

# OLDTOWN - MOORETOWN

## Local Area Plan

OCTOBER 2010





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## **Local Area Plan**

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## **EXECUTIVE SUMMARY**

It is the vision of this LAP to develop Oldtown-Mooretown lands in a coordinated, sustainable way, as a unique urban extension connected to the existing town of Swords - a place with its own character and identity, where people can live, work, recreate and access various local services within an accessible area and be part of a sustainable community. The landscape and associated significant archaeological remains in this area present a unique opportunity for the creation of a quality amenity and historical reference point in the changing environment, a resource which will inspire and shape the evolving character and identity of this area.

This LAP will set out the optimum development strategy for the proper planning and sustainable development of the plan lands. The Oldtown-Mooretown LAP comprises 111.5ha of undeveloped lands at the western development boundary of Swords, with a net development area of approx 82 hectares. This LAP has the potential to accommodate 3,400 units, at a net density of 35-50 dwellings per hectare, resulting in a population of circa 10,000.

The strategic elements of the LAP lands are set out hereunder:

### **Network of Archaeological Parks**

Significant archaeological discoveries within the Oldtown-Mooretown LAP lands will be integrated into the development of this area through the identification of a network of interconnected Archaeological Parks. These parks will form a key part of a recreational and historical route linking the lands internally and with the surrounding area. The protection of the archaeological remains and integration of the archaeological heritage within the present day landscape presents a significant opportunity to enhance the character of this area. The provisions of the Archaeological Conservation and Management Plan will form an integral element of the LAP strategy and will be vital in informing future Urban Design/Landscape Masterplan(s) for the lands.

### **Active and Passive Amenity**

The LAP lands will require provision of a mix of active and passive amenity space to be utilised by existing and future residents. Active public open space in the form of playing pitches will be located and developed within Swords Regional Park, which will be well connected to the LAP lands and the surrounding area. Additional open space, comprising both passive and small active multi-use games areas and playgrounds, will be provided on site in Oldtown and Mooretown, in addition to the network of Archaeological Parks. Green corridors connecting open spaces primarily for pedestrians/cyclists will ensure permeability and ease of access for all to recreational amenities. A landscape strategy for the location, extent, and design of differing amenity uses will be undertaken as part of an Urban Design/Landscape Masterplan(s) for the lands.

### **Western Distributor Link Road (WDLR)**

The Western Distributor Link Road (WDLR) will form the north-south spine of transport infrastructure, with a hierarchical network of existing and new streets linking east-west from this route.

### Green Corridors: Pedestrian and Cyclist Routes

Direct and well designed pedestrian and cyclist routes within 'green corridors' will complement the vehicular network, with the issue of personal safety influencing their relationship with the built environment. Buildings will provide strong frontages where they define edges to green corridors and parks, and will be orientated so as to ensure maximum natural surveillance.

Green Corridors will facilitate key links to Swords Regional Park, Broadmeadow Linear Park, Archaeological Parks, school sites, Local Centres, movement east to Swords Town Centre/Metro Stops through existing areas and movement south along WDLR to connect to the Ward River Valley Park.

### Local Centres: Retail and Community Facilities

Two Local Centres, one within Oldtown and one within Mooretown, will be required in tandem with development of LAP lands to provide for local retail and non-retail services to serve the communities in these areas.

The Local Centres will form the focal points/urban nodes within Oldtown and Mooretown respectively. Each Local Centre is located proximate to WDLR, in a highly visible location, easily accessible by all modes of transport, in particular pedestrians/cyclists, and proximate to schools and open spaces, to support multi-purpose trips as much as possible. These centres will be important in creating/supporting community identity.

### Schools

Two school campuses, one in Oldtown and a larger one in Mooretown will serve the existing and proposed population. The Oldtown campus will comprise two 16 class primary schools and the Mooretown campus will comprise one 32 class primary school and one secondary school. A possible 16 class primary school is also identified within Mooretown Local Centre.

### Urban Design/Landscape Masterplan(s)

High quality urban design will be required to ensure the development of a quality sustainable environment with its own sense of place and identity, connected to the surrounding area.

Landmark buildings will be supported at strategic locations in the urban fabric to aid legibility and provide interest. Differing forms and materials will be encouraged in order to create distinctive environments and add to interest and legibility of the environment. The school buildings, as key landmark buildings, will play an important civic role in the urban environment of the local centres/urban nodes, and will be designed sensitively (with particular attention to boundary treatments) to reflect this civic role. The Local Centres shall also be distinctive in their design and character.

Hard and soft landscaping of the environment and design of key spaces and pocket parks are also key in developing an attractive place.



Developers will be required to develop an Urban Design-Landscape Masterplan for the LAP lands, or alternatively two Urban Design-Landscape Masterplans - one for Oldtown and one for Mooretown - following the adoption of this LAP.

### **Existing Residential Amenity**

The amenity of adjoining 2 storey houses to the east and south will be protected with provision of maximum 2 storey back-to-back housing and incorporation of adequate separation distances. Due regard will be given to the amenity of existing dwellings/business within the plan lands and relationship with new development.

### **Water Services Infrastructure**

The LAP lands will be served by Swords Waste Water Treatment Plant, which is due to be upgraded to 90,000 pe by end of 2012. Upgrading of the foul network drainage system is also required to accommodate development of the lands and this work will be completed by end 2012 at the earliest. Prior to development of each phase/any application being made, written confirmation from Fingal Water Services Department will be required to state that capacity is available within the water services infrastructure and extent of that capacity.

### **Phasing**

A phasing programme is set out as part of this LAP to ensure that the physical and social infrastructure required is provided in tandem with the residential development. The phasing programme indicates the number of phases proposed, the amount of residential development in each phase, and the associated physical infrastructure (such as roads, water services infrastructure) and the appropriate social facilities (such as schools, childcare and health facilities) required.

Prior to the submission of any planning applications on the LAP lands the developers shall be required to advance an UrbanDesign/Landscape Masterplan(s) for the LAP lands, prepared by an urban design team, comprising inter alia qualified, experienced urban designers, landscape architects, archaeologists with experience in conservation plans, road engineers and water services engineers. This plan shall be submitted for the agreement of the Planning Authority.

This LAP shall remain in force for a period of 6 years, or any revised period provided for by new planning legislation.














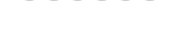














An SEA Environmental Report and Appropriate Assessment Screening Report is published in conjunction with this plan.



Planning Department  
County Hall, Main Street,  
Swords, Co. Dublin.

**Oldtown Mooretown LAP**

**Legend**

-  Local Area Plan Boundary
-  Proposed Swords Regional Park
-  Lower Density Lands
-  Medium Density Lands
-  Higher Density Lands
-  School Sites
-  Open Space And Riparian Corridor
-  Green Buffer Strip
-  Local Centre/Higher Density
-  Existing trees and hedgerows
-  Sensitive Treatment at Existing Development Boundaries
-  Rivers and Streams
-  Indicative Building Blocks
-  Water Main
-  Inner Roads
-  Indicative Line of Western Distributor Link Road
-  Indicative Access Point
-  1 in100 Year Flood Probability
-  1 in1000 Year Flood Probability
-  Pedestrian/Cyclist Connections
-  Archaeological Site
-  Pedestrian Bridge
-  Dry Detention Basin
-  Attenuation Pond
-  View Shed from Ecclesiastical Site
-  Facilitate future road link from LAP Lands Northeast to Lissenhall
-  Road and Junction Improvements
-  Proposed location for additional primary school site (up to 16 classroom in size).

**Adopted by Council on 11th October 2010**

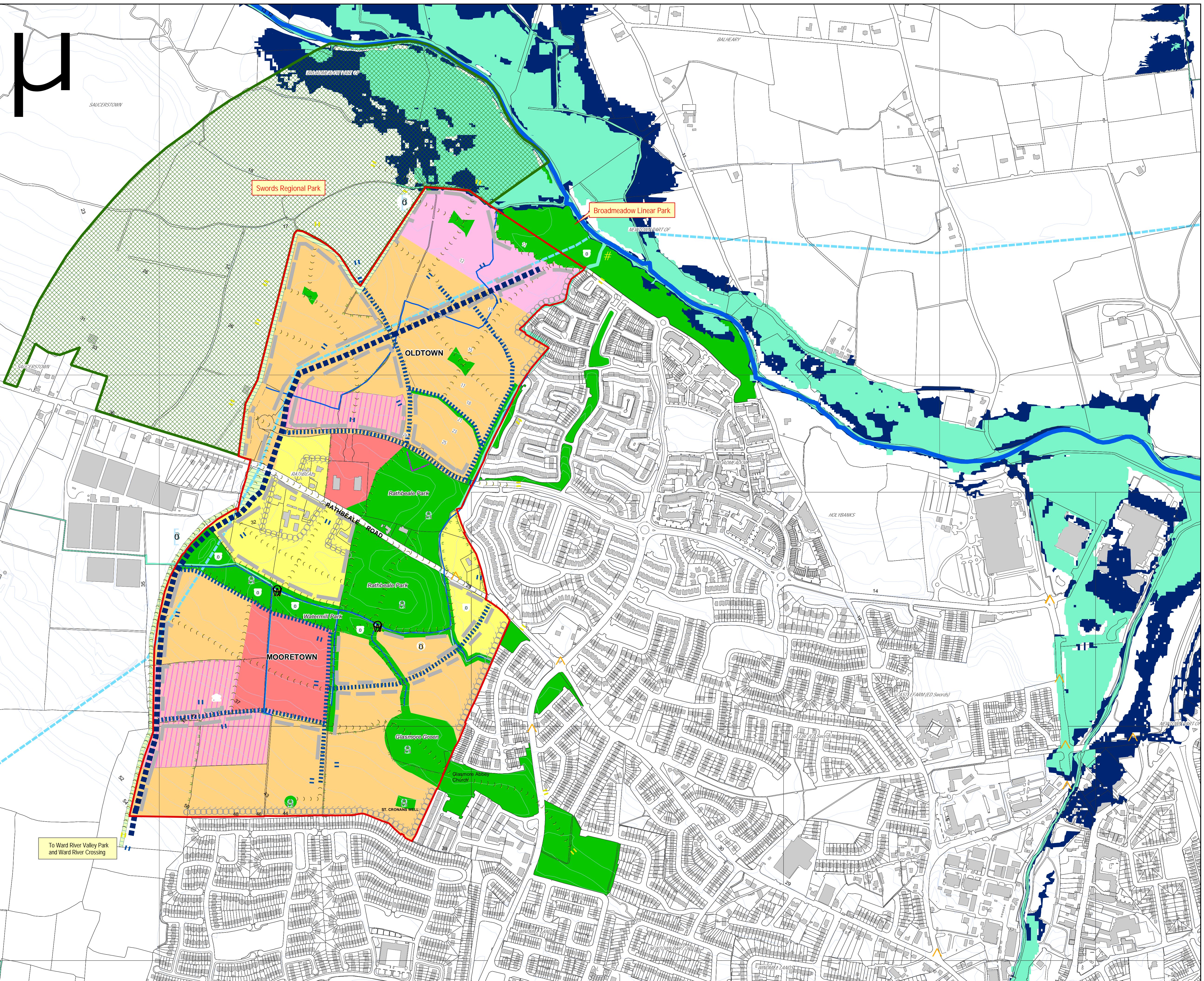
Director of Services: Gilbert Power

Executive Planner: Una O' Neill

Drawn By: N.M. Prepared By: Una O'Neill

Scale:- 1:4,500 @ A1 Date: Oct 2010

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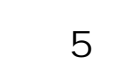


To Ward River Valley Park and Ward River Crossing

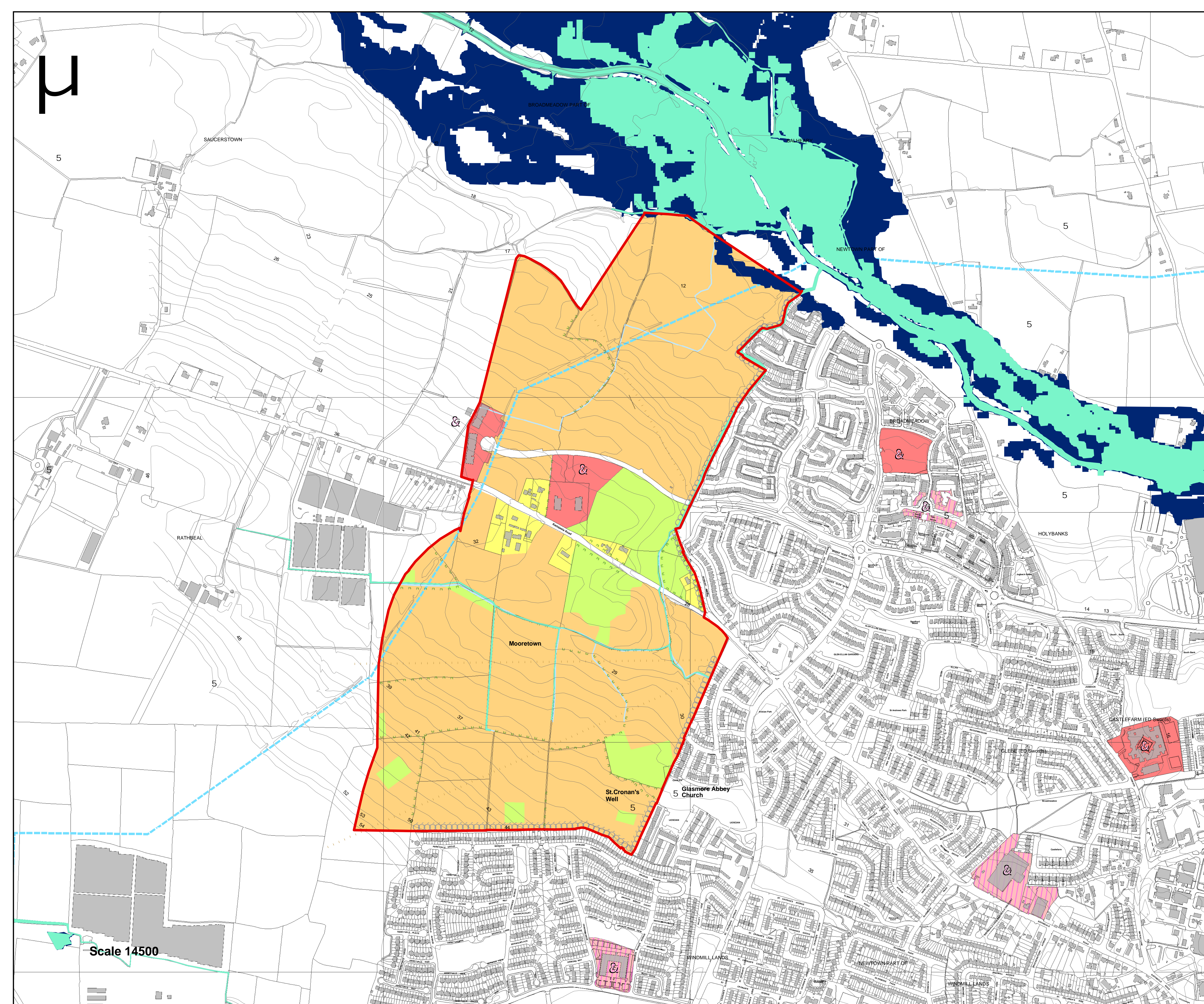
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### Oldtown Mooretown Opportunities and Constraints

#### Legend

-  Existing domestic dwellings and farmyards
-  100 Year Flood Plain
-  1000 Year Flood Plain
-  Extent of development lands
-  School sites
-  Archaeological remains
-  Neighbourhood Centres
-  To protect existing residential amenities
-  ESB LINES
-  Water Main
-  Existing trees and hedgerows
-  Rivers and streams
-  School Sites and neighbourhood centres
- A* Applewood school site
- B* Applewood neighbourhood centre
- C* Colaiste Fhionain
- D* Rathbeale neighbourhood centre
- E* Brackenstown neighbourhood centre
- F* Permitted Gaelscoil and educate together schools
- G* Temporary Gaelscoil and educate together schools - to be removed when permitted schools built.
-  RMP sites

Director of Services:	Gilbert Power
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Scale:- 1:4,500 @ A1	Date: April 2010



Scale 14500

## **SECTION 1**

### **1.0 Statutory Context**

The Oldtown-Mooretown LAP lands are zoned RS1 within Fingal Development Plan 2005-2011: “to provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure”\*.

The LAP area comprises 111.5ha of undeveloped lands at the western development boundary of Swords. .

The LAP is consistent with the objectives of the Fingal Development Plan 2005-2011, as varied, and is prepared in accordance with sections 18, 19 and 20 of the Planning and Development Acts, 2000-2007 which set out the provisions for the preparation of Local Area Plans. It is also in accordance with the Strategic Environmental Assessment (SEA) Directive(2001/42/EC), the objective of which is to ‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans’.

In February 2008, the statutory requirement for an Appropriate Assessment (AA) of all land use plans was further established by a Department of the Environment, Heritage and Local Government Circular Letter (SEA 1/08 & NPWS 1/08). The purpose of Appropriate Assessment of local authority plans is to ensure the protection of the integrity of European ‘Natura 2000’ sites is included as an integral part of the planning process at a local level. The requirement for Appropriate Assessment of plans or projects originates from Article 6(3) and (4) of European Union (EU) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, commonly known as the ‘Habitats Directive’, which is implemented in Ireland through the European Communities (Natural Habitats) Regulations of 1997. The LAP complies with the requirements of the Habitats Directive in relation to AA.

The Plan will be in effect for a period of six years following its adoption or any revised period provided for by new planning legislation The Council may at any time amend or revoke the LAP.

#### **1.1 Purpose of Local Area Plan**

The Oldtown-Mooretown LAP will set out the optimum development strategy for the proper planning and sustainable development of the plan lands, and will address the following elements:

- Phased and integrated development of LAP lands, primarily for residential use, with a supporting level of mixed uses in Local Centres to serve the needs of the area and support the development of a sustainable community;
- Creation of a permeable and legible movement network for all modes of transport linking the site internally and with the surrounding area;
- Provision of high quality recreational open space and amenity facilities to meet active and passive recreational needs of the expanding population in this area;

*\*A small section of the lands in the south eastern corner are zoned RS “to provide for residential development and to protect and improve residential amenity”. These lands will be incorporated within the framework of the Local Area Plan (LAP)*



- Increase in community facilities and health care facilities, in particular provision of additional schools;
- Enhancement and preservation of existing archaeological sites and increase in appropriate usage and public acknowledgement of such sites.
- Enhancement and protection of existing environmental features within the plan lands and Broadmeadow Linear Park north of the plan lands.

Overarching issues relating to integration of elements of the existing environment and urban design, will all be paramount in ensuring this area has its own unique character and identity, with a range of social as well as physical infrastructure which will ensure it is a desirable place to live, work and recreate.

The LAP will help guide and regulate future development at a detailed level for the Oldtown-Mooretown area.

### 1.2 Vision Statement

The Vision Statement for zoning objective RS1, as set out in the Fingal Development Plan 2005-2011, states:

*'To ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities; to provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities'.*

It is the vision of this LAP to develop Oldtown-Mooretown lands in a coordinated, sustainable way, as a unique urban extension connected to the existing town of Swords - a place with its own character and identity, where people can live, work, recreate and access various local services within an accessible area and be part of a sustainable community. The landscape and associated significant archaeological remains in this area present a unique opportunity for the creation of a quality amenity and historical reference point in the changing environment, a resource which will inspire and shape the evolving character and identity of this area.

### 1.3 Strategic Planning Context

In the preparation of this LAP due regard has been given to following (inter alia) national, regional and local documents.

#### 1.3.1 National Context and Guidelines:

##### **National Spatial Strategy (2002 - 2020 )**

The National Spatial Strategy (NSS) sets out a vision for the balanced regional development of the entire country for the period up to 2020, with particular focus on sustainable social, economic and physical development. The NSS seeks to establish a framework for appropriate development at a regional level which makes provision for strategically located urban centres, particularly "Gateways", with the critical mass necessary to drive wider regional development. Planning frameworks at regional and local levels are required to reflect the objective of building sustainable communities and neighbourhoods in a manner and at locations consistent with the NSS.

**Transport 21 (2006-2015)**

Announced in November 2005, Transport 21 sets out a 10 year transport investment framework to 2015 covering both Exchequer and Public Private Partnership (PPP) capital investments in national roads and public transport. Under Transport 21, the primary programme of rail based works for the Greater Dublin Area include the development of Metro North from St. Stephens Green via Dublin Airport to Swords, terminating north of Swords town centre at Belinstown.

**Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009), and accompanying document Urban Design Manual – A Best Practice Guide (May 2009)**

These guidelines provide for improved integration between the provision of housing and the essential supporting community and social infrastructure. The Guidelines provide that facilities such as schools, community amenities and childcare should be a pre-requisite and provide for a more holistic partnership approach in the delivery of both hard and soft infrastructure. The Guidelines emphasise the important role of Development Plans and Local Area Plans.

**Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2007)**

These guidelines seek to promote sustainable urban housing by ensuring that the design and layout of new apartments provides satisfactory accommodation for a variety of household types and sizes including families with children.

**The Planning System and Flood Risk Management, Guidelines for Planning Authorities (November 2009)**

These guidelines require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;
- Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The Government places a high degree of importance on planning and development measures as a critically important element of its overall strategic approach to adaptation to climate change and flood risk management, building upon its long-standing acknowledgement of flooding in legislation as an important planning issue.

This LAP will have regard to The Planning System and Flood Risk Management, Guidelines for Planning Authorities (November 2009).

### 1.3.2 Regional Context:

#### **Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022**

The Regional Planning Guidelines (RPGs) for the Greater Dublin Area (GDA) 2010-2022 provide a sustainable planning framework for the GDA within the context of the Planning and Development Act 2000 (as amended) and the National Spatial Strategy 2002-2020.

The RPG's distinguish between the Metropolitan and Hinterland areas with distinct development strategies for both. Swords is identified as a 'Metropolitan Consolidation Town' within the Metropolitan Area. The strategy for the Metropolitan area in general is to follow a development path which will:

- (a) Consolidate development within the area
- (b) Increase overall densities of development and
- (c) Thereby facilitate the provision of a considerably enhanced public transport system and facilitate and encourage a shift to public transport.

### 1.3.3 Local Context:

#### **Fingal Development Plan 2005-2011**

The Fingal Development Plan 2005-2011 sets out the planning context for the County. The Development Strategy for Swords as set out in the Development Plan is to promote planned and sustainable development of the County Town by:

- Consolidating existing and future development within well defined town boundaries separated from the agricultural hinterland by designated greenbelt areas.
- Providing for a much expanded civic, cultural, retail, commercial and employment base at a level appropriate for a vibrant major County town.
- Developing high quality public transport links to Dublin City, Dublin Airport and the Greater Dublin Area.
- Promoting the development of high quality living and working environments.

