

THE NAUL

Local Area Plan



Easter Snow

*Oh the Easter snow
It has faded away
It was so rare and so beautiful
Now it's melted back into the clay*

*Those days will be remembered
Beyond out in The Naul
Listening to the master's notes
As gently they did fall*

*Oh . . . the music
As Seamus he did play
But the thaw crept over the mantle white
And turned it back to clay*

*Oh the Easter snow
It has faded away
It was so rare and beautiful
But it's melted back into the clay*

*He gazed at the embers in reflection,
He called up lost verses again,
He smiled at a roguish recollection,
While his fingers gripped the glass to stem the pain*

*When knocked on his door would always open
With a welcome he'd bid the time of day
Though we came when the last flakes were melted
While it lay upon the ground we stayed away*

*Oh the Easter snow
It has faded away
It was so rare and so beautiful
Now it's melted back into the clay*

Lyrics by Christy Moore to the traditional air © Christy Moore
Thanks to Christy Moore for kindly allowing permission to use lyrics from his song
'Easter Snow', a tribute to Seamus Ennis.



THE NAUL

Local Area Plan

ADOPTED BY COUNCIL
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**LOCAL AREA PLAN
FOR THE NAUL**



Seamus Ennis Centre - Naul pencil drawing by Tina Geoghegan



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EXECUTIVE SUMMARY

Purpose of the Local Area Plan

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

Public Consultation

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 16th March and the 16th April 2010. A total of 7 no. submissions were received. A summary of the submission is provided at section 1.2. The opinions expressed in these submissions were taken account of in the preparation of the Local Area Plan.

Existing Population and Scale of Development

The LAP considers the future development of an area of approximately 30 hectares (74acs.). The village has a current population of circa 390 persons. There are approximately 180no. existing residential units within the village boundary. New development has occurred primarily in the form of private housing, mainly to the east of the village, at Delvin Banks, where 76 houses were built, 32 no. of which remain unoccupied. Also, a small commercial development has been developed on Main Street, operating now

as a butchers' shop and a take-away, with residential accommodation over. Existing commercial development in the village includes a small supermarket (Day Break) with "post point", a craft butchers' shop, a hairdressers' salon, a beauty salon, a take-away, a public house, a sales/service garage and the Seamus Ennis Cultural Centre.

Potential for Residential Development

The potential for approximately 66 new units is indicated in this LAP. Currently there are a total of 180 housing units in the village, resulting in a total number of existing and proposed dwellings in The Naul of c.246 units (resulting c.700 population over time).

LAP Vision Statement

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

Key Objectives of the LAP

The LAP outlines key objectives for the development of the village in relation to: Housing, Design, Employment Opportunities, Retail/Commercial, Education and Community Tourism, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.



Village Development Framework Plan (VDFFP)

The Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village Development framework for the village. This Framework Plan is a guidance document appended to the statutory Local Area Plan and promotes the best conservation practice with innovative architectural solutions for the overall development of the village. The framework plan represents a long term strategy for achieving the sustainable development of the village with a diversity and mix of uses and to create a place where a balance is achieved between the natural and built environment. It is a General Objective of this Local Area Plan that the appended Village Development framework Plan (VDFFP) is the principal guidance document for the physical development of The Naul. The Village Development Framework Plan is appended to this LAP.

Development Areas

The LAP map identifies twelve (12no.) distinct Development Areas within the village.

Development Area 1.

This is a key development site in the heart of the village adjacent to the Seamus Ennis Cultural Centre and linking to Delvin Banks. The site is owned predominantly by the Council, with a small area in private ownership. A new civic/recreational building, extending the capacity of the SEC Centre and a children's/elders playground and village parking are proposed for this area. Limited commercial/retail development will be considered within this development area together with the reuse of the existing courtyard outbuildings as residential accommodation for visiting musicians and other artists. The development of this site will also afford an opportunity

to develop a pedestrian link from Delvin Banks to the Main Street, avoiding the Balbriggan Road.

Development Areas 2, 3, 4 6, 7, 8, 9 and 12

These areas are indicated for residential development at varying densities from 3 -15 units per hectare. The LAP stipulates development parameters for each of these areas. It is considered that all residential areas, with the exception of Area 4 could be considered for the development of Private Serviced Sites. (See Section 5.2)

Development Area 5

This area is proposed as a local employment zone, facilitating sustainable enterprise/ leisure/ /tourism and other appropriate commercial uses. Permission has been granted within this development area for a 60 bed nursing home. A community garden is also proposed within this development area.

Development Area 10

This area serves an important function at the northern end of The Square. It contains two vernacular dwellings, one a two storey and the other a single storey "long cottage" which help to give sense of enclosure to The Square. It proposed to retain these two important buildings. It is also proposed to locate a public carpark at the eastern side of this development area. This carpark would serve the graveyard, alleviate on-street parking in the village, provide parking for the proposed The Naul Park and additional parking for the Seamus Ennis Centre.

Development Area 11 - The Naul Park

This development area is proposed as a public park- The Naul Park, a 4.5 acre park to be acquired by the Council over time, in consultation with the landown-

er and developed for the enjoyment of both locals and visitors alike.

Residential Densities within the Village and Potential Development Yield

This LAP proposes a range of densities and house types for each of the identified development sites. Residential densities range from circa 3 units per hectare to 15 per hectare. The potential for approximately 66 new units is indicated in this LAP. Currently there are a total of 180 housing units in the village, resulting in a total number of existing and proposed dwellings in The Naul of c.246 units (resulting c. 700 population over time).

Education and Community

The LAP seeks to facilitate and cooperate with community organisations in the provision of services for the community and with the Department of Education and Skills to ensure the adequate provision of school accommodation for the expanding community.

Retail /Commercial Development

The Naul has a small but significant retail/commercial base that provides services to the village and a large rural hinterland. To fulfill its role as a local services centre, the Council will encourage the protection and enhancement of existing retail/commercial services and the expansion of this sector to an appropriate level for the village. Any expansion of the retail /commercial area shall occur on the Main Street and within Development Area 1 -the proposed expanded Seamus Ennis Cultural Quarter.



Tourism Development

This plan aims to promote appropriate sustainable tourism activities within the village. In this regard, the LAP promotes and encourages the development of cultural/recreational facilities and services to attract visitors and tourists to the village and the surrounding area. These include the development of a café, restaurant(s), tourist accommodation such as a guest house/hostel, themed fairs, artists' studio and gallery, exhibiting local artists and designers work, walking/bicycle hire supplies for visitors and tourists. Slí na Sláinte, recreational walking trails including a heritage trail are also proposed.

Green Infrastructure

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

The key themes which encompass green infrastructure are:

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

This LAP explores these five themes and proposes objectives for the protection and enhancement of green infrastructure in The Naul.

Open Space and Recreation

The Council's Parks' Department are seeking to develop active recreational "hubs" at various locations throughout the Fingal. These 'hubs' will allow clubs from different sporting codes to share facilities such as changing/meeting rooms, car-parking,

all-weather pitches, and other ancillary facilities. It is proposed to develop The Naul as a recreational "hub" for active recreational space, serving the north west of the County. To this end it is proposed to work with Clann Mhuire GFC and the landowner to develop additional playing pitches on lands to the south of the GAA grounds, with pedestrian access from The Square and sharing vehicular access with Clann Mhuire.

The LAP also proposes the development of Naul Park, a 4.5 acre park to be acquired by the Council over time, in consultation with the landowner and developed for the enjoyment of both locals and visitors alike. This LAP proposes Naul Park as a tourist amenity, with walking trails, archaeological interpretation and local heritage information, a public area that could be used for outdoor events associated with the Seamus Ennis Cultural Centre. The synergy between Naul Park together with the proposed expansion of the Seamus Ennis Cultural Centre, is envisaged as an economic driver for the development of The Naul and its hinterland and also would make a significant contribution to the green infrastructure and ecological network of the North County area of Fingal.

Interlinked pedestrian routes throughout the village are proposed, together with a children's and elders playground adjoining the Seamus Ennis Centre and a village Heritage Trail interpreting important archaeological and historic architectural features of the village.

Infrastructure and Services

The LAP outlines specific objectives for Water Supply and Water Quality, Ground Water Protection, Surface Water Management, Flood Risk Management, Foul Drainage and Waste Water Treatment. The WWTP is currently operating above its design capacity. In addition to the insufficient treatment capacity of the WWTP, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network.

No development shall be permitted to proceed in the village, pending the interim upgrade of the WWTP to cater for 1,000p.e. and the completion of such a study to investigate the extent of surface water infiltration into the WWTP. Such a study shall provide recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the interim upgrade works and appropriate improvement measures to the WWTP. ***The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.***

Phasing of Development

The level of development proposed is unlikely to be developed over the lifetime of this LAP, (which is 6 years unless extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physi-



cal infrastructure, in particular the essential improvements to the WWTP. Furthermore, in the interests of controlling the pace of development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall be for more than 15 no. dwellings. Such applications shall be based on the guidance outlined in The Naul Village Development Framework Plan (VDFFP).

Proposed Extension to the existing RV (LAP) boundary.

In this LAP it is proposed to extend the RV boundary to incorporate the Clann Mhuire GAA grounds and also to include an additional area, south of the GAA grounds, to provide an additional active recreational area. Both areas will be designated for recreational purposes only. This proposal is considered appropriate for The Naul, where the Council intends to develop a “Recreational Hub” serving the north west of the rural North County. (See section 9.3) A small extension to the RV boundary is also proposed at the Mill complex in the County Development Plan 2011 - 2017.



**The Naul
Village Development
Framework Plan**

*LOCAL AREA PLAN
FOR THE NAUL*



SECTION ONE: INTRODUCTION

1.0 Historical Development of the Village

The Naul was an important medieval settlement, known variously as the Nalle, Naall, Naale and The Naul. The word The Naul means "The Cliff" or "Rock", taken from the Irish word An Aill. The name arises from the large cliff or rock on which the foundation of the once mighty Norman castle called "The Black Castle" was built in or around the late 15th century. This castle overlooked the River Delvin and Roche Valley. The Naul developed at the time of the Norman Conquest as a typical linear manorial village with a number of mills and three tower houses including the "black castle", the church and graveyard all located close together, on a major route and at an important river crossing. The census by Sir William Petty records a population of 22 English and 114 Irish in the parish of The Naul in 1659. The Naul appears to have been a busy industrial village in the 18th century with the development of flour mills. The now converted old mill just south of the river Delvin was constructed between 1718 and 1722, ceasing operations between 1869 and 1906. In 1943 Oliver St. John Gogarty described the building in a poem entitled "The Mill at The Naul". Limestone quarrying was also a big industry at The Naul and continues today in the surrounding area. The Naul has functioned as a service centre for the surrounding rural hinterland since the establishment of a fair in 1832. The OS maps of 1871 and 1907 shows that little changed in the physical development of The Naul. Indeed that development of the village from its 19th and 20th century morphology has only recently occurred since the millennium.

1.1 Why a new Local Area Plan for the Village?

It is required under the 'RV' – Rural Villages zoning objective of the Council's County Development Plan 2011 - 2017. This zoning objective seeks:

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

The first LAP for the village was adopted in 2002 and expired in 2007. It is due for review. The legal basis for the preparation of an LAP is set out under sections 18 and 19 of the Planning and Development Acts 2000 – 2010. The preparation of an LAP for The Naul falls under section 18(1) of the Act which states: 'subject to section 19(2b).....a Planning Authority may at any time, and for any particular area within its functional area, prepare a local area plan in respect of that area.' An LAP must be consistent with the policies and objectives of the County Development Plan, and relevant national legislation and guidelines.

1.2 Purpose of the Local Area Plan

The Local Area Plan is a legal document and a public statement of planning policies and objectives for the development of the village. It sets out a framework for the development of the village with the emphasis on proper planning and sustainable development. Essentially, the Local Area Plan provides planning guidance to local residents and those interested in development in the village. It identifies the potential for and the extent and type of development that is appropriate to the village, including the provision of local housing to act as an alternative to 'one-off



housing in the countryside. It includes measures for the protection of the environment and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. It is valid for six years from the date of adoption by the Council, its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

1.3 Public Consultation

Under the Planning & Development Act 2000 the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for The Naul was advertised in the local newspaper "The Fingal Independent" on 16th March 2010. At the same time, a booklet, 'A guide to having your say in The Naul Local Area Plan' prepared by the Council was delivered to households and businesses in the village. This booklet set out what the Council considered to be the main development issues facing The Naul and invited the local community and businesses to submit their views regarding which planning and development matters should be included in the new plan for the village.

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 16th March and the 16th April 2010. A total of 7no. submissions were received. The views of the local community can be summarised as follows;

- Concern to protect the special character of the village
- Protect from unnecessary growth
- Link old village with new village development
- Additional public areas, pathways and walking rails required
- Provide alternative housing to "one-offs" in the countryside
- Single storey and two storey housing forms are acceptable
- Additional footpaths, parking and public lighting required
- Improvements required to potholed roads
- Provide playgrounds, crèche and afterschool care
- Promote local craft and food producers in the Seamus Ennis Centre
- Promote craft shops/coffee shops in the village
- Local scenery is The Naul's best asset, respect unspoilt countryside
- Community Centre should be at the heart of the community
- Promote harvesting of renewable energy
- Additional recycling facilities and signposting required
- Housing should contain appropriate space to encourage vegetable growing
- Signpost historic sites around The Naul as tourist attraction
- Enterprise zone proposed outside RV village boundary-request to extend RV boundary

The opinions expressed in these submissions were taken account of in the preparation of the Local Area Plan.

1.4 Screening – Strategic Environmental Assessment and Appropriate Assessment

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

1.5 Location and General Characteristics

The Naul is a small rural village in the very north of Fingal, bounded to the north by the River Delvin which forms the boundary to County Meath. It is located 30km north of Dublin at the crossroads of the R108, the historic Dublin to Drogheda road, and the R122 which links Finglas to Balbriggan and intersects the M1 motorway, now the main arterial route to Dublin. The village is set in the scenic Roche Valley. The River Delvin rises close by to the southwest of the village and flows in a north-easterly direction, entering the Irish Sea close to Balbriggan. Steep and rocky outcrops on either side of the river give The Naul its name, derived from the Irish word for "The Cliff".



The high quality of the surrounding landscape is reflected in the landscape designations, zoning and other objectives contained in the County Development Plan. The Landscape Character Assessment included in the County Development Plan includes The Naul within the “High Lying” character area, an area characterised by important visual ridges with views over wide areas of Fingal and Meath, known as The Naul Hills, with their own attractive character with a mixture of pasture and arable farming combined with strong hedgerows on a rolling topography. The village is also located within a designated sensitive landscape.

The Naul is a well established village, known for its long association with Seamus Ennis, the famous Uilleann Piper and the now well established Seamus Ennis Cultural Centre. Service provision in the village is limited to a small supermarket with “post point”, a butchers’ shop, a hairdressers’ salon, a beauty salon, a take- away, a public house and a sales/service garage.

The Naul National School is located on the southern approach near Cabin Hill. Clann Mhuire GFC grounds and club house are located on the Fieldstown Road.

