Comhairle Contae
Fhine Gall
Fingal County
Council

FINGAL DEVELOPMENT PLAN 2023–2029

DRAFT PLAN
SUPPLEMENTARY INFORMATION

URBAN CAPACITY ASSSESSMENT

FEBRUARY 2022

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1.0 INTRODUCTION

1.1 This Urban Capacity Study ('**UCS'**) has been undertaken to inform the review of the Fingal County Development Plan 2017-2023 by Fingal County Council ('**the Council'**), and the preparation by it, of the Fingal Development Plan 2023-2029. This study is intended to provide the analysis to support a sustainable integrated land-use planning and transportation approach.

1.2 The urban capacity assessment is based on an analysis of future housing potential within the urban footprint of existing settlements and specifically, the 31 designated settlements identified in the 'Fingal Settlement Hierarchy' set out in the current Fingal County Development Plan 2017-2023.

2.0 PROJECT DELIVERABLES

2.1 The UCS presents two primary outputs:

- **Urban Capacity Survey:** An assessment to identify, quantify and classify future residential development opportunities ('**Urban Capacity Sites'**) and potential housing yield from those opportunities at County and at an individual settlement level within Fingal based on locational, landuse and settlement characteristics.

  Each **Urban Capacity Sites** have been catalogued within each settlement with site-specific details including principally; site area, land type and urban character; calculated net developable area, development density, potential residential yield. Residential density and yield have been applied to each Urban Capacity Site - informed by consideration of differing variables including; the function of the settlement within the settlement hierarchy; spatial policy objectives and National Planning Guidelines for residential and/or economic development and growth, and proximity to public transport infrastructure that might support higher density considerations.

- **Town/Village Centre Health Check.** The health check was based on analysis of vacancy levels and upper floor use within defined and/or determined town/village centres in order to inform also, opportunities for greater utilisation of town and village centres for residential use and specifically, opportunities for upper floor residential use principally within commercial centres. Opportunities for upper floor use in these centres was included in the urban capacity analysis.

2.2 Section 7 presents an overview of the urban capacity survey and potential residential yield analysis at a county, settlement and settlement hierarchy level. The location of each Urban Capacity Site and Health Check survey is identified on individual settlement mapping appended to this report.

2.4 In addition, the study is accompanied by digital geo-referenced spatial mapping data files which identify the location and boundary of each identified Urban Capacity Site and, the

location of each property which was surveyed as part of the 'Town/Village Centre' Health Check.

3.0 METHODOLOGY

3.1 The UCS has been conducted in the context of national, regional and local policy which encourages compact settlement growth through; optimal and efficient use of urban land resource in order to reduce urban sprawl and to create and support critical mass in the use of, and investment in supporting infrastructure. This is of particular relevance for Fingal in the context of its proximity and partial location within the Dublin Metropolitan area and the opportunity to pursue greater utilisation of land for residential development in certain instances.

3.2 A systematic methodology has been applied to each of the defined settlements in order to; identify future development opportunities for residential development; and then, to determine potential housing yield from those sites by the application of an appropriate residential density standard.

3.3 The residential density standard applied to each site is determined from consideration of a number of locational and policy circumstances with the ambition to purse higher residential density and urban consolidation where appropriate. This includes consideration of; settlement objectives, landuse zoning objectives including the town centre, site-specific locational factors and consideration of opportunities for intensification of existing settlement lands.

3.4 The methodology followed three stages as described below:

- Stage 1 Baseline data collection and review
- Stage 2 Spatial analysis and character survey
- Stage 3 Capacity and Housing Yield Analysis

Stage 1 Baseline data collection and review

3.3 Desktop examination and identification of provisional sites with potential urban capacity through:

1. Analysis of; existing landuse policy and zoning provisions, opportunities and/or constraints upon which the urban capacity assessment is based to identify provisional sites with urban capacity. This includes principally, land within defined (Fingal CDP) settlement boundaries zoned as follows:
    - *Local Centre* (Residential Permitted in Principle);
    - *Major Town Centre* (Residential Permitted in Principle);
    - *Residential Area*;
    - *Residential*;
    - *Rural Village*;
    - *Town Centre* and *District Centre*;

- *Other potential assets*[1]

2. Identification of potential constraints to future residential development (for example environmental constraints[2] including designated sites, areas at risk of flooding);
3. Identification and exclusion of lands 'committed' for residential use – that is, extant planning permissions on lands currently zoned but as yet undeveloped.

Stage 2 Spatial analysis and character survey

3.4 Further to the findings of Stage 1, a survey of the settlement areas and those provisional sites with urban capacity was undertaken. The purpose of the survey was to verify all urban capacity sites on the ground, namely those sites comprising in excess of 0.1 hectares in area within each settlement[3]; and, to determine vacancy of town centre areas and identification of potential opportunities for increased residential use within town centres. Two specific surveys were employed;

'Site Survey'

On-the-ground survey to confirm extent of urban capacity opportunity and to classify those sites based on site-specific circumstances and to record specific **attribute data** including: 'Land type', 'Character Area', and 'Accessibility' to inform further, density analysis as per the definitions below.;

- Land Type
  - *Greenfield* (undeveloped edge of built form);
  - *Gap* (within the existing built form but undeveloped);
  - *Vacant Under-utilised* (A developed property/structure which is not in use);
  - *Derelict* (A decaying structure requiring physical works);
  - *Brownfield* (previously developed but no longer any structure or use);
  - *Residential Intensification* (Residential backlands/gardens/corner sites with current access)
- Character Area
  (Urban Expansion; Existing Residential; Town Centre; Mixed use/ Transition
- Accessibility
  (Road Frontage, Direct to public Road; Minor laneway)

Each urban capacity site was recorded using GIS software and geo-referenced for further spatial analysis with other digital datasets. The spatial data for each of the urban capacity sites includes all of the above attribute data.

[1] Other assets of potential including: (potential overlap with the above may occur) on the following areas; Fingal County Council Vacant Site Register; Institutional lands; Fingal County Council data layer "housecount_Poly" which indicates potential infill as updated April 2021 subject to qualification of the definition of 'suitable sites' for this study.

[2] Environmental constraints - areas of potential flood risk inappropriate for residential use, areas identified of coastal erosion, or other such amenity designations which suggest areas unsuitable for residential development will be excluded from further assessment.

[3] For the purpose of this study, it is assumed that all UCS identified within existing settlements will have the benefit of servicing sufficient to support development.

Town Centre Health check'

An analysis of activity of commercial properties within primary 'commercial/town-centre' areas of each settlement was undertaken to identify specific urban capacity opportunities in those 'commercial/town centres' and upper floors. The health check is based on determination of active and functional use of the ground floor, the height of the property, upper floor active use and type, and whether the upper floor has separate access to it independent from the ground floor use which might lend itself to easy active use/reuse for residential purposes.

The health check areas were defined with consideration to; the 'Core Retail Area' defined in the current Fingal CDP and the appropriate commercial landuse zoning objectives. The Health Check areas are intended to reflect the areas which appear from character analysis, to best represent the town-centre. They are not based on those areas which are defined by landuse zoning boundaries for retail/commercial areas which in some instances, do not reflect arcuately, the character of the town centres, and in instances, extend beyond the traditional commercial street or established commercial area.

Purpose built shopping Centres (Blanchardstown and Charlestown) were excluded regardless of their landuse zoning objectives as they are excluded from consideration for residential development.

This approach (to town centre survey) was applicable to 15 settlements with clearly definable commercial / town centres, and/or centres which presented clear function and character. This related primarily to the larger urban settlements as the smaller settlements presented no definable town centre / commercial core or primary commercial land use activity. Determination of the selected 15 settlements was determined on a case-by-case bases arsing from the 'Stage 2' settlement survey. This approach was agreed in the methodology with Fingal County Council[4].

Stage 3 Capacity and Housing Yield Analysis

Having selected the final urban capacity sites (derived from Stages 1 and 2), Stage 3 assesses the potential housing yield relative to those circumstances of those locations.

In assessing housing yield, there is no 'one-size fits all' approach. Rather, optimisation of housing yield is cognisant of **current policy and guidance** at national, regional and local area and those objectives to promote and achieve effective utilisation of urban land in delivery of housing. Different residential densities are applied in particular circumstances, and, on a site-by-site basis consistent with the approach advocated in the Development Plan Guidelines for Planning Authorities, 2021 (Draft) to provide for a broad but informed input into future development land requirements.

[4] health-check survey areas were identified in the methodology clarification issued to FCC dated July 6th 2021.

Regard has been given to the position of each settlement within the existing County Settlement Hierarchy which encourages increased residential and economic growth and consolidation of the urban form, including the location of settlements proximate to public transit which can promote sustainable transport patterns and reduced reliance on private car for accessibility. Further to that, spatial analysis of each site is undertaken to determine proximity to transit routes and nodes including; existing bus routes, Irish Rail trains and Dart stations, and taking into account, future public transit upgrades including the Luas-Fingal and Metro North lines insofar as possible, and where appropriate. Proximity to significant employment areas has also been considered.

The assessment is based on consideration of net minimum residential densities as they apply to each circumstance and derived from collective consideration of all matters identified in Section 4.0. It does not take into consideration, the requirement to achieve qualitative design standards, plot ratio or site coverage which may be an influential factor, considered at detailed planning application and development management stage which is unknown at this time.

4.0 CURRENT POLICY CONSIDERATIONS & EMERGEING TRENDS: -

4.1 Planning Policy and Guidance

An overview of national, regional and local planning policy, national guidelines and non-statutory spatial plans and strategies in respect of the delivery and promotion of sustainable settlement and residential development, and residential density, relative to Fingal, is set out in Appendix 3. This has included;

- *Project Ireland 2040, National Planning Framework (2018)*
- *The National Development Plan*
- *Rebuilding Ireland: Action Plan for Housing and Homelessness (2016)*
- *Development Plan Guidelines for Planning Authorities (Draft) (August 2021)*
- *Sustainable Residential Development in Urban Areas - Cities, Towns & Villages -- Guidelines for Planning Authorities (2009)*
- *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)*
- *Urban Development and Building Heights - Guidelines for Planning Authorities (2018)*
- *Circular Letter: NRUP 02/2021*[5]
- *Eastern and Midlands Regional Spatial and Economic Strategy (2019) ('**RSES**')*
- *Transport Strategy for the Greater Dublin Area 2016 – 2035*
- *(the current) Fingal Development Plan 2017 – 2023*
- *South Fingal Transport Study 2019*
- *Several statutory and non-statutory plans and strategies which site out area based development objectives including; Your Swords: An Emerging City, Strategic Vision*

[5] *Refer to Appendix 3 Circular issued by the Department of Housing Local Government and Heritage to provide clarity in relation to the interpretation and application of current statutory guidelines and specifically, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*

2035; Rush Urban Framework Plan 2018; Donabate Local Area Plan 2016; Riverneade Local Area Plan 2018; Barnhill Local Area Plan 2019; Kinsaley Local Area Plan 2019; Kellystown Local Area Plan 2021; and, Dublin Airport Local Area Plan 2020.

The urban capacity assessment assumes that the general structure of the settlement hierarchy, as set out in the current Fingal County Development Plan (2017-2023) is likely to prevail as illustrated below.

Metropolitan Area Core Area	Core Area
Dublin City and Suburbs Consolidated Area Blanchardstown Baldoyle Castleknock Clonsilla Howth Mulhuddart Village Sutton Santry (incl Ballymun) Balgriffin and Belcamp Charlestown and Meakestown	
Key Towns Swords	
Other Metropolitan Areas Portmarnock Baskin	
Self-Sustaining Growth Town Donabate **Self-Sustaining Town** Malahide	**Self-Sustaining Towns** Balbriggan Lusk Rush Skerries
Towns and Villages Portrane Coolquay Kinsaley Rivermeade Rowlestown	**Other Core Towns and Villages** Balrothery Loughshinny Ballyboghil Naul Balscadden Oldtown Garristown Ballymadun

It is also assumed a continuation of the strategic approach promoted in the Plan, which seeks to facilitate the majority of future housing in Fingal, within the catchment of strategic transport infrastructure and phasing and that towns outside of these corridors will allow for lower levels of growth in line with the natural increase in population levels[6] and which have been appropriately zoned for in the Fingal County Development Plan.

[6] *Section 2.4 of the current Fingal County Development Plan ('Regional Planning Guidelines' settlement Strategy') refers*

The assessment takes into account, sites which have been designated for significant urban expansion; and/or significant employment growth such as the strategic landbank at Lissenhall, Swords and The North Fringe which includes Baldoyle-strapolin.

In addition, consideration has been given to site specific zoning/development objectives which in some instances are contained in separate Local Area Plans where such plans have been prepared or modified after the publication of the current Fingal County Development Plan and, where it is the express policy in such plans, that development proposals must adhere to those site-specific objectives (which might differ from the general zoning objectives set out in the CDP or National planning guidelines). Otherwise, the assessment defers to the zoning provisions of the CDP and planning guidelines as they would apply normally.

The thrust of planning policy and guidance makes provision for residential density objectives based on settlement type and size, and increasingly, the use of a sliding scale of minimum residential densities in settlements which is applied relative to the geographical location of each plot within the settlement, and its proximity to public transport corridors. This approach and the scale of density allocation is generally consistent between documents. Most evident, and increasingly relevant given the increased gravity placed on national planning guidance by the Planning Appeals Board, is the approach set out in the 'Sustainable Residential Development in Urban Areas - Cities, Towns & Villages - Guidelines for Planning Authorities (2009) ('***Residential Density Guidelines'***) which distinguish density allocation between towns with a population size under or over 5,000. Larger towns are encouraged to pursue optimal residential densities with a minimum net residential density of 35 units per hectare ('**uph'**) whilst smaller settlements, (with a population of 400-5,000 persons) are directed to pursue generally lower residential densities relative to larger towns.

That said, the Residential Density Guidelines recognises that there are instances at both ends of the density scale, where higher or conversely lower, residential densities should prevail subject to specific circumstances. In attempting to provide a standardisation of this approach for this assessment, a minimum density level of 30 units per hectare ('**uph'**) has been applied to very small sites ranging between 0.1 - 0.5ha in area (within primarily established residential neighbourhoods) where achievement of higher residential densities is undesirable from a 'proper planning' perspective if it is considered at variance to the prevailing and established urban form.

4.2 Prevailing Considerations

The application of residential density as part of this urban capacity assessment is cognisant of Government guidance published earlier in 2021 (*Circular Letter: NRUP 02/2021 referred to previous)* which sets out to provide further clarity in relation to the interpretation and application of the Residential Density Guidelines. This clarification confirmed that despite the preference in the Guidelines for minimum net residential densities of 35uph on greenfield sites in 'outer suburban' sites of cities and large towns (with a population of 5,000+), 'minimum' densities should not be equated with 35uph in all contexts, and that a baseline figure of 30uph may be considered, with densities below that figure permissible in certain instances. The circular provided clarity also on the graduated approach to density within small towns and villages as: 30-40+uph for centrally located sites; 20-35uph for edge of centre sites; and, 15-20 uph for edge of small town/village.

4.3 Increased use of upper floor use in commercial areas

As national and regional policy promotes a greater emphasis on optimising existing serviced land and property, urban capacity sites have also been considered within existing town/village centres, through consideration of upper floor use. In such instances, the study concentrates only on those properties that has independent own door access to upper levels and where there appears to be vacant use of upper floors derived from the 'town centre survey' site inspection. This approach was adopted, as it is considered that own door access is a key ingredient in securing upper floor usage and is an important consideration in practically delivering upper floor use, without substantial intervention of possible existing ground floor uses and activities. For this survey, it is assumed that each vacant floor above ground floors within the town centre would yield **one residential unit**.

4.4 Subdivision of Existing Residential Plots

Whilst it may not be appropriate in all locations, some urban areas with housing on large plots may allow for subdivision and development of additional multi-unit developments. The UCS therefore includes consideration of greater utilisation of existing residential plots subject to minimum site area of 0.1 ha and only where road access / road frontage is currently available. This approach will apply primarily to backlands and instances where existing dwellings appear to have large, underutilised gardens or constitute corner sites. Whilst this is a potentially contentious and difficult exercise, the quantum of land derived from such plots derived from this assessment has been low and has not substantially influenced the overall findings.

4.5 Developable Area Adjustment ('Gross-to-net adjustment')

The urban capacity assessment includes a gross-to-net ratio adjustment applied to the specific size of each site. This is because the density at which a site can be developed will vary depending not just on the policy context but on its size, configuration and the need for supporting facilities. Therefore this approach is intended to counter the disparity often experienced between the development of smaller sites (for example infill or street-frontage sites which typically make use of prevailing roads and infrastructure in urban areas) *vis-à-vis,* the development of larger sites which often are required to provide additional infrastructural arrangements within the site, such as; internal roads and footpaths, openspaces and other supporting infrastructure which can effect developability and thus, density. In this instance, the upper level of the following gross to net ration is applied to each site[7]:

Up to 0.4 hectares:	**100%** gross to net ratio
Up to 0.4 – 2 hectares:	75-**90**% gross to net ratio
Over 2 hectares:	50-**75**% gross to net ratio.

(Bold text denotes the ratio applied in this urban capacity assessment i.e. 100%, 90% and 75% respectively in each of the above site size circumstances).

[7] *Source: 'Tapping The Potential, Best practice in assessing urban housing capacity' - A report by URBED (the Urban and Economic Development Group) For The Department of the Environment Transport and the Regions, UK, 1999.*

Whilst this assessment has sought to apply increased densities in appropriate locations (consistent with planning policy and guidelines), the application of planning density has in some instances, been adjusted to reflect the equally important consideration of prevailing urban form and character. This is generally limited to opportunities arising through suburban infill in established settlements and neighbourhoods with the allocated density intended to strike a realistic balance between the promotion of increased density whilst reflecting the prevailing character of the area.

5.0 RESIDENTIAL DENSITY APPROACH

Further to the considerations set out in Section 3.0 and Section 4.0 of this assessment, an optimal residential yield analysis has been prepared for each of the identified urban capacity sites taking into account, the 'gross-to-net' ratio proposed in Section 4.5. This analysis is presented on a site-by-site and settlement-by-settlement basis in Section 7.0 and is based on the following sliding scale of density application on the basis of whether the settlement is defined as a Large Town (5,000+ pop.), or Small Town 400-5,000;

	Density Allocation (uph)	**Basis of determination**
Large Towns (comprising 5,000+pop)		
Outer suburban / greenfield	30-50	Prevailing considerations: Circular Letter: NRUP 02/2021
Institutional lands	35-50	National Guidance: Residential Density Guidelines
Sub division of dwellings / Inner suburban infill	Higher density encouraged	
Within 500m walking distance of public transport corridors / Within 1km light rail stop or rail station	Net min 50/ha	National Guidelines: Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020); RSES,
Town Centre	>50-100+ (no upper limit)	National Guidance: Residential Density Guidelines
Special location/policy objective[8]		i.e RSES Objectives (RPO4.28 – RPO4.32)[9]
Smaller Town (400=5000 population)		
Edge of small town/village	15-20	National Guidance: Residential Density Guidelines and Circular Letter: NRUP 02/2021
Edge of Centre	20-35	
Central Located Sites	30-40+	
Proximity to public transit (Y/N)	>50	National Guidance: Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020); RSES
Special location/policy objective[3]		i.e 'Your Swords: An Emerging City, Strategic Vision 2035'; Urban Framework Plans, and LAPs.

Table 1 Proposed Density Analysis Matrix ('uph' = 'Units per Hectare')

[8] Special area based policy objective advocated in current statutory plans or development strategies at local level which promotes a specific density allocation or objective including proximity to areas designated for significant urban expansion and/or employment growth

[9] Eastern and Midlands Regional Spatial and Economic Strategy (2019), RSES Objectives (RPO4.28 – RPO4.32) promoting the development and strategic regeneration of Swords and of underutilsied town centre sites and large scale urban expansion opportunities.

For villages of under 400 in population, the typical pattern and grain of existing development suggests that any individual scheme for new housing should not be larger than about 10-12 units.

In addition to the above density provisions, due regard has been given to locational and geographical characteristics which have also informed development and residential density including;

- Potential physical constraints which may impede the advancement of residential development including[10]:
  - areas with potential floodrisk ('Floodzone A' and 'Floodzone B')
  - natural amenity designations (SAC, SPA, NHA, pNHA, 'ecological buffer zones' and 'Nature Development Areas' but excluding [visual amenity] areas;
  - Dublin Airport noise zones;
  - Areas identified at risk to coastal erosion
- Settlement boundaries;
- Current landuse zoning objectives;
- Connectivity with transport nodes, routes including:
  - Existing bus, rail and luas stops;
  - Planned 'Metro' and Luas Fingal line and stops (as appropriate to Fingal);
  - 500m walkable areas from existing and planned bus stops and bus routes;
  - 1km of rail and light rail stops;
  - 1500m from significant employment zones and/or significant expansion areas (defined as such in the Planning policy framework) including:
    - Lissenhall Swords
    - Barryspark and Crowcastle
    - Dublin 15 Enterprise Zone
    - Dublin Airport
    - Baldoyle and Kilbarrick Industrial Estates.

The relationship between the urban capacity sites and transport connectivity features are illustrated in 'Urban Capacity Maps' prepared for each settlement appended with this report.

6.0 PROVISIONS AND LIMITATIONS OF SURVEY

This type of capacity assessment does require balanced but subjective consideration in certain instances which may reduce the accuracy of the final calculation of residential yield analysis. That said, the quantum of available land is clearly identified and calculated at this point in time and should inform the basis of a regular monitoring regime of land availability. The actual housing yield analysis may fluctuate above or below the calculated outputs depending on actual and achievable density only known at detailed design stage.

