

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



# FINGAL DEVELOPMENT PLAN 2023-2029

PROPOSED  
MATERIAL  
ALTERATIONS





**Review of the Fingal Development Plan 2017-  
2023 and Preparation of a New Fingal  
Development Plan 2023-2029**

**Proposed Material Alterations to the  
Draft Fingal Development Plan 2023-2029**

**Proposed Material Alterations  
to the Draft Fingal Development  
Plan 2023-2029**

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**11<sup>th</sup> November 2022**

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# PART 1: Legislative Requirements and Consultation Process

# PART 1

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## Introduction

Fingal County Council is currently in the process of preparing a new Development Plan for 2023-2029. The preparation of the Development Plan is one of the most important functions of the Council acting as a blueprint for the development of Fingal from a physical, economic, social and environmental viewpoint over the lifetime of the Plan. The *Fingal Development Plan 2023-2029* will set the longer-term vision for the County's future. The preparation of a new Development Plan involves three key stages, scheduled to finish in late March 2023.

The Draft Fingal Development Plan was prepared and circulated to the Elected Members in December 2021. This was considered and agreed by the Members in January and February 2022. The Draft Plan was put on public display on the 24<sup>th</sup> February 2022 for a period of 12 weeks (until 12<sup>th</sup> May 2022). A total of 1,937 no. submissions and observations were received during the prescribed period in response to this stage of public consultation.

A Chief Executive's Report on submissions to the *Draft Fingal Development Plan 2023 - 2029* was prepared in accordance with *Section 12(4) of the Planning and Development Act 2000* (as amended), which summarised and detailed the submissions received on the Draft Development Plan and provided the response and recommendations of the Chief Executive to the issues raised for the Elected Members to consider.

Stage 3 of the plan-making process now relates to the proposed Material Alterations to the Draft Plan. The proposed Material Alterations (Amendments) originated from the consideration of the submissions received between February and May 2022 on the *Draft Development Plan 2023 - 2029*. The Chief Executive prepared a report on these submissions and the Elected Members considered the report at Special Council Meetings held in September and October 2022 (September 20<sup>th</sup>, 21<sup>st</sup>, 26<sup>th</sup>, 29<sup>th</sup> and October 3<sup>rd</sup>, 4<sup>th</sup>, 7<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup>), where they resolved to amend the Draft Plan.

In accordance with *Section 12 (7) of the Planning and Development Act* (as amended) this document sets out the Proposed Material Alterations to the Draft Plan as made by the Elected Members of Fingal County Council following consideration of the *Draft Development Plan 2023-2029* and the Chief Executive's Report on submissions.

## Material Alterations Report

The purpose of this report is to help inform and assist the public and other interested parties in consideration of the proposed amendments to the *Draft Fingal Development Plan 2023-2029*. The proposed amendments constitute '*Material Alterations to the Draft Fingal Development Plan 2023-2029*'.

## Format of Report

The proposed material alterations to the Plan are set out as follows. This document consists of five parts including:

- PART 1 - Legislative Requirements and Consultation Process
- PART 2 - Proposed Amendments to the Draft Development Plan Written Statement
- PART 3 - Proposed Amendments to the Draft Development Plan Map Sheets
- PART 4 - Proposed Amendments to the SEA, AA and SFRA
- PART 5 - Maps of Proposed Amendments

# PART 1

In addition, further material alterations are shown in the separate documents which include the following:

- Strategic Environmental Assessment (SEA) Environmental Report
- SEA Non-Technical Summary
- SEA Determination
- Appropriate Assessment (AA) Natura Impact Report
- AA Screening Determination
- Strategic Flood Risk Assessment.

The proposed changes to the Plan are set out by Chapter under Part 2. They include changes to the text and maps (where appropriate) of the Draft Fingal Development Plan Written Statement and certain Appendices which were also subject to amendments and to the maps (sheets), where appropriate.

The proposed material alterations are displayed by Chapter, Sheet Number, Appendix, etc. and include: the location (page number) and section the proposed material alteration relates to in the *Draft Fingal Development Plan 2023-2029* and details of the proposed material alteration. Maps accompany the text where required.

Deletions to the text are shown in ~~red text with a strikethrough~~. New text to be inserted is shown in *green*. A number of proposed amendments may contain a mix of deleted text and new text which would contain both red strikethrough and green text, for example:

**PA CH 10.7: Section 10.9.1 Cultural Infrastructure, page 378**

Amend Objective HCAO58 as follows:

Support ~~the cultural development of Swords Castle~~ *the enhancement of the identity, cultural and tourism development of Swords by protecting, conserving and enhancing the historic site of Swords Castle and its environs and the improvement of public and civic facilities and spaces of Swords Town Centre through the delivery of the Swords Cultural Quarter.*

Relocated text is shown in blue. Where a proposed material alteration involves the insertion of a new section / policy objective or an existing part of the Draft Plan is removed, the updated section / policy objective numbering has been applied or is referenced with an 'X'.

**PA CH 2.21: Section 2.7.2 Role of Each Settlement, page 74**

Move Policy CIOSP16 from Section 4.5.2.9 to Section 2.7.2, after Policy CSP24 and amend as follows:

*Policy CSPXX – Dunsink Planetarium*  
*Promote the concept of a “planetarium” on the lands of Dunsink adjacent to the Observatory on its Meridian Line.*

References to existing sections of the Draft Plan listed thereafter will remain as per their existing section / policy objective number for ease of reference.



# PART 1

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In the event of minor typographical errors or discrepancies, these will be amended in the Draft Plan. Similarly, where draft plans or policy documents, prepared by other bodies, have been updated or approved during the Development Plan preparation process, these will be amended accordingly in the final Development Plan.

Non material alterations such as dates of Draft Documents, updated names of Departments or any publications will also be updated and included in the final version of the Plan.

Please note that numerical data, will also be updated as necessary and that that data set out in Chapter 2 – the Core Strategy regarding the census and information from the Dublin Task Force returns will be updated prior to final publication to reflect the most up to date information available at that time.

## Mapping

The proposed material alterations to the maps of the Draft Fingal Development Plan 2023-2029 are set out separately in Part 5 of this document and on the full map sheets which accompany this document. These maps show the sites subject to rezoning, map based local objectives and specific objectives.

The map reference number (e.g. PA SH 8.1) should be referenced when referring to maps when making a submission or observation. For the avoidance of doubt, please note that Part 3 provides the definitive wording for the map based amendments shown in Part 5.

Final amendments and updates to the zoning maps will be made in the final publication including any necessary updates to the legend and to include all relevant SDZ, LAP, masterplan and framework plan boundaries.

## Environmental Reports

The proposed material amendments to the Draft Plan have been assessed in terms of their potential for impact on the environment, European Sites and areas at risk of flooding.

In accordance with *Section 12(7) of the Planning and Development Acts 2000* (as amended), the SEA Determination, the AA Screening Determination, the SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing relevant alterations) and the Natura Impact Report will be available for public inspection and are included as supplementary documents associated with the material alterations to the Draft Plan.

An updated SFRA for the Draft Fingal Development Plan 2023-2029 and Material Alterations will also be available for public inspection and is included as a supplementary document associated with the material alterations to the Draft Plan. The updated Strategic Flood Risk Assessment also provides a Stage 1 flood risk identification assessment of the proposed zoning amendments.

## Making a Submission

Observations or submissions regarding the proposed material alterations only can be made:

- Online via <https://consult.fingal.ie/en/browse> or
- In writing, to: Development Plan Team, Planning and Strategic Infrastructure Department, Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2.

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Ensure your submission or observation is clearly marked 'Draft Fingal County Development Plan 2023 – 2029'.

Submissions can be made from the **11<sup>th</sup> November 2022 and the final date for receipt of all submissions is before 4.30pm on Friday 9<sup>th</sup> December 2022.**

Submissions/observations should be made by one medium only and should refer to

- Proposed Material Alteration Reference number (s) as shown in the document.
- Full Name & Address of person making submission/observation.
- Details of organisation/community group/company which you represent where relevant.

Please note that late submissions will not be considered.

If you require any assistance, you can contact a member of our Development Plan team throughout the consultation period on:

- Tel: 01 890 5000
- Email: [Fingal.DevelopmentPlan@fingal.ie](mailto:Fingal.DevelopmentPlan@fingal.ie)

Council staff will also be available to answer queries in connection with the proposed amendments on Wednesday 16<sup>th</sup> and Wednesday 30<sup>th</sup> November between 10am and 12pm at the main reception desk, County Hall, Main Street, Swords.

## Next Steps

The Chief Executive will prepare a report on the submissions received on the Proposed Material Alterations and the Environmental Report and Natura Impact Report and SFRA and will submit this to the elected members on 13<sup>th</sup> January 2023. The Elected Members will consider the CE Report and will adopt the final Plan at one or more Special Council Meetings, the last to be held no later than 24<sup>th</sup> February 2023.

The Planning Authority envisages that the final Plan will be adopted in February 2023 and come into effect six weeks later.

The timetable for the completion of the Development Plan is set out below:

DATE	DETAILS
28 <sup>th</sup> July 2022	Report on Submissions/ Observations to be circulated to Councillors
23.59pm on Thurs 1 <sup>st</sup> September 2022	Last date for receipt of motions from Councillors
20 <sup>th</sup> September – 14 <sup>th</sup> October 2022	Special Council meetings to be held (as required during this period)
11 <sup>th</sup> November – 9 <sup>th</sup> December 2022	If the draft is amended on foot of the Special Meeting, 2 <sup>nd</sup> Public Display of Draft will commence for a 4-week period.
13 <sup>th</sup> January 2023 (TBC)	Report on Submissions / Observations for second public display – Circulated to Councillors
January/February 2023 (TBC)	Special Council Meeting will take place to adopt the plan
March 2023	Development Plan come into effect 6 weeks after adoption

**PART 2:  
Proposed Amendments  
to the Draft  
Development Plan  
Written Statement**

# PART 2

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## CHAPTER 1: Introduction

### Proposed Amendments:

#### **PA CH 1.1: Section 1.4, Strategic Objectives, page 13**

Include new Strategic Objective as follows:

*13. Continue to support the development of the tourism industry in the County and work to sustain Fingal as a high quality and competitive tourism destination.*

#### **PA CH 1.2: Section 1.9.5, National Marine Planning Framework, page 22**

Update all references to the National Marine Planning Framework in the Draft Plan.

Amend Section 1.9.5 in Chapter 1 as follows:

#### **1.9.5 National Marine Planning Framework**

~~In accordance with EU Directive 2014/89, work is currently underway on a National Marine Spatial Plan. Marine planning will contribute to the effective management of marine activities and more sustainable use of our marine resources. It will enable the Government to set a clear direction for managing our seas, to clarify objectives and priorities, and to direct decision makers, users and stakeholders towards more strategic and efficient use of marine resources. As Fingal is a coastal county the final plan / framework will be of importance to us~~

#### **1.9.5 National Marine Planning Framework**

*In accordance with EU Directive 2014/89/EU, the National Marine Planning Framework was published in May 2021. Marine planning will contribute to the effective management of marine activities and more sustainable use of our marine resources, and it will enable the Government to set a clear direction for managing our seas, to clarify objectives and priorities, and to direct decision makers, users and stakeholders towards more strategic and efficient use of marine resources. As Fingal is a coastal county the final plan / framework will be of great importance to Fingal.*

*The Maritime Area Planning Act 2021 (MAP Act) was signed into law in December 2021 and this legislation represents the biggest reform of marine governance since the formation of the State. The Act established a comprehensive and coherent marine planning system. One of the main features of the MAP Act 2021 is the creation of a new State consent, the Maritime Area Consent (MAC), as a first step in the new planning process.*

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## CHAPTER 2: Planning for Growth – Core Strategy, Settlement Strategy

### Proposed Amendments:

#### **PA CH 2.1: Section 2.2.11 The Core Strategy, page 41**

Insert new text directly before “Capacity of Zoned Lands Fingal Development Plan 2017–2023” as follows:

*An Infrastructural Assessment, which provides a full assessment of the larger scale infrastructural requirements for the County was undertaken having regard to the requirements of NPO 72a and Appendix 3 of the National Planning Framework as well as the Development Plan Guidelines for Local Authorities.*

*Fingal County Council is exceptional in that the entire plan area is serviced and no fundamental constraints were identified by Irish Water. In terms of transport infrastructure, all lands are located alongside existing public road routes with an extensive network of pedestrian and cycle routes and further expansion of the pedestrian and cycle network are underway. Furthermore, almost all lands are located proximate to existing and planned public transport corridors, with costings provided for the larger elements of public infrastructure provided in the Infrastructure Assessment.*

*It is noted that the NPF specifically discusses the prioritising of development lands and states that there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc.*

*Weighing up these factors, together with the availability of infrastructure, assisted Fingal in determining the order of priority to deliver planned growth and development, including supporting infrastructure such as local pedestrian and cycling routes.*

#### **PA CH 2.2: Section 2.2.12 Strategic Long-Term Reserve, page 45**

Amend Section 2.2.12 as follows:

The strategic location and development potential of lands at Dunsink is recognised within the RSES and this Development Plan. This land area comprises 435 hectares and is located at the south-western fringe of Fingal within the M50. The lands are characterised by their current use for predominantly *astronomical and agricultural research*, and recreational amenity purposes. *There are also a handful of 18<sup>th</sup> or 19<sup>th</sup> century historic houses with associated historic planting schemes within the area.*

The Royal Canal and Tolka River Valley run to the south of the lands while Elm Green Golf Course covers a large part of the western portion of the site, with the closed landfill located to the north. *This Development Plan fully understands that the lands at Elmgreen Golf Club are an important community recreational facility and that any development should be highly sensitive to this.*

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The area also includes the Dunsink Observatory which operates as part of the Astronomy & Astrophysics Section of the Dublin Institute for Advanced Studies (DIAS). Dunsink Observatory has been a centre for astronomical research and public engagement in Ireland since its foundation in 1785, and has been home to many of Ireland's most famous scientists, including Sir William Rowan Hamilton. This unique scientific and cultural feature is an asset for the future development of the area. *Due to the nature of the scientific research undertaken by the observatory it has a particular sensitivity to light pollution coming from the surrounding environment which would need to be carefully considered for any future development in the area.*

This Plan seeks to provide the Hamilton Way, a pedestrian link from the Observatory to Ashtown Train Station. Located only six kilometres from Dublin City Centre, this area provides a unique opportunity to significantly consolidate the Dublin Gateway in a sustainable manner underpinned by high quality public transport given the site benefits from close proximity to the existing heavy rail network at Ashtown and the proposed extension to the Luas to Finglas. The closed landfill offers an opportunity for a regional park and will be a key part of the amenity facilities of any future urban neighbourhood.

The recently carried out Dunsink Feasibility Study envisaged that the lands could facilitate approximately 7,000 residential units. While recognising these lands as a potential strategic landbank for the County, it is acknowledged that this land bank will require Strategic Development Zone (SDZ) status, or other relevant planning-related designation.

The scale and extent of both areas is significant and has great potential to provide high quality new housing and commercial development within the County. However, there are significant challenges in delivering such lands including provision of physical and social infrastructure, fragmented land ownership, *the sensitivity of the historic observatory to increased night-time light levels*, and the challenges of implementation. It is likely that the regeneration of these lands will be over a longer time frame than the Plan and the overall impact on the Core Strategy for this Plan is non-existent.

## **PA CH 2.3: Section 2.2 Core Strategy, page 46, 47, 48**

Update specific paragraphs on pages 46-48 of Section 2 to reflect the updated table 2.14 as follows:

### **Analysis**

Having established that all existing lands zoned within Fingal are serviced and located alongside existing or planned public transport corridors and come within the definition of Tier 1, it is reasonable to consider other factors in order to prioritise lands to deliver planned growth and development in line with the NPF.

Consideration was given to the available lands in the context of the sequential approach and the ambitious goal of the NPF of 50% of housing to be provided within or contiguous to the built-up area of Dublin City and suburbs and 30% of housing for other metropolitan settlements.

Analysis shows that the existing capacity of the zoned Fingal lands is ~~72%~~ **79%** within the Metropolitan Area and ~~27%~~ **21%** in the Core. ~~31%~~ **40%** of the capacity is within the Dublin City and Suburbs. Notwithstanding this being below the NPF goal of 50%, it is reflective of the

## PART 2

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historical approach to zoning in Fingal. The current approach advocates moving towards the NPF goal of 50% within the City and Suburbs...

...The other Metropolitan towns of Swords, Donabate, Malahide and Portmarnock and the villages account for ~~ca. 41%~~ ca. 40% which is above the 30% goal.

It is noted that ~~half (52%)~~ 44% of this is allocated to Swords which is designated as a Key Town in the RSES where additional growth has been allocated in accordance with NPO 68 of the National Planning Framework and the MASP...

...The designation of Swords as a Key Town within the Eastern and Midland Region and as outlined in the RSES for the area is aligned with Fingal's long-term approach for the development of Swords as the County Town and for its growth to a city of a sizable scale. Accordingly, the designation of ~~21%~~ ca. 17% of the overall units to Swords is appropriate and in accordance with the key priorities of compact growth and enhanced public realm in the town centre along with the planned sequential development of Swords. This approach is necessary in line with this strategic vision and ongoing investment in the town....

...Lastly, the Core Region accounts for ~~ca. 28%~~ ca. 21% of the capacity. The RSES outlines the growth enablers for this area. Part of this to promote continued growth at sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns to become more self-sustaining and to create the quality of life to attract investment. In order to facilitate the achievement of compact growth in the Core Region, a target of 30% of all new homes should be within the existing built up area of settlements. The capacity for the Core Region is aligned with the target...

...The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:

- ~~72%~~ 79% of the allocated unit growth is within the Metropolitan Area, and ~~28%~~ 21% within the Core
- ~~43%~~ 51% of the allocated growth within the Metropolitan Area is within Dublin City and Suburbs and ~~30%~~ 22% within the Key Town of Swords.

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## PA CH 2.4: Section 2.2 Core Strategy, page 51

Update Table 2.14 as follows:

Core Strategy Areas	Settlement Type	Name	CSO Census Population 2016	Estimated 2023 Population	Estimated 2029 Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Available Zoned Residential Land	Total Units / Potential Yields	Lands - With Permission (Extant) - Units
Metropolitan Area	(1) Dublin City and Suburbs Consolidation Area	Blanchardstown - Mulhuddart LEA, includes The Ward, Dubber, Tyrellstown, Mulhuddart, Corduff & Abbottstown	34,420	39,583	3,258	42,841	1,761	90	4,495	917
		Ongar LEA - includes Blakestown, Coolmine	50,214	57,746	1,803	59,549	975	33	1,659	785
		Castleknock LEA, includes Roselawn, Delwood, Castleknock Park, Knockmaroon & Lucan North	32,633	37,528	3,005	40,533	1,625	52	2,623	509
		Santry and Ballymun	2,485	2,684	925	3,609	500	12	600	358
		Belcamp and Balgriffin	6,702	7,238	912	8,150	493	36	1,791	-
		Baldoyle / Sutton	13,402	14,474	925	15,399	500	34	1,709	1,386
		Howth	8,294	8,875	925	9,800	500	20	1,006	710
	(2) Key Town	Swords	47,120	54,188	6,077	60,265	3,285	122	6,110	2,468
	(3) Self Sustaining Growth Town	Donabate	7,443	8,187	3,039	11,226	3	112	3,912	532
	(4) Self Sustaining Towns	Malahide	17,053	17,906	1,623	19,528	877	46	1,610	109
		Portmarnock	9,549	10,408	1,060	11,468	573	32	1,120	230
	(5) Towns and Villages	Baskin	349	366	19	386	10	2	24	46
		Coolquay	349	366	37	404	20	37	93	-
		Kinsealy	405	425	268	693	145	11	220	41
		Portrane	1,236	1,298	196	1,494	106	11	106	-
Rivermeade		720	756	172	928	93	17	174	-	
Rowlestown		896	941	185	1,126	100	48	480	9	
Core Area	(4) Self Sustaining Towns	Balbriggan	22,084	23,851	3,519	27,370	1,902	103	3,603	93
		Rush	10,359	10,877	925	11,802	500	53	1,600	338
		Lusk	8,353	8,771	555	9,326	300	27	818	132
		Skerries	9,783	10,272	174	10,446	94	9	273	7
	(5) Towns and Villages	Ballyboghil	681	708	163	871	88	21	206	-
		Ballymadun	424	441	19	459	10	16	41	-
		Balrothery	1,943	2,021	87	2,107	47	11	164	43



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Core Strategy Areas	Settlement Type	Name	CSO Census Population 2016	Estimated 2023 Population	Estimated 2029 Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Available Zoned Residential Land	Total Units / Potential Yields	Lands - With Permission (Extant) - Units
		Balscadden	503	523	16	539	8	8	20	1
		Garristown	798	830	160	990	86	20	202	21
		Loughshinny	633	658	38	696	20	4	57	5
		Naul	715	744	83	827	45	11	105	28
		Oldtown	1,028	1,069	93	1,162	50	18	180	14
	(6) Rural	Rural areas	5,446	5,555	126	5,681	68			
<b>Totals</b>			<b>296,020</b>	<b>329,289</b>	<b>30,386</b>	<b>359,675</b>	<b>16,425</b>	<b>1,014</b>	<b>35,001</b>	<b>8,782</b>

## PA CH 2.5: Section 2.2 Core Strategy, page 51, 52

Insert the following text directly after table 2.14:

*Table 2.14 shows where the Projected Housing Demand will be concentrated. It also shows the extent of undeveloped lands in each settlement. The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential, if required, as per Objective CSXX. This allows for the Council to consider the redistribution of housing population figures where the applicant must demonstrate to the Planning Authority that the proposal is aligned with the overall growth target for the County. The Core Strategy figures for each settlement serve as a benchmark for monitoring to ensure compliance with National and Regional figures and the relevant guidelines*

*In relation to the delivery of development, Fingal County Council recognises there will be market constraints to delivery at any given time. However, anticipating the market and delivery of specific sites is not an exact science. In this regard, a degree of flexibility has been built into the distribution of the housing and population targets, in line with national and regional policy, to ensure an adequate supply to meet demand. This flexibility requires close monitoring of housing delivery, taking account of the function of each settlement.*

*For monitoring at a settlement scale, the policy of this plan is to monitor each settlement, with Dublin City and Suburbs settlement as one area, with options to transfer a portion of the allocated units from one neighbourhood area to another, subject to considering a number of key criteria during the lifetime of the Development Plan. This enables for flexibility in terms of locating new housing and allows time to lapse for planning permissions which have not delivered.*

*Equally, the Council will actively pursue active land management measures provided for under legislation, to ensure that land hoarding is discouraged, and that development potential is released through available mechanisms and initiatives including through central or other funding.*

*A new policy regarding monitoring and the provision of social and physical infrastructure is proposed to manage the additional zoned lands.*

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## **PA CH 2.6: Section 2.2 Core Strategy, page 52, 53**

Remove Objectives CSO2 and CSO3 and replace with new objectives as follows:

### **Objective CSO2 – Monitoring Process for Housing Delivery**

~~Implement a robust monitoring process for all housing delivery for each settlement within the County to allow for ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area and to ensure that the delivery of necessary infrastructure is timely to ensure the sustainability of communities.~~

### **Objective CSO3 – Delivery of Housing Units**

~~Monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform any required redistribution.~~

### *Objective CSOXX – Monitoring Process for Housing Delivery*

*Implement a robust monitoring process for all housing delivery including the performance of large-scale housing developments (Schemes for 100 units+) for each town, village and urban settlement within the County to allow for ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area and to ensure that the delivery of necessary infrastructure is provided in a timely manner with the delivery of housing to ensure the sustainability of communities.*

### *Objective CSOXX – Delivery of Housing Units*

*Provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within each settlement. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular settlement as set out under Table 2.14, the applicant must demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development.*

*The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.*

### *Objective CSOXX – Database of Sites*

*Maintain and further expand the database of greenfield, brownfield and infill sites as part of the active land management process.*

## **PA CH 2.7: Section 2.2.12 Strategic Long-Term Reserve, page 53**

Include the new after Objective CSO6 on page 53 as follows:

### *Objective CSOXX – Protection of Long-Term Strategic Reserve*

*Protect the long-term strategic reserve land banks for potential future residential growth and to restrict development except for reasonable intensification of, extensions to and improvement of premises within these areas, subject to normal planning criteria.*

# PART 2

## **PA CH 2.8: Section 2.4 Implementation and Active Land Management, page 54**

‘Insert the following text under the Heading ‘Implementation of Active Land Management’ before Section 2.4.1 Local Area Plans:

*With regard to the preparation of Local Area Plans, Masterplans or Framework Plans which adjoin or are directly adjacent to the function area of other Local Authorities (including Dublin City Council and Meath County Council in the case of Ballymadun LAP), the Council will seek to engage fully with the Local Authorities prior to, and during the preparation of these plans.*

## **PA CH 2.9: Section 2.4.1 Local Area Plans, page 55**

Include additional text directly before the heading “Operational LAPs” on page 55 of the Draft Development Plan as follows:

*“Fingal County Council will seek to ensure that the mitigation measures as set out in all statutory Local Area Plans in Fingal will continue to be implemented and managed in accordance with the requirements of the LAPs.”*

## **PA CH 2.10: Section 2.4.1 Local Area Plans, page 56**

Amend Table 2.16 as follows:

**Table 2.16: Schedule of Local Area Plans to be commenced over the Plan Period**

<i>Swords</i>
Lissenhall East
Flemington
Coolquay
Balscadden
Ballymadun
<b>Belcamp</b>

## **PA CH 2.11: Section 2.4.1 Local Area Plans, page 56**

Amend Section 2.4.1 as follows:

~~Fingal County Council will prepare these plans over the lifetime of the Development Plan, subject to resources.~~ *Following adoption of the Development Plan, a list of LAPs and other strategic plans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council's priorities and subject to resources.*

## **PA CH 2.12: Section 2.4.2 Masterplans, page 58**

Amend Table 2.18 as follows:

**Table 2.18: Schedule of Masterplans to be Commenced over the Plan Period**

Garristown
Oldtown
Rowlestown
Balrothery East

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<b>Estuary Central</b>
<b>Estuary East</b>
Old School House, Clonsilla
Ballyboghil
Naul
<i>Kilbarrack Industrial Estate</i>

## **PA CH 2.13: Section 2.4.2 Masterplans, page 58**

Amend Section 2.4.2 as follows:

~~Fingal County Council will prepare these plans over the lifetime of the Development Plan, subject to resources.~~ *Following adoption of the Development Plan, a list of Masterplans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council's priorities and subject to resources.*

## **PA CH 2.14: Section 2.7.2 Role of Each Settlement, page 59**

Amend Policy objective CSO41 – LAPs and Framework Plans for Donabate as follows:

- Implement the existing Local Area Plan within Donabate **and**
- Prepare and implement a Framework Plan over the life of the Plan *to guide and inform future development and to include measures to improve and promote the public realm of the village*
- Promote and support the provision of a sewage mains connections for Corballis/Balcarrick residents.

## **PA CH 2.15: Section 2.7.2 Role of Each Settlement, page 59**

Amend Table 2.19: List of proposed Framework Plans to include Donabate and Baldoyle Industrial Estate.

## **PA CH 2.16: Section 2.4.3 Framework Plans, page 59**

Include additional text to Section 2.4.3 as follows:

Framework Plans will be advisory in nature, with a long-term vision for the future, allowing sufficient flexibility to manage change depending on the particular circumstances presenting, including societal, economic, environmental and cultural. These plans will be informed by research and baseline data, which will identify opportunities for future development and highlight constraints that may exist in an area. They offer a vision for an area within the structure of the Development Plan.

*Pending the preparation of Framework Plans for the relevant areas of the County, development at these locations will be guided by the policies and objectives of the County Development Plan and National and Regional Planning Policy and planning applications will be assessed on their merits having regard to the proper planning and sustainable development of the area.*

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## **PA CH 2.17: Section 2.4.3 Framework Plans, page 59**

Include the following in the Table 2.19:

*'Knockmaroon House and Estate'*

## **PA CH 2.18: Section 2.4.3 Framework Plans, page 60**

Include additional text directly before policy CSP9 as follows:

*Following adoption of the Development Plan, a list of Framework Plans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council's priorities and subject to resources.*

## **PA CH 2.19: Section 2.7.2 Role of Each Settlement, page 73**

Amend Policy CSP20 – Blanchardstown as follows:

Consolidate the growth of Blanchardstown as set out in the Settlement Strategy for RSES by encouraging infill *and brownfield* development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

## **PA CH 2.20: Section 2.7.2 Role of Each Settlement, page 74**

Amend Policy CSP24 – Liffey Valley SAAO as follows:

Protect the Liffey Valley Special Amenity Area Orders (SAAO), ~~including the Buffer zone,~~ from residential and industrial development intended to meet urban generated demand.

