

# Oldtown Local Area Plan

## Legend

- Oldtown RV Boundary
- Proposed minor extensions to Oldtown RV Boundary
- Existing Development in the Village
- Potential Residential Development Areas (1-3)
- Potential Enterprise Development Area (4)
- Existing Public Open Space
- Wild Geese GAA Pitch
- Proposed Riverside Walkway
- Village Green and Riverside Park
- Proposed shallow detention pond for flood control
- Proposed Small Retail/Commercial Area
- Proposed Civic Space
- Proposed Pedestrian Priority Area
- Area of Archaeological Potential
- Vernacular Buildings of Conservation Value
- 100m Odour Buffer Zone around Waste Water Treatment Plant
- 30m Riparian Corridor
- View Lines
- Indicative Pedestrian/Cycle Routes
- Stone Wall
- Phasing Demarcation Line
- Indicative Pedestrian Bridge
- Daws River
- Trees of Amenity Value
- Graveyard
- Site Specific Objective
- Protected Structures
- National Monuments
- Indicative Vehicular Access Points
- Indicative Pedestrian Crossings
- Indicative Children's Playground
- Indicative Multipurpose Pitches
- FEM - FRAMS River (Fluvial) Flooding
- 1% chance of flood event occurring in any one year (1:100 year flood event)
- 0.1% chance of flood event occurring in any one year (1:1000 year flood event)

**GENERAL OBJECTIVE**  
It is a general objective of this Local Area Plan that the appended Village Development Framework Plan (VDFP) is the principal guidance document for the physical development of Oldtown Village

- SPECIFIC OBJECTIVES**
- 1 To protect the setting of Oldtown House from overdevelopment.
  - 2 To promote the refurbishment and reuse of vacant vernacular structures in the village.
  - 3 To promote and facilitate the development of a riverside walkway along the Daws and Ballyboghil rivers, connecting Oldtown to Ballyboghil.
  - 4 To improve the visibility on the R122 at the Bridge junction.
  - 5 To improve the boundary treatment around the vernacular structures north of the Oldtown Inn.
  - 6 To improve landscaping within the Clonmethan Green housing development and to provide appropriate landscape screening along the embankment at O'Brien's Lane.
  - 7 To investigate the feasibility of providing additional parking facilities at the National School.
  - 8 Provide a footpath along alongside the recently constructed chicane, in the interests of pedestrian safety
- Local Objectives in County Development Plan**
- 108 Provide for vehicular and pedestrian access to the RV lands to the rear of The Orchard housing estate.
  - 109 Provide for pedestrian access from new development through the RV lands to the village core.
  - 101 Provide for a residential institution (nursing home) where such development does not have a negative impact on the surrounding environment, landscape or local amenities.

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