Furthermore, in the absence of such information being available for this assessment, the application of density standards assume sufficiency in services in all settlements to facilitate the density ranges

[10] *As defined by Fingal County Council and prepared for the purpose of the Fingal County Development Plan 2013-2023 online 'Viewer' map browser (https://fingalcoco.maps.arcgis.com/)*

applied, including potable and wastewater infrastructure, and any special drainage arrangements which might be necessary.

7.0 URBAN CAPACITY ASSESSMENT

An overview of the urban capacity assessment for the County and settlement hierarchy is out in Section 7.1 whilst Section 7.2 presents the capacity assessment applied to each individual settlement.

GIS spatial data prepared with this assessment includes a geo-reference map file which includes the associated attribute data;

- Site area
- Unique site ID reference
- Locational and site-specific characteristics of the urban capacity sites as surveyed;
- Site-specific density allocation based on the approach outlined above.

7.1 Urban Capacity Assessment - Overview

385 no. of 'Urban Capacity Sites' were identified from the survey and analysis yielding circa 328 ha of land considered suitable for residential development at this time (excluding any extant planning permission that exists currently). From the consideration of density standards on a site-by-site basis, the available land indicates a potential aggregate yield of circa 35,400 residential units from all settlements in Fingal.

The Urban Capacity Assessment excludes circa 6,428 residential units which currently have planning permission within these settlements. The Urban Capacity Sites identified for this assessment did not (at the time or reporting), have any extant planning permission. However, extant planning permission has been recorded for each settlement and presented in Table 2 for reference.

Whilst due consideration has been given to application of appropriate density standards, the residential yield should be considered as an approximate figure given that there are many and different variables, that can affect actual and final density considerations including not least, the wide variation within current density standards, and that density can be influenced by detailed design matters (and potential infrastructural constraints).

That said, the approach for this assessment has been to pursue the higher bands of residential density appropriate to the position of the settlement in the County settlement hierarchy and, where it is considered that the site and its context is suitable to accommodate increased residential density. Conversely, even in larger and designated growth towns, there are site-specific instances (albeit limited), where lower density is applied in order to apply logical reasonableness to the analysis, where the pursuit of higher density is not considered appropriate from a 'proper planning' perspective. For example, opportunities for residential infill in large or growth settlements where the immediate urban environment is defined by close proximity to compact low-rise development, were considered better suited to lower density to facilitate effective assimilation (which also in turn, allows for diversity in tenure and in housing stock).

Principle findings:

Urban Capacity Analysis

- 1,114.60ha of land identified for potential residential use
- Potential Residential yield of 35,206 residential units
- 77% of residential yield provided within the 'Metropolitan Area' (23% in Hinterland)
- Residential density standard of 30.5uph in the County (39uph in Metropolitan area)
- Higher residential density bands applied to larger growth settlements
- 95% of urban capacity land defined as 'greenfield' land
- 0.55% of urban capacity land defined as either 'vacant/derelict or brownfield'
- Extant planning permission for 6,428 residential units (excluded from assessment)

Town Centre Vacancy Survey

- 1,536 properties form part of the Town Centre Vacancy survey
- 92% of ground floor town centre properties in active commercial or residential use
- 6.5% of ground floor use vacant (commercial or residential) use, 2% derelict
- 81% of upper floor town centre properties in active commercial or residential use
- 6% inactive upper floor activity
- Potential contribution from upper floor vacancy equated to 66 residential units.

7.2 Urban Capacity Assessment – County Level

Tier Hierarchy	Settlement Name	Extant planning permission (units)	Land Availability (ha)	Potential Residential Yield (units)	Potential Residential Yield (units as % of County total)	Average Density applied (per settlement)	Average Density applied (per hierachy)
Metropolitan Area							
Key Town	Swords	899	328.81	12,874.74	36.6	55.0	55.0
Consolidation Town	Blanchardstown	198	2.81	164.85	0.5	83.3	83.3
Consolidation Areas within the Metropolitan Area	Baldoyle	551	10.96	657.00	1.9	70.0	43.3
	Castleknock	158	12.08	509.10	1.4	48.3	
	Clonsilla	522	72.81	2,760.52	7.8	52.9	
	Howth	704	13.76	208.94	0.6	22.9	
	Baskin	46	0.10	2.00	0.0	12.0	
	Mulhuddart Village	867	62.13	2,307.35	6.6	42.5	
	Portmarnock	185	28.90	933.52	2.7	40.2	
	Sutton	124	1.83	49.13	0.1	26.0	
	Santry	329	17.98	686.63	2.0	47.5	
	Balgriffin & Belcamp	138	35.94	1,084.44	3.1	40.0	
	Charlestown	0	2.34	186.53	0.5	87.5	
	Meakstown	0	0.40	12.00	0.0	30.0	
Self-Sustaining Growth Town	Donabate	341	100.16	2,719.16	7.7	45.0	45.0
Self-Sustaining Town	Malahide	278	36.58	943.76	2.7	30.2	30.2
Towns and Villages	Portrane	1	10.64	225.36	0.6	20.9	17.3
	Coolquay	0	18.79	93.95	0.3	5.0	
	Kinsaley	160	7.19	162.87	0.5	30.0	
	Rivermeade	0	17.25	211.81	0.6	15.8	
	Rowelstown	165	46.04	530.81	1.5	15.0	
Total Metropolitan Area		5,666	827.50	27,324.45	77.61	39.0	
Core Area							
Self-Sustaining Towns	Balbriggan	38	106.94	4,031.55	11.45	48.1	41.0
	Lusk	124	27.31	759.67	2.16	37.4	
	Rush	284	43.25	1,630.50	4.63	41.4	
	Skerries	177	18.22	549.00	1.56	37.2	
Towns and Villages	Balrothery	43	8.80	119.09	0.34	21.1	18.8
	Loughshinny	6	2.81	46.60	0.13	16.4	
Villages	Ballyboghil	0	20.63	189.72	0.54	10.3	10.5
	Naul	32	5.59	96.80	0.27	16.4	
	Balscadden	1	7.45	37.25	0.11	5.0	
	Oldtown	14	10.31	67.68	0.19	9.7	
	Garristown	41	19.35	271.38	0.77	16.5	
	Ballymadun	2	16.44	82.20	0.23	5.0	
Total Core		762	287.10	7,881.42	22.39	22.0	
TOTAL FINGAL		**6,428**	**1,114.60**	**35,206**	**100.00**	**30.5**	

Table 2 Urban Capacity Assessment –
based on *'settlement typology' types* as defined in the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.

Land Type		
Land Type	**Size (ha)**	**% of Land**
Greenfield	1065.68	95.58%
Residential Intensification	28.35	2.54%
Gap	14.79	1.33%
Vacant Underutilised	3.71	0.33%
Brownfield	1.94	0.17%
Derelict	0.45	0.04%
Total	1,114.92	100.0%

Table 3 Urban Capacity Assessment – County by Land Type

7.3 Urban Capacity Assessment – Landuse Categorisation by Settlement hierarchy

Further to Table 3, the following tables set out in further detail, the land type of the Urban Capacity Sites with each settlement hierarchy:

Dublin City and Suburbs Consolidated Area

Blanchardstown
Baldoyle
Castleknock
Clonsilla
Howth
Mulhuddart Village
Sutton
Santry (incl Ballymun)
Balgriffin and Belcamp
Charlestown and Meakstown

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement Tier	% of UCS Land in County
Greenfield	52	212.92	91.4%	19.10%
Residential Intensification	26	15.94	6.8%	1.43%
Gap	7	2.67	1.1%	0.24%
Brownfield	2	1.35	0.6%	0.12%
Vacant Underutilised	1	0.16	0.1%	0.01%
Grand Total	**88**	**233.04**	**100.0%**	**20.91%**

Key Towns

Swords

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement Tier	% of UCS in County
Greenfield	20	327.35	99.6%	29.36%
Gap	2	0.28	0.1%	0.03%
Vacant Underutilised	2	0.81	0.2%	0.07%
Residential Intensification	1	0.37	0.1%	0.03%
Grand Total	**25**	**328.81**	**100.0%**	**29.49%**

Other Metropolitan Areas

Portmarnock

Baskin

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement Tier	% of Total UCS in County
Greenfield	5	26.76	92.3%	2.40%
Residential Intensification	4	1.6	5.5%	0.14%
Gap	3	0.64	2.2%	0.06%
Grand Total	**12**	**29**	**100.0%**	**2.60%**

Self-Sustaining Growth Town

Donabate

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement Tier	% of UCS Land in County
Greenfield	9	97.57	97.4%	8.75%
Gap	4	1.16	1.2%	0.10%
Vacant Underutilised	1	1.33	1.3%	0.12%
Brownfield	1	0.1	0.1%	0.01%
Grand Total	**15**	**100.16**	**100.0%**	**8.98%**

Self-Sustaining Towns

Malahide

Balbriggan

Lusk

Rush

Skerries

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement Tier	% of UCS Land in County
Greenfield	81	212.88	93.6%	19.09%
Gap	17	5.56	2.4%	0.50%
Residential Intensification	11	8.33	3.7%	0.75%
Vacant Underutilised	3	0.63	0.3%	0.06%
Grand Total	**112**	**227.4**	**100.0%**	**20.40%**

7.4 Urban Capacity Assessment and Residential Yield Analysis – By Individual Settlement

The urban capacity analysis by settlement includes a tabulated analysis of; potential residential yield, and breakdown of launduse types that comprise that yield. A map accompanies those tables to illustrate the UCS sites and Town Centre survey points – both of which are provided in associated spatial mapping (.shapefile layer for GIS).

The description of survey titles (referenced in each settlement analysis) is provided:

Title	**Description**
USC_ID	Site-specific survey and spatial (GIS) map reference
Location	Settlement (within the settlement hierarchy)
Area (Ha)	Gross Site Area
Gross to Net Adjustment (Ha)	Gross Site Area adjusted as per methodology
Character Area	A spatial analysis reference
Density Analysis	Graded bands of the residential density thresholds applicable to each site (ranging from left to right: low – high / site-specific residential density objectives
Density Allocation (uph)	The density allocated to each site for the UCS analysis
Potential Housing Yield	Determined from multiplying: '**Density Application'** by '**Gross to Net Adjustment'** to determine potential no. of residential units on each site.
TOTAL	The sum of all site-specific housing yield numbers including potential unit yield from upper floor use (determined from vacancy survey).

Blanchardstown Urban Capacity Analysis

Blanchardstown Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
BL_01	Blanchardstown	0.16	0.16	Greenfield	Existing Residential	✓			✓			100	16
BL_02	Blanchardstown	0.22	0.22	Brownfield	Existing Residential				✓			100	22
BL_03	Blanchardstown	0.11	0.11	Residential Intensification	Town Centre			✓	✓	✓		100	11
BL_04	Blanchardstown	0.19	0.19	Gap	Town Centre				✓	✓		100	19
BL_05	Blanchardstown	0.65	0.585	Residential Intensification	Mixed Use/Transitional			✓	✓			50	29.25
BL_06	Blanchardstown	1.48	1.332	Residential Intensification	Existing Residential	✓			✓			50	66.6
TOTAL		2.81	2.597										163.85
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													1
TOTAL													**164.85**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS Land in Settlement	% of Total UCS Land in County
Residential Intensification	3	2.24	79.7%	0.20%
Greenfield	1	0.16	5.7%	0.01%
Brownfield	1	0.22	7.8%	0.02%
Gap	1	0.19	6.8%	0.02%
Grand Total	**6**	**2.81**	**100.0%**	**0.25%**

Balydoyle Urban Capacity Analysis

Baldoyle Urban Capacity and Housing Yield Analysis													
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
BD_01	Baldoyle	6.35	4.76	Greenfield	Urban Expansion	✓			✓		50-80+	80	381
BD_02	Baldoyle	4.45	3.34	Greenfield	Urban Expansion	✓			✓		50-80+	80	267
BD_03	Baldoyle	0.16	0.16	Vacant Underutilised	Town Centre							50	8
TOTAL		10.96	8.26										656
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													1
TOTAL													**657**

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of Available Land**	**% of County Total**
Greenfield	2	10.8	66.7%	0.97%
Vacant Underutilised	1	0.16	33.3%	0.01%
Grand Total	**3**	**10.96**	**100.0%**	**0.98%**

Castleknock Urban Capacity Analysis

Castleknock Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
CK_01	Castleknock	0.6	0.54	Residential Intensification	Existing Residential			✓	✓			50	27
CK_02	Castleknock	1.31	1.179	Residential Intensification	Existing Residential			✓	✓			50	58.95
CK_03	Castleknock	0.89	0.801	Residential Intensification	Existing Residential			✓	✓			50	40.05
CK_04	Castleknock	1.07	0.963	Residential Intensification	Existing Residential			✓				50	48.15
CK_05	Castleknock	0.25	0.25	Residential Intensification	Existing Residential	✓						30	7.5
CK_06	Castleknock	0.24	0.24	Greenfield	Urban Expansion	✓			✓			50	12
CK_07	Castleknock	2.26	1.695	Greenfield	Urban Expansion	✓			✓			50	84.75
CK_08	Castleknock	0.37	0.37	Greenfield	Urban Expansion	✓			✓			50	18.5
CK_09	Castleknock	0.37	0.37	Greenfield	Urban Expansion	✓			✓			50	18.5
CK_10	Castleknock	0.22	0.22	Greenfield	Urban Expansion	✓			✓			50	11
CK_11	Castleknock	1.86	1.674	Greenfield	Urban Expansion	✓			✓			50	83.7
CK_12	Castleknock	2.64	1.98	Residential Intensification	Existing Residential	✓		✓	✓			50	99
TOTAL		12.08	10.282										509.1
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**509.1**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Residential Intensificatic	6	6.76	56.0%	0.61%
Greenfield	6	5.32	44.0%	0.48%
Grand Total	**12**	12.08	**100.0%**	**1.08%**

Clonsilla Urban Capacity Analysis

Clonsilla Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
C_01	Clonsilla	26.20	19.65	Greenfield	Urban Expansion	✓			✓		24 uph, 35-50uph[1]	50	982.50
C_02	Clonsilla	8.04	6.03	Greenfield	Urban Expansion	✓			✓		50 uph, 84 uph[2]	67	404.01
C_03	Clonsilla	2.54	1.91	Greenfield	Urban Expansion			✓	✓		74 uph[3]	74	140.97
C_04	Clonsilla	1.67	1.50	Greenfield	Existing Residential			✓	✓			50	75.15
C_05	Clonsilla	0.97	0.87	Greenfield	Urban Expansion			✓	✓		74uph[4]	74	64.60
C_06	Clonsilla	0.63	0.57	Gap	Urban Expansion			✓	✓		74uph[4]	74	41.96
C_07	Clonsilla	0.27	0.27	Greenfield	Existing Residential			✓	✓			50	13.50
C_08	Clonsilla	0.66	0.59	Residential Intensification	Existing Residential			✓	✓			35	20.79
C_09	Clonsilla	23.30	17.48	Greenfield	Urban Expansion	✓			✓		37.3 uph[5]	37.3	651.82
C_10	Clonsilla	0.10	0.10	Gap	Existing Residential			✓	✓			35	3.50
C_11	Clonsilla	1.13	1.02	Brownfield	Town Centre	✓		✓	✓			50	50.85
C_12	Clonsilla	1.65	1.49	Greenfield	Town Centre	✓		✓	✓			50	74.25
C_13	Clonsilla	1.37	1.23	Residential Intensification	Town Centre			✓	✓			50	61.65
C_14	Clonsilla	1.33	1.20	Greenfield	Existing Residential	✓		✓	✓			50	59.85
C_15	Clonsilla	2.35	1.76	Greenfield	Existing Residential			✓	✓			50	88.13
C_16	Clonsilla	0.60	0.54	Greenfield	Existing Residential			✓	✓			50	27.00
TOTAL		72.81	56.20										2760.52
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													3
TOTAL													**2760.52**

[1]Based on density allocations for 'Development Area 2: Centre' and Development Area 3: West (Southern)' (Barnhill LAP 2019, Section 8.2 and Section 8.3)

[2]Based on density allocations for 'Development Area 1: Railway Edge' and 'Development Area 3: West (Northern)' (Barnhill LAP 2019, Section 8.1 and Section 8.3)

[3]Density based on CDP 'RA' zoning allocation (regardless of hospital ' use' in Hansfield SDZ) Density based on desnity alocations for 'Zone 6 : Canal' (Hansfield SDZ. Section 5.2.6)

[4]Based on density allocations for 'Zone 6: Canal' (Hansfield SZD, Section 5.2.6)

[5]Based on aggregate average density allocations for Eastern Development Area (38-57uph), Central Development Area (16-24uph) and Western Development Area (36-53 uph), Kellystown LAP 2021)

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	11	68.92	94.66%	6.18%
Residential Intensifica	2	2.03	2.79%	0.18%
Gap	2	0.73	1.00%	0.07%
Brownfield	1	1.13	1.55%	0.10%
Grand Total	**16**	**72.81**	**100.00%**	**6.53%**

Howth Urban Capacity Analysis

Howth Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
HO_01	Howth	1.13	1.02	Greenfield	Existing Residential	✓			✓			35	35.60
HO_02	Howth	0.2	0.20	Residential Intensification	Existing Residential			✓	✓			35	7.00
HO_03	Howth	0.59	0.53	Residential Intensification	Existing Residential			✓	✓			30	15.93
HO_04	Howth	0.18	0.18	Residential Intensification	Existing Residential			✓	✓			30	5.40
HO_05	Howth	0.38	0.38	Residential Intensification	Existing Residential			✓	✓			30	11.40
HO_06	Howth	0.24	0.24	Residential Intensification	Existing Residential			✓	✓			30	7.20
HO_07	Howth	0.34	0.34	Residential Intensification	Existing Residential			✓	✓			30	10.20
HO_08	Howth	0.12	0.12	Gap	Existing Residential			✓	✓			35	4.20
HO_09	Howth	0.22	0.22	Residential Intensification	Existing Residential			✓	✓			35	7.70
HO_10	Howth	0.71	0.64	Greenfield	Existing Residential			✓	✓			35	22.37
HO_11	Howth	0.53	0.48	Greenfield	Existing Residential			✓	✓			35	16.70
HO_12	Howth	0.1	0.10	Gap	Existing Residential			✓	✓			35	3.50
HO_13	Howth	0.27	0.27	Greenfield	Existing Residential	✓			✓			30	8.10
HO_14	Howth	0.11	0.11	Greenfield	Existing Residential			✓	✓		3 uph	3	0.33
HO_15	Howth	1.03	0.93	Greenfield	Existing Residential	✓			✓			30	27.81
HO_16	Howth	0.32	0.32	Residential Intensification	Existing Residential			✓			1 uph	1	0.32
HO_17	Howth	0.2	0.20	Greenfield	Existing Residential			✓	✓			30	6.00
HO_18	Howth	0.16	0.16	Residential Intensification	Existing Residential			✓	✓			30	4.80
HO_19	Howth	0.71	0.64	Greenfield	Existing Residential			✓	✓		1 uph	1	0.64
HO_20	Howth	1.56	1.40	Greenfield	Existing Residential			✓	✓		1 uph	1	1.40
HO_21	Howth	1.01	0.91	Greenfield	Existing Residential			✓	✓		2 uph	2	1.82
HO_22	Howth	2.08	1.56	Greenfield	Existing Residential			✓	✓		2 uph	2	3.12
HO_23	Howth	1.57	1.41	Greenfield	Existing Residential			✓	✓		1 uph	1	1.41
TOTAL		13.76	12.36										202.94
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													6
TOTAL													**208.94**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	12	10.91	79.3%	0.979%
Residential Intensification	9	2.63	19.1%	0.236%
Gap	3	0.22	1.6%	0.020%
Total	**23**	13.76	100.0%	1.234%

Mulhuddart Village Urban Capacity Analysis

Mulhuddart Village Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
MUL_01	Mulhuddart Village	0.15	0.15	Residential Intensification	Existing Residential	✓						30	4.50
MUL_02	Mulhuddart Village	0.63	0.567	Greenfield	Mixed Use/Transistional	✓		✓				35	19.85
MUL_03	Mulhuddart Village	0.26	0.26	Gap	Existing Residential			✓				30	7.80
MUL_04	Mulhuddart Village	0.76	0.684	Greenfield	Mixed Use/Transistional	✓			✓			50	34.20
MUL_05	Mulhuddart Village	3.53	2.6475	Greenfield	Existing Residential	✓			✓			50	132.38
MUL_06	Mulhuddart Village	0.35	0.35	Residential Intensification	Existing Residential	✓						30	10.50
MUL_07*	Mulhuddart Village	1.5	0.75	Greenfield	Existing Residential	✓			✓			50	37.50
MUL_08	Mulhuddart Village	25.1	18.825	Greenfield	Urban Expansion	✓						50	941.25
MUL_09	Mulhuddart Village	7.55	5.6625	Greenfield	Existing Residential	✓		✓	✓			50	283.13
MUL_10	Mulhuddart Village	22.3	16.725	Greenfield	Existing Residential	✓		✓	✓			50	836.25
TOTAL		62.13	46.621										2307.35
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**2307.35**

* Only 50% of site Area (0.75ha) considered suitable for development due to the position of half the site within 'Dublin Airport Noise Zone A' pursuant to Policy CDP DA07.