## **PA CH 2.21: Section 2.7.2 Role of Each Settlement, page 74**

Move Policy CIOSP16 from Section 4.5.2.9 to Section 2.7.2, after Policy CSP24 and amend as follows:

*Policy CSPXX – Dunsink Planetarium*

*Promote the concept of a "planetarium" on the lands of Dunsink adjacent to the Observatory on its Meridian Line.*

## **PA CH 2.22: Section 2.7.2 Role of Each Settlement, page 75**

Amend Objective CSO29 – Dunsink as follows:

Prepare a local statutory plan *for the Long Term Strategic Reserve lands* at Dunsink *during the lifetime of this Development Plan*, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation strategy to enable sustainable regeneration and development of the area ~~over the medium-to-long term~~ *that is cognisant of, and sensitive to the significant historic buildings within the area including the nationally important architectural heritage site of Dunsink Observatory. This plan shall include Dunsink Observatory lands and the provision of a Planetarium.'*

## **PA CH 2.23: Section 2.7.2 Role of Each Settlement, page 75**

Insert a new objective after Objective CSO29 – Dunsink as follows:

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*Objective CSOXX - Designation of Dunsink Observatory  
Support the designation of Dunsink Observatory as a UNESCO World Heritage Site.*

**PA CH 2.24: Section 2.7.2 Role of Each Settlement, page 75**

Insert a new objective after Objective CSO29 – Dunsink as follows:

*Objective CSOXX - Multi-Functional Green Infrastructure Corridor  
Develop multi-functional green infrastructure corridor between Dunsink and Tolka Valley Park.*

**PA CH 2.25: Section 2.7.2 Role of Each Settlement, page 77**

Amend Policy CSP25 – Consolidation and Growth of Swords as follows:

‘Promote and facilitate the long-term consolidation and growth of Swords as a Key Town including the provision of key enabling public transport infrastructure, including MetroLink *and BusConnects*, in accordance with the relevant provisions of the NPF, RSES and the MASP.

**PA CH 2.26: Section 2.7.2 Role of Each Settlement, page 83**

Insert new policy after Policy CSP37 as follows:

*Policy CSPXX – Coastal Cycleway  
Support the provision of a coastal cycleway between Malahide and Swords along the Broadmeadow Estuary.*

**PA CH 2.27: Self-Sustaining Towns Objectives, page 84**

Include a new objective in Chapter 2, after CSO60 as follows:

*Objective CSOXX – Mitigation Measures  
Ensure that the mitigation measures as set out in the Portmarnock South and Baldoyle Stapolin LAPs will continue to be implemented and managed in accordance with the requirements of the LAPs.*

**PA CH 2.28: Section 2.7.2 Role of Each Settlement, page 84**

Amend Objective CSO61 as follows:

**Assessment to Inform the Future Transportation Needs of *Local Transport Plan* Rush**  
**Carry out an assessment *Prepare a Local Transport Plan*** to inform the future transportation needs of Rush. This may include the feasibility of providing a Distributor Road to the west of Rush.

**PA CH 2.29: Section 2.7.2 Role of Each Settlement, page 86, 87**

Amend text in Section 2.7.2 (page 86 and 87) as follows:

*St. Ita's*

The existing institutional complex **is very extensive and** accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building

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elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site.

The need to examine options regarding the optimal re-use and refurbishment of the complex of Protected Structures within the demesne setting was identified by the Council, to ensure the future sustainable use of this important and unique resource. A feasibility study of St Ita's, was completed in November 2013 jointly by Fingal County Council and the Health Service Executive (HSE) to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.

The Feasibility Study identified the St Ita's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities, which includes the provision of a National Forensic Mental Health Service Hospital. It also prioritizes the re-use of the existing hospital buildings (many of which are Protected Structures) together with their maintenance and management into the future; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site. *While several objectives of this study have been realised (including site identification, and now the construction of the new National Forensic Mental Health Service Facility), there are a number of objectives that are outstanding and remain to be achieved.*

It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study, *or any update or revised version thereof,* including specifically those relating to:

- ~~The ongoing development of modern psychiatric health care and ancillary facilities, which includes the provision of a National Forensic Mental Health Service Hospital within St. Ita's.~~
- *The ongoing development of modern psychiatric health care and ancillary facilities within St. Ita's, including the completed National Forensic Mental Health Service Hospital.*
- The reuse of the Protected Structures for appropriate uses together with the on-going future maintenance and management of these structures.
- The on-going maintenance and management of the demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.
- The maintenance and provision for an appropriate level of public accessibility through the site.

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## Objective CSO69 – Feasibility Study for St. Ita’s Hospital Lands

Actively support the implementation of the objectives laid down in the Feasibility Study for St. Ita's Hospital Lands completed in November 2013, or any update or revised version thereof including specifically those relating to:

- ~~The ongoing development of modern psychiatric health care and ancillary facilities (which can include the provisions of a National Forensic Mental Health Service Hospital) within St. Ita's,~~
- The ongoing development of modern psychiatric health care and ancillary facilities (including the National Forensic Mental Health Service Hospital) within St. Ita's.
- The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures,
- The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape, and
- The maintenance and provision for an appropriate level of public accessibility through the site.

## Objective CSO70 – Protected Structures at St. Ita’s Hospital Complex and Demesne

Promote the use or reuse of all the Protected Structures at St. Ita’s Hospital complex and demesne in Portrane as a priority for Fingal County Council. Notwithstanding the use class “HA” Zoning matrix, appropriate uses within the Protected Structures and within the ancillary land areas within the complex including uses which also relate to and are consistent with the historic use of the overall historic complex (~~established prior to the foundation of the Irish State~~) will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable re use of the complex into the future and which will provide for the proper conservation and sustainable development of St. Ita's.

### PA CH 2.30: Section 2.7.2 Role of Each Settlement, page 87

Insert a new objective after Objective CSO70 – Protected Structures at St. Ita’s Hospital Complex and Demesne as follows:

Objective CSOXX – St. Ita’s Forum of Engagement  
Establish a long term Forum of Engagement, the primary objective of which would be to facilitate the active and progressive bringing back into public and other usages of the Victorian Hospital Buildings, at St. Ita's Hospital at Portrane.



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## CHAPTER 3: Sustainable Placemaking and Quality Homes

### Proposed Amendments:

#### **PA CH 3.1: Rural Clusters**

Update all references to Rural Clusters in the Draft Plan and associated changes.

#### **PA CH 3.2: Section 3.5.1 Healthy Placemaking, page 97**

Amend Objective SPQHO2 – Key Principles as follows:

Support development which enhances the quality of the built environment, promotes public health, and supports the development of sustainable, resilient communities. In particular development which supports the following key principles will be supported:

- Demonstrates compliance with the Guiding Principles for the creation of healthy and attractive places as set out in Healthy Placemaking, Regional Spatial and Economic Strategy 2019–2031.
- Promotes the development of healthy and attractive places to live, work, socialise and recreate through the delivery of high-quality public realms and open spaces which encourage physical activity and support wellbeing.
- Is inclusive of all members of society, all genders, non-binary or none, irrespective of age, or levels of mobility.
- Advocates a universal design approach and is socially inclusive.
- **Prioritises sustainable active transport modes.** *Prioritise sustainable, active transport modes by e.g. providing safe cycle lanes and by facilitating public transport services in conjunction with State agencies to meet the needs of the community and to provide access to local services.*
- Encourages the development of car free neighbourhoods and streets, where appropriate.
- Contributes to our climate goals.

#### **PA CH 3.3: Section 3.5.2 Successful Public Realms including Town Centre First, page 99**

Insert new objective before SPQHO3:

*Objective SPQHOXX – Building Height Strategy and Density Study  
Prepare a Building Height Strategy and Density Study for the larger urban centres of the county.*

#### **PA CH 3.4: Section 3.5.2. Successful Public realms including Town Centre First, page 99**

Amend Objective SPQHO5 – Universal Design Approach as follows:

Promote and facilitate a Universal Design **Approach for into** all developments.

#### **PA CH 3.5: Section 3.5.2 Successful Public Realms including Town Centre First, page 99**

Amend Objective SPQHO4 as follows:

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Objective SPQHO4 – **Visual** Amenity *of* Town and Village Centres  
Enhance **the visual** amenity of existing town and village centres, minimising **unnecessary** clutter and proliferation of street furniture and provide guidance on public realm design, including wirescape, shopfront design, street furniture, *climate resilient and pollinator friendly planting*, signage and the adequate provision of bins and recycling options.

## **PA CH 3.6: Section 3.5.3 Core Strategy and Housing Growth, page 101**

Amend Objective SPQHO9 – New residential development as follows:

Focus new residential development on appropriately zoned lands within the County, within appropriate locations proximate to existing settlement centres where infrastructural capacity is readily available, and along existing or proposed high quality public transport corridors and active travel infrastructure in a phased manner, alongside the delivery of appropriate physical and social infrastructure. *Active travel options should also be considered while liaising with the Transport Infrastructure Ireland to ensure public transport options to and from new developments to local amenities such as shops and libraries.*

## **PA CH 3.7: Section 3.5.4 Ensuring Housing Supply, page 102**

Insert new Policy at SPQHP11 as follows:

### *Policy SPQHPXX – Active Travel Links*

*Ensure that all necessary active travel links to access public transport, schools, amenities and neighbouring communities from new or expanded residential developments to be available where possible before the first housing units are occupied, whether the infrastructure is being provided by the Council or by a private developer.*

## **PA CH 3.8: Section 3.5.6 Social Inclusion, page 105**

Amend Policy SPQHP15 – Accessibility for All as follows:

Promote the development of built environments and public realms which are accessible to all, ensuring new developments accord with the seven principles of Universal Design as advocated by the National Disability Authority, Building for Everyone: A Universal Design Approach, *and to consider the appointment of a dedicated Access Officer to coordinate disability issues across departments to include liaising with planning and strategic infrastructure departments*

## **PA CH 3.9: Section 3.5.6 Social Inclusion, page 105**

Insert new objective after SPQHP15 as follows:

### *SPQHPXX – Accessibility Audit*

*To include an accessibility audit as part of urban framework plans as part of improvements to the public realm for wheelchair users and people with impaired mobility, engaging with disability groups and local organisations throughout the duration of this Development Plan.*

## **PA CH 3.10: Section 3.5.7.1 Housing for Older People, page 107**

Amend Objective SPQHO19 as follows:

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Promote and encourage schemes which promote innovative ways of addressing dementia friendly issues in the built environment, *such as the provision of community managed gardens.*

## **PA CH 3.11: Section 3.5.8.4 Student Accommodation, page 111**

Amend Section 3.5.8.4 as follows:

The County benefits from the presence of **Technological University the TU** Dublin *which is expanding its Blanchardstown and City campuses located in an expanding campus in Blanchardstown* together with Connolly Hospital, *which is* a major teaching hospital in the Fingal area. ~~The Dublin and Dun Laoghaire Education and Training Board and other institutions also provide opportunities for further education within the County.~~ Other major third level colleges located in adjoining local authority areas are within easy reach of Fingal. The Council will support the provision of high-quality, affordable, professionally managed student accommodation, either within the campus of the third level institution, or on sites in proximity to such institutions which benefit from access to good public transport and walking and cycling networks. *The Dublin and Dún Laoghaire Education and training Board (DDLETB) and other institutions, provide opportunities for further education within the county.*

## **PA CH 3.12: Section 3.5.9. Housing Types, page 113**

Amend Policy SPQHP32 Applications for Build to Rent Schemes and throughout the document as necessary.

Applications for BTR schemes shall be required to ~~demonstrate that there is not an overconcentration of Build to Rent Accommodation within an area,~~ *be accompanied by an assessment of other permitted BTR developments in the vicinity (3km) of the site including a map showing all such facilities within 1km of a proposal to demonstrate that the development would not result in the overconcentration of one housing tenure in a particular area. Such housing will be controlled in the interest of providing a mix of tenure and unit types.* In assessing the matter of overconcentration, the Planning Authority will have regard to factors such as:

- The number and scale of other permitted BTR development in the vicinity ~~(1km~~ *3km*) of the site,
- The household tenure and housing type of existing housing stock in the approximate vicinity ~~(1km~~ *3km*) of the site and
- The proximity of the proposal to high-capacity public transport stops and interchange (such as DART, MetroLink, Luas+ and BusConnects).

## **PA CH 3.13: Section 3.5.9 Housing Types, page 113**

Amend SPQHP28 – Housing for All, as follows:

Support the initiatives proposed under Housing for All- A New Housing Plan for Ireland in providing for *Fingal's requirements for social affordable and cost-rental* housing provision within Fingal, including *with a focus on the development of publicly owned sites with support from state agencies where appropriate and* the preparation of Local Authority Delivery Action Plans.

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## **PA CH 3.14: Section 3.5.11.3 Density, page 117**

Amend Objective SPQHO33 – Integration of Residential Development in line with amendments to Open Space standards set out in Chapter 4 – Community Infrastructure and Open Space.

## **PA CH 3.15: Section 3.5.13.2 Family Flats and Section 14.10.3 Family Flats, pages 121 and 533**

Replace 60 sqm as it relates to Family Flats with 75 sqm in Section 3.5.13.2 (Objective SPQHO45), and Section 14.10.3 as follows:

Objective SPQHO45 – Family Flats

Ensure family flats:

- Are for a member of the family with a demonstrated need.
- When no longer required for the identified family member, are incorporated as part of the main unit on site.
- Do not exceed ~~60 sq m~~ **75 sq m** in floor area.
- Comply with the design criteria for extensions, as above

### 14.10.3 Family Flats

A family flat refers to the provision of accommodation connected to an existing dwelling with a level of independence for an undefined temporary period. This may involve the subdivision of a single dwelling, provision of an extension or conversion of a garage attached to the main dwelling, where the use is for a member of the immediate family (e.g. elderly parent).

Applications will be assessed in terms of the impact on the integrity of the existing dwelling and neighbouring properties and compliance with the following criteria must be demonstrated:

- A requirement for the family flat must be demonstrated including details of the relationship between the occupant of the main dwelling and the occupant of the family flat.
- When no longer requested for use as a family flat, the accommodation must be capable of being subsumed into the main property.
- Any such extension to the main dwelling shall be subsidiary in scale relative to the main dwelling and shall not exceed an internal floor area of ~~60 sq m~~ **75 sq m**.
- The family flat should not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.
- The entrance to the family flat must be via the main dwelling. Where own-door access is unavoidable, own-door access shall be located to the side or rear.
- No sub-division of the garden is permitted.

## **PA CH 3.16: Section 3.5.14.3 Land Development Agency, page 122**

Amend SPQHO48 as follows:

Continue to work in partnership with the Land Development Agency to make more effective use of publicly owned land **helping to ensure to accelerate regeneration and meet the projected housing needs over the lifetime of the plan to provide** a stable sustainable supply of housing.

## **PA CH 3.17: Section 3.5.15.1 Rural Villages, page 126**

Amend Objective SPQHO61 School Provision as follows:

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Work collaboratively with the Department of Education in identifying *demand and additional meeting increased schools provision within school place requirements in* Rural Villages.

## **PA CH 3.18: Section 3.5.15.2 Rural Clusters, page 127**

Amend qualifying period from **ten years** to *seven* years and update references throughout the document.

## **PA CH 3.19: Section 3.5.15.2 Rural Clusters, page 127 and Section 14.12.6 Development in Rural Clusters, page 542**

Amend the text of Section 3.5.15.2-Rural Clusters and Section 14.12.6-Development in Rural Clusters of the Draft Plan as follows:

Amend the text of Section 3.5.15.2 Rural Clusters as follows:

Settlement within the Rural Clusters is open to members of the Fingal rural community who demonstrate a rural-generated housing need. For the purposes of the Rural Settlement Strategy for Rural Clusters, rural generated housing need is defined below as:

- Persons **currently** living and who have lived continuously for the past **ten** *seven* years or have previously lived for a minimum of **ten** *seven* continuous years, or
- Persons working continuously for the past **ten** *seven* years, within areas of the County currently zoned rural. These areas are zoned Rural Village (RV), Rural Cluster (RC), Rural (RU), Greenbelt (GB), or High Amenity (HA)

And amend the text of Section 14.12.6 Development in Rural Clusters Page 542 as follows:

### 14.12.6 Development in Rural Clusters

Applications for dwelling units within the County's Rural Clusters will be permitted to Members of the Fingal Rural Community who can demonstrate a rural generated housing need defined as either:

- Persons **currently** living and who have lived continuously for the past **ten** *seven* years or have previously lived for a minimum of **ten** *seven* continuous years, or
- Persons working continuously for the past **ten** *seven* years, within areas of the County currently zoned rural. These areas are zoned Rural Village (RV), Rural Cluster (RC), Rural (RU), Greenbelt (GB), or High Amenity (HA)'.

## **PA CH 3.20: Section 3.5.15.5, New Housing for the Rural community other than those who are actively engaged in Farming, page 134**

Insert new objective:

### *Objective SPQHOXX – RU and GB lands*

*Permit new rural dwellings in areas which have zoning objectives RU or GB on suitable sites where the applicant meets the criteria set out in Table 3.5*

## **PA CH 3.21: Section 3.5.15 Housing in Rural Fingal, page 139**

Insert new Section: Residential Accommodation for Seasonal Workers

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Update references to minimum farm size from 50Ha to 25Ha throughout the document.

*The requirement for residential accommodation to accommodate seasonal workers within Fingal having regard to the rich and diverse farming enterprises within the county is acknowledged. The provision of new on-site residential accommodation for seasonal farm workers shall be designed in an innovative, cohesive and purpose-built manner resulting in a high standard of quality accommodation, minimising visual impacts on the surrounding rural area. In this regard, new purpose-built on-site accommodation shall be single storey only. It is considered residential accommodation for seasonal workers will only be required for larger operations. In this regard, a minimum farm size of 25 hectares applies. This type of accommodation will only be permitted within the RU, GB and FP zonings. No accommodation of this nature will be permitted within the HA zoning.*

*Farmers wishing to provide accommodation for their workers are advised to consider the following sequential approach:*

- *Is other accommodation available, i.e. in an existing house (this includes agricultural workers housing and other rural dwellings), hotel, other types of residential building either in the rural area or adjoining towns or villages?*
- *Are other buildings available to convert to residential accommodation, either on or off-site?*
- *The onus is on the farmer/employer to demonstrate special circumstances for the requirement of accommodation and all other alternatives have been considered.*
- *The subject site must be the most suitable within the land holding.*
- *Adequate arrangements must be made for the disposal of refuse and sewage from the site.*

## **PA CH 3.22: Section 3.5.15 Housing in Rural Fingal, page 139**

Insert new Objective Seasonal Worker /Temporary Worker Accommodation

*Objective SPQHOXX – Seasonal Worker/Temporary Worker Accommodation  
Use of land associated with a farm for seasonal / temporary workers will be considered subject to the following requirements and demonstrate the following:*

- *The farm is a working and actively managed farm with a minimum size of 25 hectares.*
- *There is an essential need for the amount and type of accommodation, and this cannot be met anywhere else. The onus is on the farmer/employer to demonstrate this.*
- *The accommodation is for use by the workers associated with the farm only and shall not be for sale or rental independent of the farm.*
- *New on-site residential accommodation for seasonal farm workers shall be designed in an innovative, cohesive and purpose-built manner resulting in a high standard of quality accommodation whilst minimising visual impacts on the surrounding rural area. In this regard, new purpose-built on-site accommodation shall be single storey only.*
- *A viable landholding can facilitate up to a maximum of 200 seasonal workers.*

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- New purpose-built accommodation shall be provided in the form of a maximum 26 bed space unit.
- No bedroom shall accommodate more than 2 persons.
- Each unit shall provide:
  - Accommodation and open space provision sufficient to provide an adequate level of comfort and amenity for occupants.
  - Room sizes in accordance with minimum Development Plan standards. - Shared kitchen, living and dining room based on a minimum 4 sq. per bed space in the unit, in addition to any circulation space.
  - Each bedroom, or at a maximum, each pair of two bedrooms shall have an individual dedicated bathroom facility with shower, toilet and basin. Communal facilities below this standard shall not be permitted.
  - Appropriate indoor and outdoor communal and recreational facilities at a combined level of 5-7 sq.m per bedspace. These facilities shall be provided prior to occupation.
  - Communal facilities and services shall be provided for and include laundry and refuse facilities. These facilities shall be provided prior to occupation.
  - Compliance with Building and Fire Regulations.
  - That Residential Accommodation for Seasonal Workers should be in line with Health and Safety at Work guidelines and accommodation and facilities should be appropriate to support the needs of the workers.
- Transport arrangements to allow workers ease of access to nearby towns and villages, each worker will be provided with a working bicycle or electric bicycle or shared mobility scheme and one of the following:
  - Footpaths linking the development to the nearest town or village.
  - Footpaths linking the development to the nearest public transport link.
  - Provision of a private shuttle bus or car for transport to the nearest town or village.
- Design, height, scale and finishes shall have regard to the landscape context.
- Existing trees and hedgerows shall be maintained in so far as possible and new planting shall be of native species.
- A Landscape Plan shall accompany applications for new purpose-built accommodation.
- Sufficient drainage and wastewater infrastructural capacity to serve the development.
- Sufficient access and car-parking arrangements to serve the development.

## **PA CH 3.23: Section 3.5.15 Housing in Rural Fingal, page 139**

Insert new Objective as follows:

### Objective SPQHOXX – HA Zoning

Seasonal worker accommodation will not be permitted within the HA zoning.

## **PA CH 3.24: Section 3.5.15.12 Fingal's Greenbelts, page 141**

Amend Objective SPQHO97 as follows:

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'Strengthen greenbelt lands by identifying opportunities for infill development and consolidation **of** *within* existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages'.



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## CHAPTER 4: Community Infrastructure and Open Space

### Proposed Amendments:

#### **PA CH 4.1: Update All references to open space in the Draft Plan**

With respect to the provision of public open space, amend all references to **15%** to provide a range of *12 to 15%*.

Update this *(and all)* reference(s) to open space in the Plan (Ch. 3, Ch. 4 & Ch. 14) with the following text in bold: Target minimum amount of *15% (except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.)*

#### **PA CH 4.2: Section 4.5.1.5 Higher and Further Education, page 159**

Amend text in Section 4.5.1.5 as follows:

Fingal is home to one third level institution, *Technological University Dublin - Blanchardstown Campus. With over 30,000 students on its three main campuses, TU Dublin is one of the largest universities in the country, with campuses in Blanchardstown, Grangegorman and Tallaght. Connolly Hospital, a major teaching hospital is also located within the County.* Educational attainment is an important factor when planning for the future and 39.6% of the population in Fingal have a third level education - which is higher than the national average at 33.4%. The importance of a well-educated population is recognised and fully supported by Fingal County Council.

*Fingal County Council recognise the importance of a well-educated population and of promoting access to education, including in new emerging communities.* Other third level institutions within close proximity to Fingal and accessible to Fingal's residents include Dublin City University (DCU), **Dublin Institute of Technology (DIT)**, *TU Dublin (City campus locations)* and Trinity College Dublin (TCD).

#### **PA CH 4.3: Section 4.5.1.1 Community Centres, page 155**

Insert new Objective on page 155 as follows:

***Objective XX – Community Hall at Naul**  
A new Community Hall centrally located be provided to service the needs of the people of the village of Naul.*

#### **PA CH 4.4: Section 4.5.1.1 Community Centres, page 155**

Insert new Objective on page 155 as follows:

***Objective XX – Community Hall at Ballyboughal**  
A new Community Hall centrally located be provided to serve the needs of the people of the village of Ballyboughal.*

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## **PA CH 4.5: Section 4.5.2.3 Quantity, page 168**

Update all references in the development plan re: New residential development on infill/brownfield sites/town centre sites at 10%

To: *New residential development on infill/brownfield sites/town centre sites at 12% Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.)*

## **PA CH 4.6: Section 4.5.2.9 Allotments, Community Gardens and Community Initiatives, page 172**

Insert new Objective in Section 4.5.2.9 after Objective CIO35 (Variety of Open Space) to read as follows:

*Objective CIO35X – Increase Allotment Spaces  
Increase the number of allotment spaces throughout the county during the lifetime of the Development Plan"*

# PART 2

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## CHAPTER 5: Climate Action

### Proposed Amendments:

#### **PA CH 5.1: Throughout the Draft Plan, as appropriate**

Update all references to CAP~~19~~ in the Draft Plan to CAP~~19~~<sup>21</sup> and associated changes.

#### **PA CH 5.2: Section 5.5 Policies and Objectives, page 184**

Insert a new objective in Chapter 5, after Policy CAP1 as follows:

##### *Objective CAPXX – Climate Action Legislation*

*Consider a variation of the Plan to align with amended/new climate action legislation.*

#### **PA CH 5.3: Section 5.5.2.3 Climate Action Energy Statements, page 188**

Amend Policy CAP12, Section 14.21.3 Climate Action Energy Statements and Objective DMSO260 as follows:

Replace references to ~~30~~ (or more) residential units with ~~30~~<sup>15</sup> (or more) residential units.

#### **PA CH 5.4: Section 5.5.3.1 Renewable Energy, page 188**

Amend Section 5.5.3.1 as follows:

‘Currently within Fingal, the principle renewable energy sources include solar, wind and micro-renewables, but opportunities exist for other renewable energy sources to be provided in the future *including green hydrogen and biofuels* and this Plan seeks to assist in the diversification of renewable energy provision in the County.’

#### **PA CH 5.5: Section 5.5.3.5 Other Sources of Renewable Energy, page 190**

Amend Section 5.5.3.5 as follows:

In addition to the primary sources of renewable energy addressed above, other sources of renewable energy exist, *including green hydrogen and biofuels (and associated infrastructure)* which have the potential to contribute to the overall goal of decarbonising the energy sector. Another source of renewable energy would be biomass, which is plant or animal material used as fuel to produce electricity or heat and examples include wood, energy crops and waste from forests, yards, or farms.

#### **PA CH 5.6: Section 5.5.3.5 Other Sources of Renewable Energy, page 191**

Amend Policy CAP13 – Energy from Renewable Sources as follows:

Actively support the production of energy from renewable sources *and associated electricity grid infrastructure*, such as from solar energy, hydro energy, wave/tidal energy, geothermal, wind energy, combined heat and power (CHP), heat energy distribution such as district heating/cooling systems, and any other renewable energy sources, subject to normal planning and environmental considerations.

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## **PA CH 5.7: Section 5.5.3.5 Other Sources of Renewable Energy, page 191**

Amend Policy CAP15 as follows:

Policy CAP15 – Offshore Wind-Energy Production

Support the implementation of the 2014 “Offshore Renewable Energy Development Plan” (OREDPA) *and any successor thereof*, and to facilitate infrastructure such as grid facilities on the land side of any renewable energy proposals of the offshore wind resource, where appropriate and having regard to the principles set out in the National Marine Planning Framework.

## **PA CH 5.8: Section 5.5.3.5 Other Sources of Renewable Energy, page 191**

Insert a new policy after Policy CAP13 (Energy from Renewable Source) as follows:

*Policy CAPXX – Wind Energy Strategy*  
*Prepare a wind energy strategy.*

## **PA CH 5.9: Section 5.5.3.6 District Heating and Waste Heat, page 192**

Insert a new objective in Chapter 5, after Policy CAP18 as follows:

*Objective CAPXX – District Heating Systems*  
*Identify suitable location(s) for the delivery of district heating systems within the plan area.*

## **PA CH 5.10: Section 5.5.4.1 Circular Economy, page 194**

Amend the 2<sup>nd</sup> paragraph of Section 5.5.4.1 as follows:

This Waste Action Plan provides Ireland with a roadmap for waste planning and management and is supported by the ‘Circular Economy Bill’ (2021), and the *Whole of Government Circular Economy Strategy’ (2021)* to comply with EU Waste Directive obligations.

# PART 2

## CHAPTER 6: Connectivity and Movement

### Proposed Amendments:

#### **PA CH 6.1: Throughout the Draft Plan, as appropriate**

Update references in the Draft Plan to the DMURS Interim Advice Note – Covid-19 Pandemic Response 2020, replacing all references to the 2019 DMURS document.

