

6.4 Proposed Local Road Improvement Schemes

The Fingal Development Plan identifies a number of roads projects to be carried out within the lifetime of the Plan. Included in this are works to Forest Road, from which access to the LAP lands will be provided. The Swords Integrated Traffic Model was prepared as part of the document “Your Swords, An Emerging City, Strategic Vision 2035”. It identified that there is no north-south connectivity to the west of Swords, along with a lack of a quality public transport route. The traffic model proposes a Western Distributor Link Road (WDLR) as a relief road, on the western edge of Swords. This road will improve the local road network for Swords diverting traffic from Main Street, R132 and M1.

A preliminary route selection study has identified a number of options. The preferred option as indicated on Sheet No.8 of the Fingal Development Plan, proposes that the road will run in a north-south direction from the northern end of the Oldtown / Mooretown LAP lands, crossing the Ward River, north of the LAP lands, and linking into the existing road network along the Naul Road and connecting to the Forest Road via a new route traversing east-west, south of the existing Ridgewood development. The WDLR will act as a bypass of Swords, providing a more direct and efficient route from the M1 north of Lissenhall to the N2 north of the M50 and connecting with the Metro North Park and Ride site at Lissenhall, in the long term.

6.5 Access at Forest Road

To assist the preparation of this LAP, a Transportation Impact Assessment (TIA) was carried out by Transport Insights- Transport Planning Consultants. The TIA included a traffic count, a calculation of background traffic growth, an estimate of the number of trips generated by the proposed LAP, and an analysis of the junction of Ridgewood Green and Forest Road. The TIA findings indicated that following the completion of the proposed development, the existing signalised junction at Ridgewood Green/Forest Road is likely to remain within capacity both at the year of at the year of completion of the development, assumed here to be 2018, and for the following 15 years, to 2033. Also, there is scope to further enhance the performance of the junction through optimisation of signal timings. The TIA also considered the direct access to/from the LAP lands to the existing Ridgewood area.



Forest Road junction at Ridgewood

6.6 Access to LAP lands

There are two vehicle entry points to the LAP lands, one at Ridgewood Avenue and a second access point at Cedar Park. This is based on the philosophy set out in the recently published Design Manual for Urban Roads and Streets (DMURS). The objective is to provide maximum permeability for sustainable modes (walking and cycling) and to minimize the negative impact of vehicular traffic. Providing two access points, avoids concentrating motorized traffic solely along Ridgewood Avenue, which also accommodates pedestrian/cycle traffic to the playing fields and to the existing permitted residential development. It also allows for access to the lands in the case of an emergency closure (e.g. fire, fatal collision) of one of the accesses. It is recommended that additional traffic calming measures are put in place in Ridgewood, prior to the occupation of any houses within the LAP lands.

A further pedestrian/cycle only access is proposed at Cedar View to provide easy and convenient connections to local facilities and services for sustainable modes. Safe and convenient cyclist facilities, either through on-road or off-road cycle lanes, shall be considered as part of future applications.

The detailed design of urban streets/footpaths and junctions within the LAP shall be in accordance with the (DMURS).

6.7 Car parking

Sufficient car parking shall be provided to meet demand without overwhelming the appearance and amenities of public areas. Car parking spaces will be within easy reach of the front door of residential units and may be in the form of in-curtilage spaces. Tree/hedgerow planting shall be used to soften the impact of car parking. This is one of the successful features of the existing residential development at Ridgewood. Surface materials to be used for car parking areas will be of high quality and may be differentiated from the surrounding road surfaces.

Car parking shall be provided in accordance with the Fingal Development Plan standards. In this regard all houses shall have two car parking spaces within the curtilage.

6.8 Metro North

One of the key public transport projects identified for Swords is the proposed Metro North public transport system which will connect Swords to the airport and Dublin City. The Rathingle LAP lands are located west of and over 1km away from the nearest proposed route passenger stops identified at Fosterstown and Swords. A Railway Order for the scheme was granted to the RPA by An Bórd Pleanála in 2010. However, in 2011 the government announced that Metro North has been deferred. Thus the time period for the delivery of Metro North is unclear at this juncture. The residents at Rathingle would significantly benefit from the development of Metro North, should it be delivered.

Objective TM 1 Ensure permeability within the plan lands and connectivity to the adjoining development at Ridgewood, (with priority for sustainable modes (walking and cycling), including vehicular and pedestrian/cycle access to schools, local services, sports facilities and transport links.

Objective TM 2 Ensure the design and layout of future development within the plan lands encourages walking and cycling to local services and public transport.

Objective TM 3 Ensure as far as is practicable that pedestrian links both within the plan lands and to adjoining developments and services are direct, have adequate street lighting and passive surveillance.

Objective TM 4 Ensure all new streets and footpaths are designed and constructed in accordance with DMURS.

Objective TM 5 Ensure that all cycle ways are consistent with the guidance set out in the NTA's Cycle Manual

Objective TM 6 Additional traffic calming shall be provided within the Ridgewood development and particularly along Ridgewood Avenue, Ridgewood Place and Cedar Park, prior to the occupation of any houses within the LAP lands.

Objective TM 7 All planning applications shall be accompanied by a Construction Traffic Management Plan Any such plan shall include a restriction on construction traffic from accessing/egressing the site around school opening and closing time.



SECTION 7: URBAN DESIGN

7.0 Urban Design Framework

This section of the LAP sets out the urban design objectives and guiding principles to ensure the optimal development of the LAP lands, having regard to the vision associated with the RA zoning objective which seeks to is “to ensure the provision of high quality new residential developments with good layout and design, within close proximity to community facilities and with an appropriate mix of house sizes, types and tenures”. The Fingal Development Plan 2011-2017 at section 7.4 further states that “designing new residential areas at appropriate densities with a range of house types and room sizes is a key factor in achieving sustainable and successful communities which have a sense of pride”.

The Fingal Development Plan sets out urban design principles to guide future developments based on the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities* and *Best Practice Urban Design Manual* [DoECLG 2009]. The Guidance applies twelve criteria considered necessary to create a sustainable residential development based upon good urban design principles.



Existing housing at Ridgewood- double fronted elevations at corner locations.

7.1 Urban Design Principles

The following are the twelve design principles that shall be applied to guide future development schemes within the plan lands:

Principles	Responding Elements in LAP	Purpose
Context: How does the development/ LAP respond to its surroundings? The context of a site should be the starting point when designing a new scheme.	<ul style="list-style-type: none"> Proposed design & layout creating a distinct character area, complimentary to existing development at Ridgewood Incorporates Green Infrastructure Network Principal View lines captured Hierarchy of Open Space & protection of Natural Amenities Sustainable Urban Drainage 	To promote an urban environment that is respectful of existing natural features and adjoining landscape, whilst integrating with existing adjoining development.
Connections: How well is the new neighbourhood / site connected to facilities and services? Access to and within an urban area should preferably be focused on walking or cycling.	<ul style="list-style-type: none"> Movement and Transport Network integrated with existing local network. Pedestrian/cycle links to local services and recreational amenities. 	To promote development that is integrated and connected with its surrounding environment, local amenities and services.
Inclusivity: How easily can people use and access the development?	<ul style="list-style-type: none"> Design and layout facilitating ease of access for all. New ped/cycle links Access to public transport Walkable neighbourhood Access to a range of amenity spaces and facilities. 	To promote a good range and equitable access to services, amenities, facilities.
Variety: How does the development promote a good mix of activities?	<ul style="list-style-type: none"> New residential development within the plan lands will benefit from the existing amenities at Ridgewood, including a local centre, crèche, open spaces, playing pitches and a purpose built changing rooms facility. Pocket parks will be provided within the plan lands 	To promote choice through the provision of mix of compatible uses, activities and spaces for interaction, passive and active uses.



<p>Efficiency: How does the development make appropriate use of resources, including land and how does it maximise on energy efficiency and the use of renewable energy?</p>	<ul style="list-style-type: none"> • Appropriate densities for urban land, consolidating the urban area of Swords. • Efficient use of zoned lands and infrastructural services. • Protection of biodiversity • Sustainable buildings • Integrated Movement and Transport Strategy with emphasis on walking and cycling and access to public transport • Sustainable urban drainage systems • Buildings, gardens and public space layout to exploit best solar orientation • Appropriate waste storage and recycling facilities; • Promotion of water conservation. 	<p>To promote developments that make efficient use of zoned lands, services infrastructure and designed to have reduced energy usage and consequent impact on the environment.</p>
<p>Distinctiveness: How does the proposal create a sense of place? New developments should have a distinct and special character, should be a positive addition to the identity of the locality and should respond to local character including the natural and built heritage.</p>	<ul style="list-style-type: none"> • The indicative layout on the LAP map acknowledges this edge of town site, adjoining open countryside, by incorporating and retaining existing trees and hedgerows and historic town land boundaries. • Successfully incorporates principal views from the site towards the North County and east to the coast. • Discernable focal points are proposed in the form of pocket parks within the layout and linear landscaped zones along site boundaries to protect existing trees and hedgerows. • Building design and materials shall be of high architectural quality softened with appropriate landscaping. 	<p>To promote a distinct sense of place, at the edge of urban development incorporating much of the existing natural elements.</p>

