

BALLYBOGHIL

Local Area Plan

June 2012



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Local Area Plan

Adopted by Fingal County Council
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EXECUTIVE SUMMARY

Purpose of the Local Area Plan

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

Public Consultation

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 27 April 2010 and 25 May 2010. Seven submissions were received. The opinions expressed in these submissions were taken account of in the making of the Draft Local Area Plan.

Existing Settlement

The plan area covers an area of approximately 56 Hectares. There are circa 110 residential units in the village which has a current population of around 360 persons. Future development will comprise mainly residential development and small scale local shops and services in the village centre.

Strategic Location and Description of the Locality

The village of Ballyboghil, a small rural village located approximately 20 km. north of Dublin City Centre and 8 km. north of Swords. The village is a part of a network of villages in Fingal which function as small local service centres for their immediate agricultural hinterlands. It is situated at the junction of the R108 and the R129 regional roads and has developed in a north-south direction from the original village core, which is centered on the church and school.

Development Strategy for the Village

‘To promote Ballyboghil as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village’s distinctive character, heritage, amenity and local identity.’

Key Objectives of the LAP

The LAP outlines key objectives for the sustainable development of the village in relation to: housing, design, natural and built heritage, employment opportunities, retail/ commercial, public open space and recreation, community and social facilities, vehicular and pedestrian access and infrastructural requirements.

Village Development Framework Plan and Design Guidance (VDFP)

To determine the best design approach for Ballyboghil village, the Council commissioned ‘ICON Architecture | Urban Design | Conservation’ and Cummins + Voortman Sustainable Architecture and Urban Design to prepare the Village Development Framework Plan and Design Guidance (VDFP) for the village. This Village Development Framework Plan is a guidance document appended to this Statutory Local Area Plan. The framework plan represents a long term strategy for achieving the sustainable development of the village with a diversity and mix of uses and to create a place where a balance is achieved between the natural and built environment. It is a General Objective of this Local Area Plan that the appended Village Design Framework Plan (VDFP) is the principal guidance document for the physical development of Ballyboghil Village.

Development Areas

The LAP map identifies 12 Development Areas within the village.

Residential Densities within the Village and Potential Development Yield

There are circa 110 existing residential units. The existing pattern of development in Ballyboghil comprises predominantly individual houses [mostly single storey or dormer bungalows] with some small low density housing schemes.

There are existing outstanding permissions for 119 additional residential units in Ballyboghil.

The VDFP proposes 190 additional residential units [this figure includes 20 serviced sites and 16 houses suitable for the elderly]. It is anticipated that these housing units would be delivered over a long term horizon up to 25 years.

The likely number of additional residential units in the long term in Ballyboghil village will be between 190 and 230 depending on the implementation of existing planning permissions.

While the density of development proposed is higher than the density of existing development within the village, the recommended densities are considered appropriate, proportionate and compatible with existing development and will help to consolidate the future sustainable development of the village.

This is in accordance with *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)* which states inter alia the following: ‘.....The scale of new residential development schemes should be in proportion to the pattern and grain of existing development’.

Education

The existing permanent primary school in Ballyboghil was opened in 2005. The LAP provides for the development of additional school accommodation to support the needs of this expanding community as required.

Community

The LAP provides for the extension of the community centre in the centre of the village as required.

Retail /Commercial Development

The Council will promote and provide for the development of additional retail and commercial services within the village centre at a level appropriate to serve the residents of Ballyboghil and its rural hinterland. This will ensure that the village can serve as a key local service centre for the village and its rural hinterland.

Employment opportunities

The LAP provides for the retention and expansion of employment uses within the village at two locations [the site occupied by Keelings juices and within Development Area 9]. This will facilitate in the longer term employment generating opportunities for people living in the village and the catchment area.

Green Infrastructure

The term ‘Green Infrastructure’ is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life.

This LAP includes objectives for the protection and enhancement of Green Infrastructure in Ballyboghil under the following headings:

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

Open Space and Recreation

The LAP provides for extended and improved recreational facilities for existing and future residents together with those living in the villages’ rural hinterland, and in particular provides for the following:

- Developing a village park adjoining the Ballyboghil River on the west side of the Main Street.
- Extending and developing the linear park along the Ballyboghil River.

Low Carbon Community

The LAP promotes the development of this village as a Low Carbon Community.

Infrastructure and Services

The LAP outlines specific objectives for Water Quality, Surface Water Management, Flood Risk management, Foul Drainage and Waste Water Treatment..

In 2007 an interim upgrade of the Ballyboghil Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1000. The future population in the village in the long term will not exceed approximately 900- 1000.

No development shall be permitted to proceed in the village, pending the completion of a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures .

Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.

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

Phasing of Development

It is anticipated that the level of development proposed will be developed over a significantly longer time relative to the lifetime of this LAP (6 years or any extended period). This LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular the improvements to water services. Furthermore, in the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications shall be submitted for each of the proposed development areas .All planning applications shall be based on the guidance outlined in the Ballyboghil Village Development Framework Plan and Design Guidance (VDFP).

Proposed Amendments to the existing RV Boundary

A small reduction in the RV zoning boundary is proposed at the northern edge of the village.

SECTION 1 : INTRODUCTION

1.0 Why a Local Area Plan for the Village

The first LAP for Ballyboghil was adopted on 8 March 2004. It has expired since 8 March 2009.

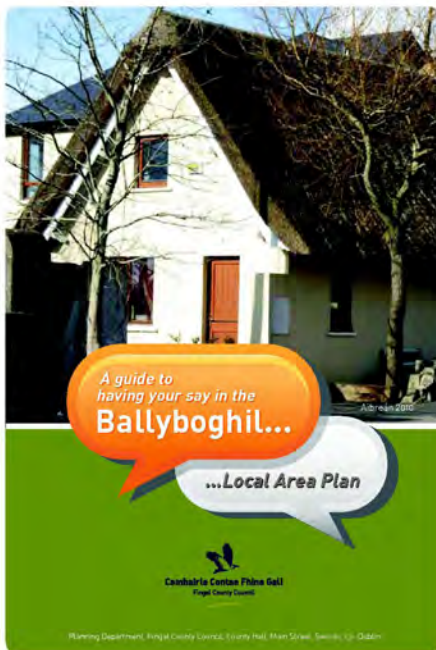
Ballyboghil is zoned as a rural village - 'RV'. This zoning objective seeks to:

'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure'.

There is therefore a requirement to prepare a statutory LAP for the subject lands.

Purpose of the Local Area Plan

The Local Area Plan is a legal document and a public statement of planning policies and objectives for the future development of the village. It sets out the agreed development strategy for the future proper planning and sustainable development of Ballyboghil which is located in the rural part of Fingal. It sets out the parameters/ requirements for future development on these lands in terms of layout; urban design; density; vehicular access, pedestrian and cycle routes; infrastructural requirements, public open space, and supporting community, commercial and social facilities. The LAP identifies the potential for and the extent and type of development that is appropriate to this village, including the provision of private serviced sites which will provide an alternative to 'one-off' housing in the countryside. The LAP includes measures for the protection of the environment, heritage and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. The LAP is valid for six years from the date of adoption by the Council. Its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.



1.2 Public Consultation

Under the Planning & Development Act 2000 the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Ballyboghil was advertised in 2010. At the same time, a booklet, prepared by the Council was delivered to households in the village. This booklet set out what the Council considered to be the main development issues facing the village and invited the local community and businesses to submit their views regarding which planning and development matters should be included in the new plan for the village.

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 27 April 2010 and 25 May 2010. A total of 7 no. submissions were received. These submissions were taken account of in the making of the Draft Local Area Plan.

1.3 Screening – Strategic Environmental Assessment and Appropriate Assessment

A screening exercise was carried out in relation to whether a Strategic Environmental Assessment is required for the Local Area Plan (Directive 2001/42/EC). In addition, screening for the necessity of an Appropriate Assessment regarding the potential impact of the Plan on any Natura 2000 sites, was carried out (required under the EU Habitats Directive). These were sent to the relevant government departments and the Environmental Protection Agency. The screening exercises for both the SEA and AA concluded that neither an Environmental Report nor Appropriate Assessment was required. The SEA Screening Statement is attached in appendix 1. The AA Screening Report is published at the same time as this LAP.

1.4 Location and General Characteristics.

The village is a part of a network of villages in Fingal which function as small local service centres for their immediate agricultural hinterlands. It is situated at the junction of the R108 and the R129 regional roads and has developed in a north-south direction from the original village core, which is centered on the church and school.

The village of Ballyboghil has an elongated linear form, extending for approximately 1.5km along the R108 regional road. The village core is situated just north of the intersection of the R108 and R129, within which the national school, church, local pub and community centre are located. Two Protected Structures, the Catholic Church [the Church of the Assumption] and the ruinous church and graveyard, are located within the RV boundary.

A mix of housing type and tenure, ranging from two storey terraces to large detached two storey and dormer dwellings, together with single storey bungalows are located throughout the village.

There are circa 110 residential units in the village. Two unfinished estates, Cnoc Dubh and The Grange present immediate challenges for the village and need to be given priority.



Community facilities include the national school, community hall, the Church of the Assumption, the graveyard, a G.A.A. pitch and a Pitch and Putt course. The Council's mobile library service visits the village on a fortnightly basis.

Commercial facilities in the village include a newsagents/grocer's; takeaway; hairdresser; general grocer cum post office with petrol filling station and O'Connor's public house. A number of other businesses also operate in the village.

Ballyboghil village is surrounded by low lying lands mainly in agricultural use. The village is located within designated Low Lying Landscape Character Type in the County Development Plan.

This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects.



1.5 History

Ballyboghil (Town of the Staff) was the name given to the town in the twelfth century, when Ceallach, Archbishop of Armagh built the church (now ruinous on the northern fringe of the village) and made grants of land around Ballyboghil for the protection of the 'Bachall Iosa', so called as it was believed that the Staff had been given by Jesus to Saint Patrick. In 1173 Strongbow removed the Staff to Christchurch where it was destroyed during the Reformation. John Rocque's map of 1760 shows Ballyboghil as a small settlement around a crossroads.

The origins of the village derive from the church lands which were established in mediaeval times on the farmlands associated with St Mary's Abbey in Dublin.



Aerial Photo 2009

First OS Map 1839 - 46

OS Map 1910

The 2009 aerial map shows how little the field boundaries have changed in 170 years, (although many fields have been enlarged) The old church, established in mediaeval times on the farmlands of St Mary's Abbey in Dublin, circled in white, was the first step in the gradual development of the village.

SECTION 2 : PLANNING CONTEXT

2.0 Introduction

This LAP is guided by the EU Directives, The National Development Plan, and Regional Planning Guidelines and by the County Development Plan in addition to various Government policy documents and guidelines. The need to promote “sustainable development” is paramount. This term refers to “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. This is the underlying principle for development in the Ballyboghil Local Area Plan.

2.1 National Spatial Strategy, 2002 – 2020

The National Spatial Strategy is a 20 year planning framework designed to achieve a better balance of social, economic, physical development and population growth between the regions in Ireland. The NSS sets out policies for small towns and villages in the context of the Dublin and Mid-East Region. The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or ‘development centres’ in the hinterland. These centres will be separated from each other by areas identified as ‘Strategic Rural Assets’ within the Dublin and Mid East Region. Ballyboghil is located within the ‘Strategic Rural Assets’ area.



The Strategy stipulates that, within such areas, new development in a village must take account of and respect the established character of the village. In addition, the NSS states that development of urban generated housing in such areas, which can be accommodated in nearby urban areas, should be minimised and the attributes of these rural areas should be harnessed to attract visitors and local business and generate local employment opportunities.



2.2 Regional Planning Guidelines 2010 – 2022

The Regional Planning Guidelines aim to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines for the Greater Dublin Area (GDA) provides a strategic planning framework for the development of the Dublin and the mid-east region. These guidelines distinguish the Metropolitan area from the Hinterland area with distinct development strategies for each area. Ballyboghil village is located within the Hinterland area. The Regional Planning Guidelines for the Greater Dublin Area categorized the rural villages in the GDA into two sub types: Commuter Villages and Key Villages. Ballyboghil is considered to be a key local service centre for the village and its rural hinterland. The RPGs recommend that the future development of villages such as Ballyboghil as a key local centre for services and local enterprise development should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The 2010 Planning and Development Act requires all County Development Plans to set out a Core Strategy indicating how the County’s population allocation is consistent with the Regional Planning Guidelines. All LAPs shall be consistent with the Core Strategy.