With regard to the Oldtown-Mooretown lands, the Fingal Development Plan 2005-2011 includes a specific objective to preserve views northwards over the LAP lands from the R125 Rathbeale Road (the southern boundary of the lands).

The following objectives on the County Development Plan Maps relate specifically to the Oldtown lands:

Objective 165: 'No access through Castlevew/Ashton Broc, Swords to new residential development.'

Objective 167: 'To protect the archaeological heritage of this site'.

The Development Plan identifies the location of a recorded monument at the southern eastern section of the lands, St. Cronan's Well, and a protected structure just beyond the south eastern boundary, identified as Glasmore Abbey.

#### **Swords Variation 29**

Swords Variation 29 (adopted 14th July 2008) addresses the integrated development of Swords in terms of landuse and transportation, with specific regard to the arrival of Metro North. Details of the variation, as it relates to Oldtown-Mooretown, are set out hereunder:



- Objective SWORDS 17

To develop a Regional Park (of circa 65 ha) immediately west of Oldtown, and adjoining and ultimately extending into the Broadmeadow River Valley Linear Park. The Park shall serve Swords and its hinterland, and shall comprise active recreational and passive activities, commensurate with the Council's vision for the emerging city of Swords.

- Objective SWORDS 18

To develop a 'green necklace' of open spaces which are linked to each other and to the existing town centre of Swords, as well as to new development areas; thus promoting enhanced physical and visual connections to the Ward River Valley Park and the Broadmeadow River Valley Park from within the development boundary of Swords.

- Objective SWORDS 19

To facilitate and permit off-site provision of Class 1 open space on strategic sites within Swords, where it maximizes the opportunities of Metro North and advances the Council objective to develop a Regional Park (LO A/Swords Objective 17).

- Objective SWORDS 20

To develop a series of new Neighbourhood Centres, on strategic development areas and undeveloped zoned lands within Oldtown, Fosterstown, Seatown Development Area, Estuary Development Area and Lissenhall Strategic Development Area, in accordance with an approved Local Area Plan for Swords.

- Objective SWORDS 21

To develop a series of District Centres, of appropriate scale and at suitable locations, to be determined and approved within the context of the proposed Swords Local Area Plan, albeit broadly identified as being located on sites within the general land banks of

- i) Lissenhall Strategic Development Area,
- ii) Oldtown-Mooretown LAP area (at Mooretown) and
- iii) Within the South East Quadrant of Swords.

- Objective SWORDS 22

To develop and augment the local road network to facilitate the optimum and sustainable development of Swords.

Local Road Augmentations Proposed include:

- (a) **Oldtown-Mooretown Western Distributor Link Road;**
- (b) Oldtown-Lissenhall Link Road(s);
- (c) Highfield Link Road; \*
- (d) Seatown Development Area Link Road(Swords Business Park to Mountgorry Roundabout);
- (e) Fosterstown Link Road;

Variation 29 includes the following changes to Swords map SW1:

LO K - To develop Oldtown-Mooretown Western Distributor Link Road, as part of a comprehensive package of local road improvements to facilitate the optimum and

*\*This road link is referred to in this document as Lord Mayor Link*

sustainable development of West Swords development area, in accordance with an approved LAP. This road must be delivered in tandem with the construction of any new dwellings on these lands, in accordance with the approved phasing arrangements, as outlined in the LAP for the area.

Rezone GB to RS1 To provide for the rezoning of approximately 17 ha of land from GB to RS1 at Oldtown/Mooretown, thereby extending the development boundary of Swords westwards to provide adequate additional lands to support an improved road and public transport network in west Swords and to support the provision of a mix of uses at this location necessary for the creation of a strong, vibrant and well serviced community, including the Regional Park (Objective SWORDS 17).

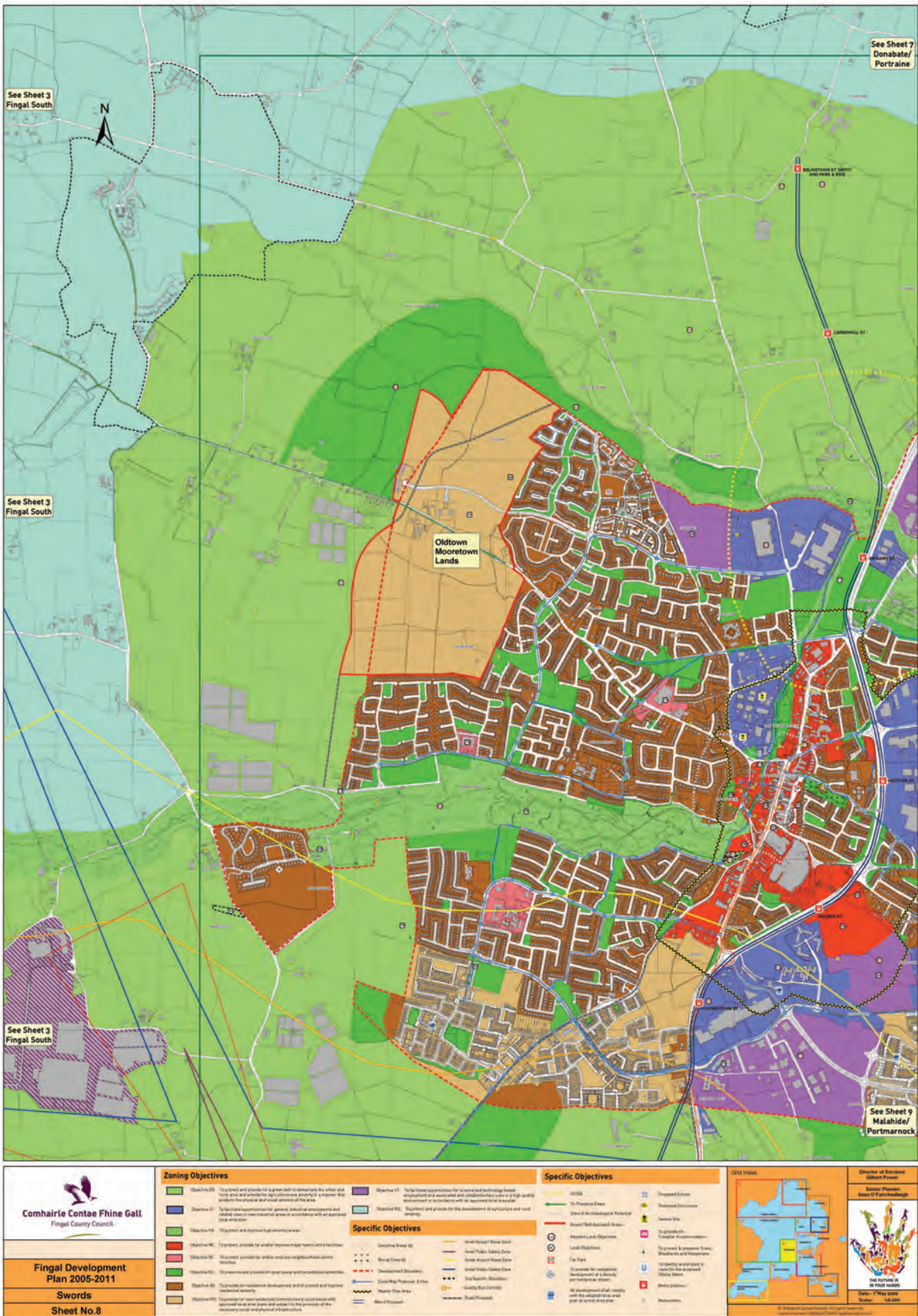
Rezone from GB to OS of approximately 65 ha of agricultural land west of Oldtown and adjoining and ultimately extending into the Broadmeadow River Valley Linear Park.

### **Your Swords, An Emerging City, Strategic Vision 2035**

(non-statutory document published in June 2008)

In order to facilitate the planning of Metro North within a realistic and proactive long-term physical context, a Strategic Vision for Swords has been developed, and this will be implemented over the next 25 years or so. The Strategic Vision examines how Swords will cater for future growth and will promote a thriving vibrant consolidated major town – an emerging city – with a population of 100,000 and comparable increases in employment and services.

Oldtown-Mooretown is identified in the Strategic Vision document given the scale of development which it can cater for and also its position at the western development edge of Swords. The development of the lands will contribute to and augment the local road network, provide for additional residential development, with supporting retail and commercial development, as well as school facilities and recreational infrastructure.



Oldtown-Mooretown LAP lands, west Swords







*View of Mooretown Lands*

## **SECTION 2: CONTEXT – EXISTING ENVIRONMENT**

### **2.1 Strategic Location and Description of the Locality**

The LAP area comprises approximately 111.5 hectares and is located at the western development edge of Swords. The Rathbeale Road (R125) divides the plan lands into two distinct areas, with the lands to the north of the road known as Oldtown (c. 50.4 ha) and to the south known as Mooretown (c. 61 ha). The Rathbeale Road connects to Swords Town Centre approx 2 km to the east, and Ashbourne is located approx 10 km to the west. The Broadmeadow River is located north of the Oldtown lands, beyond the LAP boundary.

The subject lands are located within a rapidly-developing area in the northwest of Swords. The Swords-Lissenhall DED, in which the lands are located, has grown by 49.6% in the last inter-censal period.



*View of Oldtown lands from south to north*



*View of Oldtown lands from north to south*

The lands are primarily agricultural in nature and located in a transitional zonal area, being between an existing built up area and the rural area. A limited number of individual residences and commercial premises are located on the lands adjoining the Rathbeale Road, and 2 no. temporary school facilities are located north of the Rathbeale Road. The temporary schools have been granted planning permission and a permanent structure will be built in due course.

To the west of Mooretown the lands are zoned 'GB' – 'to protect and provide for a greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area'. To the west and north of Oldtown, the lands are zoned 'OS' – 'to preserve and provide for open space and recreational amenities', with the OS lands to the west identified for Swords Regional Park, and OS lands to north for Broadmeadow Linear Park, adjoining the Broadmeadow River. To the east and south of the LAP lands are existing residential developments, zoned 'RS' – 'to provide for residential development and to protect and improve residential amenity'. Existing residential housing estates include Ashton, Glen Ellan and Applewood areas adjoining the Oldtown lands; and Cianlea, Lioscian, Abbeyvale, Berwick and Ormond Estates adjoining Mooretown lands.

Access to the Mooretown lands is generally restricted to agricultural and individual residential access points only from the Rathbeale Road. Lands at Oldtown are accessible by an extension to a local distributor road known as the Glen Ellan Distributor Road Extension, which traverses this landbank.



*Northern Oldtown lands adjoining Broadmeadow River*



*Mooretown ESB pylons*

The LAP lands are traversed by three separate ESB lines and pylons – two 110kV traverse the Mooretown lands and one 38kV traverse the Oldtown lands.

## 2.2 Landscape and Visual Assessment

The LAP lands are primarily greenfield and agricultural in use, with the site character largely defined by the hard urban edge of the adjoining residential development along the eastern boundary.

The lands at Mooretown, south of the Rathbeale Road, comprise a significant number of trees/hedgerows subdividing the lands. Lands at Oldtown, to the north, contain large fields with few subdivisions. The use of existing vegetation on site where appropriate has value in integrating future development into the existing landscape. Trees and hedgerows should be preserved where it is desirable to do so. For example, the preservation of hedgerows around the perimeter of the archaeological sites will benefit the overall development, given the amenity value of the existing vegetation and also its role as boundary to the archaeological sites. Preservation of townland boundaries is also desirable.

In terms of topography, the subject lands are gently undulating. The Oldtown lands are relatively flat, falling gently from south to north. A high point of over 30m. O.D. is located at the south-west corner of the site adjacent to the Rathbeale Road. The site falls towards the north-east corner to a low point of under 10m.O.D, in proximity to the Broadmeadow River. There are small areas of steep slopes within the Oldtown lands in the 1 in 10 to 1 in 20 range, due to an east-to-west minor escarpment located across the midpoint of the site. There are short-distance views into the Oldtown lands from the Rathbeale Road and from the housing development to the east. There are long distance views from the site out towards the north uplands and west over the adjacent agricultural lands.

The Mooretown lands fall gently away from a high point in the south to the north. The high point, which is over 45m. O.D. is located in the extreme south-west corner of the lands, while the low point is located close to the north-east corner of the lands at a level of under 30m. O.D. The slope across the Mooretown lands is relatively even, with no significant internal undulations. The main short-distance views into the site are from the north, from the Rathbeale road. There are short-distance views into the Mooretown lands from an area of public space contained within the housing area immediately to the east (where Glasmole Abbey is located), and from the houses to the south. There are partial views out towards the north and west from the site. These are partially interrupted by the network of hedgerows.



*Broadmeadow River*

### **2.3 Broadmeadow River: Link to a Designated Nature Conservation Area**

The LAP lands are within the catchment of the Broadmeadow River, located north of the lands. This river flows into the Broadmeadow (Malahide) estuary, which is a designated SPA, cSAC, pNHA and Ramsar site. It is therefore important that the quality of this river is maintained and that all future development examines surface water issues, and a Sustainable Urban Drainage Systems (SuDS) strategy is implemented.

The river and the potential to extend its associated linear park will be an important amenity resource for future residents of this area and development will be well designed so as to ensure clear and direct linkages to this riverside park.

### **2.4 Archaeological and Built Heritage**

There is one recorded archaeological monument listed in the Record of Monuments and Places (RMP), namely St. Cronan's Holy Well (DU011-018), located within the southeastern corner of the lands. The reputed remains of Glasmore Abbey church (DU011-019) is located just beyond the southeastern corner of the plan lands in the adjoining residential development of Cianlea Estate.

The LAP lands were surveyed in detail between the years 2003–2008 (see attached map in Appendix 2). This survey work included non-invasive (a desk study, field walkover survey, geophysical survey) and invasive (monitoring of topsoil stripping and test trenching) archaeological investigations. The focus of these investigations has been to provide a detailed archaeological assessment for consideration in the development of a planning strategy for this LAP.

The most significant result of these investigations has been the identification of a previously unknown extensive early medieval ecclesiastical complex; a religious site with burials and settlement, dating to the first millennium AD. This complex is entirely subsurface, without any remains above ground, and presents only as natural ridges within green fields. It extends from the southern part of Oldtown, into the northern part of Mooretown. The complex is now cut by the Rathbeale Road and separated into two different townlands, however these are modern divisions and it is important to remember that the complex would have presented as one comprehensive unit.

In addition to the ecclesiastical complex at Oldtown-Mooretown, further significant archaeology was discovered within the Mooretown lands, including a water mill, medieval settlement in vicinity of Glasmore Church, fluacht fiadh and natural spring source for the recorded holy well, and ringfort, and in Oldtown some possible post medieval ditches.

Additional archaeological investigation, including geophysical survey, will be required in the Oldtown area, in particular an area at the western boundary with the Swords Regional Park. This will be addressed post LAP at Masterplan stage in consultation with the National Monuments Section of DoEHLG.

Views toward the northern uplands from the ecclesiastical settlement are particularly dominant from the Oldtown



*Glasmore Abbey*

complex (see Viewshed Diagram Appendix 2).

Given the scale of discoveries within the plan lands, a Conservation and Management Plan was undertaken by Margaret Gowen & Company Ltd on behalf of Fingal County Council. The plan comprises the following key elements:

- Outline of the historical and cultural significance of the lands at Oldtown-Mooretown;
- Recognition that with much of the remains below ground, the layout and configuration of modern development has a role to play in supporting the identity of these features;
- Policies for the protection and management of the below-ground remains;
- Recommendations for improving access in the form of an Archaeological Park and greenways, linking archaeological features and surrounding parklands;
- Guiding principles for future planning and development strategies.

The ecclesiastical discoveries present a significant opportunity to build upon the character and identity of this area through the development of a network of amenity spaces as part of the LAP, protecting and highlighting the historical and cultural value of the lands, while at the same time meeting modern needs.

The Conservation and Management Plan is a key supporting document to the LAP and shall be a key reference document in the future development of the lands. A summary of the main recommendations, policies and next steps within the plan are incorporated within this LAP in section 3.1.1 and Appendix 2.

Consultation with the National Monuments Section of Department of the Environment, Heritage and Local Government took place to seek approval and guidance on the suitability and acceptability of proposed strategies which were designed to realise the full archaeological potential of the development area.

## 2.5 Existing Transportation Network

### 2.5.1 Road Network

The main existing roads serving the Oldtown-Mooretown areas are:

**Rathbeale Road:** The development lands are bisected by the R125 Rathbeale Road that links Swords to Ashbourne and the N2 route corridor. This road is the primary transport corridor through north-western Swords. Traffic capacity is limited, especially by the junction at St. Cronan's Avenue, where there is little in the way of additional traffic lanes at the signals. The Rathbeale Road on its own cannot sustain the transport needs for access to the major scale of development which could be facilitated at Oldtown and Mooretown.

There are no bus priority facilities along the Rathbeale Road. The major public transport corridor serving Swords is located at the eastern side of the Town, where a Quality Bus Corridor (QBC) is provided along the R132 to Dublin. It is planned that Metro North will follow the R132 corridor. In order to provide high quality public transport services for the Oldtown



*Rathbeale Road*



and Mooretown areas, it will be necessary to construct a spur QBC that will connect West Swords to Swords Main Street and to the Metro North/Swords QBC corridor.

**Glen Ellan Road and Extension:** Glen Ellan Road is a 2-lane single carriageway and frontage-free road that has been developed through new residential areas at Applewood and Glen Ellan, with an extension to this road bisecting greenfield lands at Oldtown and terminating at an existing temporary school site at the western edge of the LAP lands. This road extends from the Oldtown area eastward to a junction with Balheary Road, and provides a route to the R132 at the Estuary junction that bypasses the Rathbeale Road.

Pedestrians/cyclists will also be able to directly access the Estuary Metro Stop by travelling along the Glen Ellan route, connecting at Balheary Road Junction to the Stop via Balheary Park.

The Glen Ellan road as it currently exists has a 7.5 m carriageway, verge, footpath and off road cycletrack which is of fairly poor quality and lacks continuity at junctions, especially at three roundabouts. In its current design the existing Glen Ellan Road Extension would facilitate traffic travelling at speed through the development. The facilities for cyclists and pedestrians will require improvement, including provision of suitable crossing points

The existing Glen Ellan Road extension will form an important route through the development lands, being accessed by the permitted Gaelscoil and Eductate Together School, the proposed Archaeological Park and a proposed Local/Neighbourhood Centre.

#### **Swords Integrated Traffic Model**

An Integrated Traffic Model has been prepared for Swords as part of the document 'Your Swords, An Emerging City, Strategic Vision 2035'.

The model identifies the existing road network which converges onto the Main Street or the R132, creating constraint 'pinch-points' at a limited number of locations where traffic streams converge. There is no north-south connectivity in the west of Swords and there is a lack of a quality public transport route.

In the long term, Swords will require the Swords Western Ring Road (SWRR), which will be located further west of the Oldtown-Mooretown lands, to act as a bypass of Swords at a strategic level, providing a more direct and efficient route from the M1 north of Lissenhall to the N2 north of the M50 (via the future Airport road network system) and connecting with the strategic metro park and ride site at Lissenhall.

In considering the medium term development of the LAP lands, the Model indicates that the development potential of the Oldtown-Mooretown lands is severely constrained by the existing transportation network. The lack of a high capacity route to the west means that new development would either have to travel east to access the R132/M1 or travel west via substandard roads, such as the Naul Road/R108. A tiered and phased approach to road network improvements will therefore be required in tandem with development of the LAP lands and should include the following elements:



*Glen Ellan Road Extension*

- Development of the Western Distributor Link Road and Inner Ward River Valley Crossing – these proposals serve a more local need for development of the lands than that of SWRR.
- Enhancement of existing junctions in the area.
- A quality bus route.
- Integrated pedestrian and cyclist network.

Road network proposals will be examined in more detail within section 3.2 on Movement Strategy.



*External Road Network*

## 2.6 Existing Water Services Infrastructure

### 2.6.1 Surface Water Drainage

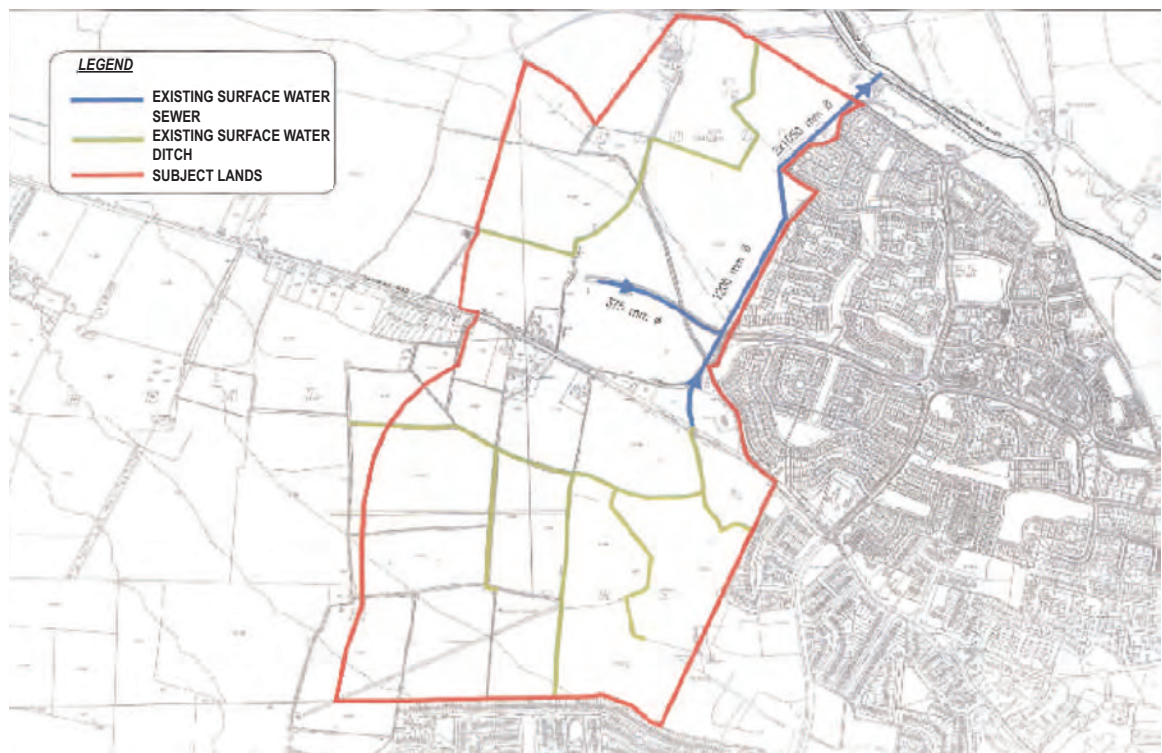
The LAP lands are within the catchment of the Broadmeadow River. There are a number of local water courses within the plan lands.

