements are required and will be delivered in accordance with available funding. In cases where development includes the provision of roads, footpaths or other services, the Council will look for satisfactory security from the developer in order to secure the provision and maintenance of such services.

12.1 Quiet Roads

Quiet roads are not closed to motorized traffic but have speed limits sets at low levels to encourage and facilitate walkers and cyclists. It is an objective of this LAP to investigate the feasibility of developing a Quiet Roads pilot project for the narrow roads and laneways around Garristown.

12.2 Pedestrian and Cycle Routes

It is an objective of this plan that provision shall be made for easy pedestrian and cycle linkages throughout the village.

Pedestrian/Cycle Routes Objectives

- To ensure that footpaths are provided as a connected network within the village.
- To provide pedestrian crossings on Main Street and particularly in the vicinity of the Primary School and other public buildings.
- To ensure that pedestrian links between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.

12.3 Public Transport

Public transport services for the village are limited. The 102 Bus Eireann service to Garristown has been withdrawn as of February 2010. The 'Nifti' Rural Bus service established as part of the Rural Transport Programme is still operating. This service provides bus transport for rural residents supporting communities in Garristown, Ballyboughal, Oldtown, Naul and Rolestown to access public services, employment, training, health, social facilities and other services. The Rural Transport Programme provides an invaluable service and the frequency of services should be increased to provide the local community with an alternative means of transport to the private car.

Public Transport Objectives

- Support and encourage public transport providers to enhance the provision of public transportation services in the village and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the village, enhancing and expanding existing services.

12.4 Car-Parking

There is on-street car-parking throughout the village, particularly along Main Street and along the Naul Road. This should remain as it not only brings life to the village centre but also acts as a natural traffic calming measure. Consideration should be given to some additional off-street car-parking to serve the existing shop, post office and filling station. Additional off-street car-parking is also proposed to the rear of the proposed community/civic area within the village centre. The Village Design Framework for the village refers to location and layout.



Car-Parking Objectives

- To ensure that new development provides for adequate off-street parking in accordance with the parking standards contained in the Fingal County Development Plan in particular, to require the provision of 3no. car spaces for all 3 bed and 3 + bed roomed dwellings.
- To facilitate and promote additional off-street car-parking to serve the existing Gough's shop, post office and filling station on the Naul Road.



Nifti - Rural Bus Service



SECTION THIRTEEN: SUSTAINABILITY

13.0 Introduction

Fingal County Council is committed as a priority to encouraging more sustainable development through energy end use efficiency in building design and increasing the use of renewable energy. The LAP promotes these principles of sustainability.

13.1 Environmental Sustainability and the LAP

Walking and cycling is promoted by provision of safe, attractive pedestrian and cycling routes between attractors of activity, eg. the school, church, community facilities, shops, recreation areas and parks.

Biodiversity is promoted by conserving existing indigenous hedgerows and trees and introducing 'green' pathways through the village.

Provision of opportunities for food production through allotments or community gardens. Allotments are proposed within development area 8 of the Village Design Framework plan for the village.

Use quality, locally sourced materials and detailing to make streets and spaces more attractive, accessible and inclusive.

Make the best use of land – a finite resource through the consolidation of the village.

Foster waste reduction by providing a convenient, well-maintained recycling area in the village.

13.2 Wind Energy Potential in the Environs the Village

The Government White Paper, 'Delivering a Sustainable Energy Future for Ireland, The Energy Policy Framework 2007-2020' gives the position of the Irish Government with regard to delivering sustainable and renewable energy supplies, and states that, "the Government is committed to delivering a significant growth in renewable energy as a contribution to fuel diversity in power generation with a 2020 target of 33% of electricity consumption. Wind energy will provide the pivotable contribution to achieving this target. The DOEHLG 'Wind Energy Development Guidelines for Planning Authorities' 2006 promotes the incorporation of policies and objectives in County Development Plans in relation to wind energy development including the identification of suitable locations for such development.