The Core Strategy in the Fingal Development Plan for 2011-2017, indicates that 19,990 housing units are required to meet the designated population targets for the County up to 2017, split between the Metropolitan area (16,992 units) and the Hinterland area (2998 units). There is a requirement to provide a minimum of 50% of the units within the Hinterland in the designated towns i.e. Balbriggan, Lusk and Rush leaving a maximum of approximately 1500 units for Skerries, the villages and the rural ‘one-offs’. Within the Hinterland, there is sufficient land zoned to accommodate approximately 660 units within the villages in the long term, that is, post 2020. However, the estimated number of units

deliverable up to 2017 is indicated in the Core Strategy as 330 units. The likely number of additional residential units in Ballyboghil village in the long term will be between circa 190-230. This yield would only be realisable over a period significantly longer than the statutory time period of the LAP and County Development Plan. This proposed level of development is consistent with the Core Strategy and the RPGs 2010-2022.

It is an objective to monitor the number of residential units built over the period of the plan.

2.3 Rural Development Programme for Ireland (2007-2013)

Fingal LEADER Partnership is the new company formed as a result of the recent amalgamation of Co-operation Fingal and Rural Dublin LEADER Company. Fingal LEADER Partnership has the remit to deliver local and rural development in East Fingal (all areas east of the N2).

Programmes delivered by the Partnership are broad and diverse with local social inclusion programmes developed under three measures, namely Services for the Unemployed, Community Development and Community Based Youth Initiatives. Supports to individuals and communities in the rural areas under the Rural Development Programme 2007-2013 include village renewal and development, diversification into non-agricultural activities, support for business creation and tourism activities as well as training and information support.

Programmes are delivered in response to identified need, through a community-led approach, working in partnership with other service providers and statutory agencies, leading to a better quality of life for all.

2.4 Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)

The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential infrastructure and services for residential development not only in the larger urban areas but also in small towns and villages. The main objectives of the guidelines for small towns and villages are:

- Development must be plan led either through an adopted Local Area Plan or Village Design Statements.
- The strengthening of small towns/villages will provide an alternative to urban generated rural housing;
- New development should contribute to maintaining compact towns and villages. “Leap-frogging” of development at some distance from the existing built-up area should be avoided. Overall expansion should proceed on the basis of a number of well integrated sites within and around the urban centre rather than focusing on rapid growth driven by one very large site.
- The scale of new residential development schemes should be in proportion to the pattern and grain of existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities; and
- The design, layout and character of new development should successfully relate to the local character and heritage of the existing small town or village.

2.5 Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities (2007)

‘Delivering Homes, Sustaining Communities’ sets out a range of actions aimed primarily at building sustainable communities and responding effectively to housing need as well as more effective delivery of housing programmes. The guidelines identify the principles and criteria that are important in the design of housing.

‘Quality Housing for Sustainable Communities’ assists in the implementation of the policies set out in the above document and makes practical recommendations on more specific design issues, such as layout and orientation of new homes through to more detailed design elements.

2.6 The National Climate Change Strategy 2007-2012

This strategy builds on Ireland's first Climate Change Strategy and its purpose is to show clearly the measures by which Ireland will meet its 2008-2012 Kyoto Protocol commitment; and to show how these measures position us for the post-2012 period, and to identify the areas in which further measures are being researched and developed to enable us meet our 2020 commitment. The LAP includes objectives in relation to the management of water supply, drainage services and energy efficiency.

2.7 Fingal County Development Plan, 2011 - 2017

The Fingal County Development Plan 2011 - 2017 is the statutory framework for the county. The Local Area Plan has had due regard to all relevant policies set out in the Plan. In the settlement hierarchy of the County Development Plan, Ballyboghil is zoned as a rural village - 'RV'. This zoning objective seeks to:

'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'

The Vision Statement for the RV zones is:

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

'The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.'

Section 8.3 of the CDP recognizing the importance of the rural villages in the County states inter alia the following:

'...The Rural Villages are a distinctive and valuable asset within the rural area with opportunities for the establishment of sustainable rural communities. Development Plan objectives enhance this particular community aspect and spirit by building upon unique and key strengths. A particular focus is to promote key infrastructure which delivers life and vitality to these established rural communities. The villages also provide an area where those who wish to live in a rural settlement but do not accord with the provisions of the Rural Settlement Strategy as it applies to the open countryside can live...'

It is an Objective of Fingal County Council to ensure that rural villages provide local access to the essential services for living including community, social, employment and retailing services [Objective RV0]



The CDP further states:

'... Settlement within the designated Rural Villages will be open to all. This policy will promote the vitality of the villages and facilitate the provision of appropriate facilities. This policy recognizes the low levels of growth in many of the villages over recent years. At the same time, the level of growth within villages will be managed. Rapid expansion will not be permitted as it would put undue pressure on services and the environment and encourage higher levels of commuting..... Sustainable development of the Rural Villages is to be managed through the Local Area Plan [LAP] process...'

Adjoining Zoning

The lands surrounding the village are zoned 'RU' with the objective 'to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage'.

Landscape Character

The village is located within designated *Low Lying Landscape Character Type* in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects. The northern part of the village is located in designated highly sensitive landscape.



2.8 Protected Structures and Recorded Monuments

The County Development Plan includes two protected structures of architectural and historical interest within the RV village boundary. These are the Church of the Assumption [154] 19th century catholic church and Church (in ruins) & Graveyard [155 and RMP reference number DU007-01001 +-01002]. These comprise the remains of a large medieval church & graveyard which is still in use.



There are other Protected Structures and Recorded monuments located outside the RV Zone but in close proximity to the village as follows:

- 156: Enclosure site [earthwork], Naul Road – RMP reference number DU 007 011
- 150: Ringfort site [Earthwork], Drishoge lane – RMP reference number DU 007-014;
- 151: The Grange, thatched dwelling Drishoge lane.
RMP reference number DU 007 009: enclosure possible site



2.9 ‘Connecting People, Places and Prosperity - An Economic Strategy for Fingal 2006- 2011’ (Fingal Development Board)

This strategy calls for a coherent economic response to the opportunities and challenges arising from the changing face of Fingal. This Strategy sets out a vision for economic development that ‘seeks to ensure that all Fingal residents, existing and new, will enjoy an enhanced quality of life in the County’. One of the key initiatives of the strategy is to maximise the tourism, leisure and recreational potential of Fingal by developing and expanding the range of facilities and services to attract tourists. The LAP for Ballyboghil presents an opportunity to investigate the recreational potential of the village to serve both Ballyboghil and the wider rural hinterland and to promote and facilitate the development of such facilities in the village .

2.10 Greater Dublin Area Draft Transport Strategy 2011-2030

The Strategy was prepared in the context of the Regional Planning Guidelines for the Greater Dublin Area. The Strategy vision for the GDA in 2030 is for “a competitive, sustainable city-region with a good quality of life for all”. The overarching objectives of the Strategy are: to build and strengthen communities, improve economic competitiveness, improve the built environment, respect and sustain the natural environment and reduce personal stress. Smarter Travel, A Sustainable Transport Future 2009-2020, also seeks to promote sustainable development, by reducing emissions, through the promotion of cycling, walking and sharing car journeys. Ballyboghil is a rural village in the hinterland of the GDA, with limited public bus transport, by way of the NIFTI service. The LAP is consistent with the objectives of the Strategy and Smarter Travel in terms of promoting cycling, walking in and around the village, proposals for linked walking routes to the neighbouring village at Oldtown , together with improving the built environment and protecting the natural environment.

SECTION 3 : EXISTING ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES

3.1 Topography

The Ballyboghil River flows through the village in west to east direction. The LAP lands are low lying lands. North of the river ground levels rise in a northerly direction from circa 28 to 45 metres OD. South of the river ground levels vary between circa 28 and 34 metres OD.



3.2 Trees and hedgerows

The LAP lands are characterised by the mature vegetation along the River and the strong vegetative field boundaries. Hedgerows throughout the village contribute strongly to its unique character and charm and link the village with the adjoining agricultural landscape. As well as contributing significantly to the character, setting and amenity of Ballyboghil, they provide important wildlife habitats. It is an objective of this LAP to retain as much of these high quality hedgerows as is practicable in any future development.



3.3 Existing Vernacular Buildings

There are a number of Vernacular Buildings [Non Protected Structures] in the village which help define the village character. They add an historical vernacular layer to the village thereby enriching the quality of the historic environment of the village .It is an objective of this LAP to seek the retention and refurbishment as appropriate of these structures which are important defining elements in the townscape and to promote new uses in these structures as appropriate in order to sustain their future use over time.



3.4 Unfinished Housing Estates

A key issue to be addressed in this LAP is determining the future development of 2 key sites in the centre of the village which comprise unfinished housing estates at 'The Grange' and 'Cnoc Dubh'. It is an objective of this LAP to seek the satisfactory phased completion of appropriate scaled development at both locations.

3.5 Water Services

In 2007 an interim upgrade of the Ballyboghil Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1000.

There is a problem with surface water infiltrating into the drainage network and the WWTP, at times of heavy rainfall. Prior to the commencement of any development in the village, the Council will carry out a study to investigate the extent of surface water infiltration into the WWTP. The LAP provides that new development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures. Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.

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

3.6 Surface water

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'.

3.7 Flood catchment areas

The River Ballyboghil crosses through Ballyboghil village in a west to east direction dividing the subject lands into two parts. There are historical incidents of fluvial flooding in the village around the Ballyboghil Bridge.

This River has been surveyed as part of the FEM-FRAMS study and draft flood risk maps for this river have been prepared for the 1% (1 in 100yr) and 0.1%(1 in 1000yr) probability of flooding. These draft flood catchment areas are shown on the LAP map and it should be noted that these have yet to be finalised.

There is an opportunity as part of this LAP to extend and develop the linear open space along the Ballyboghil River to provide for improved recreational amenities.

3.8 Road network

The LAP proposes measures along Main Street to help reduce traffic speeds in the village.

3.9 Pedestrian and cycle links

The LAP will promote the development of pedestrian and cycle links within and around Ballyboghil connecting the village to its rural hinterland.

3.10 East West HVDC interconnector

The proposed East West HVDC interconnector between Ireland and Great Britain passes through Ballyboghil.




3.11 Open space and recreational facilities

Public open space within the village is limited to a small memorial park and an attractive linear area along the river. There is an opportunity as part of this LAP to extend and develop the linear open space along the Ballyboghil River to provide for improved recreational amenities. The LAP provides for a village park to be developed on the west side of the Main Street as the main recreational focal point in the village and for extending the linear park along the River on the east side of Main Street.



**Ballyboghil
Constraints & Opportunities**

Legend

-  Ballyboghil RV Boundary
-  'OS' Zone along Ballyboghil River
-  GAA Pitch & Pitch & Putt Course
-  Vernacular Buildings of Conservation Value
-  100m Buffer Odour Zone around Waste Water Treatment Plant
-  Memorial Garden
-  Unfinished Housing Development
-  Water FemFrams Flood Risk Areas 100yrs
-  Water FemFrams Flood Risk Areas 1000yrs
-  Graveyard
-  Hedgerows and Trees of Amenity Value
-  Ballyboghil River
-  Contours
-  Protected Structures
-  Recorded Monuments



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Date:- Jan. 2012 Scale:- NTS

SECTION 4 : DEVELOPMENT STRATEGY FOR THE VILLAGE

4.0 Vision Statement

‘To promote Ballyboghil as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village’s distinctive character, heritage, amenity and local identity.’

4.1 Key Objectives of the LAP:

Housing

- Consolidate and strengthen the built form of Ballyboghil.
- Provide for a viable housing alternative to the open countryside for members of the rural community.
- Promote the provision of a choice of dwelling types, tenure and size to reflect the changing needs in this expanding community.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.
- To seek the satisfactory phased completion of appropriate scaled development at the two unfinished estates at The Grange and Cnoc Dubh.

Design

- Provide a strong set of general design guidelines and objectives for future development within the village.
- Provide a specific set of design objectives, guidelines and principles relating to specified development sites and areas within the village boundary.
- Ensure that new development is physically, visually and functionally integrated with existing development and amenities in the village.
- Ensure that all new development is subject to strict development control standards to ensure the protection and enhancement of existing residential and public amenities.

Employment Opportunities

- Facilitate and promote the expansion of appropriate employment opportunities in the village at 2 key areas [site occupied by Keelings and Development area 9] .
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

Retail/Commercial / Community and other Services

- Promote the development of retail, service, commercial and community facilities in the village at a level appropriate to meet the demands of the expanding population and its rural hinterland.

