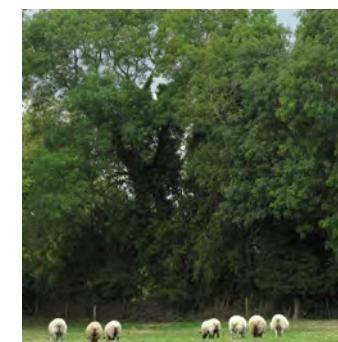
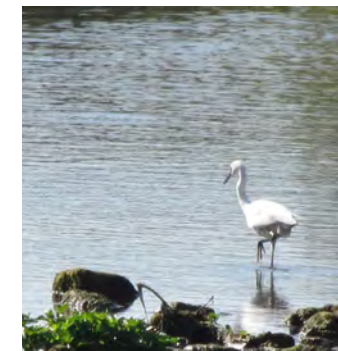


# ROWLESTOWN

## Local Area Plan

May 2013





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# ROWLESTOWN

## Local Area Plan

Adopted 13th May 2013

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“.....You see Sam was the postman and he was an institution. And not just in Rolestown but nationally. You see Sam was a cross border postman. He delivered post both in Rolestown and over the Meath border in Greenogue. For many years he had a quiet enough run until a Greenogue resident became an internationally famous athlete and one of Ireland’s most loved characters. Sam was extraordinarily proud of his neighbour and praised him at every opportunity..... But Sam was to change his mind and soon became sick and tired of the fame of Arkle the greatest National Hunt Racehorse of our time.

The problem was that within a very short time Arkle’s fame began to attract a huge fan base who naturally enough began to send cards and notes to their hero. Thousands of congratulations cards when he won and he was always winning! Get well cards whenever the newspapers reported that he had the slightest ache or muscle problem. Christmas and birthday cards by the barrow load. Poor old Sam’s postbag became unmanageable laden down by the weight of Arkle’s mail and the difficulties created for the manoeuvrability of Sam’s post bike are easy to imagine. But bad as that was, things were about to become worse.

In a soft profile interview Arkle’s trainer Tom Dreaper mentioned how Arkle enjoyed a small taste of Guinness now and again as a bit of a treat. The news reverberated around the world among his fans world wide, the next bit is history. Now the mail was not just cards but small bottles of stout from just about everywhere. ...”

Reproduced from *Farewell to Killossery*, by Carl O’Flaherty by kind permission of Carl O’Flaherty and contributor Joe O’Toole. pp 146-147.

Photo of Arkle with jockey Pat Taafe and groom Johnny Lumley, by kind permission of Jim Dreaper racing.



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## EXECUTIVE SUMMARY

### Introduction:

Rowlestown is an attractive rural village, of strong landscape quality elevated above the steeply sloping banks of the Broadmeadow River. It is located around two parallel roads joined together by an intersecting road which crosses the Broadmeadow River by an old cut stone bridge. The Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords, (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road. Rowlestown village is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. The LAP area covers some 86hectares (212acs.). The current population is c.255.

### Purpose of the Local Area Plan

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

### Public Consultation

Under the Planning & Development Act 2000-2011, the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Rowlestown was advertised in the local newspaper "The Fingal Independent" on 13<sup>th</sup> March 2012. At the same time, a booklet, 'A guide to having your say in the Rowlestown Local Area Plan' prepared by the Council was delivered to households in the village. This booklet set out what the Council considered to be the main development issues facing Rowlestown and invited the local community 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 13<sup>th</sup> March and the 24<sup>th</sup> April 2012. A total of 14 no. submissions were received. A summary of the submissions is provided at section 1.4. The submissions were taken account of in the preparation of the Local Area Plan.

### LAP Vision Statement

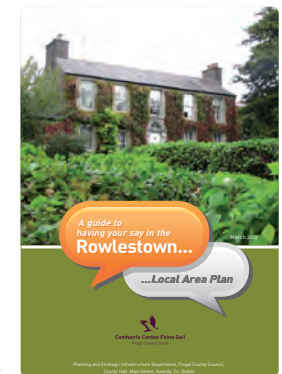
'To enhance and consolidate the village centre, while ensuring the sustainable expansion of Rowlestown at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village's distinctive character, heritage, amenity and local identity.'

### Key Objectives of the LAP

The LAP outlines key objectives for the development of the village in relation to: Housing, Design, Employment Opportunities, Retail/Commercial, Education and Community, Tourism, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.

### Village Development Framework Plan (VDFFP)

The Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village Development Framework Plan for the village. This Framework Plan is a guidance document appended to the statutory Local Area Plan and promotes the best conservation practice with innovative architectural solutions for the overall development of the village. The Framework Plan represents a long term strategy for achieving the sustainable development of the village with a diversity and mix of uses and to create a place where a balance is achieved between the natural and built environment. It is a General Objective of this Local Area Plan that the appended Village Development Framework Plan (VDFFP) is the principal guidance document for the physical development of Rowlestown. The Village Development Framework Plan is appended to this LAP.



### **Population and Development of the Village over the previous LAP period**

The previous LAP had envisaged considerable growth in Rowlestown village, allowing for an additional 290 units. However an analysis of the village in terms of population and development since the adoption of the previous local area plan in 2002 shows only a modest increase in residential units. Whilst several permissions for residential permission have been granted over the period, the number of dwellings in the village has increased from 74 in 2002 to 85 in 2012, an increase of just under 13%, most of which are occupied. The village population has increased marginally from c.220 to c.255 over this period. Permitted development in the village is largely residential. There are outstanding permissions for some 123 units. These have not been and are unlikely now to be built. Most of these permissions will expire before the end of 2013. (The permitted numbers increase to 168 when 45 units approved under a Part 8 procedure are accounted, however this proposal will not now proceed as originally envisaged). Permission was also granted for a 474sq.m.commercial / retail development and a 60 bed nursing home in the village centre, also not built. This permission has now expired.

### **Potential for Residential Development**

This LAP proposes a more modest increase in residential development in the village of circa 150 units, in accordance with the Council's Core Strategy bringing the estimated total population to c.675, over the lifetime of this LAP. The LAP will include a phasing schedule to control the phased development of the village in tandem with the necessary infrastructure and will include a specific objective to monitor the uptake of the extant permissions to ensure that no more than the 150 units permitted under the Core Strategy of the County Development Plan, will be built in the village over the lifetime of LAP.

### **Development Areas & Residential Densities**

The LAP and VDFP identifies a total of 11 no. potential development areas within the village. Residential development is proposed in eight of these Development Areas (1, 3-9). Development Area 1 also allows for some retail/commercial uses and a nursing home is proposed within Development Area 3. Development Area 2 is proposed as an amenity area for the village, whilst Development Areas 10 & 11 are proposed for employment uses. This LAP proposes a range of residential densities development, some slightly higher and some 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 Rowlestown given its role in the settlement hierarchy of the County, where the car is the dominant form of transport and where employment, community and education facilities within the village are limited.

The densities proposed, reflect the detailed site assessment undertaken in the Rowlestown Village Development Framework Plan. (Appended to this LAP) and recognises Rowlestown's essential function to provide for local needs, avoiding commuter driven development.

### **Private Serviced Sites**

Within Development Areas 4, 7, and 8, 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 and the guidelines set out in the Village Development Framework Plan for the village.

### **Unfinished Estates and site dereliction**

Many of the housing developments granted permissions during the period of the last LAP were either not started at all or remain incomplete. The abrupt end to the development boom is in evidence along Church Road, the most affected area of the village. These undeveloped sites are now in a derelict condition, a blight on the village and very unsightly along the eastern approach to the village. The LAP and VDFP suggest an alternative way for these areas to be developed, at lower densities more appropriate to the village of Rowlestown. In advance of any take up in development, it is an objective of the LAP to require the landowners/developers of these sites to secure the boundaries from potential anti-social behaviour or danger to the public. Such boundary treatment shall be visually appropriate and agreed with the Council as part of a site resolution plan.



## Education and Community

Rowlestown National School, was built in 2008 by the Mc Donagh Foundation with assistance from the Department of Education and Skills, Fingal County Council and the Catholic Church. It is a co-educational 16 classroom state-of-the-art school, located in the heart of the village. It currently accommodates 282 pupils. It has the capacity to accommodate over 400 pupils. Secondary Schools are located in Balbriggan, Swords and Ashbourne. Dublin Bus No. 41B provides a service to schools in Swords. The NIFTI bus provides a school run service to Ashbourne Balbriggan and Swords. Rowlestown Community Hall, is at the heart of the community providing meeting facilities for several sports and social clubs. Rowlestown has a Community Council, an ICA Guild, a recently formed Historical Association and the Fingal Raven's GAA Club.

The LAP seeks to facilitate community and educational organisations in the provision of services for the community to meet the needs of the population as it grows.

## Retail /Commercial Development

Rowlestown has a limited commercial base. Rowlestown Business Centre comprising 3 small businesses - a flooring company, an event management company and water sports company on the R125 and the childcare facility in the Community Hall are the only commercial activity in the village. 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 the requirements of the RPGs. The expansion of the retail /commercial area shall be permitted within the village centre, principally in Development Areas 1 & 3.

## 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.

## Green Infrastructure

The term Green infrastructure is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. The key themes which encompass green infrastructure are:

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

This LAP explores these five themes and proposes objectives for the protection and enhancement of green infrastructure in Rowlestown. The Broadmeadow River is the most significant natural characteristic of the village. The LAP and VDFP proposes objectives for its enhancement and protection and its invaluable use as a recreational amenity for the village.

## Open Space and Recreation

The LAP identifies proposed additional areas of publicly accessible open spaces. These are proposed in the form of pocket parks within the Development Areas, a village green at The Lawn Gates, a riverside walk along the Broadmeadow, a children's playground and a "healthy hub" for adults within Development Area 2, and multipurpose pitches adjacent to the National School.

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. The provision of publicly accessible open space shall be in accordance with the requirements of the County Development Plan.

A series of pedestrian /cycle routes are proposed throughout the village linking existing and new residential areas to new open spaces, to the National School, the Community Hall and proposed Allotments and Community Gardens.

Over time it is an objective of the Council in association with landowners and the local community, that the proposed walk/cycleway along the Broadmeadow river, will connect back to Swords and together with the proposed green corridors within the village, will form part of Fingal's developing green infrastructure strategy.

### **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 seek to ensure that all development in the LAP lands will contribute positively towards a reduction in energy consumption and the associated carbon footprint. Objectives in relation to energy efficiency are set out at Section 14.3.

### **Infrastructure and Services**

The LAP outlines specific objectives for Water Supply and Water Quality, Ground Water Protection, Surface Water Management, Flood Risk Management, Foul Drainage and Waste Water Treatment. Waste Water drainage from the village is pumped to the Swords Wastewater Treatment Plant. The pumping station at Rowlestown is designed to cater for a maximum 800p.e. However currently there is insufficient capacity in the Swords Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant is required to cater for the future needs of the village. Funding has been secured for the works to upgrade Swords WWTP to 90,000 p.e. with expected completion in mid 2015 which will provide capacity for development in Rowlestown. 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.

### **Phasing of Development**

The level of development proposed is unlikely to be developed over the lifetime of this LAP, (which is 6 years unless extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council) 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 upgrading to the Swords WWTP. Having regard to the DOECLGs Guidelines for Sustainable Residential Areas as they apply to villages, appropriate phasing objectives are set out at Section 16.1 of the LAP with the focus on the development of the village core in advance of edge sites. Further, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15 no. dwellings. Such applications shall be based on the guidance outlined in Rowlestown Village Development Framework Plan (VDFFP).

### **Proposed Extension to the existing RV (LAP) boundary**

The County Development Plan, at Section 8.3 provides for the small scale extension to or reduction of any existing RV zoning boundary, where it can be clearly shown that in the context of the preparation of the LAP, the proposed change to the RV zoning contributes significantly to the development objectives for the village. In this LAP a small extension to the RV boundary is proposed, to include the site of the new National School to the north of the village. The proposed boundary extension is indicated as a dotted red line on the LAP map.



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

## SECTION ONE: INTRODUCTION

### 1.0 Location and General Characteristics

Rowlestown is an attractive rural village, of strong landscape quality elevated above the steeply sloping banks of the Broadmeadow River. It is located around two parallel roads joined together by an intersecting road which crosses the Broadmeadow River by an old cut stone bridge. The Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords, (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road.

Rowlestown is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. The LAP area covers some 86 hectares (212 acs.) The current population is c. 255. Service provision in the village is limited. Rowlestown National School- St. Brigid's, a recently built generous and attractive modern school accommodates 282 pupils and is located just north of the village. Rowlestown Community Hall, a distinctive plaster and corrugated structure is a busy hub of activity in the village centre adjacent to the St. Brigid's RC Church. The Fingal Raven's GAA club grounds and club house are located approx. 1.6km north of the village.

The Landscape Character Assessment included in the County Development Plan includes Rowlestown within the "Rolling Hills Character Type", an area of agricultural land characterised by rolling landscapes across the Ward and Broadmeadow river valleys. The undulating nature of the countryside together with the presence of larger properties and tree belts has resulted in a rich landscape both visually and ecologically. Views are generally contained by the rolling landscape which creates a landscape of short horizons.

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

Little is known of the origins of Rowlestown as a settlement, but it is likely that it came about as a crossing point on the Broadmeadow River. The original parish denomination for this district was Killossery, one of the outlying Churches belonging to the Mother Church of Swords. The stone church at Killossery of which there are visible remains, was probably built about the time of the Anglo-Norman invasion, although there was probably a church on the site since early medieval times, associated with the 6<sup>th</sup> century monastic settlement Church of Laisre and dedicated to St. Brigid.



