

## SECTION ONE: INTRODUCTION

### 1.0 Location and General Characteristics

Oldtown is a small attractive rural village in central Fingal, located approximately 10km north of Swords and 6km east of Asbourne, in Co. Meath. The Regional Road R122 travels through the village connecting Oldtown southwards to Swords, and northwards to The Naul. The Daws River, a tributary of the Ballyboghil River meanders through the village. Oldtown is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. It has a distinctive village character and strong identity with traditional buildings and a defined street network.

Service provision in the village is limited. There is one small grocery shop –Dave’s Village Store and one public house, the Oldtown Inn. Oldtown National School- St Mary’s accommodates 60 pupils and is located on the western approach to the village. Oldtown Local Hall, a distinctive corrugated structure is located in the village centre. The Wild Geese GAA club grounds and club house are located just north of the village. The HSE is developing a Primary Care Centre at Clonmethan, just south of the Village on the Fieldstown Road.

The Landscape Character Assessment included in the County Development Plan includes Oldtown within the “Low Lying Character Type”, an area characterised by a mix of pasture and arable farming on low-lying land with few protected views or prospects, this Character type has an open character combined with large field patterns, few tree belts and low roadside hedges.

The lands surrounding the village are zoned ‘RU’ with the objective ‘to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage’.

### 1.1 Historical Development of the Village -

Oldtown is An tSeanbhaile as gaeilge, the use of baile in place names is strongest in the north of County Dublin (Simms and Fagan 1992). Many villages in Fingal can trace their origin from the fifth century to Early Christian activity. However Simms and Fagan mapped the Civil Parish Centres of Early Christian origin in Dublin and Clonmethan (in which Oldtown is located) has no such centre. John Rocque’s map of county Dublin in 1760 shows a scattered layout of buildings gathered around the meeting of four roads in the village (two roads from the south, one from the north and another from the northwest).

Oldtown is a good example of a ‘chapel village’ which stemmed from a widespread investment in chapel building following the re-emergence of institutional Catholicism in the late eighteenth century. The original chapel, which was built in 1827, became the focal point of the village and attracted a range of other services such as the national school, community hall, priest’s house, shop, public house and forge. The term ‘chapel villages’ has been coined for settlements, which evolved in association with the growing social and cultural importance of the Catholic Church in Irish society.



Oldtown 1839 - First OS Edition

Samuel Lewis in his Topographical Dictionary of Ireland (1837) notes that there was a school in Oldtown with 50 children and also the existence of a dispensary. A national schools system was started in the first half of the nineteenth century and standardised school plans were often used. The school was financed from a local contribution

and no rent was payable as it was held by right of commonage. Villages were seen as convenient centres by the authorities to locate health care facilities, hence the existence of the dispensary.

The population of the village declined strongly between 1851 and 1901 falling from 146 to 62. Notwithstanding this decline, Patrick Archer of Oldtown founded the Wild Geese GAA club in 1888. His Father was the postmaster and grocer in the village, the moniker “P. Archer” is still there today on the former shop building, near the bridge.

In ‘The Neighbourhood of Dublin’, Weston St. John Joyce (1939) recalls “the pretty, scattered village of Oldtown, with its diminutive Catholic chapel and neatly kept cottages, picturesque in their irregularity”. A new Catholic church was built south of the village in the early 1960s. The old chapel structure was demolished and replaced by row houses along the streets on both sides of the former church plot in the early 1990’s. The removal and relocation of the chapel from the village centre is perhaps the most substantial change to the historical composition of scattered buildings gathered around the old chapel.

The new national school was built on the Naul Road in 1946 and has been extended since. Oldtown was the first town in the state to benefit from the Rural Electrification Scheme run by the Electricity Supply Board from 1946 to 1979. The first electricity pole was erected in November 1946 at Kilsallaghan and the first switch-on was in Oldtown in January 1947.

Molly Weston, a heroine of the 1798 rebellion was born near Oldtown. She fought alongside her three brothers at Tara. A memorial was erected to her memory at Oldtown during the 1798 commemorations in 1998.



## 1.2 Why a new Local Area Plan for the Village?

The LAP considers the future development of an area of approximately 33 hectares (81.5acs.). It is required under the ‘RV’ – Rural Villages zoning objective of the Council’s County Development Plan 2011 - 2017. This zoning objective seeks:

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

The first LAP for the village was adopted in 2004 and expired in 2009. The legal basis for the preparation of an LAP is set out under sections 18 and 19 of the Planning and Development Acts 2000 – 2010. The preparation of an LAP for Oldtown is subject to section 18(1) of the Act which states: ‘subject to section 19(2b).....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.

## 1.3 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; its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

## 1.4 Public Consultation

Under the Planning & Development Act 2000-2010, the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Oldtown was advertised in the local newspaper “The Fingal Independent” on 23rd November 2010. At the same time, a booklet, ‘A guide to having your say in the Oldtown 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 Oldtown 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 were invited from members of the public to be made to Fingal County Council between the 23rd November and the 21st December 2010. A total of 10 no. submissions were received. The views of the local community include inter-alia;

- Development in the village should be restricted to single houses or small scale residential/commercial developments.
- No additional housing should be permitted until all existing developments are completed.
- Suburban type development should be discouraged.
- Improvements required to R122, also, additional footpaths, public lighting and pedestrian crossings.
- Improve visibility at Bridge junction in the village.
- Improve public transport links to Donabate train station
- Address the flooding problem in the village
- Improve WWTP before any further development
- Provide playground in the village
- Consider buildings and structures in the village for protection
- Protect old trees in the village
- Foster development of arts/crafts enterprises at appropriate scale
- Improve general maintenance of village; bins, cobblelock
- Improve broadband provision
- Green energy systems to be used in all new developments
- Request of extensions of RV boundary to include residents on the Naul Road.
- Request for extension of RV boundary for provision of housing, open space and business park.

The opinions expressed in these submissions were taken account of in the preparation of the Local Area Plan.

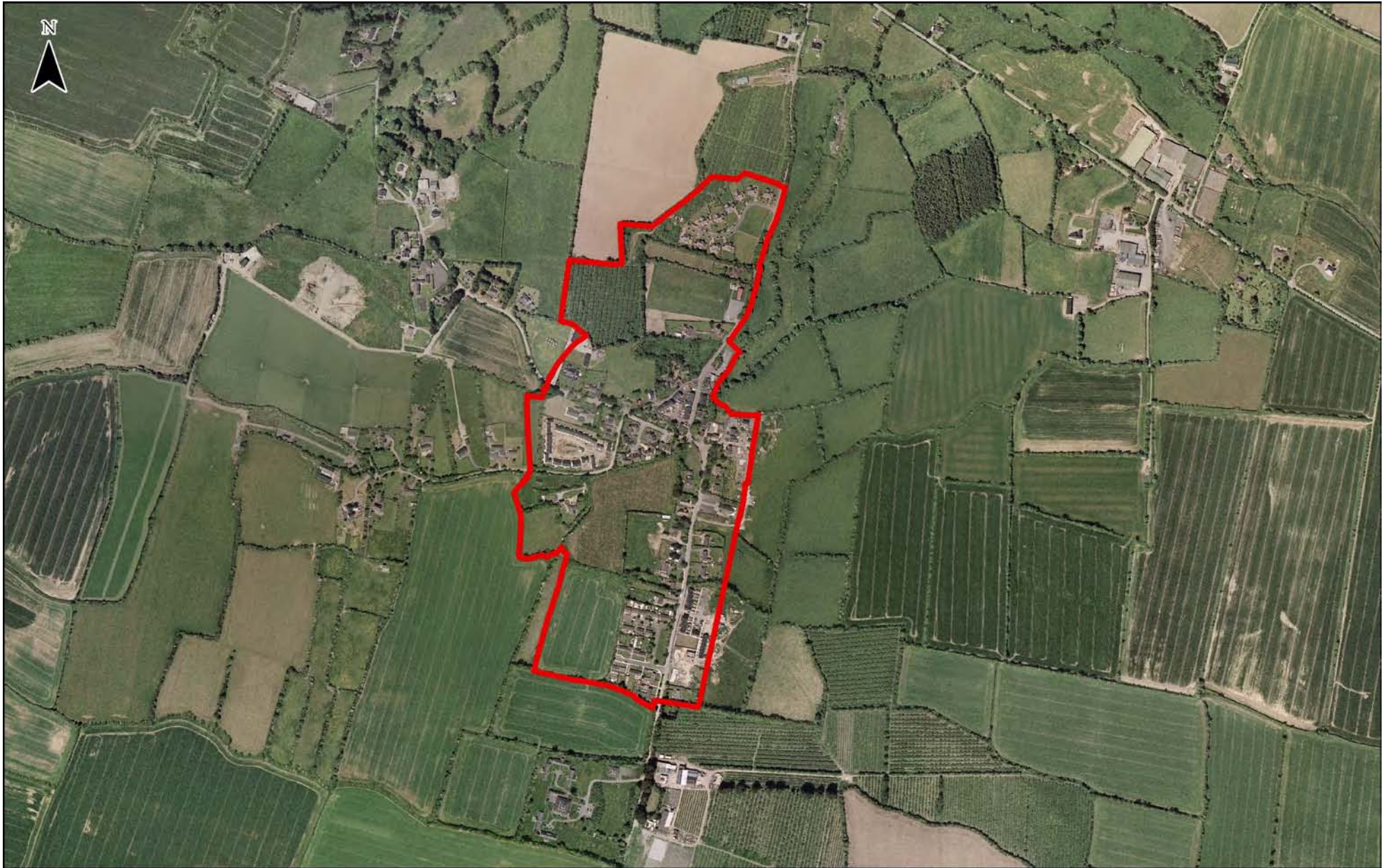
### 1.5 Screening For Strategic Environmental Assessment and Appropriate Assessment

The draft LAP has been screened in relation to Strategic Environmental Assessment as required under (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 also carried out (required under the EU Habitats Directive). In this regard, the relevant government departments were consulted in addition to 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. The SEA Statement and AA Screening Report are appended to this LAP.

### 1.6 Development of the Village over the previous LAP period

An analysis of the village of Oldtown in terms of population and development since the adoption of the previous local area plan in 2004 shows that 137 dwelling units were permitted in the previous 7 years; 62 of these have been built in the village and 75 remain unbuilt. This represents an increase of 64% in the housing stock. The total number of housing units built in the village is now 157, most of which are occupied. The village population has increased in the period from circa 300 to circa 425. When all existing and already permitted dwellings are occupied, the population would be circa 650.

New development in the village has occurred in the form of a mix of private housing and social affordable housing. Where permission was granted in excess of the capacity of existing 500 p.e. WWTP, a planning condition was attached requiring a special financial contribution per dwelling unit to facilitate the interim upgrade of the WWTP, to cater for the proposed development.



*Aerial Photo of Oldtown RV - CDP 2011-2017*

*Photo taken June 2009*

## SECTION TWO: PLANNING CONTEXT

### 2.0 Introduction

This LAP is guided by the EU Directives, The National Spatial Strategy, Regional Planning Guidelines, NTA's Transport Strategy Vision 2030, the Department of Transport's Smarter Travel, and by the County Development Plan and 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 guiding development in the Oldtown 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. Oldtown 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 NSS states that 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.

### 2.2 Regional Planning Guidelines 2010 – 2022

The Regional Planning Guidelines aim to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines for the Greater Dublin Area (GDA) provides a strategic planning framework for the development of the Dublin and the mid-east region. These guidelines distinguish the Metropolitan area from the Hinterland area with distinct development strategies for each area. Oldtown 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 categorized the rural villages in the GDA into two sub types; Commuter Villages and Key Villages. Oldtown is considered to be a key local service centre for the village and its rural hinterland. The RPGs recommend that the future development of villages such as Oldtown 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.

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

The Core Strategy in the Fingal Development Plan for 2011-2017, indicates that 19,990 housing units are required to meet the designated population targets for the County up to 2017, split between the Metropolitan area (16,992 units) and the Hinterland area (2998 units). There is a requirement to provide a minimum of 50% of the units within the Hinterland in the designated towns i.e. Balbriggan, Lusk and Rush leaving a maximum of approximately 1500 units for Skerries, the villages and the rural 'one-offs'. Within the Hinterland, there is sufficient land zoned to accommodate approximately 660 units within the villages in the long term, that is, post 2020. However, the estimated number of units deliverable up to 2017 is indicated in the Core Strategy as 330 units. An additional 40no. housing units, over those already permitted and as yet unbuilt, are proposed in this LAP for Oldtown. This proposed level of development is consistent with the Core Strategy and the RPGs 2010-2022.

### 2.3 Greater Dublin Area Draft Transport Strategy 2011-2030 (Draft)

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

of the NIFTY service. The draft LAP is consistent with the objectives of the Strategy and Smarter Travel in terms of promoting cycling, walking in and around the village, proposals for linked walking routes to the neighbouring village at Ballyboghill, together with improving the built environment and protecting the natural environment.

#### **2.4 Rural Development Programme for Ireland (2007-2013)**

Fingal LEADER Partnership is a company formed as a result of the 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 creation and tourism activities as well as training and information support.

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

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.

#### **2.5 Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities**

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.

#### **2.6 Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities**

‘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 “Delivering Homes, Sustaining Communities” and makes practical recommendations on more specific design issues, such as layout and orientation of new homes through to more detailed design elements.

## 2.7 The National Climate Change Strategy 2007-2012

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

## 2.8 County Development Plan 2011-2017

"The Fingal County Development Plan 2011-2017 is the statutory framework for the county. The Local Area Plan has had due regard to all the relevant policies set out in the Plan.