Environment

- Retain, protect and manage significant trees, hedgerows, groups of trees within the LAP lands.
- Extend the riparian corridor along the Ballyboughal River to provide for improved recreational amenities in the centre of the village.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Promote and facilitate environmental improvements in the village.

Heritage

- Protect the archaeological and built heritage within the village.
- Promote the retention and reuse of existing vernacular buildings within the village to sustain their use over time.
- Promote the conservation, enhancement, public access and enjoyment of the natural heritage as important elements in the long-term development of the village.

Public Open Space and Recreation

- Provide for improved recreational facilities and amenities including walking routes around the village .
- Provide for the development of new public open space areas and recreational facilities to meet the growing recreational needs of residents and those living in the rural hinterland and to act as a visitor attractor.
- Provide for a new village park .

Sustainability

- Promote the development of a low carbon community.
- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings.
- Promote and develop opportunities for biodiversity.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.
- Promote well-designed quality residential development.

Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving Ballyboghil.
- To protect and improve water quality in Ballyboghil River and ground water quality.



4.2 Village Development Framework Plan and Design Guidance (VD FP)

To determine the best design approach for the village the Council commissioned 'ICON Architecture | Urban Design | Conservation' and Cummins + Voortman Sustainable Architecture + Urban Design to prepare the Village Development Framework Plan and Design Guidance (VD FP) for Ballyboghil. The framework plan identifies the character of the village, and establishes existing functions and opportunities for the village. It develops general design principles for key development sites showing indicative site layout, bulk, massing, elevation treatment and materials. It also covers the treatment of open spaces and the public realm between these sites and places them in an overall framework that

is appropriate to the development of the entire village. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity and mix of uses as well as creating a place where a balance is achieved between the natural and built environment. The Framework Plan is proposed as the guidance document for the future form of development in the village. All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan and Design Guidance (VD FP).

4.3 New Development in the Village

It is policy of Fingal County Council to ensure that new development shall enhance, strengthen and develop the built form and character of Ballyboghil. Development of the LAP lands is likely to occur over a longer period than the lifetime of this LAP. Development shall contribute to the consolidation of the village making it a strong, compact, attractive place to live and enjoy. The LAP through its objectives and together with the Village Development Framework prepared in tandem with this LAP will guide the sustainable development of the village into the future. The strengthening of this village will also provide an alternative to urban generated rural housing.

The scale of new development for the village shall be proportionate, and ensure that new development is physically, visually and functionally integrated with and improves the character of the existing settlement of Ballyboghil. The LAP and the Village Development Framework Plan and Design Guidance (VDFP) both have regard to the DOEHLG's: 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', 2009 regarding the development of small towns and villages and the Department of Transport's policy document, "Smarter Travel: A Sustainable Transport Future" 2009-2020.

Currently there are circa 110 existing residential units in the village. The VDFP proposes 190 additional residential units. In the long term there is potential in Ballyboghil village for approximately 190-230 new residential units increasing the population from circa 360 to circa 900-1000.



4.4 Development Areas within the Village

This LAP identifies 12 no. development areas within the village, proposing mainly residential development as well as some commercial, employment, recreational and amenity uses. Circa 190 new residential units are proposed within the village boundary. It is an objective of this plan that development within each of these development areas shall take place in a coordinated manner. In order to achieve this objective, it will be necessary for some landowners to co-operate with one another. The Village Development Framework Plan forms the blueprint for the future development of these areas, the development of which shall also adhere to the development parameters set out for each development area in Section 5. Single planning applications / applications for planning consents shall be made in respect of proposed development in each of the identified development areas.

4.5 Extensions to RV boundary

A small reduction in the RV zoning boundary is proposed at the northern edge of the village.

4.6 Village Design

The LAP seeks, through careful attention to design, to enhance and improve the character and heritage of the village through the promotion of a range of design principles. By encouraging good design and careful attention of its unique heritage and character, it is intended to enhance the village of Ballyboghil as an attractive and vibrant place to live and enjoy.

4.7 General Village Design Principles

Proposed development shall be undertaken strictly in accordance with the following design principles:

- Provide high quality development having regard to the DoEHLG Planning Guidelines on Sustainable Residential Development; the County Development Plan development standards; the design principles set out in this Local Area Plan; and the Village Development Framework Plan and Design Guidance [VDFP].
- A 'Site Design Statement' shall accompany all planning applications within the village boundary, the components which are detailed in the VDFP for the village.
- Provide for an appropriate relationship between proposed development and the Ballyboghil River.
- Promote the retention and reuse of existing vernacular buildings within the village to sustain their use over time.
- All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references.
- Suburban type development shall be avoided.
- All new development shall protect the archaeological heritage of the area.
- Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be easily accessible and overlooked.
- The public realm shall be formed by quality buildings and paving and landscaping shall be characterised by a high standard of quality finishes and treatments.
- New development shall provide for good permeability for pedestrians and cyclists alike.
- High quality boundary treatment shall be required in all development proposals, including the retention of existing trees and hedgerows where practicable and the use of natural stone where appropriate.
- Existing trees and hedgerows which are of amenity value shall be retained in so far as is practicable.
- All development shall be carried out in accordance with the highest environmental standards, having regard to water and air quality, noise standards and the protection of flora and fauna.

4.8 Village Improvements

The LAP also proposes a number of objectives relating to the overall improvements of the physical fabric and attractiveness of the village. The achievement of these improvements will require the attention and co-operation of property owners, the Community Council and Fingal County Council.

The LAP proposes a number of village improvements including the following:

Public realm improvements

A number of public realm improvements are suggested at the following locations:

- Providing for a new civic space in the form of a village square at the junction of Main Street and Ballough road.
- Providing a new civic space outside the school.
- Providing a paved platform with pedestrian crossings at the junction of Main Street / Ballyboghil Road/ Oldtown Road.
- Providing a paved platform with pedestrian crossing at petrol station at south end of Main street.



The Planning authority will have regard to the costs of materials and finishes when considering proposals relating to improvements to the public realm so as not to place undue costs on proposers and ultimately house purchasers while ensuring high quality design.

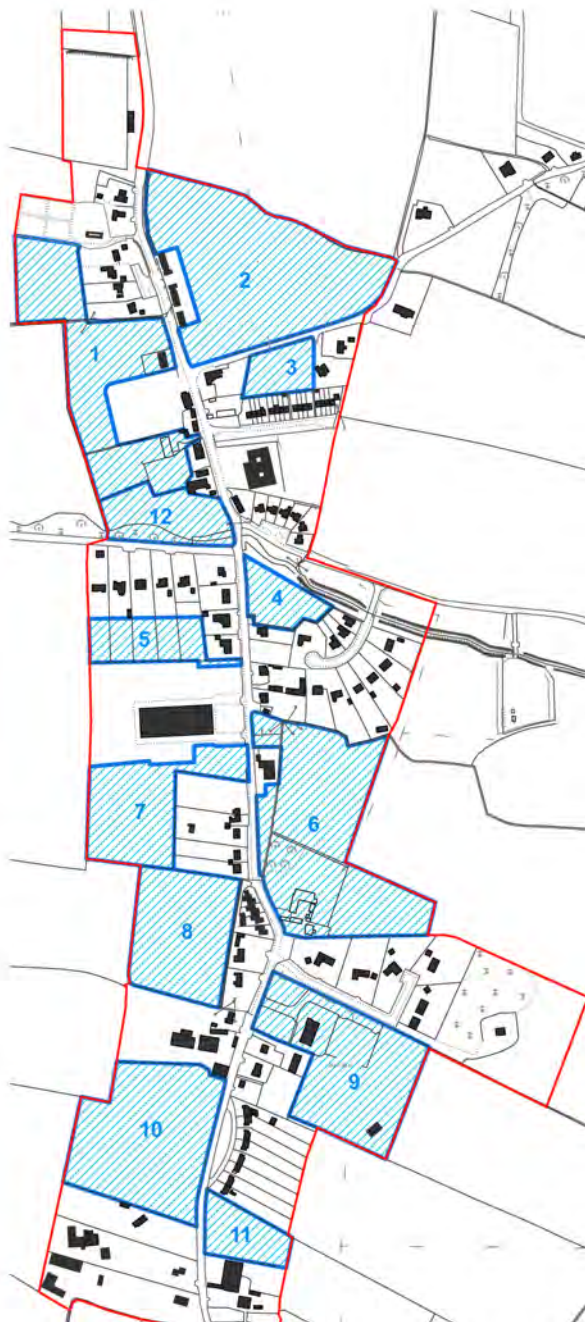
New Village Park: It is an objective of this LAP to develop public open spaces along the river east and west of Ballyboghil Bridge. A village park circa 1 hectare in area, is provided for west of Ballyboghil Bridge. It is intended that this area shall be a key focal point within the village core and provide for passive recreational uses.

Floodlighting: It is an objective of this LAP to promote floodlighting of the Church of the Assumption, Ballyboghil Bridge and the old ruinous church at the northern end of the village.

Overhead wires: It is an objective of this LAP to promote the placing of all overhead wires underground.

Relocate bins: It is an objective of this LAP to relocate the existing 'Bring Bank' facility to a less prominent location in the village.

SECTION 5 : DEVELOPMENT PARAMETERS FOR DEVELOPMENT AREAS



5.0 Introduction

There are 12 identified development areas within the LAP lands and these are shown on the LAP map. This section of the LAP sets out the appropriate development parameters, for each of the identified development areas within the village, in the interests of promoting the proper planning and sustainable development of the village.

The 'Village Development Framework Plan and Design Guidance [VDFFP] is a guidance document for development within Ballyboghil and forms the blue print for the future development of these areas.

In the interests of controlling the pace of development and ensuring that new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications / applications for planning consents shall be submitted for each of the entire 12 proposed development areas, and the phasing of future development within each such area shall be clearly indicated as part of the planning applications/consents. Buildings heights in the village shall be restricted to 2 storeys but single and two storey houses may be designed to facilitate attic conversions over time.

5.1 North side of village, north of Ballyboghil River

Development area 1 [2.8 hectares in area]

This is a key development area in the heart of the village. This area comprises lands located on the west side of the Main Street, north of the river Ballyboghil. These lands adjoin the graveyard, the Pitch and putt course and the Catholic Church. A small part of this development area is located within the flood risk catchment areas for Ballyboghil River. Proposed development in this Development Area will comprise mainly residential development [circa 20 residential units are proposed], allotments and a design yard/ business units. The reuse of the existing stone vernacular building and the adjoining lands will be promoted by Fingal County Council. This area may also provide for a

Community garden, a playground and a small hard surfaced multi use games area.

The following requirements shall be complied with in the future development of this area:

- New residential development shall overlook the pitch and putt course and proposed Village Park.
- Development shall protect the residential amenities of adjoining residents by minimising overlooking, overshadowing and visual intrusion.
- Promote the retention and reuse of the existing stone vernacular building north of the church in order to sustain its future use over time.[it might be used for example for business units/ craft workshop /shop/ café]. The lands adjacent might accommodate new development associated with the retention of the vernacular building [Note : A planning application may be made in respect of this development ahead of the planning application for the entire development area].



- To provide for a sensitively designed extension to the community centre as required.
- Allotments shall be provided for in the northern part of this site adjoining the graveyard and the western boundary of the LAP lands. No residential development shall be provided in the area reserved for allotments.
- Vehicular access to all these lands shall be provided onto Main Street north of the Pitch and putt course.
- Existing hedgerows within this development area shall be retained where practicable.
- Future development shall protect the integrity and setting of the Catholic Church which is a Protected Structure.
- Pedestrian and cycle links shall be provided through this area and connect to the proposed village park in DA 12 [Note : this is the Start of a looped walk along the river and up to The Grange and back to village].
- A Community garden may be provided.
- A playground may be provided.
- A small hard surfaced multi use games area may be provided.

Development area 2 [4.26 hectares]

This large development site is located in a key location in the centre of the village with substantial road frontages both onto the Main Street and the Ballough Road .The unfinished unsightly development at Cnoc Dubh is located on this site. Planning permission exists for a mixed use development comprising 88 residential units and retail and commercial space and crèche on these lands. Only 11 residential units have been built to date out of 88 permitted units. In addition partially built structures and floor slabs have been constructed. Development has now ceased on this site leaving a very unsightly development. A site resolution plan has been prepared by Fingal County Council in order to secure and clean up this site.

