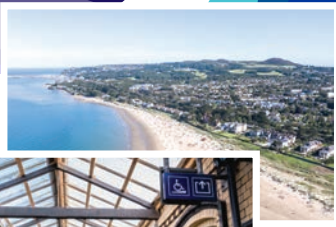


Comhairle Contae
Fhine Gall
Fingal County
Council



FINGAL DEVELOPMENT PLAN 2023-2029



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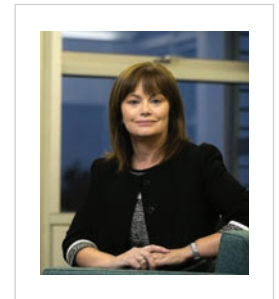


INTRODUCTION

The preparation of the Fingal Development Plan is one of the most important functions of Fingal County Council, acting as the blueprint for the development of Fingal from a physical, economic, social and environmental viewpoint. The process includes a review of the existing Fingal Development Plan 2017 – 2023 and will set out the overall strategy for the proper planning and sustainable development of Fingal over a six-year period up to 2029.

The Development Plan review has come at a challenging and unprecedented time arising from the impacts of the coronavirus pandemic, climate change and Brexit. However, these challenges also present opportunities to build on our vision to make Fingal ‘the place to live, work, visit and do business’.

This information booklet presents an overview of the main planning and development issues in Fingal and seeks to encourage public debate on what broad issues should be considered in the new Plan.



We encourage you to read it and also go to www.fingal.ie/developmentplan to view the Strategic Issues Paper. We also invite you to share your views with our Planning Team by making a submission at www.consult.fingal.ie. Your submission will greatly help them in preparing the Draft Development Plan 2023-2029

Cllr David Healy
Mayor of Fingal

AnnMarie Farrelly
Chief Executive

HOW DO YOU SEE FINGAL IN 2029?

The publication of this booklet, which is accompanied by a Strategic Issues Paper (available at www.fingal.ie/developmentplan), is the first step in the making of the Fingal Development Plan. This consultation document presents an overview of the main planning and development issues in Fingal and seeks to encourage public debate on what broad issues should be considered in the new Plan.

The Fingal Development Plan presents an opportunity for the general public to shape Fingal for the future and 'have your say' when it comes to important issues such as housing, economic development, community and heritage. Your input into this process, by considering the 'bigger picture' issues facing Fingal, is crucial to its success.

This booklet tells you how you can share your views on all or some of these issues. We welcome views from everybody, including young people, children and those representing children. The Fingal Development Plan is a public document that sets out the vision for how Fingal should develop over the life of the Plan while ensuring compliance with national and regional policy.



This is the first of three opportunities you will have over two years to contribute to the creation of the new Development Plan. Your participation is important to us, so we invite residents, communities, representative organisations, businesses and others to share your views on the future development of our county. Help us to plan for the future of Fingal as a great place to Live, Work, Visit and Do Business.

The Development Plan will address strategic issues under the following seven key themes:



THEME 1: PEOPLE AND PLACE



THEME 2: CLIMATE ACTION



THEME 3: CONNECTIVITY & MOVEMENT



THEME 4: EMPLOYMENT, ECONOMY & DUBLIN AIRPORT



THEME 5: CULTURAL HERITAGE



THEME 6: GREEN INFRASTRUCTURE & NATURAL HERITAGE



THEME 7: INFRASTRUCTURE & UTILITIES

There is an introduction to each of the Themes in this booklet and a more detailed examination of each Theme is available at:



www.fingal.ie/developmentplan



GUIDING THE PLAN - THE STRATEGIC POLICY CONTEXT

Since the adoption of the Fingal Development Plan 2017-2023, a number of new policy documents have issued for land use planning and development in Ireland. The Development Plan sits within a hierarchy of plans and is required to have a Core Strategy. The Plan, its Core Strategy and the objectives must be consistent with National and Regional strategies.