Oldtown is zoned "RV". This zoning objective seeks to:  
"Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan and the availability of physical and community infrastructure".

### *The associated Vision states:*

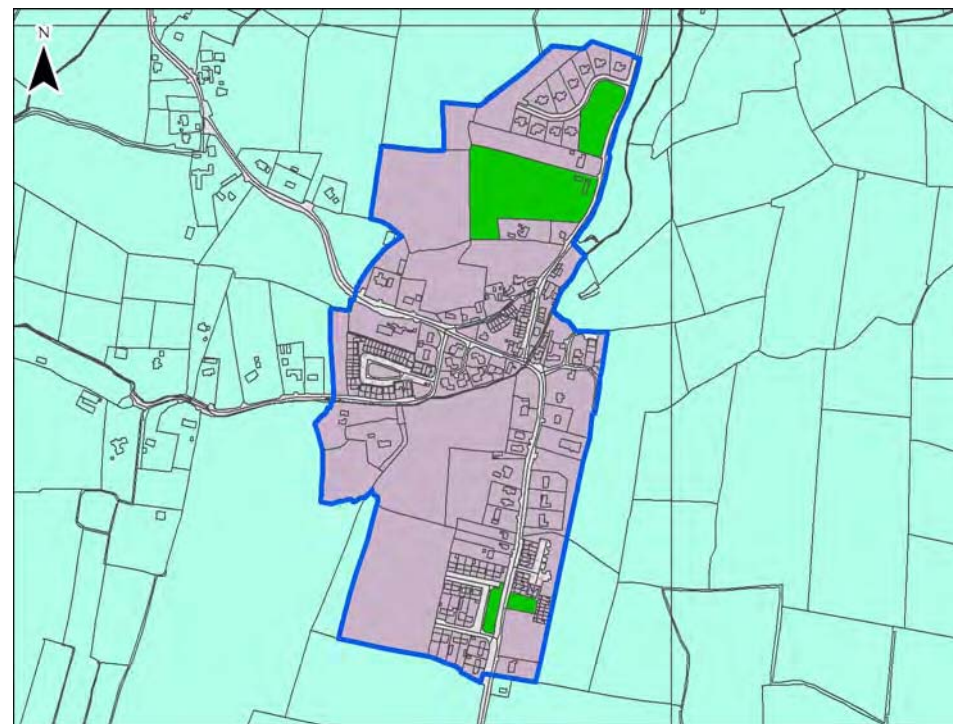
"Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment. The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns."

The County Development Plan through its policies and objectives set out in Chapter 8 Rural Fingal, promotes the importance of retaining the existing character of our villages, whilst permitting development in ways that strengthens their role as local service centres. Specifically, it states inter alia "Settlement within the designated Rural Villages will be open to all. This policy will promote the vitality of the villages and facilitate the provision of appropriate facilities. This policy recognises the low levels of growth in many of the villages over recent years. At the same time, the level of growth within villages will be managed. Rapid expansion will not be permitted as it would put undue pressure on services and the environment and encourage higher levels of

commuting. Sustainable development of the Rural Villages is to be managed through the Local Area Plan (LAP) process".

## 2.9 '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 Oldtown presents an opportunity to investigate the tourism and recreational potential of the village and to promote and facilitate the development of such facilities in the village.



Oldtown Village RV Zone - extract from County Strategy Map - CDP 2011 - 2017

## SECTION THREE: CONSTRAINTS AND OPPORTUNITES

The village of Oldtown has few constraints on development and many opportunities to enhance its distinctive character and charm. Constraints mainly relate to physical obstacles to development, whilst opportunities are manifold and draw from both the physical and social character of the village.

### 3.1 Physical/Environmental Constraints on Development.

**The RV Village Boundary** Delineates the extent of the development area around Oldtown. The LAP proposes small extensions to the RV boundary to allow for access to development lands to the north and south of the village. These small extension are permitted under the provisions of the CDP.

**The Daws River/  
Ballyboghil Stream** This River is prone to flooding during periods of heavy rainfall, thus restricting new development to open space/recreational type uses within in its flood catchment. This river is also a pathway watercourse to the protected Rogerstown Estuary Natura 2000 site. Protection of water quality of the river is a fundamental requirement of the LAP.

**Waste Water Treatment  
Waste** Currently there is insufficient capacity in the Oldtown Water Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out interim upgrade works accommodating 800 P.E. to facilitate development of lands within the local area plan.

**Archaeological Zone** There is a Recorded Monument-a possible earthwork site, close to the centre of the Village. Any development in this area will require archaeological assessment and testing and approval from the Department of Arts Heritage and the Gaeltacht.

**Existing Development** Integrating new development with existing development requires careful planning and design to ensure the protection of the amenities of existing residents.

**ESB line** A10KV ESB line traversing development lands to the south of the village centre. This line would be required to be undergrounded in any future development proposals.



### 3.2 Opportunities for the development/enhancement of the Village

#### Archaeological Conservation Area

This is a defined area centred on the village core within which all new development will be carefully controlled to enhance the architectural heritage of the village.

#### Architectural/Vernacular Heritage

The National Inventory of Architectural Heritage identifies several buildings and structures in the Village worthy of protected status consideration. Additions to the Record of Protected Structures are suggested in the LAP.  
There are several vernacular buildings in the village the refurbishment of which would further contribute to the distinctive character, charm and attractiveness of the village. An inventory of all the vernacular buildings in Oldtown has been compiled by Lotts Architects on behalf of the Council.

#### The Daws River

Whilst the associated flooding is a constraint on Development, the river, its inherent natural amenity and its need for protection, provides a valuable opportunity to propose a riverside walk and amenity areas. The LAP recognises the river as a central character in the physical fabric of the village.

#### Creation of Pedestrian and Cycle Routes

Critical to developing an attractive environment is the creation of permeable, attractive and safe pedestrian and cycle routes, linking to and between residential areas, services and amenity areas. The LAP proposes several interlinked routes and a strategic route along the river linking Oldtown to Ballyboghil.

#### Trees, Hedgerows, Stone Walls Narrow Lanes

Oldtown is a village enveloped by a canopy of trees, mature hedgerows, old stone walling and narrow lanes. These features help to define Oldtown's distinctive character and they are protected in the LAP.

#### New Open Spaces

Open spaces and recreational amenities are essential elements in the development of communities. The LAP proposes various types of open spaces in the village including proposal for a village green, multi – purpose pitches, and a children's' playground.

#### Tourism /employment

The attractiveness of Oldtown as a small characterful village close to the metropolitan area lends itself to the promotion of tourism as a potential employment source. The LAP includes tourism objectives and proposes a small enterprise and retail centres in the village.

#### Community

Oldtown has a Community Hall, Community Council and the Wild Geese GAA club. These are important social drivers in the community in strengthening local identity and sense of place, providing the local community with opportunities to meet and interact. The LAP includes objectives to support and co-operate with community and educational organisations in the provision of services for the community to meet the needs of the population as it grows.



*Aerial view of Oldtown Village 2009*

## SECTION FOUR : DEVELOPMENT STRATEGY FOR THE VILLAGE

### 4.0 LAP Vision Statement

‘To promote Oldtown 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.’

### 4.1 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
- Promote the provision of a 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.
- Seek the satisfactory completion of the existing unfinished estates at Weston Park and Oldtown Avenue.

#### Design

- Provide a strong set of general design guidelines and objectives for development in the village.
- Provide a specific set of design objectives, guidelines and principles relating to 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.
- 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, 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.

#### Education and Community

- Facilitate and co-operate with community and educational organisations in the provision of services for the community and the provision of sports and recreational facilities.

#### Tourism

- Develop and maximise the tourism potential of Oldtown 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.
- Protect a riparian corridor along the Daws river through the village, in the interests of biodiversity, recreational amenity and flood risk management.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Retain and protect significant trees, hedgerows, groups of trees and water courses within the LAP.
- Develop a landscape strategy for the village to ensure the physical integration of existing and new developments in the village.
- To encourage and facilitate environmental improvements to the physical fabric of the village.

### Heritage

- Protect the architectural and natural heritage of the village.
- 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.
- Promote the retention and sustainable reuse of existing vernacular buildings within 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 and to act as a visitor attraction.
- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to new open spaces.

### Sustainability

- Promote the development of a low carbon community through 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.
- Promote local small scale enterprise and broadband provision to encourage home based economic activity and to discourage/reduce commuting.
- 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.
- To protect and improve the water quality of the Daws river and ground water quality.

## 4.2 Village Development Framework Plan for the Village (VDFP)

To determine the best development approach for the village of Oldtown, the Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village

Development Framework Plan and Design Guidance for the village. 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, form 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.

All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan and Design Guidance for the village - (appended to this LAP).

### 4.3 New Development in the Village

New development should strengthen and consolidate the built form and distinctive character of the village. The LAP identifies 4no.development areas within close proximity of the village centre and considers the development potential of these lands in terms of scale and densities; proposing a mix of uses, comprising residential, commercial, employment and amenity. It is an objective of this plan that development within the identified areas shall take place in a coordinated manner, adhering to the development parameters set out for each development area in Section 5. In order to achieve this objective, it will be necessary for landowners to co-operate with one another.

The development of these lands, which is likely to occur over a longer period than the lifetime of this LAP.

The LAP, through its objectives together with the Village Development Framework Plan, will guide the sustainable development of the village into the future. The strengthening and consolidation of this village will make it a strong, compact, attractive place to live and enjoy and provide an attractive alternative location to urban generated rural housing.

The scale of new development for the village shall be proportionate, based on firm principles of 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 Development Framework Plan seeks to protect the distinctive character and heritage of Oldtown, having regard to the DOECLG's: 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', 2009 regarding the development of small towns and villages, the Department of Transport's policy document, "Smarter Travel: A Sustainable Transport Future" 2009-2020 and the NTA's Draft Transport Strategy 2011-2030 for the GDA.

The LAP proposes development on a phased basis. The total number of houses proposed for Oldtown in this LAP is c.272 units: (i.e.157 existing; 75 permitted but unbuilt and an additional 40 proposed in this LAP) resulting c.760 population over time. This level of residential development is considered to be optimum for the village in the longer term and is likely to occur over a longer period than the lifetime of this LAP. Small scale retail, commercial, or enterprises type uses are also proposed.

#### 4.4 Proposed extension to RV boundary

The County Development Plan, at section 8.3 provides for the reduction to or small scale extension of the existing zoning boundary, where it can be clearly shown that



*Weston Park, Fieldstown Road, Oldtown*

the proposed change to the RV zoning contributes significantly to the development objectives for the village. In this LAP small extensions to the RV boundary are proposed, allowing access to new development areas to the north and south of the village. The proposed boundary extension is indicated as a dotted red line on the LAP map.

#### 4.5 Unfinished Estates

There are two unfinished housing estates in the village; Oldtown Avenue (15 units permitted, 5 built) and Weston Park (35 permitted, 20 built). These unfinished sites are blight on the village with Weston Park being the most visually unsightly along the southern approach to the village. It is an objective of this LAP to seek the satisfactory completion of development at both locations. To this end the Council will support and facilitate the implementation of agreed Site Resolution Plans.

#### 4.6 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 Oldtown as an attractive and vibrant place to live and enjoy.

#### 4.7 General Village Design Principles

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

- Provide high quality development having regard to the DoECLG Planning Guidelines on Sustainable Residential Development; the County Development Plan development standards; the design principles set out in this Local Area Plan; the Village Development 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 Development Framework Plan for the village.
- The layout and architectural design of new buildings whether innovative, contemporary or more traditional in form shall respect the existing village scale and form.

- 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, wet dash or stone to external wall finishes.
- 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 adds 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.
- 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 walling, trees and hedgerows where appropriate.
- New development shall seek to preserve and retain existing quality trees, hedgerows 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.

#### **4.8 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 local community generally and Fingal County Council.

### Village Improvements Objectives:

- Facilitate the implementation of agreed Site Resolution Plans for the unfinished estates at Oldtown Avenue and Weston Park.
  - Provision of a new village green as part of the greenway in the southern half of the village, the Village Green is proposed as a space for sitting, leisure, children's play, planned and spontaneous community activity, extending into the residential area and including sports facilities.
  - Provision of a newly paved area, "The Square", to make the natural centre of the village pedestrian friendly.
  - Facilitate pedestrian priority within the village centre focusing on the quality of surfaces, pedestrian crossings, whilst maintaining traffic through the centre on a restricted width of road.
  - Resurfacing of the western lane - a remnant of the village core, using a resin-based gravel surface or similar, inviting, durable and safe. This lane is proposed as a pedestrian priority lane with only essential access traffic. The lane acts as a connector for walks between the northern and southern areas of the village.
  - Provision of traffic calming measures in consultation with the local community.
  - Improvements to and provision of footpaths where required, using appropriate materials.
  - Provision of attractively designed signs at the main entrances to the village and local street/road names.
  - Investigate the potential to expand floodlighting of vernacular buildings and historic features within the village.
  - Provide pedestrian crossings at appropriate location in the village.
  - Improve the extent of the 'Bring Bank Facility' service in the village, provide appropriate directional signage.
- 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.
  - Encourage and facilitate the provision of allotments /community garden affording the opportunity for the growing of vegetables, fruit and flowers.