Fingal County Council though the policies and objectives of the County Development Plan seeks to ensure that all new developments contribute positively towards a reduced energy consumption and associated carbon footprint. In this regard, the use of alternative energy technologies is promoted. Wind Energy is one such renewable that is promoted and accords with national sustainability and energy conservation policies. The Fingal County Council "Wind Energy Strategy" gives direction on the appropriate locations for wind energy development within each of the landscape character types which are found within Fingal.

Wind Energy is open for consideration in the surrounding upland areas of the village in the Council's 'Wind Energy Strategy'.



Wind Energy Objectives

- To promote and facilitate the exploitation of wind power where such development does not have a negative impact on the surrounding landscape and the natural and built heritage of the area.
- All new wind energy developments in the county shall comply with national guidelines and Fingal County Council's Wind Energy Strategy guidelines for the county.

13.3 Efficiency & Energy Performance for Buildings

Fingal County Council is committed to developing sustainable building requirements to promote a shift to energy efficient, low environmental impact buildings. Good design is the key to achieving the optimum energy performance of buildings at no extra cost. The Planning Authority will promote a consistently high Building Energy Rating (BER) for all new developments. This will be required to be demonstrated as a preliminary rating at planning application stage calculated in accordance with the approved Dwelling Energy Assessment Procedure (DEAP). See Footnote **B**

The energy and environmental performance required for new buildings under the Building Regulations is expected to improve rapidly over the course of the LAP with a Government policy target of carbon neutral by 2013. Fingal County Council seeks to ensure that all development in the LAP lands will contribute positively towards a reduction in energy consumption and the associated carbon footprint. It will achieve this by the following objectives:

Energy Efficiency & Energy Performance for Buildings Objectives

- Ensuring that development proposals demonstrate reduced energy consumption in their design and construction.
- Ensuring that development proposals incorporate where possible alternate energy technologies.
- All buildings in the plan area should incorporate environmentally sustainable design principles in their design and construction. New buildings shall strive to reduce the energy and water demand through:
 - ◆ Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for space heating.
 - ◆ Use of insulation to reduce heat loss from draughts and uncontrolled ventilation.
 - ◆ Reduced water use through rainwater harvesting and recycling of rainwater and in-building grey water treatment systems.
 - ◆ Use of materials with low embodied energy and consider incorporating environmentally 'smart' materials that can minimise energy use by responding to changing external conditions.
- New development shall seek to maximise opportunities to capture energy and water. This may include:
 - ◆ Maximisation of natural daylight.
 - ◆ Maximisation of passive solar gain for solar thermal water heating and electricity production.
 - ◆ Potential for incorporating wind energy.
 - ◆ Use of building roofs as solar collectors and

rainwater harvesters. (Green roofs can be used as amenity spaces that also support biodiversity and rainwater attenuation.)

- ◆ Intelligent and energy efficient heating, cooling and ventilation systems.
- Ensure that measures to up-grade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental impact on the structure.



Garristown Windmill

B. DEAP - The Dwelling Energy Assessment Procedure (DEAP) is adopted as the Irish official method for calculating the energy performance of dwellings. The calculation is based on the energy balance taking into account a range of factors that contribute to annual energy usage and associated CO2 emissions for the provision of space heating, water heating, ventilation and lighting of a dwelling. SEAI 2008 Version 3.1



SECTION FOURTEEN: WASTE MANAGEMENT

14.0 Introduction

The Council actively promotes waste prevention and minimisation through its County Development Plan having regard to 'The Waste Management Plan for the Dublin Region_2005-2010'. In addition, anti-litter awareness and cleaner communities are promoted through its annual Spring Clean-Up Week Campaign and Eco Week. In addition, the Council has appointed a Green Schools Co-Ordinator to promote the Green Schools Programme. The local primary school in the village has recently registered in this programme. Fingal County Council also recognises that litter is a major environmental problem, which can significantly detract from the visual quality of the County's towns and villages.

14.1 Waste Management in Garristown

Garristown has an active Community Council and has been increasingly successful in the FCC 'Cleaner Communities Competition' in recent years with a marked improvement in the appearance of the village. The Council also provides a Bring Bank Facility for the recycling of green, brown and clear glass in the centre of the village and there are plans to upgrade this facility in the coming year. Consideration should be given to its relocation to a less prominent location in the village.