<p>Layout: How does the proposal create people-friendly streets and spaces? The layout of an area or site will be one of the key determinants of a successful place. High quality layouts will reduce traffic congestion, improve the sense of safety, and increase the vitality and vibrancy of a place.</p>	<ul style="list-style-type: none"> • Legible and permeable layout • Connectivity to local amenities and services • Safe and attractive streets designed as spaces shared by pedestrians, cyclists and vehicle users. • Hierarchy of open spaces including pocket parks and linear landscaped zones around existing hedgerow boundaries. • Traffic speeds controlled by layout design. 	<p>To promote an environment that can be easily understood and recognised by the users and display a strong local identity. This facilitates enhanced usage, enjoyment and pride in local places. Helps develop a sense of community.</p>
<p>Public Realm: How safe, secure and enjoyable are the public areas? The public realm includes streets, squares, plazas, parks and other public spaces, the design and materials of which should be of high quality. The quality of the public realm is as important as the quality of the buildings.</p>	<ul style="list-style-type: none"> • All public areas designed to ensure passive surveillance. • Appropriate street furniture, lighting, street trees, landscaped open spaces, using high quality materials • Roads, parking areas and boundary treatments are considered as an integral element in the design of the public realm. • Clear definition between public, semi-private and private areas. 	<p>Adds interest along streets and creates a safe, pleasant environment and interactive space for residents.</p>
<p>Adaptability: How will the buildings cope with change? Developments must be designed so that they can adapt to changing circumstances, for example, family sizes, car ownership and energy requirements. Houses should be able to accommodate extensions without significantly impacting on the visual or residential amenity of an area. Internally, houses should be adaptable through the easy conversion of rooms, for example, from an office to a bedroom, or relocating a bedroom to the ground floor.</p>	<ul style="list-style-type: none"> • Mix of units size and types • Buildings designed to adapt to changing needs over a lifetime. • Sufficient private garden area to allow for modest extensions without undue adverse impact to neighbours. • Adequate car parking provision • Sustainable, energy efficient homes. 	<p>To promote built environments that can adapt over time and respond to social, technical, environmental and economic changes.</p>



<p>Privacy / Amenity: How do the buildings provide a high quality amenity for residents?</p>	<ul style="list-style-type: none"> • Useable and sufficient private outdoor space, to meet Dev Plan standards at a minimum. • Dual aspect fenestration • Adequate separation distances between dwellings to allow for rear access and maintenance to meet Development Plan standard. • Acoustic insulation and layout • Appropriate window location for solar gain, light, privacy and passive surveillance. • Adequate storage 	<p>To promote comfortable and sustainable living environments for all residents.</p>
<p>Parking: How will the parking be secure and attractive? Car parking needs to be carefully designed into a residential development.</p>	<ul style="list-style-type: none"> • Safe, secure car-parking within close proximity to residence. All ground level parking passively surveyed. • Materials used for parking areas should reflect overall high quality of the development. • Integrated landscaping in parking areas to soften the visual impact and avoid overwhelming the appearance of public areas. • Attractive surface treatments 	<p>To provide secure, sufficient parking to cope with demand in a way that does not overwhelm the appearance and amenities of the public realm.</p>
<p>Detailed Design: How well thought through is the building and landscape design? The analysis of any proposal will assess the visual characteristics of the building form and how it relates to its surroundings. The architectural as well as the landscape and green infrastructure design of a scheme should, when combined, provide for a high quality design that enhances the area.</p>	<ul style="list-style-type: none"> • Layout and landscape design influenced by the Green Infrastructure requirements of the LAP. Incorporating principal views to the north county and coast • Contextually relevant and high quality building design, heights and finishes • Cohesive palette of elevational treatments. • Attractive public realm combined with pocket parks within 100m of every dwelling. • Permeable network of pedestrian and cycle routes. 	<p>To promote a high quality of architectural design that evokes a sense of place through the integration of appropriate urban form, function and relationship with the surrounding context.</p>

7.2 Specific Urban Design Objectives:

Creation of a high quality residential environment, with a distinct character and sense of place, physically and functionally linked to the existing development at Ridgewood, local amenities and services.

Creation of a highly permeable pedestrian and cyclist friendly environment with adequate passive surveillance linking to adjoining residential development, the Forest Road and Rathingle Road.

Provide adequate noise insulation for dwellings within the Outer Airport Noise Zone.

Car parking shall be provided as off –street, in-curtilage with appropriate landscaping, to Development Plan standards, with adequate provision for visitor carparking.

The design, width and treatment of residential streets shall generally accord with the standards provided at Ridgewood adjoining, except where specifically amended by the Planning Authority at planning application stage.

Retention of trees and hedgerows along site boundaries to support and enhance local biodiversity, in accordance with the map based Specific Objective of the CDP. A full landscaping plan shall accompany all future planning applications.

Provision of a landscaped buffer zone at least 3m in width along eastern, northern and western site boundaries. The existing southern hedgerow boundary shall be incorporated into house sites; to ensure the protection and retention of existing tree and hedgerows.

Incorporation of glimpse views into development proposals towards the North County and east towards the coast and Lambay Island.

Public open space provision shall be in accordance with the hierarchy set out in the Fingal Development Plan 2011-2017.

Provision of pedestrian access to adjoining green belt lands for future connection towards River Valley Park shall be incorporated into development proposals, in accordance with Local Objective 336 of the Fingal Development Plan.

Provision of a visually attractive public realm, including generous grass verges, appropriate street trees, street furniture, public lighting, attractively paved and landscaped visitor parking areas.

Dwellings shall be two to two and half storey in height, architecturally designed to ensure high quality design and finishes to compliment the existing development at Ridgewood.

Dual fronted elevations shall be provided at corner sites fronting onto the public realm, providing strong frontage definition and avoiding blank gables.

Appropriate architectural resolution of “book end” sites in the vicinity of the central pocket park

Protection of existing residential amenity from overlooking, overshadowing and visual intrusion.

Provision of adequate storage, segregation and recycling of refuse and for convenient access for its deposit and collection. The location of bin storage areas shall form part of the integral design of dwellings.

All development shall incorporate the principles of universal design.

A detailed design appraisal shall accompany all planning applications, in accordance with objective UD01 of the Fingal Development Plan 2011-2017.

7.3 Residential Density & Quantum

The DoECLG's "Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities 2009", provides guidance on recommended residential densities. In relation to the Plan lands, which can be described as an Outer Suburban / Greenfield Site, the Guidelines state that "greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares".

The Plan lands have an area of c.6 hectares (14.8 acres) gross. The net development area is c. 5.8 hectares (c.14acres). Having regard to the DoECLG Guidelines and the pattern and grain of existing adjoining development, it is considered that a net residential density of circa c. 30-33 units per hectare could be accommodated within the plan lands. This equates to circa 170-190 units which generally accords with the residential density on the adjoining built up residential area at Ridgewood. The development of the Plan lands will form the final phase of the overall Ridgewood development and it is proposed that densities reflect the location of the lands at the western edge of Swords. The LAP map indicates net residential densities ranging from c.30 units per ha. at locations nearer the site boundaries to c. 33 units per ha. within the central part of the plan lands.

7.4 Residential Mix & Unit Types

It is an objective of the Rathingle LAP that a mix and range of housing units are provided to meet the diverse needs of future residents. The residential units will comprise of a mix of 2, 3 and 4 bedroom, two to two and half storey units, semi-detached, detached and terraced, designed to be adaptable to accommodate changing needs of residents over their lifetime. The house types shall comply with or exceed the minimum standards as set out in Tables RD01, RD02 and RD03 of the Fingal Development Plan, in terms of unit and room sizes.



Existing housing in Ridgewood overlooking passive open space.

SECTION 8: COMMUNITY AND COMMERCIAL INFRASTRUCTURE

8.1 Sustainable Neighbourhoods

The primary aim of this Plan is to provide a framework that will enable the delivery of a sustainable neighbourhood; a concept based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreational facilities are mutually supportive and provide for sustainable and pleasant living environments.

8.2 Education

It is envisaged that the LAP lands will accommodate circa 170-190 no. dwellings, comprised of a mix of 2, 3 and 4 bed houses. From this, it is estimated that the LAP lands will accommodate a population of circa 550 persons. The educational needs arising from this is estimated to be circa 70 children, based upon guidance from “*The Provision of Schools and the Planning System*” guidelines produced jointly by the Department of the Environment, Community and Local Government (DoECLG) and the Department of Education and Science in 2008. In relation to forecasting future educational demand, these guidelines state that future primary school demands can be identified by basing:

- the anticipated increase in overall population for the city/county plan area over the next nine years (as set out in the local authority development plan/local area plan and housing strategy);
- the current school-going population based on school returns;
- the increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and
- the number of classrooms required in total derived from the above.

8.2.1 Educational Facilities

Existing primary and secondary schools in closest proximity to the LAP lands as follows:

National Schools	Pupil Numbers 2013	Current Capacity	Distance from LAP lands (Vehicular Distance)
Holy Family Junior N S, Holy Family Senior NS, River Valley, Forrest Park. (Nearest primary school)	622 577	630 577	2.3 km (c.600m walking distance)
St. Colmcille’s Boys NS St. Colmcille’s Girls NS, Chapel Lane	410 470	450 500	3.4km
Holywell Educate Together NS, Holywell	225	720	3.6km
St. Cronan’s Junior NS, St. Cronan’s Senior NS, Brackenstown Road	620 600	620 660	3.8km
Thornleigh Educate Together NS, Applewood Village	194	300	5.1km
Swords Educate Together NS, Oldtown	435	448	5.7km
Gaelscoil Bhrian Boroimhe, Applewood	390	450	5.9km

Secondary Schools	Pupil Numbers 2013	Current Capacity	Distance from LAP lands (Vehicular Distance)
Loreto College River Valley	627	627	2.2km
Coláiste Choilim Dublin Road	600	600	2.8km
Fingal Community College Seatown Road	554	554	3.3km
St. Finian's Community College, Chapel Farm, Swords	601	610	3.8km

Source: Local Primary & Secondary School Management

8.2.2 Future Educational Provision

Plans are currently being prepared for two new classrooms at the Holy Family Junior School in River Valley. Existing prefabs at the Holy Family Senior School are currently being replaced with a new extension to the school providing for a total of 21 no. classrooms. St Cronan's Senior National School proposes to build two additional classrooms and anticipate lodging a planning application in the coming months. Two alternative sites have been reserved for a 16 classroom primary school within the Fosterstown LAP lands.