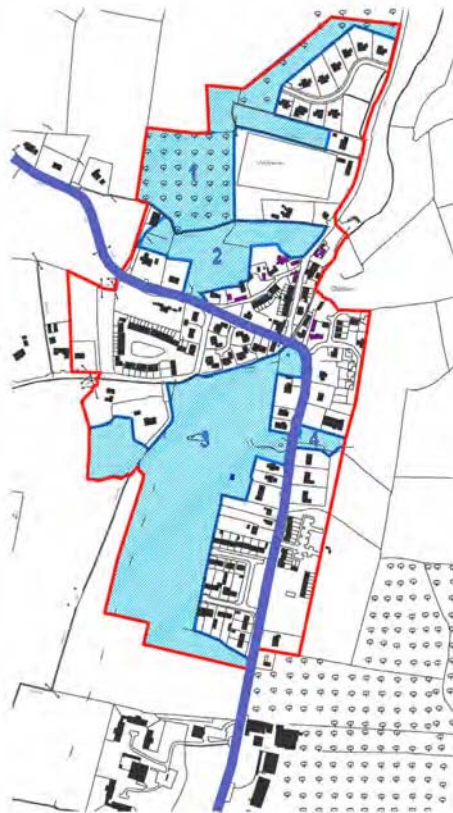


*Example of resin based surface system*

## SECTION FIVE: DEVELOPMENT PERAMETERS, RESIDENTIAL DENSITY & PHASING

### 5.0 Introduction

The LAP and VDFP identifies a total of 4no.potential development areas within the village. There are 2no.development areas to the north and 2no. to the south of the R122, Naul Road, which runs through the village. This section of the LAP sets out the appropriate development parameters, for each of the 4 potential development areas in the interests of promoting the proper planning and sustainable development of the village.



*VDFP Potential Development Areas 1-4*

### 5.1 Development Area 1 (4.7ha.) -circa 14 units (3 p.ha)

This development area is located to the north of the village on lands previously cultivated as an orchard. It is bounded to the east by the Wild Geese GAA grounds and a small housing development known as The Orchard. A cluster of circa 14no.detached family homes is proposed, taking vehicular access off the Keogh's Cross road. These sites could be developed as private serviced sites. The retention of a significant amount of existing trees on the sites offers an attractive concept of "living in an orchard". A pedestrian link through Development Area 2 back to the village centre and National School is also proposed.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The loss of the existing orchard trees shall be mitigated by retaining a 10m margin of trees at the edge of the site, incorporated into individual gardens and small stand of existing trees in a central open space -creating a sense of "houses in an orchard"
- Houses shall be either, two storey, single storey or dormer in design.
- A minimum of 4 no. single storey dwellings, suitable for the elderly, shall be provided.
- All development shall be designed and orientated to minimise overlooking or visual intrusion to existing properties adjoining/nearby.
- The scale and finishes shall accord with the village design principles set out at 4.7 above.
- Pedestrian/cycle access routes, permitting a high degree of permeability, shall be provided, throughout the development area, linking this development area with the Development Area 2 adjoining to the south and onwards to the village centre, and to the local National School.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species. Details shall be agreed at planning application stage.
- Two vehicular access points are proposed, one south of the GAA grounds and one north of The Orchard, along the Keogh's Cross road.
- Provision of adequate off-street parking.



### 5.2 Development Area 2 (1.88ha.)- circa 18 units (9.5 p.ha)

This development area is located south of Development Area 1 and closer to the vernacular core of the village. A small cluster of 12no. houses is proposed, comprising detached two storey family homes with some single storey, lifetime homes, suitable for the elderly and those seeking to trade-down within the village. Access is proposed off the Naul Road and linking to Development Area 1, increasing permeability within the village.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- Houses shall be either, two storey, single storey or dormer in design.
- A minimum of 2 no. single storey dwellings, suitable for the elderly, shall be provided.
- All development shall be designed and orientated to minimise overlooking or visual intrusion to existing properties adjoining/nearby.
- The scale and finishes shall accord with the village design principles set out at 4.7 above.
- Pedestrian/cycle access routes, providing permeability, shall be provided, throughout the development area, linking this development area with the Development Area 1 to the north and to the village centre and the National School.
- Vehicular access shall be from the Naul Road and shall link to the roads within Development Area 1.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species. Details shall be agreed at planning application stage.
- Existing trees and hedgerows boundaries shall be protected and retained as far as is practicable and in any redevelopment.
- Provision of adequate off-street parking.

### 5.3 Development Area 3 (8.06 ha.) circa 60 units (3 per ac.)

This is the largest of the development areas in Oldtown, located south of the village core and the Daws river and to east of Shamrock Park on the Fieldstown Road. Permission was granted in 2007 for 50 houses and commercial/retail development as Phase 1 on a portion of these lands. The overall proposal was for 128 residential units and commercial development.

In this LAP and VDFP, it is proposed to permit only an additional circa 10 units over the 50 already permitted, giving a total 60 units over this entire development area, thus allowing for a lower density development comprising family homes on larger sites together with a smaller retail/commercial area. Significant amenity space for the benefit of the whole village community is proposed. Comprising 1.4 ha. of open space, this area would provide for a village green, an all purpose mini pitch, children's' playground and crèche, together with a riverside walk and looped footpaths connecting back to the village centre. A hard landscaped civic space is also proposed adjoining the commercial area.

This LAP review and the associated VDFP assessment, considers this level and type of development to be more appropriate, contributing to the consolidation and strengthening of this rural village. Some of the residential sites could be developed as private serviced sites.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- Houses shall be either, two storey, single storey or dormer in design.
- A minimum of 5 no. single storey dwellings, suitable for the elderly, shall be provided.
- All development shall be designed and orientated to minimise overlooking or visual intrusion to existing properties adjoining/nearby.
- The scale and finishes shall accord with the village design principles set out at 4.7 above.
- Pedestrian/cycle access routes, providing permeability throughout the development area, shall be provided, linking through to Shamrock Park, O'Brien's Lane, the village centre and to the National School.
- Existing trees and hedgerows boundaries shall be protected and retained as far as is practicable and in any development proposal.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species. Details shall be agreed at planning application stage.
- A significant ecological/green corridor, protecting the existing hedgerows providing additional tree planting, shall be provided along the western side of this development area and continue through

the development to connect with the proposed village green and riverside walk as indicated on the VDFP map.

- Provision of adequate off-street parking.
- The phasing of this development area shall be in accordance with section 16.1 below.

#### 5.4 Development Area 4 (0.23ha.) (Enterprise units)

This development area is located to the south of the RC Church, Our Lady Queen of Peace. This area is proposed as a commercial/enterprise development area and associated car parking to encourage and facilitate the development of a local employment base in the village. Permission for enterprise/commercial units was granted on this site in June 2007.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The enterprise units shall be carefully designed and finished to enhance/ protect the visual and residential amenity of the adjacent residential development and the Church.
- The front building line shall respect the line established by the residential developments to the south of the area.
- Vehicular access shall be from the Fielsdtown Road.
- Adequate off-street parking and turning areas shall be provided to serve the development.
- A landscaped strip or buffer zone of at least 20m in width shall be provided along the southern side of the development area to protect the amenity of the adjoining dwelling to the south.
- Native tree and hedgerow planting shall be provided along the northern and western site boundaries.



*Oldtown Village Development Framework Plan- highlighting Development Areas 1-4*

## 5.5 Residential Densities within the Village and Potential Development Yield

The DOECLG guidelines states that 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 new housing in the villages can provide an alternative to the "one-off" rural house in the countryside. The County Development Plan objective for the RV zoned villages seeks to protect the character of our rural villages, promote a vibrant community, encourage local services and small scale rural enterprises and ensure a critical mass to support local services without providing for growth beyond local need and perpetuating unsustainable commuting patterns.

This LAP proposes low density development, similar to those pertaining in the village. Whilst these are lower than the generic densities suggested in the DOECLG guidelines, the recommended densities are considered appropriate for the village of Oldtown which is a rural village where the car is the dominant form of transport and where employment, community and education and retail facilities within the village are limited. The densities proposed, recognises Oldtown'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 Oldtown Village Development Framework Plan. (Appended to this LAP)

This LAP indicates the potential for approximately 40 new units over and above those already permitted. Currently there are a total of 157 housing units in the village, (152 of which are occupied. A further 75 houses are permitted but are unbuilt. These are located at Weston Park (15) Oldtown Avenue (10) and on the lands within Development Area 3 (50). When all houses permitted (75) and proposed (c.40) are built, together with those already existing (157), the resulting total number of dwellings in Oldtown would be c.272 units resulting c.760 population over time.

The scale of development proposed for Oldtown was carefully considered. It is derived from an assessment of the village in terms of its growth since the adoption of the previous LAP, the level of unfinished housing estates, its role as a local service centre and the need to provide for additional services and amenities, the amount of available development land within the village envelope, weighted against the absorption capacity of the village whilst seeking to retain its special character. The development strategy proposed in the LAP and VDFP, is considered to be optimal for the sustainable

development of this rural village and is likely to occur over a longer timeframe that the lifetime of this LAP.

Location	Site Area	Average Density	Potential Yield
Area 1. To north of village	4.7ha. (11.6 ac.)	Circa. 3 per ha.	Circa 14 units
Area 2. Immediately north of village, adjoining Area 1.	1.88ha. (4.64 ac.)	Circa. 9.5 per ha.	Circa 18 units
Area 3. South of village centre and Daws River	8.06 ha. (c.20 ac.)	Circa. 7.44 per ha.	Circa 60 units (50 of which have already been permitted but not built)
			Total new units proposed: circa. 92 units (50 of which already permitted in Area 3, so total additional new build is c.40)

## 5.6 Phasing of Development

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years, unless extended by resolution of the Council to a maximum of 10 years) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure, in particular the essential improvements to the WWTP. The Council will prioritise and facilitate the completion of the existing unfinished estates at Oldtown Avenue and Weston Park, in advance of any new development commencing in the village.

Having regard to the DOECLGs guidelines for sustainable residential areas as they apply to villages, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15no.dwellings. No applications for subsequent developments within each of the residential development areas, shall be submitted, prior to the substantial completion of the permitted development. Such applications shall be based on the guidance outlined in the Oldtown Village Development Framework Plan (VDFP).

(See section 16.1 below for elaboration on the phasing of development)



*Oldtown Village Pump*

## SECTION SIX: RESIDENTIAL MIX

### 6.1 Residential Mix

The LAP proposes a variety of house types comprising a mix of single and two-storey, detached and semi-detached housing, including houses designed for the elderly of the community. Proposals for sheltered housing will also be considered.

### 6.2 Private Serviced Sites

Within Development Areas 1, 2, and 3, consideration will be given to the coordinated development of private serviced sites through proposals for outline permission and site development works, effectively providing 'ready to go' serviced sites. Such sites would then be subject to individual planning applications to determine house type. All development proposals shall have regard to the development parameters set out at section 5 above and the guidelines set out in the Village Development Framework Plan for the village.

It is a general objective of this LAP to facilitate the development of private serviced sites within each of the residential development areas.

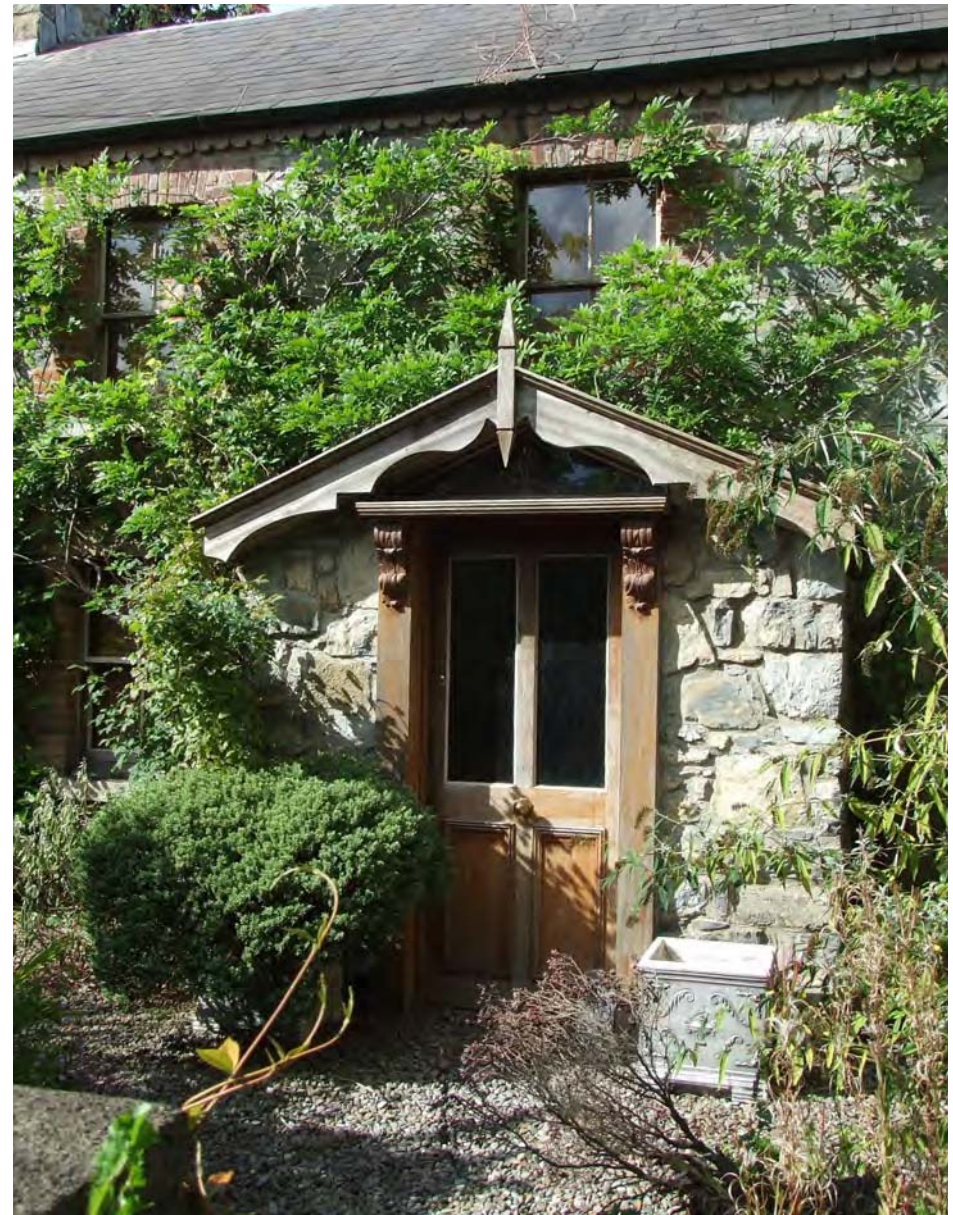
Whilst development in the village may be restricted pending the interim upgrade of the WWTP, it may be possible to provide temporary on-site wastewater treatment to cater for single houses, subject to adequate site size, site conditions and compliance with EPA standards, pending the interim upgrade. However all dwellings shall connect to the public network when capacity is available.