Waste Management Objectives

- Prevent and minimise the generation of waste in accordance with the Waste Management Plan for the Dublin Region.
- Raise environmental awareness through the continuation of the Council based initiatives. Particular emphasis should be placed on the

involvement of local schools, individual households and businesses.

- Upgrade waste management facilities in the village, including bring banks and litter bins, and extend the bring bank network where appropriate to all new housing developments
- Residential developments shall have adequate waste storage space designated for 3 waste streams-residual waste (grey bin), dry recyclables (green bin), and organic waste (brown bin) and shall comply with Fingal County Council's Guidelines on the Provision of Waste and Recycling Bins for Residential Developments.
- The storage of bins and waste receptacles shall be carefully considered at the design stage, to ensure that all future residential schemes include appropriate design measures for refuse bins, within convenient distance of all units. Adequate covered bin storage areas shall be provided adjacent to dwellings /within the curtilage, rather than at the front of houses, details of which should be clearly shown at planning application stage.
- All non-residential developments must have suitable and adequate internal and external storage space for segregated waste and must also comply with the Draft Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.



Construction Waste Management Objectives

- Developer(s) shall be required to submit a construction programme setting out a planned programme for the management/recovery/disposal of construction/demolition waste material generated at the site during the excavation and construction phases of development, in accordance with the relevant national waste management legislation, at planning application stage.
- Developers shall ensure that all waste is removed by approved waste disposal contractors to approved waste disposal facilities.
- Developers shall take adequate measures to minimise the impacts of traffic noise and dust during construction phases.
- The existing 'Bring Bank' facility shall be relocated to the proposed commercial area within Development Area 1.



SECTION FIFTEEN: CONSTRAINTS/PHASING AND CHECK LIST FOR PLANNING APPLICATIONS

15.0 Development constraints

The development of Garristown is constrained by the surface water infiltration issue at the Waste Water Treatment Plant. No development shall be permitted to proceed in the village, pending the completion of a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.

15.1 Phasing

- The development potential identified for the village in this LAP is unlikely to be delivered within the 6 year lifespan of this LAP. No specific development sequence within the village is proposed in this LAP. This approach is considered prudent to support development in a relatively compact village, where there are multiple landowners/ developers.
- In the interests of controlling development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall be for more than 15 no. dwellings.
- In relation to Development Area 1, planning applications for residential development shall be limited to a maximum of 15 no. residential units as stated above and a final decision shall have been obtained for each such application, prior to the submission of a subsequent application for residential development.

- The Planning Authority will seek to deliver the proposed Village Park to full taking-in charge standards in accordance with the Village Design Framework Plan, prior to the completion of 70 no. residential units throughout the village.

15.2 Check List for Planning Applications

- All planning applications for development shall be accompanied by a Site Design Statement (SDS) [see Village Design Framework Plan for requirements]
- All development proposals shall have regard to the guidelines set out in the Village Design Framework Plan for the village.
- Developers shall submit proposals for the protection and management of local biodiversity features in all development proposal.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional, including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- Developers shall submit a 'Character Impact Statement' outlining a design concept and justification for any proposals for new buildings which depart from the proportions and façade arrangements typical to Garristown's ACA.
- All proposed development within the 'Area of Archaeological Potential' will be subject to pre-development archaeological assessment, in



accordance with the National Monuments Legislation 1930 – 2004.

- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund whatever archaeological work may be needed on site if any remains are noted following topsoil removal.
- Developer(s) shall be required to submit a construction programme setting out a planned programme for the management/recovery/disposal of construction/demolition waste material generated at the site during the excavation and construction phases of development, in accordance with the relevant national waste management legislation, at planning application stage.



Appendix 1. SEA Screening Statement -Garristown Draft Local Area Plan 2010

Introduction:

As part of the preparation of the Garristown local area plan, the planning authority must consider whether the Local Area Plan requires SEA. The assessment is based in the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining the likely significance of environmental effects. The guidelines require screening for SEA to be carried out for all local area plans where the population of the area of the local area plan is 10,000 persons or less. Where the population of an LAP is 10,000 or more, an SEA Environmental Report must be prepared. The estimated population for the proposed Local Area Plan at Garristown is c.885 persons; therefore SEA is not mandatory.