1.6 Population and Development of the Village over the previous LAP period

An analysis of the village of The Naul in terms of population and development since the adoption of the previous local area plan in 2002 shows that the village has gained 113 dwelling units over the previous 8 years; 76 of these have been built at Delvin Banks, to the east of the village. This represents an increase of 60% in the housing stock. The total number of housing units built in the village is now 180, of which 39 (22%) remains unoccupied. The village population has increased in the period from circa 210 to circa 390. When all existing dwellings are occupied the population would be circa 500. These figures are based on F.C.C Rural House Counts conducted in Oct. 2011. The high rate of unoccupied units in the village is likely to be the result of two factors; the relatively high sale prices of these dwellings and the downturn in the economy.

New development has occurred primarily in the form of private housing, with a small commercial development on Main Street, operating now as a butchers’ shop and a take-away, with residential accommodation over.



Aerial Photo of The Naul RV CDP 2011 - 2017

June 2009



SECTION TWO: PLANNING CONTEXT

2.0 Introduction

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

2.1 National Spatial Strategy, 2002 – 2020

The National Spatial Strategy is a 20 year planning framework designed to achieve a better balance of social, economic, physical development and population growth between the regions in Ireland. The NSS sets out policies for small towns and villages in the context of the Dublin and Mid-East Region. The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or ‘development centres’ in the hinterland. These centres will be separated from each other by areas identified as ‘Strategic Rural Assets’ within the Dublin and Mid-East Region. The Naul is located within the ‘Strategic Rural Assets’ area. The Strategy stipulates that, within such areas, new development in a village must take account of and respect the established character of the village. In addition, the NSS states that development of urban generated housing in such areas, which can be accommodated in nearby urban areas, should be minimised and the attributes of these rural areas should be harnessed to attract visitors and local business and generate local employment opportunities.

2.2 Regional Planning Guidelines 2010 – 2022

The Regional Planning Guidelines aim to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines for the Greater Dublin Area (GDA) provides a strategic planning framework for the development of the Dublin and the mid-east region. These guidelines distinguish the Metropolitan area from the Hinterland area with distinct development strategies for each area. The Naul is located within the Hinterland area and designated as a village, whose economic function is to attract small rural based enterprises

The Regional Planning Guidelines for the Greater Dublin Area categorized the rural villages in the GDA into two sub types; Commuter Villages and Key Villages. The Naul is considered to be a key local service centre for the village and its rural hinterland. The RPGs recommend that the future development of villages such as The Naul as a key local centre for

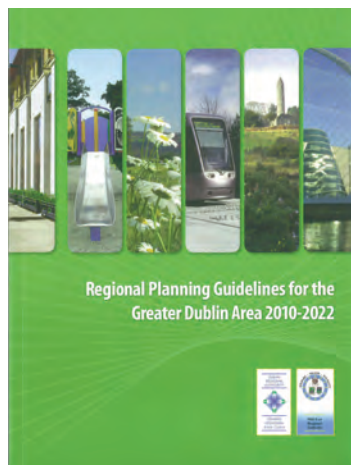




services and local enterprise/development, should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.

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

The Core Strategy in the County Development Plan for 2011-2017, indicates that 2998 housing units are required to meet the designated population targets, in the Hinterland area. About 1500 of these housing units are allocated to the villages, clusters and one-offs, up to 2017. An additional 66 no. housing units are proposed in this LAP for The Naul. This proposed level of development is consistent with the Core Strategy and the RPGs 2010-2022.



2.3 Rural Development Programme for Ireland (2007-2013)

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

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

Programmes are delivered in response to identified need, through a community-led approach, working in partnership with other service providers and statutory agencies, leading to a better quality of life for all. In The Naul the FLP has provided a mobile IT Training programme; Personal Career Choice Training - training course for the new unemployed and a training programme in traditional music and instrument playing & provided a musical equipment bank at the Seamus Ennis Centre.

Their range of activities include:

- Selected investment in small rural enterprise space.
- Provision for a range of assistance types for

start-up enterprises and expansion of existing enterprises including the adoption of new technologies.

- Development of innovative products and activities.
- The provision of a range of assistance types for adding value to local products, including support for business networks, collective marketing, local branding initiatives, and improved quality and development of artisan processing facilities.
- Utilisation of local ICT capacity, for example centralised online processing of micro enterprise administrative activities, will also be supported.
- Actions to foster rural entrepreneurship, particularly combined with support for small-scale research, analysis and development.

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

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



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

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

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

'Quality Housing for Sustainable Communities' assists in the implementation of the policies set out "Delivering Homes, Sustaining Communities" and makes practical recommendations on more specific design issues, such as layout and orientation of new homes through to more detailed design elements.



2.6 The National Climate Change Strategy 2007-2012

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

2.7 County Development Plan 2011-2017

"The Fingal County Development Plan 2011-2017 is the statutory framework for the county. The Local Area Plan has had due regard to all the relevant policies set out in the Plan. The Naul is zoned "RV". This zoning objective seeks to - "

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

The associated Vision states:
"Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment. The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of



growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.”

“The County Development Plan through its policies and objectives set out in Chapter 8 Rural Fingal promotes the importance of retaining the existing character of our villages, whilst permitting development in ways that strengthens their role as local service centres. Specifically, settlement within the designated Rural Villages will be open to all. This policy will promote the vitality of the villages and facilitate the provision of appropriate facilities. This policy recognises the low levels of growth in many of the villages over recent years. At the same time, the level of growth within villages will be managed. Rapid expansion will not be permitted as it would put undue pressure on services and the environment and encourage higher levels of commuting.”



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

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



Aerial View of The Naul September 2009



SECTION THREE: DEVELOPMENT STRATEGY FOR THE VILLAGE

3.0 LAP Vision Statement

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

3.1 Key Objectives of the LAP:

Housing

- Strengthen and consolidate the built form of the village.
- Provide for a viable housing alternative to the open countryside for members of the rural community;
- Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the expanding community.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

Design

- To provide a strong set of general design guidelines and objectives for development in the village.
- To provide a specific set of design objectives, guidelines and principles relating to specific sites and areas within the village boundary.
- Ensure that new development is physically, visually and functionally integrated with and compliments the character of the existing village.
- To ensure that all new development is subject

to strict development control standards to ensure the protection of existing residential and public amenities and the enhancement the village character.

Employment Opportunities

- Facilitate and promote appropriate employment opportunities in the village.
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

Retail/Commercial and other Services

- Sustain and augment existing commercial and community services and facilities in the village.
- Promote the provision of additional retail, service, healthcare, recreational and community facilities at appropriate specified locations only and at a level appropriate to meet the demands of the expanding population.
- Provide for a mix of commercial and retail opportunities.

Education and Community

- Facilitate and co-operate with community and educational organisations in the provision of services for the community and the provision of sports and recreational facilities.

Tourism

- Develop and maximise the tourism potential of The Naul by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area.



Environment

- Ensure that the natural heritage of the area is protected and enhanced.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Retain and protect significant trees, hedgerows, groups of trees and water courses within the LAP.
- To encourage and facilitate environmental improvements to the physical fabric of the village.

Heritage

- Ensure that the archaeological and built heritage is protected.
- Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the long-term economic development of the village.

Public Open Space and Recreation

- Protect and enhance existing recreational facilities and amenities.
- Provide for the development of additional open space areas and recreational facilities to meet

the recreational needs of residents and to act as a visitor attraction.

- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to new open spaces.

Sustainability

- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings.
- Promote principles of sustainable neighbourhood design in new housing areas.
- Promote well-designed quality residential development.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.

Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving the village.
- To protect and improve the water quality of the Delvin river and ground water quality.

3.2 Village Development Framework Plan for the Village (VDFFP)

To determine the best development approach for the village of The Naul, the Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village Development Framework for the village. This framework promotes the best conservation practice with innovative architectural solutions for the overall development of the village. The framework plan identifies the character of the village, and establishes existing functions and opportunities for the village. It develops general design principles including architectural designs for key development sites showing indicative site layout, bulk, massing, elevational treatment and materials. It also covers the treatment of open spaces and the public realm between these sites and places them in an overall framework that is appropriate to the development of the entire village. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity of uses whilst ensuring a balance between the protection and development of the natural and built environment. The framework plan is proposed as the guidance document for the future form of development in the village.

All development proposals shall have regard to the guidelines set out in the **Village Development Framework Plan** for the village - (appended to this LAP).



3.3 New Development in the Village

New development should strengthen and consolidate the built form and distinctive character of the village. The Naul has capacity to absorb additional development on a number of identified opportunity sites, all of which are either proximate to or within the village centre. Development of these sites, which is likely to occur over a longer period than the lifetime of this LAP will contribute to the consolidation of the village making it a strong, compact, attractive place to live and enjoy. The LAP and its objectives and together with the Village Development Framework Plan will guide the sustainable development of the village into the future. The strengthening of this village will also provide an alternative to urban generated rural housing.

The scale of new development for the village shall be proportionate, based on firm principles of providing for easy connectivity and permeability, especially for pedestrians and cyclists and ensuring that new development is physically, visually and functionally integrated with and compliments the character of the existing village. The LAP and the Village Development Framework Plan considers that the best design approach is to protect the distinctive character and heritage of the village of The Naul. These development principles have regard to the DOEHLG's: 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', 2009 regarding the development of small towns and villages and the Department of Transport's policy document, "Smarter Travel: A Sustainable Transport Future" 2009-2020. The potential for approximately 66 new units is indicated in this LAP. Currently there are a total of 180 housing units in the village, (142 of which are occupied) resulting in a total number



Delvin Banks - Housing Development

existing and proposed dwellings in The Naul of c.246 units (resulting c.700 population over time).

3.4 Proposed extension to RV boundary

The County Development Plan, at section 8.3 provides for the reduction or small scale extension of the existing zoning, where it can be clearly shown that the proposed change to the RV zoning contributes significantly to the development objectives for the village. In this LAP it is proposed to extend the RV boundary to incorporate the Clann Mhuire GAA grounds and also to include an additional area, south of the GAA grounds, to provide an additional active recreational area. Both areas will be designated for recreational purposes only. This proposal is considered appropriate for The Naul, where the Council intends to develop a recreational hub serving the north west of the rural North County. (See section 9.3 below) The proposed boundary extension is indicated as a dotted red line on the LAP map and is

subject to the formal adoption of this provision of the County Development Plan 2011 - 2017.

3.5 Development Areas within the Village

The 2002 LAP identified a significant portion of "Long Term" development lands within the RV1 boundary of the village. This LAP considers the development potential of these lands in terms of scale, densities and uses. It further identifies appropriate infill opportunities within the village core.

In total this LAP identifies 12 no. development areas within the village, proposing a mix of uses, from residential to commercial, employment, cultural and amenity. Circa 66 no. additional residential units are proposed within the village boundary.

It is an objective of this plan that development within these areas shall take place in a coordinated manner. In order to achieve this objective, it will be necessary for landowners to co-operate with one another. The Village Development Framework Plan forms the blueprint for the future development of these areas, the development of which shall also adhere to the development parameters set out for each development area in Section 4.

3.6 Village Design

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



3.7 General Village Design Principles

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

- Provide high quality development having regard to the DoEHLG Planning Guidelines on Sustainable Residential Development; the County Development Plan development standards; the design principles set out in this Local Area Plan; the Village Development Framework Plan and also the ACA Statement of Character for the village.
- A 'Site Design Statement' shall accompany all planning applications within the village boundary, the components of which are detailed in the Village Development Framework for the village.
- The layout and architectural design of new buildings whether innovative, contemporary or more traditional in form shall respect the existing village scale and form and shall enhance, reflect and contribute to the well defined traditional village streetscape.
- The scale and type of new building shall respect the character of the local vernacular architecture, two storey and single storey construction, the use of indigenous materials, simple design, moderate building depth, gabled pitched, slated roofs, vertical door and window openings, cement plaster, rough cast render, wetdash or stone to external wall finishes.
- Suburban type development shall be avoided.
- Within the Architectural Conservation Area, the Council will encourage development, which respects the established form, scale and character of this area and strict adherence shall be had to the guidelines set out in the ACA Statement of Character.
- Existing buildings and structures of architectural, historic or streetscape importance which add value to the village and particularly vernacular structures of local significance shall be retained and protected.
- All new development shall protect the archaeological heritage of the area.
- Traditional village features such as the village pump, stone walls/piers, iron/metal railings/gates, slate roofs shall be retained and protected.
- New development shall seek to protect panoramic views from the southern approach towards the village and the surrounding countryside and views of The Square from all approaches.
- The removal and placing underground of existing overhead wirescape shall be encouraged and facilitated.
- Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be easily accessible and overlooked.
- The public realm shall be formed by quality buildings and paving and landscaping shall be characterised by a high standard of quality finishes and treatments.
- All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references. The use of traditional shop signs in Irish will also be promoted.
- New development shall provide for pedestrian linkages to open spaces, the village centre and public buildings.
- High quality boundary treatment shall be required in all development proposals, including the retention of existing stone walls and hedgerows where practicable and the use of natural stone walling and hedgerows where appropriate.
- New development shall seek to preserve and retain existing quality trees, hedgerows which are of amenity value.
- All development shall be carried out in accordance with the highest environmental standards, having regard to water and air quality, noise standards and the protection of flora and fauna.



3.8 Village Improvements

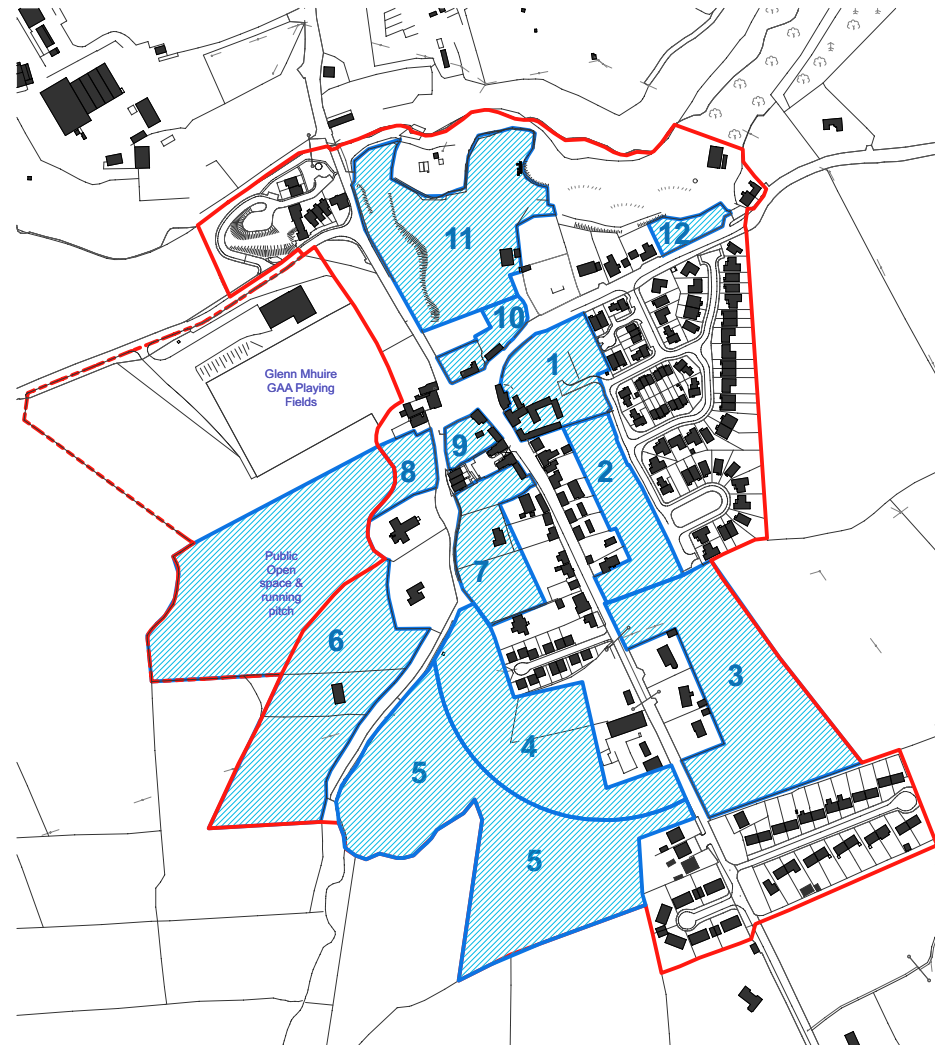
The LAP proposes a number of objectives relating to the overall improvements of the physical fabric and attractiveness of the village, making the village an extremely attractive destination for visitors and tourists. The achievement of these improvements will require the attention and co-operation of the various property owners, the local community generally and Fingal County Council.