Ireland 2040 Our Plan - The National Planning Framework (NPF)

The NPF is the Government's high-level strategic vision for shaping future growth and development in the entire country over a 20-year period. The NPF has a very clear focus on achieving compact growth and, more specifically, brownfield infill development which encourages more people, jobs and activity generally within existing built-up areas rather than into new greenfield sites. The NPF also acknowledges that rural areas make a major contribution to Ireland's identity and to overall national development in economic, social, cultural and environmental terms.

Regional Spatial and Economic Strategy 2019 – 2031 (RSES)

The RSES for the Eastern and Midland Regional Assembly area sets out a strategic plan and investment framework to shape development and manage planning in the Region. The RSES is underpinned by three cross cutting principles; Healthy Placemaking, Climate Action and Economic Opportunity, which will be incorporated into all facets of our new Development Plan.

The growth strategy for the Region supports the continued sustainable growth of Dublin and its transition to a low carbon, climate resilient and environmentally sensitive region in accordance with the Metropolitan Area Strategic Plan (MASP), which forms part of the RSES. The MASP directs future growth to identified strategic residential and employment corridors.

The RSES recognises the strategic location of Swords, in proximity to Dublin City, Dublin Airport, the national road network and Metrolink and it is specifically identified as one of three 'Key Towns' in the MASP area. Also relevant to Fingal is the 'Metrolink – LUAS Corridor' linking Swords and Dublin Airport to Dublin City and the 'Dublin Belfast Economic Corridor' which is identified as another strategic connection.

Other Plans, Strategies and Documents

Our new Development Plan will also be guided by other key national plans, strategies and guidance documents including the national Climate Action Plan 2019 and Fingal's Climate Change Action Plan 2019-2024, the NTA Transport Strategy for the Greater Dublin Area (GDA) 2016-2035, 'Construction 2020: A Strategy for a Renewed Construction Sector' (2014), 'Rebuilding Ireland: An Action Plan for Housing and Homelessness' (2016) and all Statutory Planning Guidelines.



THEME 1: PEOPLE AND PLACE



Fingal benefits from a young, vibrant and growing population. As the County continues to experience significant growth, it is essential that an adequate supply and a variety of housing types, sizes and tenures are available to meet the needs of its existing and future residents.

The Development Plan will seek to promote compact growth, the delivery of high quality public realms and well-designed neighbourhoods while ensuring that Fingal's important heritage and rural areas are preserved and safeguarded.

The County's outdoor spaces remain a priority for Fingal County Council. The First Open Space Strategy was published in 2015 and seeks to improve open space through better management and to outline qualitative standards for the provision of existing and future open spaces as part of Green Infrastructure.



QUESTIONS TO CONSIDER

- ➔ How should the new Fingal Development Plan promote compact growth within its settlements in line with national and regional guidance?
- ➔ Where should new housing be provided to accommodate demand without contributing to urban sprawl and ensuring consolidated sustainable growth?
- ➔ How should the Development Plan promote resilience (i.e an ability to respond to change including Climate Change) in our urban and rural centres?
- ➔ What types of homes are required to meet future demand? How should the new Plan ensure housing choice for all residents?
- ➔ Which public spaces do you love and why? What types of new public spaces should be provided?
- ➔ How should the Development Plan ensure the provision of social and community infrastructure (e.g schools, creches, community & sports centres etc.) in new residential areas?
- ➔ How has your experience of Covid-19 altered your view of your public spaces and facilities? Do you have any ideas on how they should develop into the future?
- ➔ How should the new Fingal Development Plan support new ways of working? Is there a requirement to provide work hubs within the community?
- ➔ Should there be increased emphasis on universal and improved accessibility?
- ➔ How should the new Development Plan ensure that outdoor spaces improve the Health & Wellbeing and sense of Community for the citizens of Fingal?



THEME 2: CLIMATE ACTION



The factors that contribute to Climate Change as well as its effects are wide ranging and relate to a significant number of other issues that will be informed by the next Development Plan. Climate Action must be a central theme and an ever-present factor/principle throughout the next Development Plan. The provision of well-serviced neighbourhoods will ensure permeability and an attractive walking and cycling environment which will reduce reliance on cars and 'help' Climate Change.