The LAP proposes a less intensive development on this site, which it is considered is a more appropriate scale for this key site in the village core and which responds to the changed market conditions. Circa 57 residential units [including 10 serviced sites] are proposed within this area together with small retail and commercial services around a new civic square. It is an objective of this LAP to seek the satisfactory phased completion of appropriate scaled development .In the meantime, Fingal will seek to have the site cleaned up , secured and screened and the footpath along Main Street extended along the site boundary to the junction with Ballough Road.

The following requirements shall be complied with in the future development of this area:

- Private serviced sites shall be provided for in the north- western and south -eastern parts of the site.
- Vehicular access shall be provided off Main Street and the Ballough Road. Only one vehicular access road may be provided off Main Street.

- Building heights shall be restricted to 2 storeys.
- A landscaped village square incorporating soft and hard landscaping and providing for car parking shall be provided at the junction of Main Street and Ballough Road. The design of this area shall be prepared in conjunction with the treatment of the public realm at the junction.
- Retail and commercial services shall be provided around the village square as indicated in the VDFP.
- In addition to the village square three further areas of public open space shall be provided as follows: a linear public open space inside the northern site boundary; a central public open space area and a smaller area adjoining Ballough road and houses shall be located to overlook these spaces.
- Appropriate screen planting shall be provided along the northern boundary of this Development Area.
- The existing hedgerow along the Ballough Road shall be retained and reinforced in so far as is practicable.
- Pedestrian and cycle links connecting Main Street and the Ballough Road shall be provided within the linear public open space located inside the northern site boundary.

Development area 3 [0.5 hectares]

This area comprises a small infill site fronting onto the Ballough Road., to the east of O'Connor's public house and north of the housing at Ballyboughal Square. Circa 6 residential units are proposed within this area.

The following requirements shall be complied with in the future development of this area:

- A single vehicular access shall be provided to serve this site from Ballough Road.
- The access road shall be aligned to the rear of the road side hedgerow which shall be retained in so far as is practicable.
- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of existing adjoining residents to the south by minimising overlooking; overshadowing and visual intrusion.
- Building heights shall be restricted to 2 storeys.



Development Areas 12 [1 ha.]

This area is reserved as a proposed village park. It is intended that this area shall be a key focal point within the village core and provide for passive recreational uses. Future development within development area 1 shall provide for an appropriate relationship with the village park and shall provide a degree of informal supervision of this public space. The proposed village park may provide for a Community garden, a playground and a small hard surfaced multi use games area. The proposed riverside looped walk linking the village, the memorial close to junction with Drishogue Lane; the Grange and back to the village [through Development Area 7] goes through the proposed village park.

5.2 South side of village, south of Ballyboghil River

Development area 4 [0.56 hectares]

This development area is located at the junction of Ballyboghil Road and Main Street adjoining Ballyboghil River to the south. Part of these lands is located within the flood risk catchment areas of this river. Existing residential development adjoins the site to the east and south.

The LAP proposes a more appropriate form and density for the lands within Development Area 4 than development proposals tabled to date, having regard to flood risk areas; protecting and enhancing the village character; consolidating the village core and particularly in the context of the changed economic climate and market conditions.

Development on this key site shall likely comprise circa 5 detached residential units and shall provide for an extension of the existing riverside park.

The following requirements shall be complied with in the future development of this area:

- A single vehicular access shall be provided to serve this site from Main Street.
- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of existing adjoining residents to the south and east by minimising overlooking; overshadowing and visual intrusion.
- Building heights shall be restricted to 2 storeys.
- Public open space shall comprise an extension of the existing riverside park.

Development area 5 [0.84 hectares]

This small infill development area comprises part of the large rear gardens attached to the five detached houses fronting onto the Oldtown road. 5 detached residential units are proposed with a separate shared road off the Main Street.

The following requirements shall be complied with in the future development of this area:

- A single access shall be provided to serve this site from Main Street.
- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of existing adjoining residents by minimising overlooking; overshadowing and visual intrusion.
- Building heights shall be restricted to 2 storeys.

Development area 6 [3.8 hectares]

This site has a significant frontage onto Main Street. A predominantly residential area with some mixed uses is proposed. Planning permission exists for a residential scheme at this location.

The LAP proposes development on this site, which it is considered will more sensitively integrate with Main Street and thereby contribute to the character and consolidation of the village.

Proposed development in this area will comprise circa 35 residential units [including 5 single storey homes] and possibly some retail and commercial use.

A cluster of vernacular farm buildings in poor condition on the southern section of this development area suggests that conservation may not be an option for the entire cluster. It is an objective to retain built elements within this cluster if possible and to ensure that any proposed new structures at this location shall have regard to and respect the location, layout, and building form of the existing buildings within this cluster. Any new structures might accommodate a guest house or other appropriate commercial / retail / recreational development .

The following requirements shall be complied with in the future development of this area:

- Development shall protect the residential amenities of existing adjoining residents to the north and south by minimising overlooking; overshadowing and visual intrusion.
- Building heights shall be restricted to 2 storeys.
- 2 vehicular access points may be provided.
- Existing trees and hedgerows within the site, particularly the tree/ hedge line located inside the roadside boundary shall be retained in so far as is practicable.
- Retail / commercial uses may be developed adjacent to the petrol station [Note: A planning application may be made in respect of this development ahead of the planning application for the entire development area].
- Retain the existing vernacular buildings if possible .Any new development which proposes to replace any of these buildings shall have regard to and respect the location, layout and building form of the existing buildings within this cluster. This area might be appropriate for the development of a guest house or other appropriate commercial / retail / recreational development [Note : A planning application may be made in respect of this development ahead of the planning application for the entire development area] .
- Public open space and recreational facilities shall be overlooked by proposed development.
- Traffic calming shall be provided for on the bend on Main Street as part of any development on this site.

Development area 7 [1.7 ha] ‘The Grange’

The unfinished development at ‘The Grange’ is located on this site. Located adjoining Keelings to the south , it is a large site on which only two large houses have been built out of a total of 18 permitted dwellings. Development on this site has ceased for some time. This development is located to the rear of existing development which fronts onto Main Street and apart from the access road the site is not visible from the Main Street. Proposed development in this area will comprise circa 18 additional houses and possibly some limited retail and/or commercial use fronting onto Main Street opposite the existing petrol station and shop . It is an objective of this LAP to seek the early satisfactory completion of development within this key development area. In the meantime, Fingal will seek to have the site cleaned up .

The following requirements shall be complied with in the future development of this area:

- Access shall be via the existing access road off Main Street.
- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of existing and future adjoining residents by minimising overlooking; overshadowing and visual intrusion.
- Public open space shall be overlooked by proposed development.
- Building heights shall be restricted to 2 storeys.
- Retail and/or commercial uses may be developed fronting onto Main Street opposite the petrol station [Note: A separate planning application may be made in respect of this development ahead of the planning application for the entire development area] .
- Pedestrian and cycle links shall be provided through this site to link in with the proposed looped walk [i.e. that proposed from village park to monument ; to Grange café and back to the village through this site].

Development area 8 [1.9 ha.]

This development area is located on the lands to the south of ‘The Grange’ and to the west of existing houses fronting onto Main Street. Proposed development in this area will comprise circa 18 residential units accessed from Main Street. Future development shall provide for the protection of the residential amenities of adjoining residents.

The following requirements shall be complied with in the future development of this area:

- A single access shall be provided to serve these houses off Main Street.
- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of adjoining residents by minimising overlooking; overshadowing and visual intrusion.
- Public open space shall be overlooked by proposed development.
- Building heights shall be restricted to 2 storeys.

Development Areas 9 [2.7 ha]

This development area has a significant road frontage onto Main Street. It accommodates a warehouse; an outdoor storage compound area and a single house. Collins farm machinery adjoins this site to the south. This development area shall be reserved to accommodate future additional business/ industrial units should they be required. Proposed development in this area shall comprise employment uses for the most part and two private serviced residential sites to the rear. Access to the business/ industrial units shall be from the Main Street and access to the two private serviced sites shall be from the adjoining residential road to the north. The development of this site shall help to redefine the Main Street at this location.

The following requirements shall be complied with in the future development of this area:

- Development shall provide an attractive street elevation onto Main Street.
- Access to the proposed business/ industrial units shall be via the existing entrance from Main Street
- Two private serviced sites may be developed and access shall be from the adjoining residential road to the north [Note: A planning application may be made in respect of this development ahead of the planning application for the entire development area] .
- Existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- New screen planting shall be undertaken to screen business/ industrial units from existing and proposed residential development.

Development Areas 10 [2.9 ha.]

This development area is located opposite the cottages in the crescent. Proposed development in this area will comprise circa 17 residential units including 5 private serviced sites and 2 single storey dwellings. A single vehicular access off Main Street shall be provided to serve proposed development. Residential development adjoining the Main Street shall be arranged to form a crescent enclosing an area of public open space, to mirror the existing development opposite. The development of this site in time will improve the streetscape in the village and help define the southern entrance to Ballyboghil.

The following requirements shall be complied with in the development of this area:

- A single vehicular access shall be provided to serve these houses off Main Street.

- The existing hedgerows along the site boundaries shall be retained in so far as is practicable.
- Development shall protect the residential amenities of adjoining residents to the south.
- Building heights shall be restricted to 2 storeys.
- Residential development adjoining the Main Street shall be arranged to form a crescent which shall overlook an area of public open space to mirror the development opposite.
- The private serviced sites shall be provided on the western part of the development area.

Development Areas 11 [0.6 ha.]

This small infill development area is located immediately south of the existing cottages in the crescent .Proposed development in this area will comprise 3 private serviced residential sites.

The following requirements shall be complied with in the development of this area:

- Existing trees and hedgerows along road frontage shall be retained and maintained where practicable.
- A single access shall be provided to serve these sites.
- Development shall protect the residential amenities of adjoining residents by minimising overlooking; overshadowing and visual intrusion.
- Building heights shall be restricted to 2 storeys.

Residential Densities within the Village and Potential Development Yield

Planning Authorities must take account of the wider development context in preparing LAPs for towns and villages. Fingal's rural villages are a resource for the local community and its surrounding hinterland and provide an alternative location for those who wish to live in a rural settlement but do not accord with the provisions of the Rural Settlement Strategy as it applies to the open countryside can live.

The County Development Plan objective for the RV zoned villages is to:

'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure'.

The future appropriate scale of development proposed for Ballyboghil was considered having regard to an assessment of the village in terms of its existing population ,services and facilities ,the amount of available development land within the village envelope , the appropriate 'absorption capacity' of the village and the need to strengthen and develop the village in terms of providing for additional integrated residential development and services and amenities so that it's role as a key local centre for services and local enterprise/ development is supported in the future without resulting in growth beyond local need or creating unsustainable commuting patterns.

This LAP proposes a range of densities and house types for each of the identified development sites. Whilst these are lower than the generic densities suggested in the DOEHLG guidelines, the recommended densities are considered appropriate for the village of Ballyboghil having regard to the existing density of development in the village and the detailed site assessment undertaken as part of the Village Development Framework Plan and Design Guidance (VDFP) .

There are circa 110 existing residential units in the village.The VDFP proposes 190 additional residential units.

Having regard to existing outstanding permissions the likely number of additional residential units in the long term in Ballyboghil village will likely be 190-230, increasing the total number of units within the LAP lands to circa 300 - 340 units and increasing the population from circa 360 to circa 900-1000.



<p>Area 1: (2.8 Ha) Potential density: 10 units/ Ha</p> <ul style="list-style-type: none"> - Allotments on 0.84 Ha - potential yield of 17 residential units - potential yield of 3 homes for the elderly - design yard/business units <p>Area 2: (4.26 Ha) Potential density: 13.8 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 42 residential units - potential yield of 5 homes for the elderly - potential yield of 10 serviced sites - Retail/Commercial <p>Area 3: (0.5 Ha) Potential density: 12 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 5 residential units - potential yield of 1 home for the elderly <p>Area 4: (0.56 Ha) Potential density: 8.9 units/ Ha</p> <ul style="list-style-type: none"> - River Park area - potential yield of 5 residential units 	<p>Area 5: (0.84 Ha) Potential density: 5.9 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 5 residential units <p>Area 6: (3.80 Ha) Potential density: 9.2 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 30 residential units - potential yield of 5 homes for the elderly - retail / commercial <p>Area 7: (1.7 Ha) Potential density: 11.7 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 18 new residential units - retail/commercial <p>Area 8: (1.9 Ha) Potential density: 9.4 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 18 residential units <p>Area 9: (2.70 Ha) Potential density: 5.8 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 2 serviced sites - business/ employment 	<p>Area 10: (2.9 Ha) Potential density: 5.8 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 10 residential units - potential yield of 2 homes for the elderly - potential yield of 5 serviced sites <p>Area 11: (0.6 Ha) Potential density: 5 units/ Ha</p> <ul style="list-style-type: none"> - potential yield of 3 serviced sites <p>Area 12: (1.0 Ha)</p> <ul style="list-style-type: none"> - Proposed village Park
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Phasing of Development

This level of development is unlikely to be developed over the lifetime of this LAP (6 years, unless extended by resolution of the Council to a maximum of 10 years) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure, in particular improvements to the water services infrastructure.

