



STEPHENSTOWN, CLOGHEDER AND CLONARD LOCAL AREA PLAN

- LEGEND**
- LAP Outline
 - Residential
 - Science And Technology
 - Post - Primary School Site
 - Indicative Frontage Residential
 - Indicative Frontage ST1
 - 7 Metre Soft & Hard Landscape Reservation - Refer to text of LAP
 - 10 Metre Soft Landscape Reservation - Refer to text of LAP
 - Sensitive Boundary Treatment To existing residential properties
 - Indicative Pedestrian/Cycle Routes
 - Local Bus Routes
 - 3 tonne weight restriction
 - Indicative Road Layout
 - Indicative View Lines
 - 46M Contours
 - 38kv Line
 - Dense woodland screening
 - Road Closures
 - Indicative Access Points
 - Landmark Building
 - Gateway Building
 - Pedestrian Crossing

GENERAL OBJECTIVES

A Prior to any applications for permission, an Urban Design Plan and Landscape Plan for the entire plan lands shall be prepared by qualified and experienced urban designers and shall be agreed with the Planning Authority. The preparation of these plans shall require co-operation between landowners.

B The developers of the plan lands shall accord with the terms of the infrastructural development agreement between Fingal County Council and Property Developers at North/West Balbriggan.

- LOCAL OBJECTIVES**
- To provide for retail warehousing, with a maximum total of 15,000 sq.m. (Local Objective No.15 of CDP Refers) This shall be read in conjunction with section 12.1.4 of the LAP.
 - No residential units to be built on the RS1 lands until such time as the Naul Road has been upgraded. (Local Objective No.16 of CDP Refers)
 - To provide pedestrian crossings on the Naul Road connecting the plan lands with the residential lands to the north-west.
 - Any road closures shall not take place unless and until it is approved by statutory procedure under Section 38 of the Road Traffic Act 1994.
 - To provide for a bus gate and pick up/drop off facility.
 - To provide for a 3 tonne limit (between roundabouts) and traffic calming.
 - To provide for the upgrading and realignment of existing county roads.
 - At least 2 children's playgrounds shall be provided within the RS1 zoned lands.
 - To provide for a Hotel with Conference Facility.
 - To provide for a Sports Clinic, Medical Centre and Recreational Centre.
 - To provide for an attractive landscaped avenue, passively surveyed with high quality, architecturally designed buildings in perimeter block pattern.
 - The reserved school site shall be made available to the Department of Education and Science for the provision of a post-primary school, before any housing development commences.
 - The long-term access to lands in the eastern extremity of the plan lands adjacent to the Inner Relief Road shall be from Clonard Road. Consideration shall be given to the closure of the access from the Inner Relief Road.

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