



APRIL 2002



# FINGAL DEVELOPMENT PLAN 1999



# RUSH LOCAL AREA PLAN

## **RUSH LOCAL AREA PLAN**

### **Vision Statement**

This Local Plan provides the optimal development strategy for the development of these lands within Rush village. The aim is to provide an attractive well designed housing area which is well integrated visually, functionally and physically with the existing village and Kenure Park and which thereby protects and enhances the special physical and social character of this major village centre.

### **Strategic location.**

Rush and Lusk are together designated as a secondary development centres in the Strategic Guidelines for the Greater Dublin Area. The development strategy for Rush is the consolidation of the existing urban form and retention of amenities.

### **Description of locality.**

There are circa. 2250 occupied dwellings in Rush. The Local Plan Area is located on elevated ground north of the Main Street. Skerries Road forms the eastern boundary of The Plan lands. Kenure Park adjoins the subject land to the west. Existing housing at Kenure Park and Brookfield adjoin the north -western and part of the southern site boundaries respectively. The rear of properties fronting onto Main Street adjoin the remainder of the southern boundary. There are a number of existing occupied residential and agricultural buildings within The Plan lands.

The subject lands, which are in agricultural use, measures approximately 19.74 hectares (48.6 acres) in area. The development boundary for Rush village runs along the Skerries Road to the east and along the edge of Kenure Park to the west of the Plan Lands. The Brook Stream flows through The Plan lands in a west- east direction. The stream is located on the southern part of the subject lands. Ground levels vary significantly across the Plan area, varying between 18 to 7.5 metres. Ground levels rise in a north-west direction and south west direction from The Brook Stream.

### **Landscape.**

The Local Plan Area is located within the *Designated Coastal Character Area* in the County Development Plan. There are seven landscape Character Areas in Fingal. The Coastal Character Area comprises the eastern part of the County and contains a number of important beaches, islands and headlands which together create a sensitive and nationally important landscape of high amenity and landscape value.

The Plan lands are located in 'Landscape Group 6' in the Development Plan which is a flat coastal landscape. The lands immediately adjoin the designated coastal corridor in the Development Plan and are clearly visible from the Skerries Road.

## Planning Context.

### Regional Context.

Rush and Lusk together are designated as a secondary growth centres in the Strategic Planning Guidelines for the Greater Dublin area.

### Local Context.

#### The County Development Plan.

The Plan lands are zoned 'A1' where the stated objective is "*to provide for new residential communities in accordance with approved action area plans and subject to the provision of the necessary social and physical infrastructure*".

Lands adjoining The Plan lands to the south are zoned 'MVC' where the stated objective is- *'to protect and enhance the special physical and social character of major village centres and provide and / or improve village facilities'* and 'A' - *'to protect and improve residential amenity in established residential areas.'*

Kenure Park which adjoins The Plan lands to the west is zoned 'F' - *'to preserve and provide for open space and recreational amenities.'*

The lands adjoining The Plan lands to the north are zoned 'F' and 'A'.

The land located opposite The Plan lands on the east side of the Skerries Road is zoned 'B' *'to protect and provide for the development of agriculture and rural amenity'* and is a *Designated Sensitive Landscape* in the County Development Plan.

There are specific objectives contained in the County Development Plan to preserve existing features and structures within and adjacent to The Plan lands, they are:

- A well, located on the southern part of the lands.(Item no 485, List 2)
- A thatched cottage, located on the Skerries Road opposite The Plan lands (Item no.492)
- The Church of Ireland Church, Parsonage and enclosure, including the gates and railings. (Item no.491 List 2)
- There is a specific objective to protect and preserve trees, woodlands and hedgerows in Kenure Park to the west of The Plan lands.

There is also specific objective indicated in the County Development Plan to provide a Cycleway from Kenure Park, to the public open space and playing fields at St Catherine's to the north of The Plan lands.