Proposed Local Area Plan:

Garristown is an attractive rural village with a distinct rural ambience, located in the north-west of the County, approx. 18kms north-west of Swords and 6kms north east of Ashbourne. The village is zoned an RV1 settlement under the 2005-2011 Fingal County Development Plan. The development of the rural villages is based on providing for the development of sustainable rural communities by focusing on the inherent development potential of each village and on strengthening the village. The strengthening of the village will also provide a viable housing alternative to the open countryside for members of the rural community.

The Local Area Plan for Garristown comprises an area of 43 hectares, covering the entire RV1 zoned area of the village. The local area plan allows for an increase in population from the existing c.320 to c.885, subject to the necessary infrastructure provision. This population increase is unlikely to be

reached within the 6 year lifetime of this LAP.

The future scale of development for Garristown is derived from an assessment of the village in terms of growth over the previous LAP period, the high rate of completed dwellings which are unoccupied, the amount of available development land within the village envelope and existing population, weighted against the appropriate absorption capacity of the village, the need to strengthen and consolidate the built form of the village and to retain its special character.

The LAP is accompanied by a Village Design Framework Plan which is a guidance document setting out the long term strategy for the sustainable development of the village, with a diversity of uses, whilst ensuring a balance between the protection and development of the natural and built environment.

Schedule 2A screening

The LAP has been screened under Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

The local area plan has been assessed viz. the likely significant effects on the environment having regard to the following:

- (i) The characteristics of the plan and
- (ii) The characteristics of the effects and of the area likely to be affected.

Response from Environmental Authorities

The submission received from the DOEHLG, states that the draft LAP should be screened for appropriate assessment and the potential for significant impacts on sites of archaeological interest should be



carefully assessed as part of the LAP.

The submission received from the DCENR states that the “The Department of Communications, Energy and Natural Resources has no observations to make on this proposed Local Area Plan at this time. This is without prejudice to any comments the Eastern Regional Fishery Board may have in this regard”

The submission received from the EPA states that it is a matter for Fingal County Council to determine, having regard to relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 of 2004) as to whether or not the Plan would be likely to have significant effects on the environment. The Agency acknowledges and welcomes the level of detail provided in the Schedule 2A SEA Screening Assessment for the Plan area. It further suggests a number of issues which should be considered during the preparation of the plan and where appropriate included as objectives/policies of the plan. These issues include: Wastewater treatment issues involving mixing of surface and foul water infiltration during periods of high rainfall. Appropriate Assessment, Screening Groundwater Vulnerability Cumulative / In-combination effects of other Plans / Programmes Flood Risk Assessment – FEMFRAMS. These issues together with others suggested in the EPA’s Appendix “Integration of Environmental Considerations In Land Use Plans” have been addressed in the Local Area Plan.

The Planning Authority is satisfied that the screening assessment, together with the policies and objectives indicated in the LAP have demonstrated that

the LAP is unlikely to have any significant environmental effect on the environment.

Rationale for Decision:

The subject lands are zoned for RV1 under the 2005-2011 County Development Plan and under the previous 1999 CDP. The planning authority considers that SEA is not required in this case, on the basis of the assessments carried out having regard to the nature and characteristics of the lands and overall quantum of development proposed within the plan lands. The characteristics of the likely effects relate to:

Wastewater collection, treatment and disposal:

Group Housing Development in the village:

The development proposed in this LAP will increase demand on the existing foul drainage system to serve the village. In 2007 an interim upgrade was undertaken to the existing Wastewater Treatment Plant with capacity for 1500 (PE). The existing and proposed population will not exceed c.900. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Garristown Stream and then to the River Delvin.

Currently, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network. No development shall be permitted to proceed in the village, pending the completion of such a study to investigate the extent of surface water infiltration into the WWTP, providing recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network

following on from the implementation of the appropriate improvement measures. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.