1837 (First Edition) Ordnance Survey map

The Down Survey of Ireland 1658 stated that there were 120 persons in the Clonmethan area, which included the 41 inhabitants of Rowlestown. N. Donnelly in "A Short History of some Dublin Parishes" tells of the now ruinous church of St. Brigid at Killossery, on the southern banks of the Broadmeadow being described in 1630 as "wanting a little repair". It was not considered worthwhile to repair given the small congregation there. In the 1700s, lands were given to the Catholic Church for a chapel, garden and paddock in a new location in the town land of Rowlestown on the opposite side of the Broadmeadow, this relocation prompted

the change in name of the district from Killossery to Rowlestown. The current catholic church –St. Brigid’s, a replacement of the earlier 18<sup>th</sup> century church, was designed by architect J.J. McCarthy, one of the most prolific ecclesiastical architects of the 19<sup>th</sup> century and built in c.1854. The old graveyard at Killossery contains grave markers spanning the 18<sup>th</sup>, 19<sup>th</sup> and mid 20<sup>th</sup> centuries. The earliest marker dates from 1717, the birth place of Will Connell. There is also an early 20<sup>th</sup> century cross dedicated to “O’Crionagain, 1916 Óglaigh Na hÉireann”. This is the burial place of John Crenigan, a local volunteer who was killed in Ashbourne on the 28<sup>th</sup> April 1916.

In the 17<sup>th</sup> and 18<sup>th</sup> centuries the country house and demense became the typical economic, social and political structure of the rural landscape in Fingal as elsewhere in Ireland. John D’alton in “The History of County Dublin, 1838” records that Rowlestown House and demesne was built c. 1760 with a curved drive from the Lawn Gates leading to the south east of the house. D’Alton refers to it as being the residence of a Mr. Stubbs.

The 1837 (First Edition) Ordnance Survey Map indicates a National School. This was built near the ruinous church in c.1823, (S. Lewis Topographical Dictionary of Ireland Vol. II (1837) at the edge of the Village. Originally a hedge school, D’alton (1838) records that in Killossery “there is a school in the parish to which the National Board allows £10 per annum, and which in 1834 was attended by 121 pupils”. In 1952 a new school was built, “It contained three classrooms, a shelter in both the boys and girls yard and toilets, which flushed” (extract from “Farewell to Killossery” by Carl O’ Flaherty-contribution by Christina Kiely). The village now boasts a state- of –the –art National School, which is the envy of many a village around the country.

The R.I.C. barracks was built in c. 1825 and operated there until the constabulary was disbanded in1922. The building has since been restored, extended and refurbished as a very attractive private residence in the village. The Lawn Gates announcing the entrance to Rowlestown House up to the 1960’s also opened the adjacent field for annual carnivals, including sheep shearing competitions, sheepdog trials and fancy dress competitions. The most impressive vernacular water mill in Fingal is in Killossery / Rowlestown (“Vernacular Architecture in Fingal an Illustrative Survey” Brendan P. Lynch,) and it is reputed to date to the

1600s and to be one of the oldest vernacular structures of its type in the area. Long since used as a mill, this protected structure, has over the years been a much loved convivial public house for locals and visitors, amongst whom can be counted Michael Collins and De Valera, having attended the funeral of a local commander in 1922. Now in disrepair, it is hoped that it will be refurbished and again provide a hearty hub for the community.



*Killossery National School, c.1900*

Another famous name associated with the local area is Arkle- considered the greatest Irish National Hunt Racehorse of all time. Trained by Tom Dreaper at his legendary stables at nearby Kilsallaghan, Arkle’s hey-day was in the 1960s, this decade marks the 50<sup>th</sup> anniversary of many of his achievements. His strength was jokingly claimed to come from drinking Guinness as a treat, now and again. The horse was often referred to simply as “Himself”, and legend has it that he received items of fan mail addressed to ‘*Himself, Ireland*’.

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

The LAP considers the future development of an area of approximately 86 hectares (c.212acs.). It is required under the ‘RV’ –Rural Villages zoning objective of the Council’s County Development Plan 2011 - 2017. This “RV” zoning objective seeks: “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 2002 and expired in 2008. The legal basis for the preparation of an LAP is set out under sections 18 and 19 of the Planning and Development Acts 2000 – 2011. The preparation of an LAP for Rowlestown 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.



*Aerial photo of Rowlestown 2011*

## 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 2000-2011, the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Rowlestown was advertised in the local newspaper “The Fingal Independent” on 13<sup>th</sup> March 2012. At the same time, a booklet, ‘A guide to having your say in the Rowlestown Local Area Plan’ prepared by the Council was delivered to households in the village. This booklet set out what the Council considered to be the main development issues facing Rowlestown and invited the local community 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 13<sup>th</sup> March and the 24<sup>th</sup> April 2012.

A total of 14 no. submissions were received. The views of the local community include inter-alia:

- Speed limit on R125 needs to be reduced to 50 kmph
- Speed limit on Church Road should be reduced
- Winding nature of the R125 needs attention
- Footpath required on R125 from kettles to existing path
- Upgrade Church Road to Lispopple Road and provide footpath
- Improve public lighting in the village
- Shuttlebus required to Swords/Malahide DART Station
- Retention of 41B service essential for the community
- Connect all developments to mains sewer
- Address the flooding problem in the village
- Plan on basis that Rowlestown is a rural village
- Low density homes with gardens to preserve rural character of the village
- Pursue developers to complete/demolish unfinished estates.
- Concerns about vacant houses on Church Road encouraging anti social behaviour
- Use old National School for small scale enterprises or social/religious or health services
- Local shop and Filling Station required
- Redevelop Old Cornmill similar to Skerries Mills as cafe/gallery/ work space/ shop
- Improve Broadband
- Old Church/graveyard/ mill/ lawn gates are unique attractive features to be refurbished and retained
- Site opposite church should be developed a village park & playground/crèche& adult outdoor gym
- Develop riverside walk
- Protect old trees in the village
- Clarification required re spelling of “Rowlestown”.
- Extend RV boundary northwards as indicated in previous LAP
- Proposal submitted for 150 houses on lands to east of village, on Church Road.

All submissions were taken account of in the preparation of the Local Area Plan.

### **1.5 Screening – 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.

### **1.6 Population and Development of the Village over the previous LAP period**

The previous LAP had envisaged considerable growth in Rowlestown village, allowing for an additional 290 units. However an analysis of the village in terms of population and development since the adoption of the previous local area plan in 2002 shows only a modest increase in residential units. Whilst several permissions for residential permission have been granted over the period, the number of dwellings in the village has increased from 72 in 2002 to 85, in 2012 an increase of just under 13%, most of which are occupied. The village population has increased marginally from c.220 to c. 255 over this period. Permitted development in the village is largely residential. There are outstanding permissions for some 123 units. These have not been and are unlikely now to be built. Most of these permissions will expire before the end of 2013. (The permitted numbers increase to 168 when 45 units approved under a Part 8 procedure are accounted, however this proposal will not now proceed as originally envisaged). Permission was also granted for a 474sq.m.commercial / retail development and a 60 bed nursing home in the village centre, which has not been built. This permission has now expired.

This LAP proposes a more modest increase in residential development in the village of circa 150 units, in accordance with the Council’s Core Strategy bringing the estimated total population to c.675, over the lifetime of this LAP. The LAP will include a phasing schedule to control the phased development of the village in tandem with the necessary infrastructure and will include a specific objective to monitor the uptake of the extant permissions to ensure that no more than the 150 units permitted under the Core Strategy will be built in the village over the lifetime of LAP.

Rowlestown  
VDFF Map



Site Layout Plan



ICON  
Industrial Architecture &  
Urban Design  
Planning, Advisory, Justice

**LEGEND**

- Proposed Village Green
- Proposed Terraced Community Garden
- Proposed School Community Garden
- Proposed Children's Playground
- Proposed "Health-hub"
- Proposed Open Space
- Proposed Extensively Managed Open Space
- Proposed Private Space
- Proposed serviced sites
- Architectural Conservation Area
- Proposed Allotments
- Hedgerows and trees to be retained
- Proposed Civic Space
- Proposed Paths
- Proposed Car park areas
- Proposed Pedestrian priority areas
- Proposed Street
- Proposed Pedestrian Crossing
- Existing Buildings
- Protected Structure
- Proposed single storey dwellings suitable for the site
- Proposed Two Storey Dwellings
- Existing vernacular buildings to be retained
- Rowlestown Business Centre
- Proposed retail / commercial units
- 1 in 100 years flood risk area
- 1 in 1000 years flood risk area

**Area 1 (1.48 Ha)** Potential density: 15.01 units/Ha

- Proposed Community Centre (0.54 Ha)
- Proposed park of 10 residential units (1.20 Ha)
- Proposed park of 4 single storey dwellings suitable for the site
- Proposed playing space & amenity area (0.74 Ha)

**Area 2 (1.38 Ha)**

- Proposed Children's Playground, Sports area
- Manufactured Community Hub
- Services/Community (Services) Amenity Park
- Health Hub
- Future car park (0.69 Ha)

**Area 3 (2.88 Ha)** Potential density: 10.40 units/Ha

- Proposed park of 18 residential units
- Proposed park of 4 single storey dwellings suitable for the site
- Proposed playing space (0.74 Ha)
- Proposed amenity park (1.21 Ha)

**Area 4 (2.87 Ha)** Potential density: 6.40 units/Ha

- Proposed park of 20 residential units & 6 detached open spaces (including 4 car parks)
- Proposed amenity park (0.80 Ha)

**Area 5 (2.88 Ha)** Potential density: 11.20 units/Ha

- Proposed park of 10 residential units (1.20 Ha)
- Proposed amenity park (0.80 Ha)

**Area 6 (0.88 Ha)** Potential density: 7.00 units/Ha

- Proposed park of 20 residential units - Phase 1 (1.00 Ha)
- Proposed park of 20 residential units - Phase 2 (0.88 Ha)
- Proposed amenity park (0.80 Ha)

**Area 7 (2.40 Ha)** Potential density: 7.50 units/Ha

- Proposed park of 18 residential units & 4 detached serviced sites
- Proposed amenity park (0.71 units/Ha)

**Area 8 (2.75 Ha)** Potential density: 12.71 units/Ha

- Proposed park of 15 residential units & 17 detached serviced sites
- Proposed amenity park (1.70 Ha)

**Area 9 (2.14 Ha)** Potential density: 8.17 units/Ha

- Proposed park
- Proposed amenity park (1.00 Ha)
- Development of former school site business centre

**Area 10 (2.84 Ha)**

- Proposed park
- Proposed amenity park (1.00 Ha)
- Development of former school site business centre

**Area 11 (0.88 Ha)**

- Existing Rowlestown Business Centre



1:2500  
Job Title & Location  
**Rowlestown VDFF**

Client:  
**Fingal CoCo**

Drawing Title:  
**Rowlestown VDFF**

Drawing Status:  
**Draft**

Checked by: Date:  
Searched/Verified: Philip Cooney/02 08 2012

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Rowlestown Village Development Framework Plan



## SECTION TWO: PLANNING CONTEXT

### 2.0 Introduction

This LAP is guided by the EU Directives, The National Spatial Strategy, Regional Planning Guidelines and by the County Development Plan in addition to various Government policy documents and guidelines. The need to promote “sustainable development” is paramount. This term refers to “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. This is the underlying principle guiding development in the Rowlestown 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. Rowlestown 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 for the Greater Dublin Area (GDA) aims to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines provides a strategic planning framework for the development of the Dublin and the mid-east region in the medium term. The RPGs allocate a target population for each County within the region. Each County in turn sets out it’s settlement hierarchy/strategy in the County Development Plan.

These guidelines distinguish the Metropolitan area from the Hinterland area in the GDA, with distinct development strategies for each area. Rowlestown is one of 5 no. villages located in a rural area of Fingal within the Dublin Metropolitan Area. 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. Rowlestown is considered to be a commuter village.

The current RPGs recognises that the nature of development in commuter villages to date, reflects the development pressure these villages have experienced in recent times, reflecting their commuter village status. The RPG’s recommend that the future growth of these villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.



To ensure that the target population for each town /village is appropriate to its status within the settlement hierarchy of each county, the 2010 Planning and Development Act introduced the concept of a Core Strategy into all County Development Plans. It requires all County Development Plans to set out a Core Strategy showing how the County’s target population is consistent with its allocation indicated 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). Rowlestown is in the Metropolitan Area. The Core Strategy indicates that the potential capacity of zoned lands within the 5 no. Metropolitan villages is 1048 units, in the longer term. However, 524 units are estimated to be deliverable over the plan period 2011-2017. The LAP for Rowlestown proposes an additional 150 units in the village over those already existing, having regard to the Core Strategy allocations. A key objective of this LAP is to control the level of residential development, thus safeguarding of the village from excessive commuter driven development, leading to unsustainable growth. The level of development proposed in this LAP is consistent with the Core Strategy and the RPGs 2010-2022 and considered to be an appropriate level of development for this commuter village close to Swords.

### 2.3 Rural Development Programme for Ireland (2007-2013)

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 include:

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

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

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;
- The design, layout and character of new development should successfully relate to the local character and heritage of the existing small town or village.

## 2.5 Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities

'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.

## 2.6 The National Climate Change Strategy 2007-2012

This strategy builds on Ireland's first Climate Change Strategy and its purpose is to show clearly the measures by which Ireland will meet its 2008-2012 Kyoto Protocol commitment; i.e. to limit green house gas emissions to a 13% increase above the 1990 level by 2012 and to show how these measures position us for the post-2012 period. As a result of the economic downturn Ireland has had a dramatic reduction in our green house gas emissions and it is projected that Ireland's emissions will meet the ambitious targets of the Kyoto Protocol by the end of 2012. The Government White paper on Delivering a Sustainable Energy Future for Ireland 2007-2020 sets out a target of 33% of electricity consumption to come from renewable sources by 2020. The LAP includes objectives in relation to the management of water supply, drainage services and energy efficiency.