Sustainable Urban Drainage Systems (SuDS) will be a key element of the strategy for the LAP lands. A SuDS Strategy has been commissioned by Fingal County Council as part of this LAP. This is discussed further in section 3.5.

There is an existing surface water pipe along the eastern boundary of the Oldtown lands, which culverts a significant length of stream at this location. Where practicable, this culvert should be removed and the stream returned to its natural state.

### 2.6.2 Water Quality

In accordance with Water Framework Directive and Eastern River Basin District subdivision, Oldtown-Mooretown LAP lands fall within the Broadmeadow Water Management Unit, which includes the Broadmeadow River and Ward River. Maintaining and improving water quality is a key consideration in development of the lands.



*Existing Drainage and Watercourses*

### 2.6.3 Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS) and Broadmeadow River

Fingal County Council, with project partners Meath County Council and the Office of Public Works is currently carrying out FEM FRAMS, which is a catchment-based flood risk assessment and management study of rivers and streams within the county area.

The Broadmeadow River runs along the northern boundary of the site with several tributaries running through the development lands. Draft flood risk maps have been produced for this river for the 1% (1 in 100) and 0.1% (1 in 1000) probability of flooding. This impacts on the extent of development within the plan lands.

### 2.6.4 Water Supply

The LAP lands are within the district served by the reservoir in Ballycoolin, with water derived from the Leixlip water treatment plant. Plans for a substantial upgrade to the Leixlip plant to increase output are well advanced and are expected to be complete by end of 2013.

There is an existing 800 mm diameter Kingston to Lissenhall ductile iron watermain crossing the development lands. This water main must be protected as part of any future development and its associated wayleave area incorporated within public open space and/or a public road. It is not suitable for this water main to be enclosed within private property given its regional function. There may be an opportunity to move part of the pipe to suit infrastructure development for the plan. This may be explored at Masterplan stage.

A 150 mm diameter watermain exists along the Rathbeale Road. A 250mm diameter water main runs along the length of the Glen Ellan Road extension to the temporary schools.

Proposed development shall ensure that the existing pipelines are protected and wayleaves incorporated.

### 2.6.5 Waste Water Treatment

At present, Swords WWTP is operating at its design capacity of 60,000 p.e. Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and to 140,000 in the long term. Works on the medium term upgrade to 90,000 p.e. are expected to be completed by end of 2012.

At present the WWTP does not have capacity to accommodate development of the LAP lands. Development will only be allowed where capacity is available (see section 4 on phasing).

### 2.6.6 Foul Drainage Infrastructure

A 450mm diameter waste pipe runs from west to east through the north of the Oldtown, and a 500mm diameter waste sewer through the south of the Oldtown. These sewers connect to the existing network at Applewood/Glen Ellan. There are no existing foul sewers on the Mooretown site, but site levels indicate that it would drain to Rathbeale Road and connect to the existing sewer there.

The Greater Dublin Strategic Drainage Study (GDSDS) modelled the Swords foul drainage network. A number of deficiencies were identified in the network downstream of the proposed lands. It is planned to address the deficiencies in the downstream sewer network as part of the upgrading of the Swords foul drainage networks. These works are not expected to be complete until 2012 at the earliest. Development will only be accommodated where upgrade to the network has been complete and capacity is created.

### 2.6.7 Groundwater

The Geological Survey of Ireland (GSI) has recently completed a Ground Water Protection Scheme for Fingal. Development in this area shall have regard to this scheme.

## 2.7 Local Retail Services

To assist the Council in addressing and resolving retailing issues in Swords and devising an evidence-led Retail Strategy, a review of the 2004 County Retail Strategy as it relates to Swords was undertaken and is set out within the document 'Your Swords An Emerging City Strategic Vision 2035'. The retail assessment examined the existing network of neighbourhood centres in Swords. The retail and service needs for the northwest Swords area, within which Oldtown-Mooretown is situated, are currently met by Applewood, Brackenstown and Rathbeale Neighbourhood Centres. The main food convenience shopping in this area needs to be augmented as there is currently under-provision of services to meet the existing needs of residents.

## 2.8 Schools

An assessment of existing schools was undertaken as part of this LAP and discussions were held with the Department of Education and Science. A school site is reserved in the neighbouring

Applewood development for a 16 classroom school – to date an 8 classroom school has been constructed. There are 2 temporary primary schools located on the Oldtown lands, which have received planning permission for permanent structures. These schools, together with the provision at Applewood, will adequately serve the Oldtown lands.

With regard to Mooretown, the LAP lands will generate the need for a secondary school and an additional 2 primary schools for Mooretown. A 32 class primary school and secondary school will be located on the one campus, with the option for an additional primary school within the Mooretown Local Centre.

### **2.9 Recreational Facilities**

There are a lack of playing pitches and large class 1 open space areas in northwest Swords. Under Variation 29 of the Fingal Development Plan 2005-2011, land has been designated adjoining the Oldtown lands for use as a Regional Park. This land has not yet been developed.

In terms of passive amenity, the Broadmeadow Linear Park is an important resource in this area. Its completion north of the plan lands and linkage with the Regional Park would significantly contribute to the value and usage of this space.

## SECTION 3: STRATEGIC VISION AND DEVELOPMENT STRATEGY

The Oldtown-Mooretown lands will be developed in a coordinated, sustainable way, as a unique urban extension connected to the existing town of Swords - a place with its own character and identity, where people can live, work, recreate and access various local services within an accessible area and be part of a sustainable community. The landscape and associated significant archaeological remains in this area present a unique opportunity for the creation of a quality amenity and historical reference point in the changing environment, a resource which will inspire and shape the evolving character and identity of this area.

This section will set out the key strategic elements which will be required to ensure the co-ordinated and phased development of the plan lands and establishes a number of objectives to provide for the proper planning and sustainable development of this area of Swords.

The Oldtown-Mooretown LAP comprises 111.5ha of undeveloped lands at the western development boundary of Swords, with a net development area of approx 82 hectares. It is estimated that the Local Area Plan will facilitate approx. 3400 residential units (1600 at Oldtown and 1800 at Mooretown), equating to an approximate new population in the region of 10,000 on the west side of Swords. This population will be supported by a range of community services, open space and physical infrastructure, which will be developed in tandem with the growth of the area.

The following strategic elements will be addressed in this LAP:

- Strategic Open Space and Recreational Framework
- Movement Strategy and Transportation Infrastructure
- Landuse Mix: Residential Development; Retail and Commercial services; Education and Community Infrastructure
- Urban Design Framework and Masterplan(s)
- Water Services Infrastructure

### 3.1 Strategic Open Space and Recreational Framework

In devising the Open Space strategy there has been a deliberate effort made to create a tangible link between the open space network and the significant archaeological heritage of the LAP lands, and in a wider context to establish a connection with the open space network in the wider Swords area. A hierarchy of spaces with appropriate uses is proposed. The treatment of the open spaces, with regard to their position in the hierarchy, the links between the spaces, and the connectivity to lands outside the LAP, are fundamental to the strategy.

The Strategic Open Space and Recreational framework will comprise 3 distinct elements:

- Archaeological Parks
- Broadmeadow Linear Park
- Swords Regional Park and Class 1 Open Space

These strategic elements will be brought together and connected via

- Green Corridors and Class 2 Open Space areas, including small scale active multi use games areas, pocket parks for kick-about and playgrounds.

The delivery of open space shall take place in tandem with development, as set out within the phasing programme in section 4.

It is an objective of this LAP that developers will be required to develop an Urban Design/Landscape Masterplan(s) for the plan lands, following adoption of the LAP (see section 3.4). The Landscape element of the Masterplan shall address in detail the overall landscape and open space strategy for the plan lands, including design of archaeological parks (in line with the Archaeological Conservation and Management Plan discussed hereunder); design of class 2 open spaces and identification of differing uses within the open space hierarchy; design of green corridors; incorporation of existing trees/hedgerows/streams; landscaping of public realm and streets, particularly tree lined streets of WDLR and Main Streets in Oldtown and Mooretown.

### **3.1.1 Archaeological Parks**

At a local level the open space strategy is informed by the historical and archaeological context of the Oldtown-Mooretown lands. The most significant archaeological find is that of the ecclesiastical complex adjoining both sides of the Rathebeale Road. A number of additional finds within Mooretown are linked to this site, revealing a landscape rich in history.

The archaeological discoveries form the basis of the open space strategy, which is to create a network of Archaeological Parks, interconnected via green corridor links, resulting in the creation of a recreational route linking in with the wider recreational/amenity facilities/community services in the area. The Archaeological Parks will be sensitively designed to protect and preserve in situ their archaeological remains and will be designed in a modern context to 'tell the story' of this heritage resource through signage, design features and dissemination of interpretative material. The creation of areas of interest within/adjoining/linking the archaeological parks will also be important in ensuring these areas are attractive and utilised open spaces. The intention is to incorporate the below-ground remains successfully into the new developments for the area. It is not about isolating or reconstructing the past to curtail change but rather to strike a balance between protecting the essential archaeological character of the landscape and its continuing evolution in response to modern needs.

The four main archaeological parks are the ecclesiastical complex north and south of the Rathbeale Road, referred to hereafter as 'Rathbeale Park'; the archaeology to the southeast of Mooretown adjoining Glasmore Abbey, referred to hereafter as 'Glasmore Green'; the Holy Well site; and the water mill site, which is incorporated within a green link with associated SuDS ponds, referred to hereafter as 'Watermill Park'. The Conservation and Management Plan (by Margaret Gowen & Co Ltd, March 2010) establishes a management plan for each of these discoveries which relate to the general policies to protect and promote the

archaeological remains, and are summarised in appendix 2 of this plan. The Conservation and Management Plan shall be referred to fully in the undertaking of an Urban Design/ Landscape Masterplan(s) for the area (see section 3.4).

Rathbeale Park – Actions:

Oldtown Section: Rathbeale Park – Actions:

- Designate the lands at Oldtown where the remains of the ecclesiastical complex were revealed, north of Rathbeale Road as 'Rathbeale Archaeological Park' (Policy 1).
- Define the extent of this archaeological park (categorised as open space) as the newly built access road to the school to the north, the site of the school and car-parking to the west, an existing watercourse boundary to the east and the Rathbeale Road to the south (Policy 1).
- Exclude this area from all development and designate for passive recreation use only, with provision for a minimal non-invasive landscape strategy to be applied across its extent, designed to create a naturalised landscape. This will ensure that the topographical nature of the land will not be altered by development (Policy 1).
- The planting of meadow grass, the placement of seating and the creation of linkages with other sites in the LAP area are to be considered as minimal landscaping works (Policy 2).
- Approval of all landscaping work and boundary treatment is required by a supervising archaeologist (Policy 2).
- To make aware all on-site landscaping contractors or personnel from Fingal County Council Parks Department of the sensitivity and importance of the below-ground remains (Policy 2).
- Train all on-site landscaping contractors or personnel from Fingal County Council Parks Department in appropriate onsite and landscape management of an archaeological site for its future protection (Policy 2).
- Promote the future protection of the site through the dissemination of the main findings of the final excavation and survey results (of all archaeological work carried out across the site, in accessible prose) through local history channels (Policy 3).
- Prepare photo-montages that take advantage of the views and can show the location of other archaeological sites within the landscape (Policy 3).
- Reflect the historic nature of the land through the future amenity use of the site (Policy 4).
- Protect views from the Archaeological Park towards the northern uplands and to the coast (Policy 1 & 4).
- Erect relevant information boards/signage panels at the Archaeological Park in tandem with advice from the National Monuments Service (DoEHLG). One venue considered to be appropriate for such display is in the Oldtown School or carpark (in view of the school's projected use, out of school hours, as a community centre/resource, and therefore its appropriateness as a venue for such display, removed from the possibility of vandalism). The inclusion of other displays in the parkland areas may also be considered appropriate (Policy 4).



*Cross site at Oldtown*



- Retain the existing stone cross in situ (Policy 4). Create a linkage across the Rathbeale Road to join the separated parts of the Rathbeal Archaeological Park (Policy 4).
- Promote ongoing and sustainable movement between Archaeological Parks (Policy 5).
- Develop linkages to and from this site to provide an accessible archaeological landscape, open to all, which will respect the archaeological remains and provide a sympathetic and appropriate setting, maintaining the topographical integrity of the site within a changing environment (Policy 5).

Mooretown Section:

- Designate the lands at Mooretown where the remains of the ecclesiastical complex were revealed, south of Rathbeale Road as 'Rathbeale Archaeological Park' (Policy 1).
- Define the extent of this archaeological park (categorised as open space) as Rathbeale Road to the north, an existing watercourse to the south and east and to the west by an established scrub boundary (Policy 1).
- Set the archaeological site within a larger open space area that takes account of the natural field boundaries and incorporates the watercourse to the east and south of the site so the setting is maintained (Policy 1).
- Retain in situ this archaeological site in its entirety and exclude from development. The extent of this exclusion zone is to be developed and agreed with the DoEHLG (Policy 1).
- Reserve the archaeological site for passive amenity and propose an area to the east that has not revealed archaeological features to date for activities such as a playground subject to full archaeological investigation (Policy 2).
- Design pathways, by using bark chippings to delineate ways, on top of the below ground remains along enclosure ditches. These could be introduced over a geotextile layer that would protect and sustain the original ground level and create and designate an appropriate pathway through the site. (Policy 2).
- Approval of all landscaping work and boundary treatment is required by a supervising archaeologist (Policy 2).
- To make aware all on-site landscaping contractors or personnel from Fingal County Council Parks Department of the sensitivity and importance of the below-ground remains (Policy 2).
- Train all on-site landscaping contractors or personnel from Fingal County Council Parks Department in appropriate onsite and landscape management of an archaeological site for its future protection (Policy 2).
- Provide signage at several vantage points around the site. By using text and drawings, representations of archaeological remains can be shown on the signage creating a better understanding of how the site would have looked and how it was constructed (Policy 3 & 4).
- Create a link across the Rathbeale Road to join the separated parts of the Rathbeale Archaeological Park (Policy 4).

- Provide a pedestrian link over the watercourse to the south of the site (Policy 4).
- Planting regimes around the watercourse and potential play area will be designed to be attractive and have year-round interest, yet have low maintenance requirements to ensure management costs are kept to a minimum.
- Enhance and widen the watercourse as part of the SuDS strategy for the LAP lands; creating a wetland area that can be enjoyed as a natural amenity as well as reinforcing the setting for the archaeological site (Policy 4).
- Develop linkages to and from this site to provide an accessible archaeological landscape, open to all, which will respect the archaeological remains and provide a sympathetic and appropriate setting, maintaining the topographical integrity of the site within a changing environment (Policy 5).

#### Glasmore Green – Actions

- Designate the lands at Mooretown where the remains of a medieval secular complex were revealed as 'Glasmore Green Archaeological Park' (Policy 1).
- Define the extent of this archaeological park (categorised as open space) on the LAP mapping (Policy 1).
- Set the archaeological remains, which present in an L-shaped pattern along a ridge, within a larger open space area that takes account of the natural topography and maintains a direct link to the upstanding remains of Glasmore Abbey in the neighbouring lands (Policy 1).
- Retain this archaeological site in its entirety in situ and exclude from all development. Develop and agree the extent of this exclusion zone with the DoEHLG (Policy 1).
- Reserve the archaeological site for passive amenity while the surrounding parkland will encompass areas for seating or picnic tables and signage, subject to investigation (Policy 2).
- Approval of all landscaping work and boundary treatment is required by a supervising archaeologist (Policy 2).
- To make aware all on-site landscaping contractors or personnel from Fingal County Council Parks Department of the sensitivity and importance of the below-ground remains (Policy 2).
- Train all on-site landscaping contractors or personnel from Fingal County Council Parks Department in appropriate onsite and landscape management of archaeological sites for their future protection (Policy 2).
- Provide access links in the form of pathways or tracks between this and other sites in the vicinity, such as the Rathbeale Archaeological Park, the holy well site and the recorded abbey site of Glasmore (DU011-019) (Policy 4).
- Provide signage to interpret the below-ground remains for the general public and to provide a network of historic information throughout the LAP lands and into the broader landscape (Policy 4).
- Preserve in situ the upstanding remains of Glasmore Abbey (DU011-019) and improve the presentation of the site by removing the unattractive high metal palisade fencing. Incorporate the upstanding recorded monument into the overall 'archaeological story' (Policy 4).
- Develop in association with the DoEHLG an appropriate treatment to identify the extent of below ground



*Excavation at Holy Well*

archaeological remains (Policy 4).

- Develop linkages to and from this site to provide an accessible archaeological landscape, open to all, which will respect the archaeological remains and provide a sympathetic and appropriate setting, maintaining the topographical integrity of the site within a changing environment (Policy 5).

#### Holy Well – Actions

- Designate the lands at Mooretown where the remains of a holy well, known as St Cronan’s well (DU011-018) was revealed as ‘St Cronan’s Well Archaeological Park’ (Policy 1).
- Define the extent of this archaeological park (categorised as open space) on the LAP mapping (Policy 1) as a small rectangular pocket park.
- Define the extent and treatment of the recorded holy well site subject to discussion and agreement with Fingal County Council and DoEHLG (Policy 1).
- Protect a newly revealed fulacht fiadh at this location (Policy 1).
- Approval of all landscaping work and boundary treatment is required by a supervising archaeologist (Policy 2).
- To make aware all on-site landscaping contractors or personnel from Fingal County Council Parks Department of the sensitivity and importance of the below-ground remains (Policy 2).
- Train all on-site landscaping contractors or personnel from Fingal County Council Parks Department in appropriate onsite and landscape management of archaeological sites for their future protection (Policy 2).
- Place signage to identify and record the archaeological remains of the holy well and how it relates to the other parts of the ecclesiastical complex and enforces the sense of a sacral landscape.
- Develop linkages to and from this site to provide an accessible archaeological landscape, open to all, which will respect the archaeological remains and provide a sympathetic and appropriate setting, maintaining the topographical integrity of the site within a changing environment (Policy 5).



*Water mill foundations*

#### Water Mill Park –Actions

- Designate the lands at Mooretown where the remains of a water mill was revealed as ‘Watermill Park’ (Policy 1).
- Define the extent of this archaeological park (categorised as open space) on the LAP mapping as a linear green space and integrated within the development as a river-side walk (Policy 1).
- Develop the watercourse as an attractive feature within the LAP lands in order to protect and provide an appropriate setting for the site (Policy 2).
- Retain the masonry remains of the watermill site within this landscape parkland, and protect by an exclusion zone where no development can take place (Policy 2).
- Approval of all landscaping work and boundary treatment is required by a supervising archaeologist (Policy 2).
- To make aware all on-site landscaping contractors or personnel from Fingal County Council Parks Department of the sensitivity and importance of the below-ground remains (Policy 2).

- Train all on-site landscaping contractors or personnel from Fingal County Council Parks Department in appropriate onsite and landscape management of archaeological sites for their future protection (Policy 2).
- Identify areas that are known to be free from archaeological remains and plant with appropriate trees, shrubs and flowers (Policy 2 and 4).
- Develop an informed landscaped river walk through the creation of signage and points of interest to and from the watermill site (Policy 4).
- Interpret the below-ground remains for the general public, by providing signage and consideration could be given to exposing the masonry remains or interpreting the site layout and plan form on the present day ground surface by a series of markers (Policy 4).
- Develop linkages to and from this site to provide an accessible archaeological landscape, open to all, which will respect the archaeological remains and provide a sympathetic and appropriate setting, maintaining the topographical integrity of the site within a changing environment (Policy 5).

All sites and archaeological parks shall be maintained and managed so they retain their significance within and are integrated into the local community. Boundary treatment and the identification of the remains should encourage open access across and movement through the Archaeological Parks.

The on site management plan for each archaeological site is a collaborative and evolving process between the local authority, statutory authorities and developer of the lands. The National Monuments Section of the DoEHLG will advise on best practice for all site works, oversee the implementation of the objectives and actions as set out in the Conservation and Management Plan and review and update the plan as necessary in conjunction with Fingal County Council.

Where necessary during the enabling and construction works for the LAP lands, fencing will be erected around archaeological exclusion zones to protect the below ground remains from accidental or inadvertent damage. This fencing will be removed once construction has take place and the Archaeological Parks will be incorporated in a seamless manner into the overall development. Avoidance of railings or bollards to delineate an archaeological site or exclusion area is advised as they detract from the overall landscape setting, provide obstacles to movement through the area and can attract antisocial behaviour in the form of graffiti.

It is the intention that the creation of Archaeological Parks will provide a safe and informative experience for the visitor and local alike. Similarly, access to archaeological information will enhance the public appreciation of the area and provide a greater understanding of the sensitive nature of the below ground remains.

Development of lands to the north of the Rathbeale Archaeological Park (Oldtown Section) will be located so as to incorporate the protection of view sheds from within the



*Linear Park*

archaeological site towards the northern uplands, as the land is highest at this point.

The Archaeological Parks shall be protected, conserved and designed in accordance with the Conservation and Management Plan and proposed Masterplan(s) for the LAP, to ensure these spaces become attractive and utilised elements of the recreational network within this area and they are recognised for their historical character.

The Rathbeale, Glasmore Green, Water Mill Archaeological Parks, and additional archaeological pocket parks, shall be provided and developed at the developer's expense, dedicated as public open space and kept free of development, in accordance with the requirements of the Conservation and Management Plan, proposed Masterplans, and phasing strategy for the lands, as set out in section 4.

### 3.1.2 Broadmeadow Linear Park

The Open Space Strategy responds to the wider context in which Oldtown-Mooretown sits. The lands have the potential to form part of a north-south necklace of green spaces that would link the two river valleys of Swords. The Broadmeadow Linear Park is in the immediate environs of the development lands, with potential for long term linkage from this area to the Ward River Valley Linear Park via a green route along the proposed Western Distributor Link Road. This green route alongside the WDLR will be widened wherever feasible to create a wider necklace of functional open space around Swords, in accordance with strategic vision for a green necklace of open spaces



*Landscape Buffer*

The Broadmeadow Linear Park is located to the northeast of the Oldtown lands and serves the residential development to the east. The linear park will be continued along the northern boundary of Oldtown alongside the Broadmeadow river, terminating at the proposed Regional Park.