## **Access.**

In the interest of the proper planning and development of this area, development within The Plan lands shall be on the basis of traffic/environmental cells. Two vehicular access points and one vehicular access point shall be provided to serve the Local Plan Area at the Skerries Road and at Kenure Park respectively. The location of these are indicated on the Local Area Plan. The existing access road at Kenure Park will be improved in order to accommodate the additional traffic.

Each access point will serve a traffic/ environmental cells and there shall be no through car access between these cells. It is an objective to provide a bus only link connecting the two traffic cells off the Skerries Road in order to facilitate permeability by buses in the future.

The development of traffic cells, by managing car traffic movements will (a) restrict car movements within The Plan lands and encourage walking and cycling movements and (b) promote the development of attractive residential environments. The number of units accessed via Kenure Park shall be restricted to one third of the target number of units within The Plan lands and there shall be no through route through the site linking Kenure Park and the Skerries Road

In the interest of traffic management and safety, it is an objective to create a cul-de-sac at Kenure Park, directly north of the proposed access point at Kenure Road.

## **Traffic Management.**

The development of The Plan lands with a target number of approximately 635 units, will significantly increase traffic levels on Main Street and Kenure Park . Main Street currently experiences traffic congestion at times during the day. It is an objective of Fingal County Council to ensure that existing road space in the expanding village functions effectively for all road users, pedestrians and the mobility impaired. This is imperative if (a) traffic is to flow freely in the village (b) commercial services on the Main Street are to develop sufficiently in the future to serve the expanding population of Rush and (c) the residential amenities of properties on the Main Street are to be protected.

In the interest of the proper planning and development of Rush, it is an objective of Fingal County Council to immediately commission a Transportation Study of Rush village.

This study shall include the following:

- (1) Existing parking arrangements at Main Street for cars and service vehicles.
- (2) The management of on-street parking on Main Street, the proposed provision of off-street parking facilities adjacent to the Main Street and the provision of loading facilities.
- (3) Any necessary upgrading of junctions.

- (4) Development of traffic management proposals and environmental improvements on the Main Street, the Skerries Road and at Park Road.
- (5) The possible development of a local bus service linking the village and the railway station.
- (6) Costing of proposals.
- (7) A timescale for the implementation of the proposals.

### **Car Parking.**

Car parking will be provided in accordance with Development Plan standards. Car parking will be clearly delineated for each residential unit and designed to comply with the principles of passive surveillance.

### **Public Transport.**

In order to promote the use of public transport by commuters, Fingal County Council will encourage the Transportation Authorities to develop a local bus service, linking Rush and possibly Lusk, to the railway station which is located between these two villages.

### **Cycling and Walking.**

It is an objective of Fingal County Council to secure the development of high quality, attractive and safe cycling and walking routes throughout The Plan lands and linking The Plan lands to (1) the Village to the south and (2) the extended park to the west and (3) adjoining development at Kenure Park to the north-west. The proposed cycle/pedestrian routes are shown on the Local Area Plan. These routes will form a cycle network, interlinking with the cycle way proposal indicated in the County Development Plan. It is an objective to ensure that proposed development on the subject lands will provide for these routes which shall be directly overlooked by residential development to ensure a high degree of informal supervision. The key proposed pedestrian and cycle route linking The Plan lands to the Main Street in the village, is via Farren's Lane. This Lane will continue to serve as a vehicular/pedestrian access to the existing houses and premises along this lane. In addition a footpath and cycle route shall be provided inside the eastern boundary of The Plan lands along the Skerries Road.

### **Residential Density.**

The Plan lands comprise circa. 19.7 hectares [48.6 acres] in area. The net residential development area is 41 acres.

Having regard to:

- The need to integrate The Plan lands positively with the existing village, in physical, functional and visual terms.
- The elevated nature of the lands immediately adjacent to the coastal corridor delineated in the County Development Plan;
- The DoE Guidelines on Residential Density and
- The proper planning and development of this area,

It is considered that a target average net density of circa.15.5 units to the acre is appropriate ( 38 per Ha.). The resulting target number of units is therefore approximately 635 units.