## 2.7 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. Rowlestown 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:

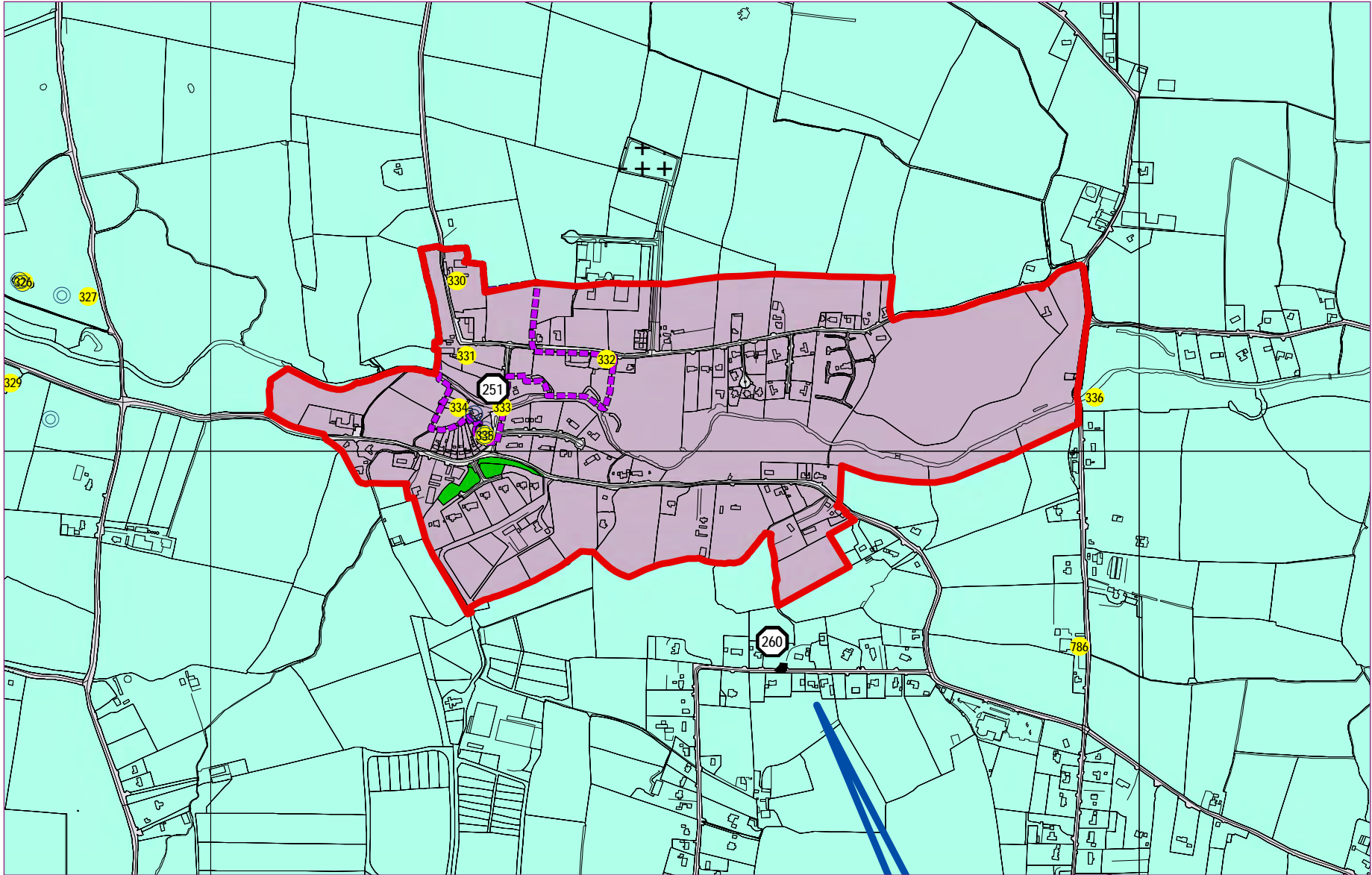
*"Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment. The villages will serve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

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

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



Rowlestown RV zone- extract from County strategy CDP 2011-2017

## SECTION THREE: CONSTRAINTS AND OPPORTUNITES

The village of Rowlestown has a 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 Rowlestown. The LAP proposes a small extension to the RV boundary to include within the village boundary, the new primary school and site, to the north of the village. This small extension is permitted under the provisions of the CDP.

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

**Waste Water Treatment** - Waste Water drainage from the village is pumped to the Swords Wastewater Treatment Plant. The pumping station at Rowlestown is designed to cater for a maximum 800 p.e. Currently there is insufficient capacity in the Swords WWTP to cater for the proposed level of development. A permanent upgrade of the treatment plant is required to cater for the future needs of the village. Funding has been secured to upgrade Swords WWTP to 90,000 p.e. with

expected completion in mid 2015 which will provide capacity for development in Rowlestown.

**Archaeological Zone** - There are two archaeological zones with Recorded Monuments adjacent to each other within the village boundary. DU 01100501-503 - includes the old church, graveyard and font site at Killossery. DU011-05701-02 refers to the watermill and dwelling former thatched building) also at Killossery. These sites are at the entrance to the village from the R125. Any development in this area will require Archaeological Assessment, testing and approval from the Department of Arts Heritage, and the Gaeltacht.

**Protected Structures.** There are a number of Protected Structures in the Village. The old graveyard, the Corn Mill; Rowlestown House; the RC Church; the two storey house south of Rowlestown House and Lispopple Bridge along the eastern boundary of the RV zone. Any development in the vicinity of these Protected Structures will be carefully considered to ensure their protection.

**R125 Regional Road** - This Regional Road travels through Rowlestown linking Swords to Asbourne and traffic speeds are high. The LAP will propose traffic management measures and specific objectives to reduce traffic speeds through the village.

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

**ESB lines-** A 38 KV ESB line traverses development lands to the north of the village centre. A 10 KV ESB line traverses development lands to the south of the village. These lines would be required to be undergrounded in any future development proposals.

**Protection of Landscape around Rowlestown House** The quality of landscape around Rowlestown House & attendant grounds and this part of the village generally is outstanding and compares with any of the best villages in the region. The case for its protection is compelling. This area is included within the ACA designation and is proposed as a village green.



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

#### Architectural Conservation Area -

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

**The Broadmeadow 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 feature in the physical fabric and character of the village.

#### Creation of Pedestrian and Cycle Routes -

Critical to developing an attractive environment is the creation of permeable, attractive and safe 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 Rowlestown to Swords.

#### Trees, Hedgerows, Stone Walls -

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

#### New Open Space -

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 proposals for a village green, multi-purpose pitches, a community garden /allotments and a children's playground.

#### Tourism /employment -

The attractiveness of Rowlestown as a small characterful village within the metropolitan area lends itself to the promotion of tourism as a potential employment source. The LAP includes tourism objectives, including the refurbishment and reuse of the Old Mill complex as an attractor in the village together with a small community/enterprise centre based around the old National School in the village.

#### Community/Education -

The recently built state of the art National School is a significant resource for the village. Rowlestown Community Hall, is at the heart of the community providing meeting facilities for several sports and social clubs. Rowlestown has a Community Council, an ICA Guild, a recently formed Historical Association and the Fingal Raven's 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.





## SECTION FOUR: DEVELOPMENT STRATEGY FOR THE VILLAGE

### 4.0 LAP Vision Statement

‘To enhance and consolidate the village centre, while ensuring the sustainable expansion of Rowlestown 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 the built form of the village centre.
- Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the community.
- Provide for a viable housing alternative to the open countryside
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

#### 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.

#### 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 management standards to ensure the protection of existing residential and public amenities and the enhancement of the village character.

#### Retail/Commercial and other Services

- Sustain and augment existing commercial and community services and facilities in the village.
- Promote the provision of retail, service, 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 the tourism potential of Rowlestown 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.

#### 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.

#### Environment

- Ensure that the distinct natural heritage of the area is protected and enhanced.
- Protect a riparian corridor along the Broadmeadow 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.

### Public Open Space and Recreation

- Promote and facilitate the development of a riverside walk along the Broadmeadow River
- Provide for the development of additional open space areas, particularly a village green at The Lawn Gates and recreational facilities to meet the recreational needs of residents and to act as a visitor attraction.
- Maximise the accessibility of 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; promote the use of renewable energy systems together with energy and water conservation measures in buildings.
- Promote principles of sustainable neighbourhood design in new housing areas.
- Promote well-designed quality residential development.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.

### Infrastructure and Services

- To provide improvements to the existing physical infrastructure/ services serving the village.
- To protect and improve the water quality of the Broadmeadow 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 Rowlestown, 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 layouts, and guidance on scale 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 the built form and distinctive character of the village. The LAP identifies 11 no. development areas within the RV zoned area 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 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 enhance it as a desirable 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 Rowlestown, 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 and the Department of Transport's policy document, "Smarter Travel: A Sustainable Transport Future" 2009-2020.

The LAP proposes development on a phased basis. The total number of additional houses proposed for Rowlestown in this LAP is c.150 units, in accordance with the County's Core Strategy. 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 the existing RV (LAP) boundary.**

The County Development Plan, at Section 8.3 provides for the small scale extension to or reduction of the existing zoning boundary, where it can be clearly shown that the proposed change to the RV zoning contributes significantly to the development objectives for the village. In this LAP a small extension to the RV boundary is proposed, to include the site of the new National School to the north of the village. The proposed boundary extension is indicated as a dotted red line on the LAP map.

#### **4.5 Unfinished Estates and Site Dereliction**

Many of the permissions granted during the period of the last LAP were either not started at all or remain incomplete. The abrupt end to the development boom is in evidence along Church Road, the most affected area of the village. These undeveloped sites are now in a derelict condition, a blight on the village and very unsightly along the eastern approach to the village. The LAP and VDFP suggest an alternative way for these areas to be developed, at lower densities more appropriate to the village of Rowlestown. In advance of any take up in development, it is an objective of the LAP to require the landowners/developers of these sites to secure the boundaries from potential anti-social behaviour or danger to the public. Such boundary treatment shall be visually appropriate and agreed with the Council as part of a site resolution plan.



#### **4.6 Village Design**

The LAP seeks to protect and enhance the distinct character and heritage of the village through the promotion of a range of design principles. By encouraging good design and careful attention to its unique heritage and character, it is intended to enhance the village of Rowlestown 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, wetdash or natural 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 add value to the village and particularly vernacular structures of local significance shall be retained and protected.
- All new development shall protect the archaeological heritage of the area.

- Traditional village features such as the 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.
- All development shall incorporate the principles of universal design.

## 4.8 Village Improvements

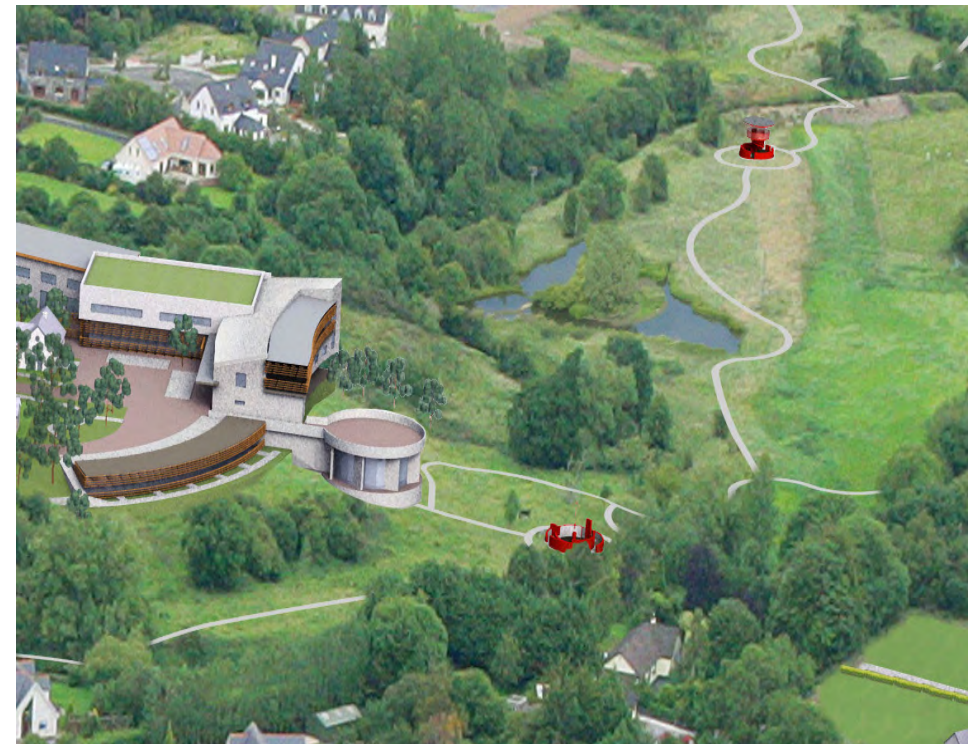
The LAP proposes a number of objectives relating to environmental improvements of the physical fabric and attractiveness of the village, both for the local residents and to make the village an attractive destination for visitors and tourists. The achievement of these improvements will require the attention and co-operation of the various property owners, the local community generally and Fingal County Council.

### Village Improvements Objectives:

- Development of a riverside walkway along the Broadmeadow River as part of an ecological corridor through the village.
- Development of a Village Green at the “Lawn Gates” as a space for planned and spontaneous community activity, sitting, leisure, children’s play.
- Development of a Village Square- a shared place for all the village, to meet, sit, play, situated in the heart of the village opposite the Church and Community Hall and creating a link to the National School.
- Development of playing pitch and multi-purpose pitches for active recreation, adjacent to the National School.
- Facilitate pedestrian priority within the village centre focusing on the quality of surfaces, pedestrian crossings, whilst maintaining traffic through the centre at a recommended low speed of 30kmph.
- Reduction of speed limit to 50kmph along the R125 within the village boundary, together with traffic calming measures and a reduced speed limit of 30kmph in the village centre along Church Road, in consultation with the local community.
- Reconfiguration of the junction with the R125 and Church Road, emphasising pedestrian safety.
- Improvements to and provision of footpaths, using appropriate materials as indicated on the LAP map.
- Provision of a covered cycle parking.
- Provision of a street lighting scheme to a design and scale appropriate to the village.
- Provision of attractively designed “Village Entry” signs at the main

entrances to the village, and local street/road names to define the village area.

- Investigate the potential to expand floodlighting of vernacular and protected buildings and historic features within the village.
- Provide pedestrian crossings at appropriate locations in the village.
- Consider the introduction of “green lanes” in and around the village.
- Improve the extent of the ‘Bring Bank Facility’ service in the village.
- Encourage and facilitate the undergrounding of overhead wires in the village.
- Encourage and facilitate the provision of allotments /community garden affording the opportunity for the growing of vegetables, fruit and flowers.