The Broadmeadow Linear Park is an important part of the open space network in this area and shall be delivered in tandem with the development of the plan lands.

### 3.1.3 Swords Regional Park

Objective SWORDS 17 of Fingal Development Plan 2005-2011 relates to the provision of a regional park to the west of the Oldtown lands: *To develop a Regional Park (of circa 65 ha) immediately west of Oldtown and adjoining and ultimately extending into the Broadmeadow River Valley Linear Park. The Park shall serve Swords and its hinterland, and shall comprise active recreational and passive activities, commensurate with the Council's vision for the emerging city of Swords.*

It is important in the development of the LAP that safe and direct access is provided to the regional park for all residents of the Oldtown-Mooretown area, as well as those residents in adjoining areas. Direct and safe pedestrian/cyclist links will be created to take cognisance of the Park as a key attraction, and a vehicular route provided, which will connect to the proposed Western Distributor Link Road. Class 1 active open space required to meet



*Strategic Necklace of Open Space*

the needs of the LAP lands will be located within the Regional Park to make the most of this amenity resource. This is discussed further under section 3.1.5.

### 3.1.4 Green Corridors and Strategic Planting

The Archaeological Parks, Broadmeadow Linear Park and the Swords Regional Park will be connected via a system of Green Corridors, which will facilitate direct, safe and attractive links for pedestrians and cyclists. To create a highly accessible and attractive green network of routes, these corridors where possible will be developed alongside existing water courses, hedgerows and other natural features, and will facilitate strong links between the historical discoveries within this area. The corridors shall be developed with regard to orientation and passive supervision from the built environment. The corridors will vary in width depending on their context, eg they will be 10m wide on either side of existing streams, but will be approx 4.5m wide where they form part of the road network between open spaces. The corridors will widen out to incorporate class 2 open spaces, such as pocket parks, kick-about areas and playgrounds, where appropriate. The green corridors shall not be accepted as class 2 open space unless they are meaningful in size and recreational purpose.



*Green Corridors*

Pedestrian/cycle linkages across the Rathbeale Road, connecting the Rathbeale Archaeological Park north and south, shall be accommodated in tandem with the development of the plan lands. This link will in turn facilitate direct and safe access to the schools campus north and south of the road as well as between the Local Centres and wider strategic open spaces.

Pedestrian linkages between new and existing residential areas, shall be facilitated through existing open spaces and pedestrian routes which will generate good permeability and integration with the wider context. These direct routes will encourage pedestrian and cyclist usage and ensure easy access to schools, local centre/shops and open space facilities/green corridors for both the existing and new communities.

A buffer zone incorporating strategic tree planting shall be provided along the western boundary. This planting will serve to appropriately and clearly define the western edge of the built up area of Swords town and provide an appropriate transition boundary with the adjoining Regional Park. This buffer zone shall not be accepted as class 2 public open space. It is envisaged that class 2 public open space shall adjoin sections of this landscaped buffer zone, where appropriate.

Where there are existing trees/hedgerows along the eastern boundary with the adjoining residential development, these shall be retained and strengthened as part of the LAP.

### 3.1.5 Quantity and Location of Class 1 and Class 2 Open Space

The Fingal Development Plan 2005-2011 outlines open space policies and standards. A maximum class 1 provision and a minimum class 2 provision as per the Fingal Development Plan standards shall be required within Oldtown and within



*Typical Riparian Vegetation*

Mooretown. The class 1 provision shall be provided on lands off-site within the Swords Regional Park, while class 2 open space shall be located within the Oldtown and Mooretown lands, proximate to the residents they serve.

Approximately 29 ha of Open Space will be generated by the plan, with approx 23 ha required for class 1 and approx 5.79 hectares of class 2 (2.7 ha within Oldtown; 3 ha within Mooretown). The exact quantum shall be worked out at masterplan/planning application stage.

***Class 1:***

Active class 1 public open space shall be located within Swords Regional Park. The active open space for these lands shall not be accepted where it is within the 1:100 year flood probability within the Park. While areas within this flood plain are important for the overall green open space network in this area, such lands are limited in terms of active use, which this LAP will require to be provided in tandem with development. These areas shall be provided and developed at the developer's expense, dedicated as public open space and kept free of development, in accordance with the phasing strategy for the lands, as set out in Section 4. A Landscape and Recreational Strategy for the Swords Regional Park shall be undertaken by Fingal County Council, in tandem with/prior to the Masterplan(s) for the LAP lands.

***Class 2:***

All class 2 open space shall be located within the LAP lands and it is an objective of this LAP to provide for small playgrounds/kick-about-areas as standard, in addition to the passive amenity facilities. Multi-Use Games Areas shall be accommodated within Oldtown and within Mooretown lands, in accordance with the requirements of Fingal County Council Parks Departments. Class 2 open space shall be provided and developed at the developer's expense, dedicated as public open space and kept free of development.

The proportion of class 2 open space generated by Oldtown shall be located within Oldtown and the same shall apply to Mooretown. Class 2 public open space will be creatively incorporated into residential layouts and overlooked by adjoining development so as to optimise passive surveillance and promote its use. Class 2 open space shall also be located so as to maximise reference to the historical discoveries of the area and contribute to the establishment of a green network of connected spaces, particularly where opportunities exist at the boundary with existing and adjoining open space areas. Urban Design/Landscape Masterplan(s) shall be developed for the LAP lands, which will determine the exact location, extent, design, and differing functions of these open space areas so as to ensure their continual use and attractiveness to the community.

In general the Rathbeale and Glasmore Archaeological Parks may not be included in the class 2 open space calculations. While they are amenity and historical resources, they are severely restricted in terms of use for active and passive recreational infrastructure given the significance of the subsurface archaeological finds. For example they cannot be used for active pitches; playground infrastructure; planting will have to be specifically chosen with



*Well designed information signage within landscape*

regard to root network; pathways will have to be of special finish, with boundary treatments of sensitive design and non-intrusive – such restrictions and additional design opportunities are highlighted in the Archaeological Conservation and Management Plan. A portion of the open space identified south of the Rathbeale Road within the buffer zone for Rathbeale Archaeological Park has been identified as being possibly usable for a playground, therefore this element of the park may be utilised in class 2 open space calculations.

Open Space within the 1:100 flood plain at the northern edge of Oldtown shall not be considered as class 2 open space. These areas are restricted in terms of their potential active function.

Properly designed and located SuDS features can be incorporated within and complement the amenity and aesthetic value of open spaces, however SuDS areas will not form part of the calculations for class 2 public open space provision within the lands, except where they contribute in a significant way to the design and quality of open space.

### 3.1.6 Biodiversity

A landscape assessment was undertaken for the plan lands. The Mooretown lands has a greater number of trees/hedgerows subdividing the agricultural lands than the lands at Oldtown, which has been denuded of trees/hedgerows due to intensive agricultural practices. The key ecological features remaining in the lands relate to existing trees/hedgerows and to watercourses.

In order to maintain and develop the biodiversity of the plan lands, it is an objective of this LAP to incorporate and strengthen existing trees/hedgerows. Where this is not feasible, replacement habitats shall be provided.

Existing water courses within the plan lands shall be maintained with riparian strips, which will be widened to incorporate passive and small active parks where feasible. A green network of corridors is proposed as part of the LAP strategy to link open space areas both within the lands and to the surrounding environment. This presents an opportunity to build upon the biodiversity value of the lands.

The Urban Design/Landscape Masterplan(s) for the lands shall include a detailed assessment of existing hedgerows/trees for inclusion within the development of the lands and a full habitat survey.

#### Key Objectives:

##### Archaeological Heritage

- Seek the protection and preservation in situ of these early medieval and medieval monuments including the ecclesiastical site with burials, associated secular activity and field systems, holy well, mill site, ringfort and medieval secular farmstead.
- Seek the preservation of important views and prospects to and from the ecclesiastical site at Oldtown so as to preserve the setting of the monument and to increase the appreciation and character of the archaeological remains. Based on previous archaeological investigations, the



Department have stipulated that a buffer area is to be established between any new development and the monument in order to ensure the preservation and enhancement of the feature within an archaeological park and amenity area.

- Require any earthmoving proposals for works within the LAP area to be reviewed by a suitably qualified archaeologist and that, where necessary, work is preceded by an appropriate assessment, designed to realise the full archaeological potential of the development area;
- Require the involvement of qualified and experienced archaeologists and landscape professionals in the detailed design, layout and management of the archaeological park and archaeological risk zones that are to be incorporated into the proposed Local Area plan as open space areas;
- Provide for buffer zones around the known extent of the below-ground archaeology. The idea being that the exclusion zone is surrounded by a buffer zone that can tolerate more significant interventions such as planting, seating and playgrounds. This enables the outer fringes of the archaeological sensitive zone to be incorporated in a seamless manner within development proposals;
- Favour minimal intervention landscape strategies to be employed at the archaeological park and other open space areas for the protection of the sensitive below-ground remains and avoidance of unnecessary disturbance;
- Require good quality, context-sensitive design for development proposals surrounding the open space areas and archaeological park so as not to detract from the character or setting of these sites by reason of the location, scale, bulk or detailing;
- Encourage the enhancement of the archaeological remains by signage, en route sculptures and pedestrian linkages to and from the below-ground sites;
- Require that appropriate programmes of regular maintenance are put in place and that all workers such as on-site landscape contractors or Fingal County Council Parks Department are aware of the importance of the below-ground remains.

#### **Public Open Space and Recreational Facilities**

- Develop the lands zoned Open Space within the Swords Regional Park to the west of Oldtown for active class 1 recreational needs associated with LAP lands.
- Extend the Broadmeadow Linear Park into the proposed Regional Park and provide safe and good quality access to and permeability between the Parks and the LAP lands.
- Develop strategic planting, physical connections, and visual linkages between the green road corridor alongside the Western Distributor Road and the Ward River Valley Park and Broadmeadow Linear Park, linking in with an internal network/green corridor of open spaces within the LAP lands.
- Develop a network of green corridors within the LAP lands and ensure a high level of connectivity and accessibility through the incorporation of key green cycle and pedestrian routes.

- Develop a hierarchy of open spaces, supporting a variety of uses and finishes within the LAP lands and in particular develop a sufficient number of local playgrounds/multi-use-games-areas to serve the area, as required by FCC Parks Department.
- Recognition of the archaeological heritage of the area shall be referenced within the open space areas, particularly at the key ecclesiastical discovery adjoining Rathbeale Road, in accordance with the Conservation and Management Plan.

#### Biodiversity

- Protect and enhance the biodiversity of the plan lands through the incorporation of existing trees and hedgerows within green corridors and development of strategic planting along the western boundary, in consultation with National Parks and Wildlife Service, and Eastern Regional Fisheries Board.
- Protect and manage the existing watercourses within the plan lands and provide 10m riparian corridors alongside these watercourses.
- Promote and implement sustainable urban drainage solutions within the LAP lands and protect the Broadmeadow River watercourse.
- Undertake a detailed tree/hedgerow survey and biodiversity study with habitat mapping as part of Masterplan(s) for the LAP.
- All new/reviewed/ amended plans and developments proposed within LAP lands which have the potential to impact on the Broadmeadow River and potentially designated habitats will be required to prepare a Natura Impact Assessment in line with Article 6 of the Habitats Directive.



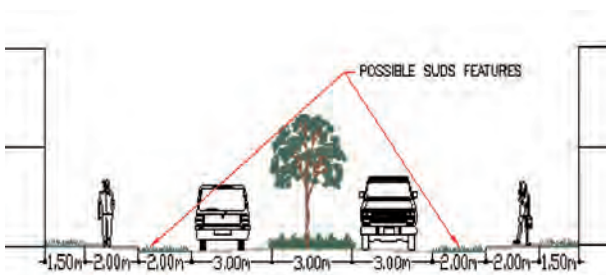
Proposed Local Access Roads/Streets

### 3.2 Movement Strategy and Transportation Infrastructure

In order to facilitate development of the LAP lands, a tiered and phased approach to the improvement of the road network is required. The following elements are necessary:

- Development of a number of new roads/road links – in particular provision of the Western Distributor Link Road (WDLR) and the Inner Ward River Valley Crossing;
- Enhancement of existing junctions and roads external to the lands;
- Redesign of Glen Ellan Road as a main urban street within the lands and design of a main street within Mooretown lands;
- Provision of a quality bus route to transport those living in northwest Swords into the Town Centre;
- Provision of pedestrian and cyclist networks, associated with green corridors both within and into adjoining areas.

It is an objective of this LAP to develop a hierarchical street network, supporting internal permeability, with links to the surrounding environment, which will lend itself toward the creation of a legible and highly connected community. Key desire lines will exist within the scheme between the recreational facilities, schools, community services and Local



Typical Local Access Road

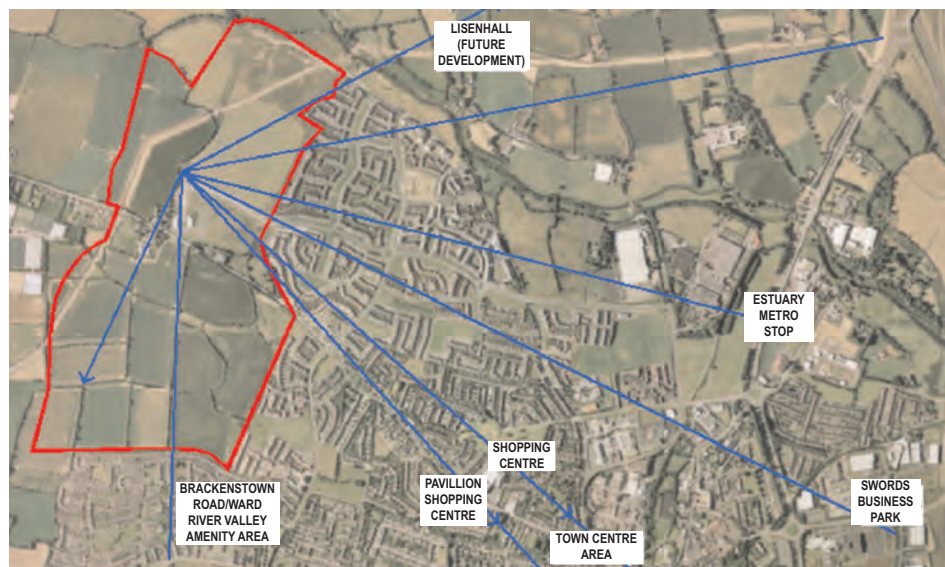


*Proposed Main Streets*

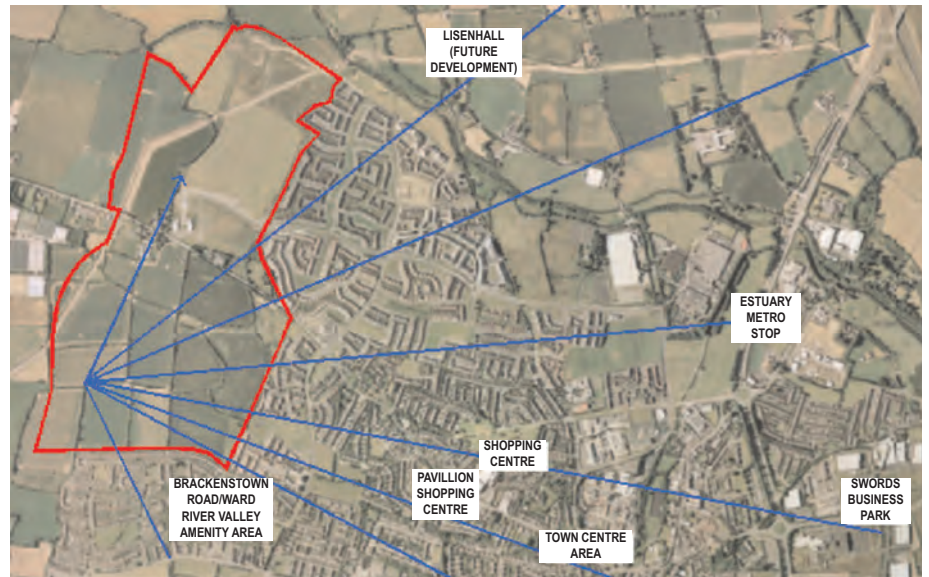
Centre uses. Direct links to adjoining areas will also be required to serve those travelling to Swords Town Centre and in particular those walking/cycling to Estuary Metro Stop, as well as the wider service and open space network.

The internal street hierarchy will comprise 3 different type streets below the WDLR, which will include:

- **Local Access Roads/Streets:** The purpose of these streets is to provide high permeability through the site, while maintaining a low design speed. A carriageway width of max 6m is proposed to accommodate both vehicular and cyclist traffic with 2m wide verges and 2m wide footpaths. Landscaped islands, comprising hard and soft landscaping and tree planting are proposed at 150 m intervals in order to create a visually attractive environment and to act as a traffic calming feature.
- **Main Streets:** The main streets front onto the Local Centres and will be designed as slow speed pedestrian friendly streets. A carriageway width of 6m max will be required to accommodate traffic. 4m wide footpaths with planting are proposed on both sides of the road to accommodate the high volume of pedestrian traffic expected in this area. An off-road cycle track is proposed, separated from the road by a 1m wide grass verge. Gateway features are proposed on the approaches to the local centres to alert drivers that they are entering an urban area. Gateway features will comprise of raised platforms and traffic islands; coloured road surfacing is also proposed.



*Oldtown desire lines*



*Mooretown desire lines*

- Shared surface residential streets: 5m wide shared surface residential streets are proposed to serve smaller areas of housing within the development.



*Typical residential street linking to parkland*

The detailed design of these streets in accordance to their function will be undertaken at Masterplan(s) stage. The design team shall be multi-disciplinary comprising urban designers, road design engineers, architects, landscape architects and archaeologists. Regard shall be given to the publication Manual for Streets (2007) to guide the detailed design of streets/roads. Reduced noise surfaces will also be considered at road design stage.

The above transportation improvement areas are elaborated upon hereunder. Development shall be phased in tandem with the road network and a phasing programme is set out in section 4.

### 3.2.1 Inner Ward River Crossing

The expansion and growth on the western side of Swords over recent years has highlighted the absence of a high quality north-south linkage on the western side of the town. There is limited connectivity to the N2 and areas to the west (e.g. Blanchardstown and Ballycoolin) from Swords. The two dominant high quality north-south routes are on the eastern side of Swords.

The Inner Ward River Crossing will be located on the western side of Swords town centre. It will be required in tandem with the Western Distributor Link Road to ensure the road network can cater for development of Oldtown-Mooretown lands. This enhanced road network will improve local connectivity between southwest and northwest Swords, and will also facilitate traffic travelling between the western part of Swords and Dublin City, thereby removing traffic from Swords Town Centre, R132 and M1.

A preliminary route selection study has highlighted a number of options for the proposed Swords Western Distributor Link Road to cross the Ward River Valley. The preferred option provides a link from the Western Distributor Link Road (within the LAP lands) to the Brackenstown Road, across the Ward River Valley via an upgraded Knocksedan Bridge, travelling along the Naul Road and connecting to the Forrest Road via a new route traversing east-west, south of the Ridgewood development. The preferred route will be subject to a separate statutory process prior to final route selection and development. This section of the proposed network crossing the Ward River Valley shall be provided in accordance with the phasing strategy as set out in Section 4.

### **3.2.2 Western Distributor Link Road (WDLR)**

Western Distributor Link Road is required as a relief road to improve the local road network for Swords and also as a distributor road for the Oldtown-Mooretown lands. In particular the WDLR will facilitate north-south connectivity to the west of the town, thereby removing traffic from Main Street, R132 and M1. South of the LAP lands the Western Distributor Link Road will cross the Ward River and link into the existing road network. The road will terminate within the northern end of the plan lands, with a long term objective for a crossing over the Broadmeadow River into the Lissenhall area being maintained.

The Western Distributor Link Road will form a spine for access to both Oldtown and Mooretown, with 8/9 number access routes into the plan lands, supporting an internal street network (see indicative road layout on LAP map). Existing routes which will interface with the WDLR are Rathbeale Road and Glen Ellan Road Extension, both of which will be redesigned to slow movement of traffic so as to protect the amenity and safety of pedestrians and cyclists in the new urban areas.

The design and character of the Western Distributor Link Road will be different as it moves through Oldtown and Mooretown. In Oldtown the road shall be internal to the development and shall therefore be more urban in character, forming a significant tree-lined boulevard road, with strong urban edges and accommodating a safe green corridor for cyclists and pedestrians. The Western Distributor Link Road will form the western boundary of development at Mooretown. There shall be strategic planting accommodated at the western boundary of the road, softening its transitional edge with the rural environment. Where feasible, this green corridor shall be widened to incorporate additional lands to the west of the route in accordance with Fingal County Councils vision for a green necklace of open spaces around Swords (see image under section 3.1) The road shall also comprise a safe and attractive pedestrian/cyclist green corridor to facilitate access to the Ward River Valley Park, thereby ensuring connectivity to the wider green network of open spaces. Sustainable Urban Drainage features along the WDLR will include swales that will be integrated within the high quality landscaped character of the road.

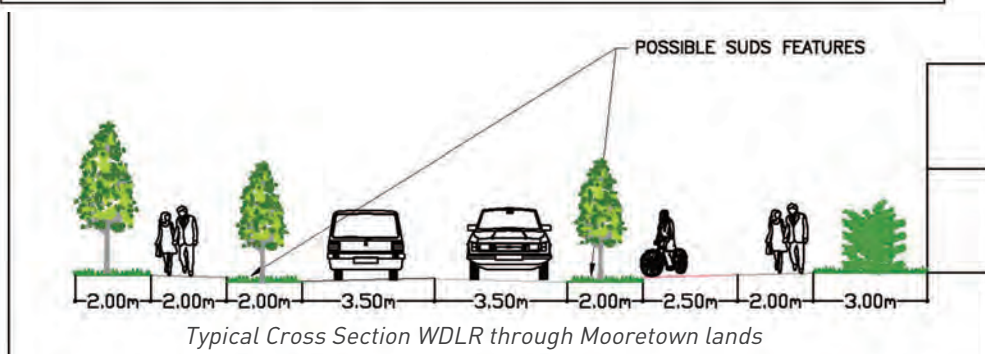
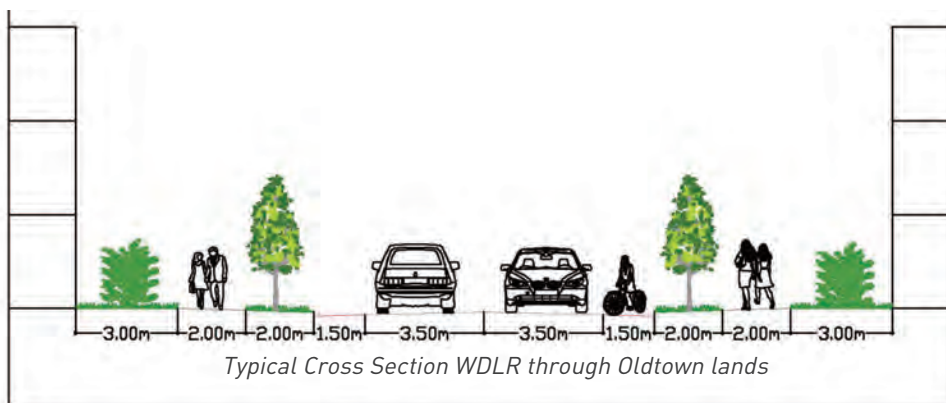
A hierarchical street network, with accesses to the Western Distributor Link Road, will be developed within the plan lands and will be easy to understand, permeable, and ensure good

connections outside of the lands. The development of the Western Distributor Link Road and Ward River Valley Crossing will be linked into the phasing of the development of the plan lands. (see section 4).