An extension to St. Finian's Community College is anticipated to go to construction in 2014/2015 which will result in an overall capacity of 1000 students. A site has been reserved for a 32 classroom primary and secondary school within the Oldtown – Mooretown LAP lands. An additional primary school site for a 16 classroom school is reserved adjacent to the proposed Mooretown Local Centre site. With respect to primary and secondary school provision, capacity exists within existing schools to cater for the future needs of the LAP area.

8.3 Recreational Facilities

To the south-west of the LAP are lands zoned for open space and recreational amenities. These lands are dedicated as open space for the overall Ridgewood development and include circa 3 acres of land reserved for the open space requirements of this LAP. These open space lands have been developed as playing pitches together with a purpose built changing rooms facility which has been provided, in accordance with the Fingal Development Plan Local Objective (No. 328) "No development to take place until dressing rooms are provided to service the adjoining open space". The playing pitches and dressing rooms have been completed and have been dedicated to Fingal County Council. There are two other playing pitches and two playgrounds within the existing Ridgewood development.



Example of a green link - railed walkway through pasture lands at Altamont Gardens Co. Carlow (photograph courtesy of Patrick Monahan www.Flickr.com)

The Ward River Valley Regional Park, a linear park on the banks of the Ward River lies to the north of the LAP lands. There are viewing points, picnic sites, sports pitches and tennis courts located within the park. This Regional Park is a c. 1 km walk northwards from the LAP lands through Ridgewood at Rivervalley. Local Objective 336 of the Fingal Development Plan seeks to provide a north/south green link from the class 1 open space at Rathingle to the Ward River Valley Park. This will be promoted and facilitated in consultation with the relevant landowners as part of the study required under Local Objective 319 of the Development Plan, on the adjoining green belt lands. An indicative access from the northern boundary of LAP lands to provide this north south green link to the Ward River Valley Park is shown on the LAP map. The exact alignment of this route will be determined as part of the study required under LO319.

8.4 Local Retail Services

The LAP lands are adjacent to the Ridgewood development which is served by its own Local / Neighbourhood Centre, within which there is a Tesco Express, a pharmacy and medical centre and a Bright Horizons crèche. The local centre is adjacent to the entrance to Ridgewood from Forest Road and will provide day to day local facilities for future residents of the LAP lands.

Boroimhe is a large residential development located further to the east of the plan lands, along the Forest Road which also contains a Local Centre, providing retail facilities including Super Value, a medical and dental practice, pharmacy, gym etc. To the north-east of the LAP lands, there are additional local centre facilities at River Valley shopping centre, which can be accessed by an existing pedestrian link from Ridgewood.



Existing Local Centre at Ridgewood

8.5 Childcare Facilities

The DoECLG's "Childcare Facilities – Guidelines for Planning Authorities" 2001, emphasize the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. It is stated that the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. The Guidelines also state that childcare facilities are to be provided at a rate of one 20-place facility for every 75 dwellings.

Future proposals to develop the LAP lands for housing shall accord with the aforementioned guidelines and objectives CI 11, CI 12, C 13 of the Fingal Development Plan. Future planning applications for the development of the LAP lands shall also demonstrate the availability of a childcare facilities within reasonable walking distance of dwellings (taking into account existing facilities in the area) at planning application stage. The route from a residential area to any such proposed facility shall be designed so as to be safe and comfortable for parents with young children to use.

At the entrance to Ridgewood, there is a neighbourhood centre which includes the Bright Horizons childcare facility. This facility is c. 305sq.m in area and can provide full time care for c. 52 children but at present is providing childcare for c. 43 children.

8.6 Accessibility to Local Services

Local schools, shops/services and public amenities are accessible from the plan lands through the existing and proposed extensive network of pedestrian and cycling routes to the local service centre and bus stops on the Forest Road, together with pedestrian linkages directly onto Rathingle Road, providing convenient access to local services and amenities at River Valley, to the north of the plan lands.

Walking distances from the LAP lands to a variety of local services includes the following:

- To Ridgewood Local Centre c. 800m.
- To River Valley shops, Community Centre, Schools and Church –c. 600m ;
- Ward River Valley Park c.1km.
- Bóroimhe Local Centre c.1km
- Pavilions Shopping Centre c.2.5km
- To Main Street, Swords – c.2.7km.



Objective C1 To facilitate the Department of Education and Skills in ensuring adequate provision of educational facilities within the locality, to serve the needs of the new community.

Objective C2 To ensure compliance with the DoECLG's Childcare Facilities – Guidelines for Planning Authorities 2001, or as amended and Objectives CI 11, CI 12, & CI 13 of the Fingal Development Plan.

Objective C3 To encourage and facilitate the retention/expansion of local services within the local service centre at Ridgewood.

Objective C4 To ensure the provision of safe pedestrian/cycle routes both within and from the plan lands to local services, community facilities and amenities.

SECTION 9: INFRASTRUCTURE AND SERVICES

9.1 Introduction

Fingal County Council will seek to provide adequate and improved physical infrastructural services to serve the growing needs of the plan lands.

9.2 Water Supply

The proposed development will increase demand for water supply. The water supply comes from the 100ML Ballycoolin Reservoir which is supplied from Leixlip WTP, which is currently being upgraded to treat an additional 80ML/d providing a total volume 225ML/d. No water supply constraints are anticipated. Water supply to serve the LAP lands can be taken from the existing 150mm diameter watermain located in the adjoining Ridgewood housing development to the north of Rathingle or the Local Area Plan lands. In addition, the LAP will have regard to the requirements of the Water Framework Directive and Guidelines for Drinking Water Supply.

Objective WS1 Ensure compliance with the Water Framework Directive.

Objective WS2 Ensure that new development in Rathingle is adequately serviced with a suitable quantity and quality of drinking water supply.

Objective WS3 Ensure that the water main layout is in accordance with the most up-to-date version of Fingal County Council's "Guidelines for the Laying of Distribution Watermains."

Objective WS4 Ensure that the drinking water supply to Rathingle complies with EU Drinking Water Regulations 2007 and Fingal County Council's "Guidelines For Drinking Water Supply" Feb. 2009.

Objective WS5 Promote water conservation and leakage reduction and promote awareness of water conservation measures and techniques. All dwellings within the plan lands shall include water supply metering.

9.3 Foul Drainage

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

The lands are not currently serviced but are located within the Swords Foul Drainage Catchment. The adjoining development at Ridgewood is served by the existing Swords Waste Water Treatment Plant but the existing treatment plant currently has insufficient capacity to cater for the development of the subject lands; however, the upgrade works have commenced on site and are expected to be completed by mid 2015. The upgrade will increase the existing capacity of the Swords Waste Water Treatment Plant from 60,000 population equivalent (p.e.) to 90,000 (p.e.), this is required to cater for the existing flows from Swords and to allow for its planned growth.

Once the plant is completed, this will allow for the lifting of restrictions on development in the Swords area, currently hindered due to the inadequate drainage capacity. It will also ensure compliance with the anticipated effluent license standards and Water Framework Directive objectives for the Broadmeadow Estuary, a vital natural resource for migratory birds.

The expected population to be generated by future development of these lands is circa 550-600 persons. It is an objective of this LAP that housing occupation can only take place following commissioning of the Swords WWTP upgrade works. Network constraints at Forest Road and North Street have been identified in the Greater Dublin Strategic Drainage Study (GSDSDS) Needs, Options and Strategy Report. Any proposed development within the plan lands will depend upon the removal of these network constraints. The exact extent and locations of the network upgrading can be agreed with the Planning Authority in advance of any development within the LAP lands.

The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on the quality of the receiving waters.

Objective FD1 Housing occupation can only take place following commissioning of the Swords WWTP upgrade works and the network constraints have been remedied. The exact extent and locations of the network upgrading can be agreed with the Planning Authority in advance of any development within the LAP lands.

Objective FD2 Ensure compliance with the Water Framework Directive and the Urban Waste Water Directive.

Objective FD3 Comply with the requirements of the EPA Discharge Licence for Swords WWTP, in accordance with the Waste Water Discharge (Authorisation) Regulations

Objective FD4 Prevent the creation of ransom strip.

Objective FD5 All foul drainage infrastructure shall be designed and constructed in accordance the Greater Dublin Regional Code of Practice for Drainage Works and shall comply with the Greater Dublin Strategic Drainage Study (GSDSDS)

9.4 Surface Water

The increase in surface area within the LAP lands, will give rise to increased rate of surface water run-off. The overall existing surface water system for the entire Ridgewood development has been designed and constructed to allow free discharge to the 'Ward River' with no regional attenuation measures incorporated. This is no longer acceptable. 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. The run-off rates should not exceed the green filed run-off rates.

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 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

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 landscape corridors along the existing hedgerow boundaries. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance of appropriate SuDs techniques. Given that some culverting has already occurred along the southern boundary of the plan lands in association with the development of the playing pitches, the treatment of the remainder of this boundary watercourse, shall be determined at planning application stage. However no further culverting of watercourses along the remaining site boundaries will be permitted, in accordance with Objective BD22 of the Fingal 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".

Objective SW1 All developments proposals shall include a ‘Sustainable Drainage Systems’ (SuDs) strategy for the control and disposal of surface water within the plan lands. Run-off rates should not exceed the green field run-off rates.