*Extract from Rowlestown VDFP - Proposed Riverside Walkway*



*Map of Rowlestown Village showing proposed Development Areas (1-11)*

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

### 5.0 Introduction

The LAP and VDFP identifies a total of 11no. potential development areas within the village. This section of the LAP sets out the appropriate development parameters, for each of the eleven potential development areas in the interests of promoting the proper planning and sustainable development of the village. 8 no. of these areas provides for residential development.

### 5.1 Development Area 1 (1.65ha.) – circa 19 units (15p/ha.) & retail units.

This development area is located along the northern side of Church Road, opposite the Community Hall, in the heart of the village on lands owned by the Council, previously proposed under a Part 8 for the development of 45 housing units. The Council has decided not to proceed with that proposal. This site may be developed by the Council or sold onto a private developer. Rowlestown National School, St. Brigid's, is located directly to the north. A cluster of circa 19 no. detached and semi-detached family homes is proposed, in accordance with the Core Strategy, including c. 4 no. single storey houses suitable for the elderly. Also proposed is a small retail area framing a small civic square opposite the Church. A pedestrian link is proposed through a small "pocket park" linking Church Road to the National School. A Community Garden/ School garden is proposed along its boundary with Rowlestown Drive. Some of this community garden area may be redeveloped for a small number of additional housing for the elderly, in the future if required by the Council. A small increase in the residential density within Development Area 1 could be considered, given it forms the heart of the village centre, however no more than 150 new units will be permitted to be built within the village as a whole, within the lifetime of the current Fingal Development Plan and its associated Core Strategy.

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

- Houses shall be either, two to two and half 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.
- Pedestrian/cycle access routes, permitting a high degree of permeability, shall be provided, throughout the development area, linking this area to the village centre and to the local National School and to the neighbouring Development Area 4 to the east.
- 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 in any development proposal.
- Two vehicular access points are proposed, one off Church Road opposite the Community Hall and one along Rowlestown Drive
- Provision of adequate off-street parking.

### 5.2 Development Area 2 (1.36ha.)- Amenity lands

This development area is located on the southern side of Church Road adjoining the Church and Community Hall. There is narrow plateau near the Church Road frontage from where the site slopes steeply towards the Broadmeadow River. A children's playground, some off-street car parking, a terraced community garden and an adult's "Healthy Hub" (outdoor exercise area) are proposed for this area. It will form part of the public realm and civic space for the village. These lands are owned by the St. Laurence O'Toole Diocesan Trust whose cooperation in the development of this area as a valuable public/civic amenity is essential.

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

- A public off-street carpark shall be developed to serve the general parking needs of the village centre.
- Refurbish the external appearance of the Community Hall.
- Allow for the extension of the Community Hall, as the needs of the Community expand.
- A detailed landscape plan shall be prepared by Fingal County Council including for the provision of a terraced community garden, taking advantage of the steeply sloping south facing escarpment, a children's playground and a "Healthy Hub" for adults.
- Develop this area as a key access point to the proposed riverside walkway.
- Protect existing trees and hedgerows.

### **5.3 Development Area 3 (2.65 ha.) circa 22 units (8.3 per ha.)**

This area is located in the heart of the village on the southern side of Church Road, extending towards the river. Permission was granted in 2007 for 41 houses and a 60 bed Nursing Home. Permission to extend the Nursing Home was granted in 2009 and for an additional 6 houses. None have been built to date.

In this LAP and VDFP, in accordance with the Core Strategy it is proposed to permit 22 houses, including 4 single storey houses suitable for the elderly and a Nursing Home over this entire development area. This allows for a lower density of development comprising family homes together with some sheltered accommodation for the elderly. Parking for the nursing home and visitors is proposed at the southern end of the site, linking to the Broadmeadow riverside park and walkway. The housing at the southern end of the site and the nursing home shall be designed to take advantage of the attractive views over the riverside. A strategic pedestrian/cycle route is proposed through this area linking the village to the development areas to the south of the R125 via a pedestrian bridge across the Broadmeadow River.

This LAP review and the associated VDFP assessment, considers the scale and type of development proposed to be more appropriate, contributing to the consolidation and strengthening of this rural village.

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

- Houses shall be either, two to two and a half storey, single storey or dormer in design.
- A minimum of 4 no. single storey dwellings, suitable for the elderly, shall be provided. These may be associated with the proposed nursing home.
- 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.
- Part of the strategic pedestrian/cycle access route, linking the village to the development areas to the south of the R125 shall be provided through this area, linking a route through from the village centre at Church Road, to the riverside park and connecting southwards to the development lands to the south of the R125.
- Any development within this Development Area shall ensure the protection and enhancement of the ecological corridor of the Broadmeadow River including the provision of riverside walking routes as indicated on the LAP and VDFP maps.
- Existing trees and hedgerows boundaries shall be protected and retained as far as is practicable in any development proposal.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Provision of adequate off-street parking.

### **5.4 Development Area 4 (5.57ha.) circa 36 units (6.46 p.ha.)**

This development area is located on the northern side of Church Road and to the east of Rowlestown Drive. It comprises 3 fields. Permission was granted in 2008 on part of this Development Area for 62 houses and a crèche. None of these have been built. This LAP and VDFP proposes 36 houses including 4 no. private serviced sites over the entire development area, (3 fields) in accordance with the Core Strategy.



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

- Houses shall be either, two to two and half storey, single storey or dormer in design.
- Four house sites, indicated on the VDFP to the east of the development area may be developed as private serviced sites.
- 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.
- Existing trees, hedgerows and field boundaries shall be protected and retained as far as is practicable in any development proposal.
- A greenway along the northern edge of the development area shall be incorporated into development proposals.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Provision of adequate off-street parking.

### 5.5 Development Area 5 (2.08ha.) circa 16 units (11.26p.ha.)

This area is located on the southern side of Church Road, near the eastern edge of the village and extends south towards the ecological corridor along the river. Permission was granted in 2006 and in 2008 for 31 houses. Some site development works have taken place in the form of estate roads, but none of the houses have been built to date. This LAP and VDFP proposes 16 houses in accordance with the Core Strategy. The proposed layout includes a pocket park.

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

- Houses shall be either, two to two and half storey, single storey or dormer in design.
- 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.
- Existing trees, hedgerows and field boundaries shall be protected and retained as far as is practicable in any development proposal.
- Any development within this Development Area shall ensure the protection and enhancement of the ecological corridor of the Broadmeadow River including the provision of riverside walking routes as indicated on the LAP and VDFP maps.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Provision of adequate off-street parking.

### 5.6 Development Area 6 (Overall site 9.06ha.) Phase 1: 3.9ha. circa .30 units (7.7p.ha.) + 2.04 ha. Riverside Amenity Park.

Currently this development area is a large open arable field. Located at the eastern edge of the plan lands, it is proposed to be developed in two phases, with a significant area (3.12ha.) denoted as “long term development lands”. 30 houses and a riverside amenity park are proposed as phase 1 of this development area. This figure is in accordance with the Core Strategy. The long term development of the remainder of this area is dependent on the outcome of a review of the Core Strategy in the next County Development Plan, due in 2018.



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

- Houses shall be either, two to two and half storey, single storey or dormer in design.
- All development shall be designed and orientated to minimise overlooking or visual intrusion to existing properties adjoining/nearby.
- Housing at the edge shall be orientated to overlook proposed public open spaces and the Riverside Amenity Park.
- The scale and finishes shall accord with the village design principles set out at 4.7.
- Existing trees, hedgerows and field boundaries shall be protected and retained as far as is practicable in any development proposal.
- Buffer landscaping/tree planting shall be provided along the northern site edge along Church Road.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Any development within this Development Area shall ensure the protection and enhancement of the ecological corridor of the Broadmeadow River including the provision of riverside walking routes as indicated on the LAP and VDFP maps.
- Provision of adequate off-street parking.

### **5.7 Development Area 7 (3.43 ha.) & Development Area 8 (4.75ha.) circa 19 units in total (Potential for Private Serviced Sites)**

These are two Development Areas on the southern side of the Regional Road -R125. 19no.houses on large sites are proposed, with limited access points onto the R125. These could be developed as private serviced sites. Acknowledging the Regional Road status of the R125, a looped access road is proposed within Development Area 8, using existing entrances. Whilst the Council's preference is for the co-ordinated development of these lands, in the event that the central landholding within Development Area 8 cannot achieve access provision from the lands to the east and/or west, then consideration may be given to facilitating direct access off the R125. A pedestrian/cycle path is proposed through Development Area 8 providing a strategic link from the existing houses along Rath Lane to the

village centre, obviating the need to walk along the R125. Providing this link will require the cooperation of landowners. This link would be a valuable amenity/facility, encouraging safe and easy access to and from the village for both existing and potential residents south of the R125.

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

- Houses shall be either, two to two and a half storey, single storey or dormer in design.
- All 19 no. house sites, indicated on the VDFP may be developed as private serviced sites.
- 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.
- Existing trees, hedgerows and field boundaries shall be protected and retained as far as is practicable in any development proposal.
- A looped access road shall be provided within Development Area 8, using existing entrances, with essential improvements where necessary.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Provision of adequate off-street parking.

### **5.8 Development Area 9 (3.15 ha.) circa 8 units (5.7p.ha.) +Renovation of Mill complex for pub/restaurant use and Riverside Amenity Park.**

This development area is located between Rowlestown Cottages and the former National School. It includes the historic mill complex. Permission was granted in 2008 on part of this Development Area for 39 houses. None of these have been built.

This LAP and VDFP proposes a more modest level of development comprising 8 houses in accordance with the Core Strategy and an acknowledgement of the flood risk areas of the site, which reduce its residential development potential. The

refurbishment of the old mill complex to use as a pub or restaurant /café use would be strongly supported by the Council. It could become a cultural icon for the village and a regional attraction similar to the Seamus Ennis Centre in The Naul.

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

- Vehicular access to development, including the refurbished mill complex, shall be taken from the former school entrance, with the exception of the two houses proposed fronting directly on the R125 as indicated on the VDFP map.
- Houses shall be either, two to two and a half storey, single storey or dormer in design.
- 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.
- Existing trees, hedgerows and field boundaries shall be protected and retained as far as is practicable in any development proposal.
- Boundary treatment to all individual house sites shall include the use of native hedgerows and tree species set within an overall landscape plan. Details shall be agreed at planning application stage.
- Any development within this Development Area shall ensure the protection and enhancement of the ecological corridor of the Broadmeadow River, including the provision of riverside walking routes as indicated on the LAP and VDFP maps.
- Development shall be set within an overall landscape plan in the context of both Development Areas 9 and 10. Details shall be agreed at planning application stage.
- The restoration/refurbishment of the Old Mill complex shall be in accordance with conservation best practice.
- Pedestrian access to the refurbished mill complex shall be provided in the vicinity of Rowlestown Bridge.
- Provision of adequate off-street parking to serve both the residential and commercial components.

### **5.9 Development Area 10 (2.64 ha.) Proposed Business Park, refurbishment Former School & Riverside Amenity Park (1.02ha.)**

This Development Area, located at the western edge of the village is proposed as a small business park to encourage the development of starter units and / or small business in the village. The provision of incubation units, workshops and business starter units for appropriate small to medium sized businesses is proposed here as a base to engage in production, research and development and enterprise activities. The former school could be developed for enterprise and /or community uses. The development of this site for such uses would be a significant resource for Rowlestown in terms of the potential to create a sustainable balance between residential and employment uses within the village and reduce commuting.

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

- The business units shall be designed to a high architectural standard to enhance/announce the western entrance to the village along the R125.
- Vehicular access to proposed development shall be taken from the former school entrance.
- Any development within this Development Area shall ensure the protection and enhancement of the ecological corridor of the Broadmeadow River, including the provision of riverside walking routes as indicated on the LAP and VDFP maps.
- Development shall be set within an overall landscape plan in the context of both Development Areas 9 and 10. Details shall be agreed at planning application stage.
- Provision of adequate off-street parking to serve proposed development.

### 5.10 Development Area 11 (0.58ha.) Rowlestown Business Centre

This is an existing small business centre comprising a small number of units of various designs, some former stables, warehouse type structures, operating in the village for a number of years. Currently there are three companies operating there. The Council will support the continued operation of appropriate business at this location.

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

- Provision of adequate off-street parking to serve proposed development.
- Improvements to the existing access point where necessary to ensure the safe operation of the site.
- Retention of existing tree and hedgerow boundaries to protect the amenities of adjoining residential development

### 5.11 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. For those towns and villages within 45minutes-1 hour travel time of major cities it is important that planning authorities channel development through town and village plans in a way that is consistent with higher level plans, in order to build up the critical mass of key cities and towns. Rowlestown is small village in the Metropolitan Area. The RPG's recommend that the future growth of these villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.

The Core Strategy in the Fingal Development Plan for 2011-2017, indicates that the potential capacity of zoned lands within the 5 no. Metropolitan villages is 1048 units. However, only 524 units are estimated to be deliverable over the plan period 2011-2017. This LAP proposes to allocate 150 of the 524 units to Rowlestown, being the largest of the metropolitan villages. A key objective of this LAP is to control the level of residential development, thus safeguarding of the village from excessive commuter driven development, leading to unsustainable growth. The level of development proposed in this LAP is consistent with the Core Strategy and the RPGs 2010-2022 and considered to be an appropriate level of development for this commuter village close to Swords.

This LAP proposes a range of residential densities development, some slightly higher and some 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 Rowlestown given its role in the settlement hierarchy of the County, where the car is the dominant form of transport and where employment, community and education facilities within the village are limited. The densities proposed, reflect the detailed site assessment undertaken in the Rowlestown Village Development Framework Plan. (Appended to this LAP) and recognises Rowlestown's essential function to provide for local needs, avoiding commuter driven development.

The scale of development proposed for Rowlestown was carefully considered. It is derived from an assessment of the village in terms of its role as a commuter village and the need to provide for additional services and amenities in 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 than the lifetime of this LAP.