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	7	61.37	98.8%	5.50%
Residential Intensifica	2	0.5	0.8%	0.04%
Gap	1	0.26	0.4%	0.02%
Grand Total	**10**	**62.13**	**100.0%**	**5.57%**

Sutton Urban Capacity Analysis

Sutton Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
SU_01	Sutton	0.22	0.22	Residential Intensification	Existing Residential			✓	✓			30	6.60
SU_02	Sutton	0.82	0.74	Residential Intensification	Existing Residential			✓	✓			35	25.83
SU_03	Sutton	0.15	0.15	Greenfield	Existing Residential			✓	✓			30	4.50
SU_04	Sutton	0.28	0.28	Greenfield	Existing Residential	✓			✓		5 uph	5	1.40
SU_05	Sutton	0.36	0.36	Greenfield	Existing Residential			✓	✓			30	10.80
TOTAL		1.83	1.75										49.13
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**49.13**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	3	0.79	43.2%	0.07%
Residential Intensifica	2	1.04	56.8%	0.09%
Grand Total	**5**	**1.83**	**100.0%**	**0.16%**

Santry (including Ballymun) Urban Capacity Analysis

Santry Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
SA_01	Santry	8.15	6.11	Greenfield	Urban Expansion	✓			✓			50	305.63
SA_02	Santry	7.68	5.76	Greenfield	Urban Expansion	✓			✓			50	288.00
SA_03	Santry	1.05	0.95	Greenfield	Urban Expansion	✓			✓			50	47.25
SA_04	Santry	0.37	0.37	Greenfield	Urban Expansion	✓			✓			50	18.50
SA_05	Santry	0.23	0.23	Greenfield	Urban Expansion			✓	✓			50	11.50
SA_06	Santry	0.5	0.45	Residential Intensification	Existing Residential			✓				35	15.75
TOTAL		17.98	13.8675										686.63
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**686.63**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	5	17.48	97.2%	1.57%
Residential Intensific	1	0.5	2.8%	0.04%
Grand Total	**6**	**17.98**	**100.0%**	**1.61%**

Balgriffin and Belcamp Urban Capacity Analysis

Balgriffin and Belcamp Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
BEL_01	Belcamp	34.9	26.18	Greenfield	Urban Expansion	✓			✓			40	1047.00
BEL_02	Belcamp	1.04	0.94	Greenfield	Urban Expansion	✓			✓			40	37.44
TOTAL		35.94	27.11										1084.44
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**1084.44**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	2	35.94	100.0%	3.22%
Grand Total	**2**	**35.94**	**100.0%**	**3.22%**

Charlestown and Meakestown Urban Capacity Analysis

Meakestown Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
MT_01	Meakestown	0.16	0.16	Greenfield	Existing Residential			✓	✓			30	4.8
MT_02	Meakestown	0.24	0.24	Residential Intensification	Existing Residential			✓	✓			30	7.2
TOTAL		0.4	0.4										12
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**12**

Charlestown Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
CH_01	Charlestown	1.07	0.96	Greenfield	Town Centre			✓		✓		75	72.23
CH_02	Charlestown	1.27	1.14	Gap	Existing Residential			✓		✓*		100	114.30
TOTAL		2.34	2.11										186.53
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**186.53**
* Adjacent to planned Luas Fingal Terminal													

Land Type

Land Type	No.of Sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	2	1.23	44.9%	0.11%
Residential Intensific	1	0.24	8.8%	0.02%
Gap	1	1.27	46.4%	0.11%
Grand Total	**4**	**2.74**	**100.0%**	**0.25%**

Swords Urban Capacity Analysis

Swords Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
SW_01	Swords	225.5	169.13	Greenfield	Urban Expansion	✓			✓		Lissenhall[1]	70	7000.0
SW_02	Swords	0.41	0.37	Greenfield	Urban Expansion	✓						35	12.9
SW_03	Swords	7.78	5.84	Greenfield	Urban Expansion	✓			✓			70	408.5
SW_04	Swords	0.32	0.32	Greenfield	Existing Residential	✓			✓			30	9.6
SW_05	Swords	38	28.50	Greenfield	Urban Expansion	✓			✓			70	1995.0
SW_06	Swords	0.88	0.79	Greenfield	Urban Expansion	✓			✓			50	39.6
SW_07	Swords	0.18	0.18	Gap	Existing Residential			✓	✓			35	6.3
SW_08	Swords	0.1	0.10	Gap	Existing Residential			✓	✓			50	5.0
SW_09	Swords	14.6	10.95	Greenfield	Mixed Use/Transitional	✓			✓		70-75uph[2]	75	821.3
SW_10	Swords	0.93	0.84	Greenfield	Existing Residential			✓	✓			50	41.9
SW_11	Swords	0.38	0.38	Greenfield	Existing Residential			✓	✓			50	19.0
SW_12	Swords	0.33	0.33	Greenfield	Town Centre			✓	✓			50	16.5
SW_13	Swords	0.37	0.37	Greenfield	Existing Residential			✓	✓			50	18.5
SW_14	Swords	0.4	0.40	Greenfield	Existing Residential			✓	✓			35	14.0
SW_15	Swords	9.12	6.84	Greenfield	Mixed Use/Transitional	✓			✓		95-105uph[3]	105	718.2
SW_16	Swords	0.15	0.15	Greenfield	Existing Residential			✓	✓			35	5.3
SW_17	Swords	0.41	0.37	vacant/under used	Mixed Use/Transitional			✓	✓			50	18.5
SW_18	Swords	0.11	0.11	Greenfield	Existing Residential	✓			✓			50	5.5
SW_19	Swords	12.8	9.60	Greenfield	Mixed Use/Transitional	✓			✓		105-115uph[4]	115	1104.0
SW_20	Swords	1.4	1.26	Greenfield	Existing Residential			✓	✓			50	63.0
SW_21	Swords	4.43	3.32	Greenfield	Urban Expansion	✓			✓			50	166.1
SW_22	Swords	2.48	1.86	Greenfield	Existing Residential	✓			✓			50	93.0
SW_23	Swords	0.19	0.19	Greenfield	Existing Residential			✓	✓			50	9.5
SW_24	Swords	2.04	1.53	Greenfield	Urban Expansion	✓			✓			50	76.5
SW_25	Swords	5.5	4.13	Greenfield	Urban Expansion	✓			✓			50	206.3
TOTAL		328.81	247.8445										12873.7
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													1.0
Total													**12874.7**

[1] Based on strategic residential objectives for 'Swords - Lissenhall' (Fingal CDP Section 2.6 and Table 2.7) indicating yield of up to 7,000 units

[2] Based on density allocations for 'Estuary West' (Swords Masterplans Part D 2019, Section 6)

[3] Based on density allocations for 'Barryparks and Crowcaste' (Swords Masterplans Part B 2019, Section 6)

[4] Based on density allocations for 'Fosterstown' (Swords Masterplans Part C 2019, Section 6)

Land Type

Land Type	No. of Sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	20	327.35	99.6%	29.36%
Gap	2	0.28	0.1%	0.03%
Vacant Underutilised	2	0.81	0.2%	0.07%
Residential Intensification	1	0.37	0.1%	0.03%
Grand Total	**25**	**328.81**	**100.0%**	**29.49%**

Portmarnock Urban Capacity Analysis

Portmarnock Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
PM_01	Portmarnock	0.44	0.40	Residential Intensification	Existing Residential	✓			✓			30	11.88
PM_02	Portmarnock	0.75	0.68	Greenfield	Existing Residential	✓			✓		*	50	8.44
PM_03	Portmarnock	0.28	0.28	Gap	Existing Residential			✓	✓			30	8.40
PM_04	Portmarnock	0.11	0.11	Gap	Existing Residential			✓	✓			30	3.30
PM_05	Portmarnock	0.25	0.25	Gap	Existing Residential	✓			✓			30	7.50
PM_06	Portmarnock	0.88	0.79	Residential Intensification	Existing Residential			✓	✓			50	39.60
PM_07	Portmarnock	0.18	0.18	Residential Intensification	Existing Residential			✓	✓			50	9.00
PM_08	Portmarnock	0.91	0.82	Greenfield	Existing Residential			✓	✓			50	40.95
PM_09	Portmarnock	0.95	0.86	Greenfield	Existing Residential			✓	✓			50	42.75
PM_10	Portmarnock	23.7	17.78	Greenfield	Existing Residential	✓			✓		35-42uph**	42	746.55
PM_11	Portmarnock	0.45	0.41	Greenfield	Existing Residential	✓			✓			30	12.15
TOTAL		28.9	22.537										930.52
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													3.00
TOTAL													**933.52**
*Based on circa 25% developability due to designated area - 'Coastline Vulnerable to Development' (Fingal Co.Co.)													
**Based on density allocations set out in the Portmarnock South LAP 2013 (Section 4.2)													

Land Type

Land Type	No. of Sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	5	26.76	92.6%	2.400%
Residential Intensifica	3	1.5	5.2%	0.135%
Gap	3	0.64	2.2%	0.057%
Grand Total	**11**	**28.9**	**100.0%**	**2.592%**

Baskin Urban Capacity Analysis

Baskin Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
BSN_01	Baskin	0.1	0.1	Residential Intensification	Existing Residential	✓						12	2
TOTAL		0.1	0.1										2
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**2**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Residential Intensification	1	0.1	100.0%	0.01%
Grand Total	**1**	**0.1**	**100.0%**	0.01%

Donabate Urban Capacity Analysis

Donabate Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
DB_01	Donabate	0.25	0.25	Gap	Existing Residential			✓				5	1.25
DB_02	Donabate	3.14	2.355	Greenfield	Urban Expansion	✓			✓		35uph*	35	82.43
DB_03	Donabate	1.13	1.017	Greenfield	Urban Expansion	✓			✓		35uph*	35	35.60
DB_04	Donabate	43.1	32.325	Greenfield	Urban Expansion	✓			✓		35uph*	35	1131.38
DB_05	Donabate	0.48	0.432	Greenfield	Existing Residential			✓	✓			50	21.60
DB_06	Donabate	0.4	0.4	Greenfield	Town Centre			✓	✓	✓		75	30.00
DB_07	Donabate	0.18	0.18	Gap	Town Centre			✓	✓	✓		75	13.50
DB_08	Donabate	0.1	0.1	Brownfield	Town Centre			✓	✓	✓		75	7.50
DB_09	Donabate	0.18	0.18	Gap	Existing Residential			✓	✓			50	9.00
DB_10	Donabate	0.55	0.495	Gap	Existing Residential			✓	✓			50	24.75
DB_11	Donabate	1.33	1.197	Vacant Underutilised	Existing Residential			✓	✓			50	59.85
DB_12	Donabate	1.46	1.314	Greenfield	Urban Expansion	✓			✓		35 uph**	35	45.99
DB_13	Donabate	21.4	16.05	Greenfield	Urban Expansion	✓			✓		35 uph**	35	561.75
DB_14	Donabate	3.56	2.67	Greenfield	Urban Expansion	✓			✓		35 uph**	35	93.45
DB_15	Donabate	22.9	17.175	Greenfield	Urban Expansion	✓			✓		35uph***	35	601.13
TOTAL		100.16	76.14										2719.16
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**2719.16**

*Based on density allocations for 'Corballis Area' (Donabate LAP, Section 8.2.4)

**Based on density allocations for 'Ballymastone Area' (Donabate LAP, Section 8.2.3)

*** Note: Donabate LAP 2016 [Ballymastone Area] identifies this site for Education, Recreation and Community ' use' though LAP zoning objective is as per the CDP Residential 'RA'

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	9	97.57	97.4%	8.75%
Gap	4	1.16	1.2%	0.10%
Vacant Underutilised	1	1.33	1.3%	0.12%
Brownfield	1	0.1	0.1%	0.01%
Grand Total	**15**	**100.16**	**100%**	**8.98%**

Malahide Urban Capacity Analysis

Malahide Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50	>30-50	>50	>50-100+			
MA_01	Malahide	0.15	0.15	Residential Intensification	Existing Residential			✓	✓			30	4.50
MA_02	Malahide	0.31	0.31	Residential Intensification	Existing Residential			✓	✓			30	9.30
MA_03	Malahide	0.32	0.32	Greenfield	Existing Residential			✓	✓			30	9.60
MA_04	Malahide	0.98	0.88	Greenfield	Existing Residential			✓	✓			35	30.87
MA_05	Malahide	13.4	10.05	Greenfield	Urban Expansion	✓			✓		35uph*	35	351.75
MA_06	Malahide	0.77	0.69	Greenfield	Urban Expansion	✓			✓			35	24.26
MA_07	Malahide	0.39	0.39	Greenfield	Existing Residential			✓	✓		10 uph	10	3.90
MA_08	Malahide	0.69	0.62	Residential Intensification	Existing Residential			✓	✓			35	21.74
MA_09	Malahide	0.18	0.18	Greenfield	Existing Residential			✓	✓			30	5.40
MA_10	Malahide	2.19	1.64	Greenfield	Existing Residential			✓	✓		5 uph	5	8.21
MA_11	Malahide	0.58	0.52	Residential Intensification	Existing Residential			✓				35	18.27
MA_12	Malahide	0.18	0.18	Greenfield	Existing Residential			✓	✓			30	5.40
MA_13	Malahide	1.01	0.91	Greenfield	Urban Expansion			✓				35	31.82
MA_14	Malahide	2.98	2.24	Greenfield	Urban Expansion	✓						35	78.23
MA_15	Malahide	7.15	5.36	Greenfield	Urban Expansion	✓			✓			35	187.69
MA_16	Malahide	2.39	1.79	Greenfield	Urban Expansion	✓			✓			35	62.74
MA_17	Malahide	0.96	0.86	Gap	Existing Residential	✓			✓			35	30.24
MA_18	Malahide	0.17	0.17	Gap	Existing Residential			✓	✓			30	5.10
MA_19	Malahide	0.44	0.40	Greenfield	Existing Residential			✓	✓			30	11.88
MA_20	Malahide	0.37	0.37	Gap	Existing Residential			✓	✓			30	11.10
MA_21	Malahide	0.44	0.40	Residential Intensification	Existing Residential			✓				30	11.88
MA_22	Malahide	0.33	0.33	Greenfield	Existing Residential			✓				30	9.90
MA_23	Malahide	0.2	0.20	Gap	Existing Residential			✓	✓			30	6.00
TOTAL		36.58	28.9655										939.76
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													4.00
TOTAL													**943.76**

* Objective MALAHIDE 11 - Streamstown Masterplan 'Facilitate low density residential development reflective of the character of the area.'

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	14	32.71	89.4%	2.93%
Residential Intensification	5	2.17	5.9%	0.19%
Gap	4	1.7	4.6%	0.15%
Grand Total	**23**	**36.58**	**100.0%**	**3.28%**

Balbriggan Urban Capacity Analysis

Balbriggan Urban Capacity and Housing Yield Analysis													
						Density Analysis - Large Town							
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective	Density Application (uph)	Potential Housing Yield
						>30-50	>35-50		>50	>50-100+			
BBR_01	Balbriggan	17.20	12.90	Greenfield	Urban Expansion	✓			✓			50	645.00
BBR_02	Balbriggan	44.20	33.15	Greenfield	Urban Expansion	✓			✓			50	1657.50
BBR_03	Balbriggan	2.23	1.67	Greenfield	Existing Residential			✓	✓			50	83.63
BBR_04	Balbriggan	0.19	0.19	Greenfield	Mixed Use/Transitional			✓	✓			50	9.50
BBR_05	Balbriggan	0.56	0.50	Greenfield	Existing Residential			✓	✓			50	25.20
BBR_06	Balbriggan	0.33	0.33	Vacant Underutilised	Existing Residential			✓	✓			50	16.50
BBR_07	Balbriggan	4.33	3.25	Greenfield	Mixed Use/Transitional	✓			✓			50	162.38
BBR_08	Balbriggan	2.59	1.94	Greenfield	Existing Residential	✓			✓			50	97.13
BBR_09	Balbriggan	3.39	2.54	Greenfield	Mixed Use/Transitional	✓			✓			50	127.13
BBR_10	Balbriggan	4.08	3.06	Greenfield	Town Centre			✓	✓	✓		50	153.00
BBR_11	Balbriggan	0.19	0.19	Vacant Underutilised	Town Centre			✓	✓	✓		50	9.50
BBR_12	Balbriggan	0.15	0.15	Gap	Existing Residential			✓	✓			35	5.25
BBR_13	Balbriggan	0.11	0.11	Vacant Underutilised	Town Centre			✓	✓	✓		50	5.50
BBR_14	Balbriggan	0.36	0.36	Residential Intensification	Existing Residential			✓	✓			35	12.60
BBR_15	Balbriggan	0.32	0.32	Greenfield	Existing Residential			✓	✓			50	16.00
BBR_16	Balbriggan	26.50	19.88	Greenfield	Existing Residential	✓			✓			50	993.75
BBR_17	Balbriggan	0.21	0.21	Greenfield	Existing Residential								
TOTAL		106.94	80.75										4019.55
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													12
TOTAL													**4031.55**

UCS by Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS in Settlement**	**% of UCS in County**
Greenfield	12	105.8	98.9%	9.49%
Vacant Underutilised	3	0.63	0.6%	0.06%
Gap	1	0.15	0.1%	0.01%
Residential Intensification	1	0.36	0.3%	0.03%
Total	17	106.94	100.0%	9.59%

Lusk Urban Capacity Analysis

Lusk Urban Capacity and Housing Yield Analysis													
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
LU_01	Lusk	8.54	6.41	Greenfield	Urban Expansion	✓			✓			35	224.18
LU_02	Lusk	2.91	2.18	Greenfield	Existing Residential	✓					10 uph	10	21.83
LU_03	Lusk	2.70	2.03	Greenfield	Urban Expansion	✓						35	70.88
LU_04	Lusk	0.25	0.25	Greenfield	Town Centre			✓	✓	✓		50	12.50
LU_05	Lusk	2.42	1.82	Greenfield	Urban Expansion	✓						35	63.53
LU_06	Lusk	0.76	0.68	Greenfield	Town Centre			✓	✓	✓		50	34.20
LU_07	Lusk	0.94	0.85	Greenfield	Urban Expansion	✓			✓			35	29.61
LU_08	Lusk	1.59	1.43	Greenfield	Urban Expansion	✓			✓			35	50.09
LU_09	Lusk	1.23	1.11	Greenfield	Urban Expansion	✓			✓			35	38.75
LU_10	Lusk	0.70	0.63	Greenfield	Urban Expansion	✓			✓			35	22.05
LU_11	Lusk	0.52	0.47	Greenfield	Urban Expansion	✓			✓			30	14.04
LU_12	Lusk	0.28	0.28	Greenfield	Existing Residential			✓	✓			35	9.80
LU_13	Lusk	0.60	0.54	Greenfield	Urban Expansion			✓	✓			35	18.90
LU_14	Lusk	0.41	0.37	Residential Intensification	Existing Residential	✓			✓			35	12.92
LU_15	Lusk	0.83	0.75	Greenfield	Existing Residential	✓			✓			35	26.15
LU_16	Lusk	0.62	0.56	Greenfield	Existing Residential			✓	✓	✓		50	27.90
LU_17	Lusk	0.74	0.67	Greenfield	Existing Residential			✓	✓	✓		50	33.30
LU_18	Lusk	0.45	0.41	Gap	Mixed Use/Transistional			✓	✓	✓		50	20.25
LU_19	Lusk	0.82	0.74	Greenfield	Existing Residential	✓			✓			35	25.83
TOTAL		27.31	22.15										756.67
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													3
TOTAL													**759.67**

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS in Settlement**	**% of Total UCS in County**
Greenfield	17	26.45	96.9%	2.37%
Residential Intensificatio	1	0.41	1.5%	0.04%
Gap	1	0.45	1.6%	0.04%
Grand Total	**19**	**27.31**	**100.0%**	**2.45%**