Objective SW2 Ensure that all remaining open watercourses bounding the LAP lands, (save along the southern site boundary) remain open.

9.5 Flood Risk Management

The objective of The Planning System and Flood Risk Management guidelines, 2009, is to provide a comprehensive mechanism for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines recommend adopting a sequential approach to flood risk management which will direct development away from vulnerable areas. The LAP lands are located within the catchment of the Ward River which has been designated as a High Priority watercourse under the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS). Development within the LAP lands must take cognizance of the recommendations of FEM-FRAMS and the Planning System and Flood Risk Management Guidelines.

The FEM FRAMS Flood Extent Maps for the Ward River and ‘The Planning System and Flood Risk Management Guidelines’ have been consulted for the consideration of flood risk on the plan lands. The lands are located in Flood Zone C, which is defined as “an area of land within which the likelihood of flooding is 1 in 1000 for both river and coastal flooding”. The lands are approximately 60mAOD which is substantially higher than the estimated water level of 31.16mAOD for the 1 in 1000 flood event as indicated in the FEM FRAMS Flood Extent Maps.

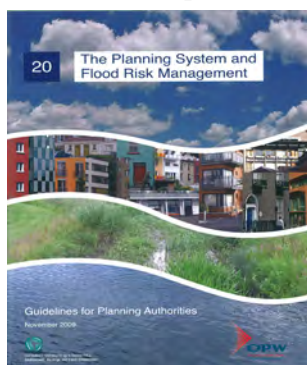
The LAP lands, being located within Flood Zone C has a low probability of flooding. The Planning System and Flood Risk Management Guidelines confirms that development in this zone is appropriate from a flood risk perspective, but would need to meet the normal range of other proper planning and sustainable development considerations. Accordingly, having regard to the above, a full Flood Risk Assessment is not required for the LAP lands.

Objective FRM 1 Implement the DoECLG Planning and Flood Risk Management Guidelines for Planning Authorities 2009 and the Assessment and Management of Flood Risks Regulations 2010.

Objective FRM 2 Implement the recommendations of the FEM FRAMS study.

9.6 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 (RBMP) 2009-2015. The proposed development lands at Rathingle 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 in accordance with the RBMP.

Objective WQ1 Seek to improve the water quality in the Broadmeadow WMU, in accordance with the Water Framework Directive (WFD) and Eastern River Basin District Management Plan.

Objective WQ2 Ensure the implementation of a SuDs strategy for the plan lands.

Objective WQ3 Ensure the prevention of pollution of local rivers and tributaries, particularly during construction/development phases.



9.7 Groundwater Vulnerability and Protection

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 Rathingle area has varied ground conditions resulting in a range of vulnerability conditions ranging from High Vulnerability in the south-western section of the site to Moderate Vulnerability along the eastern and northern part of the site. (Refer to GSI mapping). Proposed development on the LAP lands will be 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 quality. SuDs solutions in vulnerable areas will require careful design e.g. permeable paving should be lined were it discharges to the surface water network.

Objective GW1 Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan.

Objective GW2 Protect existing groundwater sources from pollution including during the construction/development phases.

9.8 Utilities

9.8.1 Electricity

There are no power lines traversing the LAP lands. Power supply will be provided underground as part of the development of the LAP lands.

9.8.2 GAS

There is a gas supply serving the existing dwellings in Ridgewood. Sufficient pressure capacity is available to extend the gas supply to the LAP lands.

9.8.3 Broadband

Broadband is available in the area. Currently UPC and Eircom provide broadband services in the locality.

Objective U1 Seek the provision of high quality telecommunications including fibre optic, broadband links and utilities (gas and electricity) infrastructure in the plan lands.

SECTION 10: BUILDING DESIGN, ENERGY EFFICIENCY AND SUSTAINABILITY

10.1 Introduction

Fingal County Council is committed to encouraging sustainable development by facilitating the optimal development of serviced lands whilst protecting our natural heritage; promoting energy end use efficiency in building design; increasing the use of renewable energy, and promoting sustainable transportation.

10.2 The LAP promotes the principle of sustainability in the following ways:

- Minimising the use of the private car: Walking and cycling is promoted by provision of safe, attractive pedestrian and cycling routes between attractors of activity, e.g. schools, church, local services, community facilities, recreation areas and parks.
- Placing environmental protection and enhancement at the forefront of the development considerations: Biodiversity is promoted by retaining and protecting existing hedgerows and trees and including landscape zones around the edges of the plan lands:.
- Making the best use of land – a finite resource, through the consolidation of services lands within the urban area of Swords.
- Promoting the use of renewable energy in all new developments.
- Adopting ecologically sustainable material selection policies and practices.
- Promoting energy efficiency and conservation above the Building Regulations standard in the design and development of all new buildings.
- Seeking to ensure that residents of new housing enjoy the benefits of a healthy, accessible and visually attractive environment.

10.3 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 lifetime of the LAP. 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:

Objective SU1 Ensure that development proposals demonstrate reduced energy consumption in their design and construction. Applicants /Developers shall demonstrate how proposed development meets or preferably exceeds the requirements of Part L of the Building Regulations.

Objective SU2 Ensuring that development proposals incorporate where possible alternative renewable energy technologies. Details of alternative energy systems shall be submitted at pre-planning stage for consideration. These should take the form of an Energy Statement or Feasibility Study carried out by qualified and accredited experts.

Objective SU3 New buildings within the plan lands should incorporate environmentally sustainable design principles in their design and construction.



Objective SU4 Buildings shall strive to reduce energy and water demand through:

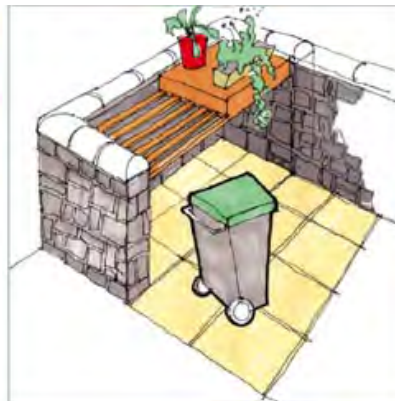
- Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for space heating.
- Use of adequate insulation to reduce heat loss from draughts and uncontrolled ventilation.
- Reduced water consumption use through rainwater harvesting and recycling of rainwater.
- Use of water conserving devices such as low flush, dual flush systems and automatic cut off devices, in order to prevent continuous unattended drawing of water.
- Use of materials with low embodied energy and consider incorporating environmentally ‘smart’ materials that can minimise energy use by responding to changing external conditions.
- Selection of materials on the basis of thermal performance.

Objective SU5 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.
- 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.

10.4 Waste Management

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. Many of the local primary schools have received several green flag awards for improved environmental systems within the schools.



Storage integrated with entrances and front gardens to houses, as in this example of a terraced townhouse.

Objective WM1 Prevent and minimise the generation of waste in accordance with the Waste Management Plan for the Dublin Region.

Objective WM2 Raise environmental awareness through the continuation of the Council based initiatives. Particular emphasis should be placed on the involvement of local schools, individual households and businesses. In this regard the Council will facilitate and encourage continued community involvement in the Cleaner Communities Awards and the Primary and Post -Primary Schools in the Green Schools Programme.

Objective WM3 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.

Objective WM4 The storage of bins and waste receptacles shall be carefully considered at the design stage and to ensure that all future residential schemes include appropriate design measures for refuse bins, within convenient distance of all units. Adequate covered bin storage areas shall be provided adjacent to dwellings/ within the curtilage rather than at the front of houses, details of which should be clearly shown at planning application stage.

Objective WM5 All non-residential developments must have suitable and adequate internal and external storage space for segregated waste.

10.5 Construction Waste Management

Fingal County Council will require responsible environmental management in the construction and development phase of this Local Area Plan. Developers must ensure that waste generated during the construction phase of development is appropriately managed to avoid any adverse impact on surface water courses and their associated habitats and species.

Objective CWM1 Developer(s) are required to submit a waste management plan 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. This programme shall also indicate the location of proposed site depots/storage areas and wheel washing facilities etc.

Objective CWM 2 Where appropriate, excavated material from development sites should be re-used for landscaping, land restoration or for preparation for development.

Objective CWM 3 Developers shall ensure that all waste is removed by approved waste disposal contractors to approved waste disposal facilities.

Objective CWM4 Developers shall take adequate measures to minimise the impacts of traffic noise and dust during construction phases.



SECTION 11: IMPLEMENTATION REQUIREMENTS

11.1 Pre-Development Requirements

The development of the 170-190 housing units proposed in this LAP is dependent upon the completion and commissioning of the planned upgrade of the Swords Wastewater Treatment Plant. This upgrade is due for completion by mid 2015.

Housing occupation can only take place following commissioning of the Swords WWTP upgrade works and the network constraints identified have been remedied.

Tree and hedgerow protection measures, approved by the Planning Authority shall be put in place along the eastern, northern and western site boundaries, including the required landscape buffer zone, prior to the commencement of any site clearance or development works.

11.2 Development Sequencing

Development shall commence at the eastern section of the plan lands and develop in a westerly direction, to protect the visual and residential amenities of existing residents at Ridgewood.

11.3 Completion of Essential Amenities

The following shall be completed in tandem with development:

- Landscaped buffer zones along the eastern, northern and western boundaries.
- Each pocket park shall be completed in tandem with development, to ensure no dwelling is more than 100m from any such park.
- All pedestrian and cycle links shall be completed, connecting into Ridgewood to the east.