Village Improvements Objectives:

- Provision of traffic calming measures in consultation with the local community.
- Improvements to and provision of footpaths where required, using appropriate materials.
- Provision of attractively designed signs at the main entrances to the village.
- Investigate the potential to expand floodlighting of protected structures, vernacular buildings and historic features within the village.
- Provide landscape screening to soften the high retaining wall at Delvin Banks on the approach from Balbriggan.
- Provide pedestrian crossings on Main Street.
- Improve the extent of the 'Bring Bank Facility' service in the village, provide appropriate directional signage and consider its relocating it to a more appropriate location within the village.
- To encourage and facilitate the undergrounding of overhead wires in the village.
- Provision of a street lighting scheme to a design and scale appropriate to the village.



Extract from The Naul VDFP - Illustrative example of proposed improvement to The Square



The Naul Development Areas 1 - 12



SECTION FOUR: DEVELOPMENT PARAMETERS, RESIDENTIAL DENSITY & PHASING

4.0 Introduction

This section of the LAP sets out the appropriate development parameters, for each of the 12 identified development sites within the village, in the interests of promoting the proper planning and sustainable development of the village.

4.1 Development Area 1 (0.78Ha.)

This is a key development site in the heart of the village adjacent to the Seamus Ennis Cultural Centre and linking to Delvin Banks. The site is owned predominantly by the Council, with a small area in private ownership. A new civic/recreational building, extending the capacity of the SEC Centre and a children's/elders playground and village parking are proposed for this area. Limited commercial/retail development will be considered within this development area together with the reuse of the existing courtyard outbuildings as residential accommodation for visiting musicians and other artists. The development of this site will also afford an opportunity to develop a pedestrian link from Delvin Banks to the Main Street, avoiding the Balbriggan Road.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The development of this area is envisaged as a new civic quarter with high quality buildings and an enticing public realm, providing for the creation of civic/recreational building, auditorium and rehearsal rooms, extending the capacity of the SEC Centre, together with children's/elder's playground and village parking.
- Pedestrian/cycle access routes, permitting a

high degree of permeability, shall be provided, throughout the development area, linking the development area with Main Street, Delvin Banks and the proposed Naul Park to the north.

- Vehicular access shall be from the Balbriggan Road. No vehicular through route to either Delvin Banks or to the Main Street shall be permitted.
- An amphitheatre, suitable for outdoor events is proposed as a link between the existing SE centre and the new auditorium, having regard to the significant difference in ground levels.
- Ensure the protection of existing trees and hedgerows, in particularly, along the Balbriggan Road frontage and to the south of the development area. Substantial tree planting is proposed as a buffer to the existing housing at Delvin Banks.
- Provision of adequate off-street parking.



Extract from Naul VDFP - Illustrative example of proposed extension to Seamus Ennis Centre



4.2 Development Area 2 (0.7Ha.)

This development area comprises for the most part, the rear gardens of the Estate Houses fronting onto Main Street. There are significant trees along the existing garden boundaries, which are important to protect in any redevelopment. Access to this development area is proposed from within the Delvin Banks development and also from the main street, south of Rooney's service garage. A small commercial area to the rear /side of the garage is proposed here to allow for some commercial development in the village core. Circa 9 no. residential units are proposed within this area.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- Houses shall be two storey or dormer in design, with roof pitches and external finishes complimenting the Estate Houses on Main Street, the rear gardens of which forms this development area.
- Each house shall have individual vehicular access from Delvin Banks, except for those houses/commercial units proposed to the rear of Rooney's garage, vehicular access shall not be permitted from Main Street.
- The sylvan character of the area shall be protected. Existing trees and hedgerows boundaries shall be retained and protected in any redevelopment.
- All development shall be designed and orientated to minimise overlooking or visual intrusion to existing properties on Main Street.
- The scale and finishes shall accord with the village design principles set out at 3.6 above.
- All development shall respect and enhance the

special character of this area which is included within The Naul Architectural Conservation Area and shall adhere to the guidelines set out in the 'The Naul Architectural Conservation Area Statement of Character'.

- Limited commercial/retail development will be permitted at the southern end of this development area, in the event of the redevelopment of Rooney's service garage. The existing garage façade, which is indicated as a "character building" in the ACA Statement of Character, shall be retained and incorporated into any such redevelopment.
- Provision of adequate off-street parking.

4.3 Development Area 3 (2.04 Ha.)

Located on the eastern side of the main street, this development area links the village core to the existing housing at Bun a Chnoic. Low densities are proposed here affording the opportunity for the development of private services sites. Amenity space in the form of an all purpose mini pitch, small playground together with a looped footpath along a green buffer zone, linking into Delving Banks .Circa 9 residential units are proposed within this development area.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- All houses shall be two storey, single storey or dormer in design,
- The scale and finishes shall accord with the village design principles set out at 3.7 above.
- A looped access road is proposed of Main Street, with pedestrian /cycle route connecting to Development Area 2.

- New development shall protect existing adjoining development from visual intrusion and overlooking.
- A significant green buffer zone with tree planting is proposed along the eastern side of the area.
- Boundary treatment to individual house sites shall comprise native hedgerows and tree species.
- Provision of adequate off-street parking.

4.4 Development Area 4 (1.86 Ha.)

This development area is located west of main street and east of Chapel Lane. A crescent shaped road accessing from the main street is proposed within that section of the lands to the east of Chapel Lane, but not connecting to Chapel Lane. A mix of house types is proposed here, providing for detached two storey family homes with a substantial portion of the dwellings within this section of the development area are proposed to be designed as single storey, lifetime homes, suitable for the elderly and those seeking to trade-down within the village. Circa 28 units are proposed.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- A tree-lined crescent shaped street shall provide vehicular access from main street with a significant landscaped strip or "green lung" provided along the western/southern side of the access road.
- No vehicular through route shall be provided to Chapel Lane. Pedestrian/cycle permeability shall be provided, connecting to Chapel Lane and to adjoining Development Areas.



- Housing shall be provided to the east of the new access road, comprising a mix of two storey and single storey in design.
- New residential development shall protect existing adjoining development from visual intrusion and overlooking.
- The scale and finishes shall accord with the village design principles set out at 3.7 above.
- Adequate off-street parking and turning areas shall be provided to serve all proposed developments, including the provision of adequate turning areas.
- Boundary treatments to individual dwellings shall be agreed at planning application stage.
- Existing boundary hedgerows and trees shall be retained where practicable and supplemented where gaps occur.

4.5 Development Area 5 (3.33 Ha.)

A mixed use area, where predominantly commercial/enterprise uses are proposed. A nursing home has recently been granted planning permission within this development area, which could also include medical facilities available to the local population. A community garden and allotments are proposed adjoining the approved nursing home which could benefit both the nursing home residents, the local community and The Naul and District Gardening Club.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- A tree-lined crescent shaped street shall provide vehicular access from main street with a significant landscaped strip or “green lung”

provided along the western/southern side of the access road.

- No vehicular through route shall be provided to Chapel Lane. However pedestrian/cycle permeability shall be provided, connecting to Chapel Lane and to adjoining development areas.
- The enterprise units and associated boundary treatment shall be carefully designed to enhance/ protect the visual amenity of the adjacent residential areas.
- Adequate off-street parking and turning areas shall be provided to serve all proposed developments, including the provision of adequate turning areas.
- A small car parking area shall be provided to serve the community garden. Tool sheds and storage facilities shall be adequately screened in the interests of visual amenity.
- Existing boundary hedgerows and trees shall be retained where practicable and supplemented where gaps occur.

A Community Garden - definition

A Community Garden is gardened collectively by a group of people on lands rented from a landowner or organisation that holds title or lease to the land. It is a shared green space designed, built and maintained by community members for the use and enjoyment of the entire community. Community gardens may be solely used to grow food/ flowers for the gardeners themselves and /or the surrounding community, it could also include a decorative formal garden and act as an educational or rehabilitative facility.

4.6 Development Area 6 (Residential Area 2.1Ha. Open Space 2.5Ha.)

This area is located to the west of Chapel Lane, where currently there are two “one-off” dwellings. This area is considered suitable and attractive for the development of private services sites in the form of 2no.clusters, for circa 8 no “one-off” dwellings with direct access onto Chapel Lane. Any redevelopment here shall retain and enhance the sylvan character of the lane and its adjoining field boundaries. Additional public open space to the south of the GAA grounds is also proposed within this development area.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- Development here shall be in the form of two clusters, each one served by a single access avenue onto Chapel Lane.
- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in Section 3.7 of this LAP.
- Protect existing adjoining development from visual intrusion and overlooking.
- Boundary treatment to individual house sites shall comprise native hedgerows and tree species.
- Existing trees and hedgerows are retained, where possible and supplemented where gaps occur.
- Provision of adequate off-street parking.
- Provision of a pedestrian link to the Clann Mhuire GAA grounds.



4.7 Development Areas 7, 8 & 9 (0.75 Ha, 0.20Ha. & 0.16Ha. respectively)

These are relatively small residential infill sites close to the village core, the development of which would help to consolidate the village centre. In any redevelopment of these sites the mature hedgerows and trees which are characteristic of The Naul, shall be retained and protected. Area 7 could accommodate circa 6 units, Area 8 could accommodate circa 2 units and Area 9 could accommodate circa 2 units. (The total for the three infill areas, circa 10 units, depending on landscape constraints).

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The scale, height, form, design, finishes and character of development shall be in accordance with the design principles laid down in Section 3.7 of this LAP.
- Vehicular access to each of these development areas shall be off Chapel Lane.
- The existing stone boundary fronting Area 8 shall be retained and incorporated into any redevelopment there.
- Area 9 is considered appropriate for single storey, lifetime homes, suitable for the elderly and those seeking to trade-down to smaller homes within the village.
- Protect existing adjoining development from visual intrusion and overlooking.
- Boundary treatment to individual house sites shall comprise native hedgerows and tree species and/or traditional stone walling.
- Existing trees and hedgerows are retained, where possible and supplemented where gaps occur.

- Provision of adequate off-street parking.

4.8 Development Area 10 (0.25Ha.)

This area is within an area of archaeological potential and a designated architectural conservation area. It serves an important function at the northern end of The Square. It contains two vernacular dwellings, one a two storey and the other a single storey "long cottage" which help to give sense of enclosure to The Square. It proposed to retain these two important buildings. It is also proposed to locate a public carpark at the eastern side of this development area. This carpark would serve the graveyard, alleviate on-street parking in the village, provide parking for the proposed Naul Park and additional parking for the Seamus Ennis Centre.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- Any proposed development within the 'Area of Archaeological Potential' will be subject to pre-development archaeological assessment.
- The two existing vernacular dwellings shall be retained and appropriately refurbished in any redevelopment proposals, in accordance with the guidelines set out in The Naul ACA Statement of Character.
- All existing trees and hedgerows shall be retained as far a possible.
- The proposed carpark shall be developed in accordance with a Council approved landscape plan, providing for suitable hard land soft landscape features.

4.9 Development Area 11 (1.95 Ha.) Public Park /Amenity Area

Under the previous 2002 LAP this area was designated as study area for the development of a river/archaeological amenity area in conjunction with nature walks. It is in private ownership. It is proposed in this LAP as a public amenity park, capitalising on its powerful landscape setting adjoining the River Delvin and the Black Castle, incorporating a looped footpath, within the park and connecting to The Naul Bridge and the graveyard. This area is rich in archaeology thus any development here, even of a modest nature, will be subject to archaeological assessment and approval from the DOEHLG.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The proposed public park shall be developed for passive recreation, incorporating looped walks, with archaeological, geological and arboriculture interpretation boards.
- Pedestrian access shall be provided from the Balbriggan Road, adjoining the graveyard and at The Naul Bridge.
- A public car park shall be provided within Development Area 10 to serve the Park.
- A detailed landscape design shall be prepared by Fingal County Council for the development of this park.



4.10 Development Area 12 (0.16Ha.)

This is a small development area on the Balbriggan Road, opposite Delvin Banks. It is considered appropriate for circa 2no.dwelling units, single storey/ dormer in design to compliment existing adjoining development. Any redevelopment here shall retain and enhance the existing trees and hedgerows, particularly along the northern site boundaries.

It is an objective of this LAP that proposed development shall accord with the following development parameters:

- The scale, form, design, finishes and character of development shall be in accordance with the design principles laid down in Section 3.7 of this LAP
- Protect existing adjoining development from visual intrusion and overlooking.
- Boundary treatment to individual house sites shall comprise native hedgerows and tree species.
- Existing trees and hedgerows shall be retained, where possible and supplemented where gaps occur.
- A single shared access shall be provided to serve both dwellings.
- Provision of adequate off-street parking.

4.11 Residential Densities within the Village and Potential Development Yield

Planning Authorities must take account of the wider development context in preparing LAPs for towns and villages. Fingal’s rural villages are a resource for the local community and its surrounding hinterland and act as an alternative location for “one-off” housing. The County Development Plan

Residential Densities & Potential Yields Summary

LOCATION	Area	AVERAGE DENSITY	POTENTIAL YIELD
Area 2. Rear of Estate Houses on main street, with access on to Delvin Banks	0.70 Ha.	12.8 per Ha. (c.5 per acre)	c. 9 units
Area 3. Eastern side of the main street, this development area links the village core to the existing housing at Bun a Chnoic.	1.19 Ha.	7.5per Ha. (3 p.a)	c. 9 units
Area 4. Located west of main street and east of Chapel Lane, accessed off the new curved street.	1.86 Ha.	15.8per Ha. (c.6.5p.a.)	c. 28 units
Area 6. West of Chapel Lane, is considered suitable for the development of private services sites	2.1Ha. Residential area	3.88 per Ha. (c1.6p.a)	c.8 units
Area 7. East of Chapel Lane close to village core	0.75Ha	8.0 per Ha. (c.3.3p.a.)	c.6 units
Area 8. West side of Chapel Lane adjacent to Catholic Church	0.20Ha	10perHa (c.4p.a.)	c.2 units
Area 9. Immediately south of Village Square, east side of Chapel Lane	0.16Ha.	12.5 per Ha (c.5 p. a.)	c. 2 units
Area 12. Edge of village site on the Balbriggan Road, opposite Delvin Banks	0.16Ha	12.5 per Ha (c.5 p. a.)	c.2 units
			Total c.66 units

objective for the RV zoned villages seeks to protect the character of our rural villages and provide for and improve village facilities and local needs. The Naul is a rural village where the car is the dominant form of transport and where employment, community and education facilities within the village are limited.