#### **PA CH 6.2: Section 6.4 Strategic Aims, page 209**

Include after the 3<sup>rd</sup> sentence in the first paragraph as follows:

*The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel and public transport journeys to 2030 to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the Country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.*

#### **PA CH 6.3: Section 6.4 Strategic Aims, page 209**

Include after the 3<sup>rd</sup> sentence in the first paragraph as follows:

*The National Investment Framework for Transport in Ireland (NIFTI), the strategic framework for future investment decision making in land transport to guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote positive social, environmental and economic outcomes throughout Ireland. NIFTI sets out the modal hierarchy in Ireland as: 1. Active Travel; 2. Public Transport; 3. Private Vehicles. It also outlines an intervention hierarchy which is: 1. Maintain; 2. Optimise; 3. Improve; 4. New.*

#### **PA CH 6.4: Section 6.4 Strategic Aims, page 209**

Include after the 3<sup>rd</sup> sentence in the first paragraph as follows:

*In the context of achieving accessible built environments, the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) includes obligatory provisions on state parties to ensure access for persons with disabilities to, inter alia, the physical environment and transportation in both urban and rural areas. At national level, the National Disability Inclusion Strategy 2017-2022 (NDIS) sets out a range of actions to improve inclusion for those living with a disability in Ireland, including in areas such as the delivery of public services, employment and living in the community including specific actions for the achievement of accessible transport and movement infrastructure.*

#### **PA CH 6.5: Section 6.4 Strategic Aims, page 209**

Include after the 3<sup>rd</sup> sentence in the first paragraph as follows:

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*'Updated design guidance for Covid 19 mobility planning issued under the DMURS 'Interim Advice Note - Covid-19 Pandemic Response 2020 focuses on traffic calming and transferring road space to walking, cycling and outdoor seating.'*

## **PA CH 6.6: Section 6.4 Strategic Aims, page 209**

Include after the 3<sup>rd</sup> sentence in the first paragraph as follows:

*The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 sets out the planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmph speed limit zones for cities, towns and villages. These guidelines have been developed following a number of key principles and aim to facilitate a consistent approach that affords maximum support for the goals of achieving and maintaining a safe and efficient network of national roads, thereby facilitating continued economic growth and development.'*

## **PA CH 6.7: Section 6.5.4 Area Based Transport Assessment (ABTA), page 212**

Amend Policy CMP4 as follows:

Area Based Transport Assessment *and Local Transport Plans* ~~Promote and encourage the use of ABTAs~~ *Prepare Local Transport Plans based on the ABTA methodology in conjunction with the preparation of* ~~for~~ *Local Area Plans, Masterplans, Framework Plans* ~~Local Transport Plans~~, and other large-scale studies and plans as appropriate, *in consultation with the NTA and TII and other relevant stakeholders.*

## **PA CH 6.8: Section 6.5.4 Area Based Transport Assessment (ABTA), page 212**

Include a new objective after objective CMO4 as follows:

*Objective CMOXX – Local Transport Plan*  
*Prepare a Local Transport Plan for the Blanchardstown Centre, in consultation with the NTA and other relevant stakeholders.*

## **PA CH 6.9 Section 6.5.6.2 Greenway Network**

Add to Drumnigh Road to Kinsealy to Table 6.1 Greenways/High Quality Walking and Cycling Routes.

## **PA CH 6.10: Section 6.5.7 Public Transport, page 224**

Include a new objective after Objective CMO28 as follows:

*Objective CMOXX – Cycling and Walking Links*  
*Avail of the opportunities provided by any public transport infrastructure works to improve and provide new cycling and walking links, including crossings of motorways and major roads which currently represent major permeability barriers to active travel especially in South Fingal.*

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## **PA CH 6.11: Section 6.5.10.1 National Roads, page 229**

Include before the first paragraph as follows:

*Fingal is well served by the national road network with the M1 Dublin to Belfast, the N2/M2 Dublin to Derry, the N3/M3 Dublin to Ballyshannon, and the M50 all traversing the County. Virtually all the national road network in the County is either motorway or high-grade dual carriageway.*

## **PA CH 6.12: Section 6.5.7.3 Transport Interchange, page 225**

Amend Policy CMP20 as follows:

Public Transport Interchange

Support and facilitate the provision of high-quality transport interchanges *including the Blanchardstown Town Centre Bus Interchange* within the transport network in order to facilitate seamless transition between different transport modes and to maximise the movement of people by sustainable modes *in collaboration with the NTA and other relevant stakeholders including key active travel representative stakeholders.*

## **PA CH 6.13: Section 6.5.10.2 Regional/Local Roads, page 230**

Include at the end of the second paragraph as follows:

*In keeping with Action 231 of the Climate Action Plan 2021, the Council will assess their road network and identify where additional space can be reallocated to pedestrians and cyclists to continue the improvement and expansion of the active travel and greenway network.*

## **PA CH 6.14: Section 6.5.10.2 Regional/Local Roads, page 230**

Include in Table 6.3 as follows:

- *Toberburr Road Upgrade*

## **PA CH 6.15: Section 6.5.10.2 Regional/Local Roads, page 230:**

Include in Table 6.3 as follows:

- Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122)

## **PA CH 6.16: Section 6.5.10 Roads Network, page 231**

Include new policy after CMP32 as follows:

*Policy CMPXX – Protection of TEN-T Network*  
*Support the protection and enhancement of the EU TEN-T network including the strategic function of the Dublin to Belfast road network which provides a critical transport connection within the Dublin-Belfast Economic Corridor.*

## **PA CH 6.17: Section 6.5.10 Roads Network, page 231**

Amend Objective CMO34 as follows:

Strategic Roads Network

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Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the *Spatial Planning and National Roads Guidelines for Planning Authorities 2012*, the Trans-European Networks (TEN-T) Regulations and with regard to other relevant *national and regional* policy documents, as required.

**PA CH 6.18: Section 6.5.10 Road Network, page 231**

Amend Objective 37c as follows:

Support and facilitate the TII, NTA, Meath County Council and Kildare County Council in the planning and delivery of a new link between the M3 and M4. *Any such link must not run through the suburban areas of Fingal, Liffey Valley SAAO or St. Catherine's Park"*



# PART 2

## CHAPTER 7: Employment and Economy

### Proposed Amendments:

#### **PA CH 7.1: Throughout the Draft Plan, as appropriate**

Include 'Town Centre First: A Policy Approach for Irish Towns' in Appendix 3 and replace the references to the Town Centre First Strategy in the Programme for Government, Our Shared Future, with the updated document published in February 2022.

#### **PA CH 7.2: Section 7.3 Opportunities, page 246 and Section 7.5.2.1 Integrated Tourism Complexes, page 264**

Amend Section 7.3, page 246 as follows:

The Council continues to work with Fáilte Ireland on the Dublin Coastal Trail and the **Dublin** Coastal Destination *Experience* Development Plan (DEDP) which will provide added opportunities for local small and medium sized businesses *in all of Fingal's coastal towns and villages.*

Amend Section 7.5.2.1, page 264 as follows:

The Council continue to collaborate and work with Fáilte Ireland on the Destination Towns for Skerries, *the* Coastal Destination *Experience* Development Plan, the Dublin Coastal Trail and the Dublin Brand.

#### **PA CH 7.3: Section 7.4 Strategic Aims, page 248:**

Replace the wording 'Blanchardstown IT' with 'TU Dublin (Blanchardstown)' in Table 7.1 as follows:

~~Blanchardstown IT~~ *TU Dublin (Blanchardstown)*

#### **PA CH 7.4: Section 7.4 Strategic Aims, page 249**

Amend the following:

Dublin 15 lands – The Dublin Enterprise Zone or DEZ is an area of around 1571 hectares, located in Blanchardstown, Dublin 15 and is home to a variety of industries from R&D, HighTech Manufacturing, Industrial, General Enterprise and Employment. While half of the Dublin Enterprise Zone has been developed, there is the potential to create an additional 20,000 jobs on the 716 hectares of undeveloped, zoned and serviced land available in the Zone. The Dublin 15 location has many benefits for business, being situated very close to Dublin Airport accessible via the M50, which runs right through the Dublin Enterprise Zone. The M50 Motorway also links to Dublin Port via the Dublin Tunnel on the M1. *Having regard to the commencement of the roll out of the BusConnects programme along with the provision of additional bus routes in the Dublin 15 area, there are presently five eight* separate Dublin Bus routes *and 6 separate Go Ahead Ireland routes* traversing the Zone. These transport links provide any enterprise or business located in the Dublin Enterprise Zone exceptional access to goods & services.

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## **PA CH 7.5: Section 7.5.1 Employment and Economic Development, page 252**

Insert a new Objective immediately after Objective EEO4 in Chapter 7 of the Draft Plan as follows:

*Objective EEOXX – Enterprise Start-up Hubs*  
*Support the establishment of Enterprise Start-up Hubs in Fingal to promote and support local enterprise.*

## **PA CH 7.6: Section 7.5.1 Economic Development, page 256**

Include a new Objective immediately following Objective EEO24, as follows:

*Objective EEOXX – Craft Apprenticeship Schemes*  
*Promote and facilitate Council run craft apprenticeship schemes, working with SOLAS, for the main trades, including plumbing, electricians, painting/ decorating, stonecutting/stonemasonry, carpentry/joinery, brick and stone laying, pipefitting, plastering, scaffolding, in particular given the scarcity of skilled tradesmen and women employed by this Council.*

## **PA CH 7.7: Section 7.5.1.1 Green Economy, page 256**

Insert the following text as a new second paragraph:

*Access to a well-developed broadband network will enable the further development of the green economy by supporting remote working and the creation of employment. The IDA strategy ‘Driving Recovery and Sustainable Growth’ notes that new ways of working will introduce new locations as competitors for FDI internationally and will present opportunities to advance local and regional development through the creation of jobs in areas that might previously have been overlooked in favour of more urban centres. Access to broadband will support remote working (and remote learning), helping to create jobs across all regions.*

## **PA CH 7.8: Section 7.5.1.1 Green Economy, page 257**

Amend Objective EEO29 as follows:

Support the growth of business in the green and circular economy and the initiatives within the IDA strategy “Driving Recovery and Sustainable Growth”, *or any superseding document, including through the accelerated roll-out of the National Broadband Plan.*

## **PA CH 7.9: Section 7.5.1.1 Green Economy, page 257**

Insert a new Objective below Objective EEO29, as follows:

*Objective EEOXX – Dublin Regional Enterprise Plan*  
*Support the Dublin Regional Enterprise Plan 2024 in this Plan.*

## **PA CH 7.10: Section 7.5.2.1 Integrated Tourism Complexes, page 262-263**

Amend 7.5.2.1 Integrated Tourism Complexes, as follows:

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The Council will **continue to** encourage the development of integrated tourism/leisure/recreational complexes in demesne type landscapes in the County, where such uses are consistent with the retention of such landscapes *and only where the sensitive conservation and appropriate use of the historic buildings are the priority and where the interventions to the historic designed landscape are sympathetic and informed by a thorough understanding of the significance of the landscape features. The land holding of the main historic house/building, the outbuildings and other ancillary structures and the historic designed landscape should all be within the one ownership in order to deliver the aim of the Integrated Tourism Complex concept. Development proposals will need to be accompanied and directed by a Conservation Plan and a Designed Landscape Appraisal.* The conservation of these assets into the future is essential and the Council recognises the need for the appropriate sustainable reuse of these buildings. An integrated tourism/leisure/recreational complex **should may** include **a number of** the following *where they are of an appropriate scale and design for the setting:*

- Hotel and associated facilities, conference centre, *events facilities*, golf course, equestrian centre, trekking centre, fitness centre, *health/spa/wellness centre*, indoor/outdoor water facility, fishing facility, museums, nature trails, walking routes and associated facilities.
- It may also include tourist related residential and leisure retail which is ancillary to the main tourist attraction. The tourist related residential development shall be contained within the existing buildings and retained in single company ownership and shall not be sold off individually.

A comprehensive planning application will be required for the entire complex which will include proposals, where appropriate, for:

- The preservation/conservation of natural amenities on the site,
- The preservation/conservation of the heritage structures on the site,
- The retention of the open nature of the lands,
- **Significant and intensive** *Careful and sympathetic additional* landscaping of the site

The complexes that will be considered for such proposals include;

- Abbeyville
- Dunsoghly Castle
- Roganstown
- Tyrrelstown House
- Hampton Demesne
- Beech Park House

## **PA CH 7.11 : Section 7.5.3.5 Agriculture, Agri-food and Farm diversification, page 274**

Amend Objective EEO77 as follows:

Support and facilitate the growth of agribusiness in Fingal and encourage agribusiness and support services which are directly related to the local horticultural or agricultural sectors in RB *and FP* zoned areas.

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## **PA CH 7.12: Section 7.5.3.5 Agriculture, Agri-Food and Farm diversification, page 274**

Amend Policy EEP31 as follows:

Support the objectives and actions of the Fingal Agri-food Strategy 2019-2021 *and the new Fingal Food Policy which will be developed in the lifetime of this plan.*

## **PA CH 7.13: Section 7.5.3.5 Agriculture, Agri-Food and Farm diversification, page 274**

Amend Objective EEO80 as follows:

Objective EEO80

Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the agri-food sector in Fingal *and the new Fingal Food Policy*, to promote and showcase the agri-food sector, including supporting events such as the Flavours of Fingal, and to ensure that the **economic** potential of the sector is secured for the benefit of *local communities, the environment*, the local economy, and national economy.

## **PA CH 7.14: Section 7.5.5 Retail Hierarchy, page 279**

Remove Lusk, Rush and Donabate from Level 3 of Table 7.2: Fingal Retail Hierarchy and include Lusk, Rush and Donabate in Level 4 of Table 7.2: Fingal Retail Hierarchy, as follows:

Level 3: Balbriggan, Malahide, Skerries, Charlestown, ~~Rush, Lusk and Donabate~~

Level 4: *Rush, Lusk, Donabate*, Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, Howth, Portmarnock, Baldoyle, Ongar, Sutton, Balrothery

## **PA CH 7.15: Section 7.5.5 Retail Hierarchy, pages 280 and 282**

Amend the following text on pages 280 and 282 of the Draft Plan:

Town and/or District Centres

Balbriggan, Malahide, Skerries, *and* Charlestown, ~~(Rush, Lusk and Donabate)~~ are included at Level 3 of the Fingal Retail Hierarchy. These centres are well distributed geographically throughout the County, with significant resident-populations and also serving wider catchment areas, some into rural areas. While these towns are unique with distinctive characters and historic development, they perform and have further potential to perform over the Plan period to a higher retailing level due to the strength of their resident-population and catchment-population.

Objective EEO90 – Level 3 Centres: Ensure the development of Balbriggan, Malahide, Skerries, *and* Charlestown, ~~(Rush, Lusk and Donabate)~~ as sustainable, vibrant and prosperous Town Centres performing at a high retail level within the Fingal Retail Hierarchy to meet the retailing needs of and offer sufficient retail choice to their local populations and catchment populations.

Objective EEO91: Facilitate appropriately scaled improvements to the quantum and quality of retail offer and function in Balbriggan, Malahide, Skerries, *and* Charlestown, ~~(Rush, Lusk and Donabate)~~ and ensure their sustainable development by consolidating, intensifying and enhancing their existing core retail areas, and by directing new retail opportunities into the core retail areas identified for each

Neighbourhood Centres, Local Centres-Small Towns and Villages

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Level 4 of the Fingal Retail Hierarchy includes a number of important small towns, urban village centres, and local centres. These are dispersed throughout the County including urban centres such as *Rush, Lusk, Donabate*, Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, and Ongar in the west of the County, Balrothery to the north, and Howth, Portmarnock, Baldoyle, and Sutton to the east. A complete list of Level 4 centres is included in the Fingal Retail Hierarchy in Table 1 above.

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## CHAPTER 8: Dublin Airport

### Proposed Amendments:

#### **PA CH 8.1: Section 8.5.7 Ensuring Environmental Protection and Sustainability, page 309**

Include the following text as a final paragraph on page 309:

*That the Development Plan recognises the inadequacy of the proposed noise insulation scheme to protect the health of those affected by aircraft noise and that in view of the increasing knowledge and scientific evidence of the serious health impact of aircraft noise on the physical health of Fingal residents that it is an objective to take measures including the expansion of noise insulation to ensure noise levels produced by aircraft during night time are reduced to below 40 DbL Night, as night-time aircraft noise above this level is associated with adverse effects including increased mortality, stress, high blood pressure and a deterioration in cardiovascular health.*

#### **PA CH 8.2: Section 8.5.7 Ensuring Environmental Protection and Sustainability, page 311**

Amend Objective DAO11 as follows:

Strictly control inappropriate development and require noise insulation where appropriate in accordance with table 8.1 above within Noise Zone B and Noise Zone C and where necessary in Assessment Zone D, and actively resist new provision for residential development and other noise sensitive uses within Noise Zone A, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone. To accept that time based operational restrictions on usage of **a second runway** *the runways* are not unreasonable to minimize the adverse impact of noise on existing housing within the inner and outer noise zone.

#### **PA CH 8.3: Section 8.5.7 Ensuring Environmental Protection and Sustainability, page 311**

Amend Objective DAO13 as follows:

Ensure that aircraft-related development and operation procedures proposed and existing at the Airport consider *the requirements of the Aircraft Noise Regulations, the Noise Abatement Objective (NAO) for Dublin Airport, the Noise Action Plan and* all measures necessary to mitigate against the potential negative impact of noise from aircraft operations (such as engine testing, taxiing, taking off and landing), on existing established residential communities, while not placing unreasonable, but allowing reasonable restrictions on airport development to prevent detrimental effects on local communities, taking into account the EU Regulation 598/2014 (or any future superseding EU regulation applicable) having regard to the “Balanced Approach” and the involvement of communities in ensuring a collaborative approach to mitigating against noise pollution.

#### **PA CH 8.4: Section 8.5.9 Promoting Quality Design, page 314**

Amend Objective DAO26 as follows:

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Objective DAO26 Ensure that all development within the Dublin Airport Local Area Plan lands will be of a high standard of design *and sustainability*, to reflect the prestigious nature of an international gateway airport, and its location adjacent to Dublin City.

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## CHAPTER 9: Green Infrastructure and Natural Heritage

### Proposed Amendments:

#### **PA CH 9.1: Section 9.5 Policies and Objectives, page 320**

Amend Policy GINHP1 as follows:

Promote an awareness of the benefits of Resilient Design and the multi-functional nature of Green Infrastructure. Apply *multi-functional* principles of Green Infrastructure to inform the development management process in terms of design and layout of new residential areas, business/industrial development and other significant projects while maximizing the multi-functional nature of Green Infrastructure by ensuring the development of synergies between Public Open Space, Biodiversity, SuDS/Water Sensitive Design, *Climate Change* and Active Travel objectives.

#### **PA CH 9.2: Section 9.5 Policies and Objectives, page 320**

Amend Policy GINHP3 as follows:

Encourage measures for the “greening” of new developments including the use of green roofs, brown roofs, green walls and water harvesting. *Where feasible require new developments to incorporate greening elements such as green roofs, brown roofs, green walls, green car parking and SuDs.*

#### **PA CH 9.3: Section 9.5 Policies and Objectives, page 320**

Amend Objective GINHO1 as follows:

Develop *and implement* Urban Greening Plans for Balbriggan, Swords and the wider Dublin 15 area *within the lifetime of the Development Plan.*

#### **PA CH 9.4: section 9.5.1.1 Biodiversity, page 322**

Amend Objective GINHO6 as follows:

**Safeguard** Identify and map the important agricultural and horticultural lands in the County *for future food security purposes and protect these lands from development.*

#### **PA CH 9.5: Section 9.5.1.2 Parks, Open Space and Recreation, page 322**

Amend Objective GINHO10 as follows:

*Identify and* provide opportunities for Fingal residents to engage in food production through allotments, community gardens and the provision of food foraging areas in new parks and Green Infrastructure proposals where appropriate.

#### **PA CH 9.6: Section 9.5.2 Green Infrastructure and Planning, page 324**

Include the following text in Section 9.5.2 Green Infrastructure and Planning, as follows:



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Rewilding is defined as the process of innovation in conservation philosophy, science and management, characterised by a desire to restore ecological processes at various scales, often through the introduction of functional species and the restoration of natural processes.

*Rewilding is a progressive approach to conservation. It's about letting nature take care of itself, enabling natural processes to shape land and sea, repair damaged ecosystems and restore degraded landscapes. Through rewilding, wildlife's natural rhythms create wilder, more diverse habitats.*

## **PA CH 9.7: Section 9.5.2 Green Infrastructure and Planning, page 325**

Amend Objective GINHO23 as follows:

Support *and implement* The Forest of Fingal-A Tree Strategy for Fingal, Keeping it Green – An Open Space Strategy for Fingal and Space for Play – A Play Policy for Fingal *during the lifetime of the Development Plan.*

## **PA CH 9.8: Section 9.6.8 Ecological Corridors and Steeping Stones Including Trees and Hedgerows, page 334**

Include a new Objective after Objective GINHO41, as follows:

*Objective GINHOXX – Protection of Royal Canal  
Protect the Royal Canal and associated habitats along its banks as a proposed Natural Heritage Area by establishing an ecological corridor free of new housing development with a buffer consisting of a minimum width of 30 metres from the top of each bank of the Canal.*

## **PA CH 9.9: Section 9.5.2 Green Infrastructure and Planning, page 325**

Amend Objective GINHO24 as follows:

Continue to **support** *respond to the demand for Public Allotments and Community Gardens in the County in line with Fingal's adopted Allotment Strategy.* **Fingal's Allotment Strategy, Community Gardens initiatives within the County.**

## **PA CH 9.10: Section 9.6.9 Protection of Trees and Hedgerows, page 334**

Amend Policy GINHP21 as follows:

Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management *in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.*

## **PA CH 9.11: Section 9.6.8. Ecological Corridors and Steeping Stones including Trees and Hedgerows, page 334**

Include a new objective to Section 9.6.8. as follows:

*Objective GINHOXX – Streamside Riparian Zone  
Remove existing revetments and/or gabion baskets along river and streams and restore a minimum of 10m of natural streamside riparian zone, where possible. If existing hard*

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*bank structures cannot be removed, provide instream river rehabilitation works in consultation with Inland Fisheries Ireland to improve the overall habitat quality of the river.*

## **PA CH 9.12: Section 9.6.8. Ecological Corridors and Steeping Stones including Trees and Hedgerows, page 334**

Include a new objective to Section 9.6.8. as follows:

*Objective GINHOXX – Setback of New Surface Water Drainage Outfalls  
Set back new surface water drainage outfalls from the main river channel on the landward edge of the floodplain or a designed wetland feature to cater for water quality improvement before the surface discharges into the river.*

## **PA CH 9.13: Section 9.6.9 Protection of Trees and Hedgerows, page 335**

Amend Objective GINHO44 as follows:

Ensure adequate justification for tree removal *in new developments and open space management* and require documentation and recording of *the reasons* where tree felling is proposed and avoid removal of trees without justification.

## **PA CH 9.14: Section 9.6.9 Protection of Trees and Hedgerows, page 335**

Amend Objective GINHO45 as follows:

Promote, **encourage** and support woodland development schemes by identifying suitable areas **and support other initiatives that aim** to establish and enhance woodlands for *biodiversity, climate change and* recreational purposes in partnership with local communities *in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.*

## **PA CH 9.15: Section 9.6.9. Protection of Trees and Hedgerows, page 335**

Include a new objective to Section 9.6.9. as follows:

*Objective GINHOXX – Wildlife Act and Roads Act  
The Council shall comply with the requirements set out in the Wildlife Act and Roads Act in the context of its maintenance programmes and housing, recreational and infrastructure developments.*

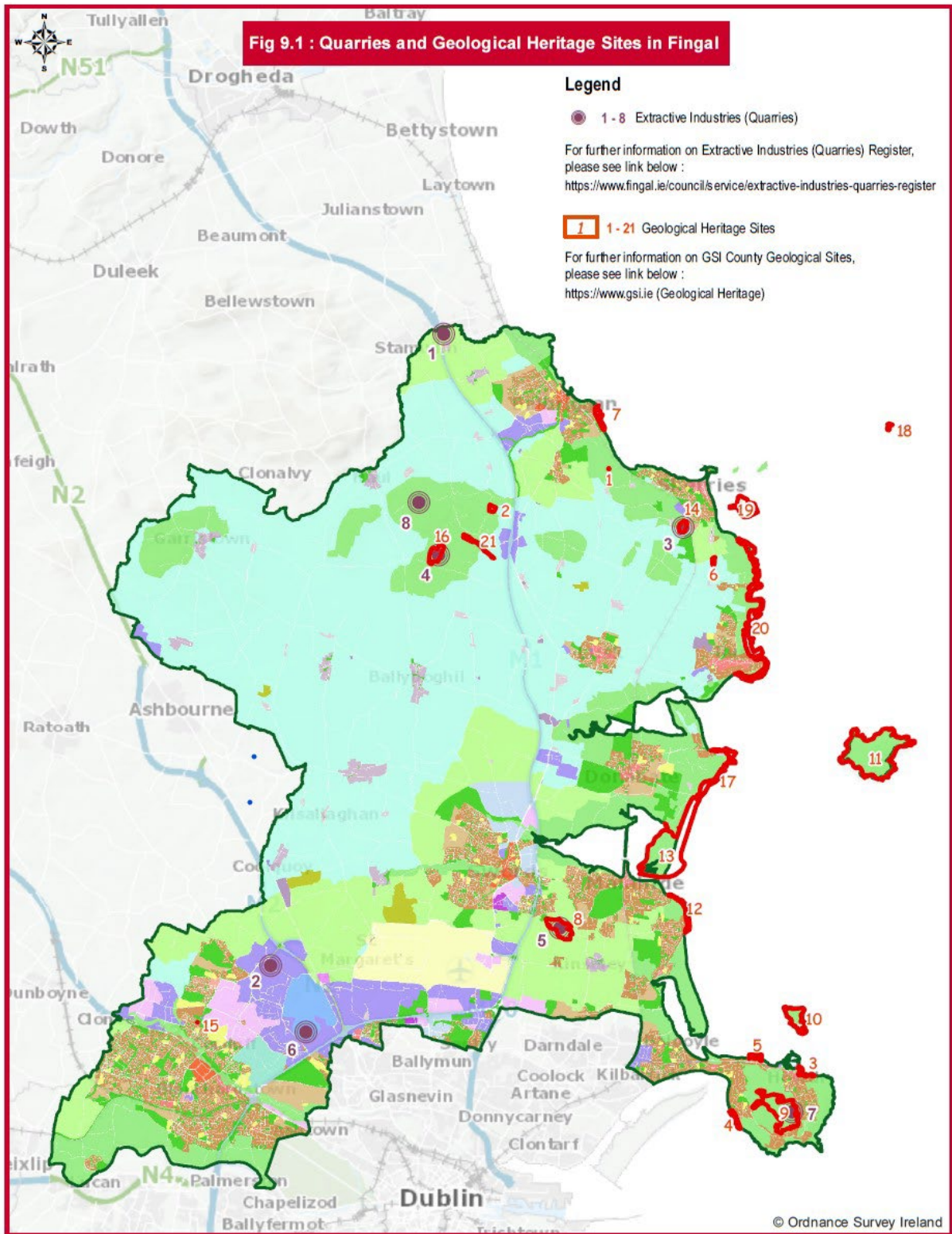
## **PA CH 9.16: Section 9.6.12 County Geological Sites, page 336**

Include new Figure “Quarries and Geological Heritage Sites in Fingal” in Section 9.6.12.

The following text is also to be included directly preceding this map:

*Figure 9.1 below shows the location of the county geological sites identified by the GSI as well as the locations of sites included on the Fingal Extractive Industries (Quarries) Register which was compiled in accordance with the requirements of Section 261 and 261A of the Planning and Development Act (as amended).*

# PART 2



**PA CH 9.17: Section 9.6.15 Views and Prospects, page 341**

Include a new objective in Section 9.6.15, as follows:

*Objective GINHOXX – Review and update Views and Prospects*

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*Review and update the views and prospects outlined the Development Plan in line with the policy as set out in Section 9.6.15 -Views and Prospects.*

## **PA CH 9.18: Section 9.6.16 , Special Amenity Areas, page 342**

Amend objective GINHO62 Liffey Valley Regional Park Study as follows:

To carry out a study for the lands that comprise Liffey Valley inclusive of the Special Area Amenity Order (SAAO), Shackletons Mill and adjacent lands so as to investigate and determine viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park) *including a Greenway (Liffey Valley Greenway)*, with particular emphasis on enhancing the recreation, amenity value and accessibility of the area, in accordance with the Council's published document Towards a Liffey Valley Park (2007). This new Regional Park will serve the needs of existing communities of Clonsilla, Hansfield and Ongar as well as the wider Greater Dublin area. The study will be carried out in consultation with the surrounding Local Authorities, State Agencies, existing landowners, sectoral, community and commercial interests.