The next Development Plan will play an important role through the implementation of its policies and objectives to help address mitigation and adaptation requirements and move towards a low-carbon, resilient county. The Plan must influence a reduction in carbon emissions and the negative impacts of Climate Change by promoting compact urban growth and sustainable transport as well as measures to minimise coastal erosion and flooding, enhance green infrastructure and biodiversity, minimise energy use, promote energy conservation and use of renewable energy sources, and provide for effective management of our resources to ensure that our carbon footprint is reduced.

Fingal has been, and continues to be, impacted by coastal erosion. The National Coastal Change Management Strategy Steering Group was set up and had its first meeting in September 2020. The Group is tasked with considering the development of an integrated, Coastal Change strategy. These recommendations, when published, will play an important part in any Coastal Change Management Policy of the Development Plan.



QUESTIONS TO CONSIDER

- ➔ How can the Development Plan address the challenges associated with Climate Change in order to facilitate Fingal's transition to a low carbon society?
- ➔ Are there specific climate action policies and objectives that you would like to see included in the next Development Plan?
- ➔ When it comes to land use, what are the key actions we can take to reduce the impacts of Climate Change?
- ➔ What development standards should be introduced to assist in the promotion and delivery of Climate Action through development management?
- ➔ What policies or objectives should be introduced to help reduce countywide emissions?
- ➔ How should we manage our coastal areas as the population of Fingal continues to grow?



THEME 3: CONNECTIVITY AND MOVEMENT



The ease at which people move around impacts positively on our quality of life and boosts the attractiveness of Fingal as a place to live, work and visit. Providing well-served, well-connected towns, villages and communities is a key aim of Fingal County Council.

The Plan will aim to promote ease of movement throughout Fingal by integrating and enhancing existing developed areas and those areas identified for growth, with high quality connectivity through the delivery of footpaths, segregated cycling facilities, public transport systems, and roads.

Recent policy approaches including active engagement with communities, schools, businesses and other stakeholders to bring about behavioural change initiatives demonstrate Fingal's commitment to this aim.

Fingal County Council will continue to work with relevant transport providers to advance the delivery of key public transport projects such as MetroLink, BusConnects as well as DART and LUAS expansion identified for Fingal.

This will enable Fingal to deliver its economic, environmental and quality of life objectives without traffic congestion and pollution undermining its long-term success. The continued protection and enhancement of Fingal's strategic air, road and rail corridors are also vital for the future prosperity of the county, particularly in a post-Brexit environment.



QUESTIONS TO CONSIDER

- ➔ What are the key connectivity and movement issues affecting workers, residents and visitors within Fingal?
- ➔ How can we make it easier to get around Fingal?
- ➔ How can we ensure improved co-ordination between land-use and transportation infrastructure to achieve more sustainable development?
- ➔ How do we increase walking, cycling and public transport use and reduce car dependency?
- ➔ How can the safety of cyclists and pedestrians be improved? What measures could be put in place to make this happen?
- ➔ How can rural transport and accessibility be improved?
- ➔ What are the top priorities in meeting the mobility needs of all citizens in a fair and inclusive way?
- ➔ Should we be making greater use of shared community cars and bicycle schemes? What other mobility measures could be put in place to reduce car use?
- ➔ In your view, what are the key priorities to enhance Fingal's strategic connectivity offered by its air, road and rail corridors?
- ➔ How can we reduce harmful emissions from transport?



THEME 4: EMPLOYMENT, ECONOMY & DUBLIN AIRPORT



Fingal's Development Plan will strive towards achieving growth that is sustainable, competitive, inclusive and resilient. Fingal County Council will continue to support investment, both Foreign Direct Investment (FDI) and indigenous, and work with agencies such as LEO, IDA Ireland and Enterprise Ireland to ensure the provision of high-quality jobs at the right locations. The rural economy and the Dublin-Belfast Economic Corridor will continue to be supported by the objectives and policies in the Development Plan.