In addition, the LAP will include as appropriate, specific provisions for the implementation of the relevant recommendations set out in the Water Framework Directive 2000, the EU Urban Wastewater Directive and the Regional Code of Practice for Drainage Works.

One-off Dwellings:

There are areas in Garristown that do not have the facility to connect to the public drainage network, all proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable. Systems designed to cater for a population equivalent in excess of 10 (PE) will be required to be accompanied by a complete Hydrogeological Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater.

Water Supply: The proposed development will increase demand for water supply. The Council aims to ensure an adequate supply of water to all people, in accordance with applicable quality standards. In this regard, works are currently underway to improve water supply to the village and are due for completion by 2011. These works include replacing the



Asbestos Concrete mains and providing an alternative water supply from Rolestown as part of the Ward Water Supply Scheme. The LAP includes specific objectives regarding the provision of adequate and appropriate water supply within the plan area including measures to promote the conservation of water. In addition, the LAP has regard to the requirements of the Water Framework Directive and Fingal County Council's Guidelines for Drinking Water Supply (February 2009 Revision 1.) The upgrade of the water supply system to the village will result in an efficient supply to cater for future development needs as they arise over the lifetime of this LAP.

Surface Water and Flooding:

The Local Area Plan incorporates specific objectives requiring integrated sustainable urban drainage systems to be implemented to reduce surface water runoff and to minimise the risk of flooding to the plan area and in surrounding areas. It is an objective of the LAP that all new development in the area restricts post development runoff to the "Greenfield" runoff rates which aim to mimic the pre -development drainage of sites. This is achieved through the inclusion of Sustainable Drainage Systems (SuDS), outlined in the Greater Dublin Strategic Drainage Study (GSDSDS.)

The Garristown Stream, a tributary of the river Delvin is located along the northern boundary of the village. The River Delvin has been surveyed as part of the Fingal-East Meath Flood Risk Assessment and Management Study (FEM-FRAMS). This study found that the Garristown Stream, is not susceptible to flooding. It is an objective of the LAP to implement the "The Planning System and Flood Risk Management –Guidelines for Planning Authorities"

(Environment, Heritage and Local Government – OPW November 2009) and the Assessment and Management of Flood Risks Regulations 2010.

Water Quality:

The proposed development lands at Garristown are located within the Delvin Water Management Unit (WMU). The Delvin WMU has been designated as 'poor status' by the EPA under the Water Framework Directive. This status is assigned based on water quality data collated by Fingal County Council under the WFD Operational Monitoring Programme established in Dec 2006-present. The onus is on Fingal County Council to 'restore' any water bodies in this WMU to 'good status' by 2015

The LAP includes specific objectives for the protection and improvement of water quality.

Landscape

The LAP includes objectives to mitigate the impact of development on the landscape and visual amenities of the area, through the application of appropriate densities and building heights, use of materials, protection/retention of existing village scale and form, and protection of views to the adjoining landscaping. The LAP stipulates appropriate development parameters for each of the identified development areas. . The plan also provides for the promotion of linkages between established landmarks and landscape features.

Biodiversity

The Fingal Biodiversity Plan sets out the Council's objectives for biodiversity conservation for the next 20 years which a particular emphasis on the first five years (2010-2015). A major element of the Fingal Biodiversity Plan is the development of the Fingal

Ecological Network. A tributary of the River Delvin [known as Garristown Stream] flows north of the village. This tributary shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a riparian corridor shall be established along the tributary free from new development and shall incorporate 15 metres minimum on its southern banks and a minimum of 30 metres on the northern banks. The increased area on the northern banks is to cater for a proposed walkway linking back to the village. The riparian corridor will also incorporate part of the required buffer zone from the existing Waste Water Treatment Plant.

The LAP contains specific biodiversity objectives including a requirement for the submission of an ecological assessment of the natural heritage resource for any proposed development within the plan area to identify bio-diversity features and appropriate mitigation measures. The plan also provides for the promotion of ecological linkages between local biodiversity features e.g. old stonewalls, hedgerows, watercourses etc. and will provide for enhancement of local features of biodiversity value, where opportunities arise.