### 6.3 Single Storey Dwellings suitable for the Elderly of the Community

The LAP proposes single storey homes interspersed within Development Areas 2 & 3, specifically to suit different accommodation needs including those 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 dwelling type elsewhere in any of the residential development areas.

### 6.4 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.



*Three-bay Rubble Limestone House c.1870 Oldtown Village Centre*

## SECTION SEVEN: EMPLOYMENT OPPORTUNITIES, RETAIL/COMMERCIAL SERVICES

### 7.0 Introduction

The NSS (National Spatial Strategy) identifies the need to strengthen rural villages and small towns by making them attractive to residential and employment-related development. The rural villages of Fingal are attractive for commuter driven residential development. It is important this pressure is managed 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.

Employment in the village is very limited, focused on small scale/family run local commercial businesses... a local shop, public house and art gallery and veterinary surgery. This LAP seeks to improve local employment opportunities.

### 7.1 Employment Opportunities

To facilitate future economic development and the promotion of sustainable development in this area it is an objective of this LAP to promote 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 will be encouraged and promoted within Development Area 4. The development of this site for such uses would be a significant resource for Oldtown in terms of the potential to create a sustainable balance between residential and employment uses within 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, to promote the establishment of new employment opportunities in Oldtown.
- Encourage and facilitate the establishment of small workshops, for design/craft or other similar enterprises in the village, making use where possible of the existing building fabric of the village by reusing redundant vernacular farm buildings and stores.

### 7.2 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 Oldtown such as those relating to food, design/arts and crafts, eco-tourism and agri-tourism including farmhouse holidays, hill walking, historical/archaeological heritage, health farms, equestrian activities and bird watching.

### 7.3 Retail/Commercial Development

Oldtown has a limited retail/commercial base. Currently there is a small grocers' "Dave's Stores", which provides a pay – point service, a public house-The Oldtown Inn, an art gallery –The Cottage Gallery & Studio run by local artist Maura O'Rourke and a veterinary surgery. To fulfill its role as a local services centre, the Council will promote the protection of existing local retail/commercial services and the expansion of this sector to an appropriate level for the needs of the village, but which would not attract/ encourage unsustainable travelling patterns in accordance with



Oldtown Inn

the requirements of the RPGs. The expansion of the retail /commercial area shall be permitted principally within the village centre where refurbishment of vernacular buildings and change of use of existing buildings will be considered, and also in Development Areas 3 & 4.

#### **Retail/Commercial Development Objectives**

- Encourage the expansion of retail and commercial services and facilities at a level appropriate to the village to meet the needs of the existing and future population and the surrounding hinterland.
- 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 and convenient access.
- Ensure that all new retail and commercial development proposals respect the scale and character of the existing streetscape within the village.
- Promote an increased awareness of good shop front design and ensure that new 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.

#### **7.4 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 facilitate where possible a broadband service for Oldtown so as to enhance the development potential of Oldtown as a local service and employment centre.

## SECTION EIGHT: COMMUNITY EDUCATIONAL PROVISION AND TOURISM DEVELOPMENT

### 8.0 Introduction

The provision of community/educational facilities plays an essential role in the development of villages and in fostering the integration of new residential areas within village. 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.

### 8.1 Community Facilities

Existing Community facilities in the village includes, the R.C Church of Our Lady Queen of Peace, the Community Hall in the village centre where Irish dancing, hip-hop dancing, karate and yoga classes take place. The Wild Geese GFC and hand ball alley is located on the Keogh's Cross Road and the HSE primary care centre at Clonmethan is located at the southern end of the village.



*Oldtown Hall*

### 8.2 Educational Provision

Oldtown National School, located on the Naul Road north west of the village was originally developed as a 2 classroom school in 1946. In 2009 3 new classrooms and a staff room were provided using semi-permanent modular structures which accommodates 60 pupils. The original school building is used as a learning support room, and an office. There are 3 mainstream teachers and 1 learning support teacher. The pupils primarily come from the village and the surrounding hinterland. The school's recreational facilities include a playground to the rear of the school, with a baseball court and soft play area. The existing school facility has a site area of circa 1.3 acs. The current standard for a 4-8 classroom school is 1.9 acs. In this regard the Dept. of Education Guidelines states that 12% of the population is of primary school going age at any one time. Classrooms are designed to accommodate 28 pupils. Based on this figure and the projected population for the village of c.760 over a long timeframe, an additional classroom may be required in the future. Although smaller than standard 4-8 classroom school site, it would be capable of accommodating an additional classroom should it be required in the future to cater for the needs of the village community. The school is located within close proximity to proposed recreational amenity facilities and the Community Hall in the village. The mobile library calls to the school every other Thursday. Secondary Schools are located in Balbriggan, Swords and Ashbourne. The NIFTI bus provides a school run service to Ashbourne,

#### Community and Educational Provision Objectives

- Facilitate and co-operate with community and educational organisations in the provision of services for the community to meet the needs of the population as it grows.
- Require the provision of appropriate childcare facilities in accordance with the Department of the Environment, Community and Local Government 'Childcare Guidelines for Planning Authorities'.
- Encourage the development of youth care facilities.
- Co-operate with sports clubs, school and community organisations in the provision of sports and recreational facilities.

### 8.3 Health Services

The Oldtown Health and Care Centre is a large former Eastern Health Board facility located to the south of the village which provides full time care for disabled people and a community Health Centre where a wide variety of health and related services are provided. When funding is available, the HSE propose to develop a Primary Care



Centre at Clonmethan, Oldtown, to cater for the North County Villages, where the following services will be centrally provided: 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 this Primary Care Centre. Currently the Primary Care Team operates from the existing Health Centre at Clonmethan. A 50 bed HSE Community Nursing Unit has also been permitted within HSE complex at Clonmethan.



*Clonmethan Health Centre*

#### 8.4 Tourism Development

This LAP recognises the potential to make tourism a key economic function of this picturesque village, a resource that is currently underdeveloped. This plan aims to promote appropriate sustainable tourism activities within the village and encourage the development of cultural/recreational facilities and services to attract visitors and tourists to the village and the surrounding area. These would include for example the development of a café, restaurant(s), tourist accommodation such as a guest house/hostel, artists' studio and gallery, exhibiting local artists and designer's work, themed fairs, walking/bicycle hire supplies for visitors and tourists. Slí na Sláinte, recreational looped walking trails, around the village including a riverside walk linking the villages of Oldtown and Ballyboghil are also proposed.

#### Tourism and Recreational Development Objectives

- Develop and maximise the tourism potential of Oldtown by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operate 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, horse-riding, walking, cycling and associated facilities that enhance the special qualities of the surrounding natural and built environment.

Preserve, protect and enhance the natural, built and cultural heritage of the village to promote the attractiveness of the village to visitors.

Actively promote and facilitate the development of a riverside walk along the Daws and Ballyboghil rivers, providing an attractive “off-road” walking route between the villages of Oldtown and Ballyboghil, as a local amenity whilst also fostering and promoting mutual economic benefit to these two villages.



## SECTION NINE: GREEN INFRASTRUCTURE

### 9.0 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 many of 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 Oldtown.

### 9.1 Landscape Character

The County Development Plan provides a Landscape Character Assessment of the county. The village of Oldtown is located within the Low- Lying Character type in the County Development Plan, This area generally contains mixed pasture and arable farming on low lands, comprising of large fields with few tree belts or large settlements with few panoramic views or prospects. The village itself is situated in a shallow valley drained by a small river known locally as ‘The Daws River’, a tributary of the Ballyboghil river and is surrounded by lands zoned ‘RU’ – “Rural” in the County Development Plan. This zoning objective seeks to protect and promote the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage.

There are no designated Natura 2000 conservation sites, that is – Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) or Natural Heritage Areas (NHAs) 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 the local and surrounding landscape, any future developments within the village shall have strict regard to the principles for development regarding development in low lying 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 stone walls.

### 9.2 Protection of Views

Whilst there are no protected views listed in the County Development Plan, the ACA Statement of Character has identified key views within the ACA that should be protected and preserved.

### Protection of Views Objective.

To protect the following views as indicated on the Local Area Plan map:

- View from Fieldstown Road looking north to the area east of the bridge
- View from the village centre south towards the presbytery
- View from the village centre north towards the entrance to the village
- Views along the lane west of the village centre.



*View from village centre, south towards Presbytery*

### 9.3 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, hedgerows, stonewalls, leafy laneways and the Daws riverscape running through the village centre. They all function as ecological “corridors” or ‘stepping stones’ which enable species to move from place to place.

The Fingal County Development Plan through its 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 place 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.

The Daws River flows through the centre of the village. This river 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 river, free from new development and shall incorporate a 30 metre minimum on its southern banks opening out to a larger open space within Development Area 3.

#### 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 for developments comprising 3 or more units, applicants 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 negative impact on the local biodiversity of the area.
- To protect the integrity of the Daws river for its biodiversity and amenity value including surface water management, a riparian corridor shall be established along the river, free from new development and shall be a minimum of 30 metres wide.
- To promote and facilitate public access along the Daws river valley where feasible and appropriate, both within the village centre and eastwards toward Ballyboghil.
- Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDS) where possible and appropriate.

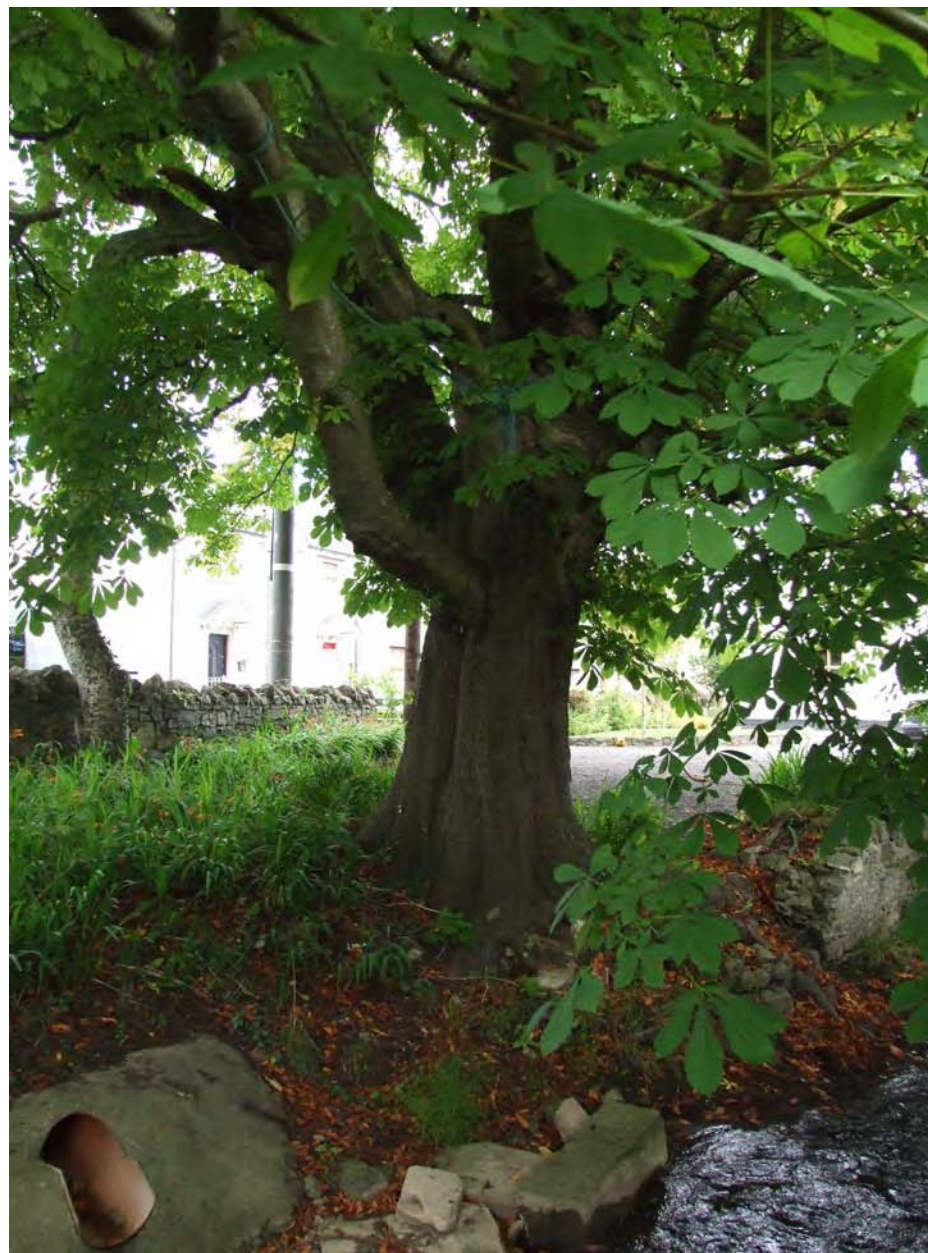
### 9.4 Trees/Woodlands and Hedgerows

Trees, woodlands and hedgerows provide important wildlife habitats as well as contributing significantly to the character, setting and amenity of Oldtown. There are a number of mature trees which have been identified in the ACA Statement of Character and Village Development Framework Plan. Mature trees of different species in the village contribute significantly to the special character of the village. They reinforce its rural setting and act as a backdrop to the various structures, mark the path of the Daws River and soften the appearance of the buildings and significant views. Some of the most significant trees include:

- Group of scots pines and beech along the Fieldstown Road, north of the Catholic Church.
- Groups to the north east of the village and east of the Daws River
- Groups opposite the Catholic Church forecourt
- Groups to the south and west of the presbytery which act as a backdrop to significant views from the ACA
- A large chestnut on the bank of the Daws River opposite “P.Archer” former post office and shop
- A yew tree located on the eastern side of the main street
- A large plane southwest of the former lime kiln on the northern approach to the village
- A large conifer west of Oldtown House
- Conifers either side of the Community Hall.

