

**HOLLYWOODRATH
LOCAL AREA PLAN**

PROPOSED AMENDMENT TO

**PROGRAMME FOR
PHASING OF DEVELOPMENT**

Extract from Hollywoodrath, Local Area Plan – Chapter 7

HOLLYWOODRATH LOCAL AREA PLAN PHASING as adopted 13th November, 2006

Phasing

Phase	Items to be implemented
Prior to any development commencing	<ul style="list-style-type: none">• Master Plan agreed by Council• Public Open Space Masterplan agreed by Council• N2 – N3 Road link to be completed and operational between Church Road and the Cherryhound Intersection on the N2• The provision of traffic calming measures on the Rathoath Road between Hollystown Cross and Belgree Lane as were required in the Hollystown RV1 Plan• A cycle/pedestrian route be constructed between Hollywoodrath and the location of the permanent primary school• A report be done on the provision of public transport services to the area.
Prior to any development being occupied	<ul style="list-style-type: none">• A permanent Primary School is provided for the general Tyrrelstown/Hollywoodrath Area

It is proposed to amend the Phasing Section of Chapter 7 of the Hollywoodrath Local Area Plan with the following:-

- * **Text to be deleted**
- * **New text to be inserted**

Phasing

Phase	Items to be implemented
Prior to any development commencing	<ul style="list-style-type: none"> • Master Plan agreed by Council • Public Open Space Masterplan agreed by Council • N2 – N3 Road link to be completed and operational between Church Road and the Cherryhound Intersection on the N2 • The provision of traffic calming measures on the Ratoath Road between Hollystown Cross and Belgree Lane as were required in the Hollystown RVI Plan • A cycle/pedestrian route be constructed between Hollywoodrath and the location of the permanent primary school • A report be done on the provision of public transport services to the area.
Prior to any development being occupied	<ul style="list-style-type: none"> • A permanent Primary School is provided for the general Tyrrelstown/Hollywoodrath Area
PHASE 1A - 0 – 50 Dwellings	
<p>Phase 1A allows for the occupation of up to 50 dwellings and requires:</p> <ol style="list-style-type: none"> 1. Agreement in writing from the Council prior to the commencement of construction of the dwellings that drainage capacity can be provided to the satisfaction of the Council 2. Prior to occupation of the dwellings:- <ol style="list-style-type: none"> a. The completion of the required improvement works to Ratoath Road along the northern frontage of the subject LAP lands to Hollystown Cross Road b. The completion of Traffic Calming measures on the Ratoath Road between Hollystown Cross and Belgree Lane as required in the Hollystown RVI Plan c. The construction and completion of the new entrance ‘T’ junction with Ratoath Road d. The construction and completion of the new boulevard entrance road e. The landscaping and completion of the 2.5 ha (6.2acres) Class 1 open space 	

including the provision of equipped childrens play area and the provision of the completed playing pitch (full size)

- f. Pro Rata Class 2 public open space provision

Phase 1B - 51 – 145 Dwellings

Phase 1B allows for the occupation of an additional 95 dwellings and requires:-

1. Agreement in writing from the Council prior to the commencement of construction of the dwellings:-
 - a) that drainage capacity can be provided to the satisfaction of the Council
 - b) the phasing requirements of Phase 1A have been completed to the satisfaction of the Council
2. Prior to occupation of the dwellings:-
 - a. The commencement of construction of the N2 N3 Road
 - b. The completion of improvement works on Church Road (western boundary of the LAP lands) from the proposed new roundabout at the SW of the LAP lands to the right angle bend on this section of Church Road abutting the LAP lands
 - c. Pro Rata Class 2 public open space provision

Phase 2 - 146 – 239 Dwellings

Phase 2 allows for the occupation of an additional 94 dwellings and requires:-

1. Agreement in writing from the Council prior to the commencement of construction of the dwellings that
 - a) that drainage capacity can be provided to the satisfaction of the Council
 - b) the phasing requirements of Phase 1B have been completed to the satisfaction of the Council
1. Prior to occupation of the dwellings:-
 - a. The commencement of construction of the Bus Gate, Bus Route and Bus Stops
 - b. A cycle/pedestrian route with passive surveillance and lighting to be constructed between Hollywoodrath and the location of the permanent Primary School, through the development from the roundabout of Ratoath Road to west site entrance
 - c. The school site reservation (5 acres) to be confirmed with the Department of Education. In the event of it not being required, a variation of the LAP to be initiated to enable consideration of the site for other appropriate uses. In the event of the site being confirmed for a school, Phase 2 requires a planning application to be lodged by the Department of Education for the construction of school facilities
 - d. The local neighbourhood centre to commence
 - e. Pro Rata provision of Class 2 public open space

PHASE 3 - 240 – 334 Dwellings

Phase 3 allows for the occupation of an additional 95 dwellings and requires:-

1. Agreement in writing from the Council prior to the commencement of construction of the dwellings that:-
 - a) drainage capacity can be provided to the satisfaction of the Council
 - b) the phasing requirements of Phase 2 have been completed to the satisfaction of the Council
2. Prior to occupation of the dwellings:-
 - a. The completion of the N2 – N3 road
 - b. The completion of the local neighbourhood centre
 - c. Construction of primary school facilities with a minimum of 4 no. classrooms of permanent construction (unless as otherwise determined in Phase 3)

It is envisaged that development targeted in this Local Area Plan may occur over a period of five years. However, depending on the provisions of infrastructure demand and economic circumstances, this may not be achieved during the lifetime of the Plan. This Local Area Plan will be revised after a period of five years but may be reviewed at an earlier date if deemed necessary.