Archaeology

The County Development Plan includes five protected structures of architectural and historical interest within the RV1 village boundary. There are also a number of items of archaeological interest in Garristown that are included on the Record of Monuments and Places. These are located at the northern end of the village within a designated Area of Archaeological Potential. It is an objective of the LAP to protect the known and as yet undiscovered archae-



ological heritage of the village. All proposed development within the “Area of Archaeological Potential”, will be subject to pre-development archaeological assessment.

Traffic

The development of the plan lands will result in increased traffic generation within the village and its environs. However, it is considered that the existing road network can accommodate this additional traffic subject to the provision of safe access and off-street car-parking. The LAP identifies locations for new access routes, particularly to village backlands and appropriate locations for off-street car-parking. To minimise traffic generation within the village, the LAP includes objectives to promote adequate and appropriate cycleway and footpath networks, the promotion of appropriate local enterprises and broadband to encourage working at home.

Conclusion

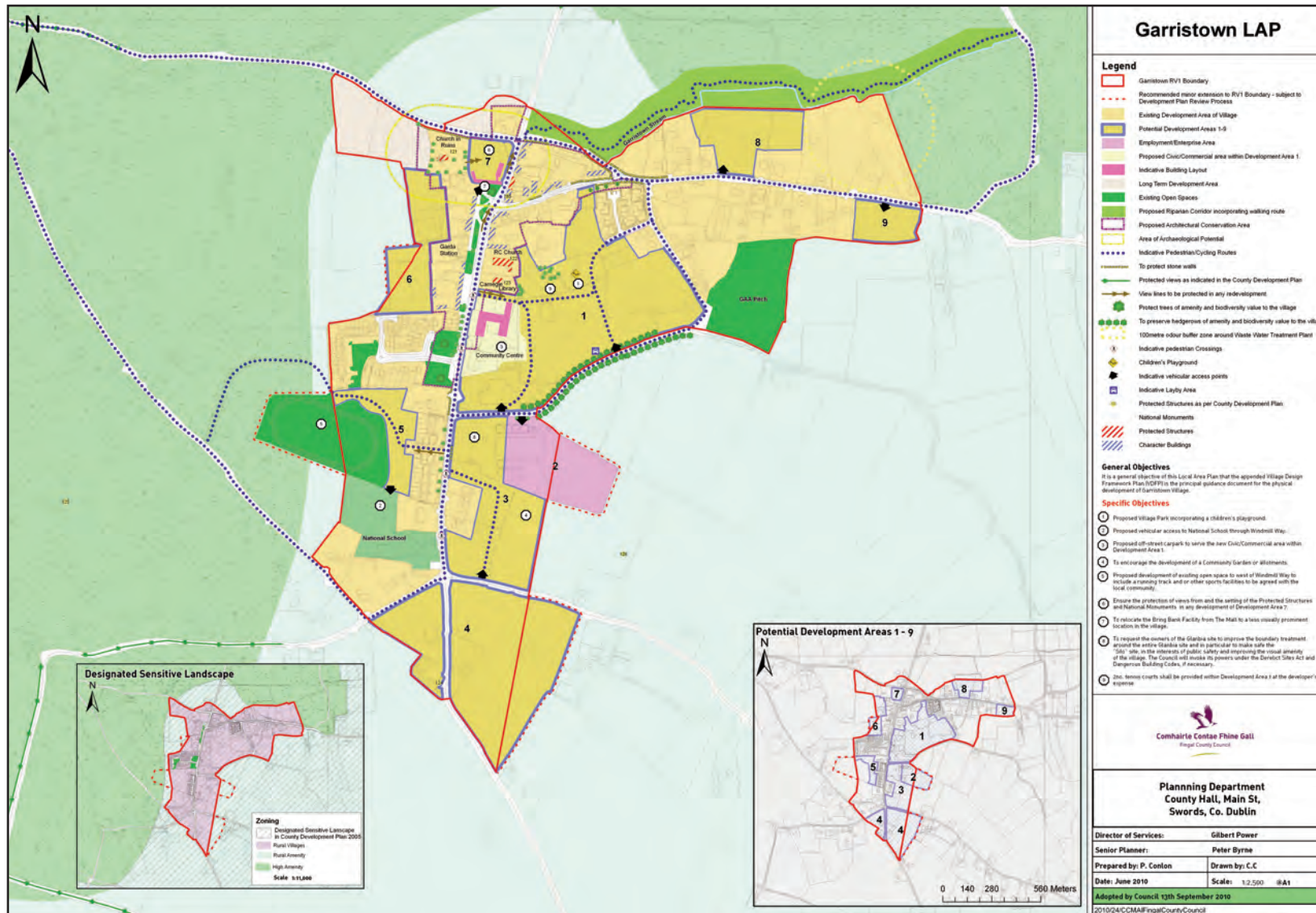
The Planning Authority, having assessed the characteristics and the effects of those characteristics of the LAP in terms of the likely significance of environmental effects, considers that SEA is not required for the implementation of the Garristown Local Area Plan 2010.