#### 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 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.
- To develop a landscape strategy for the village to ensure the physical integration of existing and new developments in the village.



*Horsechestnut Tree on banks of River Daws*

## SECTION TEN: OPEN SPACE AND RECREATION

### 10.0 Introduction

The provision of accessible open space is an integral part of the provision of high quality green infrastructure for communities and forms a core element in the emerging Green Infrastructure Strategy for the County. The County Development Plan seeks to provide a hierarchy of accessible open spaces in the form of pocket parks, small parks, local parks and Regional Parks to meet the diverse needs of local residents. Additionally, strategic open spaces in the form of green corridors and riparian corridors are also required to be protected, enhanced and be incorporated into new developments.

The following sets out the different types of open space, both existing and proposed for Oldtown in this LAP and the value they provide as recreational assets and in terms of contribution to the enhancement of local biodiversity.

### 10.1 Existing Accessible Open Space

These open space areas are usable and accessible by the public. Oldtown has limited accessible open space. The public open space at The Orchard housing estate and the Wild Geese GFC grounds located to the north of the village together with the public open space at Shamrock Park, to the south of the village, are primarily the established accessible open spaces in Oldtown. These amenities forms an integral part of the social fabric of the village, contributing both to the local amenities of the village and to creating a sense of community.

### 10.2 Proposed Accessible Open Space and Recreational Areas

The LAP identifies proposed additional areas of publicly accessible open spaces. These are proposed in the form of pocket parks within Development Areas 1&2 to the north of the village and a small park incorporating a village green, riparian corridor, riverside walk, multipurpose pitches and a children's playground within Development Area 3. These areas are indicated on the LAP map and illustrated on the accompanying Village Development Framework Plan. The provision of publicly accessible open space shall be in accordance with the requirements of the County Development Plan.

### 10.3 Strategic Open Space – Green Corridors & Riparian Corridors

Green corridors are linear open spaces along pathways and water courses, they can be formed by hedgerows and other natural features that provide opportunities for walking, cycling, informal recreation and biodiversity and importantly provide for wildlife

migration. Objective 0S23 of the County Development Plan requires the provision of green corridors in all new developments where the opportunity exists. Similarly, riparian corridors are required along all watercourses in the interests of bio-diversity protection, amenity value and surface water management. The Daws River, which runs through the village, is a tributary of the Ballyboghil River. The CDP requires a riparian corridor of at least 30m along specified rivers in the County, including the Ballyboghil River. This riparian corridor shall be kept free of development and retained as strategic open space as it forms part of the Fingal Ecological Network. The riparian corridor will connect to the proposed public open space and village green in Development Area 3 and may incorporate a riverside walkway where safe and feasible, whilst protecting the ecology of the area. In accordance with the County Development Plan, the area of land provided for green and riparian corridors shall not form part of the public open space provision.

Proposed open space and recreational areas are indicated on the LAP map and an indicative/illustrative design for these spaces, including environmental spaces in the form of green corridors, is set out in the Village Development Framework Plan.

### 10.4 New 'Civic Space'

A small 'Civic Space' is proposed adjoining the retail/commercial area within Development Area 3. 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 proposed village green and east of the children's playground. It could be used for farmers' markets and various community gatherings. The Village Development Framework Plan details a possible design and layout of this space.

### 10.5 Pedestrian and Cycle Routes

A series of pedestrian /cycle routes are proposed throughout the village linking existing and new residential areas to strategic and new open spaces, to the National School, Community Hall and proposed Allotments and Community Garden. Over time it is an objective of the Council in association with landowners, the local community and other stakeholders to promote the extension of these pedestrian routes linking the villages of Oldtown and Ballyboghil, off road, along the route of the Ballyboghil River. This route, together with the proposed green corridors within the village, will form part of Fingal's developing green infrastructure strategy. (Refer to LAP map).

### 10.6 Allotments /Community Garden

It is the policy of the Council to promote the development of private allotments and community gardens. The proposed uses are consistent with the RU rural zoning. Subject to certain legal requirements, the development of a community garden, by the local community, could receive a grant from the Council under the Local Agenda 21 Environmental Partnership Fund.

#### A Community Garden – a definition

A Community Garden is gardened collectively by a group of people on lands rented from a landowner or organisation that holds title or lease to the land. It is a shared green space designed, built and maintained by community members for the use and enjoyment of the entire community. Community gardens may be solely used to grow food/ flowers for the gardeners themselves and /or the surrounding community; it could also include a decorative formal garden and act as an educational or rehabilitative facility.

### 10.7 Recreational Hubs

The Council's Parks Division is seeking to develop active recreational "hubs" at various locations throughout Fingal. These 'hubs' will allow clubs from different sporting codes to share facilities such as changing/meeting rooms, car-parking, all-weather pitches, and other ancillary facilities. The Council proposes to develop a recreational "hub" for active recreational space, serving the north west of the County in Naul. When developed, this "hub" will offer additional recreational facilities which will also benefit of the residents of Oldtown.

#### Open Space and Recreation Objectives

- To retain, protect and enhance the existing open spaces within the village: the Wild Geese GAA grounds and the open spaces associated with the existing residential areas. These areas shall be kept free from development.
- Provide "pocket parks" in Development areas 1 & 2 as indicated on the LAP map and the Village Development Framework Plan.
- Provide a village green incorporating multipurpose pitches, a children's playground, within Development Area 3.



*Turvey Allotments*

- Provide a 'riparian corridor', minimum 30m in width from the river bank together with an integrated riverside walk along the river Daws, within Development Area 3.
- Provide a 'Civic Space' for community gatherings, farmers markets adjoining the retail/commercial area within Development Area 3.
- Provide additional environmental open space in the form of green corridors as an integral part of future development as indicated in the VDFP.
- To promote and facilitate a series of pedestrian/cycle routes through out the village linking existing and new residential areas to strategic and new open spaces, to the National School, Community Hall.
- Promote and facilitate, in consultation with landowners, the local community and other stakeholders the development of a pedestrian route- a "Slí na Sláinte", linking the villages of Oldtown and Ballyboghil, off road, along the route of the Ballyboghil River. This route, together with the proposed green corridors within the village, will form part of Fingal's developing green infrastructure strategy.
- Support cycling and walking groups and the local community in the development of possible way-marked walking and cycling routes in the surrounding area, both for the enjoyment of local people and as a possible attractor for visitors to the area, promoting local economic development.
- 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 Development Framework Plan for the village, appended to this LAP.

## SECTION ELEVEN: ARCHITECTURAL HERITAGE

### 11.1 Village Character and Built Form

Oldtown, An Seán Bhaile is a compact rural village, enveloped by the surrounding landscape. The rural character of the village is imbued through vibrant corrugated iron sheds, rubble stone outbuildings and stone boundary walls. The village is characterised by its narrow roads, village lanes, the informal and scattered layout of vernacular buildings, the stone walls and mature trees, all of which form strong visual elements and contribute to the distinct character of the village.

The village is situated in a shallow valley drained by a small river known locally as ‘The Daws River, a tributary of the Balyboghil River and is surrounded by lands zoned for predominantly agricultural use in the 2011 Fingal County Development Plan. The village has two distinctive “through routes”; threading through the village; the Daws River and the Regional Road (R122), intersecting at the stone bridge in the centre of the village.

The village core consists of a mix of two storey nineteenth century stone built dwellings, single storey cottages and bungalows arranged around a triangular street pattern in the centre. The more recent stone built terraced dwellings within the core contrast with the scattered vernacular architecture of the village, developing a new village form for Oldtown. The redeveloped thatched cottage and Oldtown Local Hall a corrugated community hall add to the unique identity of the village. The ribbon of “one-off” bungalows and the small developments of detached dormer bungalows within the centre and to the north of the village, contribute little to the streetscape and village character. There are two Council housing developments in the village; Shamrock Park, a small low density well established Council housing development, located to the south and Clonmethan Green a tighter built development of social and affordable dwellings located off O’Brien’s lane to the west of the village centre. The unfinished developments at Weston Park on the southern approach and Oldtown Avenue to the east of the village centre present challenges for the village, although their design and proposed layouts when completed will aid the consolidation of the urban form of the village. The Catholic Church, Our Lady Queen of Peace and presbytery are located south of the village core.

### 11.2 Protecting our Architectural Heritage

Our architectural heritage is a unique and irreplaceable resource which is a vital link to our past. “Architectural Heritage includes all structures which are of architectural heritage merit. This includes:

- (A) structures and buildings together with their settings and attendant grounds, fixtures and fittings,
- (b) groups of such structures and buildings and
- (c) sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest”.

Under the Planning and Development Acts 2000-2010, 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 Architectural Conservation Areas.



Oldtown has a diverse range of buildings and features all of which contribute to its architectural heritage. Although not yet included on the Record of Protected Structures, they have been recorded by the National Inventory of Architectural Heritage. Notably, Oldtown House and Bridge, Oldtown Hall, “P.Archer” house and shop. Oldtown Catholic Church and Presbytery and the cast –iron pumps.

The review of the RPS is an ongoing process, additions to the RPS can be made throughout the lifetime of the County Development Plan.

Similarly 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 have, over time, acquired character and ‘special interest’. A survey and data base of the vernacular buildings of Oldtown has been carried out by Lotts Architecture and Urbanism on behalf of the Council. Oldtown’s vernacular structures are identified on the LAP map.



The County Development Plan identifies protected structures in the vicinity of the village [outside the RV1 boundary] which are of architectural and historical interest, these are as follows:



*Clonmethan Church*

**RPS No.144-**

Enclosure site, Naul Road, Browns Cross, Earthwork\*

**RPS No.145-**

Clonmethan Glebe, Naul Road, early 19th century former Glebe House

**RPS No. 146-**

Former St. Mary's Church of Ireland (in ruins), Naul Road, aka Clonmethan Church.\*

**RPS No. 148 -**

Ringfort, Browns Cross -Ballyboghil Road.\*

\* Denotes Recorded National Monument

### 11.3 Archaeology

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 DoECLG. The Record of Monuments and Places (RMP) is the principal mechanism for protecting sites of archaeological importance.

Within the RV boundary of the village of Oldtown there is only such one recorded site included on the statutory inventory - DU 007-022 -site of possible earthwork. This site is centred on the area developed at Clara Court and extends into Development Area 3, south of the River Daws and northwards into the village core.

There are a number of Recorded Monuments close to but outside the village boundary: DU 007-005: Earthwork, in the town land of Browns Cross,

DU 007-006: Church Site and Graveyard, in the town land of Glebe Clonmethan

DU 007-007: Ringfort in the town land of Leastown.

In any new developments, it is an objective of this LAP to protect the archaeological heritage of the village in accordance with the relevant legislation. It is also an objective of the LAP to promote a greater awareness and appreciation of the abundance of local archaeological and historical sites around the villages of Oldtown and Ballyboghil, through the use of way marked heritage trails and walking routes, linking these two villages.

### 11.4 Oldtown Architectural Conservation Area and Statement of Character

The village core of Oldtown 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.

### 11.5 Summary of Special Character of ACA -extract from ACA Statement of Character

"Though located within easy reach of the city of Dublin, Oldtown has not been engulfed by modern development and retains much of its characteristic village charm. It has a rural setting, sited in picturesque landscape, and the definition between the village and the countryside remains strong.

**Natural Landscape:** The underlying gentle rolling topography, backdrops of distant trees, road side hedges, impressive specimen trees in the village and the presence of the river in and beyond the Oldtown are strong features of the ACA.

**Morphology of the Village:** The historic street alignment dates to the seventeenth and eighteenth centuries and the informal arrangement of houses and other structures gathered around the established Catholic Church are typical of chapel villages from the eighteenth and nineteenth centuries.

**Social and Cultural Heritage:** The intact nature of the fabric of the village, the continuity of uses, and the various civic and religious buildings provide valuable insight into the social history of the Oldtown.

**Architectural Significance:** Oldtown has a number of significant works of formal architecture, including a church and presbytery and a village hall. The domestic and agricultural buildings are significant in forming an intact and historically authentic informal architectural composition which defines the character of the village.

**Architectural Character:** Oldtown is a typical Irish village in which most houses conform to a simple typology of rendered rubble stone and slate roofs of simple sharp detailing without projecting eaves or barge boards, alongside corrugated-iron replacing earlier thatch. The intrinsic value of the architecture lies in its appealing historic informality, contextual grouping and the survival of early detailing.