Appendix A

Rathingle Local Area Plan

SEA Screening Statement

Appendix A

Rathingle 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 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 Rathingle Local Area Plan, the planning authority must consider whether the Local Area Plan requires SEA. The assessment is based on 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 Rathingle is c.550 persons.

Proposed Local Area Plan:

The LAP area comprises 6 hectares (14.8 acres gross) of undeveloped, residentially lands, located at the western development boundary of Swords, directly adjoining a residential development known as Ridgewood. The plan lands comprise two residential zoning objectives: 5.8ha. is zoned objective, “RA”, “Provide for new residential communities with approved local area plans and subject to the provision of the necessary social and physical infrastructure”, and 0.2ha. is zoned “RS”, “Provide for residential development and protect and improve residential amenity”. The net development area is c. 5.8 hectares (c.14acres).

The lands are uncultivated, sloping gently from south to north and are bounded by existing trees and hedgerows. The LAP proposes circa 170-190 new residential units, forming the final phase in the development of Ridgewood, which has been developed incrementally, since the late 1990s.

The plan lands are located south of the Ward River and Valley Park, separated from the river by green belt zoned lands which bound the lands to the north and west. To the immediate east and south are lands zoned and developed for residential development. Access to the lands will be via the existing development at Ridgewood, which is accessed from Forest Road. Further east is the R132 which bypasses Swords Town Centre.

The LAP contains objectives to promote the development of a distinct, attractive and sustainable residential area, physically and functionally linked to the existing successful residential development at Ridgewood. The LAP provides for the development of green infrastructure in the protection and enhancement of existing tree and hedgerow boundaries and development of open spaces, linked by walking and cycling routes.

This LAP shall be in operation for a six year period, from its adoption, unless further extended by resolution of the Council, for up to a total period of 10 years, provided that the objectives of the local area plan are consistent with the Objectives and Core Strategy of the Fingal Development Plan.

The LAP has had regard to the DoECLG’s Guidelines on Sustainable Residential Development in Urban Areas, 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.

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:

Following the four week consultation period, responses were received from two of the five Environmental Authorities; the EPA and the Department of Agriculture, Food and the Marine. No comments/response were received, to date, from the Department of Environment, Community and Local Government, Department of Communications, Energy and Natural Resources and the Department of the Arts, Heritage and Gaeltacht.

Environmental Protection Agency

The submission received from the EPA dated 11th February, 2013, notes the Council position with regard to the need for Strategic Environmental Assessment. It recommends that consideration be given to incorporating the Greater Dublin Area Draft Transport Strategy as relevant and appropriate to provide adequate pedestrian/cycling/public transport linkages. It also recommends including a commitment to incorporating the Fingal County Green infrastructure Strategy as appropriate in order to protect/integrate existing ecological corridors/linkages into the Plan where possible. 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.

The Department of Agriculture, Food and the Marine

The submission received from the DAF&M (Climate Change Section) indicates that at this time the Department has no comments to make on the screening for SEA of the LAP for Rathingle.

Determination and Rationale:

The subject lands are zoned for RA 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. Waste Water - Foul Drainage

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

The lands are not currently serviced but are located within the Swords Foul Drainage Catchment. The adjoining development at Ridgewood is served by the existing Swords Waste Water Treatment Plant but the existing treatment plant currently has insufficient capacity to cater for the development of the subject lands; the upgrade works have commenced on site and are expected to be completed by mid 2015. The upgrade will increase the existing capacity of the Swords Waste Water Treatment Plant from 60,000 population equivalent (p.e.) to 90,000 (p.e.). This is required to cater for the existing flows from Swords and to allow for its planned growth.

When the upgrade of plant is completed, this will allow for the lifting of restrictions on development in the Swords area, currently hindered due to the inadequate drainage capacity. It will also ensure compliance with the anticipated effluent license standards and Water Framework Directive objectives for the Broadmeadow Estuary, a vital natural resource for migratory birds.

Network constraints at Forest Road and North Street have been identified in the Greater Dublin Strategic Drainage Study (GDSDS) Needs, Options and Strategy Report. Any proposed development within the plan lands will depend upon the removal of these network constraints.

The expected population to be generated by future development of these lands is circa 550 persons. It is an objective of the LAP that no dwellings shall be occupied until the Swords WWTP has been upgraded and is operational and the network constraints have been remedied.

The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on the quality of the receiving waters.

2. Water Supply:

The proposed development will increase demand for water supply. The water supply comes from the 100ML Ballycoolin Reservoir which is supplied from Leixlip WTP, which is currently being upgraded to treat an additional 80ML/d providing total volume 225ML/d. No water supply constraints are anticipated. Water supply to serve the LAP lands can be taken from the existing 150mm diameter watermain located in the adjoining Ridgewood housing development to the north of Rathingle or the Local Area Plan lands. In addition, the LAP will have regard to the requirements of the Water Framework Directive and Guidelines for Drinking Water Supply.

3. Surface Water:

The increase in surface area within the LAP lands, will give rise to increased rate of surface water run-off. The LAP includes 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 GDSDS (Greater Dublin Strategic Drainage Study) policy document, to minimize the storm water run off and risk of water pollution. The run-off rates should not exceed the green filed run-off rates.

4. Flood Risk Management:

The LAP lands are located within the catchment of the Ward River which has been designated as a High Priority watercourse under the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS). Development within the LAP lands adjacent to the Ward River will be determined by the information provided by FEM-FRAMS, which is currently in draft form and the recommendations of the 2009 Planning System and Flood Risk Management Guidelines. FEM FRAM's mapping indicates no flood risk within the LAP lands. The

LAP lands, are located within Flood Zone C has a low probability of flooding. The Planning System and Flood Risk Management Guidelines confirms that development in this zone is appropriate from a flood risk perspective, but would need to meet the normal range of other proper planning and sustainable development considerations.

5. 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 (RBMP) 2009-2015.

The proposed development lands at Rathingle 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 in accordance with the RBMP.

The LAP will include objectives for the protection and improvement of water quality through the use of SuDS, measures for the prevention of pollution during construction and adherence to the Water Framework Directive and the Eastern River Basin District Management Plan.

6. Groundwater Vulnerability and Protection:

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; the Swords groundwater body. The Rathingle area has varied ground conditions resulting in a range of vulnerability conditions ranging from High Vulnerability in the south-western section of the site to Moderate Vulnerability along the eastern and northern part of the site. (Refer to GSI mapping). Proposed development on the LAP lands will be 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 quality. SuDS solutions in vulnerable areas will require careful design e.g. permeable paving should be lined were it discharges to the surface water network.

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 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 may be required to be submitted for any proposed development within the plan area to identify bio-diversity features and appropriate mitigation measures.

The LAP contains objectives to protect local biodiversity features, particularly the retention of boundary hedgerows and trees.

The plan provides for the promotion of linkages between local biodiversity features and ecological networks e.g. hedgerows etc. and will provide for enhancement of local features of biodiversity value, where opportunities arise.



8. Architectural Heritage:

There are no Protected Structures or Recorded Monuments or Zones of Archaeological Importance located on the LAP lands. However, recent discoveries of unknown sites, such as in the Mooretown/Oldtown area of Swords, demonstrates the potential for significant archaeology to survive in any location within Fingal. The LAP includes objective requiring Archaeological Impact Assessment of the plan lands and site monitoring during construction phase, by a qualified archaeologist under licence from the DoECLG and the National Museum.

There are a number of Protected Structures located a short distance from the LAP lands. These include:

- (a) An old cemetery on the Naul Road to the west of the LAP lands (Ref. 375),
- (b) Knocksedan House on the Naul Road (Ref. 369)
- (c) Brackenstown House (Ref.364) and associated Tree Preservation Orders, both of which are north-west of the LAP lands and
- (d) Mill Ponds, Millrace and sluice system on the River Ward- off Brackenstown Road, (Ref.363) to the north of the LAP lands.

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.

Rathingle is located with the designated Low Lying Agricultural Landscape Character Type in the County Development Plan. This area is characterised by a mix of pasture and arable farming on low lying land with few protected views or prospects. The Low Lying Character Type has an open character combined with large field patterns, few tree belts and low roadside hedges. The LAP lands slope gently from south to north, bounded by existing trees and hedgerows. The sloping nature of the site affords glimpse views northwards to North County and eastwards towards Portrane and Lambay Island. Primary views of the plan lands are from the Ridgewood development to the east, in particular from Cedar View and Ridgewood Close. The adjoining lands to the north and west are in agricultural use and are accessed from the R108 Naul Road from which there are limited long distance views of the LAP lands.

While the landscape will be permanently altered by new development, the LAP includes 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, landscaping, view lines to be maintained in the development are stipulated, to ensure that the landscape characteristics of the adjoining lands are not adversely affected. Long distance views towards the north county and the coast are to be maintained and captured, helping to develop a sense of place, within the proposed development.

The plan will include objectives to prohibit proposals necessitating the removal of extensive amounts of trees and hedgerows.

10. Traffic

The development of the plan lands will result in increased traffic generation onto the Forest Road, via the Ridgewood development. All traffic from Rathingle (both from existing at Ridgewood and proposed from the LAP lands) accesses the general public road network via one signalized junction onto the Forest Road.

To assist the preparation of this LAP, a Transportation Impact Assessment (TIA) was carried out by Transport Insights - Transport Planning Consultants. It included a traffic count and queue length survey at the Forest Road junction; an assessment of background traffic growth; a quantification of the trip attractions and generations from the proposed development; and a junction analysis at the year of completion of the development, assumed here to be 2018, and fifteen years later, 2033. The TIA also considered the direct access to/from the LAP lands to the existing Ridgewood area. It concluded that the junction at Forest Road would have sufficient capacity to cater for the traffic generated by the development of the LAP lands and that two accesses from the LAP lands to the existing Ridgewood development should be provided.