Rush Urban Capacity Analysis

Rush Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Large Town						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective		
						>30-50	>35-50		>50	>50-100+			
RU_01	Rush	0.29	0.29	Greenfield	Existing Residential	✓			✓			30	8.70
RU_02	Rush	3.22	2.415	Greenfield	Existing Residential	✓			✓			50	120.75
RU_03	Rush	1.53	1.377	Greenfield	Existing Residential	✓			✓			35	48.20
RU_04	Rush	2.28	1.71	Greenfield	Existing Residential	✓			✓			50	85.50
RU_05	Rush	0.2	0.2	Greenfield	Existing Residential			✓	✓			30	6.00
RU_06	Rush	0.1	0.1	Greenfield	Existing Residential			✓	✓			30	3.00
RU_07	Rush	0.14	0.14	Gap	Existing Residential			✓	✓			30	4.20
RU_08	Rush	0.17	0.17	Greenfield	Existing Residential			✓	✓			30	5.10
RU_09	Rush	2.24	1.68	Greenfield	Existing Residential	✓		✓	✓			50	84.00
RU_10	Rush	4.85	3.6375	Greenfield	Existing Residential	✓						35	127.31
RU_11	Rush	1.23	1.107	Greenfield	Existing Residential			✓	✓			50	55.35
RU_12	Rush	0.72	0.648	Greenfield	Existing Residential			✓	✓			50	32.40
RU_13	Rush	3.24	2.43	Greenfield	Existing Residential			✓	✓			50	121.50
RU_14	Rush	2.73	2.0475	Greenfield	Existing Residential			✓	✓			50	102.38
RU_15	Rush	0.58	0.522	Gap	Existing Residential	✓						30	15.66
RU_16	Rush	1.14	1.026	Greenfield	Existing Residential	✓						35	35.91
RU_17	Rush	1.37	1.233	Greenfield	Existing Residential	✓			✓			50	61.65
RU_18	Rush	1.59	1.431	Greenfield	Existing Residential	✓			✓			50	71.55
RU_19	Rush	2.98	2.235	Greenfield	Existing Residential	✓			✓			50	111.75
RU_20	Rush	0.31	0.31	Gap	Existing Residential	✓			✓			30	9.30
RU_21	Rush	0.46	0.414	Gap	Existing Residential	✓			✓			50	20.70
RU_22	Rush	0.18	0.18	Greenfield	Existing Residential	✓			✓			50	9.00
RU_23	Rush	0.37	0.37	Greenfield	Existing Residential	✓			✓			50	18.50
RU_24	Rush	0.48	0.432	Greenfield	Existing Residential	✓			✓			50	21.60
RU_25	Rush	0.5	0.45	Greenfield	Town Centre				✓	✓		75	33.75
RU_26	Rush	2.03	1.5225	Greenfield	Existing Residential				✓	✓		75	114.19
RU_27	Rush	0.39	0.39	Greenfield	Existing Residential	✓			✓			30	11.70
RU_28	Rush	0.36	0.36	Residential Intensification	Existing Residential	✓			✓			30	10.80
RU_29	Rush	0.1	0.1	Gap	Existing Residential			✓	✓			30	3.00
RU_30	Rush	0.23	0.23	Gap	Existing Residential			✓	✓			30	6.90
RU_31	Rush	0.62	0.558	Greenfield	Existing Residential				✓	✓		75	41.85
RU_32	Rush	0.11	0.11	Greenfield	Existing Residential			✓	✓			30	3.30
RU_33	Rush	0.45	0.405	Greenfield	Existing Residential			✓	✓			30	12.15
RU_34	Rush	0.41	0.369	Greenfield	Existing Residential			✓	✓			30	11.07
RU_35	Rush	0.12	0.12	Gap	Town Centre				✓	✓		50	6.00
RU_36	Rush	1.13	1.017	Greenfield	Existing Residential	✓			✓			50	50.85
RU_37	Rush	0.18	0.18	Gap	Existing Residential	✓			✓			30	5.40
RU_38	Rush	0.62	0.558	Residential Intensification	Existing Residential			✓	✓			35	19.53
RU_39	Rush	0.2	0.2	Greenfield	Existing Residential			✓	✓			35	7.00
RU_40	Rush	0.32	0.32	Greenfield	Existing Residential			✓	✓			30	9.60
RU_41	Rush	0.25	0.25	Gap	Existing Residential			✓	✓			30	7.50
RU_42	Rush	0.69	0.621	Greenfield	Existing Residential	✓			✓			35	21.74
RU_43	Rush	2.14	1.605	Greenfield	Existing Residential	✓			✓			35	56.18
TOTAL		43.25	35.4705										1612.50
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													18
TOTAL													**1630.50**

Land Type

Land Type	No. of Sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	32	39.9	92.3%	3.579%
Gap	9	2.37	5.5%	0.213%
Residential Intensifica	2	0.98	2.3%	0.088%
Grand Total	**43**	**43.25**	**100.0%**	**3.879%**

Skerries Urban Capacity Analysis

Skerries Urban Capacity and Housing Yield Analysis													
						Density Analysis - Large Town							
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Outer Suburban/ greenfield	Institutional lands	Suitable subdivision/ inner suburban infill	Proximity to public transit (Y/N)	Town Centre	Special location/policy objective	Density Application (uph)	Potential Housing Yield
						>30-50	>35-50	>30-50	>50	>50-100+			
SK_01	Skerries	0.28	0.28	Residential Intensification	Existing Residential			✓	✓			35	10
SK_02	Skerries	5.10	3.83	Greenfield	Existing Residential	✓			✓			50	191
SK_03	Skerries	0.39	0.39	Gap	Existing Residential			✓	✓			35	14
SK_04	Skerries	0.12	0.12	Greenfield	Town Centre			✓	✓			35	4
SK_05	Skerries	0.13	0.13	Greenfield	Town Centre			✓	✓	✓		50	7
SK_06	Skerries	0.55	0.50	Residential Intensification	Existing Residential			✓	✓	✓		50	25
SK_07	Skerries	2.13	1.60	Greenfield	Urban Expansion			✓				35	56
SK_08	Skerries	6.62	4.97	Greenfield	Urban Expansion	✓						35	174
SK_09	Skerries	0.20	0.20	Gap	Existing Residential			✓	✓			30	6
SK_10	Skerries	0.13	0.13	Greenfield	Existing Residential			✓	✓			30	4
SK_11	Skerries	2.57	1.93	Greenfield	Urban Expansion	✓			✓		24 uph	24	46
TOTAL		18.22	14.06										536
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													13
TOTAL													**549**

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS in Settlement**	**% of Total UCS in County**
Greenfield	7	8.02	60.2%	0.71%
Residential Intensificatio	2	4.41	33.1%	0.39%
Gap	2	0.89	6.7%	0.08%
Grand Total	**11**	**13.32**	**100.0%**	**1.18%**

Portrane Urban Capacity Analysis

Portrane Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
PT_01	Portrane	0.83	0.75	Residential Intensification	Existing Residential		✓			✓	10 uph	10	7
PT_02	Portrane	0.47	0.42	Greenfield	Existing Residential		✓			✓	10 uph	10	4
PT_03	Portrane	0.22	0.22	Residential Intensification	Existing Residential		✓			✓	10 uph	10	2
PT_04	Portrane	0.21	0.21	Gap	Existing Residential		✓			✓	10 uph	10	2
PT_05	Portrane	0.14	0.14	Derelict	Existing Residential		✓			✓		30	4
PT_06	Portrane	1.15	1.04	Greenfield	Existing Residential				✓	✓		30	31
PT_07	Portrane	6.6	4.95	Greenfield	Mixed Use/Transitional				✓	✓		30	149
PT_08	Portrane	0.22	0.22	Greenfield	Existing Residential				✓	✓		30	7
PT_09	Portrane	0.43	0.39	Gap	Existing Residential				✓	✓		30	12
PT_10	Portrane	0.17	0.17	Residential Intensification	Existing Residential		✓			✓		20	3
PT_11	Portrane	0.2	0.20	Greenfield	Existing Residential		✓			✓		20	4
TOTAL		10.64	8.70										225
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**225**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of UCS Land in County
Greenfield	5	8.64	81.2%	0.775%
Residential Intensificatio	3	1.22	11.5%	0.109%
Gap	2	0.64	6.0%	0.057%
Derelict	1	0.14	1.3%	0.013%
Grand Total	**11**	**10.64**	**100.0%**	**0.954%**

Coolquay Urban Capacity Analysis

Coolquay Urban Capacity and Housing Yield Analysis													
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
CQ_01	Coolquay	1.88	N/A	Greenfield	Existing Residential	✓						*	9
CQ_02	Coolquay	6	N/A	Greenfield	Existing Residential	✓						*	30
CQ_03	Coolquay	1.13	N/A	Greenfield	Existing Residential	✓						*	6
CQ_04	Coolquay	1.02	N/A	Greenfield	Existing Residential	✓						*	5
CQ_05	Coolquay	3.87	N/A	Greenfield	Existing Residential	✓						*	19
CQ_06	Coolquay	1.72	N/A	Gap	Existing Residential	✓						*	9
CQ_07	Coolquay	2.23	N/A	Greenfield	Existing Residential	✓						*	11
CQ_08	Coolquay	0.94	N/A	Greenfield	Existing Residential	✓						*	5
TOTAL		18.79	18.79										94
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**94**
* housing yield based on 1 unit / 0.5 acre (0.2ha)gross site area within RV boundary													

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS Land in Settlement**	**% of Total UCS Land in County**
Greenfield	7	17.07	90.8%	1.53%
Gap	1	1.72	9.2%	0.15%
Grand Total	**8**	**18.79**	**100%**	**1.69%**

Kinsaley Urban Capacity Analysis

Kinsaley Urban Capacity and Housing Yield Analysis													
							Density Analysis - Small Town / Village						
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective	Density Application (uph)	Potential Housing Yield
						10-12	15-20	20-35	30-40+	>50			
KY_01	Kinsaley	4.00	3.00	Greenfield	Urban Expansion	✓			✓	✓	20-23 uph*	23	69
KY_02	Kinsaley	0.23	0.23	Greenfield	Existing Residential	✓			✓	✓	30-35uph**	35	8
KY_03	Kinsaley	0.47	0.42	Greenfield	Existing Residential	✓			✓	✓		12	5
KY_04	Kinsaley	0.17	0.17	Greenfield	Urban Expansion	✓				✓		35	6
KY_05	Kinsaley	0.34	0.34	Greenfield	Mixed Use/Transitional	✓			✓	✓	30-35uph***	35	12
KY_06	Kinsaley	0.25	0.24	Greenfield	Mixed Use/Transitional	✓			✓	✓	30-35uph***	35	8
KY_07	Kinsaley	1.73	1.56	Greenfield	Mixed Use/Transitional	✓			✓	✓	30-35uph***	35	54
TOTAL		7.19	5.96										163
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**163**
*Based on density allocations for 'Development Area 4- Malahide Rd West' (Kinsaley Local Area Plan 2019, Section 10.4)													
**Based on density allocations for 'Development Area 5 - Malahide Road East', (Kinsaley Local Area Plan 2019, Section 10.5)													
***Based on density allocations for 'Development Area 3 - Teagasc', (Kinsaley Local Area Plan 2019, Section 10.3)													

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS in Settlement**	**% of Total UCS in County**
Greenfield	7	7.19	100.0%	0.64%
Grand Total	**7**	**7.19**	**100.0%**	**0.64%**

Rivermeade Urban Capacity Analysis

Rivermeade Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
RM_01	Rivermeade	2.64	1.98	Greenfield	Urban Expansion	✓				✓	12.9uph*	12.9	25.54
RM_02	Rivermeade	3.22	2.415	Greenfield	Urban Expansion	✓				✓	19.7uph*	19.4	46.85
RM_03	Rivermeade	4.11	3.0825	Greenfield	Urban Expansion	✓				✓	15.9uph*	15.9	49.01
RM_04	Rivermeade	2.22	1.665	Greenfield	Existing Residential	✓				✓	14uph*	14.0	23.31
RM_05	Rivermeade	2.25	1.6875	Greenfield	Existing Residential	✓				✓	13.2uph*	13.2	22.28
RM_06	Rivermeade	1.83	1.647	Greenfield	Existing Residential	✓				✓	18uph*	18.0	29.65
RM_07	Rivermeade	0.98	0.882	Greenfield	Existing Residential	✓				✓	17.2uph*	17.2	15.17
TOTAL		17.25	13.359										211.81
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**211.81**

*Based on density allocations outlined under Section 6.9, Rivermeade LAP 2018

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	7	17.25	100.0%	1.55%
Grand Total	**7**	**17.25**	**100.0%**	**1.55%**

Rowlestown Urban Capacity Analysis

Rowlestown Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit	Special location/policy objective		
						10-12	15-20	20-35	30-40+				
RT_01	Rowlestown	6.68	5.01	Greenfield	Existing Residential	✓	✓			✓		15	75
RT_02	Rowlestown	0.48	0.43	Greenfield	Existing Residential	✓	✓			✓		15	6
RT_03	Rowlestown	0.81	0.73	Greenfield	Existing Residential	✓	✓			✓		15	11
RT_04	Rowlestown	6.59	4.94	Greenfield	Urban Expansion	✓	✓			✓		15	74
RT_05	Rowlestown	2.31	1.73	Gap	Existing Residential	✓	✓			✓		15	26
RT_06	Rowlestown	4.43	3.32	Greenfield	Existing Residential	✓	✓			✓		15	50
RT_07	Rowlestown	1.11	1.00	Greenfield	Existing Residential	✓	✓			✓		15	15
RT_08	Rowlestown	3.83	2.87	Greenfield	Existing Residential	✓	✓			✓		15	43
RT_09	Rowlestown	1.46	1.31	Greenfield	Existing Residential	✓	✓			✓		15	20
RT_10	Rowlestown	1.59	1.43	Greenfield	Existing Residential	✓	✓			✓		15	21
RT_11	Rowlestown	0.16	0.16	Greenfield	Existing Residential	✓	✓			✓		15	2
RT_12	Rowlestown	2.49	1.87	Greenfield	Existing Residential	✓	✓			✓		15	28
RT_13	Rowlestown	14.10	10.58	Greenfield	Existing Residential	✓	✓			✓		15	159
TOTAL		46.04	35.39										531
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**531**

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	12	43.73	95.0%	3.92%
Gap	1	2.31	5.0%	0.21%
Grand Total	**13**	**46.04**	**100.0%**	**4.13%**

Balrothery Urban Capacity Analysis

Balrothery Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
BR_01	Balrothery	0.40	0.40	Greenfield	Existing Residential		✓			✓		20	8
BR_02	Balrothery	0.20	0.20	Greenfield	Existing Residential		✓			✓		20	4
BR_03	Balrothery	0.56	0.50	Greenfield	Existing Residential				✓	✓		30	15
BR_04	Balrothery	3.85	2.89	Greenfield	Existing Residential					✓	10 uph	10	29
BR_05	Balrothery	0.10	0.10	Greenfield	Existing Residential			✓		✓		20	2
BR_06	Balrothery	0.20	0.20	Vacant Underutilised	Town Centre				✓	✓		30	6
BR_07	Balrothery	0.73	0.66	Greenfield	Existing Residential			✓		✓		20	13
BR_08	Balrothery	0.11	0.11	Gap	Existing Residential			✓		✓		20	2
BR_09	Balrothery	2.65	1.99	Greenfield	Existing Residential		✓					20	40
TOTAL		8.80	7.05										119
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**119**

Land Type

Land Type	No.of Sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	7	8.49	96.5%	0.76%
Vacant Underutilised	1	0.2	2.3%	0.02%
Gap	1	0.11	1.3%	0.01%
Grand Total	**9**	**8.8**	**100%**	**0.79%**

Loughshinny Urban Capacity Analysis

Loughshinny Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Outer Suburban/ greenfield	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit	Special location/policy objective		
						>30-50	15-20	20-35	30-40+				
Loughshinny	LS_01	0.22	0.22	Greenfield	Existing Residential	✓						12	2.64
Loughshinny	LS_02	0.09	0.09	Greenfield	Existing Residential	✓						12	1.08
Loughshinny	LS_03	0.13	0.13	Greenfield	Existing Residential	✓	✓					20	2.6
Loughshinny	LS_04	0.32	0.32	Greenfield	Existing Residential	✓						12	3.84
Loughshinny	LS_05	0.22	0.22	Greenfield	Existing Residential	✓						12	2.64
Loughshinny	LS_06	0.35	0.35	Greenfield	Existing Residential	✓						20	4.2
Loughshinny	LS_07	0.66	0.66	Greenfield	Existing Residential	✓	✓			✓		20	13.2
Loughshinny	LS_08	0.65	0.65	Greenfield	Existing Residential	✓	✓			✓		20	13
Loughshinny	LS_09	0.17	0.17	Vacant Underutilised	Existing Residential	✓	✓			✓		20	3.4
TOTAL		2.81	2.81										46.6
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**46.6**

Land Type

Land Type	No. of sites	Size (ha)	%of UCS in Settlement	%of Total UCS in County
Greenfield	8	2.64	94.0%	0.237%
Vacant Underutilised	1	0.17	6.0%	0.015%
Grand Total	**9**	**2.81**	**100.0%**	**0.252%**

Ballyboghil Urban Capacity Analysis

Ballyboghil Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
BB_01	Ballyboghil	2.69	2.02	Greenfield	Mixed Use/Transistional		✓				10uph*	10	20
BB_02	Ballyboghil	0.57	0.51	Greenfield	Mixed Use/Transistional		✓				12uph*	12	6
BB_03	Ballyboghil	6.07	4.55	Greenfield	Existing Residential		✓					15	68
BB_04	Ballyboghil	0.95	0.86	Residential Intensification	Existing Residential				✓			15	13
BB_05	Ballyboghil	0.76	0.68	Greenfield	Existing Residential				✓		5.9uph*	5.9	4
BB_06	Ballyboghil	0.21	0.21	Greenfield	Existing Residential				✓		9.6uph*	9.6	2
BB_07	Ballyboghil	0.30	0.30	Greenfield	Existing Residential				✓		9.6uph*	9.6	3
BB_08	Ballyboghil	0.21	0.21	Greenfield	Existing Residential				✓			15	3
BB_09	Ballyboghil	1.88	1.69	Greenfield	Existing Residential		✓				9.4uph*	9.4	16
BB_10	Ballyboghil	1.86	1.67	Residential Intensification	Existing Residential		✓					15	25
BB_11	Ballyboghil	0.19	0.19	Greenfield	Existing Residential		✓				5.8uph*	5.8	1
BB_12	Ballyboghil	0.44	0.40	Greenfield	Existing Residential		✓				5.8uph*	5.8	2
BB_13	Ballyboghil	0.41	0.37	Greenfield	Mixed Use/Transistional		✓				5.8uph*	5.8	2
BB_14	Ballyboghil	2.88	2.16	Greenfield	Existing Residential		✓				5.8uph*	5.8	13
BB_15	Ballyboghil	0.67	0.60	Greenfield	Existing Residential		✓				5uph*	5	3
BB_16	Ballyboghil	0.32	0.32	Greenfield	Existing Residential							15	5
BB_17	Ballyboghil	0.22	0.22	Residential Intensification	Existing Residential							15	3
TOTAL		20.63	16.97										190
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**190**

*Based on density allocations outlined under Section 5 'Residential Densities within Village and Potential Yield', Ballyboghil LAP 2012

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	14	17.6	85.3%	1.58%
Residential Intensification	3	3.03	14.7%	0.27%
Grand Total	**17**	**20.63**	**100.0%**	**1.85%**

Ballyscadden Urban Capacity Analysis

Balscadden Urban Capacity and Housing Yield Analysis													
						Density Analysis - Small Town / Village							
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective	Density Application (uph)	Potential Housing Yield
						10-12	15-20	20-35	30-40+	>50			
BC_01	Balscadden	1.26	N/A	Greenfield	Existing Residential	✓						*	6
BC_02	Balscadden	1.89	N/A	Greenfield	Existing Residential	✓						*	9
BC_03	Balscadden	1.19	N/A	Greenfield	Existing Residential	✓						*	6
BC_04	Balscadden	0.31	N/A	Residential Intensification	Existing Residential	✓						*	2
BC_05	Balscadden	0.21	N/A	Greenfield	Existing Residential	✓						*	1
BC_06	Balscadden	0.68	N/A	Greenfield	Existing Residential	✓						*	3
BC_07	Balscadden	0.95	N/A	Greenfield	Existing Residential	✓						*	5
BC_08	Balscadden	0.30	N/A	Greenfield	Existing Residential	✓						*	2
BC_09	Balscadden	0.66	N/A	Greenfield	Existing Residential	✓						*	3
TOTAL		7.45	7.45										37
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**37**
* housing yield based on 1 unit / 0.5 acre (0.2ha)gross site area within RV boundary													

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS Land in Settlement**	**% of Total UCS Land in County**
Greenfield	9	7.14	95.8%	0.64%
Residential Intensification	1	0.31	4.2%	0.03%
Grand Total	**3**	**7.45**	**100.0%**	**0.67%**

Oldtown Urban Capacity Analysis

Oldtown Urban Capacity and Housing Yield Analysis													
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
OT_01	Oldtown	0.60	0.54	Greenfield	Existing Residential		✓				3uph*	3	2
OT_02	Oldtown	0.47	0.42	Greenfield	Existing Residential		✓				3uph*	3	1
OT_03	Oldtown	1.61	1.45	Greenfield	Existing Residential			✓			9.5uph*	9.5	14
OT_04	Oldtown	0.14	0.14	Residential Intensification	Existing Residential		✓					15	2
OT_05	Oldtown	0.41	0.37	Vacant Underutilised	Existing Residential		✓					15	6
OT_06	Oldtown	6.59	4.94	Greenfield	Existing Residential			✓			7.44uph*	7.44	37
OT_07	Oldtown	0.49	0.44	Brownfield	Existing Residential		✓					15	7
TOTAL		10.31	8.30										68
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**68**
*Based on density allocations outlined under Section 5.5 'Residential Densities within Village and Potential Yield', Oldtown LAP 2012													
***Density based on CDP 'RV' zoning allocation (regardless of Enterprise 'use' in Oldtown LAP 2012)													

Land Type				
Land Type	**No. of sites**	**Size (ha)**	**%of UCS in Settlement**	**%of UCS Land in County**
Greenfield	4	9.27	89.9%	0.831%
Brownfield	1	0.49	4.8%	0.044%
Vacant Underutilised	1	0.41	4.0%	0.037%
Residential Intensifica	1	0.14	1.4%	0.013%
Grand Total	**7**	**10.31**	**100.0%**	**0.925%**

Garristown Urban Capacity Analysis

Garristown Urban Capacity and Housing Yield Analysis													
USC_ID	Location	Area (Ha)	Gross to net ratio adjustment (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
GT_01	Garristown	0.61	0.55	Greenfield	Existing Residential		✓					15	8
GT_02	Garristown	0.68	0.61	Greenfield	Existing Residential		✓					15	9
GT_03	Garristown	1.31	1.18	Greenfield	Existing Residential		✓					15	18
GT_04	Garristown	0.82	0.74	Greenfield	Existing Residential		✓					15	11
GT_05	Garristown	0.22	0.22	Greenfield	Existing Residential		✓					15	3
GT_06	Garristown	0.19	0.19	Greenfield	Existing Residential		✓					15	3
GT_07	Garristown	3.94	2.96	Greenfield	Existing Residential			✓				20	59
GT_08	Garristown	0.38	0.38	Greenfield	Existing Residential		✓					15	6
GT_09	Garristown	1.87	1.68	Greenfield	Existing Residential		✓					15	25
GT_10	Garristown	0.31	0.31	Derelict	Existing Residential			✓				20	6
GT_11	Garristown	2.78	2.09	Greenfield	Existing Residential			✓				20	42
GT_12	Garristown	2.91	2.18	Greenfield	Existing Residential			✓				20	44
GT_13	Garristown	3.33	2.50	Greenfield	Existing Residential		✓					15	37
TOTAL		19.35	15.58										271
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**271**

Land Type				
Land Type	**No. of Sites**	**Size (ha)**	**% of UCS in Settlement**	**% of Total UCS in County**
Greenfield	12	19.04	98.4%	1.708%
Derelict	1	0.31	1.6%	0.028%
Grand Total	**13**	**19.35**	**100.0%**	**1.736%**

Ballymadun Urban Capacity Analysis

Ballymadun Urban Capacity and Housing Yield Analysis

USC_ID	Location	Area (Ha)	Gross/net site ratio adjusted (Ha)	Existing Landuse	Character Area	Density Analysis - Small Town / Village						Density Application (uph)	Potential Housing Yield
						Villages under 400 pop.	Edge of small town/village	Edge of Centre	Centrally Located Sites	Proximity to public transit (Y/N)	Special location/policy objective		
						10-12	15-20	20-35	30-40+	>50			
BMD_01	Ballymadun	0.68	N/A	Greenfield	Existing Residential	✓						*	3
BMD_02	Ballymadun	1.73	N/A	Greenfield	Existing Residential	✓						*	9
BMD_03	Ballymadun	2.53	N/A	Greenfield	Existing Residential	✓						*	13
BMD_04	Ballymadun	11.50	N/A	Greenfield	Existing Residential	✓						*	58
TOTAL		**16.44**	**16.44**										82
No. of units from potential use of vacant upper floors (derived from town centre vacancy survey)													0
TOTAL													**82**
* housing yield based on 1 unit / 0.5 acre (0.2ha)gross site area within RV boundary													

Land Type

Land Type	No. of Sites	Size (ha)	% of UCS in Settlement	% of Total UCS in County
Greenfield	4	16.44	100.0%	1.47%
Grand Total	**4**	**16.44**	**100.0%**	**1.47%**

8.0 Town Centre Vacancy Survey

8.1 Town Centre Vacancy Survey – Overview

The 15 settlements subject to the vacancy survey as per the methodology set out in Section 3.0, are

> **Blanchardstown, Baldoyle, Castleknock, Clonsilla, Howth, Sutton, Swords, Portmarnock, Donabate, Malahide, Balbriggan, Lusk, Rush, Skerries and Balrothery**.