### 5.12 Phasing of Development

The level of development proposed in this LAP is unlikely to be developed over the lifetime of the 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 and social infrastructure, in particular, the essential improvements to the WWTP at Swords. The DOECLG's guidelines for sustainable residential areas as they apply to villages, requires the development of the village to be phased sequentially, starting at the centre and developing outwards, avoiding the leapfrogging of development sites. Accordingly, the development phases set out at Section 16 below, requires the centre of the village, i.e. areas 1, 2, 3 and part of 4 to be developed ahead of the other development areas. This will encourage the development of the "heart" of the village together with community amenities/facilities.

Further, having regard to DOECLG Guidelines, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15 no. 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 Rowlestown Village Development Framework Plan (VDFP). (See section 16.1 below for elaboration on the phasing of development)

**Residential yield for each of the 9 no. residential areas.**

Location	Site Area	Average Density	Potential Yield	Development Type
Area 1	1.65 ha	15 per ha.	C. 19 units	Mixed use
Area 3	2.65 ha.	8.3 per ha.	C. 22 units	Mixed use
Area 4	5.57 ha.	6.46 per ha.	C. 36 units	Residential-incl. private serviced sites
Area 5	2.98 ha.	11.26 per ha.	C. 16 units	Residential
Area 6	9.06 ha.	7.7 per ha.	C.30units	Residential & Riverside Amenity Park
Overall	- 3.9 ha. Phase 1		(Phase 1)	
Areas 7& 8	8.18 ha.	2.32 per ha.	C. 19units	Large private serviced sites
Area 9	3.15 ha.	5.7 per ha.	C. 8 units	Mixed use incl. renovation of Millcomplex and amenity park
<b>Total Unit Numbers</b>			<b>C. 150</b>	



*Impression of Village Square from VDFP (iCON + Cummins & Voortman)*

The Core Strategy indicates that the estimated number of new residential development units deliverable between all the Metropolitan villages, is 524, up to 2017. The following table indicates the residential unit number allocation to each of the Metropolitan villages.

Rowlestown	150 Pending upgrade of Swords WWTP due mid 2015
Rivermeade	139 Pending upgrade of Swords WWTP due mid 2015
Kinsealy	125 Pending upgrade of foul drainage network
Hollystown	85 No constraint
Coolquay	26 Single WWTS, pending connection to Coldwinters pump station.
<b>Total</b>	<b>524</b>

## SECTION SIX: RESIDENTIAL MIX

### 6.1 Residential Mix

The LAP proposes a variety of house types comprising a mix of single and two and a half to 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 4, 7, and 8, consideration will be given to the coordinated development of private serviced sites through proposals for outline permission and/or 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.

Whilst development in the village may be restricted pending the upgrade of the Swords 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 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/Sheltered housing

The LAP proposes single storey homes interspersed within Development Areas 1, 3 & 4 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. Sheltered housing, as required, could be developed adjacent to the proposed nursing home in the village centre.

### 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 Fingal County Council's Housing Strategy for the County pertaining at the time of the application.



*Geese, roaming freely on proposed Village Green*

## 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 that 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 local commercial businesses within the Rowlestown Business Centre, on the R125 and the preschool and after school care facility in the Community Hall. 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 10. The development of this site for such uses would be a significant resource for Rowlestown 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 Rowlestown.

- Encourage and facilitate the establishment of small workshops, for design/ craft or other similar enterprises in the village, making use where possible existing buildings in the village, 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 favourably considered 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 Rowlestown 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

Rowlestown has a limited commercial base. Rowlestown Business Centre comprising 3 small businesses - a flooring company, an event management company and water sports company on the R125 and the childcare facility in the Community Hall are the only commercial activity in the village. Rowlestown Garden Centre, located on Rath Lane, south of the village is a successful garden centre for over 20 years. Killossery Lodge Stud and Rowlestown Tyre Centre are located along the R125 just outside the village. Kettles Country Inn is located some 1.5 km to the east along the R125. Currently there is no shop/ pub or post

office in the village. To fulfill its role as a local service centre, the Council will promote 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 the requirements of the RPGs. The expansion of the retail /commercial area shall be permitted principally within the village centre in Development Area 1.

The refurbishment of vernacular buildings and change of use of existing buildings elsewhere within the village will also be considered, on a case by case basis.

### 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 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. 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 Rowlestown so as to enhance the development potential of Rowlestown as a local service and employment centre.



*Approach from Oldtown*



## **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 villages. 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 include, St. Bridget's R.C. Church and the Community Hall in the village centre. The Community Hall is extensively used by a variety of clubs and groups including Irish dancing, gymnastics, badminton, bingo. The local ICA Guild meets there monthly and Rowlestown Theatre Group presents an annual pantomime. The Hall is also available for hire for children's parties and a preschool and after school care facility operates there too. The Fingal Raven's GFC is located approx. 1.6 km to the north west of the village. School children can avail of the library service in the local national school, but there is no public library service currently in the village. The recently formed Rowlestown & Oldtown Historical Association meets at St. David's Church, Kilsallaghan which has been handed over by the Church of Ireland to the local community.

### **8.2 Educational Provision**

Rowlestown National School, was built in 2008/9 by the Mc Donagh Foundation with assistance from the Department of Education and Skills, Fingal County Council and the Catholic Church. It replaced the old 1940s school on the R125 Ashbourne-Swords road. It is located in the heart of the village, accessed along Rowlestown Drive. It is a co-educational 16 classroom state-of-the-art school, incorporating facilities such as computer room, library, music room, art room and chess room. All classrooms are equipped with an internet-linked interactive whiteboard. The school's outdoor recreational facilities include an all weather pitch, junior and senior playground. The existing school facility has a site area of circa 2.4has. It currently accommodates 282 pupils. It has the capacity to

accommodate over 400 pupils. Currently there are 10 mainstream teachers and 4 resource teachers. The pupils primarily come from the village and the surrounding hinterland. The school holds pride of place in the local community.

The school is located within close proximity to proposed recreational amenity facilities and the Community Hall in the village. Secondary Schools are located in Balbriggan, Swords and Ashbourne. Dublin Bus No. 41B provides a service to schools in Swords. The NIFTI bus provides a school run service to Ashbourne Balbriggan and Swords.



*St. Brigid's National School, 2009.*

## Community and Educational Provision Objectives

- Facilitate and co-operate with community and educational organisations in the provision of services for the community 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.
- Promote and facilitate the development of a village green as an outdoor civic recreational space for the community at The Lawn Gates - an old tradition of the village.

### 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 designers 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 along the Broadmeadow linking Rowlestown to the Swords.

## Tourism and Recreational Development Objectives

- Develop and maximise the tourism potential of Rowlestown 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 walking, cycling agri-tourism, eco-tourism, horse-riding, 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.
- Promote the development of local looped walks between existing and new residential areas and around the built and natural heritage features of the village.
- Actively promote and facilitate the development of a riverside walk along the Broadmeadow River, providing an attractive "off-road" walking route in the village and in the longer term linking between Rowlestown and Swords.

## 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 Rowlestown.

### 9.1 Landscape Character

The County Development Plan provides a Landscape Character Assessment of the county. The village of Rowlestown is located within the Rolling Hills Character Type in the County Development Plan. This area is mainly agricultural lands characterised by rolling landscapes across the Ward and Broadmeadow river valleys. The undulating nature of the countryside together with the presence of larger properties and tree belts has resulted in a varied landscape. The trees and river corridors help create a visually and ecologically rich landscape. The village itself straddles the Broadmeadow river, a significant visual and amenity feature of the village. The landscape falls from the north towards the river with deep escarpments and rises gently from the southern banks towards the R125 Swords to Ashbourne Road.

The village 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 (SPA’s) or Natural Heritage Areas (NHA’s) either within or adjoining the LAP lands. However, most of the village is designated as a “Nature Development Area”. These are areas where nature conservation can be combined with existing activities such as farming, forestry, quarrying and recreation. Specific objectives have been developed in the Fingal Biodiversity Plan, working with local landowners, to achieve benefits for biodiversity in these areas, whilst allowing for new, appropriate development. The lands around Rowlestown House and The Lawn Gates are particularly attractive and worthy of protection.



*Broadmeadow River, near Old mill*

### Landscape Character Objectives

- To minimise the 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 in Rolling Hills area, as set out in the Landscape Character Assessment of the Fingal County Development Plan.
- Protect the landscape setting around Rowlestown House and The Lawn Gates
- Develop the area around The Lawn Gates as a Village Green.
- Prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and stone walls.
- Promote and implement the objectives of the Fingal Biodiversity Plan 2010-2015.

### 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. The most significant views in the ACA are defined by fine trees and landscape setting that reveal and conceal the few structures in the village.

#### Protection of Views Objectives.

- To protect the following views as indicated on the Local Area Plan map:
  - View from the junction with the R125 looking northwards towards the bridge, the cemetery, the church spire and large groups of trees
  - Views along Church Road to the east and west, of the Church, its railings, the Lawn Gates and roadside house.
  - Views north and south along the lane to Rowlestown House to the northwest west of the village gives a sense of enclosure of a rural lane by trees and hedgerows.

### 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 dominant Broadmeadow riverscape running through the village. 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 2011-2017 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 have 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 Broadmeadow River is a major ecological and amenity feature of the village. This river shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a 30 metres minimum riparian corridor shall be established along the river, free from new development.



*Heron, fishing in the Broadmeadow*

## 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 2011-2017 and the Fingal Biodiversity Plan 2010-2015, 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, whilst also protecting the quality of surface and groundwater resources in the area.
- Developers shall identify, protect and conserve, in consultation with the relevant statutory authorities, 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 no. or more units, applicants shall submit a full ecological assessment by a suitably qualified professional including measures to avoid or minimise any potential negative impacts on the local biodiversity of the area.
- To protect the integrity of the Broadmeadow 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 meters wide.
- To promote and facilitate public access along the Broadmeadow River valley where feasible and appropriate, both within the village and eastwards toward Swords.
- 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 Rowlestown. 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, act as a backdrop to the various structures, mark the path of the Broadmeadow River and soften the appearance of the buildings.

### 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 of the village 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 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.

## 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 Rowlestown 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. They are amenities which form an integral part of the social fabric of any village, contributing both to the local amenities of the village and help to create a sense of community. There is a dearth of accessible public open space in the village of Rowlestown. The only such space is at the Oakhill housing estate. The Fingal Ravens GFC ground is located approx 1.6km to the northwest of the village, access to which is along a narrow winding county road without a footpath.

### 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 a Village Green at The Lawn Gates, to be used as an outdoor gathering space for community events and themed fairs, pocket parks and open spaces within Development Areas, a riparian corridor and riverside walk along the Broadmeadow, playing pitches and multipurpose pitches to the north of the National School and a children's playground adjoining the Community Hall. 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. They can contribute to and support sustainable transport initiatives. 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 Broadmeadow River, runs through the village, travelling eastwards to the sea at Malahide Estuary. The CDP requires a riparian corridor of at least 30m along specified rivers in the County, including the Broadmeadow 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. 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 Riverside Park

The Broadmeadow River is the central feature of the village and a valuable amenity for all to enjoy. It covers a large part of the zoned area of the village. It is a low lying flood plain on its southern side and a steep escarpment on its northern side. Protecting its integrity as an ecological corridor and biodiversity reservoir is paramount. This can sit comfortably with its potential as a riverside walk, rather than as a conventional “park”, with gentle interventions to make it accessible from the development areas for play and outdoor recreation and as an exercise route. The walking route has the potential to initiate a continuous strategic route from Rowlestown to Swords. The VDFP illustrates the possible uses along riverbank including footbridges, picnic spots and platforms for bird watching.

The Council will seek by agreement with landowners, to develop a riverside park and to construct pedestrian bridges and walking routes (as indicated on the LAP

and VDFP maps) funded inter-alia from development levies along the northern and southern banks of the Broadmeadow river where required, to provide for a continuous walking/cycling route along the length of the river in Rowlestown.

### 10.5 New ‘Civic Space’

A small ‘Civic Space’ is proposed adjoining the proposed retail/commercial area within Development Area 1. Although relatively small in area, it has the potential to become an important civic space for community interaction and enjoyment, located immediately opposite the Church and Community Hall, to the south of the National School and to the east of the proposed children’s playground. It could be used for farmers’ markets and various community gatherings. The Village Development Framework Plan along with a 3D computer model details a possible design and layout of this space. The multi-functional nature of this space will make it an important focal point in the centre of the village.

### 10.6 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, Village Green and proposed Allotments and Community Garden. A strategic walking trail is also proposed along the banks of the Broadmeadow. This trail will be an important amenity in its own right. It is an objective of the Council in association with landowners, the local community and other stakeholders to promote the extension of this strategic pedestrian route linking Rowlestown to Swords. 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).

### 10.7 Allotments /Community Garden

It is the policy of the Council to promote the development of private allotments and community gardens. To meet this objective, an area for the development of allotments together with ancillary car parking and communal storage, is proposed immediately to the north east of the village centre, easily accessible to local residents off Rowlestown Drive. These lands are located just outside the RV boundary on RU zoned lands. The proposed uses are consistent with the RU rural zoning. The

allotments will be developed in line with the adopted Fingal Allotment Strategy. A community garden is proposed on Council owned lands immediately along the eastern boundary of the National School. 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.*



*Turvey Allotments*

### 10.8 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 located in close proximity to the School. These facilities will serve the needs of a range of clubs and groups based in the area and maximise the sustainability of such facilities.

### Open Space and Recreation Objectives

- Provide a Village Green at The Lawn Gates as an outdoor gathering space for community events and themed fairs.
- Provide "pocket parks" in Development Areas as indicated on the Village Development Framework Plan.
- Provide a 'riparian corridor', minimum 30 min width from the river bank together with an integrated riverside walk along the Broadmeadow river.
- Provide a 'Civic Space' for community gatherings, farmers markets adjoining the retail/commercial area within Development Area 1.
- 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 throughout the village linking existing and new residential development.