The detailed design of the road shall be prepared in conjunction with the preparation of a Masterplan for the lands. The design team shall be multi-disciplinary comprising urban designers, road design engineers, architects, landscape architects and archaeologists.

Design Parameters/Restrictions on this road:

- WDLR shall be designed as a significant tree-lined boulevard road, with strong urban edges and accommodating a safe green corridor for cyclists and pedestrians on both sides of the road, as appropriate.
- A strategic green corridor shall be developed on western side of the WDLR as it traverses Mooretown.
- A limited number of access points will connect into the WDLR from the plan lands, with access at approx every 200m. Access points will be more frequent where it is desirable to enhance further permeability within the scheme, particularly at Oldtown.
- Development shall front onto the WDLR and shall be arranged in a perimeter block pattern.
- No direct access to individual houses/premises shall be permitted. Limited on-street parking shall be permitted at strategic locations along the route, at a level which does not detract from the public realm.
- The boundary treatment along the route is critical to the creation of an attractive urban environment. No high walls shall be permitted, in the interest of providing an attractive, accessible and safe urban environment. Boundary treatment shall be creatively designed using quality materials.



### 3.2.3 Rathbeale Road

A number of new junctions are to be provided along Rathbeale Road to provide access to the LAP lands.

A roundabout junction is proposed on the Rathbeale Road at the western edge of the Oldtown and Mooretown LAP lands. This will provide for connection northward and southward along the WDLR, as well as east-west along the Rathbeale Road.

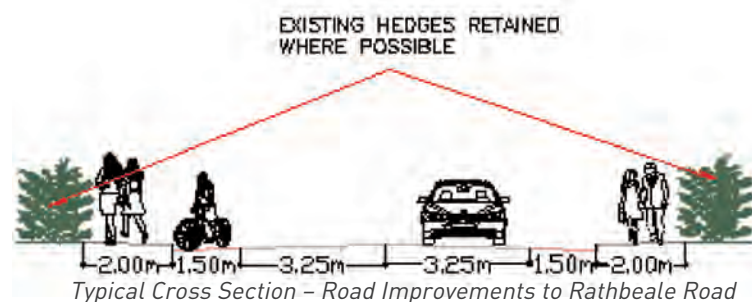
A signal controlled toucan crossing for pedestrians and cyclists will be provided between the two public park areas on either side of Rathbeale Road approximately midway along the frontage of the LAP lands.

A signal controlled junction with right-turn lanes will be required at a new access at the north eastern corner of the Mooretown LAP lands. This will be a permeable route through the lands, with opportunity to connect to the WDLR at different points along the western boundary.

A priority controlled junction will be provided at a new access at the south-eastern corner of the Oldtown lands. Due to topography and proximity to an archaeological site, this access will serve this block of land only and will not connect into the road network within the Oldtown lands.

A signal controlled junction with right-turn lanes will be required at a new access into the north-western portion of the Mooretown lands. There may be a second entrance into this block of land directly from the WDLR. This access point will also support pedestrian and cycle access from the Mooretown lands to the school site located in the Oldtown lands immediately north of Rathbeale Road.

Footpaths and cycle tracks are to be provided on both sides of the Rathbeale Road from the new junction with WDLR to the eastern edge of the lands. However any widening of this road is to take place on the roadside of the existing hedgerow where possible to prevent infringing on the sensitive surrounding environment. Trimming back of hedges will be required to improve visibility at junctions.



The detailed design of the road shall be prepared in conjunction with the preparation of a Masterplan for the lands.

### 3.2.4 Enhancement of Junctions and Roads Outside of Plan Area

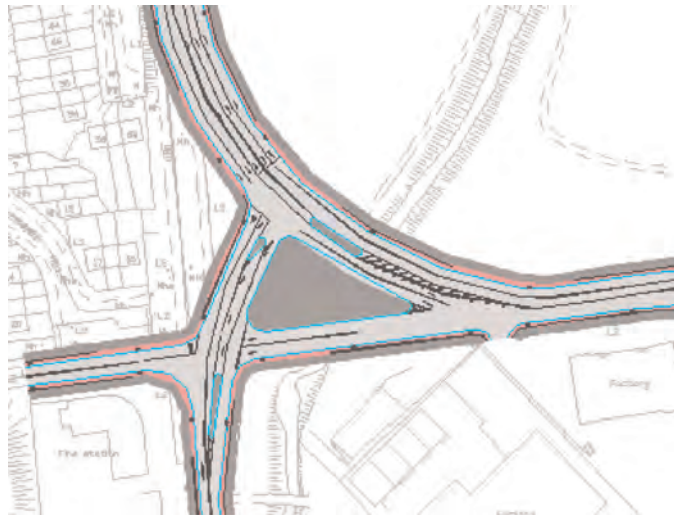
A number of junctions in the vicinity of the LAP lands are in need of upgrade in conjunction with development of the plan lands (see section 4, phasing). Hereunder is an assessment of these junctions and potential design solutions, which will be furthered at Masterplan(s) stage in conjunction with the Transportation Department of FCC – these proposals will require separate statutory approvals:

#### ● Castlegrange Junction

The junction is operating close to capacity during the morning and evening peak hours. The highest demand at this junction is during the evening peak hour, when it is effectively saturated with little or no reserve capacity. It is proposed that this junction shall be improved in conjunction with the first phase of development of the Oldtown and Mooretown LAP lands.



Castlegrange Junction Location



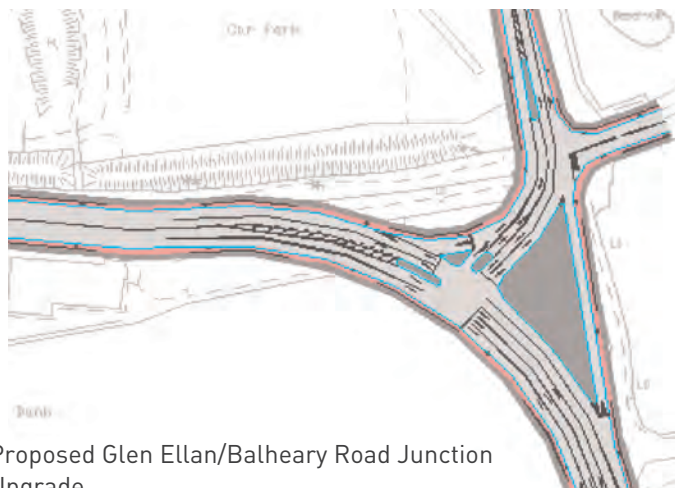
Proposed Castlegrange Junction Upgrade

#### Glen Ellan Road / Balheary Road Junction

The Glen Ellan Road / Balheary Road junction operates satisfactorily during the weekday morning and evening peaks, with modest reserve capacity. The highest demand for the junction is during the AM peak hour where the demand reaches 74% of the available capacity. It is proposed that this junction shall be improved in conjunction with development of phase 3 of the LAP lands so as to provide additional capacity as necessary.



Glen Ellan/Balheary Road Junction Location



Proposed Glen Ellan/Balheary Road Junction Upgrade



● **Estuary Junction**

The junction is currently operating above capacity, with the R132 north being the critical arm at this junction. A major capacity improvement is proposed for this junction as part of Metro North, involving replacement of the roundabout to a signal controlled junction, otherwise the junction improvement shall be required to be implemented in tandem with phase 2 of the development.



*Estuary Junction Location*



Proposed Estuary Junction Upgrade

● **Glen Ellan Road/Balheary Road to R132 improvements**

In conjunction with above three junction improvements it is proposed to widen Balheary Road to four lanes over a length of 300m between Glen Ellan Road and the Castlegrange junction. This will encroach on a public park to the east. The eastward continuation of this route towards the R132 and M1 will involve widening the link road between Castlegrange junction and the R132 Estuary junction to four lanes. These improvements will include cycle tracks to provide a continuous cycle route as part of the overall network of cycling facilities for Swords. It is proposed to upgrade the 3 roundabouts on Glen Ellan Road to cyclist friendly roundabouts. These improvements shall be required within phase 2 of the development.



### ●R125 Rathbeale Road /Murrough Road Junction Improvements

Capacity improvements are proposed for a number of junctions along the Rathbeale Road between the LAP lands and Watery Lane. The junction at R125 Rathbeale Road with Murrough Road is currently operating close to capacity with the critical arm operating at 89% of the available capacity. Junction improvement is proposed by widening the approaches on all arms to 2 lanes in conjunction with bus lanes within phase 1.

Modest capacity improvements are also proposed at the junction of the R125 Rathbeale Road with Watery Lane and at the junction of Watery Lane with Balheary Road. These shall take place in tandem with phase 3 of development.



Rathbeale Road/Murrough Road Junction Location



Proposed Rathbeale Road/Murrough Road Junction Upgrade

Design solutions in relation to the above proposals will be furthered at Masterplan (s) stage in conjunction with Transportation Department of FCC.

### 3.2.5 Glen Ellan Main Street

In order to create a more attractive urban environment, and for reasons of safety, particularly in relation to the school site, the Glen Ellan Road will be enhanced and redesigned within the plan lands to become a main street serving the scheme – referred to hereafter as Glen Ellan Main Street. Its function is to not only accommodate traffic, but to create a sense of place and a pedestrian/cyclist friendly environment.

The Glen Ellan Main Street shall be designed as an urban street with a design speed of 50kph generally and 30kph within the calmed area. The street shall vary from two sided development at the entry point from the WDLR/Rathbeale Road junction at which point a landmark building may be appropriate, leading to the traffic calmed section comprising the school and community facility on the southern side of the road and the Local Centre with civic plaza on the northern side. Leading further on from this area, buildings will form the northern edge, enclosing the open edge to the park to the south.



*Typical Strong Edge to the Street*

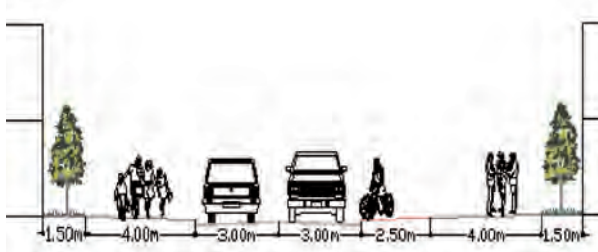


*Typical Spine Street*

It is an objective of this LAP to redesign the Glen Ellan Road Extension, in tandem with the future development of the Oldtown lands. The following elements in particular will be accommodated within this redesign:

- The Glen Ellan Road extension shall be re-designed as a tree-lined, hard landscaped urban main street accommodating footpaths, cyclepaths and additional soft landscaping.
- The street shall present as an attractive public place and urban space where traffic speeds are low and raised platform priority pedestrian crossing facilities are provided, particularly at the interface with the Local Centre, public park and schools site. Particular attention shall be given to proposed surface treatments at junctions with the schools and Local Centre to distinguish pedestrian, cyclist and traffic priorities.
- Footpaths at least 4m wide shall be provided in areas of expected activity adjoining shops, schools and other facilities. Active use of the street for seating shall be encouraged at focal points such as cafes and restaurants, especially where the building frontage has a southerly aspect with greatest sunlight.
- To maximise convenience for cyclists to and from adjoining residential areas, off road cycle tracks shall be provided on both sides of the street, with a 1m wide suitable hard or soft landscaping strip separating it from the adjoining road and/or parking spaces. Public cycle parking shall be located near entrances to buildings.
- The boundary treatment along the route delineates the public from the private realm, the design of which is critical to the creation of an attractive urban environment. Boundary treatment to buildings along this road shall not be visually dominant or intrusive but shall be subtle and creatively designed using high quality materials and various forms. In the cases where residential uses apply on the ground floor, a landscaped private space of c 1.5/2m shall be maintained to the front of the building line. This may be fronted by a railing no greater than 1m in height. No high walls shall be permitted, in the interest of providing an attractive, accessible and safe urban environment. In the case of publicly accessible uses, the pavement shall be wider and extend to the building edge.
- Traffic calming shall be by redesign of street and shall not require use of speed bumps, other than at raised pedestrian crossings.
- No direct vehicular access shall be allowed from any residential development onto the Glen Ellan Road extension, frontal development overlooking the road will be incorporated into the detail design to encourage activity along the road and to provide passive security along this route.
- A limited amount of short stay on-street parking shall be permitted along the Glen Ellan road at the Local Centre.

The detailed redesign of this street shall be prepared in conjunction with the preparation of an Urban Design/Landscape Masterplan(s) for the lands. The design team shall be multi-disciplinary comprising urban designers, road design engineers, architects, landscape architects and archaeologists.



Typical Main Street

### 3.2.6 Mooretown Main Street

The Mooretown Main Street will form a destination for the retail and community facilities of this neighbourhood. This street will accommodate a green route, which will connect into the wider open space network and the Rathbeale/Glasmore/Water Mill Archaeological Parks.

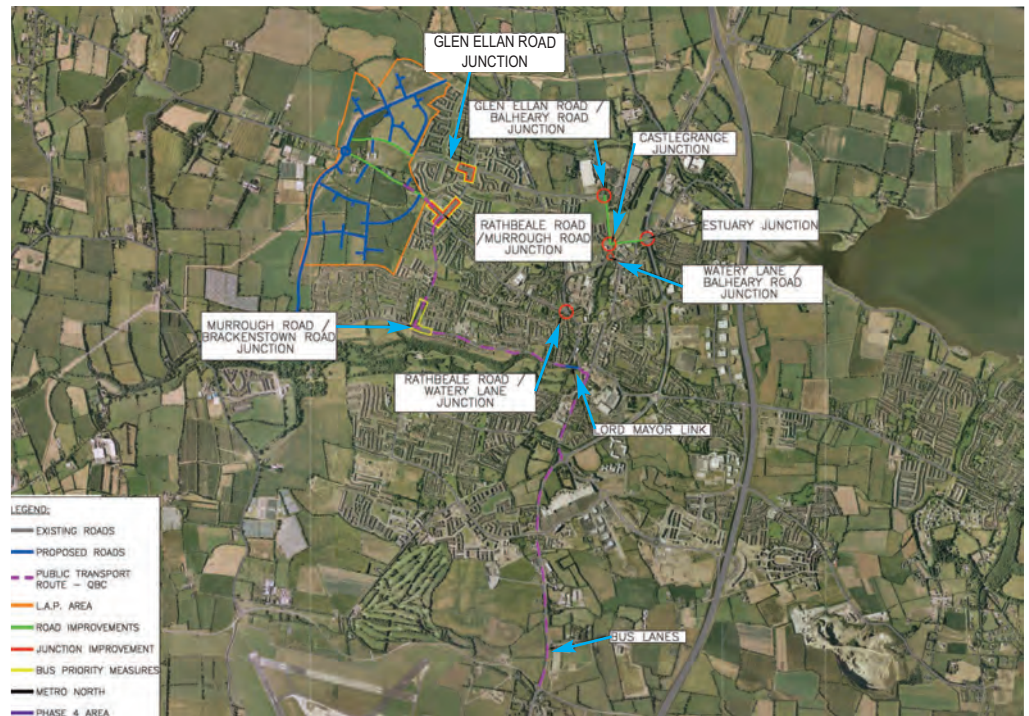
Similar to the Glen Ellan Main Street, this street shall be the principle urban street in this area and shall be designed as a tree lined main street. As stated above, the streets will be designed in conjunction with the preparation of an Urban Design/Landscape Masterplan(s) for the lands. The Masterplan shall have regard to the urban design criteria for the Glen Ellan Main Street in the design of this street, which is of similar function and form within the hierarchical street network (see related urban design criteria in 3.2.5 above and Cross-Section of Typical Main Street).

### 3.2.7 Quality Bus Network

The major public transport corridor serving Swords is located at the eastern side of the town where a quality bus corridor is provided along the R132 to Dublin. The proposed Metro North will also follow this corridor. A quality bus corridor is required along the western side of Swords to cater for the proposed development of Oldtown and Mooretown LAP lands and to reduce dependency on private cars in the area.

The Swords Western Quality Bus Corridor is to be delivered in conjunction with the development of Oldtown-Mooretown LAP lands (see section 4 phasing). This scheme is a 6 kilometre long QBC to be developed along Rathbeale Road, Murrough Road, Brackenstown Road to the southern extent of Swords Main Street. The works proposed include the following elements:

- Bus priority measures will be provided on the approach to the junction of the local access road and Rathbeale Road in the north-east corner of Mooretown LAP lands.
- Bus lanes over a 150m length on the western and southern approaches to the junction of Rathbeale Road and Murrough Road;
- Bus lanes over a 150m length on the northern and eastern approaches to the junction of Murrough Road and Brackenstown Road;
- New road link, referred to here as Lord Mayor Link, from the eastern end of Brackenstown Road to Swords Main Street/Dublin Road to bypass the existing hairpin bend.



*Bus Network Map*

### 3.2.8 Green Corridors and Links

Key direct pedestrian/cyclist routes shall be provided through this area linking in with surrounding lands, ensuring a coherent and permeable pedestrian/cyclist network of movement is created both within the lands and to Swords Town Centre/Metro Stop. In particular strong direct links will be facilitated between residential units and the Local Centre, school and archaeological park within this area, as well as to the Regional Park and Broadmeadow Linear Park. A crossing of the Rathbeale Road for pedestrians/cyclists is required to ensure connectivity between the land banks.

#### Key Objectives

##### Transport

- Provide for the development of Western Distributor Link Road as a tree-lined boulevard with associated pedestrian/cyclist route and accommodation of strategic tree planting. Where feasible incorporate additional open space west of route (at Mooretown) to aid in creation of a green necklace of open spaces around Swords.
- Promote and facilitate improvements to public transport services through development of a QBC and thereby maximise the opportunities for increased use of public transport by the residents of the LAP lands and existing surrounding residential developments.
- Provide for a comprehensive, direct and safe network of pedestrian and cycle routes within the plan lands and linking in within the adjoining area.
- Adjust the vertical alignment of Rathbeale Road if required to improve sightlines in the area and facilitate safe access for pedestrians/cyclists across the Rathbeale Road.
- Redesign the Glen Ellan Road Extension so that it's function changes from a distributor road to a main street, which will serve 2 schools, a large park and Local Centre, in addition to dwellings.

### 3.3 Land Use Mix: Residential Development; Retail and Commercial services; Community and Education Infrastructure

#### 3.3.1 Residential Development

It is an objective of this LAP to promote a mix of housing types, sizes and tenures with a range of community services and facilities within walking distance in a high quality well designed environment.

The LAP identifies 3 types of character areas, where density and building form will vary between low, medium and higher density, within a range of 35-50 dwellings per hectare. The character of each area and heights suitable (see section 3.3.3) will vary depending upon existing environmental features, topography, relationship to adjoining residential dwellings, location at the boundary with the Regional Park and Greenbelt, and relationship to the archaeological parks. The overall strategy for the lands is to build upon existing environmental characteristics where appropriate, and promote different mix of uses, unit types, layouts, designs and materials to distinguish each neighbourhood. The following is a short description of the character areas and key environmental and urban design criteria to be considered in their future design – urban design criteria will be discussed further within section 3.4.

#### Local Centres: Urban Quarter Higher Density Areas

The Oldtown and Mooretown Local Centres are located along main streets within the development areas they serve, are highly visible and are clustered around school sites and amenity areas, supporting multi-trip usage. A mix of day and evening uses will be supported at these locations and a high quality civic plaza shall be the focus of each Local Centre. The soft and hard landscaping of these areas will be a key element in their design.

An existing tree line and stream within the Oldtown lands will be incorporated within the development of this Local Centre area, where feasible. If the trees cannot be maintained, a record of this townland boundary will be incorporated within the design of the area and its historical context referenced in the design treatment.

#### Broadmeadow Higher Density Area

The northern section of the LAP lands adjoins open space and a linear park along the Broadmeadow River. The FEMFRAM study of the Broadmeadow River to the north of the LAP lands revealed that the 1 in 100 probability of flooding and 1 in 1000 probability of flooding coincides in part with the LAP boundary and includes a portion of the LAP lands. The land which coincides with the flood plain area shall be utilised as open space.

Any proposed development shall be designed to overlook the extended Broadmeadow Linear Park and Regional Park, with frequent, attractive and safe pedestrian/cyclist connections into the park. East-west connectivity will be facilitated for



*Typical Courtyard*



*Typical Strong Park Edge*



*Typical Residential Environment*



*Typical 3 storey landmark to end to terrace*



*Typical residential street linking to parkland*



*Typical Low Density Housing*

pedestrians/cyclists only along the street/path adjoining the Broadmeadow Linear Park through the development to the east.

Opportunity for an extension to the WDLR through this area to the Lissenhall lands to the north shall be maintained.

#### **Oldtown Medium Density Area**

This area bounds the proposed Regional Park to the west, existing residential development to the east and the Local Centre area to the south.

There are existing hedgerows/trees dispersed along the eastern boundary with the adjoining housing – these shall be incorporated and strengthened within the proposed development. Development at this boundary shall comprise largely two storey back-to-back housing, sensitive to existing residential amenity of adjoining areas.

A north-south linear open space shall be provided along part of the eastern boundary, linking in with adjoining open space in the neighbouring development. This will facilitate improvement to amenity, permeability and ease of access between existing and new developments.

A minor ridge exists across the medium density lands, this shall be incorporated within a green corridor to maximise upon views and minimise visual dominance of development.