**Vernacular Architecture:** The informality of the village is reinforced by the survival of many vernacular buildings. A number of these stand at key positions and provide spatial definition to the individual streets, or mark the entrances into the village. These simple buildings reinforce the character of Oldtown as a rural village. The rural character of the village is imbued through vibrant corrugated-iron sheds, rubble stone outbuildings and stone boundary walls.

**Built landscape features:** Rubble stone walls which permeate the village contribute strongly to the aesthetic quality of the roads and streets.

**Street furniture:** A number of plain gates, water pumps and a post pillar box add considerable diversity to the streetscape.”

## 11.6 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 outbuildings are strong components of the special character of Oldtown. In this regard an Inventory of Vernacular Buildings in the rural villages of the North County, including Oldtown, was prepared on behalf

of the Council by Lotts Architecture and Urbanism. It is an objective of this Local Area Plan to promote the reuse and refurbishment of the vernacular heritage of the village, retaining the form and appeal of this vernacular heritage which contributes so positively to the identity and character of the village.



*Rubble Stone Farm Outbuilding c.1840*

### Architectural 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’, indicated on the LAP map, 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 DoECLG, by a suitably qualified archaeologist under licence from the DoECLG and the National Museum of Ireland, at the developer's expense.
- To review the National Inventory of Architectural Heritage as it relates to structures in Oldtown and consider their inclusion on the Record of Protected Structures, as a variation to the County Development Plan.
- To retain, appreciate and revitalise appropriately the vernacular heritage of Oldtown by deterring the replacement of good quality vernacular buildings with modern structures and by protecting (through the use of the ACA), vernacular buildings where they contribute to the character of the village and/or where they are rare examples of a structure type.
- Encourage the careful, sensitive re-use/refurbishment 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.
- Require that proposed infrastructural and public utility works within the village do not remove historic street furniture such as lime stone 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 Oldtown 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.



*Parochial House, Oldtown c.1870*

### Architectural Conservation Area Objectives

- To preserve the form, scale and character of the village core which is 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 the ACA, through the development management process, except in very exceptional circumstances where planning gain can be clearly demonstrated to the satisfaction of the Planning Authority and the Conservation Officer. Where demolition is granted an assessment of the impact of the replacement building on the character of the ACA will be required.
- 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 Oldtown. 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.
- Developers shall have strict regard to the guidelines in the document 'Oldtown Architectural Conservation Area Statement of Character' in all development proposals.

### 11.7 Heritage Trail

The architectural, archaeological, historical and cultural heritage of Oldtown has a unique and special character. Greater awareness and appreciation of the local heritage of the village can be promoted through the establishment of a way-marked heritage trail around the village and its environs in co-operation with the local community, incorporating the archaeological and historical heritage sites both within and nearby the village at Brownstown, Clonmethan and Leastown and onwards to Ballyboghil. Appropriate signage and an illustrated information boards are essential parts of a heritage trail located at an appropriate point in the village centre.

### Heritage Trail Objectives

- To promote and facilitate a heritage trail providing for a way marked route around the village and its environs in co-operation with the local community, incorporating the archaeological and historical heritage sites both within and nearby the village at Brownstown, Clonmethan and Leastown and onwards to Ballyboghil.
- 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 co-operate with tourism bodies in the provision of such signage at an appropriate location in the village.



*Corrugated-iron Haybarn, Oldtown Village, early to mid 20th century*

## SECTION TWELVE: WATER SERVICES INFRASTRUCTURE

### 12.0 Introduction

The Council will seek to provide adequate and improved infrastructural services to Oldtown to meet the growing needs of the village.

### 12.1 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.

Parts of Oldtown village and its surroundings are served by Asbestos Concrete (AC) watermains. Work is well underway to improve security of supply by replacing the AC watermains as part of the Ward Water Supply Scheme. Single houses and small commercial development may continue to connect to the existing AC watermains however any medium to large scale development in the area may be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council. The water supply to all new developments shall comply with Fingal County Council's "Guidelines For Drinking Water Supply" Feb. 2009.

### 12.2 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 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). The background to the processes and the reports of the ERBD are available at [www.erbd.ie](http://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. The proposed development lands at Oldtown are located within the Ballyboghil WMU. The Ballyboghil WMU has been designated as 'poor status' by the EPA under the Water Framework Directive.

The Daws River, a tributary of the Ballyboghil River, flows in an easterly direction through the centre of Oldtown village, it joins the Ballyboghil River which flows through Ballyboghil and discharges at Rogerstown Estuary, a Natura 2000 site. This Natura 2000 site is adjacent to the Rush-Howth Shellfish Area.

### Water Supply and Water Quality Objectives

- Facilitate the long-term improvement to the water supply for Oldtown.
- Ensure that the drinking water supply to Oldtown complies with EU Drinking Water Regulations 2007 and Fingal County Council's "Guidelines For Drinking Water Supply" Feb. 2009.
- Continue the commitment to water conservation and leakage reduction within the Fingal area and promote awareness of water conservation measures and techniques.
- 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.
- Implement the measure drawn up in the Pollution Reduction Programme for the Malahide Shellfish Area.
- Prevent the creation of ransom strips.

### 12.3 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.

The Geological Survey of Ireland (GSI) has recently completed Groundwater Protection Zone Mapping for Fingal. The GSI mapping indicates that there are two groundwater bodies in the area, namely the Lusk –Bog of the Ring groundwater body and the Swords groundwater body. The Oldtown area has varied ground conditions resulting in a range of vulnerability conditions ranging from Low Vulnerability at the outskirts to Extreme Vulnerability at the centre (Refer to GSI mapping). The area of extreme vulnerability is largely already developed. Proposed development within the village is largely residential, connecting to the municipal waste water treatment plant and implementing a SuDS strategy for the disposal of surface waters, such development will have limited impacts on ground water vulnerability. Where development is proposed within this area including change of use, its impact on the ground water vulnerability will be carefully assessed particularly in relation to any pollution generating uses, which may have to be restricted within this area.

#### 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 from pollution including during the construction/development phases.

### 12.4 Surface Water

There is a limited surface water system serving the Shamrock Park area of the village. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Daws River through a series of drainage ditches and culverts. Surface water also infiltrates into the foul drainage network, particularly at times of heavy rainfall.

In order to protect, improve and enhance the natural character of the watercourses and rivers in the county, and promote access, walkways and other recreational uses of associated public open spaces, a 10-15 metre (min) riparian corridor must be maintained either side of a watercourse, measured from the top of the bank. In this LAP a riparian corridor of 30m min is proposed along the southern side of the

Daws River, where there is currently no development. Recent Flood Risk Mapping has indicated that this area is at risk of flooding during extreme rainfall events. This proposed riparian corridor is in accordance with the Council's policy on Green Infrastructure and Biodiversity. 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 (GSDS) 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](http://www.suds.com).

The LAP advocates this broad philosophy of SuDS, incorporating a range of water management functions and associated SuDS techniques. These include the proposed open spaces and the riparian corridor along the Daws river. 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<sup>1</sup>.

*1. 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'.*

Culverting of watercourses will not be permitted in accordance with Objective BD22 of the County Development Plan which aims to ‘Protect rivers, streams and other water courses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish’.

#### 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. Culverting of streams is not acceptable and will not be permitted.
- Establish a riparian corridor along the Daws River free from new development and this corridor shall be a minimum of 30 meters wide.

### 12.5 Flood Risk Management

Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) are currently carrying out the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS). This is a catchment-based flood risk assessment and management study of 19 rivers and streams within the county including the Daws River.

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 Daws River, a tributary of the Ballyboghil River, runs through the village. As part of FEM FRAMS, draft flood risk maps have been produced for this river for the 1% probability (1 in 100yr) and 0.1% probability (1 in 1000yr) of flooding. The draft maps indicate a limited extent of flooding within the LAP lands, restricted for the most part to the lands south of the Daws River at O’Brien’s Lane and around the Community Hall.

The Department of Environment, Community 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) that 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 must have regard to the planning and development principles outlined in the national flood risk management guidelines when considering development proposals.

As part of any future development in the village, the flood risk from the Daws River, indicated on the FEM FRAMS flood risk map, must be taken into account. Development in areas of flood risk can only be permitted in accordance with the guidelines.

#### Flood Risk Management Objectives

- Implement the DoECLG Planning and Flood Risk Management Guidelines for Planning Authorities and the Assessment and Management of Flood Risks Regulations 2010.
- Implement the recommendations of the FEM FRAMS study.

### 12.6 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 Oldtown, 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.

The Oldtown Wastewater Treatment Plant is currently designed to cater for a maximum Population Equivalent (PE) of 500. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Ballyboghil River.

Currently there is insufficient capacity in the Oldtown Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out

interim upgrade works accommodating 800 P.E. to facilitate development of lands within the local area plan.

The existing and proposed population of the village is planned to be in the region of c.760. However, it is expected that a population of c.760 will occur over a much longer time than the lifetime of this LAP. (The Planning and Development (Amendment) Act 2010 permits the extension of the life of an LAP to up to 10 years, by resolution of the Council).

The 760 population figure reflects the development capacity of the village, having regard to the existing and permitted development (c.650) and to the Village Development Framework Plan, which indicates the longer term development potential of the village and proposes an additional 40 houses resulting in an additional population of c.115 over that already existing and permitted.

Where permission was granted for development in excess of the 500 P.E. capacity of existing WWTP, a planning condition was attached requiring a special financial contribution per dwelling unit to facilitate the interim upgrade of the WWTP, to cater for the proposed development.

Development in the village will be restricted, pending the interim upgrade of the WWTP to cater for 800 p.e. ***The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.***

It may be possible, subject to site assessment, to provide temporary on-site wastewater treatment to cater for single houses, pending the interim upgrade with future connection to public network when capacity is available.

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.

### 12.7 Waste Water Treatment Plants and required Buffer Zones

Lands adjoining WWTPs may be subject to an odour nuisance. It is deemed appropriate to establish a buffer zone around these plants for odour sensitive developments such

as houses, schools, nursing homes etc. Developments which have non-sensitive uses may be permitted. The lands around the WWTP at Oldtown are not within the RV boundary and are zoned RU. Notwithstanding, the buffer zone should be 100m measured from the odour producing unit of the WWTP nearest to the RV boundary, given the size of the plant, the rural nature of its location, the prevailing winds and the risk of odour nuisance.



#### Wastewater Services Objectives

- To provide an interim upgrade of the capacity of the WWTP to 800 PE.
- 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.



## SECTION THIRTEEN: TRANSPORTATION

### 13.0 Introduction

Oldtown Village is a rural village in the Hinterland area of the north County. It is largely car dependent, with a limited public bus service in the form the NIFTY, the rural transport bus service. This draft LAP seeks to encourage cycling and walking within the village to church, school and local shops. To help meet this objective a pedestrian priority area is proposed in the heart of the village. Furthermore the Draft LAP seeks to promote local small scale enterprise and broadband provision to encourage home based economic activity and to discourage/reduce commuting. The draft LAP has had regard to and is consistent with the NTA's Draft Strategy Vision 2030 for the GDA and the goals and targets of Smarter Travel-A Sustainable Transport Future 2009-2020.

### 13.1 Roads

The R122 travels through the centre of the village, connecting northwards to The Naul and Garristown and southwards towards St. Margarets and Swords. This is a Regional Road, and therefore an important road network through the north county.



Extract from VDFP showing  
Pedestrian Priority Area

The Naul Road and sections of Keogh's Cross Road has been improved recently, additional improvements are required along this approach to the village. Traffic volumes through Oldtown are manageable. However to draw on the potential of the village centre as a lively civic space "The Square", in the heart of the Architectural Conservation Area as identified in the Village Development Framework Plan, some physical improvements to the road surfaces and alignment are required within the village core, emphasising this area as a "pedestrian priority area".

### Road Provision / Improvement Objectives

- In cases where new 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.
- Design a road surface, including vertical realignments where feasible to denote a village environment in the area identified as a "pedestrian priority area" in the Village Development Framework Plan.
- Investigate the feasibility of reducing the carriageway width to improve the public realm, increasing the area designated as "pedestrian priority area", whilst allowing for the movement of traffic through the village.
- Investigate the provision of "local access only" and "one-way" signs on the western lane in the village core.
- Provision of appropriate landscaping and street furniture.

### 13.2 Pedestrian and Cycle Routes

It is an objective of this plan that provision shall be made for easy pedestrian and cycle linkages to new and existing residential areas, the National School and local amenities and to develop the village core as a "pedestrian priority area".

### Pedestrian/Cycle Routes Objectives

- To ensure that footpaths are provided as a connected, permeable network within the village.
- Promote and facilitate the provision of a riverside walking route, connecting the villages of Oldtown and Ballyboghil.
- Provision of pedestrian crossings where appropriate, particularly in the vicinity of the National School, "The Square", near the Catholic Church and near The Oldtown Inn public house, leading towards the proposed riverside walkway.
- To ensure that pedestrian links between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.
- Provision of bicycle parking.

### 13.3 Public Transport

Public transport service for the village is limited to the 'NIFTT' Rural Bus service established as part of the Rural Transport Programme. This service provides bus transport for rural residents supporting communities in Oldtown Garristown, Ballyboghil, The Naul and Rowlestown to access public services, employment, training, health, social facilities and other services. The Rural Transport Programme provides an invaluable service. Increasing the frequency of the service would provide the local community with a more alternative means of transport to the private car.