The town centre vacancy survey surveyed 1,536 properties within the defined core/central areas of each of the selected settlements.

The principal purpose of the vacancy survey was to identify and analyse the vacancy level at both ground and upper floors from which, consideration could be given to the potential for residential opportunities (principally at upper floor level). Principle activity (including vacancy) was recorded at both ground and upper floor levels and are illustrated below in Table 4 and Table 5.

The overall vacancy level recorded at ground floor (including derelict/brownfield sites) was 8.2%. Of those properties which have upper floors (1,177 properties) 94.4% were in active use with vacancy levels at upper floors 5.6%. 60% of upper floor was in 'residential' use, whilst circa 40% in commercial use. For contextual purposes, the vacancy rate in the State was recorded at 13.6% (2021, Q2) a difference of +0.1% on the same period in 2020. The vacancy level recorded for Dublin County has remained static at 12.2% between 2020-2021[11].

Ground Floor Activity	No. of Units	Percentage
Active Commercial	795	51.8%
Active Residential	615	40.0%
Vacant Commercial	67	4.4%
Vacant Residential	30	2.0%
Derelict	28	1.8%
Brownfield	1	0.1%
Grand Total	**1536**	**100.0%**

Figure 4 Vacancy Survey – Ground Floor Activity (All Survey)

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	697	59.2%
Active Upper Floor Commercial	361	30.7%
Active Upper Floor Residential and Commercial	9	0.8%
Active Upper Floor Unknown	44	3.7%
No Active Upper Floor	66	5.6%
Grand Total	**1177**	**100.00%**

Figure 5 Vacancy Survey – Upper Floor Activity (All Survey)

Where vacant upper floor use was recorded, it was included within the urban capacity analysis at a standard rate of one unit per vacant upper floor above ground floor use. Maximising vacant upper floor uses recorded as part of the Vacancy Survey has the potential to yield 66 units.

Each property surveyed is identified on the maps appended to this report. All surveyed properties were recorded using GIS digital mapping software and that spatial data set includes the following attribute data for each property: spatial geo-referenced location of the property; a site-specific survey reference; record of property type at ground floor; upper floor active use (or otherwise); and the number of floors the building may have above ground floor.

8.2 Town Centre Vacancy Survey – By Survey Settlement

The vacancy survey results for each settlement survey are scheduled below. The survey area of each of these survey areas are illustrated in appendix 2.

Blanchardstown Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	69	84.1%
Active Residential	11	13.4%
Vacant Commercial	1	1.2%
Vacant Residential	1	1.2%
Grand Total	**82**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	31	37.8%
Two Storey	47	57.3%
2+ Storeys	4	4.9%
Grand Total	**82**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	15	29.4%
Active Upper Floor Commercial	33	64.7%
Active Upper Floor Residential and Commercial	2	3.9%
No Active Upper Floor	1	2.0%
Grand Total	**51**	**100.0%**

Baldoyle Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	11	33.3%
Active Residential	18	54.5%
Vacant Commercial	2	9.9%
Brownfield	1	1.3%
Grand Total	**33**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	24	72.7%
Two Storey	9	27.3%
Grand Total	**33**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	5	55.6%
Active Upper Floor Commercial	2	22.2%
Active Upper Floor Unknown	1	11.1%
No Active Upper Floor	1	11.1%
Grand Total	**9**	**100.0%**

Castleknock Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	30	83.3%
Active Residential	2	5.6%
Vacant Commercial	2	5.6%
Vacant Residential	2	5.6%
Grand Total	**36**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	8	22.2%
Two Storey	21	58.3%
2+ Storeys	7	19.4%
Grand Total	**36**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	8	29.6%
Active Upper Floor Commercial	19	70.4%
Grand Total	**27**	**100.0%**

Clonsilla Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	15	53.6%
Active Residential	11	39.3%
Vacant Commercial	1	3.6%
Vacant Residential	1	3.6%
Grand Total	**28**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	8	28.6%
Two Storey	20	71.4%
Grand Total	**28**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	13	65.0%
Active Upper Floor Commercial	1	5.0%
Active Upper Floor Unknown	3	15.0%
No Active Upper Floor	3	15.0%
Grand Total	**20**	**100.0%**

Howth Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	54	47.0%
Active Residential	52	45.2%
Vacant Commercial	4	3.5%
Vacant Residential	3	2.6%
Derelict	2	1.7%
Grand Total	**115**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	16	13.9%
Two Storey	56	48.7%
2+ Storeys	43	37.4%
Grand Total	**115**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	77	77.8%
Active Upper Floor Commercial	12	12.1%
Active Upper Floor Residential and Commercial	3	3.0%
Active Upper Floor Unknown	5	5.1%
No Active Upper Floor	6	6.1%
Grand Total	**99**	**100.0%**

Sutton Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	31	79.5%
Active Residential	6	15.4%
Vacant Commercial	2	5.1%
Grand Total	**39**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	12	30.8%
Two Storey	23	59.0%
2+ Storeys	4	10.3%
Grand Total	**39**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	11	40.7%
Active Upper Floor Commercial	11	40.7%
Active Upper Floor Unknown	5	18.5%
Grand Total	**27**	**100.0%**

Swords Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	127	82.5%
Active Residential	24	15.6%
Vacant Commercial	1	0.6%
Vacant Residential	2	1.3%
Grand Total	**154**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	15	9.7%
Two Storey	108	70.1%
2+ Storeys	31	20.1%
Grand Total	**154**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	29	21.0%
Active Upper Floor Commercial	91	65.9%
Active Upper Floor Residential and Commercial	12	8.7%
Active Upper Floor Unknown	5	500.0%
No Active Upper Floor	1	0.7%
Grand Total	**138**	**100.0%**

Portmarnock Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	42	60.0%
Active Residential	27	38.6%
Vacant Commercial	1	1.4%
Grand Total	**70**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	26	37.1%
Two Storey	36	51.4%
2+ Storeys	8	11.4%
Grand Total	**70**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	26	59.1%
Active Upper Floor Commercial	14	31.8%
Active Upper Floor Unknown	1	2.3%
No Active Upper Floor	3	6.8%
Grand Total	**44**	**100.0%**

Donabate Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	27	47.4%
Active Residential	29	50.9%
Derelict	1	1.8%
Grand Total	**57**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	20	35.1%
Two Storey	33	57.9%
2+ Storeys	4	7.0%
Grand Total	**57**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	19	51.4%
Active Upper Floor Commercial	18	48.6%
Grand Total	**37**	**100.0%**

Malahide Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	88	86.3%
Active Residential	9	8.8%
Vacant Commercial	3	2.9%
Derelict	2	2.0%
Grand Total	**102**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	15	14.7%
Two Storey	72	70.6%
2+ Storeys	15	14.7%
Grand Total	**102**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	24	27.6%
Active Upper Floor Commercial	52	59.8%
Active Upper Floor Unkown	7	8.0%
No Active Upper Floor	4	4.6%
Grand Total	**87**	**100.0%**

Balbriggin Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	118	50.9%
Active Residential	86	37.1%
Vacant Commercial	23	9.9%
Vacant Residential	2	1.3%
Derelict	3	0.9%
Grand Total	**232**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	33	14.2%
Two Storey	160	69.0%
2+ Storeys	39	16.8%
Grand Total	**232**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	137	69.2%
Active Upper Floor Commercial	37	18.7%
Active Upper Floor Residential and Commercial	1	0.5%
Active Upper Floor Unknown	11	5.6%
No Active Upper Floor	12	6.1%
Grand Total	**199**	**100.0%**

Lusk Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	13	27.1%
Active Residential	30	62.5%
Vacant Commercial	2	4.2%
Vacant Residential	2	4.2%
Derelict	1	2.1%
Grand Total	**48**	**100.0%**

Height

Property Height	No. of Units	Percentage
Single Storey	22	45.8%
Two Storey	22	45.8%
2+ Storeys	4	8.3%
Grand Total	**48**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	15	60.0%
Active Upper Floor Commercial	2	8.0%
Active Upper Floor Residential and Commercial	2	8.0%
Active Upper Floor Unknown	1	4.0%
No Active Upper Floor	3	12.0%
Grand Total	**25**	**100.0%**

Rush Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	61	28.6%
Active Residential	116	54.5%
Vacant Commercial	10	4.7%
Vacant Residential	13	6.1%
Derelict	13	6.1%
Grand Total	**213**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	57	26.8%
Two Storey	152	71.4%
2+ Storeys	4	1.9%
Grand Total	**213**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	109	70.8%
Active Upper Floor Commercial	24	15.6%
Active Upper Floor Unknown	3	1.9%
No Active Upper Floor	18	11.7%
Grand Total	**154**	**100.0%**

Skerries Vacancy Survey

Ground Floor Activity

Ground Floor Activity	No. of Units	Percentage
Active Commercial	105	33.8%
Active Residential	182	58.5%
Vacant Commercial	14	4.5%
Vacant Residential	4	1.3%
Derelict	6	1.9%
Grand Total	**311**	**100.0%**

Property Height

Property Height	No. of Units	Percentage
Single Storey	63	20.3%
Two Storey	237	76.2%
2+ Storeys	10	3.2%
Not Applicable	1	0.3%
Grand Total	**311**	**100.0%**

Upper Floor Activity

Upper Floor Activity	No. of Units	Percentage
Active Upper Floor Residential	182	74.3%
Active Upper Floor Commercial	43	17.6%
Active Upper Floor Residential and Commercial	1	0.4%
Active Upper Floor Unknown	6	2.4%
No Active Upper Floor	13	5.3%
Grand Total	**245**	**100.0%**

Appendix 1 Mapping – Urban Capacity Analysis per settlement

Urban Capacity Sites
Town Centre Vacancy Survey
Significant Employment Locations
Significant Employment Locations (1500m Distance)
NTA Irish Rail Route
NTA Proposed Metrolink Route
NTA Irish Rail Stops
NTA Proposed Metrolink Stops
NTA Irish Rail and Proposed Metrolink Stops (1000m Distance)
Charlestown Stop 'Luas Finglas Emerging Preferred Route (EPR)' 2020
Charlestown Stop 'Luas Finglas Emerging Preferred Route (EPR)' 2020 (1000m Distance)
NTA Bus Eireann and Dublin Bus Stops
NTA Bus Eireann and Dublin Bus Routes
NTA Bus Eireann and Dublin Bus Routes (500m Distance)
National Road Network
Dublin Airport Noise Zone A

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Blanchardstown

Urban Capacity Sites
Town Centre Vacancy Survey
Significant Employment Locations
Significant Employment Locations (1500m Distance)
NTA Irish Rail Route
NTA Proposed Metrolink Route
NTA Irish Rail Stops
NTA Proposed Metrolink Stops
NTA Irish Rail and Proposed Metrolink Stops (1000m Distance)
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NTA Bus Eireann and Dublin Bus Stops
NTA Bus Eireann and Dublin Bus Routes
NTA Bus Eireann and Dublin Bus Routes (500m Distance)
National Road Network
Dublin Airport Noise Zone A

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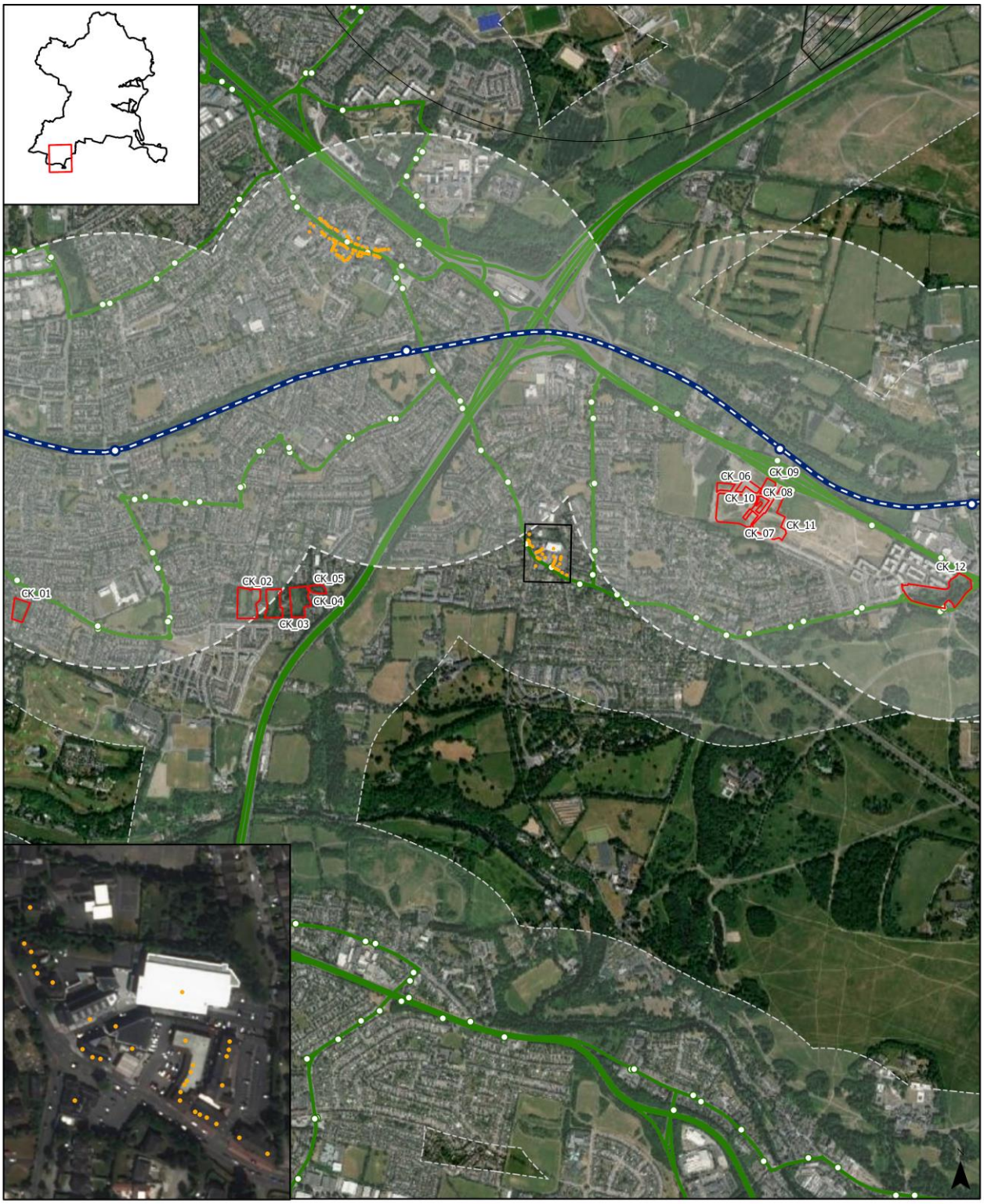
Baldoyle



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Castleknock


C_01
C_02
C_03
C_04
C_05
C_06
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C_09
C_10
C_11
C_12
C_13
C_14
C_15
C_16
Urban Capacity Sites
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Significant Employment Locations (1500m Distance)
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NTA Bus Eireann and Dublin Bus Routes
NTA Bus Eireann and Dublin Bus Routes (500m Distance)
National Road Network
Dublin Airport Noise Zone A
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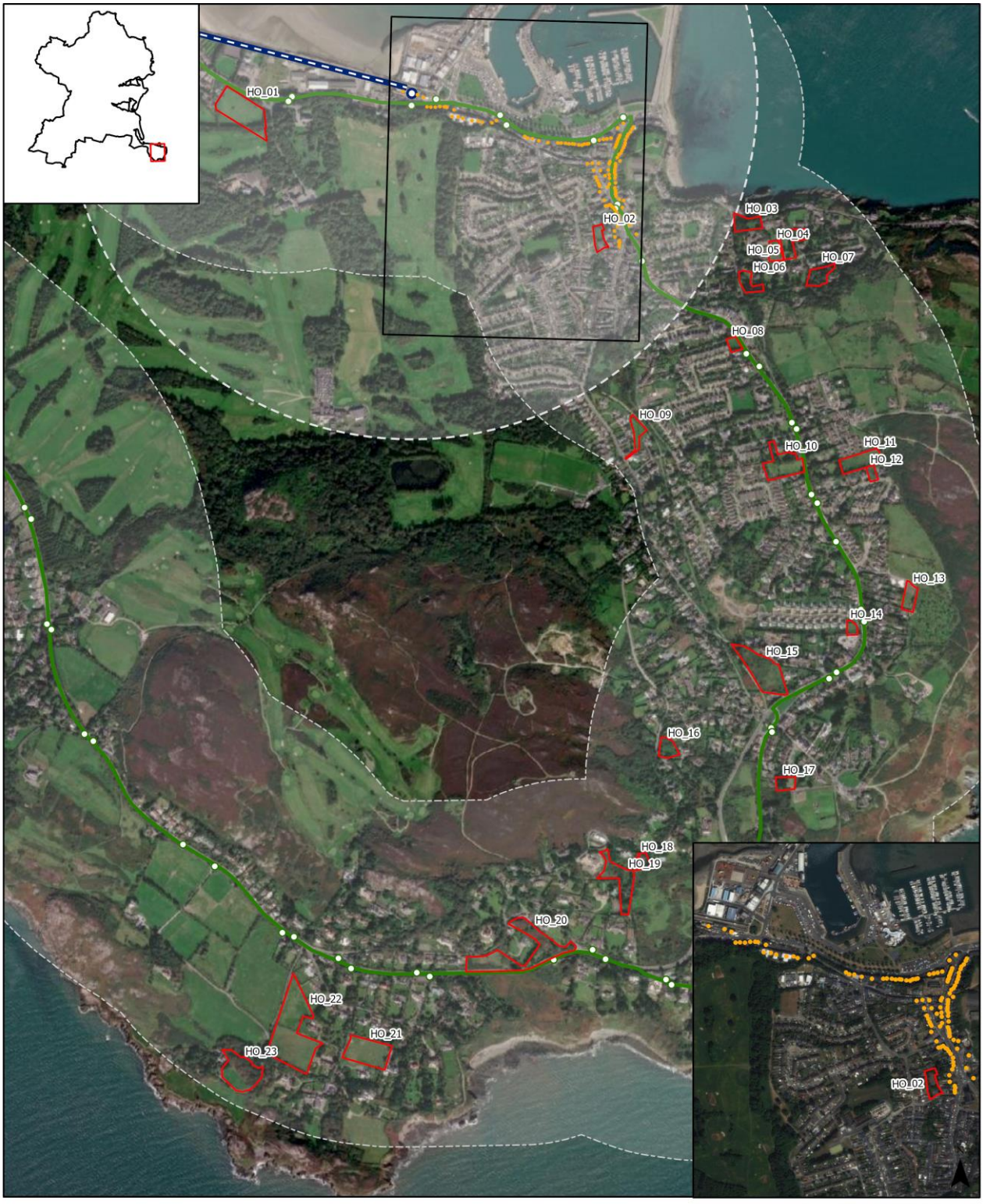
Clonsilla