## **PA CH 9.19: Section 9.6.7 High Amenity Zoning, page 342**

Amend Objective GINHO59 as follows:

**Consider** *Prioritise* Rogerstown, Malahide and Baldoyle Estuaries for Special Amenity Area Orders

## **PA CH 9.20: Section 9.7.2 Coastal Tourism and Recreation, page 347**

Amend Policy GINHP31 as follows:

Encourage *the enhancement of existing and development of new shared access* leisure and amenity type uses along the coast so long as such uses do not cause significant adverse impacts on the environment, visual amenity and heritage.

## **PA CH 9.21: Section 9.7.2 Coastal Tourism and Recreation, page 347**

Amend Policy GINHP32 as follows:

Enhance and promote access to the coast and harbours, including the promotion of coastal and harbour *shared access* recreational facilities where appropriate, while also prioritising and protecting the coastal environment.

## **PA CH 9.22: Section 9.6.8 and objective IUO26 and DMSO211 page 333, 404 and 624**

Edit Section 9.6.8 and objective IUO26 and DMSO211 to reflect the amended and new objective as per CE CH 9.9 and CE CH 9.10 above.

# PART 2

## CHAPTER 10: Heritage, Culture and Arts

### Proposed Amendments:

#### **PA CH 10.1: Section 10.5.1.4 Underwater Archaeology, page 357**

Include the following in Section 10.5.1.4:

Fingal's offshore and coastal waters, tidal estuaries and rivers have a diverse and interesting range of features and finds piers, quay walls, fords, stepping stones. Section 3 of the National Monuments (Amendment) Act 1987 makes specific provisions for the protection of shipwrecks and underwater archaeological objects, whereby, all wrecks over 100 years old are legally protected. Wreck Inventory of Ireland Database (WIID) which holds records of over 18,000 known and potential wreck sites is used as a tool to help manage and protect historic wrecks.

Development, *including infrastructure responding to the mitigation of flooding resulting from climate change, within the marine*, offshore and coastal waters, tidal estuaries and river areas which have the potential to impact on both known and potential terrestrial and underwater archaeology will require appropriate intertidal and underwater archaeological assessment and *the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage relating to all developments within these environments. The Council will seek to protect, preserve and promote the marine and coastal zone archaeological, including underwater, heritage of Fingal. Where flood relief schemes are being undertaken the Council will have regard to the Archaeological Guidelines for Flood Relief Schemes (DHLGH 2022).*

#### **PA CH 10.2: Section 10.5.1.4 Underwater Archaeology, page 357**

Amend Policy HCAP2 as follows:

Recognise the importance of our archaeological resource and provide appropriate objectives to ensure its appropriate retention, *promotion* and recording.

#### **PA CH 10.3: Section 10.5.1.4 Underwater Archaeology, page 357**

Amend Policy HCAP3 as follows:

Safeguard archaeological sites, monuments, objects and their settings listed in the Record of Monuments and Places (RMP), Sites and Monuments Record (SMR), *underwater cultural heritage including protected wrecks* and any additional newly discovered archaeological remains.

#### **PA CH 10.4: Section 10.5.1.4 Underwater Archaeology, page 358**

Amend Objective HCAO2 as follows:

Protect all archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places, *Wreck Inventory of Ireland* and all sites and features of archaeological and historic interest discovered subsequent to the publication of the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.

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## **PA CH 10.5: Section 10.5.1.4 Underwater Archaeology, page 358**

Amend Objective HCAO3 as follows:

Encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds *and underwater cultural heritage* in accordance with conservation principles and best practice guidelines.

## **PA CH 10.6: Section 10.5.1.4 Underwater Archaeology, page 359**

Amend Objective HCAO9 as follows:

Ensure that in general development will not be permitted which would result in the removal of archaeological monuments with above ground features, *protected wrecks* and that this will be especially the case in relation to archaeological monuments which form significant features in the landscape.

## **PA CH 10.7: Section 10.9.1 Cultural Infrastructure, page 378**

Amend Objective HCAO58 as follows:

Support ~~the cultural development of Swords Castle~~ *the enhancement of the identity, cultural and tourism development of Swords by protecting, conserving and enhancing the historic site of Swords Castle and its environs and the improvement of public and civic facilities and spaces of Swords Town Centre through the delivery of the Swords* Cultural Quarter.

## **PA CH 10.8: Section 10.10 Language Heritage, page 379**

Amend Objective HCAO65 as follows:

*Actively* support the use of the Irish language on shopfronts.

## **PA CH 10.9: Section 10.10 Language Heritage, page 379**

Amend Objective HCAO66 as follows:

Promote Irish language and traditional culture in Fingal and support events celebrating *Irish as a living language* and our cultural heritage.

# PART 2

## CHAPTER 11: Infrastructure and Utilities

### Proposed Amendments:

#### **PA CH 11.1: Section 11.3 Opportunities, page 386**

Amend Section 11.3 - Opportunities of the Draft Plan as follows:

The Council will continue to tackle issues that are contributing to Ireland’s greenhouse gas emissions and will facilitate the delivery of numerous gas and electricity projects providing additional energy capacity across the County, in addition to upholding quality standards in respect of environmental safety, public lighting, air quality and noise management. In an effort to reduce our carbon footprint, it will be necessary to diversify our energy production systems *and increase measures for energy saving in the future, leading away* from fossil fuels and towards green energy such as wind, wave, solar and biomass, together with smart energy systems and the electrification of transport fleets.’

#### **PA CH 11.2: Section 11.4 Strategic Aims, page 387**

Amend Section 11.4 - ‘Strategic Aims’ of the Draft Plan as follows:

Facilitate and promote the development of energy networks to facilitate sustainable growth and economic development and support the transition to alternative, renewable, decarbonised and decentralised energy sources, technologies and infrastructure. The Council will continue to support the development of a safe, secure and reliable supply of electricity and encourage the development of enhanced electricity networks, facilitating new transmission infrastructure projects under EirGrid's Grid Development Strategy. *Projects to reduce energy use must also be prioritised, which could encompass both individual and community changes in energy habits and leverage new technologies via Smart Grids and Smart Cities. This can* significantly improve the efficiency and quality of complex systems such as electricity, water, waste, energy and transport services, thereby reducing their costs while contributing to the “green economy”.

#### **PA CH 11.3: Section 11.5.1, Water Supply and Wastewater, page 391**

Delete Existing Table 11.1 and insert Updated Table 11.1 as shown below:

Draft Statement of Feasibility for Fingal to Inform the Draft CDP			
	Wastewater Treatment	Wastewater Network	Water Supply & Network
Metropolitan Area	Long Term will need the Greater Dublin Drainage Project & Ringsend WWTW Upgrades	Drainage Area Plans (DAP) are underway for most Metro settlements. North Fringe Sewer (NFS) area Swords & Malahide. Proposed	The Greater Dublin Area is constrained. Will need the Water Supply Project (WSP) Long term

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Draft Statement of Feasibility for Fingal to Inform the Draft CDP			
	Wastewater Treatment	Wastewater Network	Water Supply & Network
		to start in 2022 - Balbriggan Skerries	
Swords	Swords WWTW - Should be sufficient headroom. However, will need a project in the longer term (full realisation of Metro North)	There are issues in some areas. DAP working on upgrade solutions. Immediate upgrades developed into projects. Fosterstown Masterplan extension to Malahide Roundabout.	Leixlip WTW. Water conservation and the National Leakage Reduction programme will be an important part of water supply management
Blanchardstown (incl Castleknock, Clonsilla, Mulhuddart, Ongar, Hollystown & Tyrrelstown)	Ringsend upgrades underway & GDD project in the longer term	Blanchardstown Regional Drainage Scheme (BRDS) Trunk Sewer to be completed in 2023. Local sewers will be developer led. IW are developing a high level servicing plan of all development land for the fringes of the 9c catchment. Includes Barnhall SDZ. Ongar, Cherrywood, Huntstown, Hollystown, Mulhuddart, etc.	Leixlip WTW. Water conservation and the National Leakage Reduction programme will be an important part of water supply management
Baldoyle / Sutton	Ringsend Upgrades underway	Goes to north fringe sewer - no issues.	Leixlip WTW. Water conservation and the National Leakage Reduction programme will be an important part of



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Draft Statement of Feasibility for Fingal to Inform the Draft CDP			
	Wastewater Treatment	Wastewater Network	Water Supply & Network
			water supply management
Howth	Ringsend Upgrades underway	Planned project for Doldrum Bay.	WS upgrades almost complete. Howth Reservoir Upgrade - Feasibility stage
Other Settlements (incl Santry,	Ringsend	North Fringe	
Donabate & Portrane	Portrane TW has headroom	Pumping Stations under construction with system upgraded to facilitate 3000 units.	Leixlip WTW. Watermain extension / Upgrade in progress
Malahide	Can accommodate this level of growth	Kinsealy Lane (south) now connected to the North Fringe Sewer. Kinsealy Lane North - A project is planned and to be completed within the lifetime of the CDP. Main Town Area- some network capacity issues. DAP will identify solutions.	WS upgrades recently completed
Portmarnock	Ringsend Upgrades underway	Planned project for P.Stn upgrade at Portmarnock Bridge. P.Stn. needs to be delivered. Existing network pumping control being	Leixlip WTW. Water conservation and the National Leakage Reduction programme will be an important part of water supply management

# PART 2

Draft Statement of Feasibility for Fingal to Inform the Draft CDP			
	Wastewater Treatment	Wastewater Network	Water Supply & Network
		implemented to get another phase in.	
Towns & Villages (incl Coolquay, Kinsealy, Rivermeade & Rowlestown)	Issues in Oldtown, Rivermeade & Turvey.	Oldtown WWTW - it is planned to upgrade the plant under the National Certificate of Authorisation Programme. . No current plans for a project in Turvey or Rivermeade. Rowlestown also needs P.Stn Upgrade	
Balbriggan	Barnageeragh WWTW has ample headroom	Quay Street upgrade planned for future development 10 year Horizon delivery 2022. New network required to get Balbriggan north area and South of Quay St to Dublin Road Pumping Station. IW developing plan of infrastructure required. DAP starting in 2022 for remainder of Agglomeration.	Bog of the Ring & Leixlip
Rush	Portrane WWTW has ample headroom	Upgraded.	Leixlip (as above)
Lusk	Portrane WWTW has ample headroom	Generally, no issues, no local concerns	Leixlip (as above)

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Draft Statement of Feasibility for Fingal to Inform the Draft CDP			
	Wastewater Treatment	Wastewater Network	Water Supply & Network
Skerries & Loughshinny	Barnageeragh WWTW has ample headroom	New pumping stations at Rush Road, Skerries & Loughshinny have been completed	Leixlip (as above)
Towns & Villages	Issues in Naul, will be addressed under the Small Towns & Villages Growth Programme		
Rural	Colecot & Ballyboughal are constrained settlements	No immediate plans for upgrades.	

**PA CH 11.4: Section 11.5.1, Water Supply and Wastewater, page 393**

Amend Policy IUP5 as follows:

Policy IUP5 – Greater Dublin Drainage Study

Promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) GSDSDs, *including any updates to the original report.*

**PA CH 11.5: Section 11.5.2.1 Nature-Based Surface Water Solutions through SuDS, page 397**

Amend Objective IUO10 as follows:

Objective IUO10 – SuDS; Nature-Based Solutions

SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document – *“Green/ Blue Infrastructure for Development”*, as amended (Appendix 11) *and ‘Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document’ (November 2021, DHLGH).*

**PA CH 11.6: Section 11.5.2.3 Strategic Flood Risk Assessment (SFRA), page 400**

Amend Policy IUP14 as follows:

Policy IUP14 – OPW

Continue to support and assist the OPW in implementing and delivering the relevant **Catchment Based Flood Risk Assessment and Management Programmes** *Flood Risk Management Plans* for rivers, coastlines and estuaries within Fingal.

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## **PA CH 11.7: Section 11.5.3.1 Quality of Bathing Water (Coastal) page 403**

Insert text to Section 11.5.3.1 as follows:

### 11.5.3.1 Quality of Bathing Water (Coastal)

The Bathing Water Quality Regulations, 2008, set out our obligations for bathing water quality checks and public information during the bathing season. Fingal take 9 samples in total, 1 before and 8 during the bathing season. Samples are generally taken fortnightly during the bathing season. Bathing water quality on Fingal beaches is generally classified as “Good” or “Excellent”, and water quality results for Fingal's beaches can be checked on the EPA website:

<https://www.beaches.ie/>. If test results don't meet the necessary standards, Fingal has a process in place for notifying beach users.

Fingal currently monitors 10 identified beaches within the County for water quality, with regular updates on bathing water quality during the bathing season, which runs from 1 June to 15 September each year. Fingal will continue to support the retention of the Blue Flag status of Velvet Strand beach at Portmarnock *and the recently added Balcarrick, Donabate and Rush South Beach.*

## **PA CH 11.8: Section 11.6 Waste Policies and Objectives, page 405**

Amend Section 11.6 as follows:

This Waste Action Plan provides Ireland with a roadmap for waste planning and management and is supported by the *'Circular Economy and Miscellaneous Provisions Act (2022) 'Circular Economy Bill' (2021)*, and the *'Whole of Government Circular Economy Strategy' (2021) and the National Food Loss Prevention Roadmap'* to comply with EU Waste Directive obligations.

## **PA CH 11.9: Section 11.6 Waste Policies and Objectives, page 407**

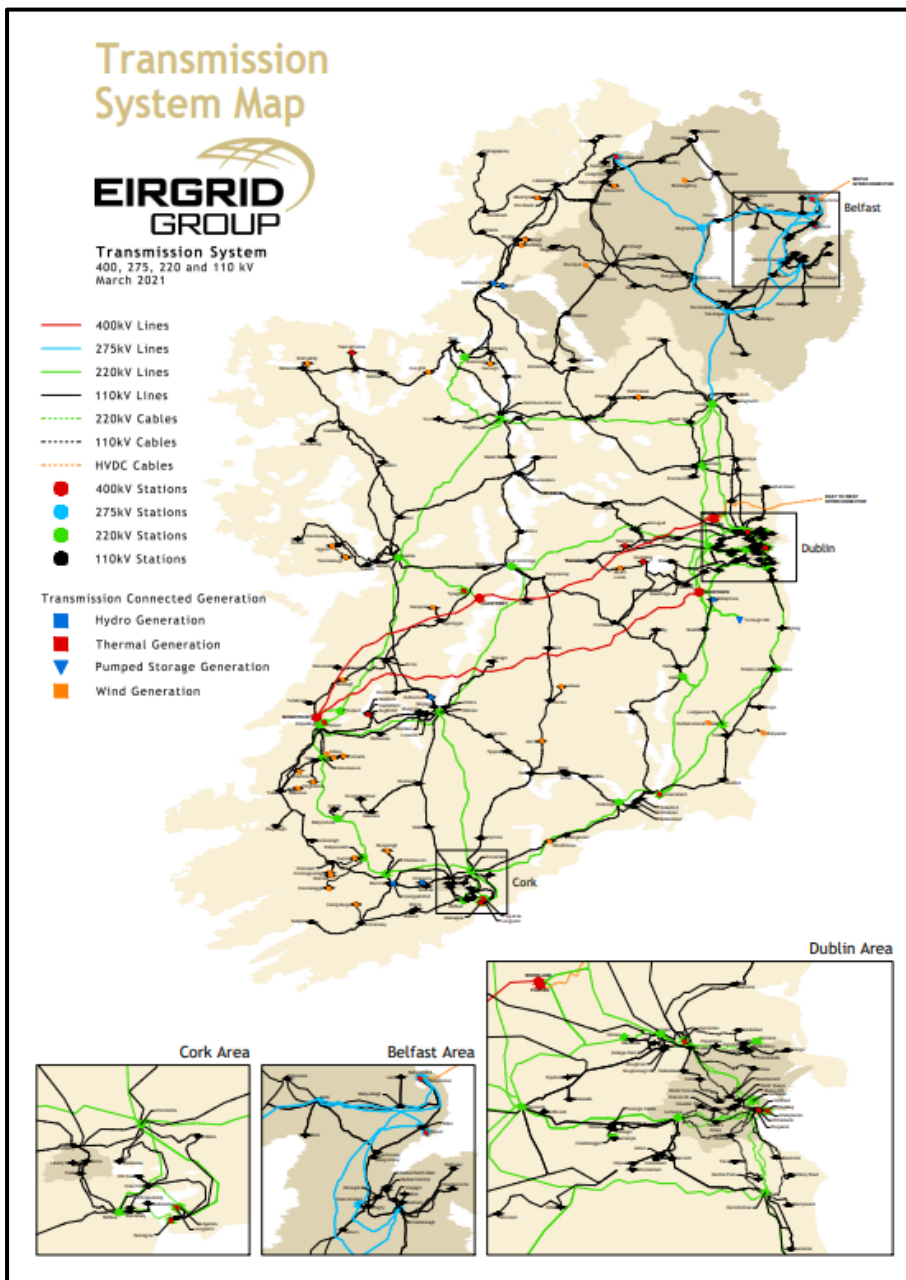
Amend Policy IUP22 as follows:

'Support the principles of transition from a waste economy towards a green circular economy and implement good waste management and best practices to enable Fingal to become self-sufficient in terms of resource and waste management and to enhance employment and increase the value recovery and recirculation of resources, *in accordance with the "Whole-of-Government Circular Economy Strategy" -(December 2021).*'

## **PA CH 11.10: Section 11.7 Energy Policies and Objectives, page 411**

Update Figure 11.1 - The All-Island Electricity Transmission Network – to include new Map from March 2021.

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## **PA CH 11.11: Section 1.7 Energy Policies and Objectives page 412**

Amend Section 11.7 as follows:

### 11.7 Energy Policies and Objectives

Fingal will continue to support energy utility providers, *businesses and local community groups* in their efforts to reinforce and strengthen existing utility infrastructure, transmission / distribution networks and *community funded energy generation projects and* will support new infrastructure projects and technologies with particular emphasis on renewable, alternative, and decentralised energy sources, and those which are less carbon intensive in line with the Electricity and Gas Networks Sector Climate Change Adaptation Plan (2019). We will continue to support the development of a safe, secure, and reliable supply of electricity and to support the development of enhanced electricity networks and facilitate new transmission infrastructure

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projects including those under EirGrid's Grid Development Strategy, to service the existing and future needs of Fingal and the wider Eastern Region and to strengthen all-island energy infrastructure and interconnection capacity.

## **PA CH 11.12 Section 11.7.1 Renewable Energy, page 412**

Update references to the OREDP as follows in Section 11.7.1

Section 11.7.1

...Under the Offshore Renewable Energy Development Plan (OREDPP), *and any successor thereof*, Ireland has set ambitious plans for renewable energy and offshore renewable energy resource development

## **PA CH 11.13: Section 11.7.1 Renewable Energy, page 412**

Amend Section 11.7.1

Our Development Plan policies encourage the sustainable development of the renewable energy sector in the County (including bioenergy, wind, wave, solar, *green hydrogen and biofuels*, etc) due to the positive contribution it can make to the economy and to the achievement of renewable energy targets (see also Chapter 5 Climate Action).

## **PA CH 11.14: Section 11.7.1 Renewable Energy, page 414**

Amend Policy IUP28 as follows:

Policy IUP28 – Promote Energy Efficient Development

Promote more energy efficient development through the location of housing and employment along *public transport/cycling corridors, where people can choose to use less energy intensive public transport or cycling*, rather than being dependent on the car.

## **PA CH 11.15: Section 11.7.1 Renewable Energy, page 414**

Insert New Policy after IUP29 as follows:

*Policy IUPXX - Promote Low Carbon Energy Development  
Promote more energy-efficient development through the location of housing and employment along district heating hubs, or potential renewable energy locations, where people can connect buildings to energy efficient, low-carbon alternatives.*

## **PA CH 11.16: Section 11.7.1 Renewable Energy, page 414**

Amend Policy IUP29 as follows:

Policy IUP29 - Enhancement and Upgrading Of Existing Infrastructure and Networks

Work in partnership with existing service providers, *businesses and local community groups* to facilitate required enhancement and upgrading of existing infrastructure and networks and support the development of new energy systems, *local community sustainable energy generation projects* and transmission grids, which will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave, and solar energy.

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## **PA CH 11.17: Section 11.7.1 Renewable Energy, page 414**

Amend Policy IUP30 as follows:

Policy IUP30 – Enhancement and Upgrading Of Existing Infrastructure And Networks  
Support EirGrid's Grid Development Strategy – Your Grid, Your Tomorrow (2017),  
Implementation Plan 2017–2022, *'Shaping our Electricity Future-A Roadmap to achieve our Renewable Ambition (2021)'* and Transmission Development Plan (TDP) ~~2016~~ *2020-2029, and the Government's Policy Statement on Security of Electricity Supply (November 2021) and any subsequent plans prepared during the lifetime of this Plan, to provide for the safe, secure, and reliable supply of electricity.*

## **PA CH 11.18: Section 11.7.1 Renewable Energy, page 414**

Insert new Policy after IUP30 as follows:

*Policy IUPXX – East Meath-North Dublin Grid Update*  
*Support the development of the East Meath-North Dublin Grid Upgrade to strengthen the electricity supply network in anticipation of the future development of renewable energy, onshore and offshore.*

## **PA CH 11.19: Section 11.8.5 Ducting and Access to Fingal County Council Assets, page 419**

Insert new Policy after Policy IUP 37 as follows:

*Policy IUPXX – Digital Connectivity*  
*Promote and support the Government's Strategy 'Harnessing Digital – the Digital Ireland Framework' (Feb 2022) and the 'National Development Plan 2021- 2023' – National Strategic Objective 6, which relates to enhancing Ireland's high quality international connectivity.*

## **PA CH 11.20: Section 11.8.5 Ducting and Access to Fingal County Council Assets, page 419**

Amend Objective IUO51 as follows:

Objective IUO51 – Digital Hubs and Co-working Spaces  
Facilitate the development of digital hubs and co-working spaces at appropriate locations,  
*including towns and rural villages*

## **PA CH 11.21: Section 11.8.5 Ducting and Access to Fingal County Council Assets, page 420**

Insert new Objective after Objective IU056 as follows:

*Objective IUOXX – Sensor and Telecommunication Register of Council Assets*  
*Support the development of a mapped IoT sensor and telecommunication Agenda Item 277 Page 313 register of Council assets and make the data available through the Fingal Open Data Portal.*

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## CHAPTER 12: Implementation and Monitoring

### Proposed Amendments:

#### **PA CH 12.1: Section 12.3 Monitoring, page 428**

Include an additional bullet point after the first paragraph as follows:

- The 2 Year Review of the 2023–2029 Fingal Development Plan.
- Report to the Regional Assembly setting out progress made in supporting objectives of the RSES.
- *Plan Monitoring in accordance with Part 10 of the Development Plans Guidelines for Planning Authorities – June 2022.*

#### **PA CH 12.2: Section 12.4 Implementation and Monitoring System, page 437**

Include at the end of Monitoring Section relating to Policy CMP1 as follows:

*To project the potential carbon emissions from major road projects and upgrades and cross reference projections based on road monitoring data after construction.*



# PART 2

## CHAPTER 13: Land Use Zoning

### Proposed Amendments:

#### **PA CH 13.1: Section 13.5 Zoning Objectives, Vision and Use Classes, page 452**

Insert caveat 19 'For Public Operators Only' to the following uses in the Permitted in Principle category of the CI-Community Infrastructure zoning objective, 'Residential Care Home/Retirement Home' and 'Sheltered Accommodation'.

#### **PA CH 13.2: Section 13.5 Zoning Objectives, Vision and Use Classes, page 456**

Include agri-business in the Permitted in Principle category of the FP-Food Park zoning objective.

#### **PA CH 13.3: Section 13.5 Zoning Objectives, Vision and Use Classes, page 460**

Amend the GE-General Employment zoning vision as follows:

Facilitate opportunities for compatible industry and general employment uses *including appropriate sustainable employment and enterprise uses*, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.

#### **PA CH 13.4: Section 13.5 Zoning Objectives, Vision and Use Classes, page 462**

Delete 'Campsite' subject to caveat 25 from the 'Permitted in Principle' category of the HA-High Amenity zoning objective and to remain Open for Consideration.

#### **PA CH 13.5: Section 13.5 Zoning Objectives, Vision and Use Classes, page 463**

Amend the note to the Use Classes Table for Zoning Objective "HA" High Amenity as follows:

Nothing in this Development Plan Zoning Matrix (Use Classes related to HA Zoning Objective) shall disallow proposals for:

- i. Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;
- ii. Appropriate uses including uses which also relate to and are consistent with the historic use of the complex within the demesne **established prior to the foundation of the Irish State.**

#### **PA CH 13.6: Section 13.5 Zoning Objectives, Vision and Use Classes, page 466**

Delete 'Data Centre' from the 'Not Permitted' category of the HT- High Technology zoning objective. and to remain Open for Consideration.

#### **PA CH 13.7: Section 13.5 Zoning Objectives, Vision and Use Classes, page 466**

Include Retail – Comparison ≤ 500 sqm nfa, Retail – Comparison > 500sqm nfa, Retail – Supermarket ≤ 2,500 sqm nfa in the 'Not Permitted' category of the HT- High Technology zoning objective.

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## **PA CH 13.8: Section 13.5 Zoning Objectives, Vision and Use Classes, page 474**

Amend the NSC – National Sports Camps zoning vision as follows:

Facilitate the *sustainable* development of a state-of-the-art National Sports Campus incorporating world class indoor and outdoor sporting facilities and recreational amenities for community use, on lands adjacent to major transport infrastructure, operating at a National and International scale and optimising its value as a centre of excellence for sport.

## **PA CH 13.9: Section 13.5 Zoning Objectives, Vision and Use Classes, page 475**

Delete the Retail – Comparison ≤ 500 sqm nfa use from the ‘Not Permitted’ category of the NSC zoning objective and include in the ‘Permitted in Principle’ category of the NSC zoning objective subject to caveats 30 and 34.

<sup>30</sup> For sporting/local working population only.

<sup>34</sup> Any increase on this size will have to be justified in terms of overall zoning vision for the lands, traffic implications and public transport linkages.

## **PA CH 13.10: Section 13.5 Zoning Objectives, Vision and Use Classes, page 472 and throughout Draft Plan where relevant**

Amend the "ME" Metro Economic Corridor zoning objective to "MRE" Metro and Rail Economic Corridor throughout the Plan.

## **PA CH 13.11: Section 13.5 Zoning Objectives, Vision and Use Classes, page 472**

Amend the ME zoning objective as follows:

Facilitate opportunities for high-density mixed-use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development ~~within the Metro Economic Corridor~~ *adjacent to metro, rail and light rail stations*.

## **PA CH 13.12: Section 13.5 Zoning Objectives, Vision and Use Classes, page 472**

Amend the ME zoning vision as follows:

Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the MetroLink, *rail and light rails stations* within a settings of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.

## **PA CH 13.13: Section 13.5 Zoning Objectives, Vision and Use Classes, page 483**

Include ‘Builders Providers/Yard’ in the ‘Not Permitted’ Category of the RC – Rural Cluster zoning objective.

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## CHAPTER 14: Development Management Standards

### Proposed Amendments:

#### **PA CH 14.1: Section 14.6.5 Open Space Serving Residential Development, page 518**

Amend text in Table 14.6 as follows:

Public open space - Public open space is accessible to the public at large and in general is intended to be “taken in charge” by the Local Authority, *but in certain circumstances may be privately managed*. Appropriate provision must be made for public open space within all new developments. In all instances where public open space is not provided a contribution under Section 48 will be required for the short fall. (*Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.*)

#### **PA CH 14.2: Section 14.7 Apartment Development /Standards, page 520**

Amend Section 14.7 Apartment Development/Standards as follows:

##### *Mix of units (SPPR1)*

Apartment Floor Area (SPPR3)  
Dual Aspect Ratios (SPPR4)  
Floor to Ceiling Height (SPPR5)  
Lift and Stair Cores (SPPR 6)  
Internal Storage  
Private Amenity Space (Appendix 1)  
Communal Amenity Space (Appendix 1)  
Children’s Play Space provision (Section 4)  
Bicycle Parking and Storage (Section 4)  
Build to Rent Schemes (SPPR 7 & SPPR 8)

#### **PA CH 14.3: Section 14.7.3 Internal Storage, page 522**

Amend Section 14.7.3 Internal Storage as follows:

Internal storage within an apartment unit shall be provided in accordance with the *Sustainable Urban Housing Design Standards for New Apartments as set out in Appendix 1 and Section 3.30 to 3.34.*

~~Storage should be additional to kitchen presses and bedroom furniture. “ Hot press/boiler space will not count as general storage.” No individual storage room should exceed 3.5 sq. m. Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building should be provided. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children’s outdoor toys or buggies. This form of storage does not satisfy bicycle parking requirements for the apartment scheme.~~

#### **PA CH 14.4: Section 14.11.2 Age Friendly Housing, page 536**

Amend Section 14.11.2 as follows:

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The Council will promote an age-friendly approach by ensuring that both existing and proposed residential developments are future proofed for an ageing population. In accordance with the principles of “Housing Options for Our Ageing Population’ – Policy Statement 2019”, the Planning Authority will advocate an age friendly approach with respect to new residential in Fingal.