Views exist northwards from the Rathbeale Archaeological Park, which is located at a high point due to its prominence historically as an ecclesiastical site. Buildings shall be located to maximise views northward from this park towards the northern uplands. View sheds to be protected shall be specifically addressed at Masterplan stage.

Development, where adjoining Glen Ellan Main Street, shall front onto this street and ensure natural surveillance of the Rathbeale Archaeological Park.

A buffer zone incorporating strategic tree planting shall be provided along the western boundary of the plan lands. This planting will serve to appropriately and clearly define the western edge of the built up area of Swords town and provide an appropriate transition boundary with the adjoining Regional Park.

#### **Oldtown: Low Density Lands East of Rathbeale Archaeological Park**

The area to the east of the Rathbeale Archaeological Park and adjoining the Rathbeale Road accommodates one residential dwelling, accessed via an existing laneway off Rathbeale Road. There is an existing overgrown stream to the west, with significant vegetation along a raised bank at the western and eastern edges of the stream. There are sharp changes in the ground level at this location, with the land falling steeply toward the south of the site. No link into the LAP lands will be possible from this landbank. Existing vegetation along the boundaries of this area shall be maintained.



*Typical Low Density Housing*

Archaeological assessment indicates that the lands east of the stream are available for development, while those lands west of the stream are to be incorporated as part of the Archaeological Buffer Zone. The land to the east of the stream may however have residual archaeological potential, which shall be considered as part of any development in this area.

#### **Oldtown: Low Density Lands West of School**

This area adjoins the Rathbeale Road and is influenced by its proximity to the school and Rathbeale Archaeological Park. Development in this area shall take cognisance of existing development and will contribute to the range of lower density housing options in this area. Existing trees/hedgerows adjoining the Rathbeale Road shall be maintained.

#### **Mooretown Medium Density Area**

This area covers the central and southern portion of the Mooretown lands. The perimeter of the lands to the east and south are largely edged by long rows of back gardens. The main priority is to secure these boundaries with back-to-back housing and protect residential amenity of existing dwellings.

A key element of the southeast neighbourhood will be Glasmore Green Archaeological Park. This park will be a key point along the route from Lioscian, the neighbouring estate, to the Rathbeale Archaeological Park and amenities in this area. This park is also linked to the site of the holy well to the south. These archaeological sites shall form part of an open space strategy and will be developed in accordance with the parameters set down in the Archaeological Conservation and Management Plan undertaken for these sites. The detailed design of this archaeological landscape will be addressed within Urban Design/Landscape Masterplan(s) for the lands.

Strategic landscaping shall be developed along the western boundary of the lands to soften the transition between the urban and rural areas.

#### **Mooretown: Rathbeale Road Low Density Character Area**

This area adjoins the Rathbeale Road and is influenced by its proximity to the Rathbeale Archaeological Park. This will be a quiet residential neighbourhood, with little traffic but with very good linkages to the neighbourhood hub and the schools. The area will take cognisance of its immediate historical context, particularly its relationship to Rathbeale Archaeological Park and Water Mill Park, both of which will be designed and developed in accordance with the Archaeological Conservation and Management Plan and proposed Masterplan(s). Trees/hedgerows along the Rathbeale Road shall be maintained and strengthened where feasible.

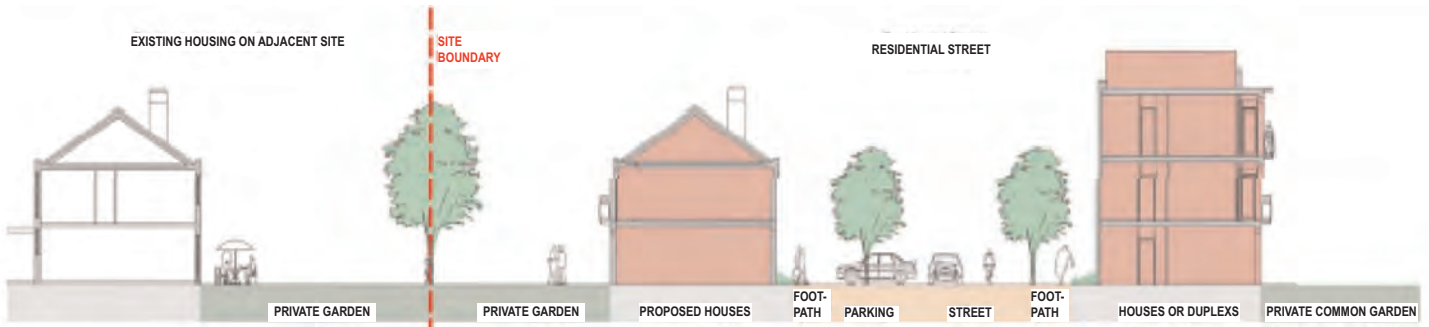
### **3.3.2 Heights**

The height of dwellings across the lower and medium density lands shall be mainly 2 storey. Punctuation buildings at key nodal points will be accommodated to provide identifiable visual landmarks within the LAP lands. The specific location of key punctuation buildings with a height of up to 3.5 storeys will be considered at Masterplan stage.



At the western boundary with the Swords Regional Park, 2-3 storey residential units shall be developed fronting onto the park, with appropriate level of landscaping to soften this urban edge.

At the eastern boundary with existing 2 storey residential development, max 2 storey back-to-back residential units shall be developed, with appropriate separation distances and consideration of overlooking and overshadowing.



*Typical cross-section through new housing on site boundary where adjoining residential*

Higher density development adjoining the northern boundary of Oldtown, where higher density will be located, shall overlook the extended Broadmeadow Linear Park and shall be no higher than 3 storey with penthouse set back. The exact location of such punctuation building(s), which shall be restricted in height to 4 storey with penthouse setback, will be examined in more detail at Masterplan stage. Punctuation building(s) will be provided as the exception and not the rule. Punctuation building(s) will be allowed only where it can be demonstrated that they are necessary as a visual landmark in the area and will only be encouraged at significant junctions/corner sites/gateways/nodal points to the development.

Development at the Local Centres shall be mainly 3 storeys in height, with potential for key punctuation buildings of maximum 4 storeys along the Main Street and at key junctions with the Local Centres and adjoining streets. The specific location of key punctuation buildings, shall be identified at Masterplan(s) stage.

### **3.3.3 Housing Mix**

In accordance with the document 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), the LAP lands are considered to be outer suburban/greenfield in nature, where greatest efficiency in land use will be achieved by providing net residential densities in the range of 35-50 dwellings per hectare, involving a variety of house types. It is an objective of this LAP to provide for a mix of residential units – in terms of density provisions, tenure mix, unit size and design, to support the development of a balanced community. The total number of residential units across the lands will be approximately 3,400 units, which could result in a population of approximately 10,000.

In general, a higher density within the upper end of the 35-50 dwellings range will be supported in 3 different areas: within the two Local Centres and associated main streets, and also adjoining the Broadmeadow Linear Park. Lower density will be accommodated in areas adjoining the Rathbeale Road where

existing environmental parameters and landscape characteristics will influence the extent of development, and medium density will be supported across the majority of the lands. Higher density areas will facilitate a larger proportion of town houses, duplex and apartment uses, while medium/lower densities will be predominantly single house units, incorporating a mix of semi detached, detached and terraced housing.

The following standard in terms of mix of unit sizes shall apply in general:

- Maximum 20% of the total number of units shall comprise two bedroom units, of which maximum 5% 1 bed units shall apply.
- Minimum 80% of the total number of units shall comprise 3 bed or more residential units, with a minimum of 30% of this comprising 4 bed or more residential units. The Urban Design/Masterplan(s) shall ensure that an appropriate mix of detached dwellings, as well as semi-detached and terraced are incorporated within the design of housing layouts. The Urban Design/Masterplan(s) shall endeavour to provide for a minimum proportion of 5% 4 bed or more detached dwellings within the total number of units.

Opportunities to vary the housing mix and ratio may be considered at discrete locations such as at the Local Centre. Variation to house type mix shall be tested as part of the Urban Design/Masterplan process.

Sensitivity to existing residential amenity will be a key consideration. New development shall be max two storeys where it backs onto existing housing, and shall have consideration of appropriate separation distances, overlooking and overshadowing.

Developments within the LAP lands will be fully permeable and linked to each other, with limited use of cul-de-sacs. Cul-de-sacs are generally not considered acceptable where they hinder the overall permeability of the scheme.

#### **3.3.4 Waste**

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. It is an objective of this LAP 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.

Provision shall be made for glass recycling using a 'Bring Bank' at the Local Centres.

### **3.3.5 Social & Affordable Housing**

Social and Affordable housing shall be delivered in accordance with the provisions of the Housing Strategy as adopted by the Fingal Development Plan. Social and affordable housing shall be delivered jointly by Fingal County Council, private developers and the voluntary housing sector. In order to promote and facilitate social integration it is an objective of the Council to ensure that social and affordable housing is spread throughout the Oldtown and Mooretown lands.

### **3.3.6 Childcare Facilities**

It is the policy of Fingal County Council to ensure that childcare facilities are provided for as part of the overall development of the Oldtown and Mooretown lands in accordance with the Guidelines for Planning Authorities [June 2001]. Purpose built centres shall be built as part of the proposed Local Centre. The locations of additional childcare facilities shall be identified within each character area at planning application stage.

#### **Key Objectives**

##### **Sustainable Neighbourhoods**

- Promote well-designed quality residential development with mix of housing types, sizes and tenures, and with a range of community, commercial and amenity facilities, within walking distance.
- Promote principles of sustainable neighbourhood design in new housing areas.
- Provide for a high quality sustainable urban environment where priority is given to legibility and permeability for cyclists and pedestrians, and with easy access to public transport.

##### **Housing**

- Promote the provision of a wide choice of dwelling types, tenure and size to reflect the diversity of needs in the expanding community.
- Promote the integration of social, affordable and private housing throughout the LAP area.
- Promote the provision of family sized residential units.

### **3.3.7 Local Centres: Retail and Commercial Services**

Local Centres are areas which support a range of services and neighbourhood shops and supermarket for the local community at a convenient and accessible location. A Local Centre usually accommodates a supermarket and a range of non-retail services, mixed with offices and residential units, encouraging day and evening use.

A key objective of the development strategy in the Oldtown-Mooretown area will be the clustering of retail/commercial, community and residential services at an accessible location, thereby encouraging the creation of a focal point for the community, supporting the vibrancy and vitality of the area. The Local Centres shall be designed within an urban village street pattern connecting in a fully permeable manner with the surrounding street network. Residential/office over retail/commercial units will be supported. Stand-alone, single-storey supermarket buildings are not considered appropriate.



*High quality pedestrian friendly environment*



*Local Centre - urban village street*



*High Quality Street Furniture*

The Local Centre for Oldtown is located along the existing Glen Ellan Road Extension/proposed Main Street and is opposite the location of the existing archaeological site/park and the permanent primary schools site. This Local Centre is accessible given its location on a key street within the scheme and will be highly accessible to schools and community facilities, supporting dual use trips.

The Mooretown Local Centre, which will be a larger centre to that at Oldtown given the needs of the area, will be located adjoining the Western Distributor Link Road, with access from a main street connecting to the WDLR. The site is adjoining a school campus, which in turn adjoins the archaeological park and is easily accessible by pedestrians/cyclists as well as those travelling by car.

The location of both Local Centres will ensure they are successful, integral parts of the future development, easily accessible to the community (both existing and new), and vibrant hubs of activity.

The Local Centres will be designed as part of a typical mixed-use urban village street and will be fully integrated with surrounding areas. The scale, mix of uses and design parameters associated with these Local Centres are set out hereunder.

#### ***Retail and Commercial:***

The proposed strategy for northwest Swords is to facilitate redevelopment/regeneration of the Rathbeale and Brackenstown Neighbourhood Centres, continue support for Applewood Neighbourhood Centre, and provide for new Neighbourhood Centres/Local Centres at Oldtown and Mooretown to serve the proposed population in this area and further augment facilities for the existing population. The Oldtown Local Centre will be smaller than that at Mooretown, given the population envisaged for Mooretown and proximity to existing services.

Both Local Centres shall provide for a mix of uses, offering a range of daytime and evening uses, which will promote the vitality and economic viability of this area as a core focal area. The retail component shall be of a form and scale that will not attract significant volumes of additional vehicular traffic to the area. The supermarket element within the Mooretown centre will be larger than that at Oldtown and there will be additional capacity for office type uses within Mooretown.

Retail floorspace shall be distributed among a variety of shops and services with independent frontages and access from the street. A convenient foodstore is a key anchor for village type Local Centres and such a store shall be of a scale appropriate to the Local Centre.

In Oldtown, the Local Centre should comprise no greater than 2,000sqm gross of retail. To ensure a good mix of uses, it is recommended that the retail area be distributed among approximately 5-10 shops thereby ensuring a mix of services and a vibrant core area. The convenient supermarket element should be no greater than 1000 sqm net.

In Mooretown, the Local Centre should be no more than 10,000 sqm gross in area, with max 7500 sqm gross for retail and 2500 sqm gross for non-retail. The retail component should be distributed among approximately 10-15 shops, with the supermarket component no greater than 2,500 sqm net.

A typical range of shops and services which should be in a Local Centre are as follows:

- Local supermarket
- Newsagent
- Café
- Restaurant
- Bakery
- Dry Cleaners
- Hairdresser
- Pharmacy
- Post office
- Bank
- Credit Union
- Medical Centre – 1 is required to serve proposed population of 10,000. It is an objective to facilitate provision of this within Mooretown Local Centre.
- Crèche/childcare facility.
- Live/work units.
- Offices to provide for small scale financial, legal and small business needs, among other businesses.
- Bring bank facility for recyclables.

Small scale comparison shops can be accommodated, provided they are not of a scale to detract from the core retail area of Swords or attract significant additional vehicular traffic. Such shops could include a shoe shop, clothing boutique, bookshop, art gallery etc.

A Retail Impact Assessment shall be undertaken in relation to the Oldtown Local Centre and the Mooretown Local Centre to ensure the scale of retail proposed is appropriate and does not have a material adverse impact on the vitality and viability of existing neighbourhood centres/local centres within the area and the existing town centre

The following urban design objectives shall be adhered to in the development of the Oldtown and Mooretown Local Centres:

- The Local Centres shall be developed in an urban village format and shall address/connect into the street network in the area in a seamless manner. Residential/office over ground floor units shall be encouraged to facilitate an appropriate mix of uses. A range of daytime and evening uses shall be encouraged.
- The Local Centres shall each incorporate a high quality civic plaza, which shall be attractively landscaped, incorporate bicycle parking and seating arrangements, and have a high quality paving finish. The Civic Plazas shall be so designed so as to ensure that vehicular parking does not encroach upon this area.
- Buildings shall generally be arranged in a perimeter block pattern adjoining and providing a strong edge and supervision to the main streets they front onto, with access to development at designated junctions only.

- No direct vehicular access from buildings shall be permitted onto the main streets of Glen Ellan and Mooretown respectively; principal pedestrian entrances to the residential development shall be from the public street.
- Buildings shall be mainly 3 storeys in height, with punctuation buildings of 4 storeys facilitated at key sites. The location of such punctuation buildings shall be determined at Masterplan stage. The higher punctuation buildings will be the exception and not the rule.
- Bus lay-bys and a taxi area shall be accommodated at designated points in proximity to the Local Centre.
- Parking for the commercial uses within the Local Centre shall be centrally located to the rear of buildings, preferably underground/undercroft where viable. A minimum amount of on-street parking may be provided to facilitate quick access to services, but this will be at a level which does not detract from the public realm, or from use of communal parking area.
- Design and finishes shall vary to highlight the community services focus of these areas as distinct from other neighbourhoods within the development.
- This area shall be well designed and accessible to all modes of transport, including vehicular, bus, pedestrian and cyclist movement.

### 3.3.8 Education and Community Infrastructure

It is important that community facilities are provided in tandem with development. Consultation has taken place with the Department of Education and Science in relation to school provision and with the HSE in relation to health care needs.

#### Schools

The Department of Education and Science has been consulted with regard to school needs arising from the future development of both the Oldtown and Mooretown lands. In order to satisfactorily meet the future school needs of the northwest Swords area, up to 4 primary schools and 1 secondary school are required:

a) Two permanent 16-class primary schools and a school / community hall to replace existing temporary facilities will be located within Oldtown. These schools have been granted permission and will comprise an Educate Together School and Gael Scoil. The community hall and sports facilities will be available for use by both the school and the public. In accordance with the planning permission for the site, the school construction shall not impinge on the archaeological complex adjoining the site.

b) A site with a minimum size of 5.7 hectares/14 acres for a school campus is identified within Mooretown, to accommodate both primary (32 class) and secondary education facilities. The school campus shall be located centrally within the lands, in close proximity to their catchment area and at the heart of the community. The school at this location is accessible by direct and safe walking/cycling routes from within the LAP lands and from adjoining residential areas. The school is also very accessible by road. The playing pitches and sports hall will be located so that they



are in proximity to local community facilities in the Local Centre, in the interests of dual use by the community. Green corridor routes within the scheme will ensure ease of access to local amenities and the Swords Regional Park west of Oldtown.

c) A 16 classroom primary school shall be accommodated within Mooretown Local Centre, in accordance with DES requirements. The details of the nature of the provision of the school on the LAP lands shall be determined at Masterplan stage in agreement with the DES.

The school sites, will be designed as important accessible civic nodes within the urban fabric, with particular attention paid to materials and boundary treatment. At Masterplan stage a development brief for the school campus site shall be prepared in consultation with the Department of Education and Science. The development brief shall include access points, boundary treatments, issue of overlooking of public realm and analysis of pedestrian/vehicular movement. The final design of the site shall accord with the provisions of this Masterplan development brief.

A phasing programme for development linked with the provision of the above schools, is set out in Section 4.

#### **Health Care Needs**

There are existing health care facilities located in Swords Town Centre and in the adjoining Applewood village local centre. The HSE will require one 'Two Primary Care Team' (2PCT) Centre in the region of 20,000 sqft (1858 sqm) to serve the future population of Oldtown-Mooretown. The HSE include the following services within such a Primary Care Centre: Public Health Nursing, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Social Work Services, Home Help Services, and Mental Health Services. As the involvement of one or more General Practitioners practices within the building is central to the development of any new Primary Care Centre, General Practitioners' Services are also be included within such a Primary Care Centre.

#### **Key Objectives**

##### **Retail/Education/Community and other services**

- Promote the clustering of retail, service, office, educational, healthcare, recreational and community facilities within/proximate to Local Centres at Oldtown and Mooretown to meet the demands of the future residents of the LAP lands.
- Promote the provision of live/ work units.
- Provide a school campus within Mooretown lands to comprise one primary and one post-primary school.
- Provide 2 primary schools within the Oldtown lands.
- Facilitate development of a primary care centre within Mooretown Local Centre.

### 3.4 Urban Design/Landscape Masterplan(s)

Adherence to basic urban design principles in the LAP will ensure the existing and proposed resources of this area can be utilised to serve the future community. It is an objective of this LAP that developers will be required to develop an Urban Design/Landscape Masterplan for the LAP lands, or alternatively 2 Urban Design/Landscape Masterplans - one for Oldtown and one for Mooretown - following the adoption of this LAP.

The Masterplan(s) shall comply with the provisions of this LAP. They will be three dimensional plans which present proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape but which will not include the actual design of buildings. The Masterplans shall define massing, heights, and orientation of buildings, the proposed street and block structure; the suggested relationships between buildings and public spaces as well as movement routes for both vehicles and pedestrian/cyclists.

The Planning Authority will consider proposals to deal with specific detailed design of character areas/buildings in terms of materials and design styles, on an incremental basis as part of each phase, subject to compliance with the overall Masterplan(s).

The detailed design of the Western Distributor Link Road shall be undertaken in conjunction with the Urban Design/Landscape Masterplan(s).

The Archaeological Conservation and Management Plan (Margaret Gowen & Co. Ltd, March 2010), which is a separate supporting document to this LAP, shall be referred to fully in undertaking the Masterplan(s).

The Landscape element of the Masterplan(s) will in addition to addressing landscaping of the public realm and class 2 open spaces, require specific detail with regard to the landscape and open space strategy for the archaeological discoveries within the lands. Full regard shall be given to the Archaeological Conservation and Management Plan.

The Masterplan(s) shall be prepared by a team of qualified and experienced urban designers and include inter alia landscape architects, archaeologists with experience in conservation plans, road engineers and water services engineers. The Masterplan(s) shall be developed in consultation with Fingal County Council. The design team shall engage with Fingal County Council at the earliest inception of the Masterplan(s) and shall undertake frequent team meetings with FCC throughout the design process to ensure coordination and agreement of interrelated aspects of the scheme.

The Masterplan(s) shall be submitted to the planning authority for its agreement prior to the submission of any planning applications or the tabling of proposals for development. The agreed Masterplans shall be submitted as support documents to individual planning applications.



The Landscape and Recreational Strategy for Swords Regional Park (to be prepared by FCC) shall be prepared prior to/in conjunction with the Urban Design/Landscape Masterplan(s) for the plan lands. This is necessary to ensure access to the Swords Regional Park is facilitated as part of the development of the Oldtown lands. Additional archaeological investigation, including geophysical survey, will be required in the Oldtown lands, in particular an area at the western boundary with the Swords Regional Park. This will be addressed post LAP at Masterplan stage in consultation with the National Monuments Section of DoEHLG.

### **Key Development/Urban Design Objectives**

#### **Context**

The key resources which provide context for the LAP lands and which will influence the overall design approach are as follows:

- Archaeological discoveries - these discoveries will form the basis of a network of interlinked archaeological open spaces, adding to a sense of place.
- Existing topography, water courses and trees/hedgerows – the ecclesiastical site in Oldtown is at a high point within the lands, with important view sheds of the northern uplands; existing water courses and trees are important features in the development of green corridors, which will contribute greatly to the biodiversity of the landscape and direct recreational routes for pedestrians/cyclists.
- Development of and interlinking of Broadmeadow Linear Park and Swords Regional Park with the LAP lands – these places will contribute to the hierarchy of open spaces available to the community in this area.
- Protection of existing residential amenity of houses to east and south of Oldtown-Mooretown LAP lands and within the plan lands is important. Specific attention will be paid to separation distances, overlooking and overshadowing.

#### **Permeability and Ease of Movement**

- Development will ensure creation of a pedestrian and cyclist friendly environment with safe and direct green links connecting open spaces and key destinations.
- A hierarchy of urban streets will be established, which will be interlinked with limited use of cul-de-sacs.
- The Western Distributor Link Road and Main Streets will be tree lined boulevards with pedestrian/cyclist facilities, and strong urban edges overlooked by well designed buildings.
- Streets and open spaces will incorporate SuDS solutions in their design.
- A pedestrian friendly environment in the form of shared spaces/home zones will be supported in appropriate locations within the development lands.