In the interest of controlling the pace of development and ensuring that the new development is well integrated with existing development and provided in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that single planning applications/ applications for planning consent shall be submitted for each of the proposed development areas.

Planning applications shall be based on the guidance outlined in the Village Development Framework Plan and Design Guidance (VDFFP)

Specific requirements in relation to phasing are stated in section 16 below.

SECTION 6 : RESIDENTIAL MIX

Residential Mix

The LAP proposes a variety of house types comprising mainly a mix of single and two-storey detached, semi-detached, and terraced, housing, including houses tailored for the elderly of the community which are incorporated at different locations within the various residential areas of the village. Proposals for sheltered housing will also be considered.

Private Serviced-Sites

Clusters of private serviced sites are proposed for the development of individual serviced house sites at low densities. A total of 20 serviced sites are proposed in development areas 2, 9, 10 and 11. It is intended that these sites will provide people with a real alternative option to building houses in the countryside in accordance with the provisions of the CDP.

However, the Council will facilitate the development of additional Private Serviced Sites within other residential development areas as deemed appropriate.

All development proposals shall have regard to the requirements laid down in Section 5 of this plan and the guidelines set out in the Village Development Framework Plan for the village.

Houses shall be connected to mains drainage where possible.

Homes for the Elderly of the Community

The LAP proposes a number [16] of single storey homes interspersed within the development to suit the different accommodation needs within the community including the needs of the aging population who may wish to trade down to a smaller house, or for those who wish to relocate from rural areas to live closer to services in Ballyboghil. The specified locations do not preclude the development of this type of dwelling elsewhere in the development.

Social and Affordable Housing

Fingal County Council own 5 social houses in Ballyboughal Square.

The Council will secure the provision of a satisfactory level of social and affordable housing within the plan area as set out in the Fingal County Council, Housing Strategy for the County.



SECTION 7 : SERVICES IN THE VILLAGE



7.0 Introduction

Community facilities include the national school, community hall, the Church of the Assumption, the graveyard, a G.A.A. pitch and a Pitch and Putt course. The Council's mobile library service visits the village on a fortnightly basis. Commercial facilities in the village include a newsagents/grocer's; takeaway; hairdresser; general grocer cum post office with petrol filling station and O'Connor's' public house. A number of other businesses also operate in the village.

7.1 Future services

It is an objective of Fingal County Council to promote and encourage the provision of retail, service, community uses as well as incubator, workshops and /or business starter units for appropriate small to medium sized businesses in order to create a sustainable balance between residential, service and employment uses in Ballyboghil.

Fingal County Council will encourage the development of retail and commercial services and facilities at a level appropriate to the village to meet the needs of the existing and future population and the rural hinterland.

7.2 Employment

Fingal County Council will promote and facilitate the establishment of additional small businesses within the village.

To facilitate economic development and the promotion of sustainable employment in this area , the LAP provides for the retention and expansion of employment uses within the village at two locations : within Development Area 9 adjacent to the Collins premises, and on the site occupied by Keelings juices. This will facilitate in the longer term employment generating opportunities for people living in the village and the catchment area.

Fingal County Council will co-operate with state and semi-state employment agencies and local entrepreneurs in encouraging appropriate indigenous innovation, in supporting appropriate small and medium enterprise, and promoting the establishment of new employment opportunities in Ballyboghil.



7.3 Retention and reuse of vernacular buildings [non Protected Structures]

It is an objective of Fingal County Council to seek the retention and refurbishment [as appropriate] of existing vernacular buildings which are important defining elements in the townscape and to promote new uses as appropriate in these buildings in order to sustain their future use over time. Future uses will not be confined to residential and may include business or commercial uses. These buildings are identified on the LAP map.



7.4 Broadband

Broadband connectivity is considered a necessity for any village in attracting new businesses and new residents. The Council will support the expansion and rollout of broadband services in the village.

SECTION 8 : COMMUNITY and EDUCATIONAL PROVISION

8.0 Existing facilities

Existing community facilities in the village include the following:

- GAA club;
- Community Hall;
- Church;
- National School.
- Graveyard;
- Post Office;

The nearest garda station is in Swords. Ballyboghil is serviced by Clonmethan Health centre in Oldtown. The Council's mobile library service visits the village on a fortnightly basis. Limited passive public open space areas are located along the river east and west of the Ballyboghil bridge.



8.1 Built Community Facilities

St. Patrick's Hall, formerly the national school is an attractive vernacular building located in the heart of the village. It is well used by a number of community groups including the scouts, whist club and the senior citizens club. A playgroup also operates in the hall, Monday to Thursday mornings. The community also use the assembly hall in the national school when required.

There is a need to provide for additional space within St. Patrick's Hall to accommodate the existing needs of the community. Fingal will promote the development of a

sensitively designed extension to St. Patrick's Hall to accommodate the needs of the community.

Any additional community needs may be met by the reuse of some of the disused vernacular buildings in the village.

8.2 Educational Provision

The National School in Ballyboghil is located in the heart of the village on a site circa 2.2 acres. It is a relatively new school which opened in September 2005. It is a 6 Class teacher school which accommodates 173 pupils [2011-2012]. Its serves mainly the parish catchment area [circa 5/6 miles from village] but includes some pupils from areas further away [e.g.Knocksedan]

The school's recreational facilities include: a school garden at side; a junior play area ; a basketball court and a grassed area used for football . The school Hall is well used for after school activities and by the community during evenings and at week ends.

As part of this LAP process consultation took place between Fingal County Council and the Department of Education and Science. Based on the future projected housing yield and the future population in the village there is likely to be a demand for 3 additional mainstream classrooms.

It is an objective of this LAP to provide for expansion of the existing school in the future on the existing site and on the adjoining lands to the east as required.



8.3 Childcare facilities

There are 2 Childcare Facilities in the village, one operating in the Community hall and one in the GAA clubhouse. It is an objective of this LAP that childcare facilities shall be provided in accordance with the DoEHLGs' Childcare Facilities - Guidelines for Planning Authorities.

8.4 Home-Based Economic Activity

Small-scale and appropriate home-based economic activity will be promoted and encouraged where the proposal does not adversely affect existing residential amenity and does not alter the primary use of the dwelling as a residence.

8.5 Ballyboughal GFC

Ballyboughal GFC is a thriving and expanding club. Facilities are limited to 1 pitch and a small clubhouse and car park. There is a need to provide for a second football pitch and associated facilities including additional car parking. It is an objective of this LAP to facilitate the expansion of facilities at Ballyboughal GFC on lands zoned RU immediately adjoining the existing facilities to the west.

SECTION 9 : GREEN INFRASTRUCTURE

9.0 Green Infrastructure

The term Green infrastructure is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. This includes the nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas found throughout Fingal and which surround and are threaded through our villages, towns and urban areas.

The key themes which encompass green infrastructure are:

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

This LAP proposes objectives for the protection and enhancement of green infrastructure in Ballyboghil.

9.1 Landscape Character

The village is located within designated *Low Lying Landscape Character Type* in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects. The LAP lands are characterised by the mature vegetation along the River and the strong vegetative field boundaries. Hedgerows throughout the village contribute strongly to its unique character and charm and link the village with the adjoining agricultural landscape. Part of the village is located in a designated *highly sensitive landscape*.



9.2 Landscape Character Objectives

- To protect existing trees and hedging which contribute to the character of the village and prohibit proposals necessitating the removal of extensive amounts of trees and hedgerows.
- Ensure that future development proposals incorporate existing trees and hedgerows in so far as is practicable.

9.3 Biodiversity

Biodiversity refers to the diversity of ecosystems and individual species of flora and fauna. It is an important part of the landscape in which we live and which gives each local area its sense of place. There are many elements of flora and fauna in the village and the surrounding areas which are all part of the interrelated natural fabric of the landscape, namely the trees and hedgerows. They function as ecological “corridors” or ‘stepping stones’ which enable species to move from place to place.

The Fingal County Development Plan through its policies and objectives is committed to the protection and enhancement of the county’s biodiversity. The Fingal Heritage Plan 2005-2010 provides for practical actions to enhance our understanding and enjoyment of heritage including our natural heritage and to better protect and manage it. The Fingal Biodiversity Plan sets out the Council’s objectives for biodiversity conservation for the next 20 years with a particular emphasis on the first five years (2010-2015). A major element of the Fingal Biodiversity Plan is the development of the Fingal Ecological Network.

The Ballyboghil River Crosses through the centre of the village eastwards to the Rogerstown Estuary. This river shall be protected and maintained for its biodiversity and amenity value including surface water management. In order to protect , improve and enhance the natural character of this watercourse , the culverting of this River shall not be permitted and the river shall be retained within a riparian corridor which shall widen out into proposed public open space areas.

9.4 Biodiversity Objectives

- Promote the conservation and enhancement of biodiversity having regard to the policies/objectives of the Fingal County Development Plan, the Fingal Heritage Plan 2005-2010 and the Fingal Biodiversity Plan, while allowing for appropriate development, access and recreational activity.
- Conserve, protect and enhance existing trees and hedgerows, within the LAP lands which form wildlife corridors and link habitats, providing the ‘stepping stones’ necessary for wildlife to flourish, while also protecting and enhancing surface water and groundwater resources in the area.
- Developers shall submit proposals for the protection and management of local biodiversity features in any future development proposals.
- Developer’s shall identify, protect and conserve, in co-operation with the relevant statutory authorities and other groups, vulnerable, rare and threatened species or wild flora and fauna and their habitats. These include plant and animal species afforded protection under the Wildlife Acts and the EU Habitats & Birds Directives.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- To protect the integrity of the Ballyboghil River for its biodiversity and amenity value including surface water management, a riparian corridor shall be provided along the river free from new development.
- To promote and facilitate public access along the Ballyboghil River by [1] providing for public open spaces including a new village park along the river and [2] promoting the development of a riverside walk from the village park to the memorial beside the junction with Drishogue Lane which over time might be extended to Oldtown village.
- Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDs) where possible and appropriate.



9.5 Trees and Hedgerows.

In terms of natural heritage, hedgerows throughout the village contribute strongly to its unique character and charm and link the village with the adjoining agricultural landscape. The significance of hedgerows in the village and surrounding area is celebrated by the Ballyboghil Hedgerow Society. As well as contributing significantly to the character, setting and amenity of Ballyboghil, the hedgerows provide important wildlife habitats. It is an objective of this plan to retain as much of these high quality hedgerows as is practicable in any development proposals.

9.6 Trees and Hedgerows Objectives

- To protect existing trees and hedgerows within the LAP lands which are of amenity or biodiversity value and contribute to the landscape character in so far as is practicable. These are identified on the LAP map. Future development proposals shall provide for their protection and management into the future in so far as is practicable.

SECTION 10 OPEN SPACE AND RECREATION

10.1 Existing Open Space:

Ballyboghil G.F.C. grounds and the Pitch and Putt course are located in the northern section of the village and It is an objective to retain these in recreational use.

The only public open space within the village is a landscaped linear walkway along the Ballyboghil River east of Ballyboghil bridge and the small memorial park west of the bridge .



10.2 Future required public open space to support new residential development

High quality public and private open space areas shall be provided in accordance with the provisions of the CDP. Developers within the LAP lands shall provide a minimum public open space of 6.2 acres [2.5 hectares] per 1000 populations.

The likely number of additional residential units in the long term in Ballyboghil village will be between 190 and 230.

Based on these numbers of houses the LAP would have a population for Public Open space purposes of between circa 665 [190 x no. 3 bed houses @ 3.5 persons units = 665] and 805 [230 x no. 3 bed houses @ 3.5 persons units = 805]. Applying the above standards, this population will generate a demand for between circa 1.6 hectares [4 acres] and 2 hectares [4.9 acres] of public open space.