The future scale of development for The Naul is derived from an assessment of the village in terms of its growth over the previous LAP period, together with the high rate of completed dwellings which are unoccupied, the amount of available development land within the village envelope, weighted against the appropriate absorption capacity of the village and the need to strengthen and consolidate the built form of the village whilst retaining its special character.

This LAP proposes a range of densities and house types for each of the identified development sites. Whilst these are lower than the generic densities suggested in the DOEHLG guidelines, the recommended densities are considered appropriate for the village of The Naul. This strategy recognises The Naul’s essential function to provide for local needs, its remoteness from public transport corridors, the need to avoid commuter driven development, together with the detailed site assessment undertaken in The Naul Village Development Framework Plan. (Appended to this LAP)

The potential for approximately 66 new units are indicated in this LAP. Currently there are



a total of 180 housing units in the village, (142 of which are occupied) resulting in a total number existing and proposed dwellings in The Naul of c.246 units (resulting c. 700 population over time)

4.12 Phasing of Development

This level of development is unlikely to be developed over the lifetime of this LAP (6 years, unless extended by resolution of the Council to a maximum of 10 years) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure, in particular the essential improvements to the WWTP. In the interests of controlling the pace of development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15 no. dwellings. Such applications shall be based on the guidance outlined in The Naul Village Development Framework Plan (VDFP).



Chapel Lane - The Naul



SECTION FIVE: RESIDENTIAL MIX

5.1 Residential Mix

The LAP proposes a wide variety of house types comprising a mix of single and two-storey, detached semi-detached housing, including houses designed for the elderly of the community. Proposals for sheltered housing will also be considered.

5.2 Private Serviced Sites

Development Areas 2, 3, 6, 7, 8, 9 and 12, are candidate areas for development of individual house sites at low densities (c.3-12 per Ha). Consideration will be given to the coordinated development of each of these development areas though proposals for outline permission followed by applications for site development works effectively providing 'ready to go' serviced sites. The sites would then be subject to individual planning applications to determine house type. All development proposals shall have regard to the development parameters set out above and the guidelines set out in the **Village Development Framework Plan** for the village.

5.3 Single Storey Dwellings suitable for the Elderly of the Community

The LAP proposes single storey homes interspersed within Development Areas 4 & 9, specifically to suit different accommodation needs including those of the elderly in the community who may wish to trade down to a smaller house, or for those who wish to relocate from the rural hinterland to live closer to services in the village. The specified locations do not preclude the development of this type of dwelling in the remaining residential development areas.

5.4 Social and Affordable Housing

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



Extract from VDFP - Dev Area 3



SECTION SIX: EMPLOYMENT OPPORTUNITIES, RETAIL/COMMERCIAL SERVICES

6.0 Introduction

The NSS (National Spatial Strategy) identifies the need to strengthen rural villages and small towns by making them attractive to residential and employment-related development. The rural villages of Fingal are attractive for commuter driven residential development. It is important this pressure is managed with positive policies and objectives to provide for and support the development of local, appropriately scaled businesses within the villages to ensure a local employment base for the rural population and the local provision of services.

Employment in the village is very limited, focused on small scale/family run local commercial businesses. These include a small supermarket (Day Break) with “post point”, a craft butchers’ shop, a hairdressers’ salon, a beauty salon, a take- away, a public house, a sales/service garage and the Seamus Ennis Cultural Centre. The majority of residents have to travel outside the village for employment. This LAP seeks to improve local employment opportunities.

6.1 Employment Opportunities

To facilitate future economic development and the promotion of sustainable employment in this area, it is an objective of this LAP to promote employment/enterprise/leisure/recreation/tourism and other appropriate commercial uses. The provision of incubation units, workshops and business starter units for appropriate small to medium sized businesses as a base to engage in the production, research and development and enterprise activities will be encouraged and promoted within Development Area 5. The development of this site for such uses would be a significant resource for The Naul in terms of the potential to create a sustainable

balance between residential and employment uses within the village.

Employment Opportunities Objectives

- Co-operate with state and semi-state employment agencies and local entrepreneurs in encouraging appropriate indigenous innovation, in supporting appropriate small and medium enterprise, to promote the establishment of new employment opportunities in The Naul Village.
- Encourage the continuation and expansion of local service employment in the Seamus Ennis Cultural Centre.
- Encourage and facilitate the establishment of small workshops, for design/craft or other similar enterprises in the village, making use where possible of the existing building fabric of the village by reusing redundant farm buildings and stores.

6.2 Home-Based Economic Activity

Small-scale and appropriate home-based economic activity will be promoted and encouraged where the proposal does not adversely affect existing residential amenity. Home-based economic activity will also be promoted in adjoining existing converted out-buildings.



Home-Based Economic Activity Objectives

- Home-based economic activities shall be considered favourably at existing dwellings and adjoining outbuildings where, by virtue of their nature and scale, the activities can be accommodated without detriment to:
 - The primary use of the dwelling as a residence
 - The amenities and living enjoyment of any adjoining residences; and
 - The amenities of the village and surrounding rural area.
- Promote the development of niche activities in and around The Naul such as those relating to food, bio energy products, design/arts and crafts, eco-tourism and agri-tourism including farmhouse holidays, hill walking, historical/archaeological heritage, health farms, equestrian activities and bird watching.

6.3 Retail/Commercial Development

With regard to retail/commercial activity, The Naul has a small retail/commercial base that provides services to the village and its rural hinterland. To fulfill its role as a local services centre, the Council will promote the protection of existing local retail/commercial services and the expansion of this sector to an appropriate level for the needs of the village, but not to a point which would attract/encourage unsustainable travelling patterns in accordance with the requirements of the RPGs. The expansion of the retail /commercial area shall be permitted principally along Main Street and at a designated site adjoining Rooney's service garage. Limited commercial/retail development will also be considered in the civic quarter within Development Area 1.

Retail/Commercial Development Objectives

- Maintain and foster the role of The Naul as an important local service centre for the surrounding rural hinterland.
- Encourage the expansion of retail and commercial services and facilities at a level appropriate to the village to meet the needs of the existing and future population.
- Promote a mix of retail/commercial uses providing for local needs as well as the needs of tourists and visitors to the area.
- Ensure that new retail/commercial developments are designed to the highest standards and located to ensure safe, sustainable and convenient access.
- Ensure that all new retail and commercial development proposals respect the scale and character of the existing streetscape within the village.
- Secure, where appropriate, the conservation of traditional shop fronts and promote an increased awareness of good shop front design.
- Ensure that all shop-fronts do not visually detract from the character of the village and specific guidance regarding shop-front design as set out in the ACA Statement of Character for the village shall be strictly adhered to in any development proposals.

6.4 Broadband

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

Broadband Objectives

- To facilitate where possible a broadband service for The Naul so as to enhance the development potential of The Naul as a local service and employment centre.



The Butchery - Naul Village



SECTION SEVEN: COMMUNITY EDUCATIONAL PROVISION AND TOURISM DEVELOPMENT

7.0 Introduction

The provision of community/educational facilities plays an essential role in the development of villages and the fostering of integration of new residential areas within village. The development of and access to such facilities is important in strengthening local identity and sense of place, providing the local community with opportunities to meet and interact. This picturesque village set within a distinctive, landscape of rolling hills, with its strong cultural identity associated with traditional music, its historical past and its proximity to the spectacular archaeological site at 'Four Knocks', exemplifies its potential for dynamic tourism development.

7.1 Community Facilities

Existing Community facilities in the village includes, the R.C Church of Our Lady of the Nativity, the Community Centre on the main street, where The Naul Seniors and other local groups meet, an active GAA club at the Clann Mhuire GFC on the Fieldstown Road and the nationally renowned Seamus Ennis Centre, which is a major attractor to the village and provides an important focal point for cultural activities with significant tourism potential.

7.2 Educational Provision

The Naul National School, located to the south of the village accommodates 101 pupils in 4 classrooms (3 original, 1 prefab) there are also 2 no. learning support prefabs, a prefab PE room, storeroom and office. The pupils primarily come from the village and the surrounding hinterland. The school's recreational facilities include a playground to the front of the school and a playing pitch is currently being developed to the rear of the school. The overall enrolment numbers have increased 63% over the

past 5 years. Due to the increase in numbers enrolling, the School has applied to the Department for Education and Skills for large scale capital funding for an extension. The existing school facility has a site area of circa 0.73 ha (1.8ac.) and is capable of accommodating the proposed expanded facility to cater for the needs of the village community. Further expansion of the school site may be required in the longer term. A development objective to this effect is proposed in the draft County Development Plan. The Council would support and facilitate the provision of an appropriately sized permanent school building.

Secondary Schools are located in Balbriggan, Swords and Ashbourne. The Nifty bus provides a school run service to Balbriggan.

Community and Educational Provision Objectives

- Facilitate and co-operate with community and educational organisations in the provision of services for the community including, in particular, extending the National School and crèches to meet the required needs of both the current and expanding population.
- Require the provision of appropriate childcare facilities in accordance with the Department of the Environment, Heritage and Local Government 'Childcare Guidelines for Planning Authorities'.
- Promote and facilitate the reestablishment of the Naul Community Council and the refurbishment of the Community Centre on Main Street
- Encourage the development of youth centre facilities.



- Co-operate with sports clubs, schools and community organizations in the provision of sports and recreational facilities.

7.3 Health Services

The Health Centre in The Naul has closed. The HSE have confirmed that Clonmethan, Oldtown, will act as the Primary Care Centre for the North County Villages, including Garristown. The following services will be centrally provided at Clonmethan, Oldtown: Public Health Nursing, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Social Work Services, Home Help Service, Mental Health Services General Practitioners' Services will also be included within such a Primary Care Centre. GP medical practices and Dentist surgeries can also be accommodated within the village and or as part of/extension to the proposed nursing home complex.

7.4 Tourism Development

The Naul has significant potential to develop further as a tourist destination, given its attractive village form, its scenic landscape setting, notable archaeological and architectural heritage and its proximity to archaeological sites in County Meath. Currently the Seamus Ennis Cultural Centre in the heart of the village attracts considerable interest from far and wide. The Seamus Ennis Cultural Centre, housed in the vernacular cottage facing Killian's Pub officially opened on 23rd October 2001. This centre and lands to the rear of the cottage are within Fingal County Council ownership. The centre is dedicated to the memory of Irish Musician, Folklore and Music Collector, Séamus Ennis and plays host to some of today's foremost musicians, songwriters and artists. The intimate performance space is regarded by many as one of the

Irish music scene's best keep secrets, while the Parlour, the Coffee Shop and adjacent rooms throughout the Cottage all provide a home and inspiration for stories, art, poetry, music, song and dance. The aims of the centre are to promote and develop the Traditional Arts and The Arts in general on a local and regional basis, and to this end, the centre host performances, sessions, workshops and classes weekly. The idea for a cultural centre in memory of Séamus Ennis has its origins in Scoil Shéamuis Ennis a festival which takes place every October in the village of The Naul and surrounding districts.



The Seamus Ennis Centre Naul Village

This LAP aims to build on the success of the Seamus Ennis Cultural Centre. The Council have acquired lands adjacent to the Centre on which it is proposed to build a new theatre/ performance venue to accommodate approximately 250 persons.

The LAP also proposes the development of a village park –Naul Park, located to the north of the village, focussing on the medieval and archaeological heritage of The Naul. The Park could act as an outdoor event venue for a traditional music festival.

The village has potential for tourism and leisure based industry. This LAP recognises the potential to make tourism a key economic function of the village, a resource that is currently underdeveloped.

This plan aims to promote appropriate sustainable tourism activities within the village. In this regard, the LAP promotes and encourages the development of cultural/recreational facilities and services to attract visitors and tourists to the village and the surrounding area. These include the development of a café, restaurant(s), tourist accommodation such as a guest house/hostel, themed fairs, artists' studio and gallery, exhibiting local artists and designers work, walking/bicycle hire supplies for visitors and tourists. Slí na Sláinte, recreational walking trails including a heritage trail are also proposed.

Tourism and Recreational Development Objectives

- Promote the extension and development of the Seamus Ennis Cultural Centre, to incorporate a purpose built theatre/performance venue and ancillary facilities.
- Develop and maximise the tourism potential of The Naul by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area.



- Facilitate and promote the development of tourism activities including eco-tourism, agri-tourism, horse-riding, walking, cycling and associated facilities that enhance the special qualities of the surrounding natural and built environment.
- Promote the development of Naul Park as a local and tourist amenity, with walking trails, promoting the archaeological and cultural heritage of the village and providing for outdoor events and festivals.
- Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of local attractions for The Naul.



SECTION EIGHT: GREEN INFRASTRUCTURE

8.0 What is Green Infrastructure?

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

The key themes which encompass green infrastructure are:

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

This LAP will explore these five themes and propose objectives for the protection and enhancement of green infrastructure in The Naul.

The County Development Plan provides a Landscape Character Assessment of the county. The village of The Naul is located within the High Lying Character type in the County Development Plan, an area of uplands in the county which is categorised as having a high landscape value. The character of these uplands is very attractive with a mixture of pastoral and arable farming combined with strong hedgerows on a rolling topography and panoramic views of the surrounding countryside. The village is set within this rural landscape; the dramatic backdrop of the surrounding hills lends it a strong picturesque village quality, with significant mature deciduous trees and rubble stone walls.

The areas surrounding the village on its southern side are zoned 'HA': 'to protect and enhance high amenity areas'. The lands surrounding on the western and eastern sides of the village are zoned 'RU': "To protect and promote in a balanced way the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage". The village is also located within a designated sensitive landscape in the County Development Plan. There are no designated Natura 2000 conservation sites, that is – Special Areas of Conservation (SACs) or Special Protection Areas (SPA's) or Natural Heritage Areas (NHA's) either within or adjoining the LAP lands.

Landscape Character Objectives

- To minimise any visual impact of future development on the setting and visual quality of the local and surrounding landscape, any future developments within the village and the surrounding area shall have strict regard to the policies/objectives regarding development in uplands areas as set out in the Landscape Character Assessment of the Fingal County Development Plan.
- Prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and stone walls.