#### **Landscape and Open Spaces**

- The open space strategy will comprise a hierarchy of well designed open spaces, ranging in size, character and role, supported and connected via green routes.
- The quantum of open space shall be in accordance with Fingal County Development Plan standards.
- All open space will be accessible, usable and functional.
- Open spaces and green corridors will be designed to ensure they are overlooked, safe spaces, enjoying passive surveillance from housing/community facilities.

- A variety of planting and protection of riparian corridors will be incorporated within the plan lands to encourage biodiversity value.
- There will be a clear distinction between public and private open spaces, with private open space protected from undue overlooking, while public open spaces are overlooked by the built environment.
- SuDS ponds and detention areas will be incorporated as a design feature within open space areas.

#### **Public Realm**

- The public realm will be attractively designed and support successful outdoor spaces with civic plazas developed in the Local Centres.
- High quality design of the public realm will be delivered with consideration of hard and soft landscaping, finishes and treatments, street furniture and lighting.
- Boundary treatments, where required, will be carefully designed.

#### **Dwellings**

- Development will comprise a mix of unit types, sizes and tenure.
- Adaptability and quality will be considered in the design of all dwellings.
- Buildings will be constructed to maximise energy use.
- Streets and buildings will be orientated to maximise access to sunlight/daylight.
- All apartments and development blocks will be dual aspect.
- Access to appropriate standard of private open space will be in line with Fingal Development Plan standards.

#### **Distinctiveness, Character, Legibility**

- Creation of individual neighbourhoods with their own identity.
- Use of existing landscape elements will aid distinctiveness and support biodiversity.
- Variations in building design and height will be encouraged to avoid a monotonous roof line.
- Use of a palette of materials will be encouraged to support the development of a varied and attractive environment.

#### **Parking**

- Car parking will be designed within context of streetscape with tree planting incorporated where appropriate.
- Communal multi-use car parking areas will be well lit and encourage natural surveillance where feasible.
- Car parking will be designed so that it does not dominate the streetscape and where it relates to a Local Centre it will be located behind the building block in a communal area.
- High levels of bicycle parking will be provided within the scheme.

#### **Key Architectural Features**

- Punctuation buildings will be encouraged at significant junctions/corner sites/gateway entrances/nodal points to the development.
- Buildings with frontages to parks, pedestrian/cyclist routes and along Main Streets, will have strong facades, support

natural surveillance and be well designed and varied in their elevational treatment.

### **3.5 Water Services Infrastructure**

#### **3.5.1 Surface Water**

Culverting of watercourses will not be permitted in accordance with policy UTP22 of the County Development plan which aims to 'restrict, where feasible, the use of culverts on watercourses in the County'. An existing culverted stream to the east of Oldtown lands, will be de-culverted as part of the development of the lands where feasible, with the stream returned to its natural state.

In order to protect, improve and enhance the natural character of the watercourses and rivers in the county, and promote access, walkways and other recreational uses of associated public open spaces, it is required that a minimum 10 metre riparian corridor must be maintained either side of a watercourse, measured from the top of the bank.

Section 50 of the Arterial Drainage Act 1945 requires that any proposal to construct or alter any bridge over a watercourse must be submitted to the Office of Public Works for their approval. Any such proposal must be agreed with Fingal County Council.

##### **3.5.1.1 Storm Water Management and SuDS**

As part of the development of the Oldtown / Mooretown LAP lands, all surface water design and construction works shall be based on the SuDS design philosophy, incorporating an integrated approach to the management of runoff from each catchment and neighbourhood so that a universal and consistent approach to provision of an overall functional solution to surface water management is adopted throughout the LAP lands.

All development within the LAP area shall comply with the SuDS Strategy compiled as a background document to this LAP (see Appendix 3 summary map ). Specifically the following are the minimum requirements which must be incorporated into each development:-

- **Water Quality**

All development must provide suitable measures to ensure that the quality of runoff from roads, paved areas and roofs is improved by incorporating the following:-Retention ponds; green roofs; wetlands; rainwater harvesting; filter drains; infiltration trenches; permeable paving; detention ponds; and swales.

Each Section and Phase of the development within the LAP lands must demonstrate to the satisfaction of Fingal County Council that water quality improvement measures are adequately provided.

In addition, a wetland area is proposed for the regional park along the Broadmeadow River to further improve water quality and to provide for a water based amenity area incorporating biodiversity.

- **Water Quantity**

Surface water attenuation will be provided generally in locations identified in the SuDS Strategy (see LAP map). Design of surface water attenuation shall be based on the requirements of the Greater Dublin Strategy Drainage Study. Particular reference shall



be made to Volume 2 Appendix E which provides guidance on attenuation design.

All development areas must provide the following:-

- Runoff from roof areas are to be discharged to soakaways where ground conditions are deemed suitable. All planning applications for development within the LAP lands must include percolation tests, carried out in accordance with BRE365. Percolation tests are to be provided at a minimum rate of 1 per hectare.
- All commercial and institutional development within the LAP must include rain water harvesting for each unit within the proposed development.
- Permeable surfacing shall be utilised where it is considered suitable following testing of the sub-grade.
- Storage of storm water in underground tanks will not be permitted.

A Surface Water Management Train approach is to be adopted in the design of the proposed surface water drainage regime for the subject lands by utilising suitable SuDS mechanisms in providing Source, Site and Regional Control.

The surface water discharge from the development shall replicate existing Greenfield runoff rates by limiting flow by means of flow control devices constructed to the requirements of Fingal County Council.

All development within the LAP must be designed to tie in with the outfall arrangements set out in SuDS Strategy for Oldtown-Mooretown.

#### **3.5.1.2 FEM FRAMS and Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment has been undertaken for the plan lands and is set out in the Environmental Report accompanying this LAP.

As part of any future application on these lands, the results of FEM FRAMS shall be adhered to. No development shall be permitted in the 1 in 100 year and 1 in 1000 year flood probability, as defined by FEM FRAMS.

#### **3.5.2 Water Supply**

Development will be accommodated only when capacity improvements to the Leixlip Water Treatment Plant have been completed.

Proposed development will ensure that the existing pipelines are protected and wayleaves incorporated. The wayleave for the 800mm diameter Kingston to Lissenhall ductile iron watermain is 16m wide. It is not proposed to move this pipeline for the development of the LAP lands. However, should parts of this pipeline need to be relocated to facilitate a more rational development of the LAP lands from an urban design perspective, this shall be considered by Fingal County Council at Masterplan stage.

The watermain layout for the proposed development must be in accordance with the most up-to-date version of Fingal County Council's 'Guidelines for the Laying of Distribution Watermains' and 'Guidelines for Drinking Water Supply'. In order to limit unnecessary water usage, leakage and excessive consumption, a Water Management and Conservation Plan detailing how best practice in water conservation shall be applied in respect of the proposed development to include both watermains and internal plumbing, must be prepared for the development of these lands. This plan should consider incorporating conservation methods such as water harvesting.

### **3.5.3 Foul Drainage and Swords WWTP**

All foul infrastructure will 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).

At present, Swords WWTP is operating at its design capacity of 60,000 p.e. Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and to 140,000 in the long term. The medium term expansion is expected to be complete by end of 2012.

The **Swords Waste Water Treatment Plant** will not be operational and the necessary foul drainage network improvements will not be completed before 2012, therefore any residential development within the LAP lands will be dependant on the delivery of this infrastructure. Prior to development of each phase/any application being made, written confirmation from Fingal Water Services Department will be required to state that capacity is available and extent of that capacity.

#### **Key Objectives**

##### **Water Services**

- Ensure the implementation of SuDs Strategy in the detailed design of the plan lands.
- Ensure surface water attenuation ponds and dry detention basins are well designed and incorporated as a design feature within open space areas.
- Support the Water Framework Directive in implementing the Eastern River Basin District Management Plan 2009-2015, the Program of Measures for the Broadmeadow River, and the Fingal Ground Water Protection Scheme.
- Prevent deterioration in status of Broadmeadow River.
- Ensure incorporation of water conservation measures in to the design of proposed developments.
- The Eastern Regional Fisheries Board shall be contacted before planning works that may have an impact on surface waters. Private developers will be required to provide evidence that such consultation has taken place in accordance with Planning and Development Regulations 2001, section 28.
- The document "Requirements for the protection of Fisheries Habitat during Construction and Development Works at River Sites" shall be consulted by any stakeholder when planning to undertake river or riparian works.
- Riparian zones of 10m (minimum) are required for streams onsite, maintaining the existing riparian vegetation.
- No development shall be permitted in the 1 in 100 year and 1 in 1000 year flood probability, as defined by FEMFRAMS.



- Support conservation plans for designated ecological areas which the LAP lands have potential to impact.

### 3.6 Public Utilities

#### 3.6.1 ESB Cables and Pylons

The ESB cables and pylons traversing the Mooretown (110 KV) and Oldtown (38 KV) lands shall be placed underground or re-routed to facilitate development of these lands. All future services shall be placed under ground.

#### 3.6.2 Telecommunications

It is an objective of this LAP that all telecommunications infrastructure serving the plan lands shall be undergrounded as part of the development of the Local Area Plan lands.

#### 3.6.3 Broadband

Broadband can be delivered via telephone lines, cable TV connections and wireless. It is an objective of this LAP to facilitate the roll-out of broadband service within the plan lands.

### 3.7 Building Design, Energy Efficiency and Sustainability

New building design in the LAP lands should 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 a 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.  
Ensuring that all proposals above 30 residential units and or buildings greater than 1000m<sup>2</sup> provide details of the requirements for alternative renewable energy systems, to be submitted at pre planning stage for consideration.
- Developers shall give consideration to the provision of higher levels of noise insulation than in the current Building Regulation or any updated standards.

### 3.8 Construction Waste Management

Developer(s) shall be required to submit a construction programme setting out a planned programme for the management/recovery/disposal of construction/demolition waste material generated at the site during the excavation and construction phases of development, in accordance with the

relevant national waste management legislation, at planning application stage. It is an objective of this LAP that Developers shall ensure that all waste is removed from the plan lands by approved waste disposal contractors to approved waste disposal facilities. In addition, it is an objective of this plan that developers shall take adequate measures to minimise the impacts of traffic, noise and dust during construction phases.

### **3.9 SEA and AA**

An Environmental Report has been prepared for this LAP in accordance with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC), the objective of which is to 'provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans'. The Environmental Report is published in conjunction with this LAP.

An Appropriate Assessment Screening has been undertaken and is attached as an appendix.

At detailed planning application stage all developments which could impact on the Broadmeadow River will be subject to the requirements of the Habitats Directive.

## Section 4: Phasing and Implementation

A phasing programme is set out as part of this LAP to ensure that the physical and social infrastructure required is provided in tandem with the residential development. The phasing programme indicates the number of phases proposed, the amount of residential development in each phase, and the associated physical infrastructure (such as roads, water services infrastructure) and the appropriate social facilities (such as schools, childcare and health facilities) required.

The **Swords Waste Water Treatment Plant** will not be operational and the necessary foul drainage network improvements will not be completed before 2012, therefore any residential development within the LAP lands will be dependant on the delivery of this infrastructure. Prior to development of each phase/any application being made, written confirmation from Fingal Water Services Department will be required to state that capacity is available and extent of that capacity.

Following the adoption of this LAP and prior to the receipt of any applications for development, the following shall be undertaken:

### **Urban Design/Landscape Masterplan(s)**

In accordance with principles and objectives of the adopted LAP, an Urban Design/Landscape Masterplan(s), for the plan lands shall be prepared by qualified, experienced urban designers/landscape architects (see section 3.4). The urban design team shall comprise in addition suitably qualified archaeologists with experience in conservation plans, road engineers and water services engineers. The Masterplan(s) shall be developed in consultation with Fingal County Council. The design team shall engage with Fingal County Council at the earliest inception of the Masterplan(s) and shall undertake frequent team meetings with FCC throughout the design process to ensure coordination and agreement of interrelated aspects of the scheme.

The Masterplan(s) shall be submitted to the planning authority for its agreement prior to the submission of any planning applications or the tabling of proposals for development. This shall require the co-operation between land owners and the agreed plan shall form the blue-print for the development of the plan lands. The agreed Masterplans shall be submitted as support documents to individual planning applications.

### **Landscape and Recreational Strategy for Swords Regional Park**

The Landscape and Recreational Strategy for Swords Regional Park (to be prepared by FCC) shall be prepared in full prior to/in conjunction with the Urban Design/Landscape Masterplan(s) for the plan lands.

### **E.I.S**

An E.I.S for the developments shall be prepared and submitted, as determined by the Planning Authority. The EIS shall be submitted with every planning application.



#### 4.1 Phasing Programme

Development of the LAP shall occur in 4 phases. The figures for development within each phase are subject to the achievement of high quality detailed design at Masterplan stage and will vary moderately depending on site specific constraints and design solutions.

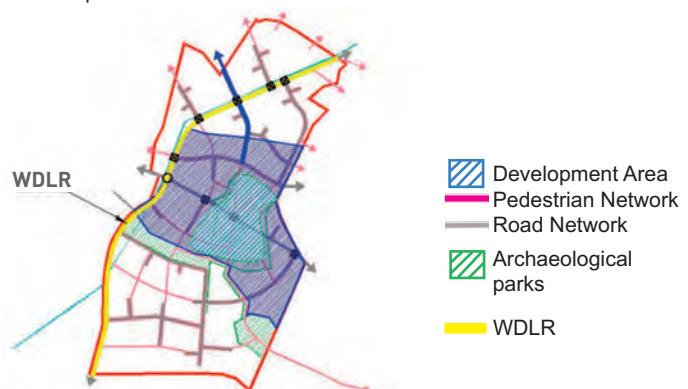
Planning applications in respect of each land bank for Oldtown-Mooretown shall be in accordance with the phasing programme set out hereunder. All permission(s) shall be obtained for each phase within the applicable land bank, prior to the submission of the next application for the following phase. Development shall generally take place in a sequential manner. However, development may commence in a subsequent phase provided that the planning authority is satisfied that the necessary infrastructural requirements of the previous phases have been complied with. No one application for residential development shall be greater than 250 units.

A mid-term review of the LAP shall be undertaken by the Planning Authority and a report prepared and submitted to the Members before commencement of phase 3. The review shall in particular focus on infrastructural requirements and phasing. The review will be undertaken to ensure assumptions applied to the traffic modelling and analysis undertaken as part of the Transport Network Study by Roughan O'Donovan are valid and remain appropriate. Any amendments arising as a result of the review shall be incorporated as appropriate into the phasing programme or where material shall require a review of the LAP.

A mid-term review of the phasing programme in relation to school provision in Mooretown shall be undertaken as part of phase 2 of development. This review shall be undertaken in consultation with the Department of Education and Science and any amendment arising out of this review shall be incorporated within the LAP phasing programme.

#### Phase 1:

This phase is concerned with the development of the southern portion of Oldtown lands and northern portion of Mooretown lands, which includes Oldtown Schools, Archaeological Park (north and south of Rathbeale Road), residential development, Oldtown Local Centre and elements of the road network. This phase represents approximately 25% of the overall development.



Residential Development: approx 800 units.

**Required infrastructure to be delivered in tandem with residential development:**

Schools: Completion of 2 primary schools in Oldtown lands.

**Local Centre**

Local Centre development, including 1 supermarket, mix of small scale shops, social and community facilities, and civic plaza, in addition to small scale office and residential development, shall be completed within phase 1.

**Open Space**

- Active Class 1 Open Space, including associated dressing rooms, generated by development of all of Oldtown lands shall be provided in Swords Regional Park prior to the completion of 350 residential units in phase 1. These facilities shall be made available for use prior to commencement of the next phase of development.
- Approx 22 hectares of lands in Swords Regional Park, in excess of the class 1 generated by the development of the Oldtown lands, shall be transferred to the ownership of the Council prior to the granting of any permission for residential development in phase 1.
- Rathbeale Archaeological Park (north and south of Rathbeale Road) and associated playground shall be developed (in accordance with Archaeological Conservation and Management Plan and Masterplan(s) and in consultation with the National Monuments Section of DoEHLG) and ownership transferred to Fingal Council Council.
- Well designed landscaped street connecting from WDLR into Swords Regional Park shall be developed.

**Transportation Network****Western Distributor Link Road:**

- The following road network shall be provided: 0.3 km of new single carriageway distributor road from Rathbeale Road to Glen Ellan Road Extension; a signal-controlled junction including a pedestrian and cyclist crossing at the junction with Glen Ellan Road Extension; and a roundabout junction on the Rathbeale Road at western edge of Oldtown- Mooretown lands. There shall also be a signal controlled toucan crossing for pedestrians and cyclists on the Rathbeale Road a short distance east of the new roundabout with provision for connection northward and southward along Swords Western Distributor Link Road.

**R125 Rathbeale Road Improvements:**

- R125 Rathbeale Road shall be upgraded to urban road standard with footpaths and cycle lanes from the new junction with the Swords Western Distributor Link Road to the Cianlea estate.
- A signal controlled junction with right-turn lanes shall be provided at a new access into the Moore town lands at the north-eastern corner.
- A priority controlled junction with right-turn lane at a new access into the Oldtown lands at the south-eastern corner shall be provided.
- A signal controlled junction with right-turn lanes at a new

access into the north-western portion of the Mooretown lands shall be provided. This will provide pedestrian and cycle access from the Mooretown lands to the school site located in the Old town lands immediately north of the Rathbeale Road.

- A signal controlled toucan crossing for pedestrians and cyclists between the two public park areas on either side of Rathbeale Road approximately midway along the frontage of the LAP lands shall be provided.

Glen Ellan Road Extension/Street:

- Upgrade of Glen Ellan Road Extension to a Street, providing 4m wide footpaths and 2.5m wide off-road cycle tracks through local centre and 2m wide footpaths, 2m wide verges and 2.5m wide off-road cycle tracks elsewhere with 3m wide landscaped medians provided at 150m centres.
- Provide signal controlled toucan crossing for pedestrians and cyclists at 3 locations along Glen Ellan Street to cater for pedestrians and cyclists

Road network improvements which shall be provided outside of plan lands:

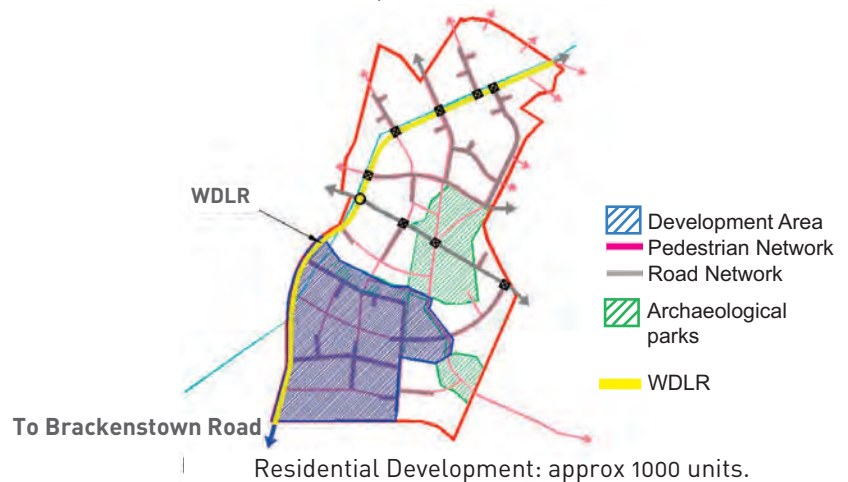
- Rathbeale Road/Murrough Road Junction.
- Castlegrange Junction.

A review of the traffic modelling and analysis undertaken as part of the Transport Network Study by Roughan O'Donovan shall be undertaken by the Planning Authority at the end of each phase of development. This review shall be used to assist in assessing individual TIA's and shall ultimately feed in to the mid-term review of the LAP.

A Transport Impact Assessment (TIA) shall be submitted with each application for development, unless otherwise agreed with the planning authority. Fingal County Council Transportation Department shall be consulted prior to the submission of any TIA.

### Phase 2:

This phase relates to a southern portion of Mooretown lands which are identified for medium density housing, school campus and local centre. Phase 2 represents approximately 30% of the total development.



NOTE: No one application for residential development shall be greater than 250 units.

NOTE: Junction improvements and Swords QBC improvements, as set out hereunder, shall be undertaken prior to completion of 500 dwelling units.

**Required infrastructure to be delivered in tandem with development:**

Open Space

- Active Class 1 Open Space generated by development of all of Mooretown lands shall be developed (laid out and landscaped in accordance with Landscape and Recreational Strategy for Swords Regional Park) in Swords Regional Park and ownership transferred to Fingal County Council.
- Wind Mill Park shall be developed (in accordance with Archaeological Conservation and Management Plan and Masterplan(s) and in consultation with the National Monuments Section of DoEHLG) and ownership transferred to Fingal County Council before permission is granted for any element of phase 2. SUDS strategy measures shall be incorporated in design of this park.
- Multi-Games Use Area(s) in Mooretown shall be developed as required by Fingal Parks Department.
- Archaeological Park(s) within this area shall be developed (in accordance with Archaeological Conservation and Management Plan and Masterplan(s) and in consultation with the National Monuments Section of DoEHLG) and ownership transferred to Fingal County Council.
- Pedestrian/cyclist connections to Broadmeadow Linear Park and Swords Regional Park shall be provided where feasible.

School

The proposed primary and secondary schools shall be constructed (subject to agreement with Department of Education and Science).

A mid-term review of the phasing programme in relation to school provision in Mooretown shall be undertaken as part of phase 2 of development. This review shall be undertaken in consultation with the Department of Education and Science and any amendment arising out of this review shall be incorporated within the LAP phasing programme.

Local Centre

The Local Centre in Mooretown shall be commenced as part of this phase.

Transportation Network

Western Distributor Link Road:

- Development of Western Distributor Link Road from Rathbeale Road southwards to Brackenstown Road shall be developed, including provisions for cyclists and pedestrians.
- Upgrade of Brackenstown Road from Swords Manor to the R108 Naul Road junction to urban single carriageway road standard with footpaths and cycle tracks.

- Provision of a pedestrian and cycle link along the eastern side of the R108 Naul Road from the junction with Brackenstown Road southward to the Knocksedan housing estate.

Internal Road Network:

- Local access roads and pedestrian/cyclist links shall be provided to open up the LAP lands to development as per plan layout.