10.3 Green Corridor along the Ballyboghil River

Green corridors are required along all watercourses in the interests of bio-diversity protection, amenity value, flood control and surface water management. The LAP provides for a Green corridor along the Ballyboghil River. This riparian corridor shall be kept free of development and retained as strategic open space as it forms part of the Fingal Ecological Network. This riparian corridor shall widen out into new public open spaces along the river. It should be noted that in accordance with Development Plan Objective OS 23, that the area of land provided for the Green corridor within the LAP lands shall not be included for the purposes of the calculation of the required public open space to support additional development and it is additional to the Development Plan public open space requirements.

10.4 New designated Public Open Space lands adjoining the Ballyboghil River

It is an objective of this LAP to develop public open spaces along the river east and west of Ballyboghil Bridge. A village park [1 hectare in area] is provided for west of Ballyboghil Bridge. It is intended that this area shall be a key focal point within the village core and provide for passive recreational uses. Future development within development area 1 shall provide for an appropriate relationship with the village park and shall provide a degree of informal supervision of this public space. East of Ballyboghil Bridge, the existing riverside public open space shall be extended.



10.5 Proposed network of new pedestrian and cycle routes

It is an objective of Fingal County Council in association with landowners, the local community and other stakeholders to promote the development of a number of new pedestrian and cycle routes around Ballyboghil village.

The LAP map shows an indicative alignment for a proposed pedestrian and cycle route between the proposed village park [Development Area 12] as far as the memorial close to the junction with Drishogue Lane. This route is located north of the Oldtown Road along the narrow piece of land which runs between the roadside hedging and the river. This route then extends southwards to the Grange Café and then eastwards back to the village through Development Area 8. This route could potentially provide a very attractive 'greenway' linking the village park; the two memorials, The Grange Café and back to the village.

Over time, it is an objective of Fingal County Council in association with landowners, the local community and other stakeholders to promote the extension of this pedestrian and cycle route linking Oldtown and Ballyboghil villages along the Ballyboghil River.



10.6 New 'Civic Spaces' outside the national school.

A new Civic Area is proposed outside the national school opposite the church. This area has the potential to become an important civic space for the expanding community located in the 'heart' of village beside school. This proposed new civic space would be of great benefit to both the school and the church.

The proposal is to provide more space in front of the school directly opposite the church, by modifying the position of the school boundary wall, maintaining a footpath and existing trees and paving the new area as a mini village square with seating and lighting. This area could become

a civic focus for the village. The paving would extend across the road as a traffic calming measure. This proposed new civic space will benefit both the school and the Church. This arrangement will benefit the school by giving more space to parents collecting children and by taking the pedestrian 'footfall' to school away from traffic exiting staff car park and Ballyboughal Square. In addition it will provide an over spill area for those attending funerals, weddings and Sunday Mass in the Church.

10.7 Allotments

An area of land, south of the existing graveyard within Development area 1 is reserved for Allotments. Car parking and communal storage areas shall be provided as an integral part of the development of this area.

10.8 Community Garden

A community garden may be provided in either development Area 1 or 12 [The Village park]

10.9 Other facilities

A small hard surfaced multi use games area and a playground shall be provided in either development Area 1 or 12 [The Village park]

SECTION 11 : ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE



The County Development Plan includes two protected structures of architectural and historical interest within the RV village boundary. These are the Church of the Assumption [154] 19th century Catholic church and Church (in ruins) & Graveyard [155 and RMP reference number DU007-01001 +-01002]. These comprise the remains of a large medieval church & graveyard which is still in use.

There are other Protected Structures and Recorded monuments located outside the RV Zone but in close proximity to the village as follows:

- 156: Enclosure site [earthwork], Naul Road – RMP reference number DU 007 011
- 150: Ringfort site [Earthwork], Drishoge lane – RMP reference number DU 007-014;
- 151: The Grange, thatched dwelling Drishoge lane.
- RMP reference number DU 007 009: enclosure possible site

The National Monuments Act 1930-2004 sets out the legislative procedure for protection of all known archaeological monuments. Section 12 of the National Monuments (Amendment) Act, 1994 relates specifically to the establishment and maintenance of a statutory inventory of sites called the Record of Monument and Places (RMP). Monuments of National significance are identified and listed for protection by the National Monuments Section of the DoEHLG. The Record of Monuments and Places (RMP) is the principal mechanism for protecting sites of archaeological importance.

The churches and graveyard are important structures of architectural and historical interest within the village. Future development in the village shall protect the integrity and setting of both churches and graveyard and ensure that there is no adverse impact on these Protected Structures and national monuments.

Village Character Protection Zone

A Village Character Protection Zone is proposed in the centre of the village and this is identified on the LAP map. This is an area of special character comprising the attractive parklands adjoining the river; the pitch and putt club as well as several distinctive buildings including the Catholic Church [a Protected Structure] and traditional vernacular farm buildings .These lands together with these structures contribute to the unique and local distinctiveness of Ballyboghil village. It is an objective to retain and sustain these valuable landscape features and buildings into the future.



Vernacular Architecture

An inventory of vernacular buildings in a number of rural villages in Fingal including Ballyboghil was prepared on behalf of Fingal County Council by Lotts architecture and urbanism [January 2011]

Existing vernacular structures are identified on the LAP map. These Structures are not ‘Protected Structures’, but they do have a particular value in defining the character of the village and the Main Street. They add an historical vernacular layer to the village thereby enriching the quality of the historic environment of the village. It is an objective to seek the retention and refurbishment [if appropriate] of these structures which are important defining elements in the townscape and to promote new uses as appropriate in order to sustain their future use over time. If these structures can not be retained any new structures should have regard to and respect the location, layout, building form and the relationship of existing structures to the street.



Archaeological and Architectural Heritage Objectives

- To protect *Protected Structures* and their settings within the village. In this regard future development in the village shall protect the integrity and setting of both churches and graveyard ensuring that there is no adverse impact on these Structures.
- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer’s shall make provision to allow for and fund , whatever archaeological work may be needed on site if any remains are noted following topsoil removal. Any and all required additional archaeological investigations including monitoring during removal of topsoil and during construction phase, shall be carried out under licence and in consultation with the DoEHLG, by a suitably qualified archaeologist under licence from the DoEHLG and the National Museum of Ireland, at the developer’s expense.
- To promote the floodlighting of the Church of the Assumption, Ballyboghil Bridge and the old ruinous church.



- To seek the retention of identified vernacular structures which are important defining elements in the townscape and to promote new uses as appropriate, in order to sustain their future use over time.
- To retain stone walling in the village where practicable.
- To retain identified landscape features and buildings of value within the 'Village Character Protection Zone' into the future.

SECTION 12 : WATER SERVICES

12.1 Foul Drainage and Wastewater Treatment

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

In 2007 an interim upgrade of the Ballyboghil Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1000. The future long term population of Ballyboghil will be circa 900-1000. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Ballyboghil River.

Currently, surface water infiltrates into the drainage network and the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by Fingal County Council to further investigate the extent of surface water infiltration into the foul network.

The Council will carry out a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. No development shall be permitted to proceed in the village, pending the completion of this study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures.

New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.

Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.

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

The LAP map shows the 100 metre buffer zone around the WWTP.

One-off Dwellings/ serviced sites

- The north, south east and west extremities of the LAP lands do not presently have the facility to connect to the foul drainage system and would require either the construction of new foul mains by a developer/water services or the provision of on-site treatment
- All proposed on site treatment systems should be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems Serving Single Houses (October 2009). Furthermore a minimum site area of 0.2Ha is required for an on site treatment system to be deemed acceptable.
- Group treatment systems serving more than one dwelling are not acceptable.
- Systems designed to cater for a population equivalent in excess of 10PE should be accompanied by a complete Hydrogeological Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater.
- The foul drainage for all new development must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works (Version 6.0 FCC April 2006).

12.2 Water Supply

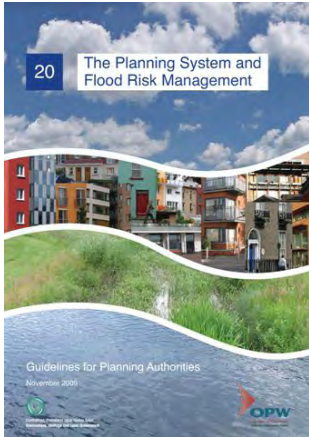
The water supply for the majority of the Fingal area including Swords is derived from the Leixlip water treatment plant. The proposed upgrade of the Leixlip Water Treatment Plant has a planned completion date of 2014, at the earliest.

A new 300mm diameter Ductile Iron water main has recently been constructed to Ballyboghil, as far as the Cnoc Dubh Development, from a branch off the Swords bypass trunk main. This is capable of catering for future developments in the area.

There are no particular constraints in terms of supplying water to future development within the LAP lands.

In order to limit unnecessary water usage, leaks and excessive consumption it will be necessary to submit and adhere to a water management and conservation plan detailing how best practice in water conservation shall be applied in respect of future development within this LAP area.

12.3 Flood Risk Management



Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) are currently carrying out the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS). This is a catchment-based flood risk assessment and management study of 19 rivers and streams and their catchments within the Fingal East Meath area. The core objectives of the Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS) include:

- the development of maps for the existing and potential flood hazard and risk areas within the study area,
- the development of an economically, socially and environmentally appropriate long- term strategy (a Flood Risk Management Plan) for the Fingal and East Meath study area and associated SEA,
- setting out the measures and policies based on the core objectives including guidance on appropriate development that should be pursued by the Local Authorities.

The River Ballyboghil crosses through Ballyboghil village . There are historical incidents of fluvial flooding in the village around the Ballyboughil Bridge. This River has been surveyed as part of the FEM-FRAMS study and draft flood risk maps for this river have been prepared for the 1% (1 in 100yr) and 0.1%(1 in 1000yr) probability of flooding . These draft flood catchment areas [it should be noted that these have yet to be finalised] are shown on the LAP map and affect a significant amount of existing Greenfield land east and west of Ballyboghil bridge.

The Department of Environment, Heritage and Local Government and the OPW have jointly published a comprehensive guidance document for the management of flood risk entitled “The Planning System and Flood Risk Management Guidelines (November 2009) ” are aimed at ensuring a consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. The Guidelines require the incorporation of flood risk management in the plan-making and development management processes. Fingal County Council must have regard to the planning and development principles outlined in the national flood risk management guidelines when considering development proposals.

12.4 Surface Water

There are limited public surface water drainage sewers serving small areas of Ballyboghil at present, however the surface water drainage system does not have spare capacity. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Ballyboghil River through a series of drainage ditches and culverts and also infiltrates to the WWTP, particularly at times of heavy rainfall.

The Ballyboghil River flows through the centre of the village and the Draft flood catchment areas as identified in the FemFrams study are shown on the LAP map. In order to protect , improve and enhance the natural character of this watercourse , the culverting of this River shall not be permitted and a riparian corridor, to be agreed with Fingal County Council, shall be maintained. This riparian corridor shall widen out into proposed public open space areas.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be developed in accordance with SUDS principles and in compliance with the ‘Greater Dublin Strategic Drainage Study’ .This approach using Sustainable Drainage Systems (SuDS) can best be summarised as offering a “total” solution to rainwater management. Water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses using for example 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, thereby helping to prevent downstream flooding and improve water quality. A “treatment train” approach is required to mimic natural catchment processes as closely as possible. The storm water management plan should comprise of a series

of features which incrementally reduce pollution, flow rates and volumes of runoff. Further information on SuDS is available at www.suds.com.

The GSDSDS (Greater Dublin Strategic Drainage Study) policy document, adopted by Fingal County Council includes a set of drainage criteria which aims to minimise the impact of urbanisation. One objective of this document is to ensure that all new development incorporates a storm water management plan, with the aim of replicating the runoff characteristics of the Greenfield site. Sustainable Urban Drainage Systems (SUDS) require that surface water be separated from foul flows and controlled on site, with the view to minimising the discharge of storm water from the site as well as improving water quality.

A storm water management system, following the principle of Sustainable Urban Drainage and in compliance with the 'Greater Dublin Strategic Drainage Study' must be incorporated into all new developments to minimise the storm water run off and the risk of water pollution. To mimic natural catchment processes as closely as possible, a "treatment train" approach is required. The storm water management plan should comprise of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

No construction will be permitted within the plan lands without a comprehensive surface water drainage plan. The surface water system for the proposed site shall be designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage works and should comply with the Greater Dublin Strategic Drainage Study (GSDSDS).

It is important to note that drainage ditches (whether dry or not) are considered watercourses under the 1977&1990 Water Pollution Acts.

The exact details of this system will be decided at planning application stage and will be in accordance with best practice and the requirements of Fingal County Council.