#### Public Transport Objectives

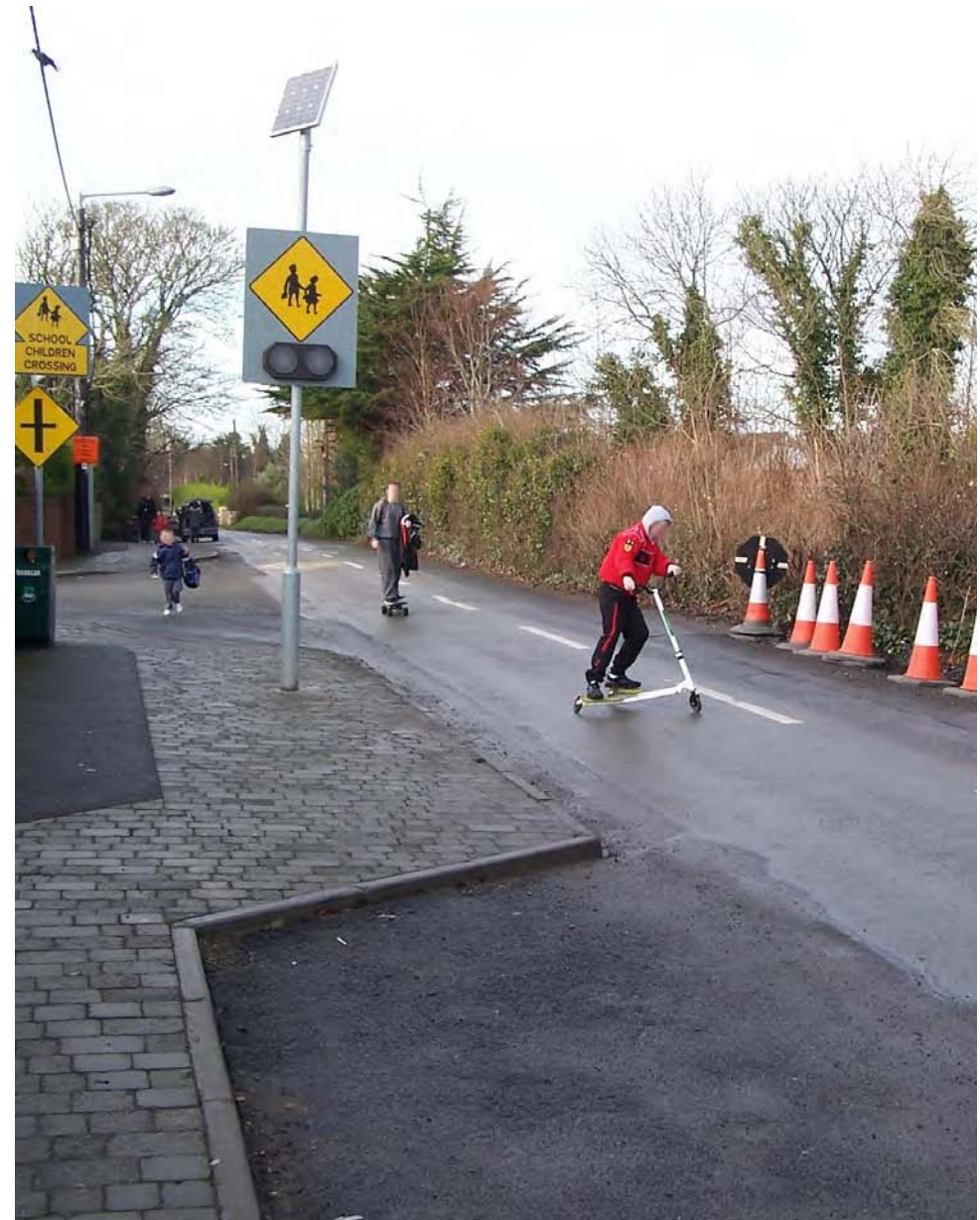
- Support and encourage public transport providers to enhance the provision of public transportation services in the village and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the village, enhancing and expanding existing services.

### 13.4 Car-Parking

There is some off-street car parking in the village, at the Church, and at the pub. Additional off street parking is required to serve the additional civic and commercial uses proposed in this LAP. Adequate car parking shall be provided in all new developments.

#### Car-Parking Objectives

- To ensure that all new development provides for adequate off-street parking in accordance with the parking standards contained in the Fingal County Development Plan.
- To require the provision of off-street car parking to serve new commercial and amenity facilities in the village.
- To ensure adequate provision of disabled parking within the village.
- To investigate the feasibility of providing additional parking facilities at the National School.
- To facilitate and promote appropriate hard and soft landscaping around car parking areas.



## SECTION FOURTEEN: SUSTAINABILITY

### 14.0 Introduction

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

### 14.1 Environmental Sustainability and the LAP

Walking and cycling is promoted by provision of safe, attractive pedestrian and cycling routes between attractors of activity, e.g. the school, church, community facilities, shops, enterprise centres, 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 community food production through a community garden and/or allotments.

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.

Promote the use of renewable energy in all new developments.

Promote energy efficiency and conservation above the Building Regulations standard in the design and development of all new buildings.

### 14.2 Wind Energy Potential outside of the Village boundary

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 a significant contribution to achieving this target.

The DOECLG '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 through 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.

Fingal County Council's "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.

The two villages of Oldtown and Ballyboghil are located within the designated Low Lying Landscape Character Type in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects.

In the Council's Wind Energy Strategy, wind farms are not considered acceptable within village boundaries, (apart from development exempted from the requirement to obtain planning permission) however wind energy is acceptable in principle in the rural areas surrounding of the villages.

The rural areas beyond the village boundaries of Oldtown and Ballyboghil may be a good location for a small number of wind turbines -a small "wind farm", which would serve to aid the transformation of these villages to low carbon communities. Fingal would support the development of a wind farm at a suitable site, in this area which would help to reduce carbon footprint of these North County villages.

Accordingly, it is an objective of this LAP to promote and facilitate the development of wind power within the rural hinterland of the Ballyboghil and Oldtown villages where such development does not have a negative impact on the surrounding environment, landscape and the amenities of adjacent properties. All new wind energy developments in the County shall comply with National Guidelines and the Fingal County Development Plan.

#### 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 for the County.

### 14.3 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 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. The Planning Authority will promote energy efficiency and conservation above the Building Regulations standards and 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

- Require the use of energy saving measures in all new developments and in retro fit developments.
- Ensuring that development proposals demonstrate reduced energy consumption in their design and construction.
- Ensuring that development proposals incorporate where possible alternative renewable 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.

## SECTION FIFTEEN: WASTE MANAGEMENT

### 15.0 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-coordinator to promote the Green Schools Programme. The local national school, St Mary's in the village has 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.

### 15.1 Waste Management in Oldtown

The Fingal Cleaner Communities Awards has been an important competition over the years in enhancing the Local Authorities relationship with residents and businesses of the County, helping to foster and encourage a sense of pride and ownership among Fingal residents and businesses of the environment in which we work and live. It is primarily a litter awareness competition to enhance the appearance of residential and business areas around the county similar to but separate from National Tidy Towns Competition. The competition is open to residents, businesses and community groups within the County.

The Council also provides a Bring Bank Facility for the recycling of green, brown and clear glass in the village currently located in the car park adjoining the Oldtown Inn.

#### 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. In this regard the Council will facilitate and encourage community involvement in the Cleaner Communities Awards and the National School in the Green Schools Programme.

- Upgrade waste management facilities in the village, including litter bins and provide appropriate directional signage to the bring bank facility and where appropriate extend the bring bank network 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 and 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.

## SECTION SIXTEEN: CONSTRAINTS/PHASING AND CHECK LIST FOR PLANNING APPLICATIONS

### 16.0 Development constraints

The development of Oldtown is constrained by the inadequate foul drainage capacity together with the surface water infiltration into the foul drainage network. New development shall be permitted to proceed in the village, following the interim upgrade of the WWTP 800p.e. It may be possible, subject to site assessment and compliance with EPA guidelines for WWTP for single dwellings, to provide temporary on-site wastewater treatment to cater for single houses, pending the interim upgrade, with future connection to public network when capacity is available.

### 16.1 Phasing

The development potential identified for the village in this LAP is unlikely to be delivered within the 6 year lifespan of this LAP. The 2010 Planning and Development (Amendment) Act allows for the extension of the life of an LAP, by resolution of the Council, up to a maximum of 10 years. The Council will prioritise and facilitate the completion of the existing unfinished estates at Oldtown Avenue and Weston Park, in advance of any new development commencing in the village. In the interests of achieving a consolidated urban form, the development of the village shall accord with the following:

- Phase 1: Completion of unfinished estates at Oldtown Avenue and Weston Park & Phase 1 of Development Area 3, this will facilitate the early development of the village green and services. In addition, development in Development Areas 1& 2 is considered to be appropriate in Phase 1, to facilitate the co-ordinated development of interlinking roads and access points.
- Phase 2: Phase 2 of Development Area 3 -southern extremity of the Village. Phase 2 of Development Area 3 shall not be developed until all other development phases are substantially completed.”
- Having regard to the DoECLGs guidelines for sustainable residential areas as they apply to villages, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15no. dwellings. No applications for subsequent developments within each of the residential development areas, shall be submitted, prior to the substantial completion of the permitted development. Such applications shall be based on the guidance outlined in the Oldtown Village Development Framework Plan (VDFFP).
- Development Area 3, the largest of the development areas, shall be developed sequentially in 2no. phases: Developing the northern part closest to the village centre, before developing the southern part. Phase1 shall comprise c.30 no. houses together with the open space, riverside walk, crèche and retail/commercial centre. This area shall be fully completed prior to the commencement of a further c.30 houses in phase 2. This phasing arrangement is to ensure the completion of a discrete development area, closest to the village centre with associated amenities and to avoid the repetition of past problems of unfinished developments, lacking amenities.



## 16.2 Check List for Planning Applications

- All planning applications for development shall be accompanied by a Site Design Statement (SDS) [see Village Development Framework Plan for requirements]
- All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan for the village.
- Developers shall submit proposals for the protection and management of local biodiversity features in all development proposal.
- 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 shall be submitted for developments comprising 3no.or more units.
- Developers shall submit a visual impact statement for any proposed development considered by the planning authority to have the potential to impact adversely on the landscape character of the plan area and adjoining lands.
- 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 Oldtown's ACA.
- Any 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.

## SEA Screening Statement

### Introduction:

As part of the preparation of the Oldtown 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 Planning and Development Strategic Environmental Assessment (Amendment) Regulations 2011 (S.I No.201 of 2011) requires that all LAPs are screened for SEA where the target population of the area of the local area plan is 5,000 persons or less. The estimated population for the proposed Local Area Plan at Oldtown is c.760 persons.

### Proposed Local Area Plan:

Oldtown village is a part of a network of villages in Fingal which function as small local service centres for their immediate agricultural hinterlands. It is an attractive rural village with a distinct character and strong identity, with traditional buildings and street network. It is located approximately 10-km north-west of Swords and 6 km north east of Ashbourne and has a current population of circa 425 persons.

Oldtown village is zoned an RV settlement under the 2011-2017 Fingal County Development Plan. This zoning objective seeks to; “Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved local area plan and the availability of physical and community infrastructure”.

The 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. The strengthening of the village will also provide a viable housing alternative to the demand for housing in the open countryside.

The plan area covers an area of approximately circa 30ha. (c.74 acres) and has a current population of around 425 persons. In addition, permitted development not yet built, could bring the population to c.650. This LAP proposes additional residential development bringing the estimated total population to c.760, over the lifetime of this LAP. The LAP could be extended by resolution of the Council from 6 to a total period of 10 years.

This LAP will set out a strategy for Oldtown and will include specific policies and objectives regarding; residential densities, building heights, vehicular and pedestrian

access, infrastructural requirements, open spaces, urban design, protection and enhancement of local biodiversity and heritage, social and community facilities, to create a sustainable environment. The overall aim will be to accommodate local development needs in an orderly and sustainable manner, whilst protecting and enhancing Oldtown’s natural and built environment and unique character. The LAP will make provision for the phasing of such development including the necessary infrastructure to support new development.

The LAP will contain policies and objectives to ensure this challenge is met and will have regard to the recommendations of the DoECLG Guidelines on Sustainable Residential Development in Urban Areas. A Village Development Framework Plan and Design Guidance (VDFP) will be prepared in tandem with and will form part of the LAP. This Framework Plan will guide the physical development of the village, clearly indicating the potential to integrate and consolidate the disparate development areas within the village.

Much of future development in the village will be residential, with some small scale local shops and services. There is sufficient undeveloped zoned land within the RV boundary to accommodate the proposed additional population.

### Schedule 2A Screening

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

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.

### Consultation with Environmental Authorities

The Planning Authority consulted with the following Environmental Authorities in accordance with the SEA Regulations, and as amended by S.I. No. 201 of 2011.

The Environmental Protection Agency  
The Minister for the Environment, Community and Local Government  
The Minister for Communications, Energy and Natural Resources  
The Minister for Arts, Heritage and Gaeltacht  
The Minister for Agriculture, Marine and Food



## Response from Environmental Authorities

### Submissions have been received from the EPA, DCENR, IFI and DAHG.

#### EPA

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 states that it is clear that environmental issues have been integrated into the plan, in particular in relation to the protection of water quality, shellfish waters down stream and provision of appropriate critical service infrastructure to facilitate appropriate development. The Agency also acknowledges the intention to incorporate the relevant recommendations of the FEMFRAMS into the LAP as appropriate to Oldtown.

#### DCENR

The submission received from the DCENR states that the “The Department of Communications, Energy and Natural Resources has no comments/ observations to make at this time. This is without prejudice to the attached comments received for Inland Fisheries Ireland.”