Applicants for residential development should consider the incorporation of units suitable for elderly persons within proposed schemes, and consideration should be given to accompanying facilities and materials ~~which promote this approach~~ *in line with the age friendly principles taken from the Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home – June 2021, published by Age Friendly Ireland. These set out that an Age Friendly Home*

- *is well-connected to local amenities*
- *is easy to approach and enter*
- *is connected to the outdoors*
- *is easy to move about in*
- *has accessible and adaptable toilets and bathrooms*
- *has a guest bedroom*
- *has easy to use fittings and fixtures*
- *is energy and cost efficient*
- *has good security and technology system*

The Council will consider proposals, including the development of small infill sites for appropriate forms of residential development for age-friendly housing, including opportunities for those wishing to downsize from larger family homes to more appropriately sized units “Right-Sizing” with benefits of town centre living and proximity to community infrastructure, transport etc.

Housing proposals specifically aimed at older people should be designed having regard to Universal Design Standards enabling the property to be future proofed for the possible care needs of the occupant and to ensure sufficient floor space to cater for care assistance/visitors. In this regard, development proposals will be required to comply with any future technical guidance relating to design specifications for housing for older people in place at the time of making the planning application.

## **PA CH 14.5: Section 14.11.2 Age Friendly Housing, page 537**

Insert new objective after section 14.11.2 of the Draft Plan as follows:

*Objective DMSOXX – Age Friendly Housing*  
*Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.*

## **PA CH 14.6: Section 14.13.1 Hierarchy and Accessibility, page 551**

Insert new objective after Objective DMSO50 (Permeable and Accessible Open Space), as follows:

*Objective DMSOXX – Monetary Value in Lieu of Play Facilities*  
*Require the monetary value in lieu of play facilities to be in line with the Fingal County Council Development Contribution Scheme.*

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## **PA CH 14.7: Section 14.13.2 Quantity, page 553**

Amend Objective DMSO53 as follows:

Objective DMSO53 – Financial Contribution in Lieu of Public Open Space  
Require minimum open space, as outlined in Table 14.12 for a proposed development site area (*Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.*) to be designated for use as public open space. The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision for the acquisition of additional open space or the upgrade of existing parks and open spaces subject to these additional facilities meeting the standards specified in Table 14.11. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.

## **PA CH 14.8: Section 14.5.3 Space Extensive Developments, page 570**

Amend Objective DMSO94 as follows:

DMSO94 **Utilisation of Vacant Properties for Remote Working Facilities** *Space Extensive Developments*

Proposals for space extensive developments such as data centres are required to address the following:

- Energy efficiency measures for the development to reduce the carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation
- The extent of energy demand and proximity to multiple high voltage strategic grid connections with significant electricity supply capacity available including areas with high concentration of renewable energy electricity generators
- The availability of appropriate infrastructure such as high voltage electricity, fibre optic cables, water and waste water etc. to support the use as a data centre
- Measures to support the just transition to a circular economy
- Measures to facilitate district heating or heat networks where excess heat is produced
- High-quality design approach to buildings which reduces the massing and visual impact of same. A visual impact assessment may be required in some circumstances, depending on the specific site
- *Details of overall storage capacity*
- Details of employment numbers once operational
- Details of the levels of traffic to and from the site at construction and operation stage
- Evidence of sign up to the Climate Neutral Data Centre Pact
- A decommissioning report which sets out the development strategy for the site if and when the data centre is no longer in use, in order to bring the site back to a future developable state.
- **Have regard to** *The Principles for Sustainable Data Centre Development as per the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy (July 2022).*

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## **PA CH 14.9: Section 14.17.2 Bicycle Parking, page 578**

Bicycle Parking At Public Transport Stations And Stops

Include the following text in Table 14.17: Bicycle Parking Standards:

*Rail, Metro, Light Rail stations and stops / - / sufficient to meet the anticipated demand for cycling when planned cycling and active travel infrastructure is in place. Where the anticipated demand for cycling to a metro/heavy rail/light rail station hasn't been estimated, a norm of 10 to 30% of trips to rail stations being made by bicycle will be used for the provision of bicycle parking. Bus stops on major bus routes/- / provision to meet estimated demand where space is available.*

## **PA CH 14.10: Section 14.17.2.1 Bicycle Parking and Residential Development, page 582**

Amend Objective DMSO113 as follows:

DMSO113 – Bicycle Parking

Ensure that all new development provides high quality, secure and innovative bicycle parking provision in accordance with the bicycle parking standards set out in Table 14.17 and the associated design criteria for bicycle parking provision set out in this Plan, *having regard to local, national and international best practice.*

## **PA CH 14.11: Section 14.17.5 Road Network and Access with Title, page 584**

Insert new objective at the end of Section 14.17.5 as follows:

*Objective DMSOXX - Evaluation of Signage Proposals and National Roads Proposals for signage on or at national roads will be assessed against Chapter 3 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Policy on the Provision of Tourist and Leisure Signage on National Roads (March 2011)*

## **PA CH 14.12: Section 14.17.5 Road Network and Access, page 584**

Amend Objective DMSO117 as follows:

Objective DMSO117 - ~~Motorway Access~~ *National Road Access*

'Prohibit development requiring *new or intensified* access onto a ~~motorway~~ *national road* and seek to reserve the capacity, efficiency and safety of National Road infrastructure including junctions *in accordance with the provisions* ~~and presume against access onto National Primary routes~~ *of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).*

## **PA CH 14.13: Section 14.17 Connectivity and Movement, page 587**

Insert new paragraph at an appropriate location in Section 14.17 of the Draft Plan as follows:

*Car Free Neighbourhoods*

*The provision of car free neighbourhoods and streets in accordance with Objective SPQHO2 can bring multiple benefits. Typically, such neighbourhoods and streets would allow motor vehicular access for deliveries only, confining parking to a dedicated parking*

# PART 2

*area at the periphery. Car free neighbourhoods are typically best suited to higher-density neighbourhoods, creating a much better quality public realm with safety, public health, and green infrastructure benefits for the community, and economic benefits for householders.*

**PA CH 14.14: Section 14.17.7 Car Parking, page 587**

Insert the following text under Table 14.19 of the Draft Plan:

*Max refers to maximum number of spaces allowed. Norm refers to the number of spaces that will generally be permitted unless specific changes are considered necessary to ensure the proper planning and sustainable development of a proposed development.*

**PA CH 14.15: Section 14.18.2.4 Ecological Corridors and Stepping Stones Including Trees and Hedgerows, page 596**

Amend Objective DMSO156 as follows:

Objective DMSO156 – Ecological Corridors

Protect and enhance the ecological corridors along the following rivers in the County by ensuring that no development takes place, outside **urban-centres**, *development boundaries* within a minimum distance of **48m 30m** from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River (see Green Infrastructure Maps). A minimum 10 m wide riparian buffer strip applies to lands within **urban-areas** *development boundaries*. Additional width may be required to provide for additional protections of sensitive habitats, as appropriate.

**PA CH 14.16: Section 14.18.2.4 Ecological Corridors and Stepping Stones Including Trees and Hedgerows, page 596**

Include a new objective to follow DMSO156, as follows:

*Objective DMSOXX – Ecological Corridors in Urban Areas  
Any redevelopment of existing properties and brownfield sites within 25m from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River shall provide opportunities for multi-functional green infrastructure, including features which intercept and filter surface water from the site before discharging into the river. These features include, but are not limited to: green roofs, reinforced grass parking bays and water gardens. The use of underground attenuation as part of the redevelopment of existing properties or brownfield sites will not be accepted.*

**PA CH 14.17: Section 14.18.2.4 Ecological Corridors and Stepping Stones Including Trees and Hedgerows, page 596**

Amend Objective DMSO157 as follows:

Objective DMSO157 – Development Along Watercourses

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Ensure that no development, including **pathway infrastructure**, clearance and storage of materials, takes place within 10m as a minimum, measured from each bank of any river tributary or small stream or watercourse in the County (see Green Infrastructure Maps).

## **PA CH 14.18: Section 14.18.2.4 Ecological Corridors and Stepping Stones Including Trees and Hedgerows page 596**

Amend Objective DMSO159 as follows:

Objective DMSO159 – Protection of Rivers and Streams

Protect rivers and streams and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish. Deculvert or “daylight” existing culverts where appropriate and in accordance with relevant river catchment proposals restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's GI network. *Clear Span structures should be used on fisheries waters, where possible.*

## **PA CH 14.19: Section 14.20.9 Information and Communications Technology, page 627**

Add the following text to Objective DMSO225 – Applications for Telecommunications Structures:

*Ensure that when such licences are sought nearby property owners and occupiers are made aware of the application prior to Fingal County Council or An Bord Pleanála agreeing the licence.*

## **PA CH 14.20: Section 14.20.12 Waste Management, page 631**

Move Section 14.9.8 (Refuse Storage) to Section 14.20.12 (Waste Management).

## **PA CH 14.21: Section 14.11.2 Age Friendly Housing, page 537**

Insert a new objective after section 14.11.2 of the Draft Plan to state:

*Objective DMSOXX – Age Friendly Housing  
Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.*

## **PA CH 14.22: Section 14.17.3 Mobility Management Plan/Workplace Travel Plans, page 583**

Insert new Objective after DMSO115 as follows:

*Objective DMSOXX – Bicycle maintenance facilities  
Require bicycle maintenance facilities wherever a mobility management plan is in place.*

## **PA CH 14.23: Section 14.21.4 Renewable Energy, page 641**

Amend final paragraph of Section 14.21.4 as follows:

Large scale proposals for solar panels or any development in the vicinity of the airport, *the strategic national road and LUAS networks* will be required to submit a Glint and Glare Assessment. Domestic applications will be assessed on a case by case basis. All large-scale



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proposals involving for solar panels shall be sent to Irish Aviation Authority as part of the statutory consultee process.

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## APPENDICES

The following section sets out proposed amendments to relevant appendices to the Draft Plan.

### Proposed Amendments:

#### **PA APP 2.1 Implementation of Ministerial Guidelines, page 49**

Update the reference to the *Spatial Planning and National Roads Guidelines for Planning Authorities* from 2013 to 2012 in Appendix 2.

#### **PA APP 3.1 Policy Context, page 61**

Include reference to the National Sustainable Mobility Policy (2022) and the National Investment Framework for Transport in Ireland (2021) in Appendix 3 Policy Context.

#### **PA APP 3.2 Policy Context, page 61-62**

Include references to the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD), National Sustainable Mobility Policy 2022 and replace the reference to the 2019 DMURS document with the DMURS Interim Advice Note – Covid-19 Pandemic Response 2020 in Appendix 3 Policy Context.

#### **PA APP 3.3 Policy Context, page 62**

Include Area Based Transport Assessment (ABTA) Guidance Notes (2018) TII/NTA document in Appendix 3 Policy Context.

#### **PA APP 5.1: Record of Protected Structures and ACAs, page 120**

Amend as follows:

‘Baldoyle ACA encompasses the area bounded by Dublin Street, College Street, Willie Nolan Road and Main Street, which includes the institutional complexes of St. Mary’s Hospital, St. Mary’s Secondary School, and the Convent of the Sisters of Charity. ~~as well as Baldoyle Library.~~ *The boundary extends out slightly in the SE corner to include the mid-19th century Former Coast Guard Station and dwellings of Nos. 17 to 25 Strand Road, as well as the Former Constabulary Barracks (now part of Baldoyle Library) and the adjoining 19th century residence on The Mall.* The core of Baldoyle village is dominated by large institution structures or complexes. The majority of residences within this core are small, single-storey terraced cottages. The modest nature of these cottages, along with the overall uniformity of their simple design, has resulted in a distinctive homogenous appearance along these streetscapes, despite alterations and modifications over the years. This juxtaposition of large institutional or community buildings alongside the low rise, small scale residential streets forms the special character of Baldoyle, reflecting the mainly 19th century layout and development of the village.’

#### **PA APP 5.2: Architectural Conservation Areas (ACAs), page 133**

Designate lands in Swords as an Architectural Conservation Area (ACA) and update Appendix 5 to include the following.

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ACA ID	ACA NAME	BRIEF DESCRIPTION	ACA TYPE
<i>DF-ACA-33</i>	<i><u>Swords - Church Road Historic Ecclesiastical Core</u></i>	<i><u>The Church Road Swords Historic Ecclesiastical Core ACA is centred on the monastic enclosure founded by St. Colmcille in the 6<sup>th</sup> century on an elevation position over the Ward River. The site today contains a Round Tower from c. 10<sup>th</sup> century, the Square Tower which was part of the medieval parish church and the early-19<sup>th</sup> Anglican church of St. Columba's. The boundary of the ACA extends to include surrounding buildings that are currently or were historically linked to the church of The Rectory which is a 20<sup>th</sup> century house to the north of the graveyard, the 18<sup>th</sup> century Old Vicarage on the western side of the road (now an apartment complex), and the modern building of St. Columba's Parish Centre &amp; Old Borough National School.</u></i>	<i><u>Historic Core of Town or Village</u></i>

## **PA APP 8.1: Map Based Local Objectives**

The numbered list of map based local objectives in Appendix 8 will be updated throughout to reflect the proposed amendments, details of which are provided on each of the maps sheets 2 to 16.

**PART 3:  
Proposed Amendments  
to the Draft  
Development Plan Map  
Sheets**

# PART 3

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## MAP SHEET 1: County Strategy / Index

### Proposed Amendments:

#### PASH 1.1:

Amend land use zoning maps to more clearly differentiate between:

- GB (greenbelt), OS (open space) and HA (high amenity) areas;
- RB (rural business) and RV (rural village) and RC (rural cluster);
- TC (town and district centre) and MC (major centre); and
- any lands identified as 'Strategic Reserve'.

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## MAP SHEET 2: Fingal North

### Proposed Amendments:

#### **PA SH 2.1:**

Amend zoning from GE-General Employment to RU-Rural at Courtlough.

#### **PA SH 2.2:**

Amend zoning from RV-Rural Village to CI-Community Infrastructure at the Seamus Ennis Centre, Naul.

#### **PA SH 2.3:**

Amend zoning from HA-High Amenity to RU-Rural at Pluckhimin, Garristown.

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## MAP SHEET 3: Fingal Central

### Proposed Amendments:

#### PA SH 3.1:

Amend zoning from RU-Rural to RB-Rural Business at Westpalstown, Oldtown.

#### PA SH 3.2:

Amend zoning from RU-Rural to RV-Rural Village at Oldtown.

#### PA SH 3.3:

Amend zoning from RU-Rural to RV-Rural Village at Oldtown and amend RV boundary accordingly.

#### PA SH 3.4:

Amend zoning from RU-Rural to RB-Rural Business at Belinstown, Ballyboughal.

#### PA SH 3.5:

Amend zoning from RU-Rural to RV-Rural Village at Coolquay.

#### PA SH 3.6:

Amend zoning from RU-Rural to WD-Warehousing and Distribution at Belinstown, Ballyboughal.

#### PA SH 3.7:

Include new map-based local objective on lands at St Margaret's, Co Dublin as follows:

*Provide for the continuing provision of childcare facilities and education centre.*

#### PA SH 3.8:

Include new map-based local objective as follows:

*Provide for improved connectivity between Rowlestown and Swords for all modes of transport.*

#### PA SH 3.9:

Delete map-based local objective 36 as follows

~~**Address the 'weakness of the LAP' identified by An Bord Pleanála's report refusing the Rivermeade development planning application where they stated that the "lands cannot be developed without the road infrastructure being in place either prior to or during the construction of the housing development" by completing the 2.5km upgrades required to 185 Toberburr Road which will open up the land for much needed housing developments in a timely manner**~~

Replace with the following new map-based local objective:

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*Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side.'*

**PA SH 3.10:**

Include the Toberburr Road Upgrade as an indicative route on the relevant plan map.

**PA SH 3.11:**

Add indicative lines for the river greenway on the Ward River.



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## MAP SHEET 4: Balbriggan

### Proposed Amendments:

#### **PA SH 4.1:**

Amend zoning from RS-Residential to MC-Major Town Centre, excluding residential properties at 1-5 Hampton Place and 1-15 Hampton Green to the east, and lands to the north of and including No. 5 Church Street, Balbriggan.

#### **PA SH 4.2:**

Include the Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122) as an indicative route on the relevant plan map.

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## MAP SHEET 5: Skerries

### Proposed Amendments:

#### **PA SH 5.1:**

Insert a map-based school symbol on lands at Loughshinny.

#### **PA SH 5.2:**

Amend zoning from OS-Open Space to RS-Residential at Townparks, Skerries.

#### **PA SH 5.3:**

Amend zoning from HA-High Amenity to RS-Residential at Skerries.

#### **PA SH 5.4:**

Amend zoning from HA-High Amenity to RC-Rural Cluster at Milverton.

#### **PA SH 5.5:**

Amend zoning from HA-High Amenity to RU-Rural at Balcunnin, Skerries Road, Lusk.

#### **PA SH 5.6:**

Amend the wording of map-based local objective 3 as follows:

~~'Prepare a Conservation Management Plan for Ardgillan Demesne with consideration given to the potential for enhanced access to the Regional Park and Demesne in consultation with relevant stakeholders and landowners having regard to its sensitive landscape setting.'~~

*"The Conservation Plan for Ardgillan Castle and Demesne shall ensure that all works to Ardgillan Castle or works within/impacting the historic designed landscape are sensitive to the significance of the site and are directed by the content of the Conservation Plan."*

#### **PA SH 5.7:**

Delete map-based local objective 6 text as follows:

~~6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.~~

Replace with the following:

*Provide and facilitate the development of glamping accommodation with an ancillary service building.*

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## MAP SHEET 6A: Lusk

### Proposed Amendments:

#### PA SH 6A.1:

Include a new map based local objective at Ministers Road, Lusk as follows:

*Provide for a new community facility, with a minimum floor size of 300 sqm.*

## MAP SHEET 6B: Rush

### Proposed Amendments:

#### PA SH 6B.1:

Amend zoning from RU-Rural to RC-Rural Cluster at Rathartan.

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## MAP SHEET 7: Donabate-Portrane

### Proposed Amendments:

#### **PA SH 7.1:**

Amend zoning from RU-Rural to GE-General Enterprise at Turvey Avenue, Donabate.

#### **PA SH 7.2:**

Amend zoning from HA-High Amenity to GE-General Employment at Kilcreagh.

#### **PA SH 7.3:**

Amend zoning from HA-High Amenity to RC-Rural Cluster at Corballis, south of Balcarrick Golf Club.

#### **PA SH 7.4:**

Amend zoning from HA-High Amenity to RC-Rural Cluster at Balcarrick.

#### **PA SH 7.5:**

Extend Donabate UFP Boundary to include St Patrick's Schools and surrounding lands.

#### **PA SH 7.6:**

Include a new map-based local objective for lands at Kilcreagh as follows:

*That proposed development on the lands be subject to high quality architectural design and finishes.*

#### **PA SH 7.7:**

Include a new map-based local objective for Donabate Cemetery as follows:

*Provide for a proposed Cemetery Improvement and Extension Scheme (with new designated car parking area) on FCC owned lands to the east/south of the existing Donabate Cemetery, to be designed and brought forward for tender purposes for delivery.*

#### **PA SH 7.8:**

Include a new map-based local objective for the Shoreline Hotel as follows:

*Enhance the visual amenity of the area immediately south of the Shoreline Hotel, through the provision of high quality public realm improvements and measures.*

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## MAP SHEET 8: Swords

### Proposed Amendments:

#### **PA SH 8.1:**

Amend zoning from GE-General Employment to RS-Residential at Bridge Street, Swords

#### **PA SH 8.2:**

Amend zoning from HT-High Technology to MRE-Metro and Rail Economic Corridor at lands directly to the east of Pinnock Hill Roundabout, Swords.

#### **PA SH 8.3:**

Amend zoning from HT-High Technology to MRE-Metro and Rail Economic Corridor at lands west of the Drynam Court residential area, east of Lakeshore Drive at Crowcastle and north of the Holywell residential area in Swords.

#### **PA SH 8.4:**

Include a new map-based local objective for lands at Lissenhall, Swords as follows:

*Support and facilitate a Park and Ride Facility.*

#### **PA SH 8.5:**

Include a new map-based local objective for lands at Fosterstown as follows:

*Provide for well-designed housing at a density of 110-115 dwellings per hectare, which is in keeping with the masterplan and the enhancement of the character of the Key Town of Swords.*

#### **PA SH 8.6:**

Include a new map-based local objective for lands at Swords Celtic and Balheary playing fields as follows:

*Provide for a safe crossing point (bridge) for pedestrians, joggers, cyclists, and Swords Celtic members (mostly children) and school children, along the western side of the existing Balheary Bridge, allowing active travel access to the Swords Celtic / Balheary playing fields at this location.*

#### **PA SH 8.7:**

Remove boundary for Estuary Masterplans associated with changes to Table 2.18.

#### **PA SH 8.8:**

Indicate boundary for Swords Local Area Plan associated with changes to Table 2.16.

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**PA SH 8.9:**

Add indicative lines for the river greenway on the Broadmeadow River to include a cycle and walking objective extending along the Broadmeadow River as far as Rolestown.

**PA SH 8.10:**

Add outline for new Swords –Church Road Historic Ecclesiastical Core Architectural Conservation Area (ACA).

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## MAP SHEET 9: Malahide-Portmarnock

### Proposed Amendments:

#### **PA SH 9.1:**

Amend the boundary line between the RA-Residential Area and OS-Open Space zoning objectives at the Portmarnock South lands.

#### **PA SH 9.2:**

Amend zoning from GB-Greenbelt to CI-Community Infrastructure at Broomfield, Malahide. In addition, insert new map-based local objective with a school symbol on these lands, as follows:

*Provide for a new primary school at this location, subject to provision of adequate access arrangements.*

#### **PA SH 9.3:**

Amend zoning from OS-Open Space to CI-Community Infrastructure at a site at Clairville Lodge, Careys Lane and Streamstown Lane, Malahide.

#### **PA SH 9.4:**

Amend zoning from RA-Residential Area to LC-Local Centre at Broomfield, Back Road, Malahide.

#### **PA SH 9.5:**

Amend zoning from HA-High Amenity to RS-Residential at Robswall, Malahide.

#### **PA SH 9.6:**

Amend zoning from GB-Greenbelt to RV-Rural Village at the southern side of Baskin Lane. In addition, insert new map based local objective on these lands, as follows:

*To provide a care home / nursing home*

#### **PA SH 9.7:**

Amend zoning from GB-Greenbelt to LC-Local Centre at Kinsealy Lane, Kinsealy. In addition, insert new map-based local objective on these lands, as follows:

*Office type development only to be permitted on these lands.*

#### **PA SH 9.8:**

Amend zoning from OS-Open Space to RS-Residential and re-position town development boundary at the eastern side of Seacrest, Coast Road, Portmarnock.

#### **PA SH 9.9:**

Remove Local Area Plan (LAP) designation from Belcamp lands.

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**PA SH 9.10:**

Include the new road layout of the Hole in the Wall/Moyne Road upgrade scheme.

**PA SH 9.11:**

Amend zoning from GB-Greenbelt to CI-Community Infrastructure at lands south of Swords Road, Malahide. In addition, insert new map-based local objective on these lands, as follows:

*Provide for a specialist epilepsy care centre at this location.*

**PA SH 9.12:**

Insert new map-based local objective at Back Lane, Malahide, as follows:

*Provide for a new primary school.*

**PA SH 9.13:**

Insert new map based local objective and add site specific objective boundary at Seamount, Malahide as follows:

*Facilitate the provision of purpose-built housing for older people only.*

**PA SH 9.14:**

Include indicative walking and cycling route from Drumnigh Road to Kinsealy.



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## MAP SHEET 10: Baldoyle-Howth

### Proposed Amendments

#### **PA SH 10.1:**

Amend zoning from GE-General Employment to MRE-Metro and Rail Economic Corridor with a masterplan designation at Kilbarrack Industrial Estate. Update Table 2.18 and the boundary for Framework Plan FP10.A accordingly.

#### **PA SH 10.2:**

Amend zoning from OS-Open Space to RS-Residential at Suttonians RFC.

#### **PA SH 10.3:**

Amend Local Objective 74 as follows:

Seek to provide universal access to Balscadden Beach ~~from the start of the East Pier~~ within the engineering, environmental and planning constraints at this site.

#### **PA SH 10.4:**

Insert new map-based local objective as follows:

Creation of a pedestrianised public square in the core of Howth.

#### **PA SH 10.5:**

Insert new specific map-based objective to preserve views to Church St above the steps to Harbour Road in Howth.

#### **PA SH 10.6:**

Insert new map-based local objective as follows:

That Cowbooter Lane, Howth be maintained as a pedestrian and cycle route.

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## MAP SHEET 11: Fingal South

### Proposed Amendments:

#### **PA SH 11.1:**

Amend zoning from GE-General Employment to HT-High Technology at the Coachman's Inn, Cloghran, Swords.

#### **PA SH 11.2:**

Amend zoning from HT-High Technology to MRE- Metro and Rail Economic Corridor at the M50/R108 Junction.

#### **PA SH 11.3:**

Amend zoning from OS-Open Space to GE-General Employment at the plot of land at Swords Road, close to Dardistown cemetery.

#### **PA SH 11.4:**

Include a new map based local objective on lands at St Margaret's Recycling Centre, Co Dublin as follows:

*St Margaret's Recycling Centre: Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating the non-conforming use, Recycling Centre, subject to normal planning criteria.*

#### **PA SH 11.5:**

Amend the zoning from HT-High Technology to RA-Residential Area at Airport Business Campus.

#### **PA SH 11.6:**

Amend the zoning from HT-High Technology to LC-Local Centre at Airport Business Campus.

#### **PA SH 11.7:**

Amend the zoning from DA-Dublin Airport to CI-Community Infrastructure at ALSAA.

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## MAP SHEET 12: Blanchardstown North

### Proposed Amendments:

#### **PA SH 12.1:**

Remove Local Objective 44, ~~'Facilitate the provision of a turning space for public buses.'~~

#### **PA SH 12.2:**

Insert new local objective stating:

*Support the conservation of Dunsoghly Castle and the sympathetic and appropriate development, in scale and quantum, of the surrounding lands where it is sensitive in design and extent to the nationally significant Protected Structure and National Monument and is also informed and directed by archaeological subsurface remains"*

#### **PA SH 12.3:**

Amend the zoning from HT-High Technology to NSC-National Sports Campus within the National Sports Campus.

#### **PA SH 12.4:**

Amend the zoning from GB-Greenbelt to GE-General Employment, extending from the Dublin Airport Logistics Park to the south to Kilshane Road to the north, at Newtown St. Margaret's. In addition, insert new map based local objective as follows, and insert site specific objective boundary:

*'Any general enterprise and employment type development of the lands identified by the site specific objective boundary at Newtown St. Margaret's shall be contingent on the widening and upgrading of Kilshane Road to the northern boundary of the site, including installation of Active Travel Infrastructure; the provision of a detailed landscaping plan for the lands and subject to restrictions on development arising from the Inner Public Safety Zone.'*

#### **PA SH 12.5:**

Amend the zoning from CI-Community Infrastructure to OS-Open Space at Powerstown Allotments.

#### **Sheet 12.6:**

Insert new map-based objective on lands at Newtown, St Margaret's as follows:

*Support and facilitate a Park and Ride Facility.*

# PART 3

## MAP SHEET 13: Blanchardstown South

### Proposed Amendments:

#### **PA SH 13.1:**

Amend zoning from RS – Residential to LC – Local Centre at Blakestown Road.

#### **PA SH 13.2:**

Amend zoning of part of lands (5ha) from RA – Residential Area to CI – Community Infrastructure at Dunsink.