- 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

Rowlestown Village, nó Sráidbhaile Bhaile Rólaigh as gaeilge, is located within a picturesque rolling landscape, defined by the steeply sloping river valley of the Broadmeadow River. The informal and scattered layout of the village can be seen in the juxtaposition of vernacular buildings with historic formal buildings. The generous tree planting from the 18<sup>th</sup> & 19<sup>th</sup> centuries is a distinguishing feature of the village and together with the stone walls and significant stands of mature trees, form strong visual elements which contribute to the distinct character of the village. The built form of the village is considered weak and dispersed in character. It is organised informally around the county road running through the village. The road continues in a western direction, past Rowlestown House and on towards the northern hinterlands, of Scatternagh and onto Oldtown; in an eastern direction it continues towards Ballyboghil and southwards, it crosses over the Broadmeadow river, connecting from there to the Swords to Ashbourne Regional Road R125. The roads for the most part are well enclosed by trees, hedgerows and walls.



*Rowlestown House c.1760*

The village consists of a mix of single and two storey buildings from the eighteenth, nineteenth and early twentieth centuries. Rowlestown House, an eighteenth century five bay two storey is the most formal.

The watermill complex and nearby Killossery graveyard are important historic features in the village. Suburban type housing estates have been developed in recent times, set back from the main roads and have no direct relationship to the historic layout and are relatively unobtrusive. St. Brigid's Catholic Church, the Community Hall are imposing buildings on the main through route in the village, known as Church Road and/or The Sycamor. These civic buildings together with the impressive new National School form the basis for the creation of a definitive village centre.

### 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 2000-2011, 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.

Rowlestown has a diverse range of buildings and features all of which contribute to its architectural heritage. Similarly, its 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'.

The County Development Plan identifies protected structures in the village which are of architectural and historical interest, these are as follows:

- RPS No. 330 – Rowlestown House
  - RPS No. 331 – Detached House and former thatched cottage
  - RPS No. 332– St. Brigid’s Catholic Church
  - RPS No. 333 – Rowlestown Bridge
  - RPS No. 334 – Corn Mill Complex and House \*
  - RPS No. 335 – Killossery Church (in ruins) \*
  - RPS No. 336 – Lispopple Bridge (to east of the RV zone)
- \* Denotes Recorded National Monument



*St. Brigid's RC Church c. 1850*

### 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 Service of the Department of Arts Heritage & the Gaeltacht. 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 Rowlestown there are two such recorded sites included on the statutory inventory - DU 011-005 – Killossery Church, graveyard and font site and DU 011 -057 Watermill and Dwelling. These sites are centered on the area around the junction of the R125 and Rowlestown Bridge. To the east of the village, on the Lispopple Road is the site of a possible dwelling- DU 011-063.

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 local archaeological and historical sites around the village through the use of way-marked heritage trails and walking routes.

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

Part of the village of Rowlestown has been 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, Rowlestown has not been engulfed by modern development and retains its characteristic rural village charm. It has a strong rural setting, sited in picturesque rolling landscape, and the relationship between the village and the countryside remains strong.

- **Natural Landscape:** The underlying sloping river valley topography is reflected in the roads that slope to the river in the north-south direction and run more level in the east-west direction. The topography of the landscape is a defining feature of the village.
- **Archaeological Significance:** Rowlestown traces its origin back through medieval times into pre-history and contains sites which add great depth to its historical interest and value.
- **Morphology of the Village:** The historic road layout of the village derives from a network determined by a river crossing and connections throughout the area.
- **Architectural Significance:** Rowlestown has one work of formal public architecture in St. Brigid's church. Otherwise the architecture includes formal house types of different scale and architectural expression as well as a significant vernacular mill complex at the river. This informal mix of functions is significant in forming an intact and historically authentic architectural setting of informal simplicity and differing scales which defines the character of the village.
- **Architectural Character:** Rowlestown 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 the mix of appealing historic formality and informality, contextual grouping and the survival of early detailing.

- **Vernacular architecture:** The informality of the village is reinforced by the survival of some of its vernacular buildings. A number of these stands gathered at the river and relate the village intimately to the water as well as farm buildings and former cottages around the larger houses. These simple buildings reinforce the character of Rowlestown as a rural village. The rural character of the village is imbued at these locations though vibrant corrugated-iron sheds, rubble stone outbuildings and stone boundary walls.
- **Tree planting:** Rows and groups of trees inside and outside of the ACA play an important role in defining the spatial character of Rowlestown. In addition ditches and hedges give strong boundary definition to properties as well as enclosing the public roads.
- **Built landscape features:** Masonry walls which permeate the village contribute strongly to the aesthetic quality of the roads and streets. The surviving gates and boundary railings, and formal property gateways add considerable diversity to the streetscape.
- **Social and Cultural Heritage:** The intact nature of the fabric of the village, the continuity of uses, and the religious buildings provide valuable insight into the social history of the Rowlestown

### 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. 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.



*Vernacular cottage near Rowlestown House*

### 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 retain, appreciate and revitalise appropriately the vernacular heritage of Rowlestown 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 derelict buildings within the village.
- 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 and other significant features of historic buildings, whether protected or not.
- Require that existing and proposed street furniture and elements such as utility boxes, cables, posts, antenna and signage should be rationalised where possible or sensitively designed and located.
- To preserve and enhance traditional village features such as significant items of street furniture, stonewalling, stone piers, boundary walls, iron/metal gates/railings, agricultural out-buildings, slate roofs.

## Architectural Conservation Area Objectives

- To preserve the form, scale and character of the village core which is 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' for new buildings which depart from the proportions and façade arrangements typical to Rowlestown. This statement shall outline the design concept and provide justification for the proposal demonstrating 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 'Rowlestown Architectural Conservation Area Statement of Character' in all development proposals within the ACA.

## 11.7 Heritage Trail

The architectural, archaeological, historical and cultural heritage of Rowlestown 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 within and nearby the village. Appropriate signage and an illustrated information board is an essential part 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 within and nearby the village.
- 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.



*Old RIC Barracks Rowlestown c.1825*

## SECTION TWELVE: WATER SERVICES INFRASTRUCTURE

### 12.0 Introduction

The Council will seek to provide adequate and improved infrastructural services to Rowlestown 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 and the EU Drinking Water Regulations 2007. Rowlestown village and its surroundings are served by UPVC/HPPE watermains dating between 1972 - 2010 from the Ward Water Supply Scheme. There is sufficient capacity in the network to cater for the proposed development. The water supply to all new developments shall comply with Fingal County Council's "Guidelines For Drinking Water Supply" Feb.2009.

#### Water Supply Objectives

- Facilitate the long-term improvement to the water supply for Rowlestown.
- Ensure that the drinking water supply to Rowlestown 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.

### 12.2 Foul Drainage

The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewaters in Rowlestown, 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.

Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems however the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. Rowlestown PS is currently

designed to cater for maximum of 800 p.e. (Population Equivalent). The PS receives wastewater from the village through a 225mm diameter gravity sewer which then pumps this effluent to Swords WWTP. It should be noted that due to topography of some sites they may require to pump to the connection to the public sewer.

Currently there is insufficient capacity in the Swords Wastewater Treatment Plant to cater for the proposed level of development. However, upgrade works at Swords WWTP to provide capacity for 90,000 p.e. included proposed development at Rowlestown have commenced on site with a 2 year construction period. Completion is expected in first quarter 2015. In the interim period there is sufficient capacity to serve single house developments only. Any larger development permitted will be conditioned for non occupancy until the upgrade works are complete.

It may be possible, subject to site assessment, to provide temporary on-site wastewater treatment to cater for single houses, pending the permanent upgrade of the WWTP at Swords, with future connection to the 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.

#### Wastewater Services Objectives

- To ensure compliance with the Water Framework Directive and the Urban Waste Water Directive
- To comply with the requirements of the EPA Discharge Licence for Swords in accordance with the Wastewater Discharge(Authorisation) Regulations
- Prevent the creation of ransom strips.

### 12.3. Surface Water

The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Broadmeadow River through a series of drainage ditches and culverts.

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, riparian corridors must be maintained either side of a watercourse. In the case of the Broadmeadow River, Objective BD24 in the County Development Plan requires a 30 m (min) riparian corridor, measured from the top of the river bank, to be maintained free from new development.

To reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas, the Sustainable Drainage Systems (SuDS) outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) will be implemented.

This approach using Sustainable Drainage Systems (SuDS) can best be summarized 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 behavior 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 Broadmeadow River. The use of open space and landscape features for the purposes of water infiltration (source control), retention/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.

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*”.

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

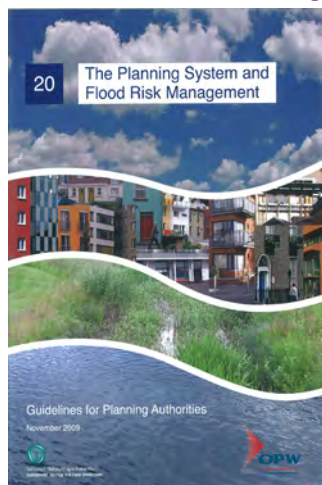
Applicants are referred to “Greater Dublin Region Code of Practice for Drainage Works. Version 6.0, April 2006”, Section 16. Guidance is also available to applicants in the GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies, 2005, Volume 2 New Development and Volume 3 Environmental Management. Environmental Management Executive Report (2004); ‘CIRIA C697: SuDS Manual’ (2007); and CIRIA C698: Site Handbook for the Construction of SuDS’.

#### 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 Broadmeadow River free from new development and this corridor shall be a minimum of 30 meters wide.



## 12.4 Flood Risk Management



Rowlestown lies either side of a flood-plain of the Broadmeadow River Valley. The northern part of the village is located on elevated ground.

A Flood Risk Assessment has been carried out for the LAP lands in accordance with the requirements of the “Planning System and Flood Risk Management-Guidelines for Planning Authorities 2009.

The Rowlestown Local Area Plan has taken into account the existing and future flood risks in the area and has mitigated for the risk of flooding. All new development is proposed above the 0.1% flood plain (1:1000year) and two areas have been identified for further investigation and future flood relief works:

1. Killossery (Opposite Old National School)
2. Old Mill Site

All developments adjoining a flood plain should include a flood risk assessment with the planning application to ensure that flood risks have been considered and take account of the highest predicted flood levels from the FEMFRAMS study.

All proposed developments should be planned in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*

### 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.

## 12.5 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 is one groundwater body in the area, namely the Swords groundwater body. The Rowlestown area has varied ground conditions resulting in a range of vulnerability conditions ranging from Low Vulnerability to the north to High Vulnerability at the centre and Extreme Vulnerability at the most southerly edges of the village (Refer to GSI mapping). Proposed development in the village is largely residential, connecting to the municipal wastewater treatment plant and requiring the implementation of a SuDS Strategy for the disposal of surface waters. Such development will have limited impacts on ground water vulnerability. Where development is proposed within the area of extreme vulnerability, 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.

## 12.6 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)

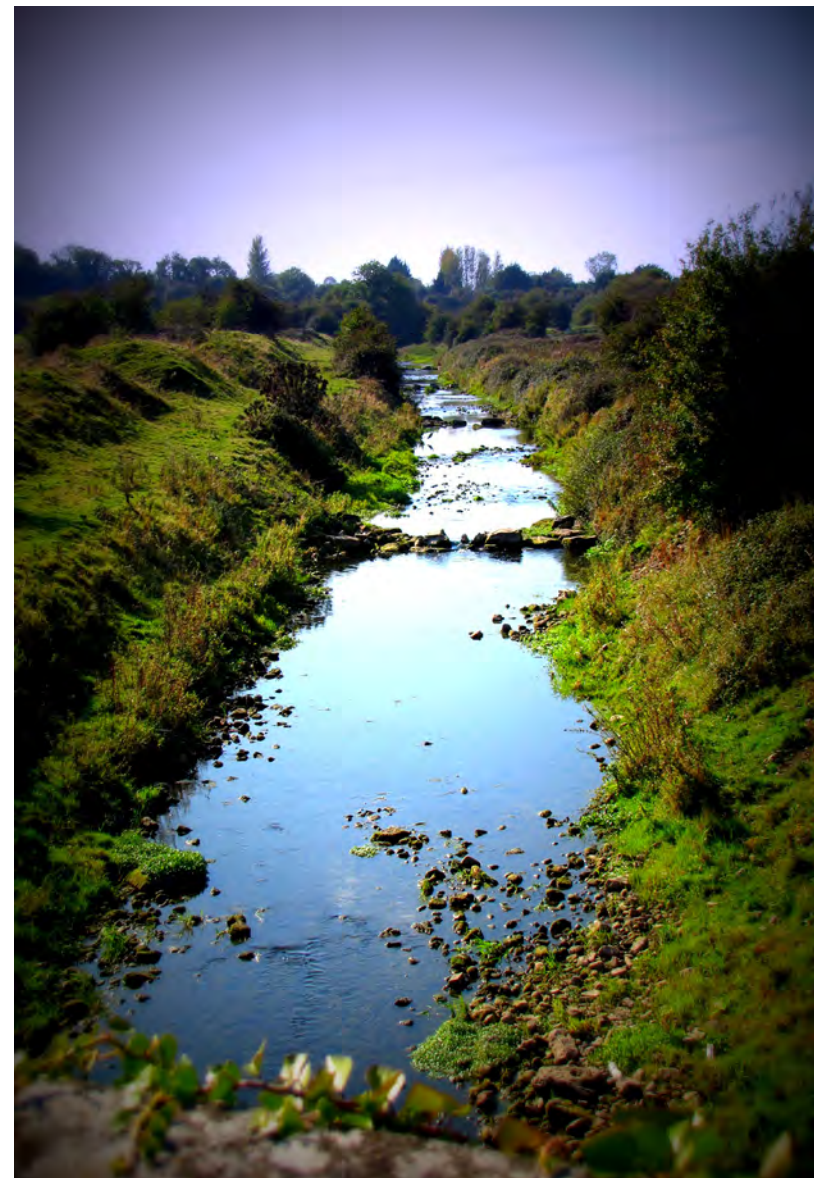
In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. The proposed development lands at Rowlestown are located within the Broadmeadow WMU. The Broadmeadow WMU has been designated as ‘poor’ by the EPA under the Water Framework Directive. The onus is on Fingal County Council to restore any waterbodies in this WMU to “good status” by 2027. Rowlestown lies within the contributing catchment area of the Malahide Shellfish area.