### **Public Open Space.**

Public Open Space shall be provided in accordance with the requirements laid down in the current County Development Plan in order to meet the amenity and recreational requirements of future residents in the Local Plan Area. The future development of The Plan lands with a target of approximately 635 residential units will generate a minimum demand for approximately 10 acres of Class 1 and 3.8 acres of Class 2 Public Open Space (ie. 635 units@ 3.5 bedspaces). These areas shall be provided and dedicated by the developers as public open space. These areas shall be kept free of development.

In the interest of the following:

- Providing high quality open space as a focal point within the development,
- linking the development area with the existing high quality open space at Kenure Park and
- Increasing the level of recreational facilities in the village:

(1) It is an objective of this Local Plan that 4 acres of Class 1 Public Open Space be provided as an extension of Kenure Park within The Plan lands. This will ensure the development of a significant town park in the centre of the of the village which will be accessible to existing residents in Rush as well as future residents in The Plan lands. This area shall be provided as part of the development of The Plan lands.

(2) It is an objective of this Plan that the balance of the required Class 1 Public Open Space (circa. 6 acres) shall be provided off-site to the north of The Plan lands, on lands adjoining the existing public open space playing fields at St. Catherines.

Both of these Class 1 Open Space areas are shown on the Local Area Plan.

(3) It is an objective of this Plan that 3.8 acres of Class 2 Public Open Space shall be provided as indicated on this Plan, across the site connecting the Skerries Road and the extended Town Park. This area shall incorporate the Brook Stream.

All open space areas shall be overlooked by proposed housing in order to maximise the level of passive surveillance, encourage a safe sense of place, promote the use of these public areas and create an attractive residential environment.

## Visual Amenities.

Given the varying ground levels across The Plan lands and the open nature of the land, the subject lands are highly visible from the coastal area to the east and from adjoining residential properties.

The Coastal lands to the east of The Plan lands and the Skerries Road are partially zoned 'B', designated as sensitive landscape and are partially zoned 'G'. Because of the proximity of The Plan lands to this visually sensitive coastal area, together with the high visibility of The Plan lands from this coastal area, it is imperative that development on these lands integrates both visually and physically to the village and the adjoining coastal area, which is an important defining element in the special character of this village.

In the interest of :

- Integrating The Plan lands both visually and physically to the village and thereby protecting the special character of this village;
- Protecting existing visual amenities;
- Mitigating the visual impact of development within this elevated site as viewed from the east;
- Protecting existing residential amenities:

The following provisions shall apply to proposed development within The Plan lands.

- (1) Development within The Plan lands shall be predominantly 2 storeys in height.
- (2) 2.5 to 3 storey development shall be restricted to the lower parts of the site adjoining and overlooking the designated public open space areas as indicated on the Local Area Plan.
- (3) Development on a limited part of the Plan lands (ie in the north-west part of the LAP ) shall be restricted to single storey development, in the interest of protecting existing residential amenities.
- (4) Development proposals within the Local Area Plan area shall ensure the protection of existing residential amenities by minimising overlooking and visual intrusion.
- (5) It is an objective of the Planning Authority to reserve areas within the site as Class 1 and 2 Public Open Space. These open space areas will interlink the Local Plan Area directly to the extended Kenure Park to the west.
- (6) A building setback incorporating a linear strip of incidental open space shall be provided along the Skerries Road to provide visual relief.

### **Protected Structures.**

It is an objective to protect the listed structures within The Plan lands (ie. Item nos. 485 and 491, list 2 in the County Development Plan) in accordance with relevant legislation and best practice procedures.

### **Protection of trees and hedgerows.**

It is an objective of Fingal County Council to preserve the trees, woodlands and hedgerows which are in good condition in Kenure Park to the west. Any trees which require to be felled to facilitate the construction of a road access shall be replaced as part of a landscaping scheme for the enlarged town park.

In addition it is an objective of this Plan to retain as far as is practicable, the trees along the western and southern boundary of The Parsonage in any future development of these lands.