#### **PA SH 13.3:**

Amend text of map-based Local Objective No. 84 as follows:

Housing built *on this site in the historic core location* will be of a height and density appropriate to a village setting and in keeping with existing housing in the core Clonsilla Village area”.

#### **PA SH 13.4:**

Amend text of map-based Local Objective 82 as follows:

Protect the integrity *and established historic use* of Dunsink Observatory *and its role in as a centre* of astronomical research *by ensuring development within its vicinity does not contribute to/or increase levels of light pollution that would impact the operation of the observatory.*

#### **PA SH 13.5:**

Include a new map-based Local Objective as follows:

*Undertake a Framework Plan for lands at Knockmaroon House and Estate to include all historic properties and bridges.*

Amend Section 2.4.3 and Table 2.19 of the Draft Plan accordingly.

#### **PA SH 13.6:**

Include two new map-based Local Objectives at lands at Dunsink Observatory as follows:

##### *Objective XX*

*Future development on lands within a radius of 250m of the Observatory House shall demonstrate conformity with best lighting practices in minimising the impacts of these factors, as described by the International Dark Sky Association and their standards. A light intensity Zone Designation of E1: Intrinsically Dark would be implemented in accordance with Objective DMSO246 Hierarchy of Light Intensities.*

##### *Objective XX*

*Future development on lands within a radius of 500m of the Observatory House shall demonstrate conformity with best lighting practices in Fingal County Council and our*

# PART 3

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*standards. A light intensity Zone Designation of E2: Low District Brightness would be implemented in accordance with Objective DMSO246 – Hierarchy of Light Intensities.*

**PA SH 13.7:**

Include a new map-based Local Objective at Dunsink as follows:

*The Council will have due regard to the FCC document ‘Feasibility Study – Dunsink Lands, Co. Dublin’ (February 2022) and its accompanying statements (comprising Surface Water Management Plan, Transport Appraisal and Area Based Transport Assessment) in the preparation of a local statutory plan for lands at Dunsink in order to ensure the realisation of the development vision for Dunsink set out on p.26 of the Feasibility Study as follows: “Development of a low-carbon mixed-use transit-orientated urban quarter which prioritises active travel and public transport modes both within and outside, is well connected to the wider City via high quality public transport and active travel infrastructure and seeks to protect and enhance the environmental and historic character of the area.”*

**PA SH 13.8:**

Include a new map-based Local Objective at Granard Bridge, Castleknock as follows:

*Ensure pedestrian and cycle connectivity across the Canal and rail line in the vicinity of Granard Bridge, Castleknock.*

**PA SH 13.9:**

Reinstate Local Objective 141 (Sheet 13) from Fingal Development Plan 2017-23:

*‘Prohibit any road bridge at this location’.*

**PA SH 13.10:**

Include a local specific objective to show an ecological corridor free of new housing development with a buffer consisting of a minimum width of 30 metres from the top of each bank of the Canal.

# PART 3

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## MAP SHEETS 14-16: Green Infrastructure Maps

### Proposed Amendments:

#### **PA SH 14.1:**

Include a new Green Infrastructure mapped objective as follows:

*Develop Nature Education Centre and Wildlife Hospital facility at Turvey Nature Park*

#### **PA SH 15.1:**

Include a new Green Infrastructure mapped objective as follows:

*Prepare and implement wetland and river restoration project for the Bog of the Ring and Matt River.*

#### **PA SH 15.2:**

Include a new Green Infrastructure mapped objective as follows:

*Prepare and implement wetland and river restoration project for Delvin River within the lifetime of this development plan in conjunction with local landowners and stakeholders. That as part of this project that FCC works in conjunction with Meath County Council and local landowners to address the issue of sewerage flowing into the Delvin River at Naul village.*

#### **PA SH 15.3:**

Include new Green Infrastructure mapped objective (GIM 30) as follows:

*Implement a strategy to establish a multi-function Green Infrastructure system, promoting an extensive Nature Based green corridor to meet challenges of Climate Change, linking to existing green infrastructure in a sensitive way to provide for community/public access and expand eco-tourism potential, including a greenway with connections to Swords town centre. To promote and enhance physical and visual connections with the Fingal Uplands area and local historic landscape characteristics, while protecting green areas and Bio-diversity*

# PART 3

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## NEW MAP SHEET 17: Connectivity and Movement

### PA SH 17.0

Include new Sheet 17 entitled 'Connectivity and Movement'.

### PA SH 17.1:

Insert the following on Sheet 17 Connectivity and Movement:

- key core bus corridors relating to the BusConnects, as well as other key strategic public transport elements of the forthcoming NTA GDA Strategy 2022-2042 such as MetroLink, DART + and the LUAS expansion,
- proposed indicative Greenways, indicative LAP walking/cycle routes, Public Rights of Way, Recreational Routes and Sustrans routes as per the Draft Plan together with the final GDA Cycle Network that will be published alongside the forthcoming NTA GDA Strategy 2022-2042, and
- road transportation objectives of the Draft Plan.

## PART 4: Proposed Amendments to the SEA, AA and SFRA



# PART 4

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## Strategic Environmental Assessment (SEA)

### Proposed Amendments:

The following proposed amendment relates to the text of the Draft Development Plan. For other amendments please refer to the Strategic Environmental Assessment document which accompanies this Proposed Material Amendments document.

#### **PA SEA 1: Self-Sustaining Towns Objectives, page 84**

Include a new objective in Chapter 2, after CSO60 as follows:

*Mitigation Measures - Ensure that the mitigation measures as set out in the Portmarnock South and Baldoyle Stapolin LAPs will continue to be implemented and managed in accordance with the requirements of the LAPs.*

# PART 4

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## Appropriate Assessment (AA)

### Proposed Amendments:

The following proposed amendment relates to the text of the Draft Development Plan. For other amendments please refer to the Appropriate Assessment document which accompanies this Proposed Material Amendments document.

#### **PA AA 1 : Self-Sustaining Towns Objectives, page 84**

Include a new objective in Chapter 2, after CSO60 as follows:

*Mitigation Measures - Ensure that the mitigation measures as set out in the Portmarnock South and Baldoyle Stapolin LAPs will continue to be implemented and managed in accordance with the requirements of the LAPs.*

# PART 4

## Strategic Flood Risk Assessment (SFRA)

### Proposed Amendments:

#### **PA SFRA 1: Section 2.2 Coastline and Watercourses, page 4**

Amend Section 2.2 (Coastline and Watercourses) of the SFRA as follows:

Fingal CC have provided a GIS shapefile of watercourses within the County as shown in Figure 2.2. The dataset has been compared to EPA watercourse and OPW FSU data and the Fingal CC information has been found to be consistent and more comprehensive than both. *However, it is acknowledged that the Fingal CC watercourse dataset is not intended to be exhaustive and does not capture all open waterbodies within the County as there are minor streams and ditches which will not have been captured / included. The mapped watercourses do capture all watercourses with sufficient catchments to be included on Flood Zone datasets (refer to Section 4.2) and as such omission of minor watercourses from the mapped dataset is not a material consideration in terms of establishing flood zones.*

#### **PA SFRA 2: Section 2.2.2 Watercourses, page 4**

Amend title of Figure 2.2 of the SFRA as follows:

Map of *Fingal County Council* Watercourse **Das** in Fingal

#### **PA SFRA 3: Section 2.2.2.1 List of Watercourses, page 4**

Amend Section 2.2.2.1 (List of Watercourses) of the SFRA as follows:

A list of named watercourses in Fingal is provided in Table 2.1. While the list is not exhaustive, it gives an indication of the extent of the river and stream network in the County. Watercourse names are generally as per Environmental Protection Agency (EPA) designations; *it is acknowledged that* some of the streams listed may be known locally by other names. Watercourse names are shown on flood mapping included as Appendices to the SFRA. *It is noted that not all watercourses shown in Figure 2.2 are named so may not be included in Table 2.1 and SFRA flood maps.*

#### **PA SFRA 4: Section 2.4 Existing Land Use Zonings, page 7**

Amend Chapter 2 (Plan Area), Section 2.4 Existing Land Use Zonings of the SFRA as follows:

The **current** County Development Plan sets out 21 different land use zonings and zoning objectives, as shown in Table 2.2. The Flood Zone maps included in Appendix A were prepared to assist with **future** land use **zoning** decisions in areas that have been assessed as being at risk of flooding.

*Land use zoning for the Fingal Development Plan 2023-2029 have been overlain with Flood Zone mapping and Section 5 presents Justification Tests where required.*

**It is envisaged that an updated set of Zoning Objectives for the Fingal Development Plan 2023 – 2029 will be provided prior to the final version of the SFRA.**

# PART 4

## PA SFRA 5: Section 4.2 Primary Sources of Flood Risk Information, page 20

Amend Table 4.1 (Sources of Primary Flood Information Summary) of the SFRA as follows:

Information Source	Year Published	Flooding Type	Used for Flood Zone Mapping?
Past Flood Events Mapping	Historical / Ongoing	Various	No
River Tolka Flooding Study	2003	Fluvial	No
Greater Dublin Strategic Drainage Study (GDSDS)	2005	Foul and <b>drainage</b> <i>surface water</i> drainage	<b>Yes (See section 4.2.2)</b> No
Preliminary Flood Risk Assessment (PFRA)	2012	Coastal, fluvial, pluvial, groundwater	Yes
Irish Coastal Protection Strategy Study (ICPSS)	2013	Coastal	No
Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS)	2014	Coastal, fluvial	Yes
Catchment Flood Risk Assessment and Management (CFRAM) Study	2015 / 2016	Coastal, fluvial	Yes
GSI Groundwater Flooding	2020	Groundwater	No
National Indicative Fluvial Mapping (NIFM)	2021	Fluvial	Yes
National Coastal Flood Hazard Mapping (NCFHM)	2021	Coastal	Yes
Local Area Plans (LAPs) / Masterplans	Various	Various	Varies (see Table 4.5)
<i>River Tolka Flood Study for Fingal CC SFRA (2023-2029)</i>	<i>2022</i>	<i>Fluvial</i>	<i>Yes</i>

# PART 4

## **PA SFRA 6: Section 4.2.1 Past Flood Event Mapping, page 21**

Amend Section 4.2.1 (Past Flood Event Mapping) of the SFRA as follows:

The OPW has recorded and mapped 'Past Flood Events' based on available information including flood reports, news articles, photos, Council meeting minutes and other archived information. The record is not an exhaustive record of all flooding that has occurred in Fingal *and historic flood events will have occurred that are not captured by this dataset. These* records have been reviewed as part of the SFRA along with historic flood event records provided by Fingal CC.

## **PA SFRA 7: Section 4.2.2 River Tolka Flooding Study, page 22**

Amend Section 4.2.2 (River Tolka Flooding Study) of the SFRA as follows:

*An updated Flood Study intended to supersede the 2002 study, including new hydrological analysis and hydraulic modelling, has been undertaken to supplement and inform the SFRA and is described in Section 4.2.11. Flood data from the 2002 study therefore is not used for development of Flood Zone mapping as part of this SFRA.*

~~It is noted that strategic level hydraulic modelling of the River Tolka is ongoing and flood extents will supersede the River Tolka Flooding Study at a later stage in the SFRA process.~~

## **PA SFRA 8: Section 4.3.7.2 Reservoirs and Dams, page 30**

Amend Section 4.3.7.2 (Reservoirs and Dams) of the SFRA as follows:

Potential impounding (storage) reservoirs and service reservoirs either in Fingal or that drain into Fingal were identified using Ordnance Survey Ireland (OSI) mapping and the EPA's Water Framework Directive dataset of lake segment polygons. Figure 4.3 shows a map of those reservoirs assessed as being potential sources of flood risk in the event of an uncontrolled release of water due to infrastructure failure. Table 4.6 lists these reservoirs ~~in Fingal~~ *within the Fingal area.*

## **PA SFRA 9: Section 4.3.7.2 Reservoirs and Dams, page 31**

Add title to Figure 4.3 of the SFRA as follows:

*Figure 4.3: Map of Reservoirs / Impounded Lakes in Fingal*

## **PA SFRA 10: Section 4.3.7.2 Reservoirs and Dams, page 31**

Update Table 4.6 (List of Impounded Lakes / Reservoirs in Fingal) of the SFRA as follows:

ID	Location / Name	Location / Description	Ownership
1	South-west of Garristown	Service reservoir	TBC
2	Naul / Lecklinstown Reservoir and Dam	Impounded Reservoir	TBC
3	Wavin Lakes (south-west of Balbriggan)	Impounded Reservoir	TBC

# PART 4

4	Jordanstown	Service reservoir	TBC
5	Thomastown Service Reservoir	Service reservoir	TBC
6	Portraine Asylum Reservoir and Dam	Impounded Reservoir	TBC
7	Swords Celtic Football Club	Service reservoir	TBC
8	Westereave Lake	Impounded Reservoir	TBC
9	River Santry at Swords Road, Santry Park	Impounded Reservoir	TBC
10	Luttrellstown Golf Course Lakes	Impounded Reservoir	TBC
11	Leixlip Reservoir and Hydro Dam	Impounded Reservoir	TBC
<u>12</u>	<u><i>Delvin River in Naul</i></u>	<u><i>Service reservoir</i></u>	<u><i>TBC</i></u>

## **PA SFRA 11: Chapter 5 Stage 2 – Initial Flood Risk Assessment and SFRA Maps**

Amend Chapter 5 (Stage 2 – Initial Flood Risk Assessment) of the SFRA as follows:

Initial Flood Risk Assessment section to be updated as part of the new Justification Tests for any proposed new zoning, including the overlaying of land zoning and flood zoning. Amend SFRA mapping (mapping sheets 18-21) to include updated Tolka datasets including climate change. Amend mapping sheets 1 – 26 to include all climate change scenarios and improved background mapping detail.

## **PA SFRA 12: Section 6.6 Drainage and Surface Water Management, page 66**

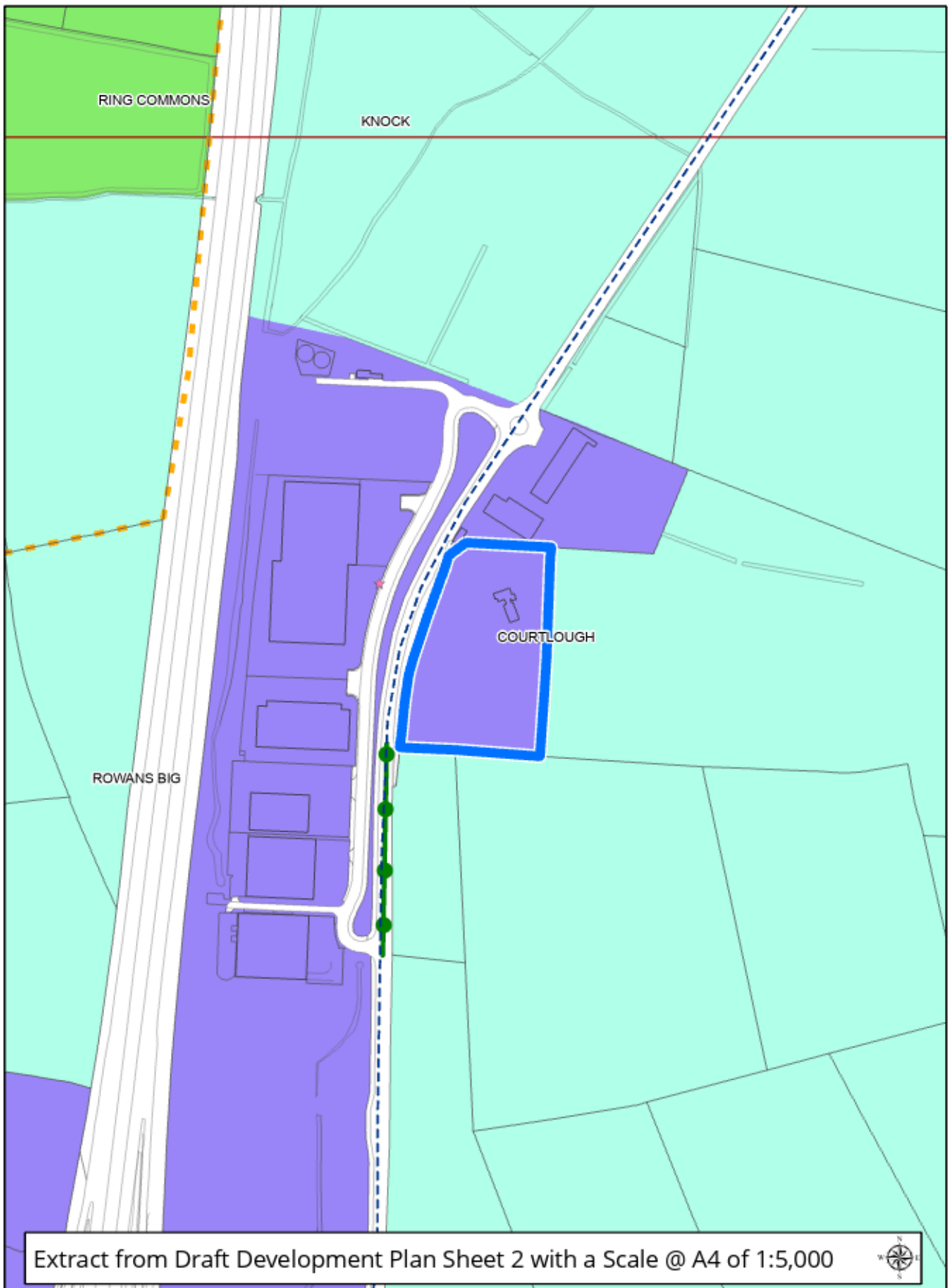
Amend Chapter 6 (Development Management), Section: 6.6 Drainage and Surface Water Management of the SFRA as follows:

All development proposals shall carry out a surface water and drainage assessment and shall be compliant with the following to ensure that drainage from the site is managed sustainably:

- *Department of Housing, Local Government and Heritage ‘Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document’ (2021)*
- Fingal County Council Green / Blue Infrastructure for Development Guidance Note (2021)
- CIRIA SuDS Manual C753 (2015)
- Greater Dublin Regional Code of Practice for Drainage Works (2012)
- Greater Dublin Strategic Drainage Study (GSDSDS) (2005)

*It is noted that updates to the above documents and / or new published documents during the lifetime of the SFRA are to be implemented as part of Development Management where appropriate.*

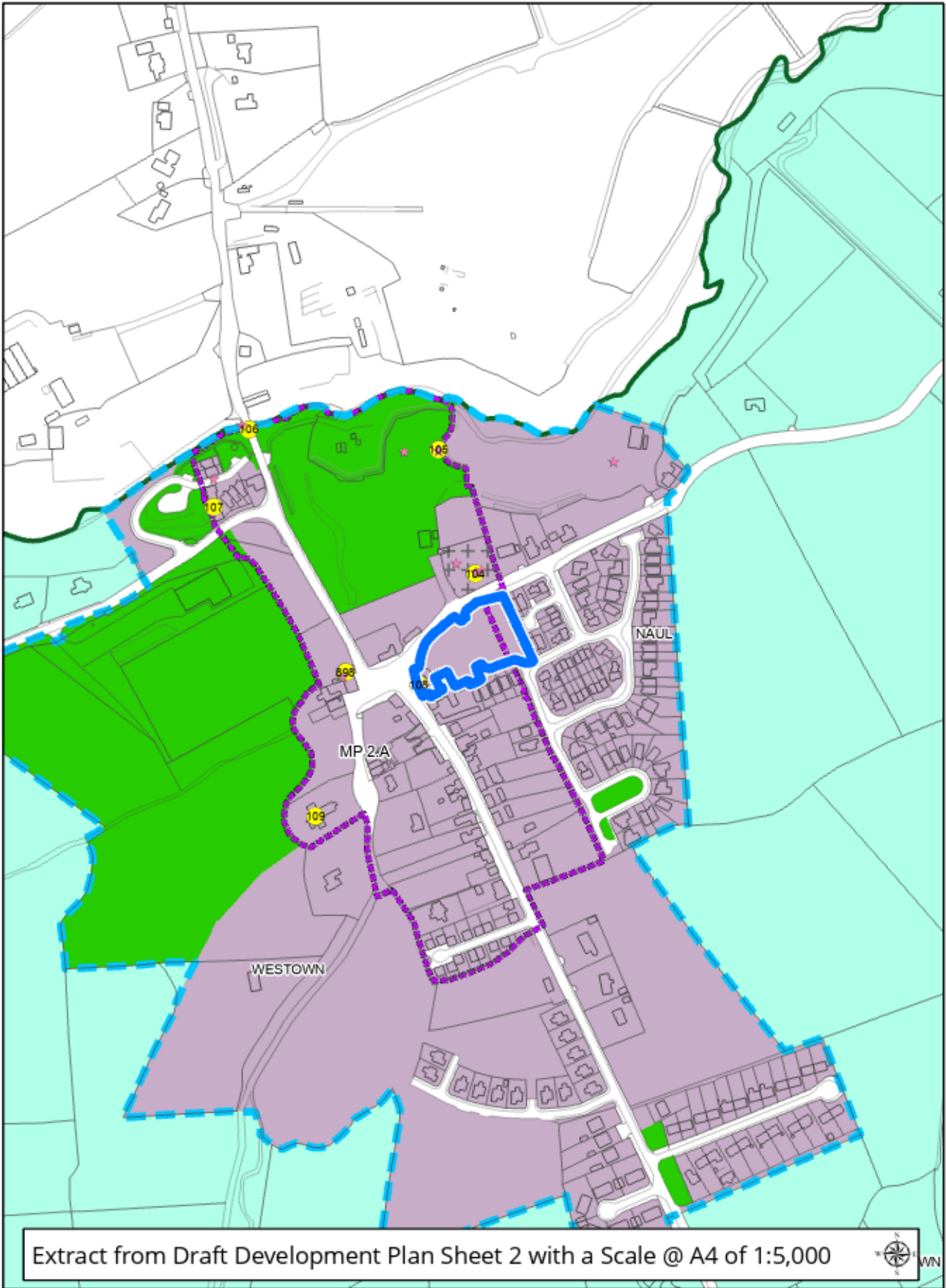
# **PART 5: MAPS OF PROPOSED AMENDMENTS**



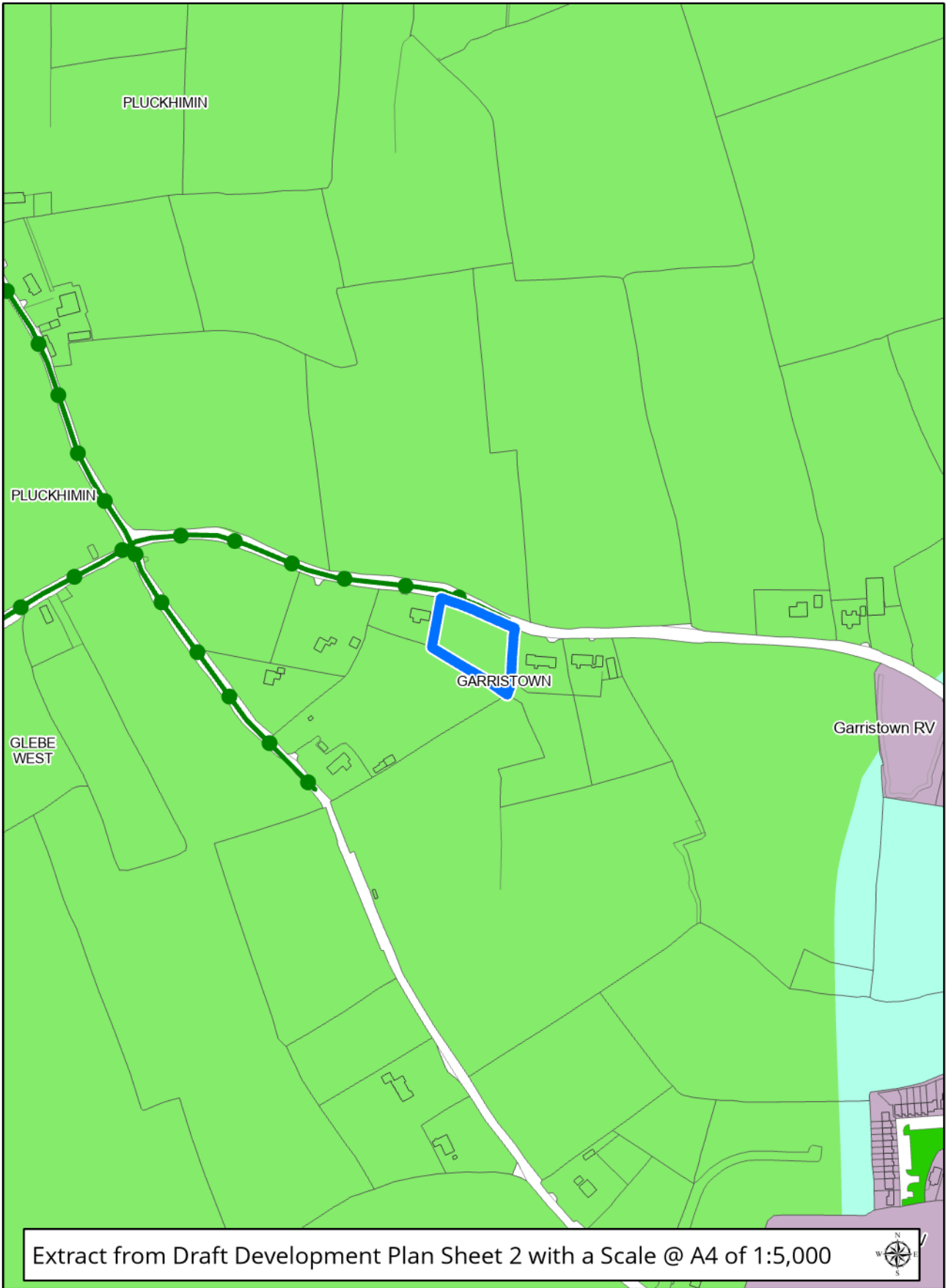
PA SH 2.1

Amend zoning from GE-General Employment to RU-Rural at Courtlough.



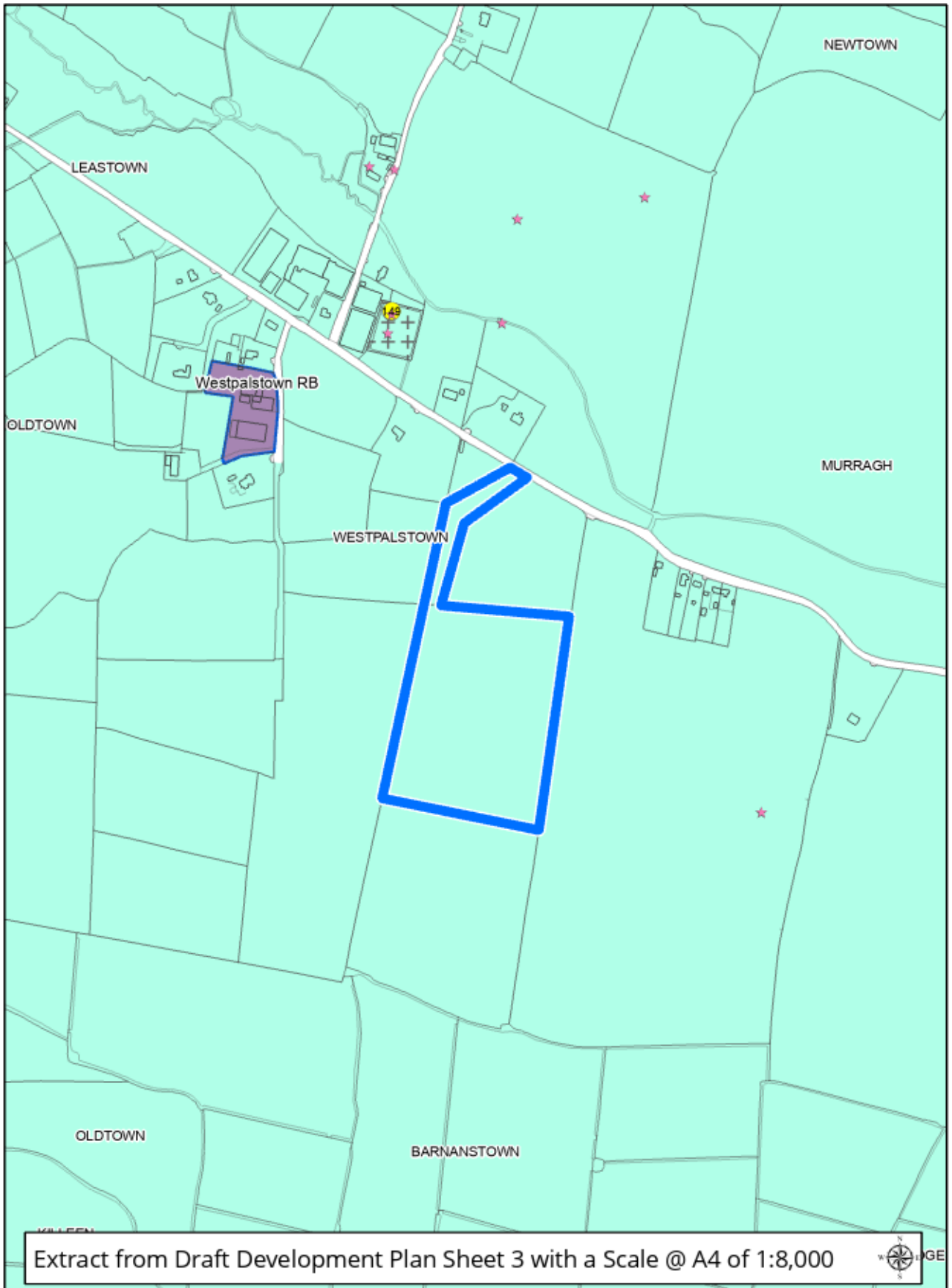


 PA SH 2.2  
Amend zoning from RV-Rural Village to CI-Community Infrastructure at the Seamus Ennis Centre, Naul.