12.5 Water Quality

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation and drawing up pollution contingency measures on a local and regional level.

The Water Framework Directive (WFD), 'establishing a framework for community action in the field of water policy', became effective in 2000. The overall objective of the Directive is to prevent deterioration in the status of any waters and achieve at least 'good status', by 2015. Further information is available at www.wfdireland.ie.

The WFD requires that all member states adopt a comprehensive integrated river-basin based approach to water management. Its aims include expanding the scope of protection to include surface waters, ground waters, transitional and coastal waters, achieving 'good status', for all waters by 2015, basing water management on river-basin districts and getting the public involved in water management. All of Fingal is within the Eastern River Basin District (ERBD). The background to the processes and the reports of the ERBD are available at www.erbd.ie

The Ballyboughil River flows through the village of Ballyboughil, and eastwards before entering the Rogerstown Estuary. The Ballyboughil WMU has been assigned 'poor' status by the EPA under the Water Framework Directive. The Rogerstown Estuary has been designated as 'moderate status' by the EPA under the Water Framework Directive. The onus is on Fingal County Council to 'restore' any water bodies in this WMU to 'good status' by 2015. Further information is available in the ERBD River Basin Management Plan 2009-2015 at www.erbd.ie.

In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. This is aimed at addressing those pressures which threaten the water environment and put water bodies at risk of not achieving 'good status' by 2015. Each local authority must implement this Programme of Measures. For the purpose of effective management of water resources Fingal is divided into 7 water management units [WMU's]. The proposed development lands at Ballyboughil are located within the Ballyboughil WMU. The full Programme of Measures document is available at www.erbd.ie.

Fingal's Water Pollution Control Section, Water Services Department operate a policy of issuing Trade Effluent Discharge Licences during the construction phase under the 1977&1990 Water Pollution Acts to all companies involved in



development. This is to ensure all discharges to surface waters do not compromise water quality in the receiving waters.

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.

12.6 Groundwater Vulnerability and Protection

The Geological Survey of Ireland (GSI) has recently completed Ground Water Mapping for Fingal. This Mapping indicates that a significant portion of the site is impacted by a Source Protection Zoning, low vulnerability locally important aquifer (bedrock that is moderately productive only in local zones].

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include : implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, the drawing up of pollution contingency measures.

It is an objective to protect existing ground water sources from pollution during construction/development works.

SECTION 13 : TRANSPORTATION

13.1 Accessing new development

The LAP map shows indicative vehicular access points serving the identified development areas.



13.2 Traffic Management

In order to reduce traffic speeds along the Main Street, it is an objective to put in place measures including the following as required:

- Traffic speed readers at north and south entrances to the village.
- New speed ramps at the north and south entrances to the village.
- New pedestrian crossing points;
- A paved platform with pedestrian crossing points at the junction of Main Street / Ballyboghil Road/ Oldtown Road.

13.3 Public realm improvements

The proposed additional public realm improvements described in section 4 above will enhance the character of the Main street as well as helping to reduce traffic speeds along the Main Street .



13.4 Public Transport

Public transport service for the village is limited to the 'Nifti' Rural Bus service established as part of the Rural Transport Programme. This service provides bus transport for rural residents supporting communities in Garristown, Ballyboghil, Oldtown, The Naul and Rolestown to access public services, employment, training, health, social facilities and other services particularly in Swords and Balbriggan. The Rural Transport Programme provides an invaluable service linking the villages with existing and future services including Metro North if it is developed in time. Increasing



the frequency of the service would provide the local community with alternative means of transport.

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

13.5 Pedestrian and Cycle Routes

It is an objective of this plan that provision shall be made for direct and attractive pedestrian and cycle linkages throughout the village.

It is an objective of Fingal County Council in association with landowners, local community and other stakeholders to promote the development of a number of new pedestrian and cycle routes around Ballyboghil village.

13.6 Car-Parking

Car parking shall be provided in accordance with CDP standards.

SECTION 14 : SUSTAINABILITY – PROMOTING A LOW CARBON COMMUNITY

14.0 Introduction

Fingal County Council in association with all stakeholders [community; landowners; SEAI] will promote the development of a Low Carbon Community incorporating environmental sustainability in existing and future development in Ballyboghil.

Fingal County Council is committed as a priority to encourage and promote more sustainable development through energy end use efficiency in building design; increasing the use of renewable energy and developing an appropriate urban form.

14.1 Environmental Sustainability and the LAP

The LAP promotes Environmental Sustainability as follows:

- Promoting the efficiency and energy performance for all buildings [both existing and new build].
- Making the best use of land – a finite resource through consolidation of the village.
- Promoting use of renewable energy including solar and wind power;
- Promoting walking and cycling by providing for safe, attractive pedestrian and cycling routes.
- Promoting biodiversity by conserving existing indigenous hedgerows and trees and introducing ‘green’ pathways through the village.
- Providing for opportunities for food production through the development of allotments and a community garden. Allotments are proposed within Development Area 1 and a community garden may be developed within either Development Areas 1 or 12 [the proposed village park].
- Promoting waste reduction by providing a convenient, well-maintained recycling area in the village.

Efficiency and Energy Performance for Buildings

New building design in the LAP lands shall reflect the need to ensure that development occurs in a sustainable and sensitive manner giving due recognition to the necessity to produce a design which accords with national sustainability and energy conservation policies and contributes to the creation of appropriate urban form.

The energy and environmental performance required for new buildings under the Building Regulations is expected to improve rapidly over the course of the LAP with a Government policy target of carbon neutral by 2013.

Fingal County Council seeks to ensure that all development in the LAP lands will contribute positively towards reduced energy consumption and the associated carbon footprint. It will achieve this by:

- Ensuring that development proposals demonstrate reduced energy consumption in their design and construction.
- Ensuring that development proposals incorporate where possible alternate energy technologies.
- Promoting the retrofitting of existing housing to reduce energy demands.
- All buildings in the plan area should incorporate environmentally sustainable design principles in their design and construction. New buildings shall strive to reduce the energy and water demand through measures which include the following :
 - Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for space heating.
 - Maximization of natural daylight.
 - Maximization of passive solar gain for solar thermal water heating and electricity production. [For example solar panels and ground mounted photovoltaic panels].
 - maximizing the potential for incorporating wind energy [For example wind turbines and wind spires].



- Use of insulation to reduce heat loss from draughts and uncontrolled ventilation.
- Reduced water use through rainwater harvesting and recycling of rainwater and in-building grey water treatment systems.
- Use of 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.
- Use of materials with low embodied energy and consider incorporating environmentally 'smart' materials that can minimise energy use by responding to changing external conditions.

14.2 Wind Energy Objectives

It is an objective to promote and facilitate the development of wind power within the rural hinterland of the Ballyboghil and Oldtown villages where such development does not have a negative impact on the landscape and the amenities of property adjacent. All new wind energy developments in the county shall comply with national guidelines and the Fingal County Development Plan.



Ballyboghil and Oldtown villages are located within designated *Low Lying Landscape Character Type* in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects.

This area may be a good location for a wind farm which would serve to aid the transformation of these 2 villages to Low carbon communities. While these lands are located outside the LAP lands, Fingal would support the development of a wind farm at a suitable site in this area which would help to reduce carbon footprint of the north county.

14.3 Houses on private serviced sites:

Wind turbines and solar panels [integrated or free standing] could be promoted in association with development on the larger serviced sites.

14.4 Allotments and community garden

The LAP provides for allotments in the northern part of the village to the south of the existing cemetery and a community garden within either development Area 1 or 12 [the proposed village park].



SECTION 15 : WASTE MANAGEMENT

15.0

The 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](#)'. In addition, anti-litter awareness and cleaner communities are promoted through its annual Spring Clean-Up Week Campaign and Eco Week. In addition, the Council has appointed a Green Schools Co-Ordinator to promote the Green Schools Programme. The primary school in the village is registered in this programme.

The Council also provides a Bring Bank Facility for the recycling of green, brown and clear glass in the centre of the village.

15.1 Waste Management Objectives

- Prevent and minimise the generation of waste in accordance with the Waste Management Plan for the Dublin Region.
- Raise environmental awareness through the continuation of the Council based initiatives. Particular emphasis should be placed on the involvement of local schools, individual households and businesses.
- Upgrade waste management facilities in the village, including bring banks and litter bins, and extend the bring bank network where appropriate to all new housing developments.
- Consider relocating the existing 'Bring Bank' facility to a less prominent location in the village.
- 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.
- 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, details of which should be clearly shown at planning application stage.
- All non-residential developments must have suitable and adequate internal and external storage space for segregated waste and must also comply with the Draft Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.

15.2 Construction Waste Management Objectives

Construction and demolition waste management plans shall be submitted as part of planning applications in accordance with objective WM13 of the County Development Plan.

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

Developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

SECTION 16 : DEVELOPMENT CONSTRAINTS, PHASING AND CHECK LIST FOR PLANNING APPLICATIONS

16.0 Development constraints

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer period of time in tandem with the timely delivery of the necessary physical infrastructure, in particular the necessary improvements in Water Services.

16.1 Phasing Requirements

The following requirements shall be complied with:

- In the interests of controlling the pace of development and ensuring that new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications / applications for planning consents shall be submitted for each of the entire 12 proposed development areas, and the phasing of future development within each such area shall be clearly indicated as part of the planning applications/consents.
- No development shall be permitted to proceed in the village, pending the completion of the study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures. “On site” solutions for single houses will be considered on a case by case basis.
- Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.
- Phase 1 shall comprise development in Development Areas 1, 2, 6 and 7. Phase 1 prioritises development within (i) the two unfinished housing estates in Development Areas 2 and 7, (ii) Development Area 6 which has planning permission and, (iii) the centrally located Development Area 1 in order to consolidate the village core.
- Phase 2 shall comprise development in Development Areas 8 and 10. Development shall only commence within phase 2 when development in phase 1 is substantially complete.
- Development Areas 3, 4, 5 and 11 essentially provide for small scale infill developments and may proceed.
- Development Area 9 provides for increased employment uses in the village. It provides for new build business / industrial units if and when required together with 2 serviced residential sites. Development within Development Area 9 shall be promoted.
- The early development of Development Area 12 [the village park] shall be promoted by Fingal County Council

16.2 Check List for Planning Applications

- All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan and Design Guidance [VDFP].
- All planning applications for development shall be accompanied by a Site Design Statement [see VDFP for requirements]

- Developers shall submit proposals for the protection and management of local biodiversity features in all development proposals.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional, including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund whatever archaeological work may be needed on site if any remains are noted following topsoil removal.
- Construction and demolition waste management plans shall be submitted as part of planning applications in accordance with objective WM13 of the Development Plan.



APPENDIX I

SEA SCREENING STATEMENT

Introduction

Fingal County Council is preparing a local area plan for lands at Ballyboghil. As part of the preparation of the local area plan, the planning authority must consider whether the Ballyboghil Local Area Plan requires SEA. The assessment of this issue is based in the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining the likely significance of environmental effects. The guidelines require screening for SEA to be carried out for all local area plans where the population of the area of the local area plan is 5,000 persons or less. Where the population of an LAP is 5,000 or more, an SEA Environmental Report must be prepared. The estimated population for the proposed Local Area Plan at Ballyboghil is c. 900 persons; therefore SEA is not mandatory.

Proposed LAP

Ballyboghil, a small rural village located approximately 20 km. north of Dublin City Centre and 8 km. north of Swords. The village is a part of a network of villages in Fingal which function as small local service centres for their immediate agricultural hinterlands. Ballyboghil is situated at the junction of the R108 and the R129 regional roads and has developed in a north-south direction from the original village core, which is centred on the church and school.

The village is zoned 'RV' in the 2011-2017 County Development Plan where it is the objective to:
'Protect and promote the character of the Rural Village and promote a vibrant Community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'

The development of this rural village is based on providing for the development of a sustainable rural community by focusing on the inherent development potential of the village and on strengthening the village. The strengthening of the village will also provide a viable housing alternative to the demand for housing in the open countryside for members of the rural community.

The LAP comprises an area of approximately 56 hectares which currently has a population of circa 360.

There are circa 110 residential units in the village which has a current population of around 360 persons. The likely long term number of additional residential units within the LAP lands is circa 200 increasing the total number of units in the village to circa. 300 and the population of the village to circa 900 persons.

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular the improvements to water services.

A Village Development Framework Plan and Design Guidance [VDFP] for Ballyboghil has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFP. The VDFP forms the blueprint for the future development of the LAP lands. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity of uses whilst ensuring a balance between the protection and development of the natural and built environment.