### Water Quality Objectives

- 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 the measure drawn up in the Pollution Reduction Programme for the Malahide Shellfish Area.

See

<http://www.environ.ie/en/Publications/Environment/Water/PublicConsultations-ShellfishWatersDirective/FileDownload,21938,en.pdf>



*Broadmeadow River*

## SECTION THIRTEEN: TRANSPORTATION

### 13.0 Introduction

Rowlestown Village is a rural village in the Metropolitan Area of the north county. In terms of transportation, the village can be viewed in two parts: The R125, a busy regional road linking Swords to Ashbourne where there is currently a conflict between through traffic and village life; and Church Road which is still largely a rural county road. There is a need to calm traffic along the R125 and to provide pedestrian and cycle facilities throughout the village. The village has the advantage of a limited bus services in the form of a Dublin Bus to Dublin city centre and the NIFTI rural transport bus service to Balbriggan, Ashbourne, Swords and the north county villages of Oldtown and Garristown, but it remains largely car dependent. The draft LAP seeks to encourage cycling and walking within the village to school, church, the local community hall and additional facilities envisaged in this LAP. To help meet this objective a pedestrian priority area is proposed in the heart of the village along Church Road, together with traffic calming objectives along the R125 and pedestrian /cycle routes throughout the village. Furthermore the draft LAP seeks to promote local small scale enterprise units and broadband provision to encourage local employment and home-based economic activity 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 Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road, known as Church Road. The R125 is an important link in the regional road network through the north county. Objective TO49 of the County Development Plan seeks to restrict unnecessary new access directly off

Regional Roads. The recently published Guidelines on Spatial Planning & National Roads (Jan 2012) also comments on local and regional roads stating:

*“For the future, the protection of such capacity and reservation of enhanced safety standards will be important in ensuring that such regional roads can continue to perform important local and regional transportation functions”.*

It is therefore important that access onto regional roads be carefully considered and landuse and transport planning be carefully integrated.



Examples of village entry signs

To assist the preparation of this Draft LAP for Rowlestown, transport Consultants ILTP were commissioned by the Council to prepare a Traffic and Transport Assessment of the existing road and transportation infrastructure in the village and to consider management measures to enhance the area. The assessment found that whilst the volume of traffic traveling along the R125 has decreased in recent years when compared to traffic study carried out in 2007, the average speed on the R125 through the village is slightly above the 50km speed limit. This may be attributable to the lack of village area definition. Also, the series of bends on the road creates a chicane effect and this may encourage inexperienced drivers to cut corners and increase speeds. The LAP incorporates the recommendations and proposals suggested by ILTP to improve the safety of the roads and upgrade the transport infrastructure throughout the village.

### 13.2 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.
- Introduce Village Entry treatment on all approaches to the village to define the village area
- Provision of appropriate landscaping and street furniture.

### 13.3 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”. The implementation of any cycle measures within or around the village shall be consistent with the guidance set out in the NTA’s Cycle Manual.

#### Pedestrian/Cycle Routes Objectives

- Maintain and improve existing footpaths and ensure that new footpaths are provided as a connected, permeable network within the village.
- Provide new footpaths along Church Road and the R125 within the village boundary.
- Promote and facilitate the provision of a riverside walking route along the banks of the Broadmeadow River, with the intention of continuing this link eastwards to Swords, in the longer term.
- Provision of a pedestrian/cycle link between the old national school and the proposed riverside walk.
- Provision of a North /South pedestrian link from Church Road near the village centre, across the Broadmeadow River via a new bridge, across

the R125 via a new pedestrian crossing, linking to new development lands and beyond connecting to existing housing at The Rath.

- Provision of pedestrian crossings where appropriate, particularly in the vicinity of the National School, the Catholic Church /Community Hall, Near the proposed Village Green to the west of the village centre and also crossing the R125 southwards towards new development land.
- Ensure as far as practicable that pedestrian links between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.
- Provision of bicycle parking.

### 13.4 Traffic Management Objectives

- Minimise the number of accesses onto the R125.
- Investigate the feasibility of a HGV Ban (Except Access) along Church Road to help improve the quality and vibrancy of the public realm in the village centre.
- Consider extending the 50 kph zone further to the east and west of the village
- Consider the creation of a 30 kph zone through the village centre along Church Road.
- Carry out junction improvement works on the R125/Church Road and at the R125/ Lispopple Road to reduce vehicular speeds and improve pedestrian facilities (subject to Part 8 procedure).
- Consider the removal of bends on the R125 to the south of the village centre to eliminate the chicane effect on the carriageway to improve road safety.
- Upgrade signage and road markings along Church Road east of village centre and its junction with the Lispopple Road.

### 13.5 Public Transport

Dublin Bus operates the 41B service from the village to Dublin City centre. Currently there are 5 services per day Monday to Friday and 3-4 per day at weekends. The village also benefits from the NIFTI rural transport 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 schools, 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 an alternative means of transport to the private car.

#### Public Transport Objectives

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

### 13.6 Car-Parking

Currently there is no off-street car parking in the village. Off street parking is required to serve the existing and additional civic and commercial uses proposed in this LAP. The VDFP indicates off street parking to the west of the Community Hall. Adequate carparking to meet Development Plan standards 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 carparking to serve new commercial and amenity facilities in the village.
- To ensure adequate provision of disabled parking within the village.
- To facilitate and promote appropriate hard and soft landscaping and appropriate lighting around carparking areas.



*Pedestrian priority area - Extract from VDFP*

## 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, eg. the school, church, community facilities, recreation areas and parks.
- Biodiversity is promoted by conserving existing indigenous hedgerows and trees and introducing 'green' pathways through the village.
- Opportunities for community food production through a community garden, and/or allotments. A community garden and /or allotments is proposed close to the heart of the village and indicated on the LAP map and the Village Development Framework Plan.
- 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.

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 may be a good location for a small number of wind turbines -a small "wind farm", which would serve to aid the transformation of the village 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 Rowlestown and neighbouring North County villages.

Accordingly, it is an objective of this LAP to promote and facilitate the development of wind power within the rural hinterland Rowlestown 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

Fingal County 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’. The Council recognises that litter is a major environmental problem, which can significantly detract from the visual quality of the County’s towns and villages. Anti-litter awareness and cleaner communities are promoted through annual Spring Clean-Up Week Campaigns and Eco Week. In addition, the Council has appointed a Green Schools Co-Ordinator to promote the Green Schools Programme. The local National School, St. Brigid’s in the village, has not yet registered in this programme.

### 15.1 Waste Management in Rowlestown

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 on Rowlestown Drive, near the National School.

### 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. 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.
- Careful consideration of bin storage at the design stage to ensure that all future residential schemes include appropriate design measures for refuse bins, within convenient distance of all units. Adequate covered bin storage areas shall be provided adjacent to dwellings/ within the curtilage rather than at the front of houses, details of which should be clearly shown at planning application stage.
- All non-residential developments must have suitable and adequate internal and external storage space for segregated waste.

### 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 Rowlestown is constrained by the inadequate foul drainage capacity at the Swords WWTP. New development shall be permitted to proceed in the village, following the upgrade of the Swords WWTP due to for completion 2014. 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. Having regard to the DOECLGs guidelines for sustainable residential areas as they apply to villages in the interests of achieving a consolidated urban form, development within the village shall be on a phased basis, starting at the village centre and moving outwards over the lifetime of the plan, in tandem with the necessary physical and social infrastructure. Therefore the primary focus of phasing is to facilitate the development of the village centre. Development in the village shall be in accordance with the following:

#### Phase 1:

#### Development Areas 1, 2, 3 & 4:

Circa 77 houses, including circa 10 houses suitable for the elderly, Retail Units, Nursing Home, childrens' playground, community gardens, civic space and off- streetparking. The development of these areas in the village would help create a village centre, attracting both new residents to the village together with additional amenities including access to the proposed riverside park. This phasing arrangement is to ensure the completion of a discrete development area, centred on the village centre with associated amenities and to avoid the repetition of past problems of unfinished developments, lacking amenities.

#### Phase 2:

#### Development Areas 5, 6 & 9

Circa 54 houses. The development of these areas will provide additional housing in the village together with, pocket parks, interlinked pedestrian routes and access to the proposed riverside park.

Development Areas 7& 8 are proposed as circa 19 no. private services sites and as such could be developed out of sequence, subject to initial site development permission followed by outline or full planning applications for individual houses.

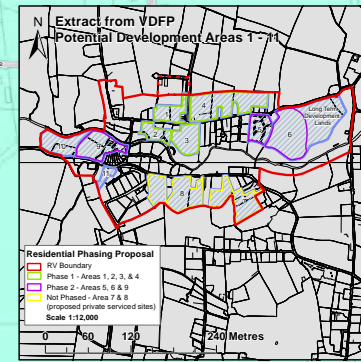
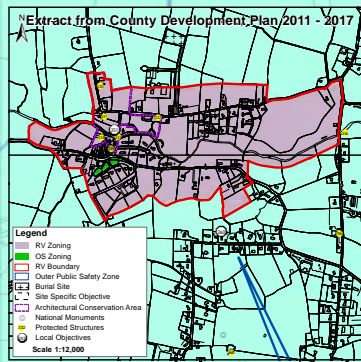
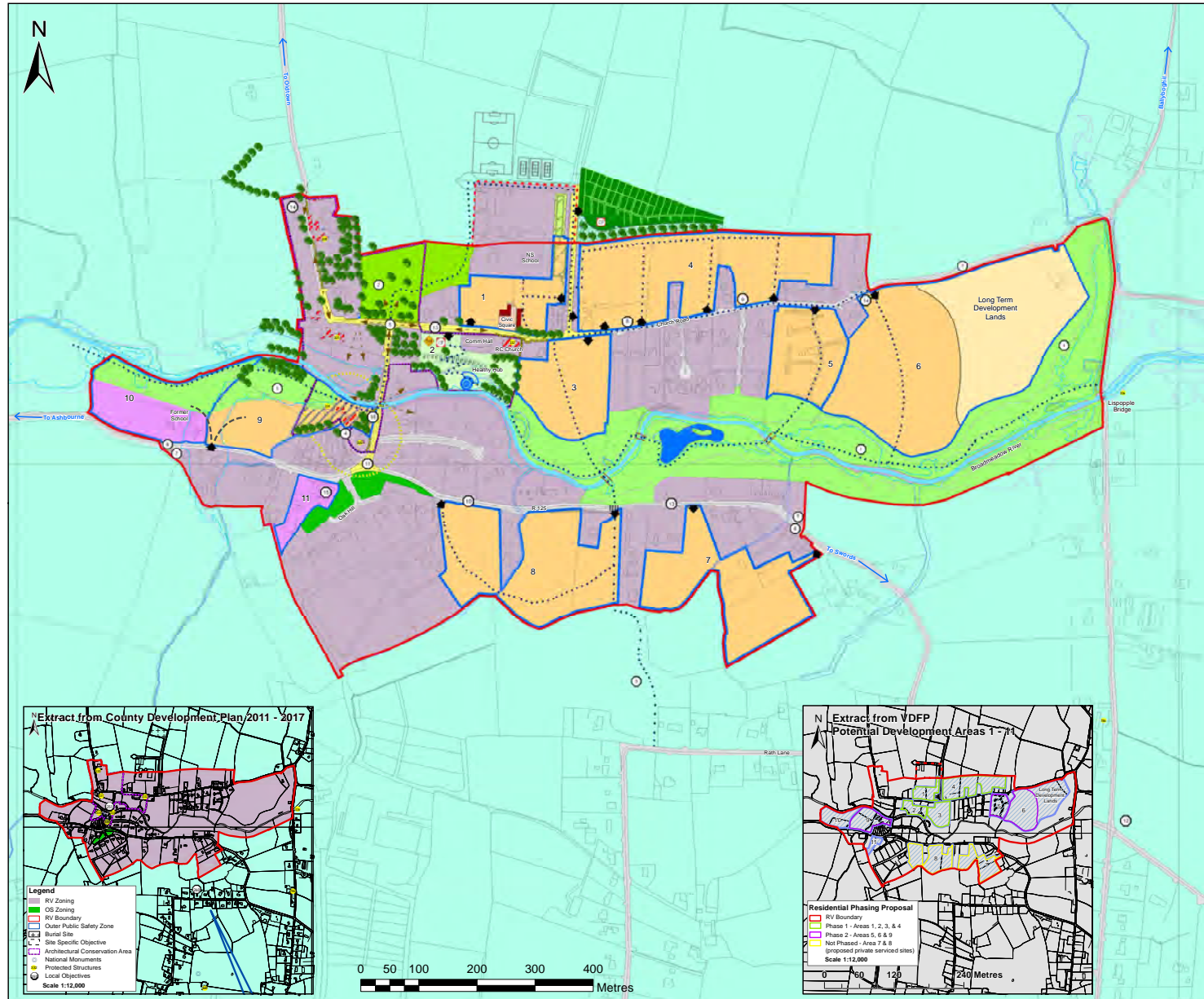


The Planning Authority will keep the phasing provisions as stated above under review, in the event that development is stalled due to landownership or other significant constraints. The Planning Authority may consider permitting development on Church Road/Main Street in areas 5 & 6 and some infill development within Area 9, close to the Mill Complex.

- 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 Rowlestown Village Development Framework Plan (VDFFP).
- Development Area 6, is the largest of the development areas. It is subdivided in this LAP to allow for c.30 no. houses together with the open space, riverside walk at its westernmost end. The remainder of this area is indicated as “Long Term Development Lands”, the development potential of which will be subject to a review of this LAP and the core strategy of the County Development Plan in due course.