ADDENDUM

Amendments to the Draft LAP arising during the LAP process

None of the amendments to the Draft LAP arising during all stages of the LAP process as listed below, alter the conclusions of this SEA Screening Statement.

- Manager’s Report on submissions to and Manager’s Amendments to the Draft LAP;
- Subsequent decisions on motions at Fingal County Council meeting dated 13th September, 2010.





Addendum to Natura Impact Statement

This is the addendum to the Natura Impact Statement for the Garristown Local Area Plan, hereafter referred to as the LAP. This chapter serves a) to provide clarification and/or additional information following requests in the submissions received during the consultation period on the draft LAP, SEA Screening Statement and Natura Impact Statement; and b) to identify where the Natura Impact Statement has been updated in response to submissions received from the NPWS during the public consultation period. It should be noted that this document supplements and should be read in conjunction with the original Natura Impact Statement.

It should also be noted that the clarifications and additional information contained herein have been provided in order to increase the usefulness of the document for the public and decision makers but are not to such an extent that it will require changes to the content or outcome of the assessment contained within the Natura Impact Statement.

Additional information is provided on p. 7 of the Natura Impact Statement following section 2.5.1 (Conservation objectives of the River Boyne and River Blackwater SAC, and Rogerstown Estuary SAC).

River Boyne and River Blackwater SAC:

Objective 1: To maintain the Annex I habitats for which the cSAC has been selected at favourable conservation status: Estuaries; Mudflats and sandflats not covered by seawater at low tide; *Salicornia* and other annuals colonizing mud and sand; Atlantic salt

meadows (*Glauco-Puccinellietalia maritimae*); Mediterranean salt meadows (*Juncetalia maritimi*); Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).

Objective 2: To maintain the extent, species richness and biodiversity of the entire site.

Objective 3: To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

Rogerstown Estuary SAC:

Objective 1: To maintain the Annex I habitats for which the cSAC has been selected at favourable conservation status: Alkaline fens; Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, *Alnion incanae*, *Salicion albae*).

Objective 2: To maintain the Annex II species for which the cSAC has been selected at favourable conservation status: *Lampetra fluviatilis*, *Salmo salar*, *Lutra lutra*.

Objective 3: To maintain the extent, species richness and biodiversity of the entire site.

Objective 4: To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

Additional information is provided on p. 7 following section 2.5.2 (Conservation objectives of River Nanny

Estuary and Shore SPA).

River Nanny Estuary and Shore SPA:

Main conservation objective: To maintain the special conservation interests for this SPA at favourable conservation status: Ringed Plover, Knot, Sanderling, Oystercatcher, Golden Plover, Herring Gull, Wetland & Waterbirds.

Note

None of the amendments to the Draft LAP arising during all stages of the LAP process as listed below, alter the conclusions of the Natura Impact Statement.

- Manager's Report on submissions to and Manager's Amendments to the Draft LAP;
- Subsequent decisions on motions at Fingal County Council meeting dated 13th September, 2010.

Planning Department, Fingal County Hall, Main Street, Swords, Co. Dublin.