Road network improvements which shall be provided outside of plan lands:

- Upgrade 3 roundabouts on Glen Ellan Road to cyclist friendly roundabouts.
- Major upgrade and realignment of the junction of Glen Ellan Road with Balheary Road.
- Widen Balheary Road to 4 lanes between the Glen Ellan Road and Castlegrange junctions over 300m length. This will encroach on public park area to the east.
- Widen link road to 4 lanes between Castlegrange and R132 Estuary junctions.
- Major capacity improvement at the R132 Estuary junction (unless previously delivered by Metro North project).

Swords Western Quality Bus Corridor

- Bus priority measures within Oldtown LAP area and via Glen Ellan Road to Rathbeale Road Junction.
- Bus lanes over 150m length on the northern approach to the junction of Rathbeale Road and Murrrough Road.

A review of the traffic modelling and analysis undertaken as part of the Transport Network Study by Roughan O'Donovan shall be undertaken by the Planning Authority at the end of each phase of development. This review shall be used to assist in assessing individual TIA's and shall ultimately feed in to the mid-term review of the LAP.

A Transport Impact Assessment (TIA) shall be submitted with each application for development, unless otherwise agreed with the planning authority. Fingal County Council Transportation Department shall be consulted prior to the submission of any TIA.

**Phase 3:**

This phase relates to the northeastern portion of Oldtown lands (north of the Local Centre) and the southeastern portion of Mooretown lands, which comprise medium density residential development and archaeological open space network. Phase 3 represents approximately 20% of the proposed development.



Residential Development: approx 600 units.

NOTE: No one application for residential development shall be greater than 250 units.

**Required infrastructure to be delivered in tandem with development:**

## Open Space

- Glasmore Green and St. Cronan's Well Archaeological Parks shall be developed (in accordance with Archaeological Conservation and Management Plan and Masterplan(s) and in consultation with the National Monuments Section of DoEHLG) and ownership transferred to Fingal County Council.
- Multi-Games Use Area in Oldtown and Moore town shall be developed as required by Fingal Parks Department.
- Pedestrian/cyclist connections to Broadmeadow Linear Park and Swords Regional Park shall be provided.

## Local Centre

The Local Centre in Mooretown shall be completed as part of this phase.

## Transportation Network

## Western Distributor Link Road:

- Northern extension of road through lands at Oldtown adjoining this phase of development.
- Undertake remaining road network improvements/connections to complete Western Distributor Link Road south of Brackenstown/ Naul Road junction, including it's connection to Forrest Road.

Internal road network:

- Local access roads and pedestrian/cyclist routes shall be provided as per plan layout.

Road network improvement which shall be provided outside of plan lands:

- Capacity improvement at the junction of R125 Rathbeale Road with Watery Lane shall be carried out.
- Capacity improvement at the junction of Watery Lane with Balheary Road shall be carried out.

Swords Western Quality Bus Corridor:

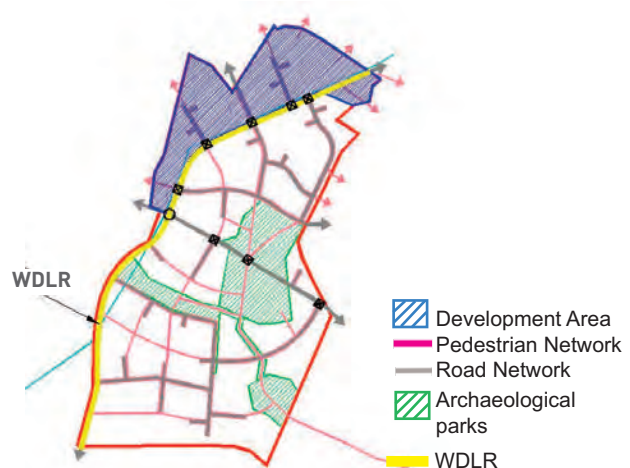
- The main elements of the 6km long QBC shall be developed during this phase.
- A new link road from Brackenstown to Dublin Road at Swords Town Centre (Lord Mayor Link Road) shall be delivered in conjunction with the third phase of development.

A review of the traffic modelling and analysis undertaken as part of the Transport Network Study by Roughan O'Donovan shall be undertaken by the Planning Authority at the end of each phase of development. This review shall be used to assist in assessing individual TIA's .

A Transport Impact Assessment (TIA) shall be submitted with each application for development, unless otherwise agreed with the planning authority. Fingal County Council Transportation Department shall be consulted prior to the submission of any TIA.

#### **Phase 4:**

This area comprises the northern and north-western portion of Oldtown lands adjoining the Broadmeadow Linear Park and Swords Regional Park. Phase 4 represents approximately 25% of the proposed development.



Residential Development: approx 800 units

NOTE: No one application for residential development shall be greater than 250 units.

**Required infrastructure to be delivered in tandem with development:**

## Open Space

- Multi-Games Use Area in Oldtown shall be developed as required by Fingal Parks Department.
- Pedestrian/cyclist connections to Broadmeadow Linear Park and Swords Regional Park shall be provided.

## Transportation Network

## Western Distributor Link Road:

- Northern extension of road through lands at Oldtown to the edge of the Broadmeadow Linear Park shall be provided (with provision in design for future extension into the Lissenhall development lands and for connection to the Swords Western Ring Road).

## Internal road network:

- Local access roads and pedestrian/cyclist routes as per plan layout shall be provided.

A review of the traffic modelling and analysis undertaken as part of the Transport Network Study by Roughan O'Donovan shall be undertaken by the Planning Authority at the end of each phase of development. This review shall be used to assist in assessing individual TIA's .

A Transport Impact Assessment (TIA) shall be submitted with each application for development, unless otherwise agreed with the planning authority. Fingal County Council Transportation Department shall be consulted prior to the submission of any TIA.



## **Appendix 1**

Appropriate Assessment (AA) Report for Oldtown-Mooretown LAP 2010-2016

NOTE: AA is published as separate document, accompanying this LAP.



## Appendix 2

### Extract from Conservation and Management Plan (Margaret Gowen & Co Ltd , March 2010)

- Policy 1: Protection and preservation in-situ of the significant subsurface ecclesiastical and other remains identified in the Oldtown-Mooretown LAP lands
- Acknowledge the status and integrity of the below-ground archaeological remains.
  - Place the identity, significance and protection of the below-ground remains at the heart of future planning and development for the area.
  - Create an exclusion zone (where no development but non-invasive landscaping strategies can take place) around the most significant and sensitive remains, surrounded by a buffer zone where sensitive planting or recreational activity can take place.
  - Create a 'vision' for the future of the remains incorporating a north-south pedestrian corridor throughout the lands showcasing and creating points of archaeological interest.
  - Protect the setting of archaeological remains, providing them with a strong and consistent identity.
  - Ensure that the LAP actively seeks to continue to protect and record the archaeological resource.
  - Within the LAP provide zoning for the identified archaeological sensitive areas and introduce the concept of an 'Archaeological Park'.
  - Strengthen the identity of the remains by seeking opportunities to link the extant sites located further a field in the Fingal area.
  - Protect views from the 'Rathbeale Archaeological Park' towards the northern uplands.
- Policy 2: Ensure that all earthmoving, ground-breaking and landscaping work is carried out under the supervision of an archaeologist
- Ensure that all works undertaken are informed by a clear understanding of the archaeological remains and are preceded by appropriate investigations.
  - Ensure that all works undertaken are carried out by suitably experienced and qualified personnel under the supervision of an archaeologist, where necessary.
  - Provide for a development exclusion zone around the archaeological sites, where no development can take place.
  - Favour minimal intervention landscape strategies to be employed at the Archaeological Parks
  - Provide for the introduction of geotextile layers to protect below ground remains where necessary.
  - Ensure that landscape proposals in sensitive areas (i.e. the buffer zones surrounding the development exclusion zones) minimise any impact on the below-ground remains and that they are reviewed by an archaeologist.
  - Provide for 'Archaeological Parks', thereby creating an accessible archaeological landscape, open to all, which will respect the archaeological remains, the setting and topographical integrity of the site.
  - Ensure that all works are carried out in compliance with statutory requirements for the protection of the monument and associated archaeological remains.
  - In the event that archaeological remains are revealed during earthmoving activities throughout the LAP area, ensure that the authorities are notified and that all subsequent work is carried out to the requirements of the National Monuments Section of the DoEHLG and the National Museum of Ireland.
  - Ensure that there is an appropriate amount of time within the construction programme to investigate and excavate below-ground remains where necessary.

## Policy 3: Information, Recording and Research

- Encourage historical and archaeological research and analysis of the archaeological remains.
- Support the existing efforts of local historical and archaeological societies in the promotion of public presentations of the archaeological findings through publication, lectures and display.
- Create a research framework for future archaeological, architectural heritage and historical research to improve the understanding of the remains .
- Consider investigations of a targeted nature when opportunities arise in the context of development.
- Enhance public appreciation of the area and sites with appropriate signage and information.
- Create walking routes incorporating the archaeological features and promote their usage through Fingal County Council's website.

## Policy 4: Legibility, Access and Presentation

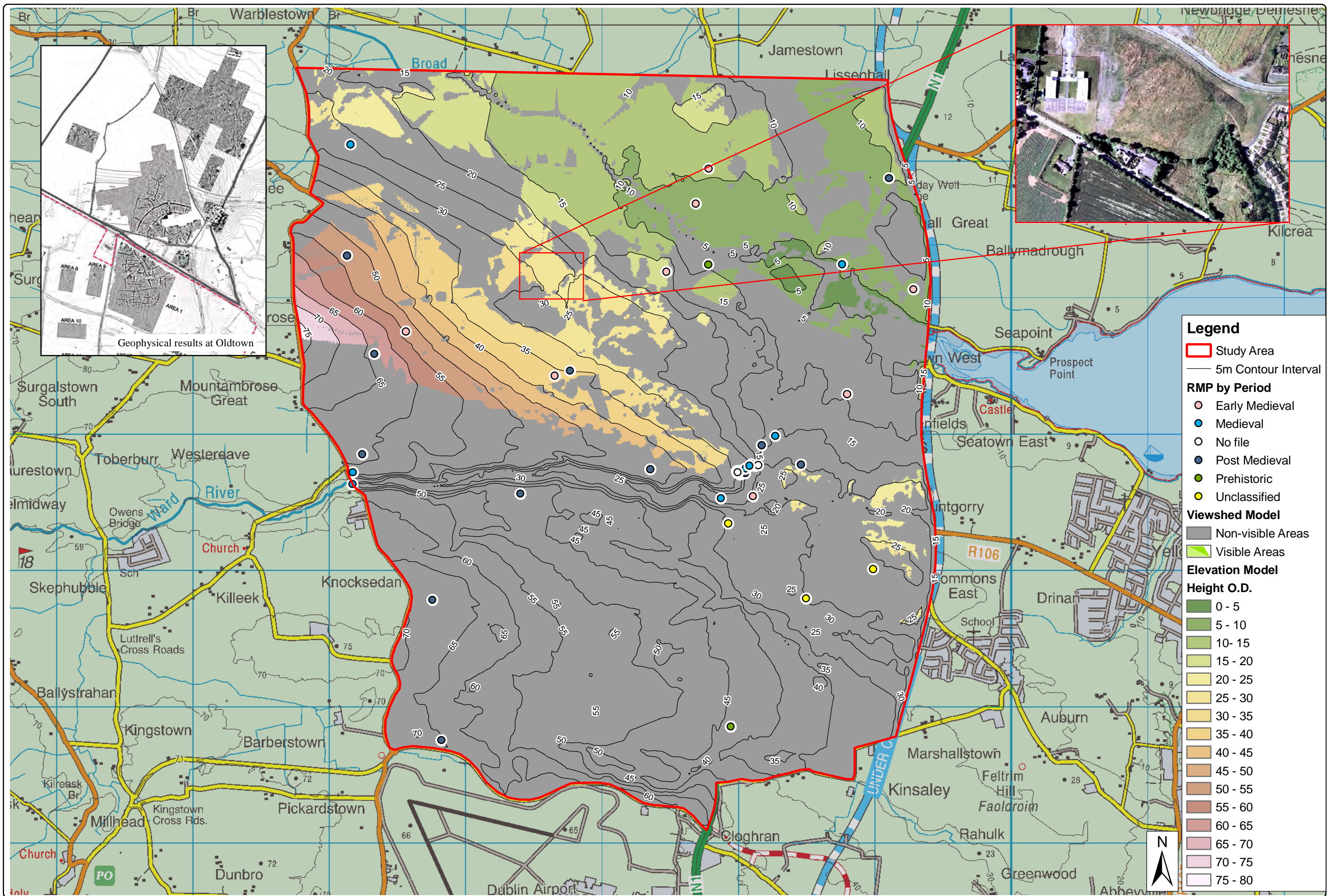
- Create a supportable brand identity using a consistent graphic design to create linkages between signage, information panels, publications, leaflets and maps.
- The existing cross at Oldtown presently identifies the burial ground and should be retained; perhaps this could become the symbol of the brand.
- The shapes of passive amenity parklands at Oldtown and Mooretown are to echo the sinuous/curvilinear lines of the historical (early medieval) landscape. The boundaries and landscaping in such public amenity areas are to be completed in a manner sympathetic to the local archaeological heritage.
- Establish an urban design framework, together with guidelines for civic works (especially hard landscaping and street furniture), traffic calming and the treatment of new development.
- Development of open space around the below-ground archaeological remains and greenways linking from one site to another and extending into the Swords Regional Park and the Broadmeadow Linear Park and housing estates to the southeast.
- Create links such as bridges and pedestrian crossings between sites where there may be a physical obstacle such as a water-course or existing road.
- Develop site-specific information panels at locations with archaeological in-situ remains. The design of interpretative signage requires careful consideration to determine the appropriate extent and presentation of content, a sensitive form, and sensitive materials to each location. These information panels could be linked so as to encourage pedestrian footfall from one site to another – developing a walking circuit.
- The conservation management of Glasmore Abbey (DU011-019) can be improved and linked to the LAP lands and incorporated into the overall 'archaeological story'.
- Each archaeological site requires identification and an above-ground physical presence whether it is by a marker or hard or soft landscaping displaying the full extent of the site and interpretation for public. An appropriate treatment should be developed to identify the extent of the archaeological site.
- Promote local awareness of the significance of the remains, both through on-site signage and through the dissemination of the main findings of all archaeological work carried out across the site.

## Policy 5: Implementation, Management and Review

- Ensure that the policies outlined in this Plan are integrated properly into the forthcoming LAP.
- Establish a robust fence around the entire circumference of the exclusion and buffer zones containing the archaeological complex during development works, in order to protect the remains from any accidental or inadvertent damage.
- Existing trees should be retained where possible. The addition of appropriate shrubs, herbaceous plants and wildflower meadows will enhance the ecological value of the area while providing a diverse range of habitats
- Planting will comprise non-invasive species that will not pose a threat to the integrity of the archaeological sites.
- Develop a framework analysis for short term (1-2 years), medium term (1-5 years) and long term actions (10-20+ years) linked to development and civil works undertaken as a result of the LAP.

- Maintain and manage sites so they retain their significance within and are integrated into the local community.
- Promote active liaison with local interest groups, the Department of the Environment, Heritage and Local Government and the National Museum of Ireland.
- Consult with the Parks Department of Fingal County Council in order to devise best practice landscape strategies across Archaeological Parks.





**Legend**

- Study Area
- 5m Contour Interval

**RMP by Period**

- Early Medieval
- Medieval
- No file
- Post Medieval
- Prehistoric
- Unclassified

**Viewshed Model**

- Non-visible Areas
- Visible Areas

**Elevation Model**

**Height O.D.**

- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25
- 25 - 30
- 30 - 35
- 35 - 40
- 40 - 45
- 45 - 50
- 50 - 55
- 55 - 60
- 60 - 65
- 65 - 70
- 70 - 75
- 75 - 80

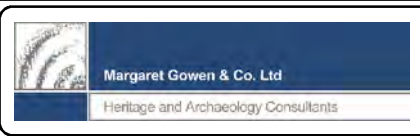


REVISIONS:	BY:	DATE:	REV:

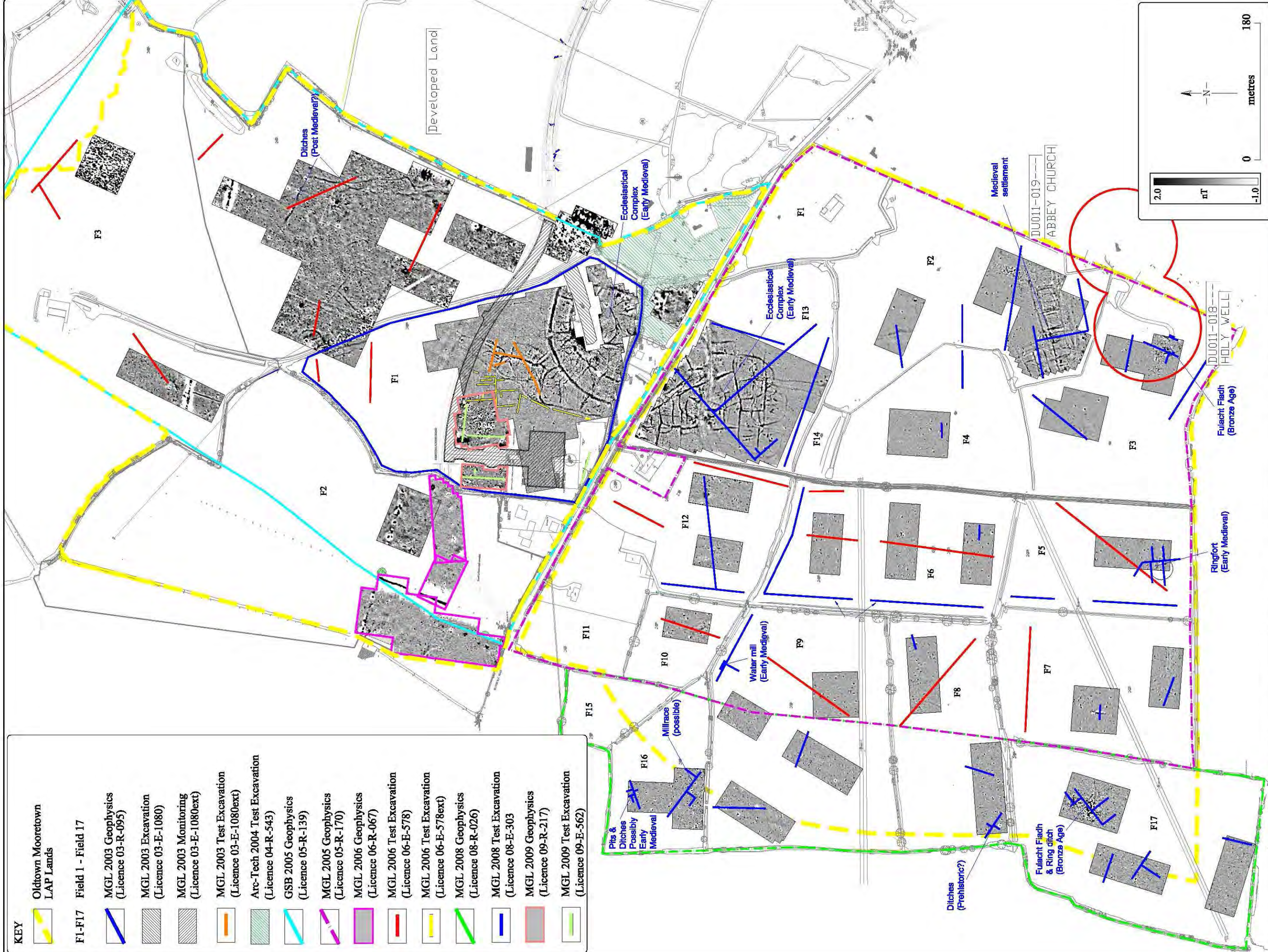
ARCHAEOLOGICAL LICENCE:	n/a
PRODUCED BY:	KG
DATE SURVEYED:	n/a
CHECKED BY:	LC
DATE ISSUED:	28-02-2007

PROJECT:	Oldtown Mooretown Conservation plan
TITLE:	Viewshed Model of Oldtown
CLIENT:	Fingal County Council

JOB NO.:	10013
DRAWING NO.:	10013-04
FIG. NO.:	FIG. 3
SCALE:	1/25,000



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KEY	Description
	Oldtown Mooretown LAP Lands
	Field 1 - Field 17
	MGL 2003 Geophysics (Licence 03-R-095)
	MGL 2003 Excavation (Licence 03-E-1080)
	MGL 2003 Monitoring (Licence 03-E-1080ext)
	MGL 2003 Test Excavation (Licence 03-E-1080ext)
	Arc-Tech 2004 Test Excavation (Licence 04-R-543)
	GSB 2005 Geophysics (Licence 05-R-139)
	MGL 2005 Geophysics (Licence 05-R-170)
	MGL 2006 Geophysics (Licence 06-R-067)
	MGL 2006 Test Excavation (Licence 06-E-578)
	MGL 2006 Test Excavation (Licence 06-E-578ext)
	MGL 2008 Geophysics (Licence 08-R-026)
	MGL 2008 Test Excavation (Licence 08-E-303)
	MGL 2009 Geophysics (Licence 09-R-217)
	MGL 2009 Test Excavation (Licence 09-E-562)

<p>ISO 9001:2008 QUALITY ASSURED ORGANIZATION CERT NO. 2816</p>	<p>REVISED</p> <table border="1"> <tr> <th>BY</th> <th>DATE</th> <th>REV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	BY	DATE	REV				<p>ARCHAEOLOGICAL LICENSE: N/A</p> <p>PRODUCED BY: DH</p> <p>DATE SURVEYED: N/A</p> <p>CHECKED BY: LC</p> <p>DATE ISSUED: 10/03/2010</p>	<p>PROJECT: OLD TOWN MOORETOWN CONSERVATION PLAN OVERVIEW OF ARCHAEOLOGICAL INVESTIGATIONS AT THE LAP LANDS &amp; FIELD NUMBERS</p> <p>CLIENT: FINGAL COUNTY COUNCIL</p>	<p>DRAWING NO: 10013_01</p> <p>FIG. NO: Fig. 1</p> <p>SCALE: 1/4500 @ A3</p>	<p>Margaret Gowen &amp; Co Ltd Heritage and Archaeology Consultants</p>	<p>27 Merrion Square Dublin 2 Tel: 01-7967200 Fax: 01-7967201 Email: archaeology@mgl.ie.com www.mgl.ie.com</p>
	BY	DATE	REV									



**APPENDIX 3 : SuDS Strategy Map**