### **Design.**

It is an objective of the Planning Authority to ensure that:

- (1) The form, massing, design, scale and height of proposed development within The Plan lands shall physically and visually integrate with Rush village;
- (2) Development shall enhance the existing urban form of the village and
- (3) Development immediately adjoining existing development shall ensure the protection of existing residential amenities and shall have particular regard to minimising overlooking and visual intrusion.

### **Residential mix.**

It is an objective of Fingal County Council to encourage a broad mix of dwelling types in order to accommodate a variety of housing need. In the interest of protecting existing visual and residential amenities the maximum height of buildings in The Plan lands shall be restricted to 3 storey. The maximum height of buildings on different parts of the Local Area Plan is indicated on the Plan Map.

### **Social/Affordable Housing.**

Fingal County Council will, in association with the developers, secure the provision of a satisfactory level of social and affordable houses within The Plan lands, in accordance with the Council's Housing Strategy. It is an objective of the Planning Authority to ensure that social and affordable housing is spread throughout The Plan lands and not concentrated in pockets, in order to promote and facilitate social integration. The proposed location of all social and affordable units shall be clearly indicated in planning applications and development proposals.



## **Schools.**

Rush is currently served by two existing primary schools, Rush National School, located to the south of The Plan lands in the village and St. Catherine's, located at St. Catherine's Park to the north of The Plan lands and one post primary school, St. Josephs', on Convent Lane off the Main Street in Rush village.

The proposed target number of residential units within this Local Area Plan would not justify reserving a site for a new primary school. Reserving a site for an additional post primary school to serve the expanding village will be considered as part of the next Development Plan Review.

## **Local Services.**

The Development strategy for Rush village is the consolidation of the existing village, providing for improved village facilities. It is an objective of Fingal County Council to ensure that new shops and service facilities should be located within the MVC zone and not within The Plan lands. The development of The Plan lands will increase patronage of existing retail and commercial services in the village and support the development of new services in the village centre .

Local services within The Plan lands shall be restricted to a small local centre providing for crèche, a doctor/dentist surgery and a small local shop. To allow additional facilities would be contrary to the zoning objective for the centre of the village which is *to protect and enhance the special physical and social character of major village centres and provide and/or improve village facilities*. The local centre shall be located in the centre of The Plan lands so as to maximise its accessibility for future residents within the Local Plan area and reduce extraneous car traffic movements. Cycle/pedestrian routes to the centre shall be provided in order to maximise the opportunities of future residents to walk or cycle to the centre. The location of the Local Centre is shown on the Local Plan.

## **Environmental Services.**

### **Drainage:**

The existing Rush foul sewer system discharges untreated effluent to the sea at the nose of the promontory known as Hands Park. The population of Rush does not meet the criteria requiring secondary treatment.

Investigations have been undertaken by consultants on behalf of a private landowner relating to existing flows within the Rush gravity system. The results of this investigation demonstrates that subject to certain works on the system, the existing infrastructure will cater for increased flows generated by the development of the Local Plan lands.

The works required will optimise the existing capacity of the infrastructure. The works will be carried out at the developers' expense, prior to the commencement of development. Levies may be required.

In the future, the Rush foul system will be conjoined to the Lusk system which will discharge to a new treatment plant which is currently being investigated by consultants on behalf of the Council.

### **Surface Water:**

The Brook Stream to the north Rush village centre, which flows from west to east through the Plan lands will drain all of Plan Lands. However, during wet weather this stream floods where it meets the Skerries/Rush road, the existing culvert/bridge which carries this road needs to be increased in capacity to cater for existing and additional flows. The Brook Stream to the east of the Skerries Road requires improvements, with the consent of private landowners.

An acceptable proposal for the treatment of the stream west of the Skerries Road, within The Plan lands, together with a full catchment study will be required. It is envisaged that this stream would be centred on a strip of public open space. Contours will be required to establish the shape of the valley and to determine building line limits and finished floor levels with respect to possible high water levels.