Dublin Airport's connectivity will continue to be critical to the economic development of Ireland, including trade, tourism, FDI and business location decisions, and Fingal County Council will continue to support economic development at this strategic location. Retail and the recovery of the retail sector will be of paramount importance. Regeneration and placemaking will be key factors in the Development Plan in order to ensure that we create healthy and attractive places to live and work and to ensure that lands are used to their full potential. Protecting the landscape and the natural and built heritage of the county will be paramount and balancing that with tourism expansion and promotion in our rural and urban areas will be central to this.



QUESTIONS TO CONSIDER

- ➔ How can the Development Plan promote Fingal as a uniquely attractive place?
- ➔ How can the Development Plan support existing businesses and further economic growth throughout the county?
- ➔ How can the Development Plan ensure that the potential of our youth is developed and retained within Fingal?
- ➔ Are there key sectors of the economy that you think could/should be located in Fingal?
- ➔ How can the Development Plan support regeneration of our towns and villages?
- ➔ How can the Development Plan support the new work practices that have changed considerably since Covid-19?
- ➔ How can the Development Plan support the recovery of the retail sector?
- ➔ How can the Development Plan optimize the potential of the tourism sector in Fingal?



THEME 5: CULTURAL HERITAGE



Fingal has a very special identity, one founded on community and tradition interconnected with our rich heritage of coast and countryside, towns and villages. It encompasses our heritage of traditions, song and language transmitted from generation to generation. Sustainable management of our cultural heritage will not only protect our archaeological sites, historic houses, landscapes, coastline and traditions but will support tourism, and leisure and promote well-being. The challenge is to address the impact of Climate Change on our heritage assets, balance development pressures with protection and to ensure future generations engage with our unique heritage resource.