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Significant Employment Locations (1500m Distance)
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NTA Bus Eireann and Dublin Bus Routes (500m Distance)
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Dublin Airport Noise Zone A

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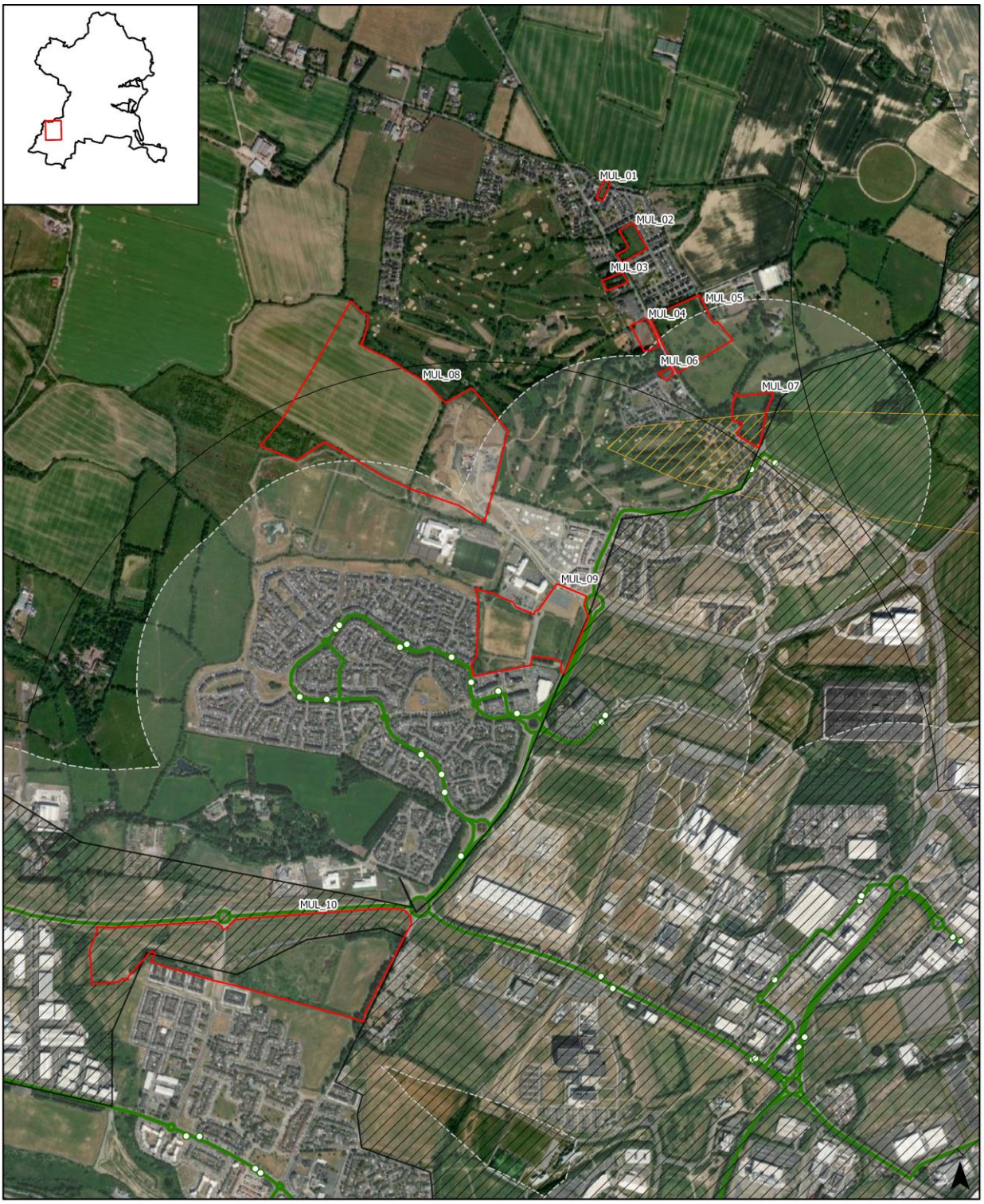
Howth



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Balgriffin & Belcamp

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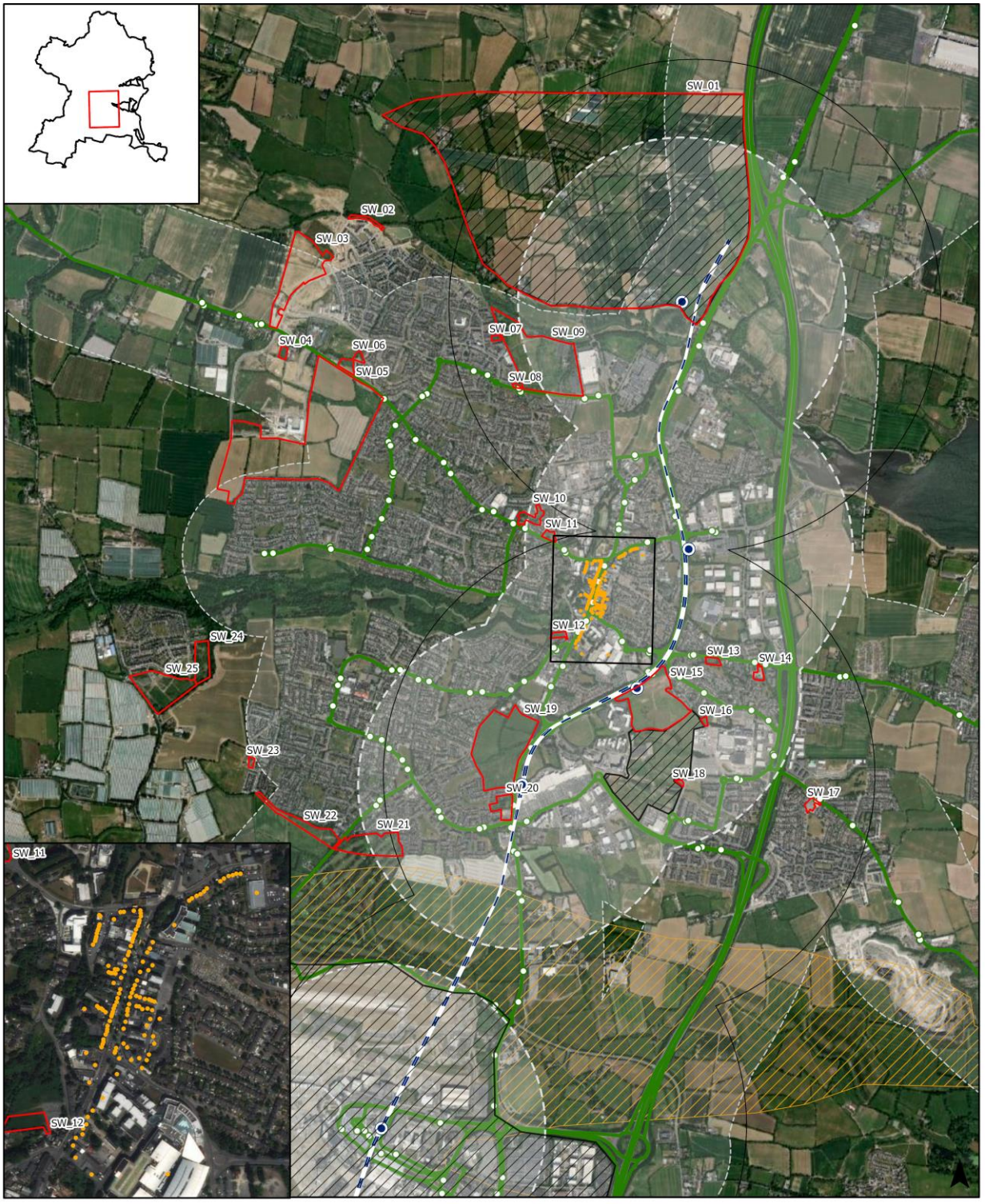
Charlestown & Meakestown



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Swords

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Portmarnock

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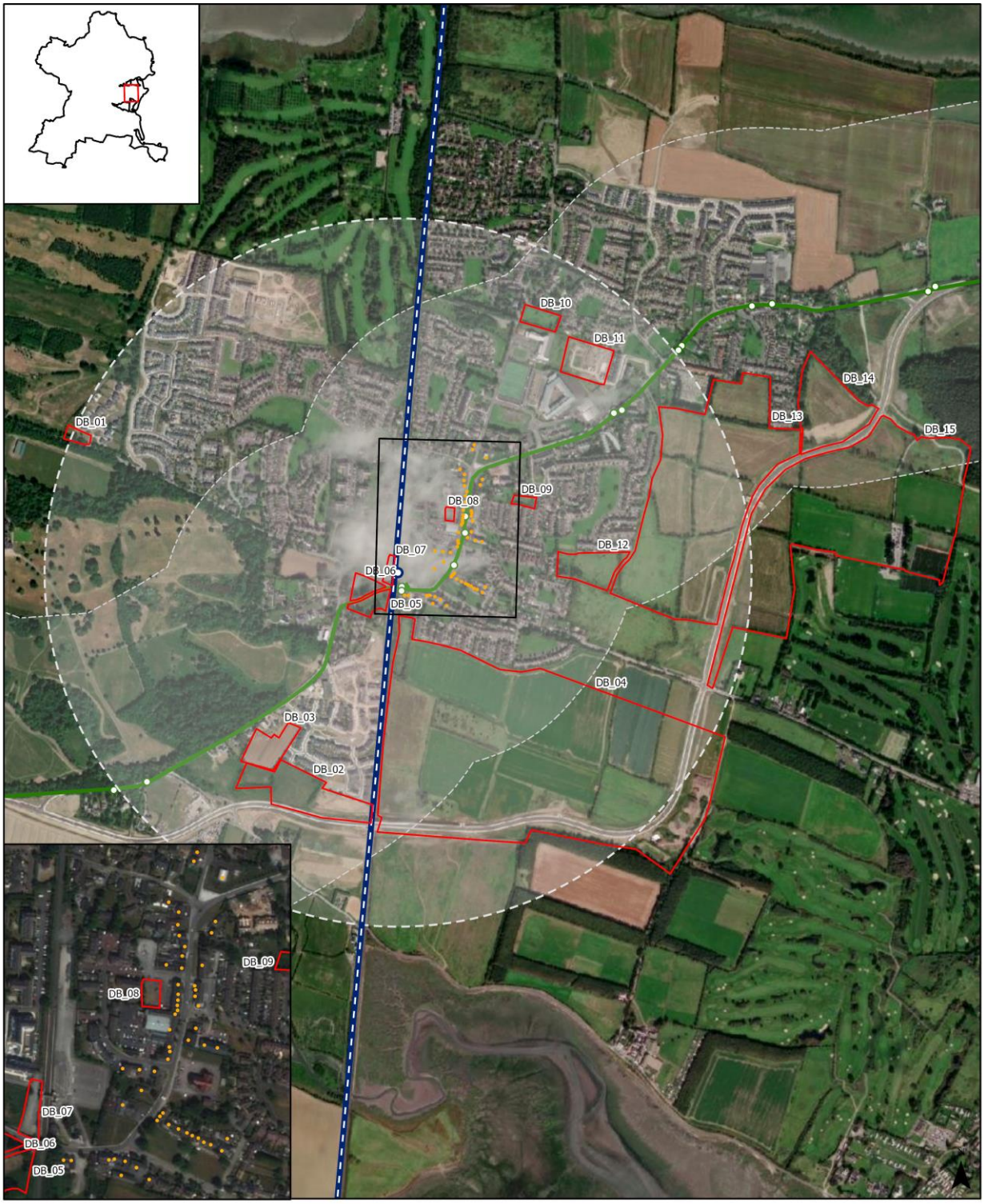
Baskin



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Donabate

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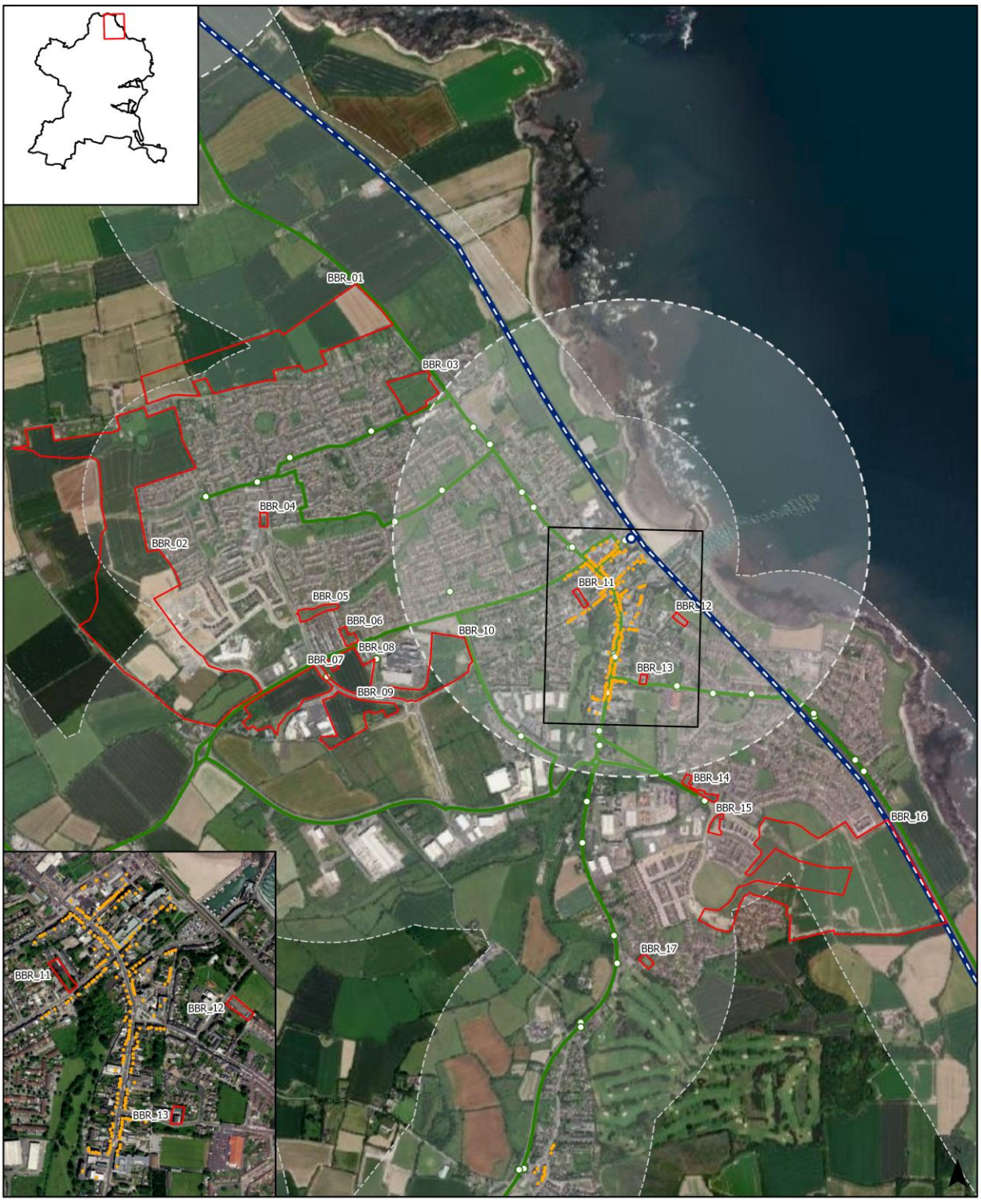
Malahide



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Rush

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Portrane

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Coolquay


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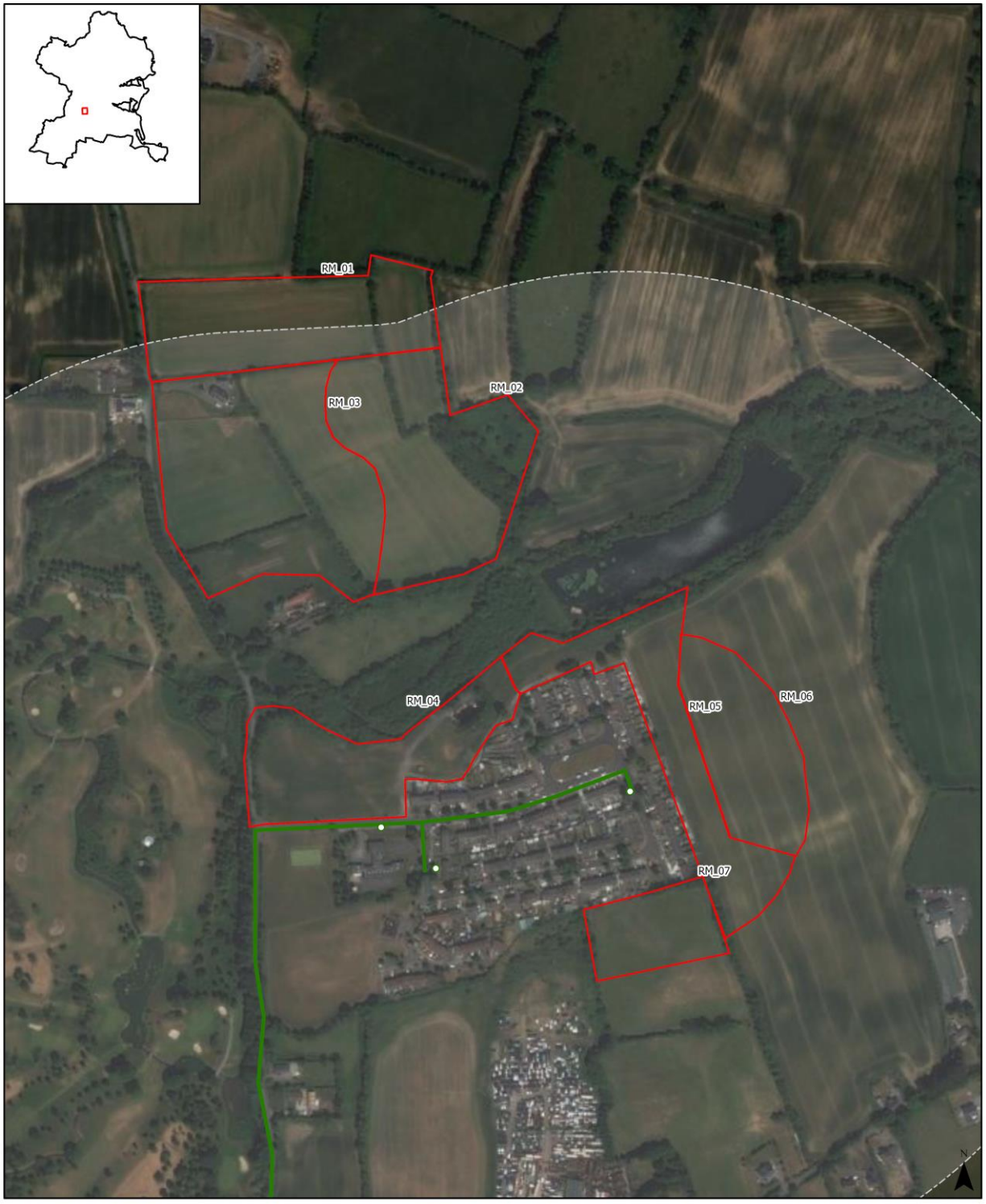
Kinsaley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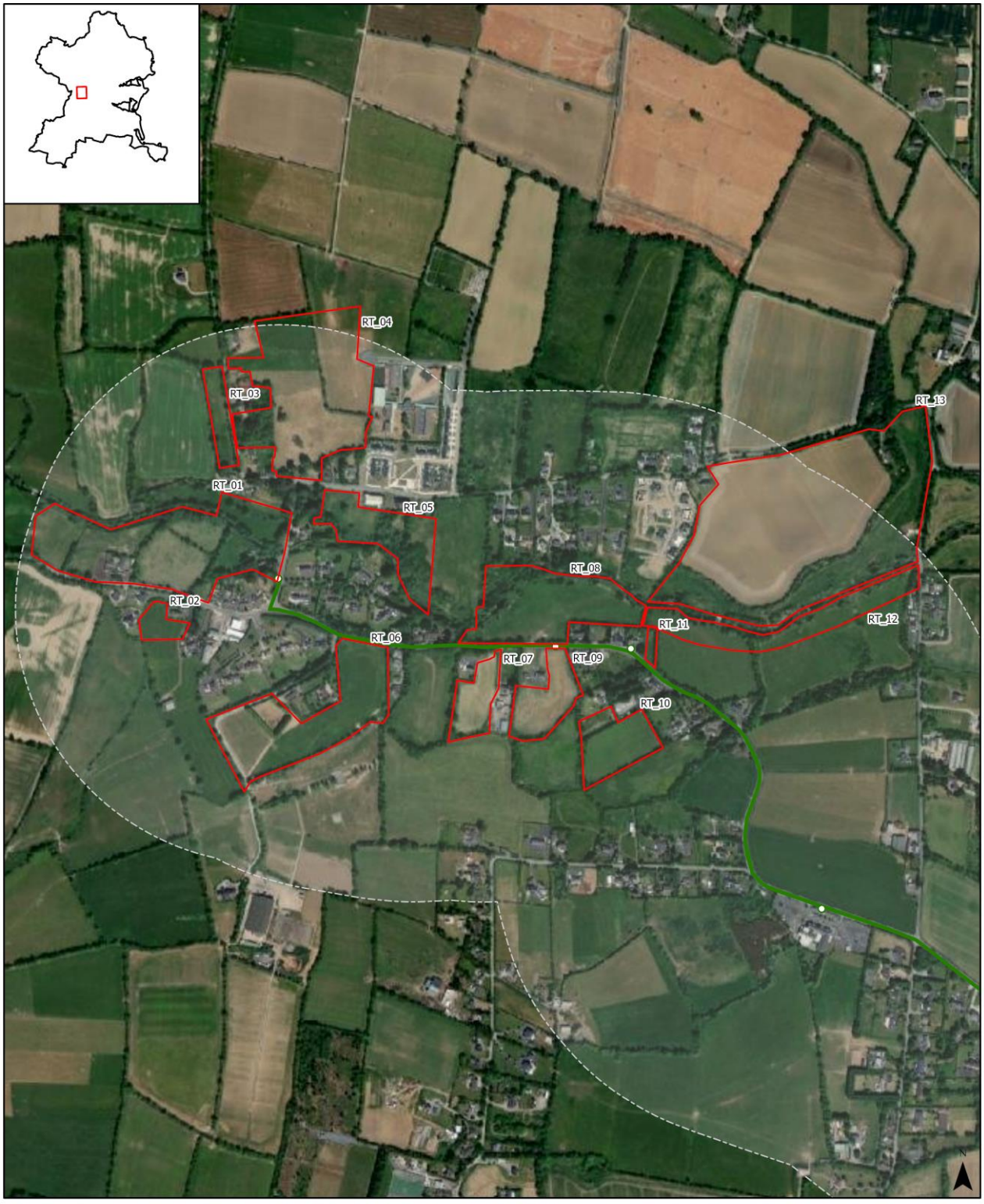