8.1 Protection of Views

The County Development Plan, indicates protected views along the southern approach road to the village, (R108) from where the village can be seen against the backdrop of the rolling hills and landscape of Co. Meath. There are very attractive views within the village of The Square and of the Delvin



valley from the elevated position of The Black Castle and of the river Delvin from the proposed Naul Park.

Protection of Views Objectives

- To protect views and prospects which contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development.
- To protect views of the following features as indicated on the Local Area Plan map:
 - ◆ the Delvin River Valley from the Black Castle and the proposed Naul Park
 - ◆ the village setting from the south
 - ◆ the Square from Chapel Lane
 - ◆ the Square from Main Street
 - ◆ towards the Church of Ireland site from The Square
 - ◆ across The Naul Bridge into Co. Meath

8.2 Biodiversity

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

The Fingal County Development Plan though it policies and objectives is committed to the protection and enhancement of the county’s biodiversity. The

Fingal Heritage Plan 2005-2010 provides for practical actions to enhance our understanding and enjoyment of heritage including our natural heritage and to better protect and manage it. The Fingal Biodiversity Plan sets out the Council’s objectives for biodiversity conservation for the next 20 years which a particular emphasis on the first five years (2010-2015). A major element of the Fingal Biodiversity Plan is the development of the Fingal Ecological Network. The River Delvin flows north of the village, forming the county boundary with Co. Meath. This river shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a riparian corridor shall be established along the river, free from new development and shall incorporate 30 metres minimum on its southern banks. [Its northern bank is within Co. Meath].

Biodiversity Objectives

- Promote the conservation and enhancement of biodiversity having regard to the policies/objectives of the Fingal County Development Plan, the Fingal Heritage Plan 2005-2010 and the Fingal Biodiversity Plan, while allowing for appropriate development, access and recreational activity.
- Conserve, protect and enhance the important landscape features, such as the riverscape, stonewalls, hedgerows, trees/woodlands within the village and surrounding areas which form wildlife corridors and link habitats, providing the ‘stepping stones’ necessary for wildlife to flourish, while also protecting and enhancing surface water and groundwater resources in the area.

- Developers shall submit proposals for the protection and management of local biodiversity features in any future development proposals.
- Developers shall identify, protect and conserve, in co-operation with the relevant statutory authorities and other groups, vulnerable, rare and threatened species or wild flora and fauna and their habitats. These include plant and animal species afforded protection under the Wildlife Acts and the EU Habitats & Birds Directives.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional including measures to avoid or minimize the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- To protect the integrity of the Delvin river for its biodiversity and amenity value including surface water management, a riparian corridor shall be established along the stream free from new development and shall be a minimum of 30 meters wide on its southern banks.
- To promote and facilitate public access along the Delvin river valley where feasible and appropriate through the proposed Naul Park
- Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDs) where possible and appropriate.



8.3 Trees/Woodlands and Hedgerows

Trees, woodlands and hedgerows provide important wildlife habitats as well as contributing significantly to the character, setting and amenity of The Naul. There are a number of mature trees which have been identified in the ACA Statement of Character and Village Development Framework Plan. In addition to their obvious benefits in terms of biodiversity, the basis for protecting these areas can be summarised as follows:



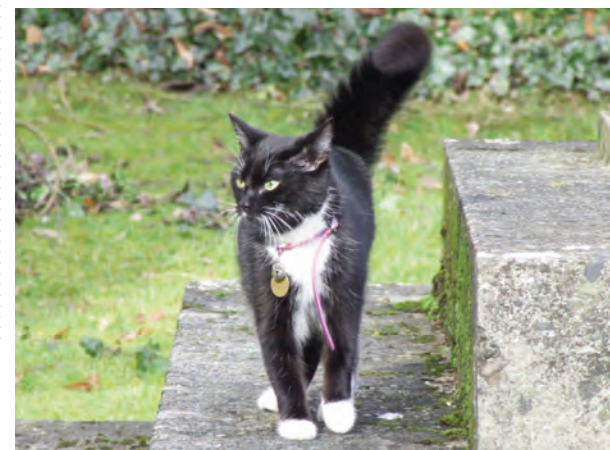
Chapel Lane - The Naul

- The iconic horse chestnut tree outside the Seamus Ennis Cultural Centre on the main street, contributes to the character of the village.
- A significant group of mature trees east of Main Street, west of Delvin Banks which afford significant amenity to the existing development and to any future redevelopment of these lands.

- A significant row of mature trees on the western side of Filedstown Road, heading north out of the village, this small woodland was originally part of the perimeter belt of Westown Demense, contributes strongly to the character of this area and plays an important role in defining the entrance to the village from the northern approach.
- The mature trees around the R.C. Church and along Chapel Lane contributes to the rural ambience of the village.
- The bank of mature trees along the Delvin cliff face, to the north of the village, provides a dramatic backdrop to the proposed The Naul Park and the riverscape.
- The mature trees within the proposed Naul Park, along the escarpment and adjacent to the graveyard, provide both visual amenity and reference the natural heritage of the village.
- The mature trees on the approach roads to the village provides a visual transition into the adjoining agricultural landscape.
- The existing mature hedgerows within the village and on the approach roads also contribute to the environmental quality and character of the village.

Trees/Woodlands and Hedgerows Objectives

- To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and ensure that proper provision is made for their protection and management. Proper provision will be required for their protection and management in any future development proposals.
- Discourage the felling of mature trees to facilitate development, encourage tree surgery rather than felling, where possible.
- To ensure that any development, which impacts on a townland boundary, roadside hedgerows or hedgerows which form links with other habitats and form wildlife corridors, should first seek to retain or replace with native species. The overall goal should be to have no net loss of the tree and hedgerow resource.





SECTION NINE: OPEN SPACE AND RECREATION

9.0 Introduction

The following sets out different types of open space and the value they provide, both as recreational assets and in terms of biodiversity, and sets out relevant policies to further enhance and protect these different areas. The types of open space in and around The Naul essentially falls into three categories and can be summarised as follows:

9.1 Accessible Existing Open Space

These areas are usable and accessible by the public. The Naul has very limited accessible open space which is essentially only provided at the Clann Mhuire GFC G.A.A grounds located at the north western fringe of the village. This amenity forms an integral part of the social fabric of the village, contributing both to the local amenities of the village and a sense of community. The LAP identifies additional areas of publicly accessible open spaces.

9.2 Strategic Open Space

Generally, riparian corridors are required along all watercourses in the interests of bio-diversity protection, amenity value and surface water management. In this regard, a riparian corridor of at least 30m is required along the Delvin river, which runs along the northern boundary of the village. This riparian corridor shall be kept free of development and retained as strategic open space as it forms part of the Fingal Ecological Network. The riparian corridor will form part of the proposed Naul Park and could incorporate a riverside walkway where safe and feasible, whilst protecting the ecology of the area.

9.3 New Designated Open Space – The Naul Park/ Recreational Hubs/ Class 1 and Class 2 Public Open Spaces

These areas comprise of new parks/green spaces to be provided within and adjoining new residential development. A total of 1.4 acres of public open space is required to meet the current County Development Plan standards for the potential 66 residential units within the village: This is proposed in the form of 0.68 acres of Class 1 POS and 0.74 acres of Class 2 POS. This amount of additional public open space is fairly limited due to the relatively small numbers of additional dwellings proposed in this LAP. Additional environmental open spaces in the form of green corridors shall be provided as an integral part of future development as indicated in the VDFP.

Naul Park

Notwithstanding, this LAP proposes the development of Naul Park, a 4.5 acre park to be acquired by the Council over time, in consultation with the landowner and developed for the enjoyment of both locals and visitors alike. The area designated for Naul Park was previously indicated as a study area for the development of a river/archaeological amenity area in the Naul LAP (2002). This draft LAP proposes Naul Park as a tourist amenity, with walking trails, archaeological interpretation and local heritage information, a public area that could be used for outdoor events associated with the Seamus Ennis Cultural Centre. The synergy between Naul Park together with the proposed expansion of the Seamus Ennis Cultural Centre, is envisaged as an economic driver for the development of The Naul and its



hinterland and also would make a significant contribution to the green infrastructure and ecological network of the North County area of Fingal.

Recreational Hubs

The Council's Parks Department are seeking to develop active recreational "hubs" at various locations throughout the Fingal. These 'hubs' will allow clubs from different sporting codes to share facilities such as changing/meeting rooms, car-parking, all-weather pitches, and other ancillary facilities. It is proposed to develop The Naul as a recreational "hub" for active recreational space, serving the north west of the County. To this end it is proposed to work with Clann Mhuire GFC and the landowner to develop additional playing pitches on lands to the south of the GAA grounds, with pedestrian access from The Square and sharing vehicular access with Clann Mhuire.

Class 1/Class 2 Open Spaces

The Class 1 requirement of 0.68 acres (min.) shall be provided as a pro-rata financial contribution from all new developments towards the cost of acquisition of new public open spaces. The mechanisms for the delivery of POS shall be in accordance with the provisions of the operative County Development Plan on the date of determination of any future planning applications.

The Class 2 requirement of 0.74 acres (min) shall be creatively incorporated into housing layouts.

Proposed open space areas both active and passive are indicated on the LAP map and an indicative design for these spaces, including environmental spaces in the form of green corridors, is set out in

the Village Development Framework Plan. The acquisition, by the Council of both the proposed Naul Park and the additional playing pitch south of the GAA grounds is subject to the future availability of Council funding.

9.4 New 'Civic Space'

A new 'Civic Space' suitable as a "spill out area" for outdoor events is proposed as part of the proposed extended Seamus Ennis Cultural Centre /commercial/civic centre uses proposed within Development Area 1. Although relatively small in area, it has the potential to become an important civic space for community interaction and enjoyment, located immediately to the east of the existing Seamus Ennis Cultural Centre. It could be used for farmers' markets and various community gatherings. The Village Development Framework Plan details a possible design and layout of this space including an amphitheatre for outdoor events.

9.5 Pedestrian Linkages between Existing and Proposed Public Open Spaces

A series of pedestrian routes are proposed to link the accessible, strategic and new designated open spaces within residential developments, the school and the existing road network. (refer to LAP map)

Open Space and Recreation Objectives

- To retain, protect and enhance the existing open spaces within the village namely, the GAA grounds and the open spaces associated with the existing residential areas. These areas shall be kept free from development.
- To promote and facilitate the development of:
 - ◆ Naul Park, a 4.5 acre amenity/heritage park for locals and tourist; outdoor events and festivals.
 - ◆ Additional playing fields/pitches /running track on lands to south of Clann Mhuire GAA.
 - ◆ A 'riparian corridor' with an integrated walking route along the river Delvin, north of the village.
 - ◆ A 'Civic Space' for outdoor events as part of the extended Seamus Ennis Cultural Centre and a proposed playground within Development Area 1.
 - ◆ The Class 2 requirement shall be creatively incorporated into housing layouts.
 - Additional environmental open space in the form of green corridors shall be provided as an integral part of future development as indicated in the VDFP.
 - To promote and facilitate a series of pedestrian routes linking existing and proposed open spaces with existing and new residential developments, the National School and the existing road network.
 - The design and layout of the proposed open spaces including pedestrian routes shall have regard to the layouts and guidelines for proposed open spaces and pedestrian accessibility as set out in the Village Development Framework Plan for the village, appended to this LAP.



9.6 Slí na Sláinte -recreational walkways

The Naul is located within the Fingal uplands an area is considered valuable for its potential for slí na sláinte walking routes offering extended views across the countryside. The area is also considered valuable as a tourist amenity for walkers and ramblers. Local Objective 77 of the County Development Plan seeks to establish pedestrian walking routes across and around the hills using existing boreens and other rights of way.

Slí na Sláinte -recreational walkways Objectives

- To promote and facilitate a slí na sláinte walking routes providing for a way marked route across and around the hills using existing boreens and through the village interpreting important natural features of the area.
- To promote and facilitate slí na sláinte routes, incorporating a Heritage Trail throughout the village, linking new development areas to each other, to existing development and to historic architectural and archaeological features in the village.



Proposed Naul Park



Proposed Playing Grounds



SECTION TEN: ARCHITECTURAL HERITAGE

10.1 Village Character and Built Form

This picturesque village still possesses much of its original character and identity reflecting its development as a manorial village. It is a village in the landscape, surrounded by The Naul Hills of Fingal and Co. Meath to the north. The Village Square and Main Street provide the focus of the built form of the village. The square contains a range of nineteenth and early twentieth century buildings that includes the restored cottage known as the Seamus Ennis Cultural Centre and Killian's Public House a former Inn which remains largely as it would have been in the early 1700's. The big chestnut tree outside of the Seamus Ennis Centre planted c. 150 years ago remains a focal point in the village. The Balbriggan Road (R 122) eastwards, leads uphill from The Square to the raised walled graveyard and medieval ruins of the Church of Ireland chapel.

The main street runs north/south. On the eastern side, there is a group of four substantial two storey nineteenth century houses. The early nineteenth century Catholic Church is located off the village square on Chapel Lane to the west of the Main Street. The eighteenth century 'Old Mill' complex on the banks of the River Delvin to the north of the village has been recently converted for residential use and extended, yet still retains its character and charm. Throughout the village there are good quality stonewalls and the stone road bridge over the River Delvin on the northern approach to the village, contributes to the character of the village. The Village Square provides a strong focus for the built form of the village. It was traditionally used for fairs/markets and traditional music and dance gatherings. Today the Square is still used for the Fingal Traditional Music Festival held annually in October.



Rocque's Map 1760

10.2 Protecting our Architectural Heritage

Our architectural heritage is a unique and irreplaceable resource which is a vital link to our past.

"Architectural Heritage includes all structures which are of architectural heritage merit. This includes: (A) structures and buildings together with their settings and attendant grounds, fixtures and fittings, (b) groups of such structures and buildings and (c) sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest".

Under the Planning and Development Act 2000, it is the statutory responsibility of each Planning Authority to include in its Development Plan a Record of Protected Structures (RPS) and to include objectives for the preservation of the character of



areas of special architectural interest. The Naul has a diverse range of buildings and features all of which contribute to its built heritage, notably the “Black Castle” on the cliff edge overlooking the river Delvin, the Church in ruins and Cross site and graveyard to the north of the village on the Balbriggan Road, the Catholic Church, on Chapel Lane, with its Harry Clarke stained glass windows, the thatched house in the heart of the village now used as the Seamus Ennis Cultural Centre, the distinctive “Estate Houses” on Main Street and its many vernacular buildings (domestic and agricultural), stonewalls, slate roofs, and iron/metal gates/railings are elements that make up this rich built heritage. These structures and places have, over time, acquired character and ‘special interest’.