Cumulative Impacts of the Effects:

The Local Area Plan proposes c.170-190 additional units, resulting in an estimated total population of c.550. 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 includes objectives requiring that no dwelling shall be occupied until such time as the Swords WWTP has been upgraded, is operational and the network constraints identified have been remedied, such that adequate and appropriate wastewater treatment is provided to service the lands within the plan area. In addition, the LAP includes 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. There is sufficient water supply in existence to cater for future development of the Plan lands. 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 includes objectives requiring the provision of sustainable urban drainage systems, flood risk management and the prevention of water pollution.

The plan includes objectives to accommodate the increased population and associated traffic generated through the provision of a new access road into the Plan lands, off-street car-parking, pedestrian permeability through cycle ways and footpaths. A Transportation Assessment carried out to assist the preparation of this LAP concluded that the junction at Forest Road would have sufficient capacity to cater for the traffic generated by the development of the LAP lands and that two accesses from the LAP lands to the existing Ridgewood development should be provided.

The local area plan includes objectives to mitigate the visual impact of development on this landscape, including appropriate densities and building heights and landscaping proposals, retention and incorporation of view lines to the north county and the coast, to ensure that the landscape characteristics of the adjoining lands are not adversely affected and to help create a “sense of place”.

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 Rathingle 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:

In considering the nature and extent of the amendments, it is determined that the Local Area Plan with the inclusion of the amendments to the Draft LAP arising from the Manager’s Report on the submissions received, will not alter the conclusions of this SEA statement.

This LAP was adopted by Fingal County Council on the 11th November 2013.



Appendix B

Rathingle Local Area Plan

Screening for Appropriate Assessment

In accordance with the requirements of
Article 6(3) Of the EU Habitats Directive (92/43/EEC)



Looking East towards Lambay Island



Rathingle Local Area Plan

Screening for Appropriate Assessment

**In accordance with the requirements of
Article 6(3) Of the EU Habitats Directive (92/43/EEC)**



Rathingle

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1 Introduction

1.1 Background

This report has been written to assist Fingal County Council in carrying out an Appropriate Assessment of the Local Area Plan for Rathingle. The screening for Appropriate Assessment has been undertaken in accordance with Section 177U of the Planning and Development Act, 2000, (as amended by the Act of 2010, and by SI 473 of 2011), guidance produced by the National Parks and Wildlife Service, DOEHLG (2009), documents produced by the EU 'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC.

1.2 Rathingle LAP

Fenton and Associates, Planning and Development Consultants requested the Appropriate Assessment Screening as they are preparing a Local Area Plan for the lands at Rathingle. The site of the plan is currently one large field (5.8ha / 14 acres) surrounded by hedgerows which slopes gently from west to east (see cover pic.). It is bounded by intensively managed farmland to the north and west, by amenity land (sports pitch) and disturbed ground to the south and by a narrow linear green space/ road associated with residential development to the east.

The purpose of the Local Area Plan is to set out the optimal development strategy and spatial plan for these lands.

1.3 Rathingle LAP and the Swords Vision

Swords, the administrative capital of the County, is identified as a Metropolitan Consolidation Town in the Regional Planning Guidelines 2010-2022 and a Level 2 'Major Town Centre/ County Town' in the Retail Strategy for the Greater Dublin Area.

In the long term, it is envisaged that Swords will grow significantly, up to a population of 100,000. The Council published a long-term development strategy for Swords 'Your Swords An Emerging City Strategic Vision 2035' in 2008 in which the vision is:

'To develop Swords as an 'Emerging Green City'; to promote and facilitate the sustainable development of Swords as a vibrant consolidated major town with a thriving economy, an integrated public transport network, an attractive and highly accessible built environment, with the highest standards of housing, employment, services, recreational amenities and community facilities'.

The objective of the Rathingle LAP is to support the orderly development of Swords to attain this vision.

1.4 Legislative Context

Appropriate Assessment was introduced by the EU Habitats Directive to determine during the planning process whether a project is likely to have a significant effect on one of the Natura 2000 sites so far designated (i.e. the candidate SAC's and SPA's), or their conservation objectives.

Article 6(3) states

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4) states

If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

1.5 Stages of the Appropriate Assessment

Guidance produced by the National Parks and Wildlife Service, DOEHLG (2009), has interpreted Appropriate Assessment as a four-stage process.

Stage 1: Screening

This stage identifies the likely impacts upon Natura 2000 sites of the plan either alone or in combination with plans, and considers whether these impacts are likely to be significant. The results of this stage are reported in a Screening Report and submitted to the authorities. If this report suggests that impacts are not likely to be significant the Appropriate Assessment is completed by this stage and a Screening Report is produced and submitted to the authorities. If the Screening Report suggests otherwise the following stages are carried out.

Stage 2: Preparation of a Natura Impact Statement or Appropriate Assessment

A NIS is prepared which considers the impact on the integrity of the Natura 2000 site of the plan, either alone or in combination with plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage 3: Assessment of alternative solutions

This stage examines alternative ways of achieving the objectives of the plan that avoid adverse impacts on the integrity of the Natura 2000 site.

Stage 4: Assessment where adverse impacts remain

An assessment of compensatory measures may also form part of the NIS, where, in the light of an assessment of Imperative Reasons of Overriding Public Interest (IROPI), it is deemed that the plan can proceed by reasons of public interest.

Therefore screening for Appropriate Assessment involves the following steps:

- Description of the project or plan
- Identification of Natura 2000 sites potentially affected
- Identification and description of individual and cumulative impacts
- Assessment of the significance of the impacts identified

This report covers Appropriate Assessment Screening only.

2 Screening

2.1 Description of the plan

The plan involves the construction of between 170-190 mainly semi-detached dwellings, service roads and several small public open spaces within the field. A road from the southeast will access the development. The proposed layout allows for the retention of almost all boundary hedgerows.

To service the proposed developments water will be obtained from an existing Fingal County Council water main. There is adequate pressure in the existing network to cater for the Local Area Plan lands.

The Swords Waste Water Treatment Plant will treat foul water, once an extension has been made to this plant.

Surface water arising from the development will be treated in accordance with the Greater Dublin Regional Code of Practice for drainage works and should comply with the Greater Dublin Strategic Drainage Study (GSDS).

2.2 Existing environment at the LAP lands

Historical 6 inch mapping (1837-1842) for the area reveals no signs of rare semi-natural habitats within the field. Hedgerows are the only features of biodiversity

interest which are present. Two of the hedgerows are also of historical significance as they run along the townland boundary.

Drainage ditches are associated with three of the hedgerows, two of which are man modified. All are contained within dense shrubby vegetation and do not support any wetland plant species. While the lands appear to be drained by these ditches, development of lands near the field has already resulted in interference with these features of local hydrology. The drainage ditch, which runs beside the hedgerow on the southern boundary, now receives water principally from a culvert. This then flows into a culvert at the eastern end of the ditch. Similarly water, which is found in the ditch, which runs along the northern hedgerow, appears to be culverted when it leaves the field.

Aerial photographic evidence confirms that in recent decades the field was in use for tillage. Since farming has ceased between five and ten years ago the grassland vegetation which invaded the field has become rank. Scrub has started to spread from surrounding hedgerows. Habitats within the LAP, classified according to Fossitt, (2000) are common types, which are typical of farmland in north County Dublin. They include GS2 (developed from abandoned tillage land) also called dry meadows and grassy verges); WL1 (hedgerow); FW4 (drainage ditch) and WS1 (scrub associated with neglected hedgerows and grassland). The flora associated with these habitats does not appear to include any rare species. Scrub growing out from the hedgerows is mainly bramble dominated but some blackthorn and bullace (*Prunus domestica*) are found. The hedgerows have a few ash, oak (*Quercus robur*), beech, lime (*Tilia europaeus*) and willow (*Salix fragilis*). There is a particular abundance of suckering elm *Ulmus procera* which was probably planted along with *Ulmus minor*. Other shrubs include dog rose, hawthorn and blackthorn. The grassland is dominated by rank species such as couch grass, (*Elymus repens*), cock's foot (*Dactyllum glomerata*) and includes burdock (*Arctium sp*) and hogweed (*Heracleum sphondylium*). These habitats generally support common plant species, although the presence of mature oak is unusual. All the hedgerows function as ecological corridors for terrestrial species. The hedgerows and scrub offer good nesting and feeding areas for songbirds. Small mammals are likely to be present in the tall grass and hedgerows. As fox tracks were seen in the field dens are also likely to be present in the shrubberies/overgrown hedgerows.

2.3 Measures included in the plan to ameliorate impacts

As the SWWTP is now operating to its design capacity, development at this site or/and occupation of its dwellings will not occur until this plant is upgraded.

Culverting of the wet ditches which receive water from surface sources (not culverts) will not occur.

All guidelines contained in the GSDSDS (Greater Dublin Strategic Drainage Study) policy document, will be followed.

Any development of the LAP lands will have full regard to the findings of the Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS).

2.4 Description of Natura sites

Table 1 Natura 2000 sites located within 15km of LAP Boundary [refer to Map 1, Appendix A].