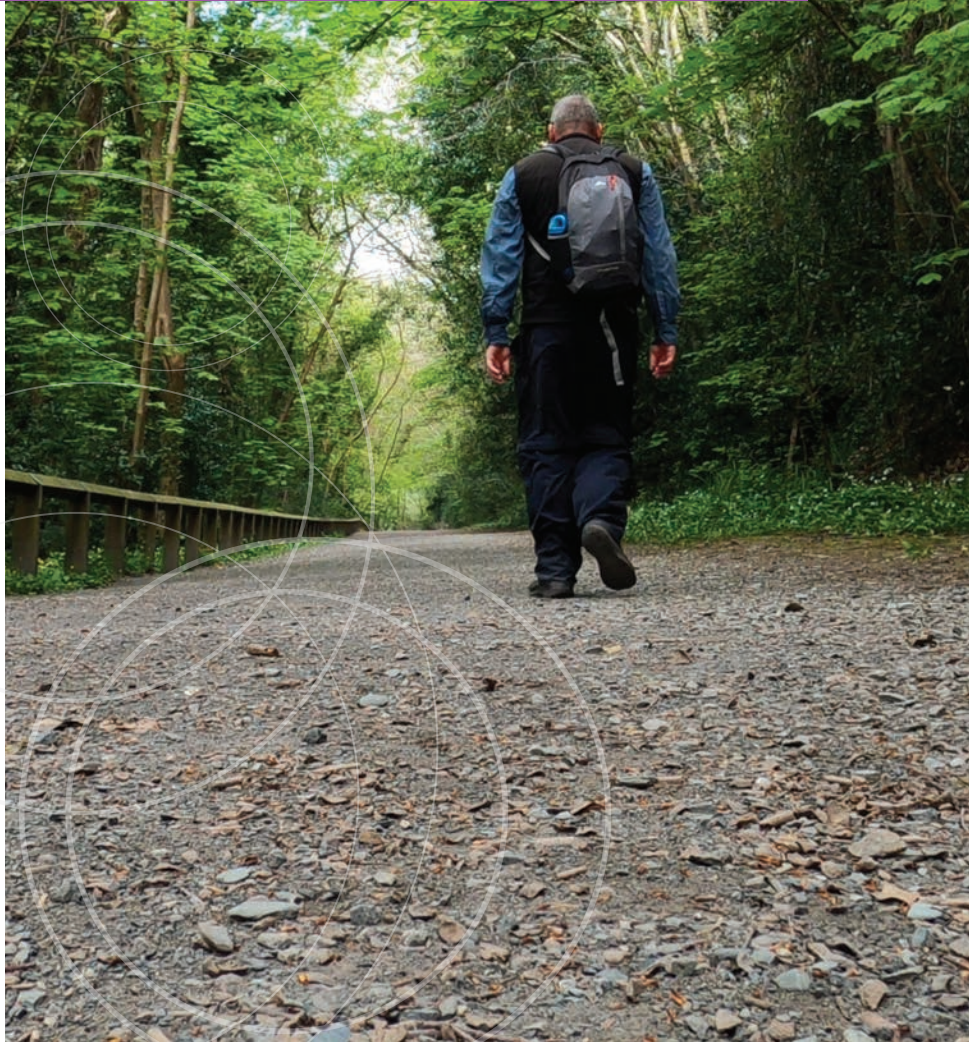


QUESTIONS TO CONSIDER

- ➔ How can we best protect against the detrimental effects of Climate Change on the heritage resource?
- ➔ How can we balance the need for new development with the protection and enhancement of Fingal's heritage resource?
- ➔ What policies and/or incentives do you think can encourage heritage-led regeneration with the retention and reuse of traditional and historic buildings?
- ➔ Can we better protect and promote our archaeological resource for the benefit of local communities and to attract tourism?
- ➔ How can technology help with highlighting the heritage resource to the tourist audience?
- ➔ How can we widen heritage engagement - physical, practical and virtual - with disparate audiences and new communities?
- ➔ Are there ways of ensuring Fingal's intangible heritage of traditions, folklore, language and song will be shared with future generations?
- ➔ Are there any individual buildings or groups of buildings, Industrial Heritage Sites and features that should be added to the Record of Protected Structures or designated as Architectural Conservation Areas? Can you explain why you believe these buildings, sites or areas are of significance?



THEME 6: GREEN INFRASTRUCTURE & NATURAL HERITAGE



Green Infrastructure can be described as a planned network of interconnected natural areas such as parks, rivers and open spaces that help to conserve natural ecosystem functions. Green Infrastructure planning results in environmental, economic and social benefits by providing nature-based solutions to development objectives.

Fingal has a rich biodiversity resource with its coast, countryside, and urban centres. The value of biodiversity extends from the health benefits to be gained from contact with nature, to the economic gains for local businesses associated with food production and outdoor pursuits.

Fingal's Ecological Network is made up of core nature conservation areas, buffer zones and nature development areas. The challenge is to develop the county in a way which maintains and enhances biodiversity for future generations.



QUESTIONS TO CONSIDER

- ➔ How should the Development Plan protect and enhance the Biodiversity of Fingal?
- ➔ What would you like to see in the Development Plan in relation to Trees, Hedgerows and Woodland in your area?
- ➔ How can we ensure development does not damage scenic landscapes in Fingal?
- ➔ How should we manage our coastal areas as the population of Fingal continues to grow?
- ➔ How can the Development Plan Improve Health & Wellbeing benefits of outdoor areas?





THEME 7: INFRASTRUCTURE & UTILITIES



Fingal County Council is committed to providing and delivering infrastructural services within its statutory remit, which will enhance the quality of the county's environment and facilitate sustainable economic development and housing. The upcoming Development Plan must put in place a framework that promotes and provides high-quality physical infrastructure to allow development to progress in a sustainable manner.

Fingal County Council will continue to work with Irish Water on the timely delivery of adequate water infrastructure. In relation to reducing flood risk, Fingal County Council must steer development away from floodplains and coastal areas subject to flooding.

Waste capacity for treatment, recovery, disposal and export continues to be a challenge. Fingal County Council will continue to facilitate the implementation of national legislation and waste management policy and will support a move towards achieving a Circular Economy.

The new Development Plan will support the inclusion of policies which promote more energy efficient development through the location of housing and employment along public transport corridors, where people can choose to use less energy intensive public transport, rather than being dependent on the car.