The current County Development Plan includes six protected structures of architectural and historical interest within the RV1 village boundary. These are as follows:

- RPS No.104 – Church (in ruins) & Cross Site*
- RPS No.105 – Castle; remains of a stone tower, known as “The Black Castle”*
- RPS No.106 – The Naul Bridge over the River Delvin*
- RPS No.107 – Watermill- former mill complex*
- RPS No.108 – The Seamus Ennis Centre-a curved eight bay thatched structure
- RPS No. 109 – Nativity of Our Lady RC Church

The County Development Plan also identifies protected structures in the vicinity of the village [outside the RV1 boundary] which are of architectural and historical interest, these are as follows:

- RPS No.101 – Reynoldstown House, Balbriggan Road-House, Lodge, Gates& Piers
- RPS No.102 – The Naul House, Balbriggan Road, a fine stone 19th Century house and out buildings
- RPS No. 103 – Lady Well – Balbriggan Road- a Holy Well*

*Denotes a Recorded Monument protected under the National Monuments (Amendment) Act 1994

10.3 The Naul Architectural Conservation Area and Statement of Character

The village core of The Naul has been identified as an area of high quality vernacular architectural character and is designated as an Architectural Conservation Area in the County Development Plan. Architectural Conservation Area designation identifies places, groups of structures or streetscapes



Restored Mill House - Naul

that make a positive contribution to the character of the village, town or rural settlement and therefore should be protected, but are not deemed of such significance to merit individual ‘protected structure’ status. In ACA designation, the protection is placed on the external appearance of structures or places. Fingal County Council commissioned consultants ‘Lotts Architecture and Urbanism Ltd.’ to prepare an ACA Statement of Character for the village. This document identifies the special character of the ACA and provides guidance to homeowners, developers and various professional disciplines regarding appropriate interventions for new build, infill development, vernacular buildings, extensions, commercial shop frontages, alternative design approaches, windows and doors, roofs, cleaning, pointing and painting of buildings, boundary treatments and many more aspects of the built fabric of the village.

10.4 Summary of Special Character of ACA -extract from ACA Statement of Character

“Located some distance from Dublin city on the border with Co Meath, The Naul has not been engulfed by modern development and retains its characteristic village quality and a connection to its rural surroundings.

The topography of hills and sloping roads within the ACA, descending towards the River Delvin, are a defining feature of the village. Rubble stone walls contribute strongly to their aesthetic quality and rural character.

Although the Black Castle has lost its commanding presence, The Naul has a significant medieval layer in its development and is of considerable archaeological interest. The historic street alignment dates



to before the mid-eighteenth century, the main square having developed at the crossing of two important routes.

The historic fabric of The Naul is typical of Irish villages, conforming to a simple typology of rendered rubble stone walls and slated or formerly thatched corrugated-iron roofs. Despite a prominent row of formally designed houses, the architectural value of the village lies in its historic informality. Its rural character and social heritage value are made further apparent by the prominence within the village of vernacular outbuildings. Historic water pumps add diversity to the streetscape.

The village has a strong association with Westown House, and the western side of the ACA incorporates perimeter features of the demesne, including a secondary entrance and associated former gate lodge, and a section of the perimeter belt of trees.

The iconic red chestnut tree in the square is a defining feature of the village, thought to be over 150 years old, and is of social heritage significance.

The Seamus Ennis Cultural Centre, an important part of the social fabric of Fingal, is housed in the former post office with a reconstructed thatch roof, which contributes to the village character of the square and recalls the formerly predominant thatched roofs in the villages of Fingal.

The village has a significant industrial heritage. Most notable are the converted mill buildings near the river, the limekilns close to the Black Castle, and the quarrying scars in the field adjoining the Black Castle.

The churches of The Naul trace the changing fortunes of the main denominations in Ireland from medieval times to the twentieth century. The medieval ecclesiastical site fell into disrepair after the Reformation, was restored in the early eighteenth century, and its later replacement was demolished in the early twentieth century. The Catholic Church was built before the Catholic Emancipation Act in typical T-plan form on land donated by the main landowner and has artistically significant early 20th century stained glass windows by Harry Clarke.

The large quantity of open space and the proliferation of mature trees provides an attractive landscape setting for the built fabric of the village.”

10.5 Vernacular Heritage of the Village

Vernacular heritage is a term used to refer to historic buildings and structures dating mainly from the 18th, 19th and early 20th century. These are houses, shops, farm complexes outbuildings, factories, forges and mills, built by local people using local materials. Whilst they may not be deemed worthy of specific “Protected Structure” designation, they are none the less important to establishing the distinctive character of the village. 18th and 19th century vernacular houses, typically two-storey, built of simple materials and the many stone outbuildings are strong components of the special character of The Naul. It is an objective of this Local Area Plan to retain the form and appeal of this vernacular heritage which contributes so positively to the identity and character of the village.

Architectural Heritage and Conservation Objectives

- To protect those buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and the settings thereof, which are indicated on the Record of Protected Structures in the current County Development Plan.
- To retain, appreciate and revitalise appropriately the vernacular heritage of The Naul by deterring the replacement of good quality vernacular buildings with modern structures and by protecting (through the use of ACAs, the RPS and in the normal course of development management) vernacular buildings where they contribute to the character of the village and/or where they are rare examples of a structure type.
- Prepare an inventory of stone outbuildings and cottages.
- Encourage the careful, sensitive re-use of redundant stone outbuildings and cottages.
- To retain the surviving historic plots sizes and street patterns and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into re-developments.
- Promote the sympathetic maintenance, adaption and re-use of the historic building stock and encourage the retention of the original fabric such as windows, doors, wall renders, roof coverings, shopfronts, pubfronts



and other significant features of historic buildings, whether protected or not.

- Developers shall submit a 'Character Impact Statement' outlining a design concept and justification for any proposals for new buildings which depart from the proportions and façade arrangements typical to The Naul. The statement shall demonstrate a considered response to the scale, materials and grain of the ACA and shall be of a very high standard of architectural design and positively contribute to the character of the area.
- Require that proposed infrastructural and public utility works within the village do not remove historic street furniture such as lime stone or granite kerbs, cobblestones, cast-iron post-boxes, waterpumps and street lighting, except where an exceptional need has been clearly established. Modern street furniture and elements such as utility boxes, cables, posts, antenna and signage should be rationalised where possible or sensitively designed and located.
- Development proposals within The Naul shall have due regard to the built heritage of the existing environment and new development shall reflect the local distinctiveness, layout and scale of buildings and designed spaces, the quality and character of the built fabric and historic patterns that contribute to the overall uniqueness of the streetscape and surrounding landscape.

- To encourage refurbishment and reuse of derelict buildings within the village.
- To preserve and enhance traditional village features such as village pumps and other significant items of street furniture, stonewalling, stone piers, boundary walls, iron/metal gates/railings, agricultural out-buildings, slate roofs.

Architectural Conservation Area Objectives

- To preserve the form, scale and character of the village core which is a designated an Architectural Conservation Area.
- To ensure that any new development or alteration of a building within an ACA positively enhances the character of the area and is appropriate in terms of the proposed scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.
- To prohibit the demolition of a structure, (structures other than a Protected Structure) that positively contributes to the character of the ACA, through the development management process, except in very exceptional circumstances where planning gain can be clearly demonstrated to the satisfaction of the Planning Authority and the Conservation Officer. Where demolition is granted an assessment of the impact of the replacement building on the character of the ACA will be required.

- Developers shall have strict regard to the guidelines in the document 'The Naul Architectural Conservation Area Statement of Character' in all development proposals.



Stained glass window by Harry Clarke in the Nativity of Our Lady RC Church



SECTION ELEVEN: ARCHAEOLOGICAL HERITAGE

11.0 Introduction

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

11.1 Archaeological Heritage in The Naul

There are a number of monuments of archaeological interest in The Naul that are on the Record of Monuments and Places. These are as follows;

RMP site DU004-045 is located in the vicinity of the Norman tower house known as The Black Castle and 18th Century Church [in ruins] and Graveyard in the northern section of The Naul. This RMP site consists of eight subsets. It is described as "Village" and subdivided as follows:

DU 004-045	The Naul - Village
DU 004-04501	Weston - Watermill
DU 004-04502	The Naul - Castle/tower house
DU 004-04503	The Naul - Holy well
DU 004- 04504	The Naul - Church
DU 004-04505	The Naul - Graveyard
DU 004-04506	The Naul - Date stone
DU 004- 04507	Westown - Dwelling
DU 004- 04508	Westown - Bridge

These monuments and the area in the vicinity are designated as an Area of Archaeological Potential in the Recorded Monuments Survey. The protection of the amenity, setting and integrity of these recorded monuments is paramount. These lands are extremely sensitive to development and any development proposals in this area requires a full archaeological investigation including a geo-physical survey undertaken by a suitably qualified archaeologist, under licence and in consultation with the DoEHLG. Any development of this area will be determined by the findings of the archaeological assessment.

Archaeological Heritage Objectives

- To protect the archaeological heritage of the village and in particular, the Recorded Monuments included in the Record of Monuments and Places in accordance with the National Monuments Legislation 1930 – 2004 and to promote best practice in its conservation and management and to raise awareness and appreciation of this heritage for future generations.
- To require that in accordance with the National Monuments Legislation 1930 – 2004, all proposed development within the 'Area of Archaeological Potential' will be subject to pre-development archaeological assessment.
- To protect recorded archaeological sites (RMP sites) and their settings from inappropriate development that would adversely affect or detract from the monuments whilst at the same time enabling sustainable future development for The Naul.



- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund , whatever archaeological work may be needed on site if any remains are noted following topsoil removal. Any and all required additional archaeological investigations including monitoring during removal of topsoil and during construction phase, shall be carried out under licence and in consultation with the DoEHLG, by a suitably qualified archaeologist under licence from the DoEHLG and the National Museum of Ireland, at the developer's expense.
- To create an accessible archaeological landscape, open to all, which will respect the setting and topographical integrity of the upstanding monuments.

11.2 Heritage Trail

The architectural, archaeological, historical and cultural heritage of The Naul has a unique and special character. Greater awareness and appreciation of the local heritage of the village can be achieved by improving the legibility of the built and archaeological landscape, enhancing an appreciation of the cultural heritage of the village and ensuring its future protection.

It is proposed to establish a way-marked heritage trail around the village and its environs to include the 'Black Castle', incorporating the archaeological and historical heritage sites and its built heritage features. Signage and information are essential parts of a heritage trail and a tourist information

board with illustrations should support the proposed heritage trail and located at an appropriate point in the village centre.

Heritage Trail Objectives

- ◆ To promote and facilitate a village heritage trail to provide for a way marked route through the village interpreting important archaeological, historical and architectural features of the village.
- ◆ To promote and facilitate a tourist information board illustrating the heritage trail and explanatory notes on the built/natural features of the village and surrounding area and to cooperate with tourism bodies in the provision of such signage at an appropriate location in the village.



18th Century in ruins Naul



SECTION TWELVE: INFRASTRUCTURE AND SERVICES

12.0 Introduction

The Council will seek to provide adequate and improved infrastructural services to The Naul village. Where a development is facilitated by public services which have been or will be provided, contributions towards the cost of providing such services shall be required, as provided by the Planning and Development Acts, 2000-2010. Contributions shall be levied at the rate prevailing at that time.

12.1 Water Supply

Water policy must have regard to the requirements of the Water Framework Directive (WFD) 2000, the EU Drinking Water Regulations 2007 and the Ground Water Protection study and mapping produced by the Geological Survey of Ireland displaying the ground water characteristics of the County.

The Naul village and its surroundings is served by a 4inch Asbestos Concrete water main from the Hollywood Reservoir. The future needs of The Naul are being examined as part of the Balbriggan Water Supply Scheme. Single houses and small commercial developments may continue to connect to the public water supply, however medium to large scale developments in the area will be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council.

12.2 Water Quality

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation and drawing up pollution con-

tingency measures on a local and regional level.

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

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

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



Delvin Water Management Unit (WMU). The Delvin River is located along the northern boundary of the LAP lands. The Delvin WMU has been designated as 'poor status' by the EPA under the Water Framework Directive.

In 2009, an area of the coastal waters from Skerries in Fingal to Bettystown in Co Meath was designated a Shellfish Waters Area under the European Communities (Quality of Shellfish Waters) Regulations 2006. The Delvin River discharges into these Designated Waters. A Pollution Reduction Programme was drawn up by the Minister in 2009 to "..... protect and improve water quality in the designated shellfish growing areas in Balbriggan/Skerries and in particular, to ensure compliance with the standards and objectives for these waters"

Water Supply and Water Quality Objectives

- Facilitate the long-term improvement to the water supply for The Naul.
- Ensure that the drinking water supply to The Naul complies with EU Drinking Water Regulations 2007 and extend the water supply service, where necessary, to meet demand.
- Continue the commitment to water conservation and leakage reduction within the Fingal area and promote awareness of water conservation measures and techniques.
- Investigate the feasibility of introducing a water-metering system in the area.
- Replace / repair water mains and connections as necessary, and as resources permit.

- Minimise the impact on receiving waters of discharges from septic tanks, proprietary effluent treatment systems and percolation areas by ensuring that they are located and constructed in accordance with the recommendations and guidelines of the EPA and Fingal County Council.
- Implement as appropriate the Programme of Measures as part of the ERBD Management Plan 2009-2015.
- Implement the Measures drawn up in the Action Programme of the Pollution Reduction Programme for the Balbriggan/Skerries Shellfish Area.
- Prevent the creation of ransom strips.

12.3 Groundwater Vulnerability and Protection

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

Ground Water Protection Objectives

- Maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by imple

menting the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009-2015.

- Protect existing groundwater sources and surface waters from pollution including during construction/development phases.

12.4 Surface Water

There are no public surface water drainage sewers in The Naul. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the River Delvin through a series of drainage ditches and culverts. Surface water also infiltrates to the WWTP, particularly at times of heavy rainfall.

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, a 10-15 metre (min) riparian corridor must be maintained either side of watercourse, measured from the top of the bank. In this LAP a 30m riparian corridor is proposed along the Delvin river, in accordance with the Council's policy on Green Infrastructure and Biodiversity.

To reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas, the Sustainable Drainage Systems (SuDS) outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) will be implemented.

This approach using Sustainable Drainage Systems (SuDS) can best be summarised as offering a "total"



solution to rainwater management and are applicable in both urban and rural situations. By using SuDS techniques, water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses via permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, therefore helping to prevent downstream flooding and improve water quality. This closely mimics natural catchment behaviour where rainfall either infiltrates through the soil or runs off slowly over the ground surface to the nearest watercourse. This is known as the 'Treatment Train' approach. SuDS can also provide amenity benefits to local communities and benefits for biodiversity simultaneously. Further information on SuDS is available at www.suds.com.

The LAP advocates this broad philosophy of SuDS, incorporating a range of water management functions and associated SuDS techniques. These include the proposed open spaces and playing fields and the riparian corridor along the Delvin river. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance

of appropriate SuDS techniques. (See Footnote A.)

Surface Water Objectives

- To require all developments to provide 'Sustainable Drainage Systems' (SuDS) as part of their development proposals.
- To ensure that existing watercourses remain open and are incorporated into amenity proposals. Culverting of streams is not acceptable and will not be permitted.
- Establish a riparian corridor along the Delvin River free from new development and this corridor shall be a minimum of 30 meters wide on its southern banks. (The northern bank is located within County Meath.)
- Ensure that all surface water drains carry only uncontaminated rainwater from roofs and clean yard surfaces to watercourses.