Site Name	Site no.	Site Code	Characteristics of SAC and SPA
Malahide Estuary cSAC* Broadmeadow / Swords Estuary SPA**	1a 1b	000205 004025	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows, <i>Salicornia</i> mud, Marram dunes and fixed dunes. Light-bellied Brent Goose, Great Crested Grebe, Goldeneye, Shelduck Black-tailed Godwit, Pintail, Red-Breasted Merganser, Oystercatcher, Golden Plover Grey Plover, Knot, Dunlin, Bar-tailed Godwit Redshank
Rogerstown Estuary cSAC Rogerstown SPA	2a 2b	000208 004015	Tidal mudflats and sandflats, estuaries, <i>Spartina</i> swards, Atlantic salt meadows, Mediterranean salt meadows, Marram dunes, Fixed dunes and <i>salicornia</i> mud. Light-bellied Brent Goose, Greylag goose, Shelduck, Shoveler, Oystercatcher Grey plover, Ringed Plover, Dunlin, Knot Black-tailed Godwit, Redshank
Baldoyle Bay cSAC Baldoyle Bay SPA	3a 3b	000199 004016	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows and <i>Salicornia</i> mud. Light-bellied Brent Goose, Shelduck, Ringed plover, Golden Plover, Bar-tailed godwit Grey Plover
Lambay Island SAC Lambay Island SPA	4a 4b	000204 004069	Vegetated sea cliffs of the Atlantic and Baltic coasts <i>Halichoerus grypus</i> (Grey Seal) Fulmar, Cormorant, Shag, Greylag Goose, Lesser backed Gull, Herring Gull, Kittiwake, Guillemot, Razorbill and Puffin
Howth Head cSAC Howth Head Coast SPA	5a 5b	000202 004113	Dry heath and Vegetated sea cliffs. Kittiwake

Ireland's Eye cSAC Ireland's Eye SPA	6a 6b	002193 004117	Perennial vegetation of stony banks Vegetated sea cliffs of the Atlantic and Baltic coasts Great cormorant, herring gull, Kittiwake, Guillemot and Razorbill
North Bull Island SPA North Dublin Bay cSAC	7a 7b	004006 000206	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows, <i>Salicornia</i> mud, Marram dunes, fixed dunes, Embryonic shifting dunes and annual vegetation of drift lines. <i>Petalophyllum ralfsii</i> (Petalwort) Light-bellied Brent Goose, Black-headed gull, Shelduck, Sanderling, Pintail, Teal Shoveler, Ringed Plover, Oystercatcher Golden plover, Grey Plover, Curlew, Knot Bar-tailed godwit, Dunlin, Black-tailed Godwit, Redshank, Turnstone
Skerries Island SPA		004122	Great Cormorant Brent goose Purple sandpiper Turnstone Herring gull
South Dublin Bay cSAC South Dublin Bay And River Tolka Estuary SPA	8a 8b	000210 004024	Tidal mudflats and sandflats. Light-bellied Brent Goose, Oystercatcher, Golden Plover, Grey Plover, Knot, Sanderling, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern.

* A candidate Special Area of Conservation is designated under the EU Habitats Directive (92/43/EEC) for the protection of certain habitats and species as listed in the Directive.

** A special Protection Area is designated under the EU Birds Directive (79/409EEC) for the protection of birds as listed in the Directive.

There are seventeen sites in all, eight SACs and nine SPAs.

Broadmeadow/Malahide Estuary is the nearest Natura 2000 site (c.3km) and is covered by two conservation designations: Broadmeadow/Swords Estuary SPA for birds and Malahide Estuary cSAC primarily for habitats. A viaduct divides the outer (Malahide) estuary from the inner (Broadmeadow) estuary.

The estuary supports an internationally important population of Brent Goose and nationally important populations of twelve other bird species. Habitats

include annexed types listed in the Habitats Directive. Water quality is critical to maintaining favourable environmental conditions for these habitats and bird species. The water quality of the Inner Broadmeadow Estuary is vulnerable to pollution due to organic nutrients and is currently classified as eutrophic. The Outer Malahide Estuary as Intermediate (Ref: <http://www.epa.ie/downloads/pubs/water/coastal/Estuarine%20water%20quality%20map.jpg>).

Water quality could be affected by discharges to the estuary or to the Ward River in whose catchment the LAP lands are located.

The other Natura sites within 15km are principally coastal sites and have no functional or spatial connections with the LAP lands. Their habitats and qualifying interests are similar to the Broadmeadow/Malahide Estuary.

The following conservation objectives apply to all these sites:

Objective 1: To maintain the Annex I habitats for which the cSAC's has been selected at favourable conservation status

Objective 2: To maintain and enhance bird populations for which the SPA's has been selected.

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

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

2.5 Assessment criteria

2.5.1 Direct, indirect and secondary impacts

As none of the Natura 2000 sites lie within the boundaries of the LAP lands, no direct impacts will occur through land take or fragmentation of habitats. Neither will indirect impacts occur, as the LAP lands do not share important habitats or species with these Natura sites.

Potential secondary impacts could arise from 1) interference with local hydrology, 2) contamination of estuarine water due to discharges arising from contaminated surface water and untreated foul water. These possible impacts could impact on the Natura site, Malahide Estuary /Rogerstown.

Interference with water quality in the estuary will be avoided by specifying that development/or occupation of the dwellings will only occur after the SWWTP is upgraded. Impacts to local hydrology will be managed by specifying the current natural drainage network will be undisturbed i.e. natural drainage network= drainage ditches which receive water from natural sources. Best practice will be

followed during construction to avoid any contamination of open drains. Sustainable Drainage Systems will be used to manage surface waters associated with the new development.

Features of local biodiversity interest will be protected by integrating housing / open development within the plan area with the existing network of hedgerows.

2.5.2 Cumulative and in combination impacts

Other plans and projects specific to these relevant Natura 2000 sites are

Barrysparks LAP
Oldtown/Mooretown LAP;
Fingal County Development Plan 20011-2017
Eastern RBD Management Plan
Water Services Investment Programme
IPPC Programme
Local Authority Discharge
Groundwater Pollution Reduction Programmes
Surface Water Pollution Reduction Programmes
Shellfish Waters Pollution Reduction Plan
Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS)

Development plans which allow for increased residential development will make demands on wastewater treatment systems, thus potentially affecting the impact of development arising from this plan. This plan is not likely to give rise to cumulative or in combination impacts as recently approved plans have been subject to SEA and AA and generally contain a condition that development will only be allowed after the Swords Waste Water Treatment Plant is updated.

Environmental management plans require particular consideration to be given to the potential impacts of foul and surface water impacts on freshwaters, estuarine and marine waters. Such potential impacts will be considered at the design stage for the proposed development at Rathingle.

2.5.3 Climate Change

It is estimated that climate change will result in more extended but less frequent wet and dry periods and warmer water temperatures, as rainfall patterns in Ireland are changing. This could result in precipitation increases of over 10% in the winter months, and decreases of approximately 25% in the summer, and annual temperature increases. However, there is insufficient information to predict the effects on the site, as these will be more closely related to localised rainfall events. Local impacts will be managed to retaining the natural drainage

network and ensuring adequate treatment systems are in place to deal with excess surface water through SUDS.

2.5.4 Indicators of significance

No indicators of significance are proposed

2.5.5 Elements where the impacts are likely to be significant

No elements of the plan are likely to cause significant impacts

3 Conclusions and Recommendations

Given the lack of any direct relationship between the habitats and species in the plan area and nearby Natura site and policies within the plan to manage indirect impacts there is little risk to key habitats and species. Therefore the plan does not pose a risk to key relationships that define the structure or function of the Natura sites. If the plan is informed by an awareness of Green Infrastructure, it will support the protection of environmental resources in their vicinity.

Overall, it can be concluded that the plan is not likely to have significant adverse impacts on the integrity of the Natura 2000 sites, which includes Broadmeadow/Swords SPA and Malahide Estuary cSAC. On the basis of this assessment it has been concluded that no significant impacts to the SAC and SPA are likely from the proposed plan.

4 Finding of No Significant Effects Matrix

Name of project or plan	Rathingle LAP
Name and location of Natura 2000 sites within 15km	Malahide Estuary cSAC Broadmeadow/Swords Estuary SPA Baldoyle Bay cSAC Baldoyle Bay SPA Rogerstown Estuary cSAC Rogerstown SPA Lambay Island SAC Lambay Island SPA Howth Head cSAC Howth Head Coast SPA North Bull Island SPA North Dublin Bay cSAC South Dublin Bay cSAC Skerries Islands SPA South Dublin Bay And River Tolka Estuary SPA
Description of the project or plan	The objectives of the plan are to provide between 170-190 dwellings and associated roads and open space within a large field.
Is the project or plan directly connected with or necessary to the management of the sites (provide details)?	No
Are there other projects or plans that together with the project or plan being assessed could affect the sites (provide details)?	No
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.	N/A
Explain why these effects are not considered significant	The plan contains policies to ensure that development will not have a significant negative impact on water quality. As the plan will highlight Green Infrastructure particular recognition will be given to biodiversity values.
List of agencies consulted: provide contact name and telephone or e-mail address.	Hans Visser, Biodiversity Officer, Fingal County Council
Response to consultation	"Surface water pollution of the Ward

	River as a result of urban run-off is the only thing that might be relevant. Surface water pollution control measures on the site by means of SUDS should deal with this”
Data Collected to Carry Out the Assessment	
Who carried out the assessment?	Mary Tubridy and Associates
Sources of data	NPWS database.
Level of Assessment	Site examination by an ecologist and desk top inspection of literature and maps
Where can the full results of the assessment be accessed and viewed	?
Overall conclusion	Stage 1 Screening indicates that the proposal will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'Appropriate Assessment' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.

References:

Department of the Environment, Heritage and Local Government, (2009), *Appropriate Assessment of Plans and Projects in Ireland*. DoEHLG, Dublin.

European Commission (2001) *Assessment of Plans and Projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) for the Habitats Directive 92/43/EEC*. European Commission DG Environment

Fossitt, J.A. (2000) *A Guide to Habitats in Ireland*. Heritage Council, Kilkenny.