The Development Plan will include policies to support the implementation of EU and National legislation on air and noise and will recommend the implementation of the Dublin Regional Air Quality Management Plan (or any subsequent plan) to preserve and improve our air quality and will also include measures to support and implement the actions included within the first Noise Action Plan 2019-2023 for Dublin Airport and the separate Fingal Noise Action Plan.

Fingal County Council is committed to the continued development and improvement of our digital infrastructure and the widespread availability of a high-quality ICT network will be critical to the development of our economy, while also supporting social development.



QUESTIONS TO CONSIDER

- ➔ What physical infrastructure is needed to support people living, working and visiting Fingal?
- ➔ How can the Development Plan best support and promote new energy generation technologies?
- ➔ How can Fingal's Development Plan support more innovative forms of waste treatment, waste reduction, recycling and energy re-use?
- ➔ How can the Development Plan improve digital connectivity in your area?

ENVIRONMENTAL ASSESSMENT

Environmental assessments of the Fingal Development Plan 2023-2029 are a crucial element of the process, assessing the potential environmental impacts of the implementation of policies and objectives.

Strategic Environmental Assessment (SEA) aims to provide a high level of protection to the environment and to promote sustainable development by contributing to the integration of environmental considerations into the preparation and adoption of the Development Plan. EU Directive 2001/42/EC sets out the provisions in relation to Strategic Environmental Assessment

Appropriate Assessment is an assessment carried out in accordance with Article 6(3) and 6(4) of the EU Habitats Directive 92/43/EEC of the implications of the plan, either individually or in combination with other plans and projects, on protected conservation sites (Natura 2000 sites). The Development Plan can only be adopted if it will not adversely affect the integrity of a Natura 2000 Site.

ZONING

We do not consider site-specific issues such as the zoning of land for any purpose at this stage of the Development Plan process. We will do this in our Draft Plan stage of consultation.



WEBINARS

As part of the consultation process we will be hosting a series of public information webinars on some of the key themes. Details of how to log on to these webinars will be posted on our website and social media channels and recordings of each webinar will be available at www.fingal.ie/developmentplan



STAY INFORMED

You can keep updated on the progress of the Development Plan through:



Development Plan website:
www.fingal.ie/developmentplan



Newspaper advertisements



@fingalcoco



Fingal County Council



Fingal County Council



Fingalcountycouncil



HOW TO MAKE YOUR SUBMISSION

You can make your submission online or by post. Do this before 11.59pm on Wednesday, 12 May, 2021. We cannot accept late submissions. Everyone is welcome to make a submission (including youth groups, children and those representing children) at each public consultation stage of the Fingal Development Plan.



To make a submission online, please go to:
www.consult.fingal.ie



You can also post your written submission to:
**Development Plan Team,
Planning and Strategic
Infrastructure Department,
Fingal County Council, County Hall,
Main St., Swords, Co. Dublin, K67X8Y2.**



HOW TO WRITE A HELPFUL SUBMISSION

Please write short submissions focused on one or more of the seven key themes. If your submission is long, write a summary of your key points at the start of your submission. Your submission does not have to be on all the issues, just the ones that are of interest to you. Include your name and address.