12.5 Flood Risk Management

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

The core objectives of the Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS) include;

- the development of maps for the existing and potential flood hazard and risk areas within the study catchment,

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

The Delvin River runs through the village, with tributaries running through the development lands. As part of FEM FRAMS, flood risk maps will be produced for this river (Drafts currently available) for the 1% (1 in 100yr) and 0.1% (1 in 1000yr) probability of flooding. The Delvin River has been surveyed as part of this (FEM-FRAMS) assessment. The draft maps indicate a very limited extent of flooding within the LAP lands.

As part of any future development in the village, the 100 year flood plain of the Delvin River, defined by the FEM FRAMS flood risk map, must be taken into account and no development shall be permitted within this area.

In order to protect development from the failure of any stormwater system or from greater storm events, an overall flood routing plan must be agreed with the Planning Authority.

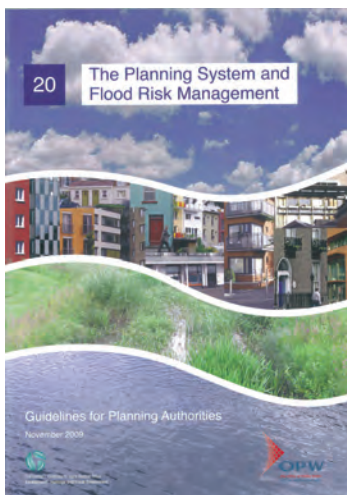
The Department of Environment, Heritage and Local Government and the OPW have jointly published a comprehensive guidance document for the management of flood risk entitled "The Planning System and Flood Risk Management Guidelines (November 2009)" are aimed at ensuring a consistent, rigorous and systematic approach to fully incorporate flood risk



assessment and management into the planning system. The Guidelines require the incorporation of flood risk management in the plan-making and development management processes. Fingal County Council must have regard to the planning and development principles outlined in the national flood risk management guidelines when considering development proposals.

Flood Risk Management Objectives

- Implement the DoEHLG Planning and Flood Risk Management Guidelines for Planning Authorities and the Assessment and Management of Flood Risks Regulations 2010.
- Implement the findings of the FEM FRAMS study.



12.6 Foul Drainage and Wastewater Treatment

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

For Group Housing Development in the village

The Naul Wastewater Treatment Plant is currently designed to cater for a maximum Population Equivalent (PE) of 300. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the River Delvin.

Currently there is insufficient capacity in The Naul Wastewater Treatment Plant to cater for the proposed level of development. The permanent upgrade works for the treatment plant is expected to take five years to complete. The Council are undertaking to carry out interim upgrade works accommodating 1,000 p.e. to facilitate development of lands within the boundaries of the local area plan.

The existing and proposed population of the village is planned to be in the region of c.700. However, it is expected that a population of c.700 will occur over a much longer time than the lifetime of this LAP. The 700 population figure reflects the development capacity of the village, having regard to the Village Development Framework Plan, which indicates the long term development potential of the village. In addition to the insufficient treatment capacity of the WWTP, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study

will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network.

No development shall be permitted to proceed in the village, pending the interim upgrade of the WWTP to cater for 1,000 p.e. and the completion of a study to investigate the extent of surface water infiltration into the WWTP. Such a study shall provide recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the interim upgrade works and appropriate improvement measures to the WWTP. ***The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.***

For 'One-off' Dwellings in the village.

There are areas in The Naul that do not have the facility to connect to the public drainage network. As an alternative to the public foul drainage network the provision of temporary WWT systems could be considered, with future connection to public network, where applicable.

All proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable. Systems designed to cater for a population equivalent in excess of 10 (PE) will be required to be accompanied by a complete Hydrogeological



Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater.

12.7 Waste Water Treatment Plants and required Buffer Zones

Lands adjoining WWTPs may be subject to an odour nuisance. It is deemed appropriate to establish a buffer zone around these plants for odour sensitive developments such as houses, schools, nursing homes etc. Developments which have non-sensitive uses may be permitted. The lands around the WWTP at the Naul are within the RV1 boundary and notwithstanding the proposed use of the lands for the most part as a public park, the buffer zone should be 100m measured from the boundary of the WWTP given the size of the plant, the rural nature of its location, the prevailing winds and the risk of odour nuisance.

Wastewater Services Objectives

- To upgrade the capacity of the WWTP to 1000PE.
- Prior to the commencement of any development in the village, the Council will carry out a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures.
- New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.
- All proposed on-site treatment systems shall

be assessed, designed and maintained in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009).

- To protect residential amenity, an area comprising 100 metre radius buffer zone from the site boundaries of the existing Waste Water Treatment Plant shall be kept free from residential development.
- Prevent the creation of ransom strips.
- To ensure compliance with the Water Framework Directive and the Urban Waste Water Directive.

A. Developers shall have regard to the principles and standards for SuDS design as outlined in the following technical documents (available to download):
 'The Greater Dublin Strategic Drainage Study' – Vol 2 New Developments (2005); 'The Greater Dublin Strategic Drainage Study' – Vol 3 Environmental Management Executive Report (2004);
 'CIRIA C697: SuDS Manual' (2007); and 'CIRIA C698: Site Handbook for the Construction of SuDS'.



SECTION THIRTEEN: TRANSPORTATION

13.0 Roads

The Naul is situated at the crossroads of two regional roads, the R122 running west /east from Balbriggan towards Garristown and the R108 running north/south from Ballyboughal towards Drogheda.

At the confluence of these two regional roads is The Square, situated at the northern end of the village. In recent years the village has suffered from serious through truck traffic, coming from nearby quarries.

Road improvements are required and will be delivered in accordance with available funding. In cases where new development includes the provision of roads, footpaths or other services, the Council will look for satisfactory security from the developer in order to secure the provision and maintenance of such services.

13.1 Traffic Management

The Council Commissioned ILTP consulting to assess the traffic issues in The Naul. The assessment concentrated particularly on those issues arising from the local HGV traffic, largely coming from local quarries and concrete batching plants. This heavy, noisy traffic diminishes the tranquility of the village and the quality of the public space, particularly at The Square hindering the realisation of the potential afforded by the nationally famous Seamus Ennis Centre. This LAP recommends specific traffic management measures for consideration, to help reclaim this civic space and improve the public realm.

Traffic Management Objectives

- Design road surface to denote a village environment.
- Provision of pedestrian crossings where appropriate.
- Reduce carriageway width to improve the public realm, increasing the area designated as civic space, whilst allowing for the movement of HGVs and agricultural vehicles.
- Provide traffic signals at approaches to the Square.
- Investigate the provision of “No Through Route for Heavy Vehicles” signage at the entrances to the village. This would require the cooperation of An Garda Síochána.
- Provision of appropriate landscaping and street furniture
- Provision of bicycle parking.

13.2 Pedestrian and Cycle Routes

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

Pedestrian/Cycle Routes Objectives

- To ensure that footpaths are provided as a connected, permeable network within the village.
- To provide pedestrian crossings on Main Street, particularly at The Square and in the vicinity of the National School.
- To ensure that pedestrian links between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.



13.3 Public Transport

Public transport service for the village is limited to the 'Nifty' Rural Bus service established as part of the Rural Transport Programme. This service provides bus transport for rural residents supporting communities in Garristown, Ballyboughal, Oldtown, The Naul and Rolestown to access public services, employment, training, health, social facilities and other services. The Rural Transport Programme provides an invaluable service. Increasing the frequency of the service would provide the local community with a more alternative means of transport to the private car.

Public Transport Objectives

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

13.4 Car-Parking

There is on-street car-parking throughout the village, particularly along Main Street and at the Square. Whilst on street parking brings life to the village centre and can also act as a natural traffic calming measure, The Naul requires additional off-street car-parking to serve the existing shops and services but also to free up valuable civic amenity space to encourage outdoor activities associated with; The Seamus Ennis Centre and Killian's pub and also a potential farmer's market. Possible locations for additional off-street car-parking is proposed in the Village Development Framework Plan.

Car-Parking Objectives

- To ensure that new development provides for adequate off-street parking in accordance with the parking standards contained in the Fingal County Development Plan.
- To facilitate and promote additional off-street car-parking to meet the needs of the village;
 - provide for visitor/tourist parking in the vicinity of the expanded Seamus Ennis Centre,
 - around the Square and,
 - adjacent to the graveyard, adjoining the proposed public park.
- To ensure adequate provision of disable parking within the village.
- To facilitate and promote appropriate hard and soft landscaping around carparking areas.



Nifty Bus Service



SECTION FOURTEEN: SUSTAINABILITY

14.0 Introduction

Fingal County Council is committed as a priority to encouraging more sustainable development through energy end use efficiency in building design and increasing the use of renewable energy. The LAP promotes these principles of sustainability.

14.1 Environmental Sustainability and the LAP

Walking and cycling is promoted by provision of safe, attractive pedestrian and cycling routes between attractors of activity, eg. the school, church, community facilities, shops, recreation areas and parks.

Biodiversity is promoted by conserving existing indigenous hedgerows and trees and introducing 'green' pathways through the village.

Provision of opportunities for community food production through a community garden. A community garden is proposed within Development Area 5 of the Village Development Framework Plan for the village.

Use quality, locally sourced materials and detailing to make streets and spaces more attractive, accessible and inclusive.

Make the best use of land – a finite resource through the consolidation of the village.

Foster waste reduction by providing a convenient, well-maintained recycling area in the village.

14.2 Wind Energy Potential outside of the Village boundary

The Government White Paper, 'Delivering a Sustainable Energy Future for Ireland, The Energy Policy Framework 2007-2020' gives the position of the Irish Government with regard to delivering sustainable and renewable energy supplies, and states that, "the Government is committed to delivering a significant growth in renewable energy as a contribution to fuel diversity in power generation with a 2020 target of 33% of electricity consumption. Wind energy will provide the pivotable contribution to achieving this target. The DOEHLG 'Wind Energy Development Guidelines for Planning Authorities' 2006 promotes the incorporation of policies and objectives in County Development Plans in relation to wind energy development including the identification of suitable locations for such development.

Fingal County Council through the policies and objectives of the County Development Plan seeks to ensure that all new developments contribute positively towards a reduced energy consumption and associated carbon footprint. In this regard, the use of alternative energy technologies is promoted. Wind Energy is one such renewable that is promoted and accords with national sustainability and energy conservation policies. The Fingal County Council "Wind Energy Strategy" gives direction on the appropriate locations for wind energy development within each of the landscape character types which are found within Fingal.



Although not considered acceptable within the village boundary, (apart from development exempted from the requirement to obtain planning permission) wind energy is open for consideration in the surrounding upland areas of the village in the Council's 'Wind Energy Strategy'.

Wind Energy Objectives

- To promote and facilitate the exploitation of wind power where such development does not have a negative impact on the surrounding landscape and the natural and built heritage of the area.
- All new wind energy developments in the county shall comply with national guidelines and Fingal County Council's Wind Energy Strategy for the county.

14.3 Efficiency & Energy Performance for Buildings

Fingal County Council is committed to developing sustainable building requirements to promote a shift to energy efficient, low environmental impact buildings. Good design is the key to achieving the optimum energy performance of buildings at no extra cost. The Planning Authority will promote a consistently high Building Energy Rating (BER) for all new developments. This will be required to be demonstrated as a preliminary rating at planning application stage calculated in accordance with the approved Dwelling Energy Assessment Procedure (DEAP). See Footnote B

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 reduction in energy consumption and the associated carbon footprint. It will achieve this by the following objectives:

Energy Efficiency & Energy Performance for Buildings Objectives

- Ensuring that development proposals demonstrate reduced energy consumption in their design and construction.
- Ensuring that development proposals incorporate where possible alternate energy technologies.
- All buildings in the plan area should incorporate environmentally sustainable design principles in their design and construction. New buildings shall strive to reduce the energy and water demand through:
 - Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for space heating.
 - Use of insulation to reduce heat loss from draughts and uncontrolled ventilation.
 - Reduced water use through rainwater harvesting and recycling of rainwater and in-building grey water treatment systems.
 - Use of materials with low embodied energy and consider incorporating environmentally 'smart' materials that can minimise energy use by responding to changing external conditions.

- New development shall seek to maximise opportunities to capture energy and water. This may include:
 - Maximisation of natural daylight.
 - Maximisation of passive solar gain for solar thermal water heating and electricity production.
 - Potential for incorporating wind energy.
 - Use of building roofs as solar collectors and rainwater harvesters. (Green roofs can be used as amenity spaces that also support biodiversity and rainwater attenuation.)
 - Intelligent and energy efficient heating, cooling and ventilation systems.
- Ensure that measures to up-grade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental impact on the structure.

B. DEAP -The Dwelling Energy Assessment Procedure (DEAP) is adopted as the Irish official method for calculating the energy performance of dwellings. The calculation is based on the energy balance taking into account a range of factors that contribute to annual energy usage and associated CO2 emissions for the provision of space heating, water heating, ventilation and lighting of a dwelling. SEAI 2008 Version3.1



SECTION FIFTEEN: WASTE MANAGEMENT

15.0 Introduction

The Council actively promotes waste prevention and minimisation through its County Development Plan having regard to 'The Waste Management Plan for the Dublin Region 2005-2010'. In addition, anti-litter awareness and cleaner communities are promoted through its annual Spring Clean-Up Week Campaign and Eco Week. In addition, the Council has appointed a Green Schools Co-ordinator to promote the Green Schools Programme. The local primary school in the village has registered in this programme. Fingal County Council also recognises that litter is a major environmental problem, which can significantly detract from the visual quality of the County's towns and villages.

15.1 Waste Management in The Naul

The Fingal Cleaner Communities Awards has been an important competition over the years in enhancing the Local Authorities relationship with residents and businesses of the County, helping to foster and encourage a sense of pride and ownership among Fingal residents and businesses of the environment in which we work and live. It is primarily a litter awareness competition to enhance the appearance of residential and business areas around the county similar to but separate from National Tidy Towns Competition. The competition is open to residents, businesses and community groups within the County.

The Council also provides a Bring Bank Facility for the recycling of green, brown and clear glass in the village currently located on Chapel Lane, the Council plans to upgrade this facility in the coming year and to consider its relocation if a suitable site becomes available.

Waste Management Objectives

- Prevent and minimise the generation of waste in accordance with the Waste Management Plan for the Dublin Region.
- Raise environmental awareness through the continuation of the Council based initiatives. Particular emphasis should be placed on the involvement of local schools, individual house holds and businesses. In this regard the Council will facilitate and encourage community involvement in the Cleaner Communities Awards and the National School in the Green Schools Programme.
- Upgrade waste management facilities in the village, including litter bins and the bring bank, provide appropriate directional signage and consider its relocation to a more appropriate location within the village and where appropriate extend the bring bank network to all new housing developments.
- Residential developments shall have adequate waste storage space designated for 3 waste streams-residual waste (grey bin), dry recyclables (green bin), and organic waste (brown bin) and shall comply with Fingal County Council's Guidelines on the Provision of Waste and Recycling Bins for Residential Developments.
- The storage of bins and waste receptacles shall be carefully considered at the design stage and to ensure that all future residential schemes include appropriate design measures for refuse bins, within convenient distance of all



units. Adequate covered bin storage areas shall be provided adjacent to dwellings/ within the curtilage rather than at the front of houses, details of which should be clearly shown at planning application stage.