Schedule 2A Screening Assessment

The LAP has been screened under Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended in 2011.

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.

Response from the Environmental Authorities

Department of Communications, Energy and Natural Resources

The DCENR had no comments /observations to make at this time. It is stated that this is without prejudice to the attached comments from the Inland Fisheries Ireland which welcomes the commitment of Fingal County Council to curtail development [below 1000 p.e] until such time as sufficient additional capacity is available at the WWTP.

EPA

The submission received from the EPA states that it is a matter for Fingal County Council to determine, having regard to relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI436 of 2004) as to whether or not the implementation of the Plan would be likely to have significant effects on the environment.

The EPA makes a number of comments including the following:

- The EPA welcomes the intention to link development to the ability to provide appropriate wastewater treatment prior to any further development is welcomed.
- It should be ensured that a safe and secure drinking water supply is provided to service the Plan area.
- The intention to incorporate the findings of the FEMFRAMS into the Ballyboghil LAP is welcomed.
- It should be ensured that the recommendations of the Eastern River Basin Management Plan are integrated into the Plan to improve water quality
- In relation to infrastructure planning adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular Plan.
- Additional comments are made in relation to Appropriate Assessment .

The planning authority is satisfied that the screening assessment, together with policies and objectives indicated in the LAP have demonstrated that the LAP is unlikely to have any significant environmental effect on the environment.

RATIONALE FOR DECISION:

The village is zoned 'RV' in the 2011-2017 County Development Plan where it is the objective to:

'Protect and promote the character of the Rural Village and promote a vibrant Community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'

The planning authority considers that SEA is not required in this case, on the basis of the assessments carried out having regard to the nature and characteristics of the lands and overall quantum of development proposed within the plan lands. The characteristics of the likely effects relate to :

Water Services

Foul Drainage

In 2007 an interim upgrade of the Ballyboghil Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1000. The existing and proposed population will not exceed approximately 900 .The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Ballyboghil River.

Currently, surface water infiltrates into the drainage network and the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by Fingal County Council to further investigate the extent of surface water infiltration into the foul network.

Prior to the commencement of any development in the village, the Council will carry out a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. No development shall be permitted to proceed in the village, pending the completion of this study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures.

New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.

Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.

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

-One-off Dwellings:

Regarding the areas that do not have the facility to connect to the public drainage network, all proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable. Systems designed to cater for a population equivalent in excess of 10 (PE) will be required to be accompanied by a complete Hydrogeological Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater.

Water Supply

A new 300mm diameter Ductile Iron water main has recently been constructed to Ballyboughil, as far as the Cnoc Dubh Development, from a branch off the Swords bypass trunk main. This is capable of catering for future developments in the area. There are no particular constraints in terms of supplying water to future development within the LAP lands.

Flood Risk Management

Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) are currently carrying out the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS). This is a catchment-based flood risk assessment and management study of 19 rivers and streams and their catchments within the Fingal East Meath area.

The River Ballyboghil crosses through Ballyboghil village. There are historical incidents of fluvial flooding in the village around the Ballyboughil Bridge. This River has been surveyed as part of the FEM-FRAMS study and draft flood risk maps for this river have been prepared for the 1% (1 in 100yr) and 0.1%(1 in 1000yr) probability of flooding .

The findings of this study have informed the Local Area Plan. All new development will have regard to the findings of FEM-FRAMS. Fingal County Council must have regard to the planning and development principles outlined in the national flood risk management guidelines ‘The Planning System and Flood Risk Management Guidelines (November 2009)’ when considering development proposals within the LAP lands.

Surface Water

There are limited public surface water drainage sewers serving small areas of Ballyboghil at present, however the surface water drainage system does not have spare capacity. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Ballyboghil River through a series of drainage ditches and culverts and also infiltrates to the WWTP, particularly at times of heavy rainfall.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be developed in accordance with SUDS principles and in compliance with the 'Greater Dublin Strategic Drainage Study'. The Ballyboghil River traverses the LAP lands. Culverting of this River shall not be allowed. The river shall be retained within a riparian corridor. This riparian corridor shall widen out into proposed public open space areas.

Water Quality:

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation and drawing up pollution contingency measures on a local and regional level.

The Water Framework Directive (WFD), 'establishing a framework for community action in the field of water policy', became effective in 2000. The overall objective of the Directive is to prevent deterioration in the status of any waters and achieve at least 'good status', by 2015. Further information is available at www.wfdireland.ie.

The Ballyboghil River flows through the village of Ballyboghil, and eastwards before entering the Rogerstown Estuary. The proposed development lands at Ballyboghil are located within the Ballyboghil Water Management Unit (WMU). The Ballyboghil WMU has been assigned 'poor' status by the EPA under the Water Framework Directive. The Rogerstown Estuary has been designated as 'moderate status' by the EPA under the Water Framework Directive. The onus is on Fingal County Council to 'restore' any water bodies in this WMU to 'good status' by 2015.

In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. This is aimed at addressing those pressures which threaten the water environment and put water bodies at risk of not achieving 'good status' by 2015. Each local authority must implement this Programme of Measures. The full Programme of Measures document is available at www.erbd.ie. The LAP includes objectives for the protection and improvement of water quality.

Groundwater Vulnerability and Protection

The Geological Survey of Ireland (GSI) has recently completed Ground Water Mapping for Fingal. This Mapping indicates that a significant portion of the site is impacted by a Source Protection Zoning, low vulnerability locally important aquifer (bedrock that is moderately productive only in local zones).

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include; implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, the drawing up of pollution contingency measures.

The LAP includes an objective to protect existing ground water sources from pollution during construction/development works

Landscape Character Area

The village is located within designated *Low Lying Landscape Character Type* in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects. Part of village is located in designated *highly sensitive landscape*.

The Ballyboghil River flows through the village in west to east direction. The LAP lands are low lying lands.

The LAP lands are characterised by the mature vegetation along the River and the strong vegetative field boundaries. Hedgerows throughout the village contribute strongly to its unique character and charm and link the village with the adjoining agricultural landscape. As well as contributing significantly to the character, setting and amenity of Ballyboghil, they provide important wildlife habitats. It is an objective of this LAP to retain as much of these high quality hedgerows as is practicable in any development proposals.

The LAP includes objectives to protect existing trees and hedging which contribute to the character of this village set in the rural landscape of Fingal.

Heritage and Archaeology

The County Development Plan includes two protected structures of architectural and historical interest within the RV village boundary. These are the Church of the Assumption [154] 19th century catholic church and Church (in ruins) & Graveyard [155 and RMP reference number DU007-01001 +-01002]. These comprise the remains of a large medieval church & graveyard which is still in use.

There are other Protected Structures and Recorded monuments located outside the RV Zone but in close proximity to the village.

The LAP includes objectives to protect and enhance Ballyboghils' architectural heritage and to promote awareness of the importance and value of its built heritage including objectives to protect and preserve archaeological sites and monuments as yet unknown.

An assessment of vernacular buildings [non Protected Structures] in the village has been carried out to identify those which contribute to the special character of the village. Objectives are included in the LAP to provide for the protection of buildings of vernacular importance which contribute to the identity of the village and the special character of the area.

The LAP includes objectives to protect and enhance Ballyboghil's natural heritage.

Traffic

The development of the Plan lands will result in increased traffic demands in the village and its environs. It is considered that the existing road network can accommodate this additional traffic subject to the provision of proposed traffic management measures which are provided for in the LAP.

Conclusion

The Planning Authority, having assessed the characteristics and the effects of those characteristics of the LAP in terms of the likely significance of environmental effects, considers that SEA is not required for the implementation of the Ballyboghil Local Area Plan.

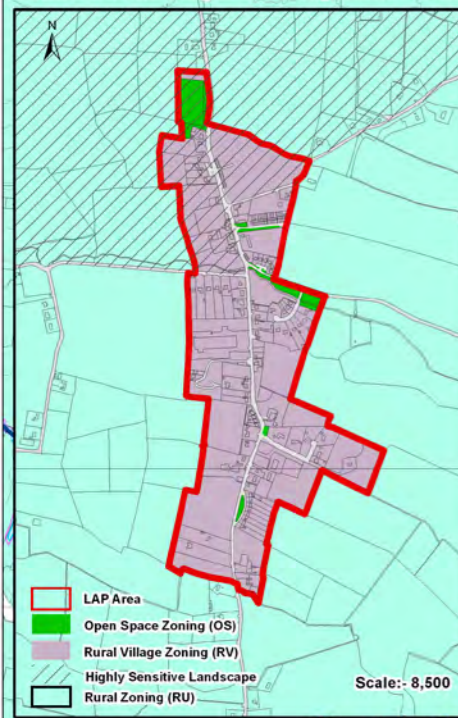


APPENDIX II

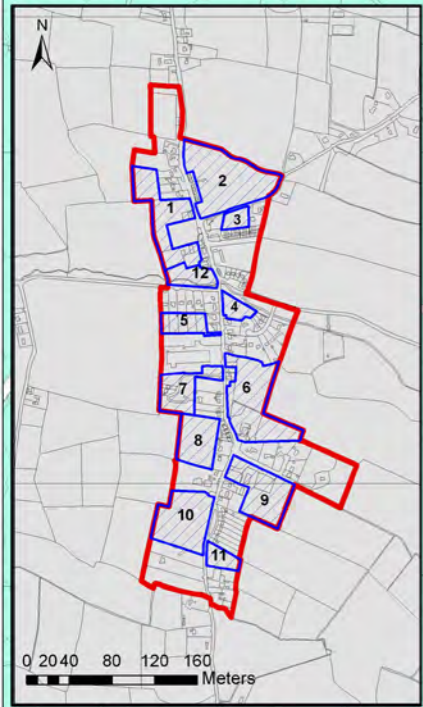
BALLYBOGHIL LAP -COMPLIANCE WITH THE CORE STRATEGY OF COUNTY DEVELOPMENT PLAN 2011-2017.

The Core Strategy indicates the estimated number of new residential development units deliverable between all the Hinterland villages, is 331, up to 2017. The following table indicates the residential unit number allocation to each of the Hinterland villages.

Garristown (Adopted Sept. 2010)	98
Naul (Adopted May 2011)	66
Oldtown (Adopted June 2012)	40
Ballyboghil (Adopted June 2012)	111
Balscadden (Adopted 2004, not reviewed yet)	15 (allowed up to 2017)
Total	330



Potential Development Areas 1 - 12



Proposed Village Park



Proposed Civic Space outside the National School



Proposed Junction Treatment

Ballyboghil Local Area Plan

Legend

- Ballyboghil RV Boundary
- Revised Ballyboghil RV Boundary
- Existing Development in the Village
- Potential Development Areas (1-12)
- Existing and Proposed Public Open Space along Ballyboghil River
- GAA Pitch & Pitch & Putt Course
- Vernacular Buildings of Conservation Value
- Employment Area
- 100m Odour Buffer Zone around Waste Water Treatment Plant
- Proposed 'Village Character Protection Zone'
- Proposed Civic Spaces
- Proposed Allotments
- Water FemFrams Flood Risk Areas 100yrs
- Water FemFrams Flood Risk Areas 1000yrs
- Graveyard
- Indicative Pedestrian/Cycle Routes
- Trees and Hedgerows of Amenity Value
- ~ Contours
- ~ Ballyboghil River
- Preserve Views
- Protected Structures
- Natural Monuments
- Indicative Vehicular Access Points
- ◇ Indicative Pedestrian Crossings
- ◇ Indicative Childrens Playground

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

- SPECIFIC OBJECTIVES**
- ① To promote the development of a village park.
 - ② To promote the development of allotments.
 - ③ To promote public realm improvements.
 - ④ To introduce measures to slow traffic down.
 - ⑤ To provide for a community garden and playground in either DA 1 or 12.
 - ⑥ To retain and expand employment uses.
 - ⑦ To facilitate a sensitively designed extension to the community centre.
 - ⑧ To relocate the bring bank facility to a less intrusive location
 - ⑨ To retain stone walling.
 - ⑩ To provide screen planting along northern boundary of DA2.
 - ⑪ To facilitate an expansion of facilities at Ballyboghil GFC on lands zoned RU immediately adjoining the existing facilities to the west.
 - ⑫ To promote the restoration of the church steeple.

Director of Services:- Gilbert Power
Senior Planner:- Peter Byrne
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Prepared by: M O'Shee Drawn By: P Elliott
 Date: June 2012 Scale: 3500 @A1

Adopted by Council 11th June 2012

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