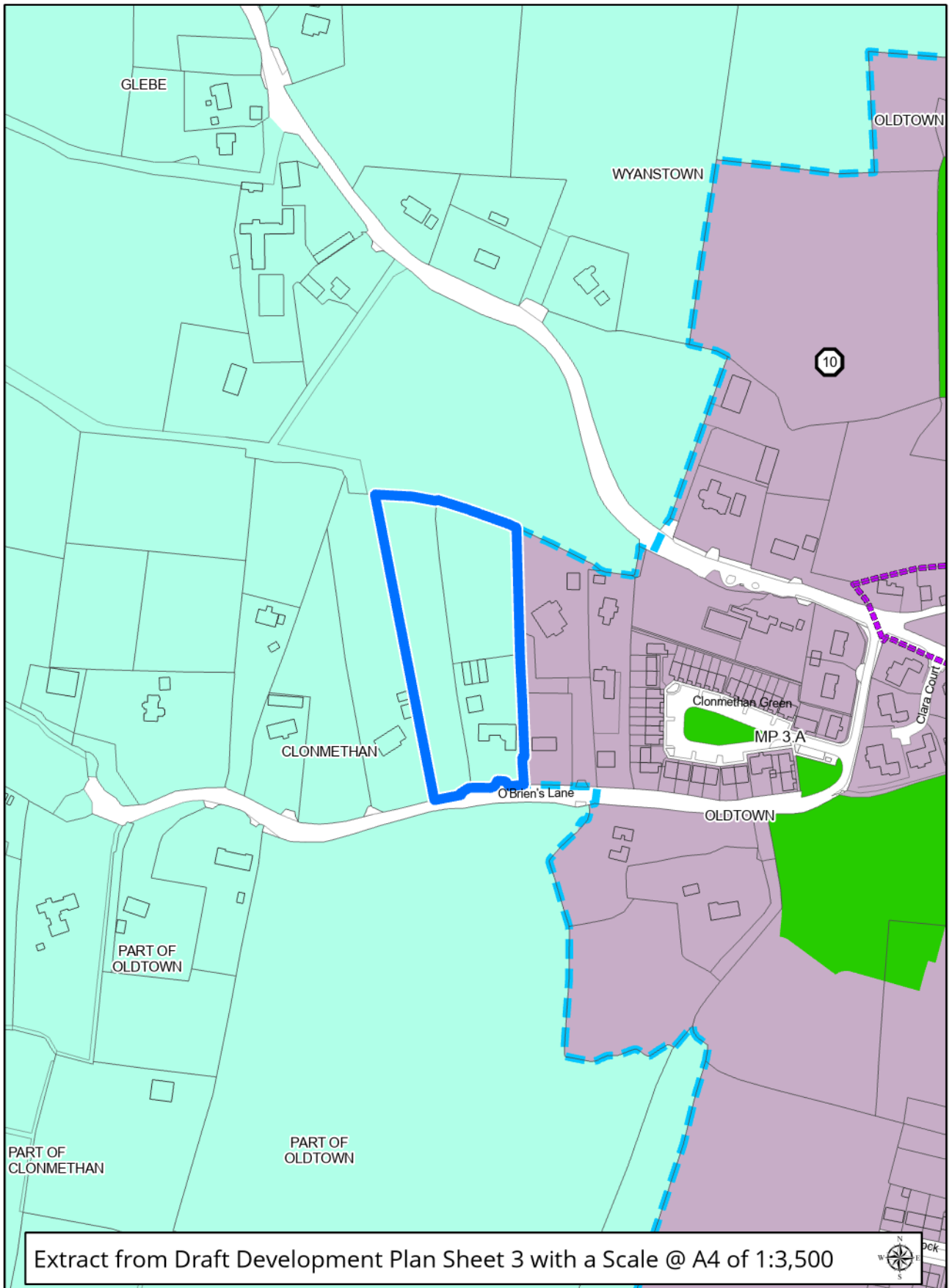
PA SH 2.3

Amend zoning from HA-High Amenity to RU-Rural at Pluckhemin, Garristown.



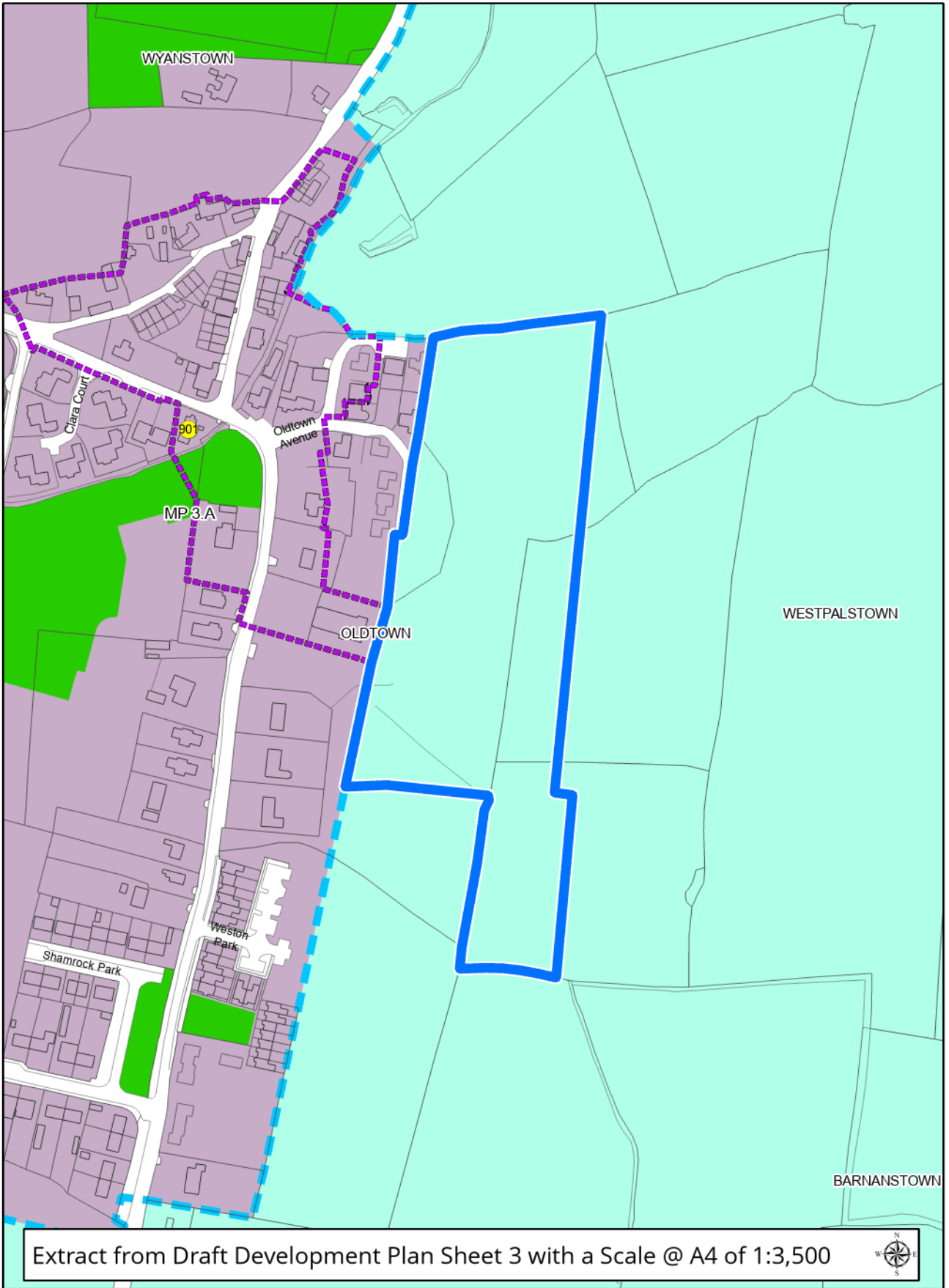
PA SH 3.1


Amend zoning from RU-Rural to RB-Rural Business at Westpalstown, Oldtown.

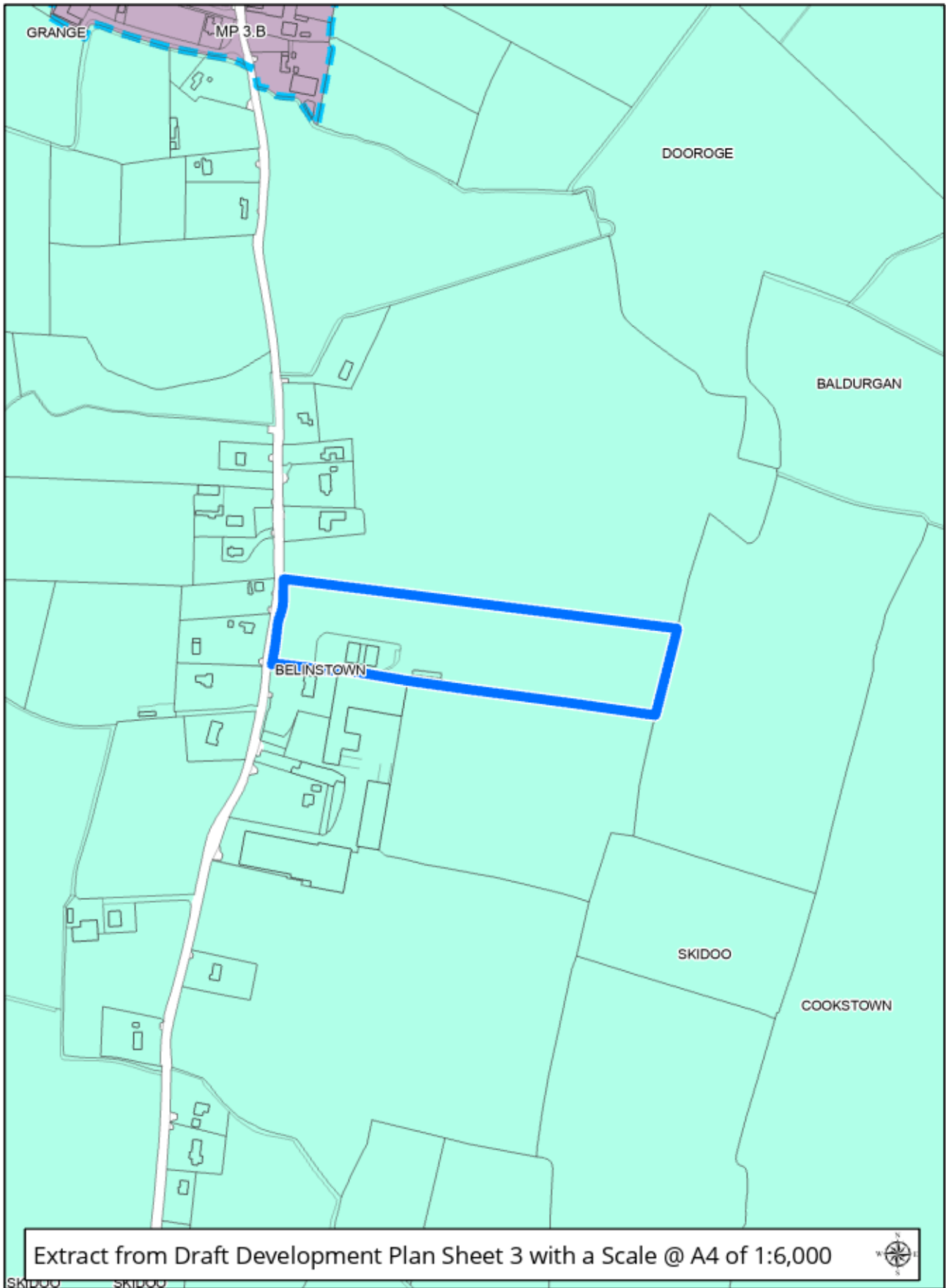


PA SH 3.2

Amend zoning from RU-Rural to RV-Rural Village at Oldtown.

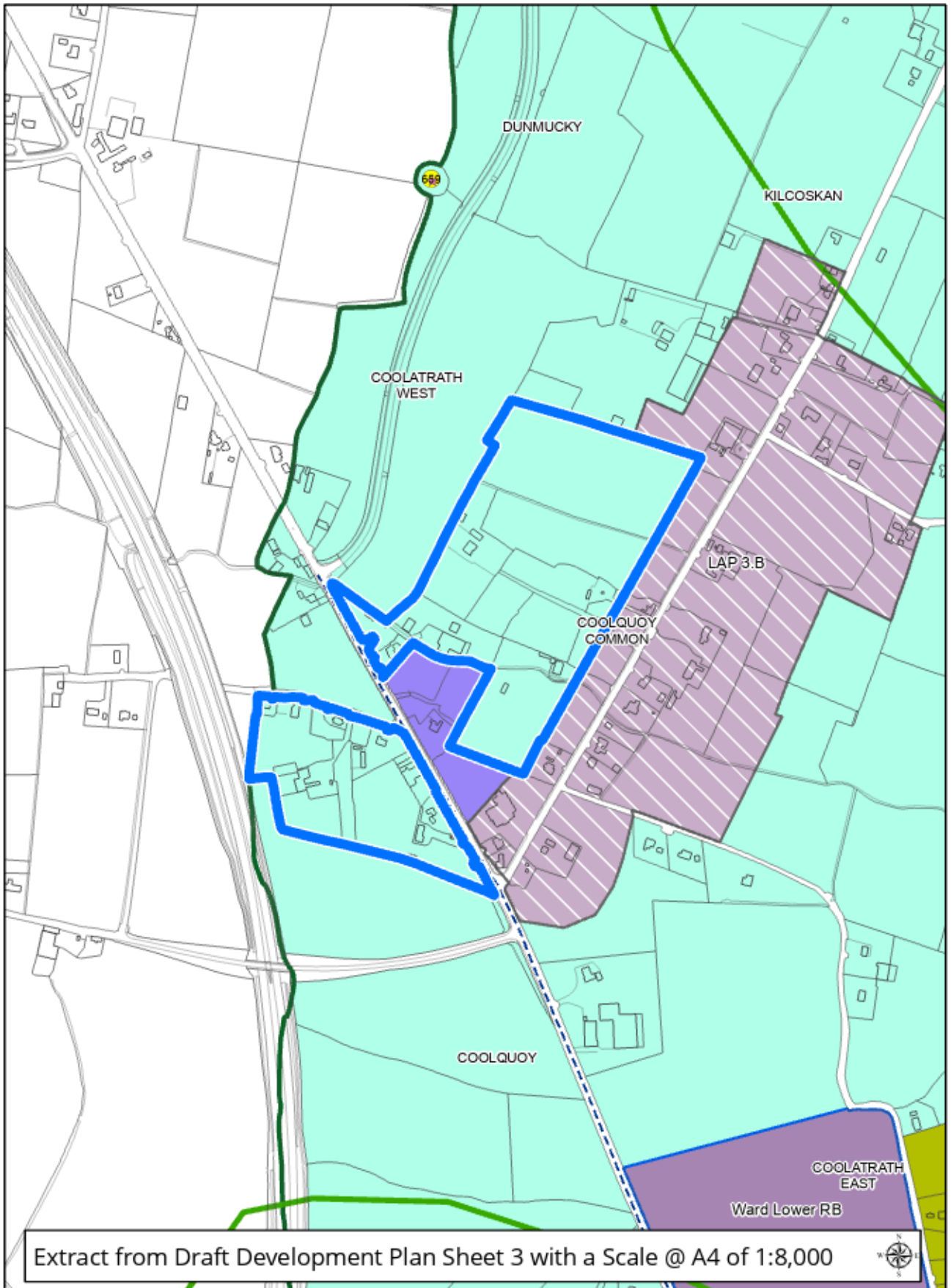


 **PA SH 3.3**  
**Amend zoning from RU-Rural to RV-Rural Village at Oldtown and amend RV boundary accordingly.**



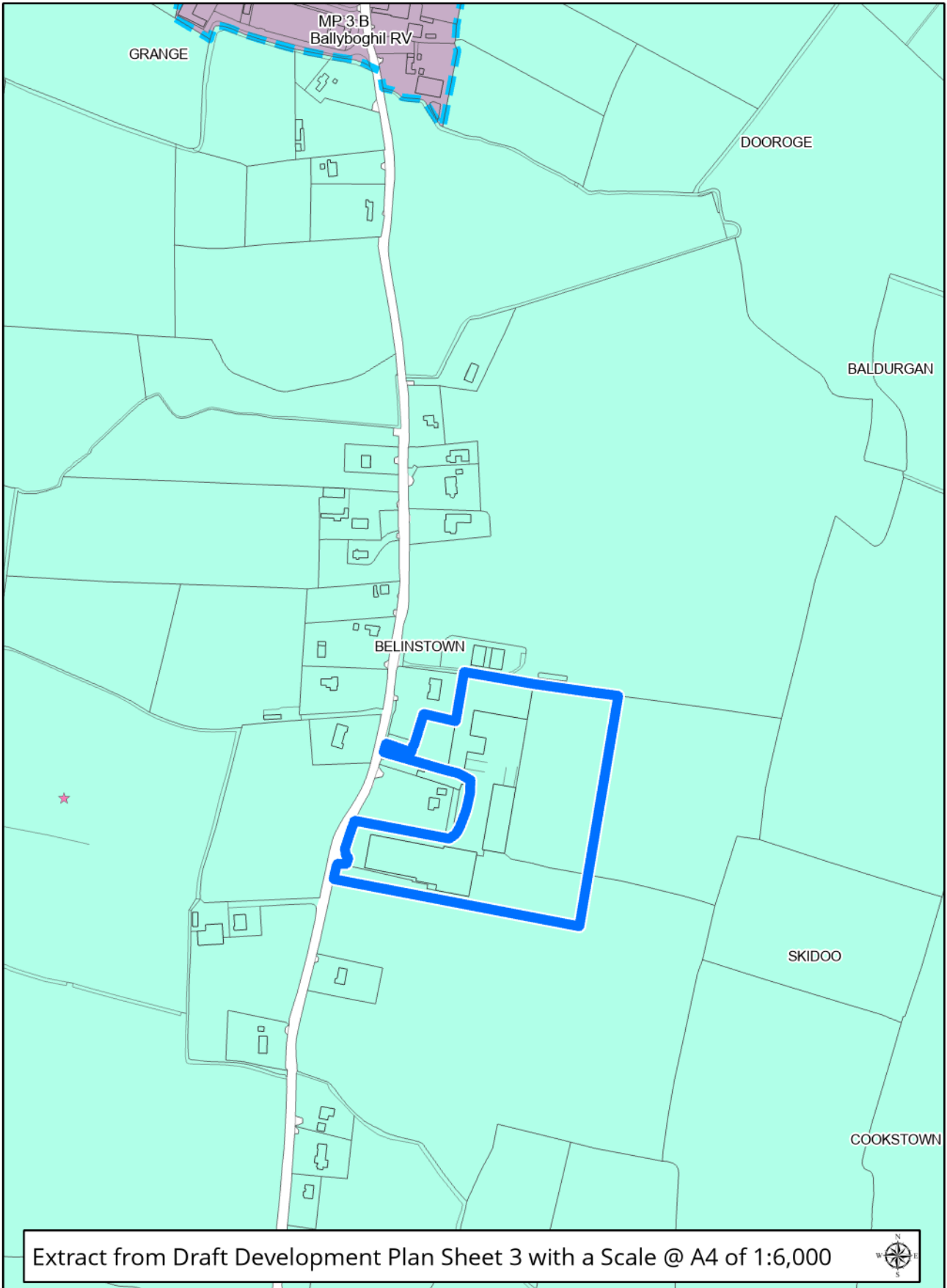
PA SH 3.4

Amend zoning from RU-Rural to RB-Rural Business at Belinstown, Ballyboughal.



PA SH 3.5

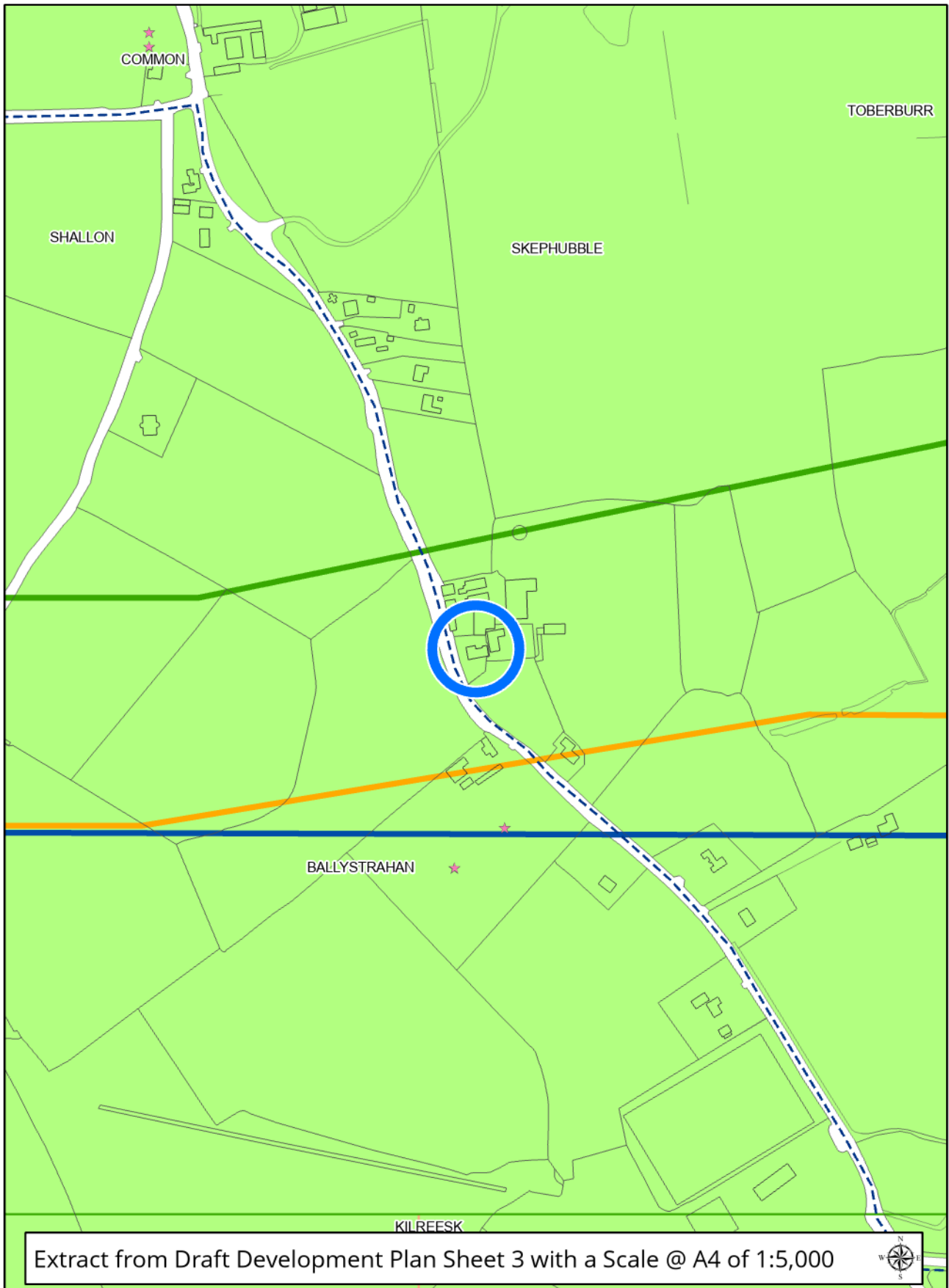
Amend zoning from RU-Rural to RV-Rural Village at Coolquoy.




PA SH 3.6

Amend zoning from RU-Rural to WD-Warehousing and Distribution at Belinstown, Ballyboughal.



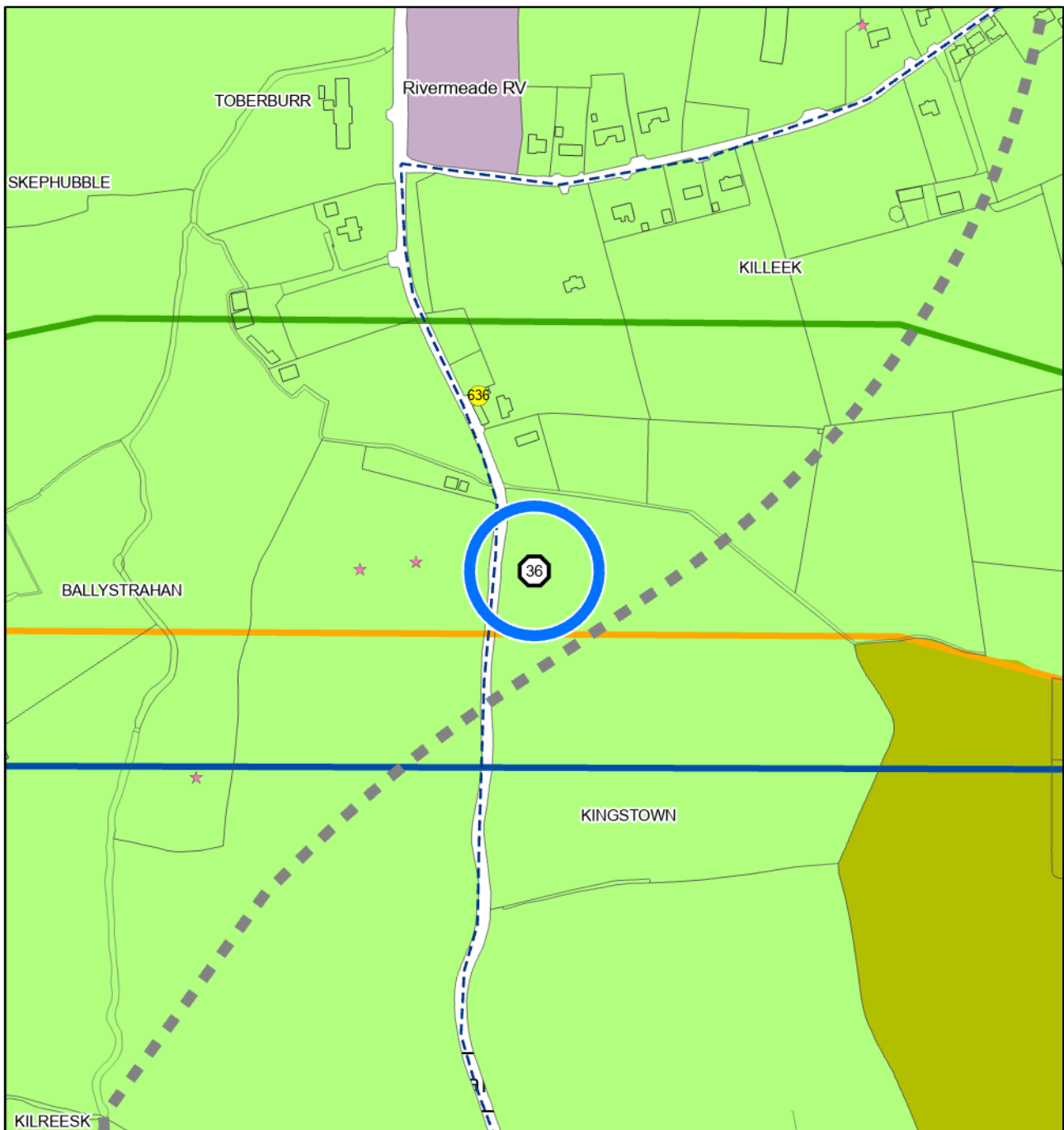



**PA SH 3.7**  
 Include new map-based local objective on lands at St Margaret's, Co Dublin as follows:  
 'Provide for the continuing provision of childcare facilities and education centre.