- All non-residential developments must have suitable and adequate internal and external storage space for segregated waste and must also comply with the Draft Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.

Construction Waste Management Objectives

- 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.
- Developers shall ensure that all waste is removed by approved waste disposal contractors to approved waste disposal facilities.
- Developers shall take adequate measures to minimise the impacts of traffic noise and dust during construction phases.



SECTION SIXTEEN: CONSTRAINTS/PHASING AND CHECK LIST FOR PLANNING APPLICATIONS

16.0 Development constraints

The development of The Naul is constrained by the inadequate foul drainage capacity together with the surface water infiltration issue at the Waste Water Treatment Plant. No development shall be permitted to proceed in the village, pending the interim upgrade of the WWTP to 1,000 p.e. and the completion of a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the interim upgrade of and appropriate improvement measures to the WWTP.

16.1 Phasing

- The development potential identified for the village in this LAP is unlikely to be delivered within the 6 year lifespan of this LAP. No specific development sequence within the village is proposed in this LAP. This approach is considered prudent to support development in a relatively compact village, where there are multiple landowners/ developers.
- In the interests of controlling development in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that no one planning application for residential development shall be for more than 15 no. dwellings.
- In relation to Development Area 4, planning applications for residential development shall be limited to a maximum of 15 no. residential units as stated above and a final decision shall have been obtained for each such application,

prior to the submission of a subsequent application for residential development.

16.2 Check List for Planning Applications

- All planning applications for development shall be accompanied by a Site Design Statement (SDS) [see Village Development Framework Plan for requirements]
- All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan for the village.
- Developers shall submit proposals for the protection and management of local biodiversity features in all development proposal.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional, including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- Developers shall submit a visual impact statement for any proposed development considered by the planning authority to have the potential to impact adversely on the landscape character of the plan area and adjoining lands.



- Developers shall submit a 'Character Impact Statement' outlining a design concept and justification for any proposals for new buildings which depart from the proportions and façade arrangements typical to The Naul's ACA.
- Any proposed development within the 'Area of Archaeological Potential' will be subject to pre-development archaeological assessment, in accordance with the National Monuments Legislation 1930 – 2004.
- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund whatever archaeological work may be needed on site if any remains are noted following topsoil removal.
- 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.



SEA Screening Statement –The Naul Local Area Plan 2011

Introduction:

As part of the preparation of The Naul Local Area Plan, the planning authority must consider whether the Local Area Plan requires SEA. The assessment is based in the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining the likely significance of environmental effects. The guidelines require screening for SEA to be carried out for all local area plans where the population of the area of the local area plan is 10,000 persons or less. Where the population of an LAP is 10,000 or more, an SEA Environmental Report must be prepared. The estimated population for the proposed Local Area Plan at The Naul is c. 700 persons; therefore SEA is not mandatory.

Proposed Local Area Plan:

The Naul, popularly known as The Naul, is a small rural village in the very north of Fingal, bounded to the north by the River Delvin which forms the boundary to County Meath. It is located 30km north of Dublin at the crossroads of the R108, the historic Dublin to Drogheda road, and the R122 which links Finglas to Balbriggan and intersects the M1 motorway, now the main arterial route to Dublin. The village is set in the scenic Roche Valley. The River Delvin rises close by to the southwest of the village and flows in a north-easterly direction, entering the Irish Sea close to Balbriggan. Steep and rocky outcrops on either side of the river give The Naul its name, derived from the Irish word for “The Cliff”.

The village is zoned an RV settlement under the 2005–2011 Fingal County Development Plan. The development of the rural villages is based on providing for the development of sustainable rural communities by focusing on the inherent development

potential of each village and on strengthening the village. The strengthening of the village will also provide a viable housing alternative to the open countryside for members of the rural community.

The Local Area Plan for The Naul comprises an area of 30 hectares, covering the entire RV1 zoned area of the village. The local area plan allows for an increase in population from the existing c.380 to c.700, subject to the necessary infrastructure provision. This population increase is unlikely to be reached within the 6 year lifetime of this LAP.

The future scale of development for The Naul is derived from an assessment of the village in terms of growth over the previous LAP period, the number of completed dwellings which are unoccupied, the amount of available development land within the village envelope and existing population level, weighted against the appropriate absorption capacity of the village together with the need to strengthen and consolidate the built form of the village and to retain its special character.

The LAP is accompanied by a Village Development Framework Plan which is a guidance document setting out the long term strategy for the sustainable development of the village, with a diversity of uses, whilst ensuring a balance between the protection and development of the natural and built environment.

Schedule 2A screening

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



The local area plan has been assessed viz. the likely significant effects on the environment having regard to the following:

- (i) The characteristics of the plan and
- (ii) The characteristics of the effects and of the area likely to be affected.

Response from Environmental Authorities

The submission received from the DOEHLG, refers to architectural heritage. It states inter-alia that new development should enhance the local environment and in so doing, contribute to creating a place of distinction. Accordingly, there is a need to develop an architectural framework for The Naul which will guide development within the village and ensure good quality urban design which will enhance the public realm. The submission further states that in collating a new local area plan for The Naul, the Planning Authority should formulate policies and objectives to review the architectural heritage content of the village and give a greater degree of protection. The Planning Authority is preparing an Architectural Statement of Character for the designated ACA in The Naul, together with an inventory of vernacular buildings in the village area. The LAP and its accompanying Village Development Framework Plan, articulates objectives for the protection of the architectural heritage of the village.

The submission received from the DCENR states that the “The Department of Communications, Energy and Natural Resources has no observations to make on this proposed Local Area Plan at this time. This is without prejudice to any comments the Eastern Regional Fishery Board may have in this regard”

The submission received from the EPA states that it is a matter for Fingal County Council to determine, having regard to relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 of 2004) as to whether or not the Plan would be likely to have significant effects on the environment. The Agency acknowledges and welcomes the level of detail provided in the Schedule 2A SEA Screening Assessment for the Plan area. It further suggests a number of issues which should be considered during the preparation of the plan and where appropriate included as objectives/policies of the plan. These issues include: Wastewater treatment issues involving mixing of surface and foul water infiltration during periods of high rainfall. Appropriate Assessment Screening, Groundwater Vulnerability Cumulative / In-combination effects of other Plans / Programmes Flood Risk Assessment – FEMFRAMS and Shellfish Waters Pollution Reduction Programmes. These issues together with others suggested in the EPA’s Appendix “Integration of Environmental Considerations In Land Use Plans” have been addressed in the Local Area Plan.

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

Rationale for Decision:

The subject lands are zoned for RV under the 2011-2017 County Development Plan. The planning authority considers that SEA is not required in this case, on the basis of the assessments carried out having

regard to the nature and characteristics of the lands and overall quantum of development proposed within the plan lands. The characteristics of the likely effects relate to:

1.Wastewater collection, treatment and disposal: -Grouped Housing Development in the village:

The Naul village is currently served by a wastewater treatment plant designed to cater for a maximum Population Equivalent (PE) of 300. The plant receives wastewater from the village surrounds through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Delvin River. Recent data indicates that the plant is operating beyond capacity. It is proposed to implement a permanent upgrade to the WWTP, however, the permanent upgrade works for the treatment plant is expected to take five years to complete.

The Council are undertaking to carry out an interim upgrade to increase the capacity of the WWTP to accommodate 1,000p.e. The proposed maximum population is c.700. No new development will be permitted to proceed pending the necessary upgrade of the The Naul WWTP.

The existing and proposed population of the village is planned to be in the region of c.700. However, it is expected that a population of c.700 will occur over a much longer time than the lifetime of this LAP. The 700 population figure reflects the development capacity of the village, having regard to the Village Development Framework Plan, which indicates the long term development potential of the village.



In addition to the insufficient treatment capacity of the WWTP, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to investigate the extent of surface water infiltration into the foul network.

No development shall be permitted to proceed in the village, pending the interim upgrade of the WWTP to cater for 1,000 p.e. and the completion of a study to investigate the extent of surface water infiltration into the WWTP. Such a study shall provide recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the interim upgrade works and appropriate improvement measures to the WWTP. ***The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.***

The LAP will include as appropriate, specific provisions for the implementation of the relevant recommendations set out in the Water Framework Directive 2000, the EU Urban Wastewater Directive and the Regional Code of Practice for Drainage Works.

-One-off Dwellings:

Regarding the areas that do not have the facility to connect to the public drainage network, all proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable. Systems

designed to cater for a population equivalent in excess of 10 (PE) will be required to be accompanied by a complete Hydrogeological Assessment of the site as well as the necessary EPA Site Suitability Assessment to ensure there is no risk of contamination to groundwater

2. Water Supply:

The development of the plan lands will increase demand for water supply. The Council aims to ensure an adequate supply of water to all people, in accordance with applicable quality standards. Water is supplied to The Naul village from the Hollywood reservoir. The Naul village and its environs are served by a 4 inch Asbestos Concrete water main. The future needs of The Naul are being examined as part of the Balbriggan Water Supply Scheme. Single houses and small commercial development may continue to connect to the public water supply, however, any medium to large scale development in the area will be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council.

The LAP includes specific objectives regarding the provision of adequate and appropriate water supply within the plan area including measures to promote the conservation of water. In addition, the LAP has regard to the requirements of the Water Framework Directive and Fingal County Council's Guidelines for Drinking Water Supply (February 2009 Revision 1)

3. Surface Water and Flooding:

The Local Area Plan incorporates specific objectives requiring integrated sustainable urban drainage sys-

tems to be implemented to reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas. It is an objective of the LAP that all new development in the area restricts post development runoff to the "Greenfield" runoff rates which aim to mimic the pre -development drainage of sites. This is achieved through the inclusion of Sustainable Drainage Systems (SuDS), outlined in the Greater Dublin Strategic Drainage Study (GSDSDS.)

The river Delvin, located along the northern boundary of the village, has been surveyed as part of the Fingal-East Meath Flood Risk Assessment and Management Study (FEM-FRAMS). This study found a very limited extent of flooding within the LAP lands. It is an objective of the LAP to implement the findings of the FEM-FRAMS study together with "The Planning System and Flood Risk Management -Guidelines for Planning Authorities" (Environment, Heritage and Local Government – OPW November 2009) and the Assessment and Management of Flood Risks Regulations 2010.

4. Water Quality:

The proposed development lands at The Naul are located within the Delvin WMU. The Delvin WMU has been designated as 'poor status' by the EPA under the Water Framework Directive. This status is assigned based on water quality data collated by Fingal County Council under the WFD Operational Monitoring Programme established in Dec 2006-present. The onus is on Fingal County Council to 'restore' any water bodies in this WMU to 'good status' by 2015. The LAP includes specific objectives for the protection and improvement of water quality.



The LAP includes specific objectives in relation to the protection of water quality.

5. Landscape:

The LAP includes objectives to mitigate the impact of development on the landscape and visual amenities of the area, through the application of appropriate densities and building heights, use of materials, protection/retention of existing village scale and form, and protection of views to the adjoining landscaping. The LAP stipulates appropriate development parameters for each of the identified development areas. Developers shall be requested to submit a visual impact statement for any proposed development considered by the planning authority to have the potential to impact adversely on the landscape character of the plan area and adjoining lands.

6. Biodiversity:

The Fingal Biodiversity Plan sets out the Council's objectives for biodiversity conservation for the next 20 years which a particular emphasis on the first five years (2010-2015). A major element of the Fingal Biodiversity Plan is the development of the Fingal Ecological Network. The key ecological corridors through Fingal are the rivers, their floodplains and the adjacent farmland or parkland. The River Delvin flows north of the village. This shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a riparian corridor of 30 metres shall be established on the southern banks. (the northern bank is within County Meath), this width is based on the habitat range of the Otter, which can be found along all the rivers in Fingal. The riparian corridor will also incor-

porate part of the required buffer zone from the existing Waste Water Treatment Plant.

The LAP contains specific biodiversity objectives including a requirement for the submission of an ecological assessment of the natural heritage resource for any proposed development within the plan area to identify bio-diversity features and appropriate mitigation measures. The plan also provides for the promotion of ecological linkages between local biodiversity features e.g. old stonewalls, hedgerows, watercourses etc. and will provide for enhancement of local features of biodiversity value, where opportunities arise.

7. Archaeology:

There are a number of monuments of archaeological interest in The Naul that are included on the Record of Monuments and Places. These monuments and the area in the vicinity is designated as an Area of Archaeological Potential in the Recorded Monuments Map. The protection of the amenity, setting and integrity of these recorded monuments is paramount. These lands are extremely sensitive to development and any development proposals in this area require a full archaeological investigation, including a geo-physical survey undertaken by a suitably qualified archaeologist, under licence and in consultation with the DoEHLG. Any development of this area will be determined by the findings of the archaeological assessment. It is an objective of the LAP to protect the known and as yet undiscovered archaeological heritage of the village. All proposed development within the "Area of Archaeological Potential", will be subject to pre-development archaeological assessment.

8. Architectural Heritage:

The Naul has a diverse range of buildings and features which contribute to its distinct architectural /built heritage. These include both a number of protected structures of architectural and historical interest and a considerable vernacular heritage. The central core of the village is a designated Architectural Conservation Area. The Planning Authority is preparing a Statement of Character for the ACA to which all development proposals shall have strict regard. It is also preparing an inventory of the vernacular buildings within the village. The LAP and its accompanying Village Development Framework Plan, articulates objectives for the protection of the architectural heritage of the village and to require new development proposals to reflect the local distinctiveness.

9. Traffic:

The development of the plan lands will result in increased traffic generation within the village and its environs. It is considered that the existing road network can accommodate this additional traffic subject to the provision of traffic management measures, safe access and off-street car-parking. The LAP identifies specific traffic management measures, locations for new access routes, particularly to village backlands and appropriate locations for off-street car-parking. To minimise traffic generation within the village, the LAP includes objectives to promote adequate and appropriate cycleway and footpath networks, the promotion of appropriate local enterprises and broadband to encourage working at home.



Road improvements are required and will be delivered in accordance with available funding. In cases where new development includes the provision of roads, footpaths or other services, the Council will look for satisfactory security from the developer in order to secure the provision and maintenance of such services.

The Council Commissioned ILTP consulting to assess the traffic issues in The Naul. The assessment concentrated particularly on those issues arising from the local HGV traffic, largely coming from local quarries and concrete batching plants. The LAP recommends specific traffic management measures, to help reclaim this civic space, enhance pedestrian safety and improve the public realm.

Conclusion

The Planning Authority, having assessed the characteristics and the effects of those characteristics of the LAP in terms of the likely significance of environmental effects, considers that SEA is not required for the implementation of The Naul Local Area Plan 2011.

Addendum:

Amendments to the Draft LAP arising during the LAP process.

None of the amendments to the Draft LAP arising during all stages of the LAP process as listed below alter the conclusions of this SEA Screening Statement.

- The Manager's Report on submissions to and the Manager's Amendments to the Draft LAP;
- Subsequent decisions on motions at the Fingal County Council meeting dated 9th May 2011.

This LAP was adopted by Fingal County Council on 9th May 2011.

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