#### IFI

The submission received from IFI states that the LAP zone is traversed by a tributary of the Ballyboghil River, which supports a significant population of Brown Trout and limited spawning habitat for a population of Atlantic Salmon and Sea Trout. This highlights the sensitivity of local watercourses and the Ballyboghil River catchment in general. Only clean, uncontaminated surface waters should leave the LAP area and drain into the river network. The submission notes the Council’s commitment to curtail development until such time as sufficient additional capacity is available in the WWTP and the Council’s commitment to the preservation and protection of water quality. The submission further states that any upgrade of the WWTP should only proceed if proven that there will be no additional contamination of the surface water system.

#### DAHG

The submission received from the DAHG is supportive of the draft plan with regard to the protection of architectural heritage. It recommends that appropriate consideration be given to any strengthening of protection including the consideration of adding buildings to the RPS and extending the ACA if required. It recommends implementing objectives and provisions recognizing the importance of the vernacular heritage of the village and keeping traditional buildings in use. In relation to archaeology the Department states that there is a potential for impacts on archaeology arising from development in the LAP and that these impacts should be dealt with in the LAP.

#### Determination and Rationale:

The subject lands are zoned for RV under the 2011-2017 County Development Plan. The planning authority considers that SEA is not required in this case, and on the basis of the Schedule 2A assessments regarding the characteristics of the likely effects, the overall quantum of development proposed within the plan lands and taking account of the responses of the Environmental Authorities.

#### The characteristics of the likely effects relate to:

##### 1. Foul Drainage- collection, treatment and disposal:

The village of Oldtown is currently served by a Wastewater Treatment Plant designed to cater for a maximum Population Equivalent (PE) of 500. The existing population is c.425 The LAP proposes the total village population increase to c.760. This will likely occur over a longer period than the lifetime of this LAP. This total population target is expected when all housing units in the village are built and occupied. (157 units) existing, permitted but unbuilt (75units) and proposed additional (40units).

The proposed additional housing unit numbers will increase demands above the capacity of the WWTP. A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out interim upgrade works accommodating 800 P.E. to facilitate development of lands within the local area plan. New development, except for single “one –off” dwellings, shall only be permitted to connect to the drainage network following on from an upgrade of the WWTP to cater for increased volumes.

Lands adjoining WWTPs may be subject to an odour nuisance. It is deemed appropriate to establish a buffer zone around these plants for odour sensitive developments such as houses, schools, nursing homes etc. Developments which have non-sensitive uses may be permitted. The lands around the WWTP at Oldtown are not within the RV boundary and are zoned RU. Notwithstanding, a buffer zone of 100m measured from the boundary of the WWTP nearest to the RV boundary is proposed in this LAP.

For one-off dwellings, 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.

The LAP includes objectives requiring adherence to the relevant recommendations of the Water Framework Directive, the EU Urban Waste Water Directive and the Regional Code of Practice for Drainage Works.

## **2. Surface Water and Flood Risk Management:**

Surface water run-off will increase due to the proposed unit numbers. The LAP will include objectives requiring all new development to follow the principles of Sustainable urban Drainage Systems (SuDS), as set out in the “Greater Dublin Regional Code of Practice for Drainage Works, the GSDSDS (Greater Dublin Strategic Drainage Study) policy document, to minimize the storm water run off and risk of water pollution.

New development shall have regard to the principles set out in the national flood risk management guidelines “The Planning System and Flood Risk Management Guidelines (November 2009)” and the “Assessment and Management of Flood Risks Regulations 2010”.

All new development will also have regard to the recommendations of the Fingal-East Meath Flood Risk Assessment and Management Study (FEM-FRAMS). Draft flood risk maps have identified some flooding along the Daws River. The recommendations of this study will inform the Local Area Plan and all new development will have regard to FEM FRAMS. In this LAP a riparian corridor is proposed along the southern side of the Daws River, where there is currently no development opening out to a larger area of public open space. The proposed riparian corridor is in accordance with the Council’s policy on Green Infrastructure and Biodiversity.

## **3. Water Supply:**

The proposed development will increase demand for water supply. The Council aims to ensure an adequate supply of water, in accordance with applicable quality standards. Works are currently underway to improve water supply to the village. These works include replacing the Asbestos Concrete mains as part of the Ward Water Supply Scheme. The LAP includes 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 Guidelines for Drinking Water Supply. 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.

## **4. Water Quality:**

The Daws River, a tributary of the Ballyboghil River, flows in an easterly direction through the centre of Oldtown village, it joins the Ballyboghil River which flows through Ballyboghil and discharges at Rogerstown Estuary, a Natura 2000 site. The proposed development lands at Oldtown are located within the Ballyboghil WMU. The Ballyboghil WMU has been designated as ‘poor status’ by the EPA under the Water Framework Directive. The main pressures identified in the Ballyboghil WMU include: point source pollution from the Oldtown and Ballyboghil Treatment Plants; diffuse pollution from agriculture, urban runoff and septic tanks/on-site treatment systems. In relation to waterbodies within or adjacent to LAP lands, it is imperative that any works during construction/development phases do not impact negatively on the rivers or any tributaries. 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. The onus is on Fingal County Council to ‘restore’ any waterbodies in this WMU to ‘good status’ by 2015.

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

## **5. Ground Water Vulnerability**

The Geological Survey of Ireland (GSI) has recently completed Groundwater Protection Zone Mapping for Fingal. The GSI mapping indicates that there are two groundwater bodies in the area, namely the Lusk –Bog of the Ring groundwater body and the Swords groundwater body. The Oldtown area has varied ground conditions resulting in a range of vulnerability conditions ranging from Low Vulnerability at the

outskirts, where new development is proposed, to Extreme Vulnerability at the centre which is by and large already developed. It may be necessary to restrict certain types of development/redevelopment within this area in order to protect the groundwater bodies. The LAP includes specific objectives for the protection of ground water.

### **6. Malahide Shellfish Waters Protection Zone**

The Daws River, a tributary of the Ballyboghil Stream flows through Oldtown village and eventually discharges into Rogerstown Estuary, c.12.5km to the east, which is adjacent to the Designated Shellfish Waters at Malahide. The LAP includes an objective to implement the measures drawn up in the Action Programme of the Pollution Reduction Programme for the Malahide Shellfish Area.

### **7. 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. The key ecological corridors through Fingal are the rivers, their floodplains and the adjacent farmland or parkland.

The Daws River flows through the centre of the village. This river 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 river, free from new development and shall incorporate 30 metres minimum on its southern banks opening out to a larger open space within Development Area 3.

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 for more than 3 housing units 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.

### **8. Architectural Heritage**

Currently there are no Protected Structures within the village boundary, yet Oldtown has a diverse range of buildings and features which contribute to its distinct architectural/built heritage. These include structures of architectural and historical

interest and a considerable vernacular heritage. The Record of Monuments and Places indicates a possible earthworks site close to the village core -DU 007-022.

The central core of the village is a designated Architectural Conservation Area. The Planning Authority is preparing a Statement of Character for the ACA to which all development proposals shall have strict regard. The ACA Assessment will identify the special character of the village and may include recommendations for possible new additions to the list of Protected Structures in the County Development Plan.

The Council has also prepared an inventory of the vernacular buildings within the village, identifying those buildings which contribute to the special character of the village and this together with the ACA Statement of Character, informed the preparation of the draft LAP.

The draft LAP and its accompanying Village Development Framework Plan, articulates objectives for the protection of the architectural heritage of the village, including its vernacular and archaeological heritage.

### **9. Landscape & Visual Amenities**

Oldtown is located with the designated Low Lying landscape Character Type in the County Development Plan. 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 landscape. The LAP stipulates appropriate development parameters for each of the identified development areas. Developers shall be requested to submit a visual impact statement for any proposed development considered by the planning authority to have the potential to impact adversely on the landscape character of the plan area and adjoining lands. While the landscape will be permanently altered by new development, the LAP will include objectives to mitigate the impact of development on the visual amenities of the area and landscape features of local value.

The plan includes objectives to prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and stone walls.

### **10. Traffic:**

The R122 travels through the centre of the village, connecting northwards to The Naul and Garristown and southwards towards St. Margarets and Swords. This is a Regional Road, and therefore an important road network through the north county. The Naul

Road and sections of Keogh's Cross Road has been improved in recently, additional improvements are required along this approach to the village. 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. Traffic volumes through Oldtown are manageable.

To draw on the potential of the village centre as a lively civic space "The Square", in the heart of the Architectural Conservation Area as identified in the Village Development Framework Plan, some physical improvements to the road surfaces and alignment are required within the village core, emphasising this area as a "pedestrian priority area".

The LAP identifies locations for new access routes, particularly to village backlands and appropriate locations for off-street car-parking, cycle ways and footpath networks.

Where road improvements are required and will be delivered in accordance with available funding. In cases where new 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.

To minimise traffic generation within the village, the LAP includes objectives to promote local small scale enterprise and broadband provision to promote home based economic activity.

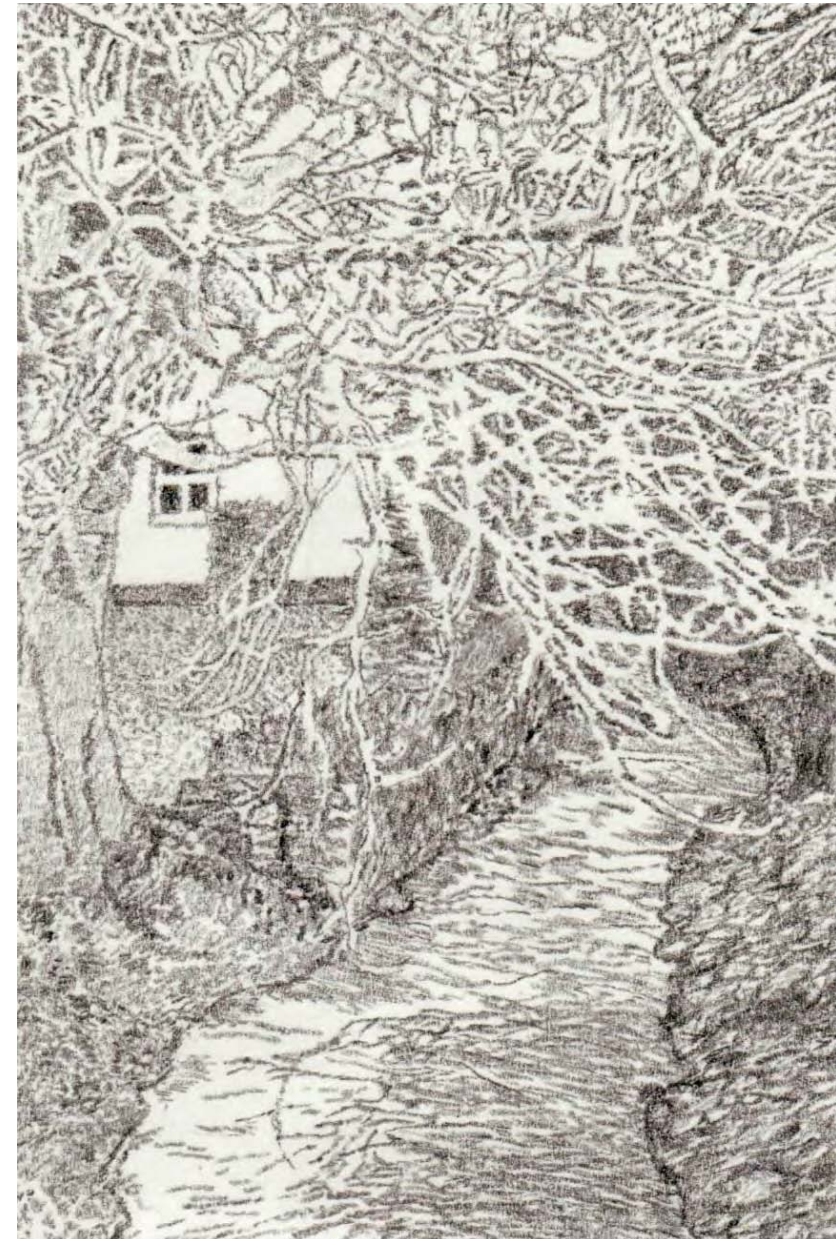
The LAP has regard to and is consistent with the NTA' Strategy Vision 2030 for the GDA and the Department of Transport's "Smarter Travel - A Sustainable Transport Future 2009-2020."

#### **The Cumulative nature of the effects.**

It is considered that the cumulative nature of the effects is not likely to have a significant negative effect on the environment as a result of the policies, objectives and mitigation measures contained in the Local Area Plan.

#### **Conclusion**

The Planning Authority considers that SEA is not required for the implementation of the Oldtown Local Area Plan having assessed the characteristics and the effects of those characteristics of the LAP in terms of the likely significant effects on the environment, together with the cumulative nature of those effects.



*Oldtown - enveloped in the landscape  
Pencil drawing by Tina Geogheghan*

## 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 as listed below alter the conclusions of this SEA Screening Statement.**

- **The Manager's Report on submissions to and the Manager's Amendments to the Draft LAP;**
- **Subsequent decisions on motions at the Fingal County Council meeting date 11th June 2012.**

**This LAP was adopted by Fingal County Council on 11th June 2012.**

## Appendix I

### Oldtown LAP -compliance with the Core Strategy of County Development Plan 2011-2017.

The Core Strategy indicates the estimated number of new residential development units deliverable between all the Hinterland villages, is 331, up to 2017. The following table indicates the residential unit number allocation to each of the Hinterland villages.

Garristown (Adopted Sept. 2010)	98
Naul (Adopted May 2011)	66
Oldtown 2012 (Adopted June 2012)	40
Ballyboghil 2012 (Adopted June 2012)	111
Balscadden (Adopted 2004, not reviewed yet)	15 (allowed up to 2017)
<b>Total</b>	<b>330</b>