Addendum:

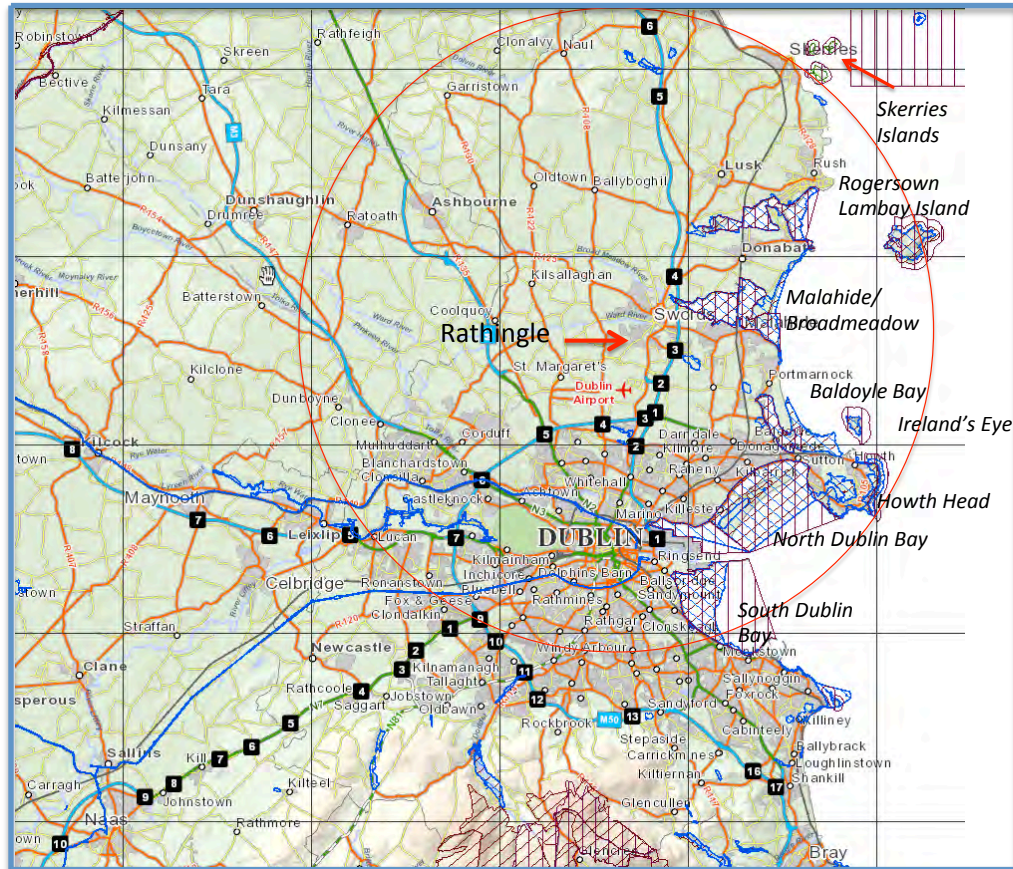
Amendments to the Draft LAP during the LAP process:

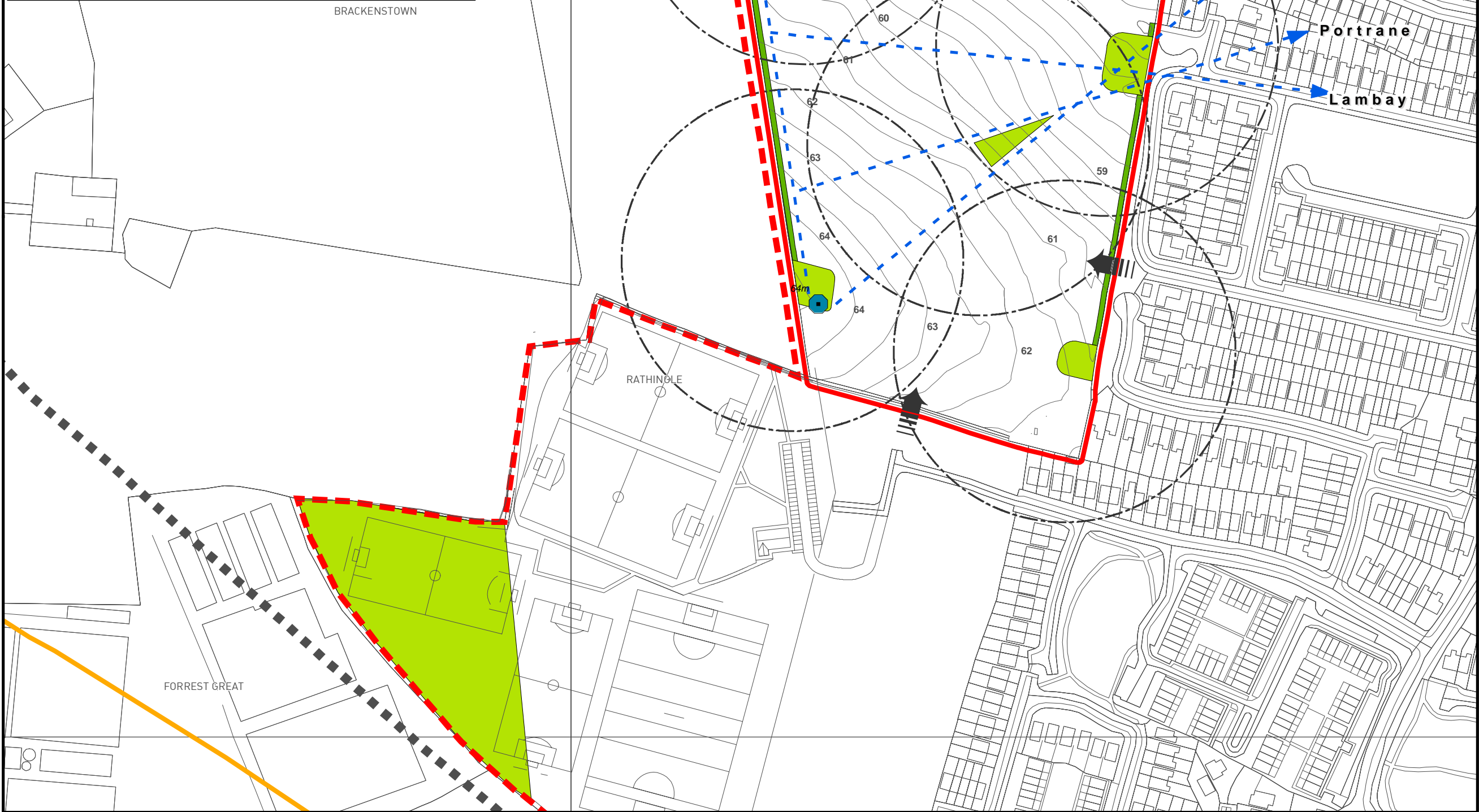
In considering the nature and extent of the amendments, it is determined that the Local Area Plan with the inclusion of the amendments will not give rise to significant effects on the integrity of any Natura 2000 site. In this regard, the original Appropriate Assessment Screening Report is unaffected by the amendments.

This LAP was adopted by Fingal County Council on the 11th November 2013.










Appendix A

Map 1: Natura 2000 sites located within 15km of Rathingle LAP Boundary – Source NPWS.





**Local Area Plan
 Rathingle Constraints Map**

- Legend**
-  Rathingle LAP Boundary
 -  Proposed Open Space
 -  Hedgerows to be preserved
 -  Buffer zones to protect hedgerows (min 3m wide)
 -  Contours
 -  Indicative Vehicular Access Points
 -  View Lines
 -  64m View Point
 -  100m radius from pocket park



**Rathingle
 Local Area Plan**

Legend

- Rathingle LAP Boundary
- Residential - circa 33 units per ha.
- Residential - circa 30 units per ha.
- Proposed Open Space
- Hedgerows to be preserved
- Buffer zones to protect hedgerows (min 3m wide)
- Contours
- Indicative Vehicular Access Points
- View Lines
- 64m View Point
- Indicative playground
- Indicative Pedestrian/Cycle Routes
- Appropriate architectural resolution shall be agreed with the planning authority for 'book end' sites in the vicinity of the central pocket park
- Potential pedestrian access to north/south green route to River Valley Park required under LO 336 of the County Development Plan
- Central pocket park

Proposed Local Objective :

- Retain the existing fence and augment with additional tree planting, along the eastern boundary, save where necessary to be removed to allow vehicular and pedestrian access into the LAP lands

Local Objectives from Development Plan within and adjacent to LAP lands :

- No. 299 Prepare a Landscape and Recreation Strategy for the Ward River Valley Park, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities within the Ward River Valley Park.
- No. 306 Provide for the refurbishment and redevelopment of existing farmhouse and buildings to provide residential use.
- No. 314 Support and encourage the regeneration of Rivervalley Neighbourhood Centre at a scale which responds to and respects the adjacent residential area.
- No. 319 Carry out a study for the long term use of these lands with particular regard to the setting of Brackenstown House and the identification of recreational/amenity lands and outcome of route selection of distributor road.
- No. 325 Provide bus only link between Rathingle and Rivervalley.
- No. 328 No development to take place until dressing rooms are provided to service the adjoining open space.
- No. 336 Provide a north/south green link from class 1 open space at Rathingle to the Ward River Valley.

**Planning and Strategic Infrastructure
 County Hall, Main Street, Swords**

Director of Services:	Gilbert Power
Senior Planner:	Peter Byrne
Prepared By: P. Conlon	Drawn By: S. McMahon
Date: June 2013	Scale @ A3: NTS
Adopted by Council 11th November 2013	