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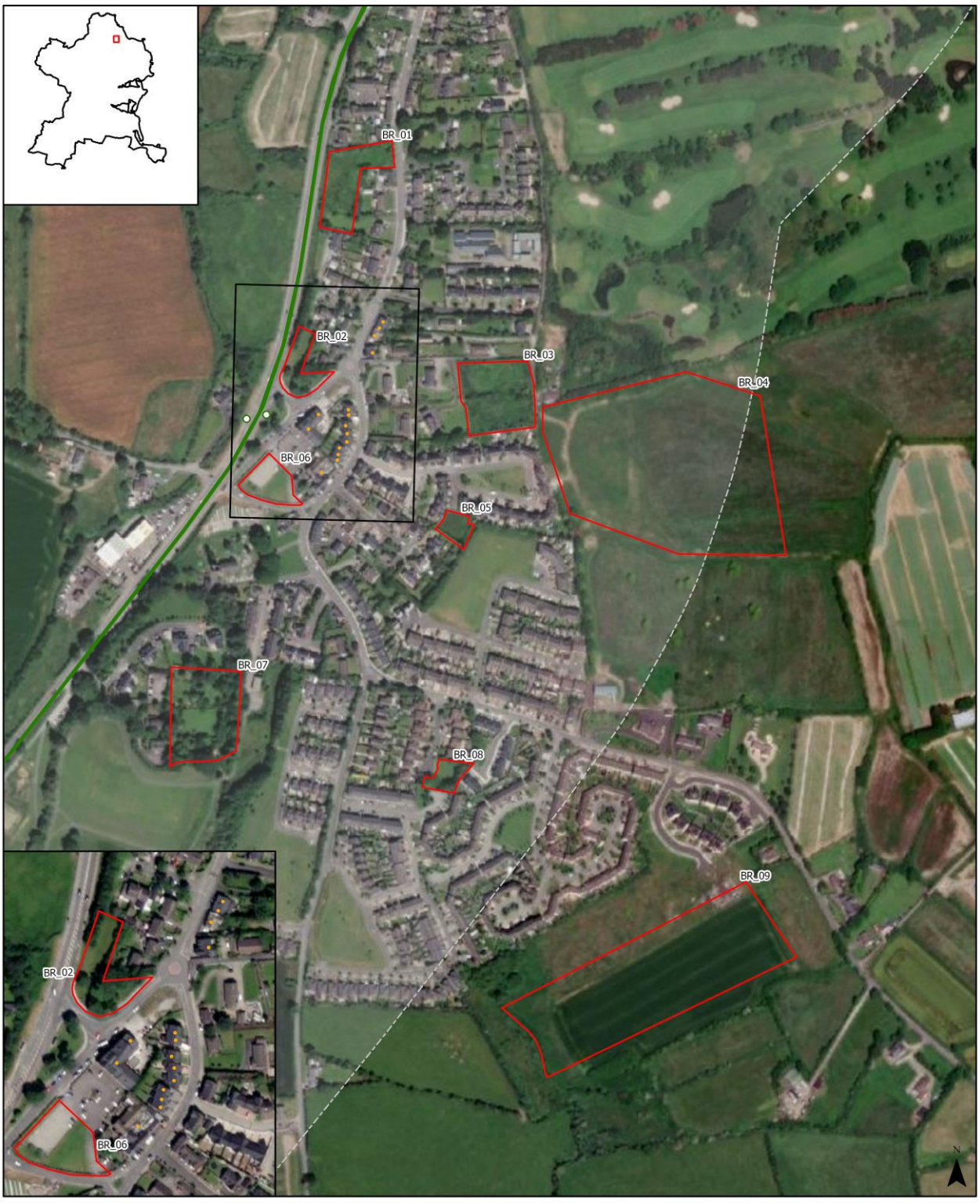
Rowlestown



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Balrothery

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Loughshinny

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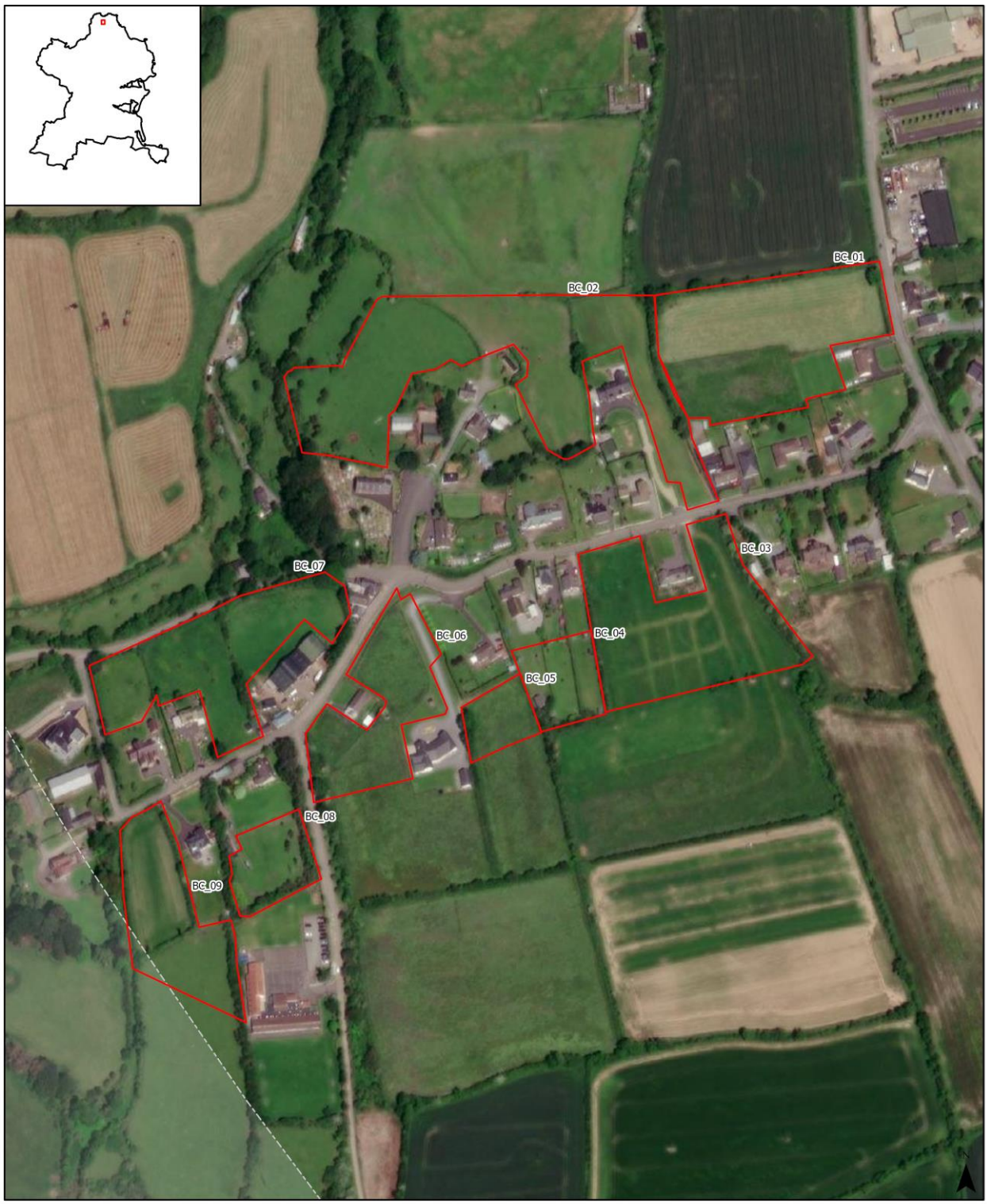
Ballyboghil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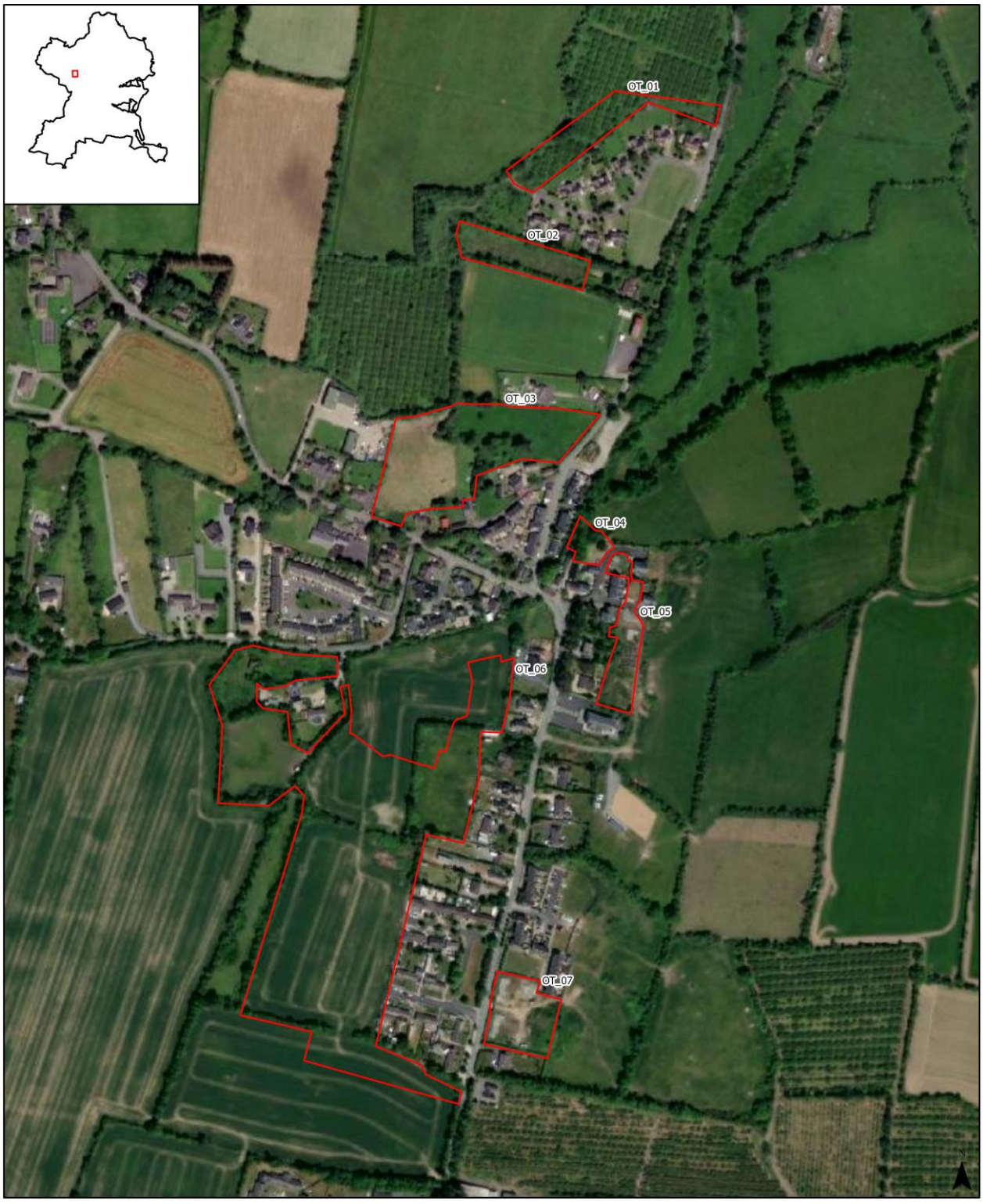

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Oldtown


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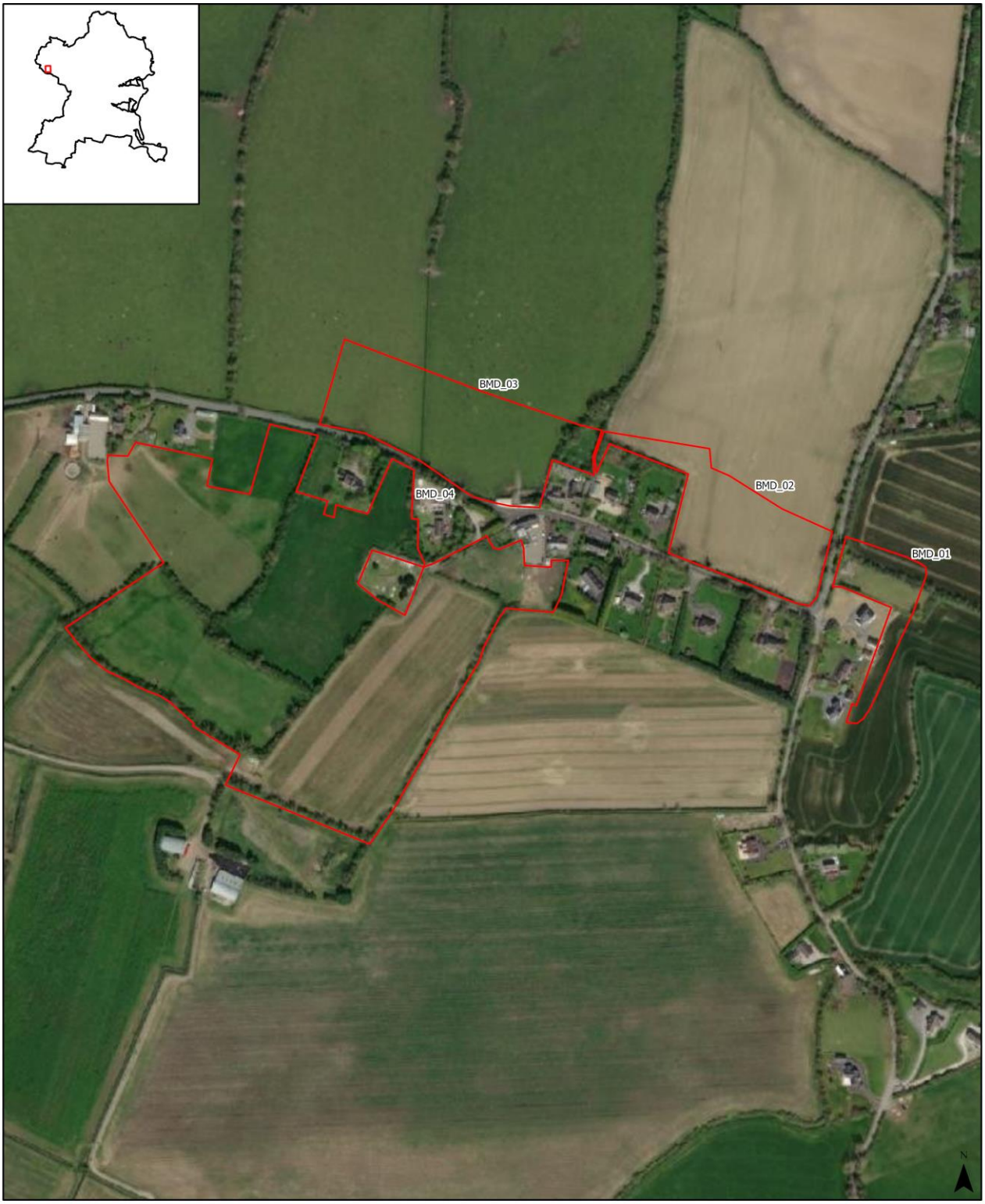
Garristown



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Ballymadun

Appendix 2 Synopsis of Planning Policy

This section provides an overview of relevant local and national policies and guidance with a focus on compact growth, regeneration, density, building standards and residential provision. The overview sets the context for how future development, in particular residential development, is to be advanced throughout the country, including Fingal. It sets out the planning parameters which guides the approach and methodology for the study, thereby ensuring that the Fingal Urban Capacity Study is fully consistent with relevant planning policy at national, regional and local levels and relevant guidelines issued by the Minister under section 28 of the Planning and Development Act of 2000 (as amended).

1.0 National Policy

National policy provides the overall context for planning in Ireland and sets out a broad framework of strategic policies and objectives which must be implemented at regional and local level. These national policy documents focus on compact growth and higher densities in our towns and villages and provide an overarching framework of compliance for the Urban Capacity Study.

1.1 Project Ireland 2040, National Planning Framework (2018)

The National Planning Framework (NPF) sets out the Government's high-level strategic plan for shaping the future growth and development of Ireland to the year 2040. The NPF has a number of National Strategic Outcomes (NSOs) including Compact Growth, which seeks to carefully manage the sustainable growth of compact cities, towns and villages and to add value and create more attractive places in which people can live and work.

The NPF states that a streamlined and coordinated approach to development is required to activate key strategic development areas and to achieve effective density and consolidation in urban settlements. Given the ambitious levels of growth targeted for the five cities, the NPF acknowledges that the wider metropolitan area around each will play an important role. In all cases, they are closely linked to or integrated with the nearby city, in terms of transport, employment, housing, amenities and services. A proportion of up to 20% of the phased population growth targeted in the principal city and suburban area, could potentially be accommodated in the wider metropolitan area, subject to any growth relocated from the city and suburbs comprising compact development, such as infill or a sustainable urban extension, served by high capacity public transport and/or significant employment and amenity provision. The NPF identifies Swords as an example of where this would be applicable in the context of a new Metro line and proximity to Dublin Airport.

The NPF targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. It recognises that to achieve this, it requires well-designed, high quality development that can encourage more people, and generate more jobs and activity within existing cities, towns and villages. Section 4.5 of the NPF states that in urban areas, general restrictions on building height and car parking will be replaced by performance criteria appropriate to general location (e.g. public transport corridors & inner suburban sites), that seek well-designed, high quality outcomes in order to achieve targeted growth. As a result planning policies and standards need to be flexible, focusing on design led and performance-based outcomes, rather than specifying absolute requirements in all cases. In particular, the NPF states that general restrictions on building height or universal standards for car parking or garden size may not be applicable in all

circumstances in urban areas and should be replaced by performance based criteria appropriate to general location, e.g. city/town centre, public transport hub, inner suburban, public transport corridor, outer suburban, town, village (NPF 13). These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

The NPF identifies that urban sprawl places pressure on both environmental and infrastructure demands and as a result, increased residential densities are required in our urban areas. It states that we need to build inwards and upwards, rather than outwards. In this regard, the infill/brownfield targets set out in NPO's 3a, 3b and 3c necessitate an increase in urban housing output. The NPF highlights that apartments will need to become a more prevalent form of housing if we are to avoid a continuation of the outward expansion of cities and larger urban areas. NPO 35 seeks an Increase in residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

1.2 The National Development Plan

The National Development Plan 2018-2027 (NDP) sets out the investment priorities that will underpin the implementation of the NPF, through a total investment of approximately €116 billion. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades to cater for the expected population increase of over 1 million people by 2040.

The NDP is fully integrated with the NPF approach to spatial planning in Ireland and a fundamental underlying objective of the NDP is to focus on continued investment in public infrastructure that facilitates priorities such as high-speed broadband and public transport in better cities and in better communities. In line with NPF NSO 1 Compact Growth, the NDP recognises that streamlined and co-ordinated investment in urban, rural and regional infrastructure by public authorities is required to realise the potential of infill development areas within our cities, towns and villages. The NDP will seek to support urban, compact growth through investment in high quality integrated public and sustainable transport systems and supporting amenities.

Additionally, the NDP introduced a Regeneration and Development Fund Initiative with two funds being established, one for urban areas and a second for rural areas. The Urban Regeneration and Development Fund (URDF) aims to achieve sustainable growth in Ireland's five cities and other large urban centres, by putting in place a centrally managed mechanism to drive collaborative, co-ordinated and complementary packages of investment. Fingal County Council recently secured €25.4m in URDF funding for Balbriggan rejuvenation which will help realise eight projects under the Our Balbriggan Rejuvenation Plan by 2027.