Water attenuation may be required in advance of an agreement to carry out improvement works east of the Skerries Road. Where work is required beyond the confines of The Plan lands, levies shall be required in order to enable the Council to have the stream improvements implemented.

### **Water Supply:**

Water will be available, however special levies will be applicable relating to trunk water main augmentation works around Swords and north of Swords.

### **Phasing.**

It is anticipated that the development of this Local Plan Area will occur over a period of 3-4 years.

### **Environmental Effects**

The Planning and Development Act 2000, Section 19, 4(a) states that 'a local area plan shall contain information on the likely significant effects on the environment of implementing the plan'.

### **Humans**

This Local Area Plan provides the optimal development strategy for the development of these residentially zoned to the north of Rush village. The development of this Plan Area will significantly increase the population of Rush by approx. 2000 persons. The aim of this Plan is to develop a quality environment providing a well designed housing area with a variety of house types which is integrated, visually, functionally and physically with the existing village and Kenure Park.

The development of this Local Plan area will accommodate a variety of housing need and will support the development of additional recreational and commercial services and facilities, which will be of significant benefit to the existing and potential local population.

### **Ecology**

The main impact of the development will be the removal of grassland and some hedgerow. No rare or protected plant species have been identified. In terms of fauna there are sufficient habitats on adjoining lands to sustain populations.

### **Archaeology/Protected Structures.**

The Plan lands are not located within a zone of archaeological potential.

However, it is the policy of the Planning Authority to refer any development for 50 or more houses /site area of 5 or more acres, to Dúchas, for comment. This policy will ensure the protection of any potential archaeological finds on The Plan lands. Additionally the Plan aims to ensure the protection of the protected structures located within The Plan lands, strictly in accordance with the relevant legislation and best available practice procedures.

### **Landscape**

The development of The Plan lands, will significantly and permanently alter the landscape character at this location. However, the impact of the development on the existing visual amenities will be mitigated by specific height restrictions on development within The Plan lands and by careful design and layout of new development. Development shall be strictly in accordance with the design principles set out in this Plan.

### **Built Environment**

The Plan aims to protect of the visual amenities of the landscape character at this coastal location, ensuring it is well integrated, physically and functionally with adjoining development and the village centre of Rush. The form, scale, massing and layout of development within The Plan lands will enhance the existing urban form of the village and shall ensure the protection of existing residential amenities.

## **Transportation and Noise**

The development of this Local Plan Area will generate a significant amount of additional traffic, particularly on the Main Street with consequent increase in noise levels and there will be an adverse impact on existing residential amenities, particularly during the construction phase. The Plan proposes three distinct and unconnected traffic cells within The Plan lands, one exiting at Kenure Park and two onto the Skerries Road. In this way it is proposed to disperse the additional traffic generated from within The Plan lands so as to minimise impact on the Main Street and to create attractive residential environments. It is also an objective to provide a 'bus only' link connecting the two traffic cells off the Skerries Road in order to permit permeability by buses in the future. In addition the development of high quality, attractive and safe cycling and walking routes throughout The Plan lands which link back to the village and to the adjoining developments, will promote a reduction in car usage, which will contribute significantly to improving the environment of the village.

## **Drainage**

**Foul drainage** will be accommodated in extensions to the existing system and this system will be upgraded as necessary to accommodate the additional development.

**Surface water** will drain to the Brook Stream which flows within The Plan lands. This stream is liable to flooding and requires improvements to cater for existing and additional flows, including increasing the capacity of the culvert on the Skerries Road and improvement works east of the Skerries Road. Surface water attenuation may be required in advance of the necessary improvement works to the stream, east of the Skerries Road.

## **Water Supply**

Water supply is available, however trunk water main augmentation in the Swords area will be necessary to facilitate this development.

## **Conclusion:**

It is considered having regard to the specific objectives and provisions of this Local Area Plan that the implementation of the Plan is unlikely to have significant adverse environmental impacts.