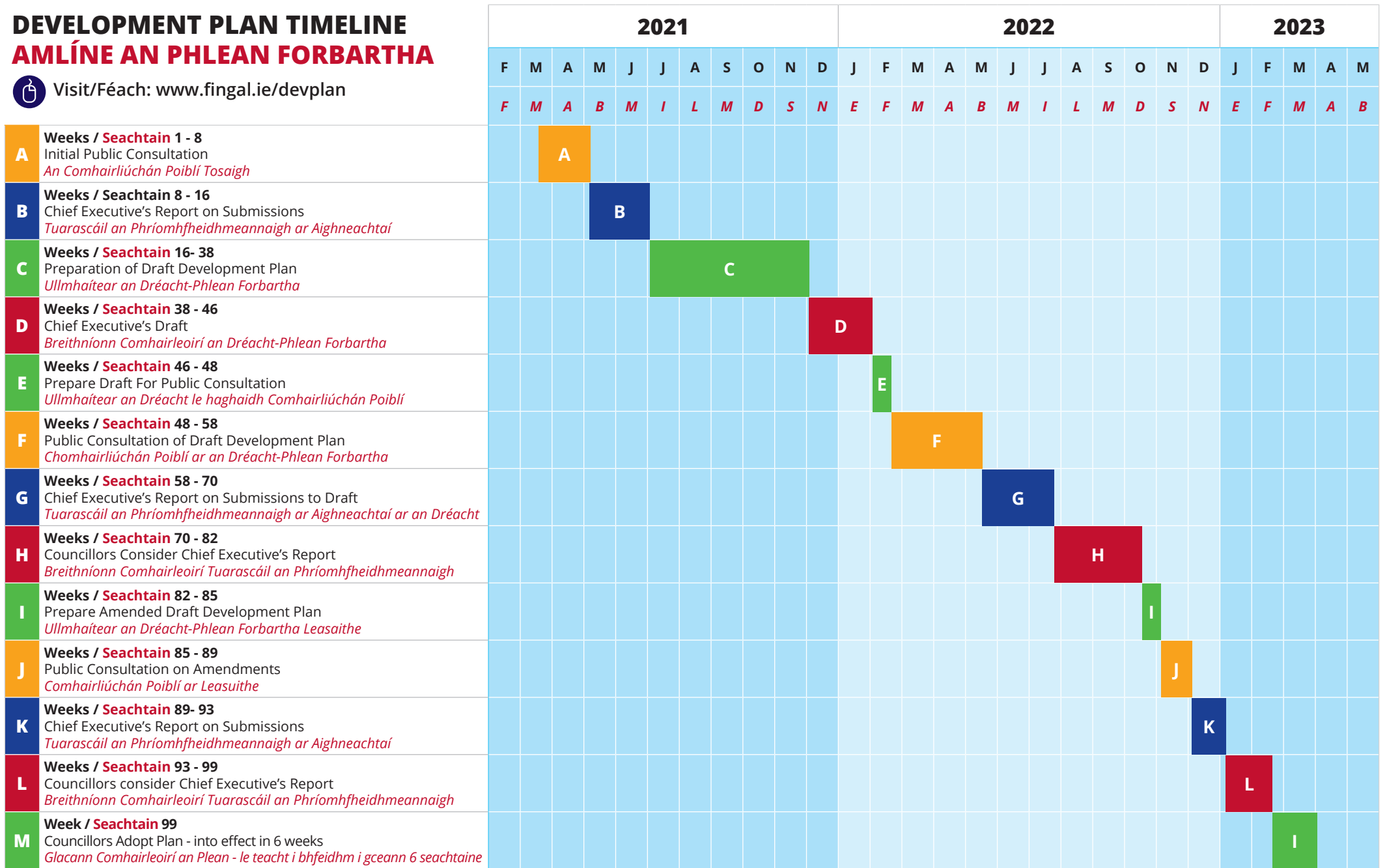
WHO WILL SEE YOUR SUBMISSION?

Anyone who wants to. We will put all submissions we get, including those received by post, on the Fingal County Council consultation portal (www.consult.fingal.ie) within 10 days of receipt, and we will include the name of the individual or organisation who made the submission. We will remove other identifying details like your address. We will do this to comply with General Data Protection Regulation.

DEVELOPMENT PLAN TIMELINE

AMLÍNE AN PHLEAN FORBARTHA

 Visit/Féach: www.fingal.ie/devplan



 Consultation Period
An Tréimhse Comhairliúcháin

 Report on Submissions
An Tuarascáil ar Aighneachtaí

 Plan Preparation Period
Tréimhse Ullmhúcháin an Phlean

 Councillors Considerations
Breithníúcháin na gComhair

 For more information and background papers visit www.fingal.ie/developmentplan
Chun tuilleadh faisnéise agus doiciméid eolais a fháil, tabhair cuairt ar www.fingal.ie/developmentplan