1.3 Rebuilding Ireland: Action Plan for Housing and Homelessness (2016)

The overarching aim of this Action Plan is to ramp up delivery of housing from its current under-supply across all tenures to help individuals and families meet their housing needs, This Plan sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021. There are five key pillars of the Action Plan, including

- Pillar 1: Address Homelessness - Provide early solutions to address the unacceptable level of families in emergency accommodation; deliver inter-agency supports for people who are

currently homeless, with a particular emphasis on minimising the incidence of rough sleeping, and enhance State supports to keep people in their own homes.

- Pillar 2: Accelerate Social Housing - Increase the level and speed of delivery of social housing and other State supported housing.
- Pillar 3: Build More Homes - Increase the output of private housing to meet demand at affordable prices.
- Pillar 4: Improve the Rental Sector - Address the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents.
- Pillar 5: Utilise Existing Housing - Ensure that existing housing stock is used to the maximum degree possible - focusing on measures to use vacant stock to renew urban and rural areas.

The outcomes of the Urban Capacity Study will facilitate Fingal County Council in identifying suitable land for the delivery of housing, thereby enabling the five key pillars of the Action Plan

2.0 National Guidance

National Guidance documents issued under Section 28 of the Planning & Development Act 2000 as amended, provides a range of density standards which must be considered in guiding the location and extent of development in towns and villages throughout the county. The density standards promoted in the Guidance documents influence the density standards applied in the Urban Capacity Study.

2.1 Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009)

The Sustainable Residential Development in Urban Areas Guidelines are important to the Urban Capacity Study as they provide guidance on appropriate density at different locations and contexts. It also promotes the sequential and co-ordinated development of zoned lands, so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure.

The Guidelines state that 'Brownfield' lands and in particular those sites that are close to existing or future public transport corridors, provide an opportunity for re-development to higher densities and should be promoted, as should the potential for car-free developments at these locations. With inner suburban/infill sites, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. Conversion to multiple occupancy should be promoted in respect of large houses on relatively extensive sites in inner suburban areas particularly those of falling population but which are well served by public transport, subject to safeguards.

The Guidelines state that where there is good planning, good management, and the necessary social infrastructure, higher density housing has proven capable of supporting sustainable and inclusive communities. In general, increased densities should be encouraged on residentially zoned lands in accordance with the following net density standards and principles.

- Inner city and town centre: no upper density limit
- Public transport corridors[12]: 50 dwellings per hectare

[12] Within 500 metres walking distance of a bus stop, or within 1km of a light rail stop or a rail station

- Institutional 'Windfall' Lands: 35-50 dwellings per hectare[13] (a minimum requirement of 20% of site area should be specified as open space)
- Outer suburban 'greenfield sites': 35-50 dwellings per hectare.

The Guidelines clarify that development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.

Small town and villages are defined as those with a population ranging from 400 to 5,000 persons. The Guidance provides a more clearly graduated approach to the application of net densities within such locations, namely:

- Centrally located sites: 30-40+ dwellings per hectare;
- Edge of centre sites: 20-35 dwellings per hectare;
- Edge of small town/village: 15 - 20 dwellings per hectare[14].

For villages of under 400 in population, the typical pattern and grain of existing development suggests that any individual scheme for new housing should not be larger than about 10-12 units.

2.2 Development Plan Guidelines for Planning Authorities Draft (August 2021)

These draft Guidelines advocate that sustainable settlement strategies prepared by local authorities for each County, requires a holistic evidence based analysis of a number of variables including a settlement structure and settlement capacity audit ('**SCA**'). The SCA is a key aspect of research that requires an examination of capacity for new residential development within the Built-Up footprint of existing settlements in line with compact growth priorities of national planning policy. This approach includes identification and estimation of the potential for brownfield/infill and mixed use development and broad assumptions regarding residential yield such that robust estimate of overall development potential can be formulated. Density yield is to be based on assumptions consistent with the appropriate density parameters for different scales of settlement as set out in the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' (2009). In addition, the guidelines suggest consideration is given to; the local context, the rural/urban characteristics, employment growth, sustainable transport provision, and environmental designation constraints. The draft guidelines suggest consideration of potential sites less that 0.5ha in area in consideration of land availability and that the application of a single standard density across a whole county or settlement level would not reflect the nuance of differentiated density policy and should not be used.

2.3 *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)*

[13] The objective of retaining the open character of the lands can be achieved by concentrating increased densities in selected parts (say up to 70 dph).
[14] Provided such lower density development does not represent more than about 20% of the total new planned housing stock for the particular town/village.

The focus of the Sustainable Urban Housing: Design Standards for New Apartments is on the locational and planning specific aspects to apartment developments generally. They seek to promote high density and high quality apartment developments on residentially zoned land in appropriate locations in line with the NPF. The Guidelines acknowledge that apartment developments are most appropriately located within urban areas and that the scale and extent of apartment development should increase in relation to proximity to core urban centres. City and County Development Plans must appropriately reflect this, in the context of the need to both sustainably increase housing supply and to ensure that a greater proportion of housing development takes place within the existing built-up areas of Ireland's cities and towns.

Identification of the types of location in cities and towns that may be suitable for apartment development, should have regard to the following broad description of proximity and accessibility considerations:

Central and/or Accessible Urban Locations - Such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments, including:

- Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;
- Sites within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and
- Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.

Intermediate Urban Locations Such Locations - Generally suitable for smaller-scale (will vary subject to location), higher density development that may wholly comprise apartments, or alternatively, medium-high density residential development of any scale that includes apartments to some extent (will also vary, but broadly >45 dwellings per hectare net), including:

- Sites within or close to i.e. within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m), of principal town or suburban centres or employment locations, that may include hospitals and third level institutions;
- Sites within walking distance (i.e. between 10-15 minutes or 1,000-1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high frequency (i.e. min 10 minute peak hour frequency) urban bus services or where such services can be provided;
- Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min 15 minute peak hour frequency) urban bus services.

Peripheral and/or Less Accessible Urban Locations - Such locations are generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net), including sites in suburban development areas that do not meet proximity or accessibility criteria and sites in small towns or villages.

While the provision of apartments may not be required below the 45 dwellings per hectare net density threshold, they can allow for greater diversity and flexibility in a housing scheme, whilst also

increasing overall density. Accordingly, apartments may be considered as part of a mix of housing types in a given housing development at any urban location, including suburbs, towns and villages.

2.4 Urban Development and Building Heights - Guidelines for Planning Authorities (2018)

The National Guidance on Urban Development and Building Heights state that to deliver housing numbers, thriving city and town centres, and limit our impact on the environment, Irish cities must build upward rather than outward. The development of brownfield land and a general increase in density is needed, compared to what has been considered appropriate in the past. Achieving higher density does not automatically imply tall buildings, but they can play a role in higher density development while achieving other benefits to placemaking, character and distinctiveness. The guidance states that local authorities should move away from restrictive approaches to building height and density, to "making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability."

To facilitate this, the guidance provides development management criteria that local authorities must use when determining planning applications for tall buildings. The guidance requires development plans to "identify and provide policy support for specific geographic locations or precincts where increased building height is not only desirable but a fundamental policy requirement". Increased building heights and taller buildings are an important part of making optimal use of the capacity of sites in urban locations "where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability" (para 2.3). The Guidance sets out that there is "a presumption in favour of buildings of increased height in our town /city cores and in other urban locations with good public transport accessibility" (para 3.1).

2.5 Circular Letter: NRUP 02/2021

The purpose of this Circular is to provide clarity in relation to the interpretation and application of current statutory guidelines, in advance of issuing updated Section 28 guidelines. It acknowledges that a key shared outcome of the NPF and NDP is the compact growth of cities and towns of all sizes so as to add value and create more attractive places in which people can live and work. The preferred approach is to focus on greater reuse of previously developed 'brownfield' land, consolidating infill sites, which may not have been built on before, and the development of sites in locations that are better serviced by existing facilities and public transport. However, the Circular does clarify that it is necessary to adapt the scale, design and layout of housing in towns and villages, to ensure that suburban or high density urban approaches are not applied uniformly and that development responds appropriately to the character, scale and setting of the town or village.

Accordingly, the application of the Sustainable Residential Development Guidelines is clarified to ensure a tailored approach to the assessment of residential densities in Peripheral and/or Less Accessible Urban Locations, as defined in the Apartment Guidelines and as they apply to towns of all sizes, to ensure that such places are developed in a sustainable and proportionate manner.

Net densities of 30-35 dwellings per hectare may be regarded as acceptable in certain large town contexts and net densities of less than 30 dwellings per hectare, although generally discouraged, are

not precluded in large town locations[15]. Accordingly, the full range of outer suburban density, from a baseline figure of 30 dwellings per hectare (net) may be considered.

The Guidelines further clarify in the context of the Building Height Guidelines that 'minimum' densities should not be equated with 35 dwellings per hectare in all contexts, and may be lower than that figure.

3.0 Regional Policy

Regional policy focuses on the particulars of a region, dictating the extent of population growth in counties including Fingal and strategically identifying appropriate locations for such growth. Regional Policy Objectives (RPO's) are particularly important in guiding growth and density standards throughout the county whilst the Transport Strategy for the Greater Dublin Area 2016 - 2035 provides a framework for the planning and delivery of transport infrastructure which must be aligned with land use planning in order to promote a sustainable transport strategy and secure the most effective and beneficial use from public transport. Both these documents will guide the extent and location of future residential development in Fingal.

3.1 Eastern and Midlands Regional Spatial and Economic Strategy (2019)

The NPF envisages the Eastern and Midlands Regional Assemblies (EMRA) will grow by 490,000-540,000 persons by the year 2040. In line with this, the Eastern and Midlands Regional Spatial and Economic Strategy (RSES) has a projected target growth for Fingal of between 340,000 – 349,000. Since the publication of the RSES, EMRA has allocated Fingal a population (high) of 369,000 for 2031 as per the MASP transitional population document. This includes the Metropolitan Area Strategic Plan (MASP) allocation of an additional 20,000 for Swords. The recently published 'Projected Housing Demand for Fingal County Council between 2020-2031, based on the ESRI NPF Scenario Housing Supply Target' indicates a housing demand for 20,608 units between 2020 and 2031.

The RSES acknowledges that Fingal was one of the fastest growing counties in the region, with a significant growth rate of 23%. Swords is identified as a key town in the RSES and there are a number of Regional Policy Objectives (RPO4.28 – RPO4.32) promoting Swords, supporting regeneration of underutilsied town centre sites and facilitating the strategic regeneration of Swords to build on the resilience of the local economy. The RSES acknowledges that the development of the proposed Metrolink project, subject to appraisal and delivery post 2027, will unlock significant long-term capacity in Swords-Lissenhall and in South Fingal - Dublin Airport. The strategic landbank at Lissenhall, within 1km of the metrolink route is identified as a significant mixed use opportunity.

The North Fringe which includes Baldoyle-Stapolin in Fingal is also acknowledged as a large scale urban expansion area, creating new communities. The MASP also supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network, including; future employment districts in Swords and Dublin Airport/South Fingal.

3.2 Transport Strategy for the Greater Dublin Area 2016 - 2035

[15] The Sustainable Residential Development Guidelines define larger towns as having a population in excess of 5,000 people. Large towns therefore range from 5,000 people up to the accepted city scale of 50,000 people

This Strategy provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA) over the next two decades. This Strategy is important to the Urban Capacity Study as it is necessary that future landuse planning and density has regard to existing and future planned public transport networks.

By focussing public transport investment, and investment in the cycling and pedestrian network, into the city centre, major suburban centres and hinterland growth towns, the Strategy will complement national, regional and local planning policy by promoting and enabling the consolidation of development into higher order centres. This is of particular importance in relation to trip-intensive development such as large-scale employment and retail. In terms of the provision of housing, the Strategy will directly enable the sustainable development of strategically important residential sites, particularly in Metropolitan Dublin, where demand is highest.

The Strategy proposes a considerable expansion of the GDA's public transport network. The GDA has been divided into a number of corridors with Fingal falling into:
Corridor A (Drogheda – Balbriggan - Swords – Airport – North Inner City – to Dublin City Centre); and B (Navan – Dunboyne – Blanchardstown – to Dublin City Centre).

The Strategy confirms that Corridor A will be provided with two high-capacity rail lines serving the majority of its radial demand. In advance of the new Metro North being constructed, it will be necessary to provide a higher level of public transport capacity than the existing provision, along the corridor linking Swords and the Airport to the city centre.

While DART will be a major boost for transport in Corridor B, areas along the N3 spine into the city centre, including the bulk of Blanchardstown's existing population, will also require improved transport provision. As such, it is proposed to construct a Bus Rapid Transit line along the N3 and Navan Road directly into the south of the city centre.

4.0 Local Policy

Whilst elements of local planning policy are likely to change of foot of the preparation of a new development plan for the county (Fingal Development Plan 2023-2029), the current development plan and suite of local area plans provide guidance on existing residential provision, including location (settlement strategy), capacity and potential yield. These parameters will inform density yields within the Urban Capacity Study.

4.1 Fingal Development Plan 2017 - 2023

Based on the identification of key growth areas within two distinct areas – Metropolitan and Hinterland Areas of the Greater Dublin Area (GDA), The Fingal Development Plan 2017 – 2023 (CDP) promotes a Settlement Strategy which seeks to consolidate the majority of future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the Hinterland to towns and villages in order to make the most efficient use of investment in infrastructure through integration with land use planning policy, and to discourage dispersed development and unsustainable travel patterns. To achieve this objective, the CDP states that it has sufficient zoned lands to accommodate anticipated population growth through a mix of varied house types and sizes in areas with good public transport links. This approach has been balanced by the countervailing need

to avoid an oversupply that would lead to fragmented development, uneconomic infrastructure provision and urban sprawl.

At its core, the Plan promotes the future development and growth of Fingal in accordance with an overarching hierarchy of settlement centres. Each identified settlement centre accommodates an agreed quantum of future development appropriate to its respective position in the hierarchy. Whilst quantum figures are likely to change as population projections increase / decrease, it is envisaged the general structure of the settlement hierarchy is likely to prevail and which must be considered within the Urban Capacity Study.

Metropolitan Area	**Hinterland Area**
Metropolitan Consolidation Towns Swords Blanchardstown	**Large Growth Town – Level II** Balbriggan
Consolidation Areas within Gateway Baldoyme Castleknock Clonsilla Howth Baskin Mulhuddart Village Portmarnock Sutton Santry (Incl. Ballymun) Balgriffin & Belcamp Charlestown & Meakstown	**Moderate Sustainable Growth & Other Towns** Lusk Rush Skerries **Other Hinterland Towns/Villages** Balrothery Loughshinny
Moderate Sustainable Growth Towns Donabate Malahide	**Villages** Ballyboghil Naul Balscadden Oldtown Garristown Ballymadun
Small Town Portrane	
Villages Coolquay Kinsaley Rivermeae Rowlestown	
Rural Clusters	

Table 1.0 Existing Settlement Hierarchy as presented in the Fingal Development Plan 2017 – 2023

4.2 South Fingal Transport Study 2019

The South Fingal Transport Study 2019 (SFTS) is a study of the transport network in South Fingal recommending key transport infrastructure and outline levels of land use development that will enable its sustainable growth leading up to the delivery of MetroLink and beyond. Fingal County is strategically positioned to benefit from the delivery of Bus Connects and MetroLink, two of the key elements of the NTA Strategy. South Fingal's key urban areas will be transformed in terms of sustainable transport accessibility following the anticipated delivery of these important schemes by 2027.

The SFTS study area covers the main areas of anticipated growth in South Fingal. These areas include Swords, Fingal/Dublin Fringe and in and around Dublin Airport. Each of these three broad areas has their own unique transport requirements, with proposals detailed in the Study.

The SFTS concludes that in advance of the major transport schemes, much can be achieved with selective road building and provision of high quality cycle facilities, in particular the R107 Malahide

Road upgrade and EastWest Distributor road. The parts of the former R107 Malahide Road Bypass and East West Road which are recommended by the SFTS have a clear function not just for the private vehicle but also for bus users, pedestrians, and cyclists.

In Swords the main recommendations seek to:

- Develop a network of safe, high quality cycle routes and bus priority in Swords to cater for movement from its highly populated western residential areas to its centre and to the future CBC and MetroLink. Develop the Swords Western Distributor Road, with connection to the future MetroLink Park and Ride for walking and cycling trips.
- Reduce traffic passing through Main Street Swords to enable bus priority, high quality cycle network, and improvements to the quality of the public realm.
- Ensure permeability through the development of suitable links for all road users through the future Barrysparks and Fosterstown development areas.

The Fingal/Dublin City Fringe area is served by the Dublin-Belfast Railway Line, with DART currently operating three trains per hour at peak hour at the Clongriffin station. The future DART Expansion programme will see an increased service frequency on the line. Key recommendations, applicable to Fingal, include consideration of a new link between the Clarehall Junction relief road and Stockhole lane in order to improve access options for all modes to and from the overall Fingal/Dublin Fringe area. This link would potentially cater for an orbital bus service linking the employment zoned lands north of the R139 with Dublin Airport and Swords. It would also cater for high quality walking and cycling trips via a more direct and safe route to Dublin Airport and for interchange with the future Swords CBC.

The SFTS also examines a range of Dublin Airport issues related to surface access and significant commercial growth.

4.3 Your Swords: An Emerging City, Strategic Vision 2035

The Swords Emerging City Vision is an adopted component of the latest Fingal Development Plan. It sets out the long term growth of Swords to a city of 100,000 population, and its proposals include the Swords Western Relief Road and the Green Link across the River Ward from St. Cronin's Avenue to support this growth.

This Vision is supported by the Swords Masterplans 2019 which cumulatively considers and provides detailed masterplans for future zoned lands at Barrysparks & Crowscastle; Fosterstown; & Estuary West with key objectives as follows:

- The strategic employment land bank at Barrysparks & Crowscastle will play a key role, potentially accommodating up to c. 180,000 sq.m of commercial floorspace and 14,500 - 15,500 additional jobs over a period of 20 years, as well as providing for c. 700 residential units at densities of between 95 – 105 units per hectare.
- The residential proposal for Fosterstown will see the delivery of circa 1,200 residential units and a hotel at densities of between 105 – 115 units per hectare.
- The proposal for c. 18,000 - 20,000 sq.m of commercial space in the Estuary West Masterplan area will also contribute significantly to the commercial life of Swords and will provide for circa 900 residential units at densities of between 70 – 75 units per hectare.

4.4 Rush Urban Framework Plan 2018

Fingal's Development Strategy for Rush is to expand the town centre as a commercial, retail, employment and services centre serving the expanding community. The Study Area incorporates the general town centre area from the Millbank Theatre and Tesco site down Main Street to the Harbour.

It undertakes a landuse survey of the Main Street and identifies vacant / derelict buildings A detailed town centre health check was also undertaken. Five key 'opportunity sites' were identified including the Civic Quarter; Upper Main Street; Lower Main Street - Tayleur Memorial; and the Harbour. An indicative 'Site Design and Development Brief' is outlined for each of these sites

4.5 Donabate Local Area Plan 2016

The ambition of the LAP is to provide for the structured development of the identified new residential areas of Donabate such that they integrate into the established village and support the continued growth of a vibrant and attractive town for existing and future residents.

An overall density of residential development of approximately 35 dwellings per hectare is targeted for the LAP lands. Based on this density and taking into account, the land take required for the construction of a Distributor Road; the lands currently occupied by St Ita's and St Pat's football clubs; and the lands identified as being unsuitable for residential developmentthe Donabate LAP lands have the capacity to provide approximately 4,000 units.

4.6 Riverneade Local Area Plan 2018

The LAP map identifies eleven Development Areas within the village proposing a mix of uses including residential, commercial, business and recreational amenity. It sets out the appropriate development parameters, for each of the 11 identified development sites. Rivermeade has the capacity to accommodate circa 273 additional residential units. This will increase the population of Rivermeade from circa 600 to approximately 1,334, and it is anticipated that this population increase will take place over a minimum period of 20 years.

4.7 Barnhill Local Area Plan 2019

The LAP provides a framework for the planned, co-ordinated and sustainable development of lands, the current use of which is primarily agricultural. The number of residential units supported on the LAP lands will be in the range of approximately 900 to 1,150 units. This range is dictated by the varying density throughout the lands with an indicative higher density of approximately 84 units/ha at the rail station, a range of medium density c.35-50 units/ha on the central part of the lands and a generally lower density arrangement of c.24 units/ha on the western part of the lands.

4.8 Kinsaley Local Area Plan 2019

This LAP has identified 6 no. development areas within the village. Kinsaley has the capacity to accommodate circa 483 additional residential units in the identified Development Areas. This figure, combined with the 82 no. units currently under construction/ undergoing marketing in the Kinsealy Woods development, will result in a net increase of 565 no. units above existing.

4.9 Kellystown Local Area Plan 2021

The LAP identifies three Development Areas with specific objectives for each. Kellystown has the capacity to accommodate circa 1,055 - 1,583 additional residential units in the identified Development Areas.

4.10 Dublin Airport Local Area Plan 2020

The LAP focuses on operational priorities for Dublin Airport and significant commercial expansion in adjoining areas. It also provides a strategy for the Special Policy Area' of St. Margaret's.

The LAP was informed by the findings of the Dublin Airport Central Masterplan 2016. The Masterplan is a framework for the future development of lands strategically located adjacent to Dublin Airport. The Masterplan lands comprise two parcels of land, referred to as Zone 1 and Zone 2. The Masterplan specifically focuses on the development of Phases 1 and 2 of Zone 1 for high quality, high value office accommodation supplemented with ancillary uses.