## 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.
- 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.



Comhairle Contae Fhine Gall  
Fingal County Council

### Local Area Plan Rowlestown

**Legend**

- Rowlestown RV Boundary
- Minor extension to Rowlestown RV Boundary
- Existing Development in the Village
- Potential Residential Development Areas 1, 3 - 9
- Amenity Area Development 2
- Potential Enterprise Development Area 10, 11
- Existing Public Open Space
- Proposed Allotments
- Proposed Riverside Park and Walkway
- Proposed Village Green
- Proposed Pedestrian Priority Area
- Proposed Community Garden
- Long Term Development Lands
- Indicative Retention Pond
- Architectural Conservation Area
- Area of Archaeological Potential
- Landscape Buffer Zone
- Indicative Multipurpose Pitches
- Proposed Small Retail/Commercial Area
- Proposed Civic Square
- Positive Structures not in RPS
- Protected Structure
- No Residential development in the Flood Risk Area
- View Lines to be protected
- Indicative Pedestrian/Cycle Routes
- Indicative Pedestrian Bridge
- Stone Wall to be protected
- Broadmeadow River
- Indicative Road Serving Areas 9 + 10
- Protected Structures
- National Monuments
- FEM - FRAMS River (Pluvial) Flooding
- Indicative Vehicular Access Points
- Indicative Pedestrian Crossing
- Trees of Amenity Value
- Proposed Playground
- Proposed Car Park

**GENERAL OBJECTIVE**

It is a general objective of the Local Area Plan that the appended Village Development Framework Plan (VDFF) is the principal guidance document for the physical development of Rowlestown Village.

**SPECIFIC OBJECTIVES**

- To promote and facilitate the development of a riverside amenity park with active recreation hubs and nature reserve in consultation with landowners.
- To promote and facilitate the development of a Village Green at The Lawn Gates.
- To promote the development of a pedestrian/cycle route connecting the community at The Rath to the Church and National School in the village centre.
- To improve the boundary treatment and access to the old graveyard at Oldmoor.
- To protect the trees within the ACA and particularly in the vicinity of the Lawn Gates and Church Road.

The following objectives are also recommended by the LAP Traffic & Transport Assessment:

- To promote and secure the extension of the 50kph zone further to the east and west of the village along the R125.
- To promote and secure the provision of suitable village entry treatments on the R125 at the edges of the village.
- To promote and secure the provision of a 35 kph zone through the village centre.
- To promote and secure the upgrading of Church Road/Main Street, particularly on the eastern side of the village emphasising the promotion of a green lane approach in this area.
- To investigate the feasibility of the removal of bends on the R125 to eliminate the adverse effect on the carriageway and to improve road safety.
- To secure suitable improvement works at the R125/Church Road junction in the interest of promoting greater pedestrian and cyclist safety.
- To secure suitable improvement works at the R125/Lispoppe Road, to reduce vehicular speeds and to improve pedestrian and cyclist facilities (subject to Part 8 procedure).
- To provide new footpaths along Church Road and the R125 as appropriate.
- To investigate the feasibility of HGV ban (except access) along Church Road to enhance the quality and vibrancy of the public realm in the village centre.
- Allow for a filling station and associated local shop, the scale of which shall respect to village setting, subject to normal planning requirements for such facilities.
- To promote commercial/retail uses within and around the mill complex of buildings, a protected structure, residential development will not be permitted given its location within a flood risk area.

**Director of Services: Gilbert Power**  
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Prepared by: P. Conlon      Drawn By: C. Corrigan  
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Adopted by Council 13th May 2013  
2013/24/CCMA/FingalCountyCouncil

## Rowlestown Local Area Plan

### SEA Screening Statement

#### Introduction:

The Planning Authority has had regard to the requirements of the following in the preparation of the SEA Screening Assessment and the preparation of the draft LAP.

- S.I. No. 200 of 2011 (amending S.I. No. 435 of 2004)
- S.I. No. 201 of 2011 (amending S.I. No. 436 of 2004)
- DoECLG Circular PSSP6/2011 re further transposition of the EU Directive 2001/42/EC on SEA.

As part of the preparation of the Rowlestown 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 Rowlestown is c.675 persons.

#### Proposed Local Area Plan:

Rowlestown is an attractive rural village, of strong landscape quality elevated above the steeply sloping banks of the Broadmeadow River. It is located around two parallel roads joined together by an intersecting road which crosses the Broadmeadow River by an old cut stone bridge. The Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords, (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road. Rowlestown village is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. The LAP area covers some 86hectares (212acs.). The current population is c.255.

Rowlestown is zoned “RV” in the current County Development Plan 2011-2017.

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 LAP proposes a modest increase in residential development in the village of circa 150 units, in accordance with the Council’s Core Strategy bringing the estimated total population to c.675, over the lifetime of this LAP. The LAP will include a phasing schedule to control the phased development of the village in tandem with the necessary infrastructure and will include a specific objective to monitor the uptake of the extant permissions to ensure that no more than the 150 units permitted under the Core Strategy of the County Development Plan, will be built in the village over the lifetime of LAP. The LAP could be extended by resolution of the Council from 6 to a total period of 10 years.

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.

This LAP will set out a strategy for Rowlestown 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 Rowlestown'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.

**Appropriate Assessment:**

The LAP has been screened for Appropriate Assessment and that screening has determined that the LAP will not have a significant negative impact on the Natura 2000 network.

**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, Food and The Marine

**Response from Environmental Authorities:**

**One submission has been received from the Environmental Protection Agency.**

The submission received from the EPA dated 31<sup>st</sup> October 2012, states that it is a matter for Fingal County Council to determine, as to whether or not the implementation of the proposed Plan would be likely to have significant effects on the environment, having regard to relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). The EPA notes that the points raised in its previous submission of the 23<sup>rd</sup> April 2012, has been integrated into the Screening for Strategic Environmental Assessment. It further states that these points should be taken into account in the preparation of the Plan. The Agency also refers the planning authority of its obligation to ensure compliance at all times with the requirements of national and EU environmental legislation.

**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:**

Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems however the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. Rowlestown PS is currently designed to cater for maximum of 800 p.e. (Population Equivalent). The PS receives wastewater from the village through a 225mm diameter gravity sewer which then pumps this effluent to Swords WWTP. Due to topography of some sites they may require to pump to the connection to the public sewer.

Currently there is insufficient capacity in the Swords Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant is required to cater for the future needs of the village. However funding has been secured for the works to upgrade Swords WWTP to 90,000 p.e. with expected completion in mid 2015 which will provide capacity for development of lands within the Rowlestown local area plan area. The existing and proposed population of the village is planned to be in the region of c.675. However, it is expected that a population of c.675 will occur over a much longer time than the lifetime of 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).

The LAP will include 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 Drainage and Flood Risk Management:**

Surface water run-off will increase due to the proposed unit numbers and increase in surface areas. 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.

Rowlestown lies either side of a flood-plain of the Broadmeadow River Valley. The northern part of the village is located on elevated ground. A Flood Risk Assessment has been carried out for the LAP lands in accordance with the requirements of the “Planning System and Flood Risk Management- Guidelines for Planning Authorities 2009. The Rowlestown Local Area Plan has taken into account the existing and future flood risks in the area and has mitigated for the risk of flooding. All new development is proposed above the 0.1% flood plain (1:1000year). Two areas in the village have been identified for further investigation and future flood relief works,

1. Killossery (Opposite Old National School)
2. Old Mill Site

All proposed developments adjoining a flood plain shall include a flood risk assessment with the planning application, to ensure that flood risks have been considered and taken account of the highest predicted flood levels from the FEMFRAMs study (Fingal-East Meath Flood Risk Assessment and Management Study).

## **3. Water Supply:**

The proposed development will increase demand for water supply. Rowlestown village and its surroundings are served by UPVC/HPPE watermains dating from 1972 – 2010, from the Ward Water Supply Scheme. There is sufficient capacity in the network to cater for the proposed development. The LAP will include objectives to promote the water conservation and leakage reduction. In addition, the LAP will have regard to the requirements of the Water Framework Directive and Guidelines for Drinking Water Supply.

## **4. Water Quality:**

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 Rowlestown are located within the Broadmeadow WMU. The Broadmeadow WMU has been designated as ‘poor’ by the EPA under the Water Framework Directive. The Broadmeadow River discharges at The Broadmeadow Estuary a Natura 2000 site which has been designated as ‘moderate status’ by the EPA under the Water Framework Directive. 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. The onus is on Fingal County Council to ‘restore’ any waterbodies in this WMU to ‘good status’ by 2027. The LAP will include objectives for the protection and improvement of water quality.

## **5. Groundwater Vulnerability:**

The Geological Survey of Ireland (GSI) Groundwater Protection Zone Mapping for Fingal indicates that there is one groundwater body in the area, namely the Swords groundwater body. The Rowlestown area has varied ground conditions resulting in a range of vulnerability conditions ranging from Low Vulnerability to the north to High Vulnerability at the centre and Extreme Vulnerability at the most southerly edges of the village (Refer to GSI mapping). Proposed development in the village is largely residential, connecting to the municipal wastewater treatment plant and requiring the implementation of a SuDS Strategy for the disposal of surface waters. Such development will have limited impacts on ground water vulnerability. Where development is proposed within the area of extreme vulnerability, 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.

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

The Broadmeadow River, flows through Rowlestown village and eventually discharges into the Broadmeadow/Malahide Estuary, c.8km to the east, which is adjacent to the Designated Shellfish Waters off Malahide. The LAP will include objectives to implement the measures drawn up in the Action Programme of the Pollution Reduction Programme for the Malahide Shellfish Area.

### **7. Biodiversity:**

It is acknowledged that some habitats and species may be lost as a direct result of development, however, the Council aims to reduce the overall impact through appropriate policies and objectives and the promotion of sustainable development. A sustainable approach requires that natural heritage is conserved and protected for the benefit of future generations. An ecological assessment of the natural heritage resource will be required to be submitted for any proposed development comprising 3 or more units within the plan area to identify bio-diversity features and appropriate mitigation measures. The Plan will contain policies and objectives to protect non-designated habitats, species and local biodiversity features including rivers, wetlands, hedgerows, trees, streams, grassland, etc. This will be promoted through the provision of appropriate buffer zones between local biodiversity features and areas zoned for development. The plan will provide for the promotion of linkages between local biodiversity features and ecological networks e.g. old

stonewalls, hedgerows, watercourses etc. and will provide for enhancement of local features of biodiversity value, where opportunities arise.

### **8. Architectural Heritage:**

There are 7no. Protected Structures within and close to the village boundary, which contribute to Rowlestown's distinct architectural/built heritage. These include structures of architectural and historical interest and there is also considerable vernacular heritage. The Record of Monuments and Places indicates two sites close to the village core - DU 011-005 – Killossery Church, graveyard and font site and DU 011 -057 Watermill and Dwelling. These sites are centred on the area around the junction of the R125 and Rowlestown Bridge. A significant part of the village has been identified as an area of high architectural character and is designated as an Architectural Conservation Area in the County Development Plan. 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 LAP and its accompanying Village Development Framework Plan, will articulate objectives for the protection of the architectural heritage of the village and require new development proposals to reflect and enhance the local distinctiveness of the village.

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

Fingal is divided into 6 Landscape Character Types. Each landscape type is given a value through the consideration of such elements as aesthetics, ecology, historical, cultural, religious or mythological. A value can range from low to exceptional. Rowlestown is located with the designated *Rolling Hills landscape Character Type* in the County Development Plan. This area is mainly agricultural lands characterised by rolling landscapes across the Ward and Broadmeadow river valleys

The trees and river corridors help create a visually and ecologically rich landscape. The village itself straddles the Broadmeadow River, a significant visual and amenity feature of the village. The landscape falls from the north towards the river with deep escarpments and rises gently from the southern banks towards the R125 Swords to Ashbourne Road.



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. Appropriate density and building height restrictions, protection of existing views to and from the plan lands and landscaping and screening proposals will be stipulated, to ensure that the landscape characteristics of the plan area and the adjoining lands are not adversely affected.

A visual impact assessment will be required for any proposed development with potential to impact adversely on the landscape character of the plan area and adjoining lands. The plan will include objectives to prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and stone walls. The LAP will also provide for the protection and enhancement of any existing views and prospects associated with the plan area. The plan will also provide for the promotion of linkages between established landmarks and landscape features and views.

#### **10. Traffic:**

The development of the plan lands will result in increased traffic generation within the village and its environs. Following on from the Traffic Impact Assessment commissioned by Fingal County Council, a series of traffic management measures are required to safeguard the safety of pedestrians and motorists and to help create a pleasant living environment. It is considered that the existing road network can accommodate this additional traffic, subject to the provision of safe accesses and sufficient off-street car-parking. The LAP will identify locations for specific traffic management measures, new access routes, particularly to village backlands and appropriate locations for off-street car-parking, cycleways and permeable footpath networks. To minimise traffic generation within the village, the LAP will include policies and objectives to promote local small scale enterprise and broadband provision to promote home based economic activity.

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

The Local Area Plan proposes c.150 additional units, resulting in an estimated total population of c.675 taking account of existing and proposed development, in the village over the lifetime of the LAP. The LAP could be extended by resolution of the Council for a total period of 10 years. The increase in population will increase demands on foul drainage, water supply, surface water run-off and traffic volumes, as outlined above.

The LAP will include objectives regarding the provision of adequate and appropriate wastewater treatment to service the lands within the plan area. 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. One-off dwellings using on-site treatment plants shall accord with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). The LAP will include objectives requiring the implementation of the relevant recommendations set out in the Water

Framework Directive, the EU Urban Wastewater Directive and the Regional Code of Practice for Drainage Works.

Water supply will be augmented to meet demand. The LAP will include objectives to promote the conservation of water and require adherence to the Guidelines for Drinking Water Supply. The Local Area Plan will include specific measures for sustainable urban drainage system, flood risk management and prevention of water pollution

The plan will include objectives to accommodate the increased population and associated traffic generated through the provision of traffic calming measures, new access roads, off-street car-parking cycleways and footpaths.

The plan will also contain objectives to protect and enhance the architectural and natural heritage of the village. The local area plan will include objectives to mitigate the visual impact of development on this landscape, including restrictions on density and building heights and the protection of any existing views to and from the plan lands. 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 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 Rowlestown 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.

**Addendum:**

**Amendments to the Draft LAP during the LAP process:**

**None of the amendments to the Draft LAP arising from the Manager's Report on the submissions received and the Manager's Amendments to the Draft LAP, alter the conclusions of this SEA statement.**

**This LAP was adopted by Fingal County Council on the 13th May 2013.**





*Line drawing of St. Brigid's Church, Rowlestown, by Tina Geoghegan.*