PA SH 3.8

**Include new map-based local objective as follows: Provide for improved connectivity between Rowlestown and Swords for all modes of transport.'**

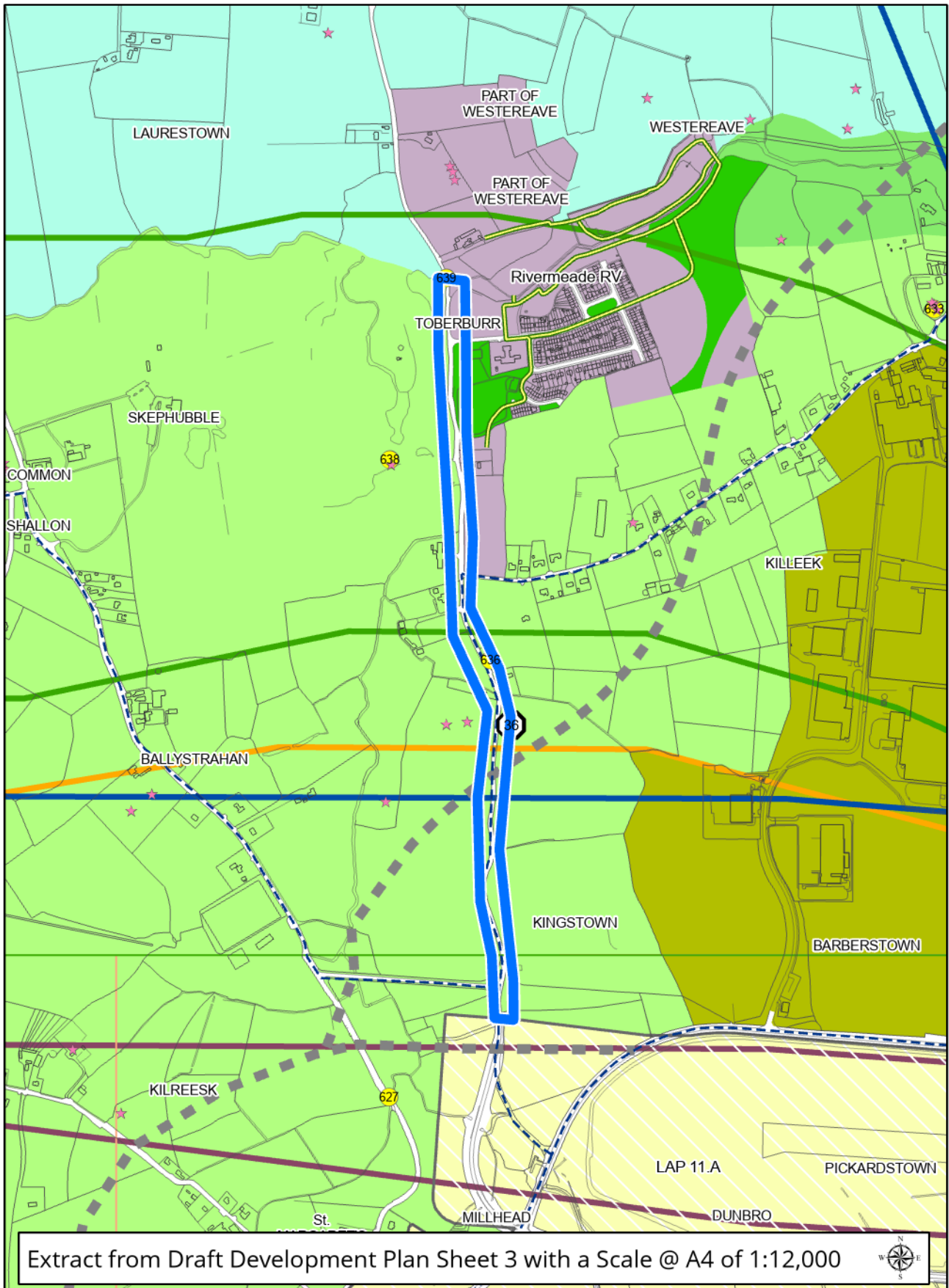



PA SH 3.9 Delete map-based local objective 36 as follows

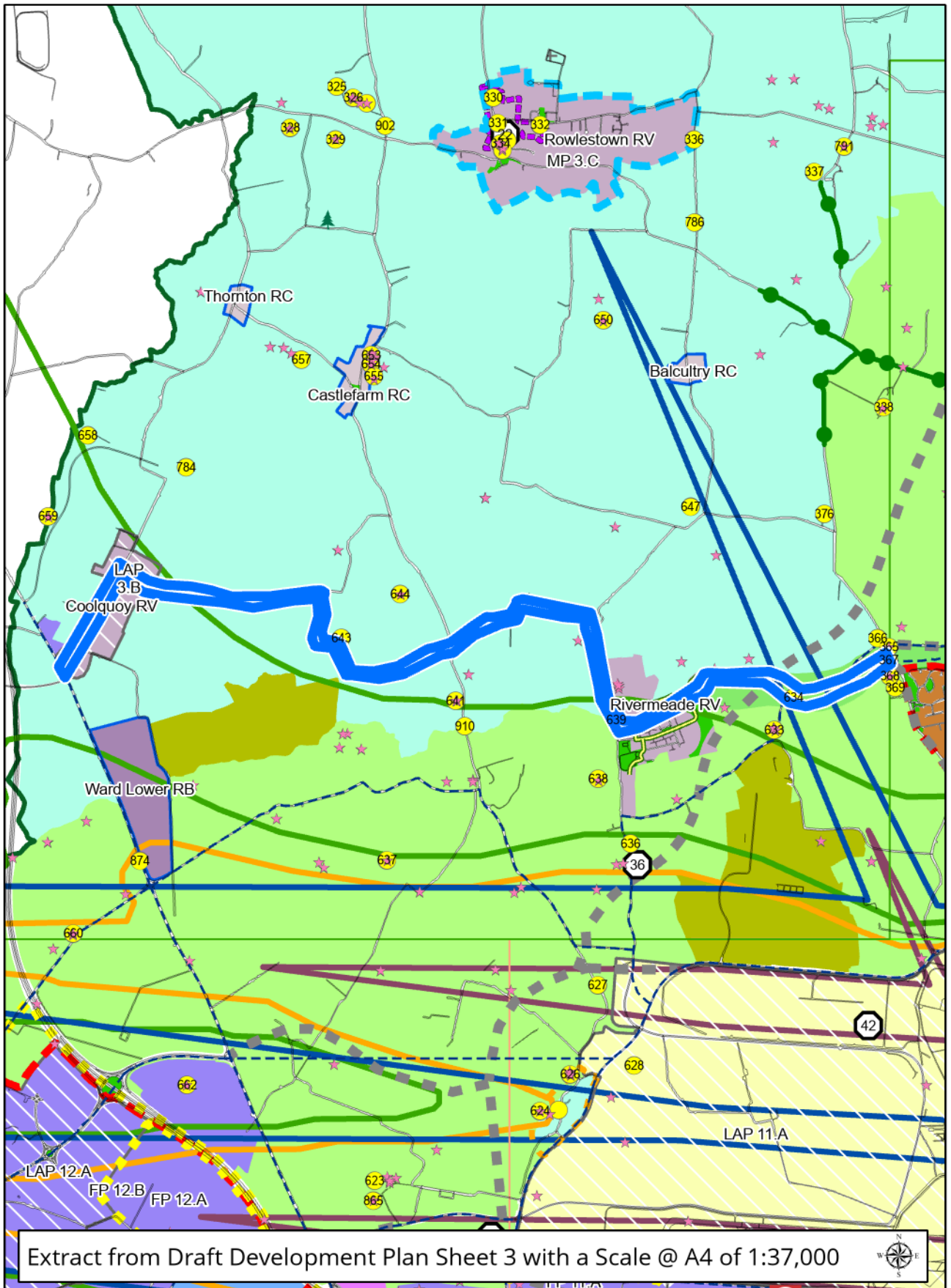
**Address the 'weakness of the LAP' identified by An Bord Pleanála's report refusing the Rivermeade development planning application where they stated that the "lands cannot be developed without the road infrastructure being in place either prior to or during the construction of the housing development" by completing the 2.5km upgrades required to 185 Toberburr Road which will open up the land for much needed housing developments in a timely manner**

**Replace with the following new map-based local objective:**

**Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side.'**




**PA SH 3.10**  
 Include the Toberburr Road Upgrade as an indicative route on the relevant plan map.

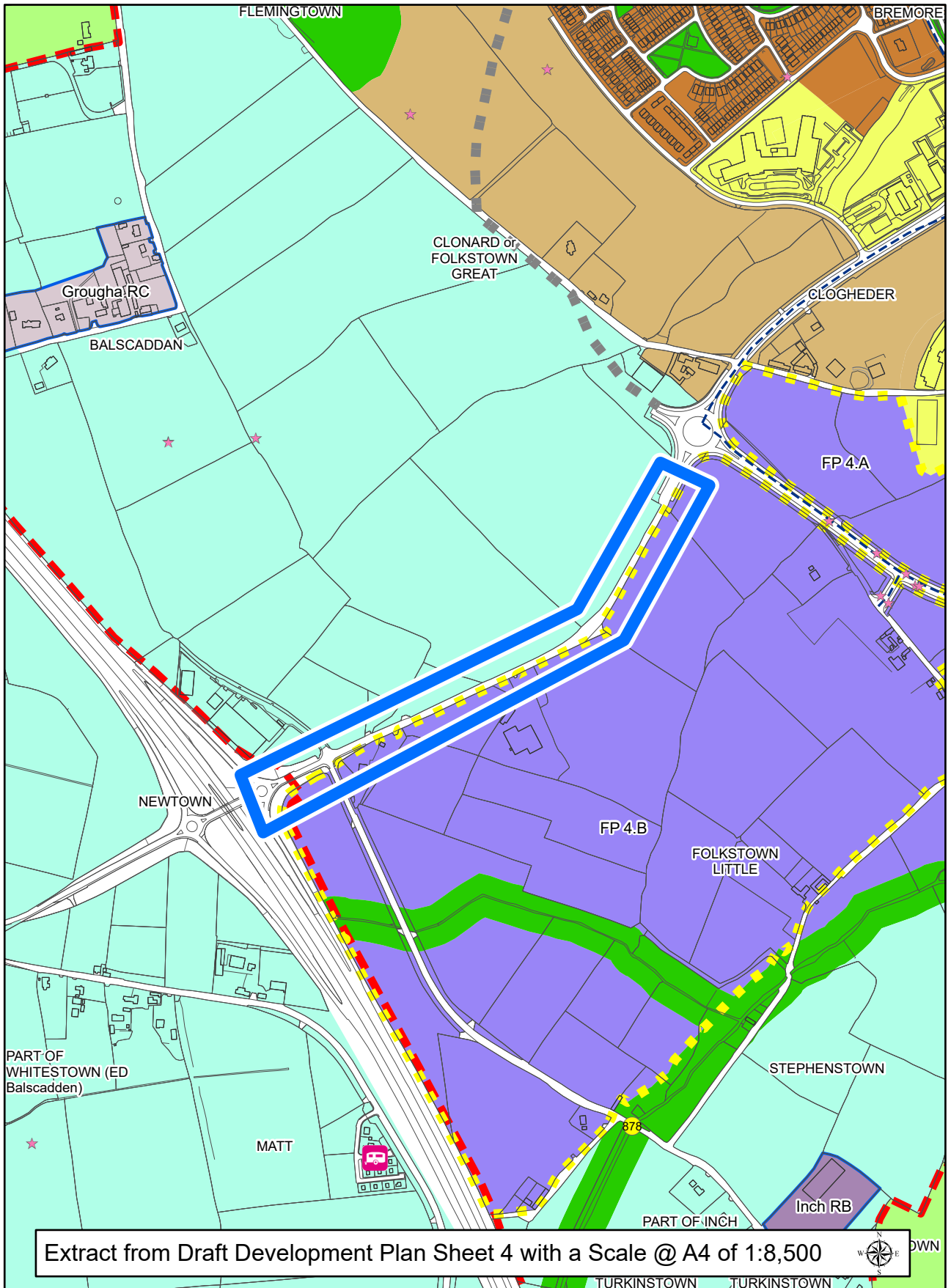


PA SH 3.11

Add indicative lines for the river greenway on the Ward River.



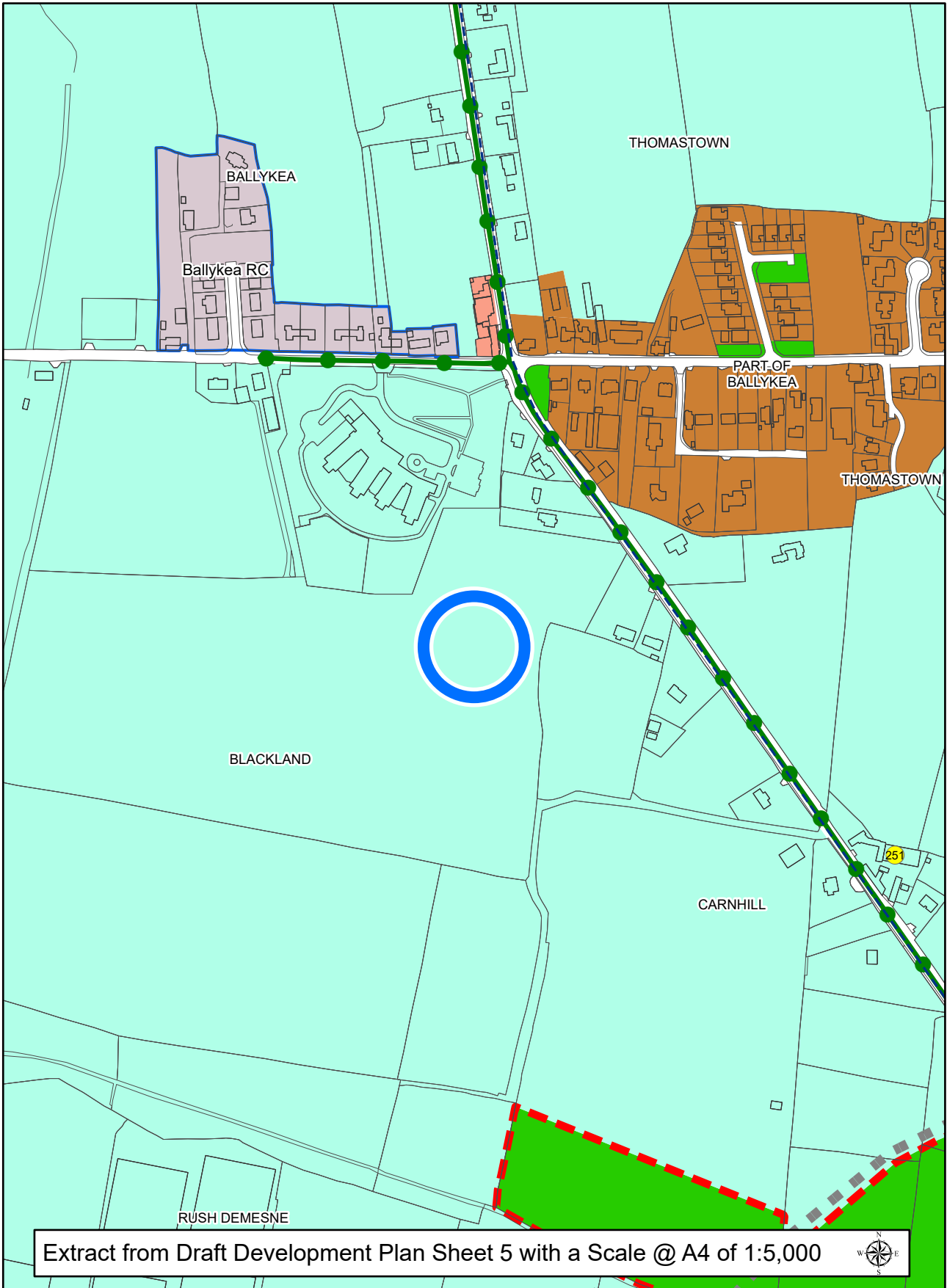
**PA SH 4.1**  
 Amend zoning from RS-Residential to MC-Major Town Centre, excluding residential properties at 1-5 Hampton Place and 1-15 Hampton Green to the east, and lands to the north of and including No. 5 Church Street, Balbriggan.



**PA SH 4.2**



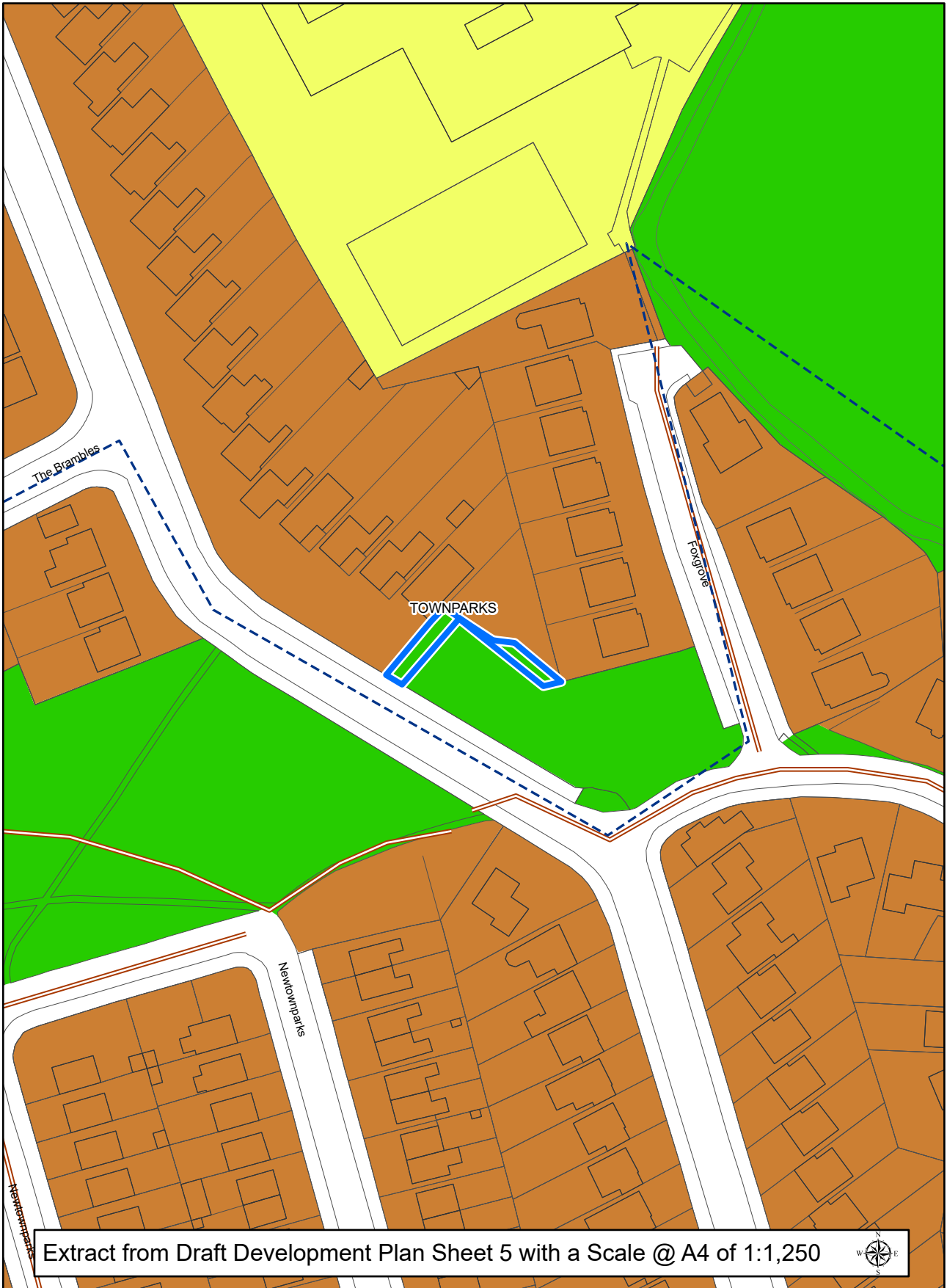
**Include the Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122) as an indicative route on the relevant plan map.**



PA SH 5.1

Insert a map-based school symbol on lands at Loughshinny.





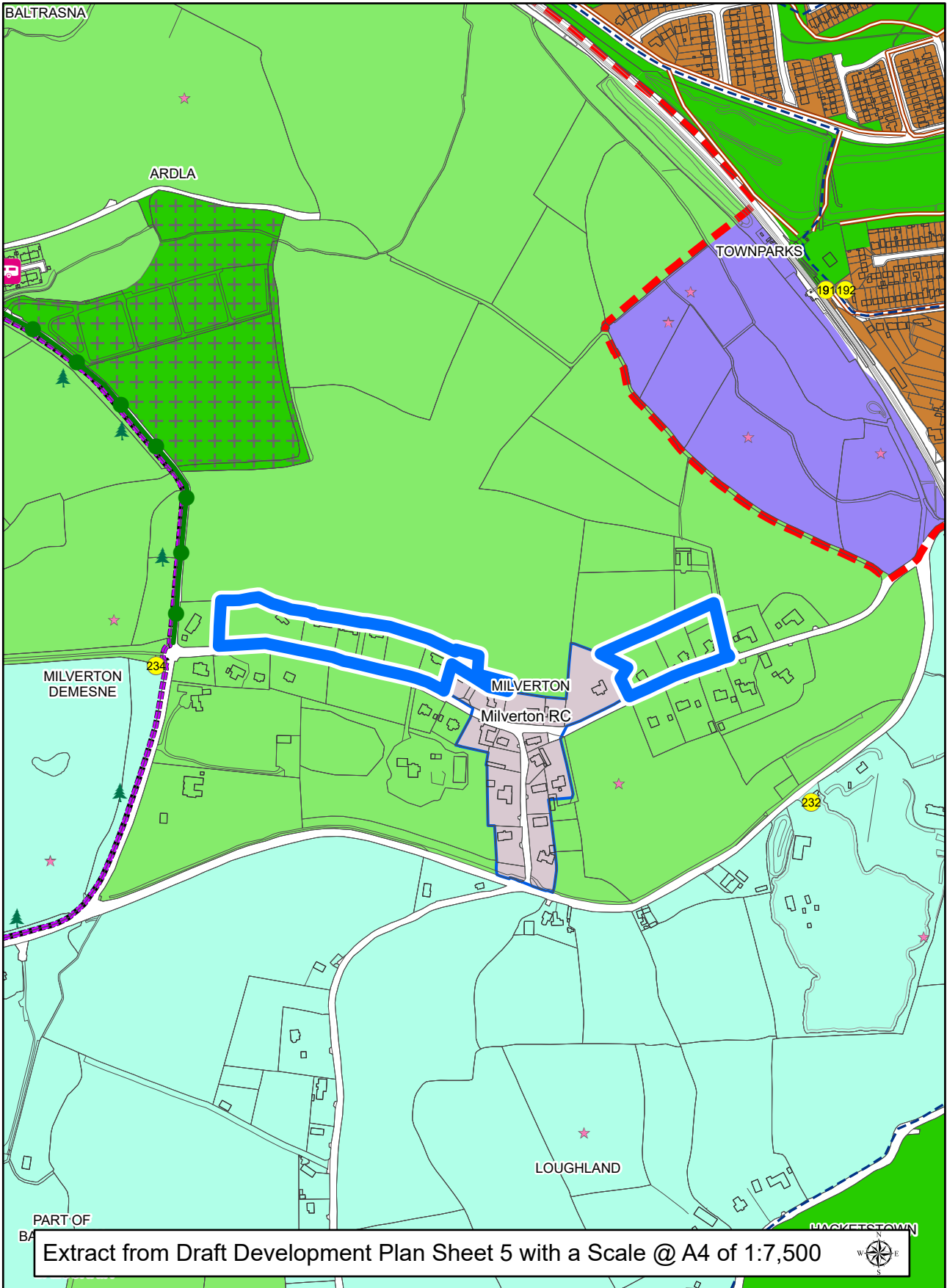
PA SH 5.2

Amend zoning from OS-Open Space to RS-Residential at Townparks, Skerries.



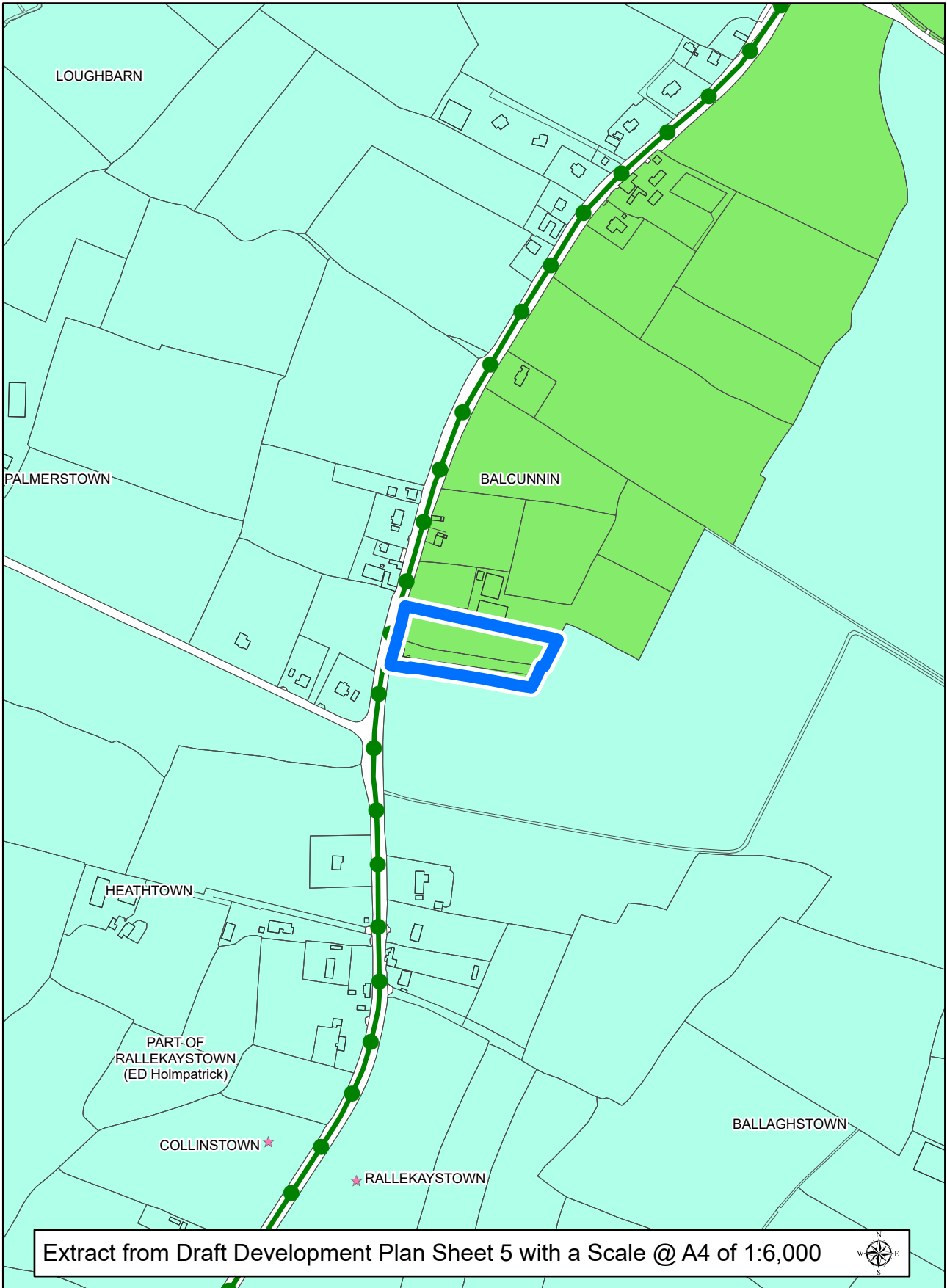
PA SH 5.3

Amend zoning from HA-High Amenity to RS-Residential at Skerries.



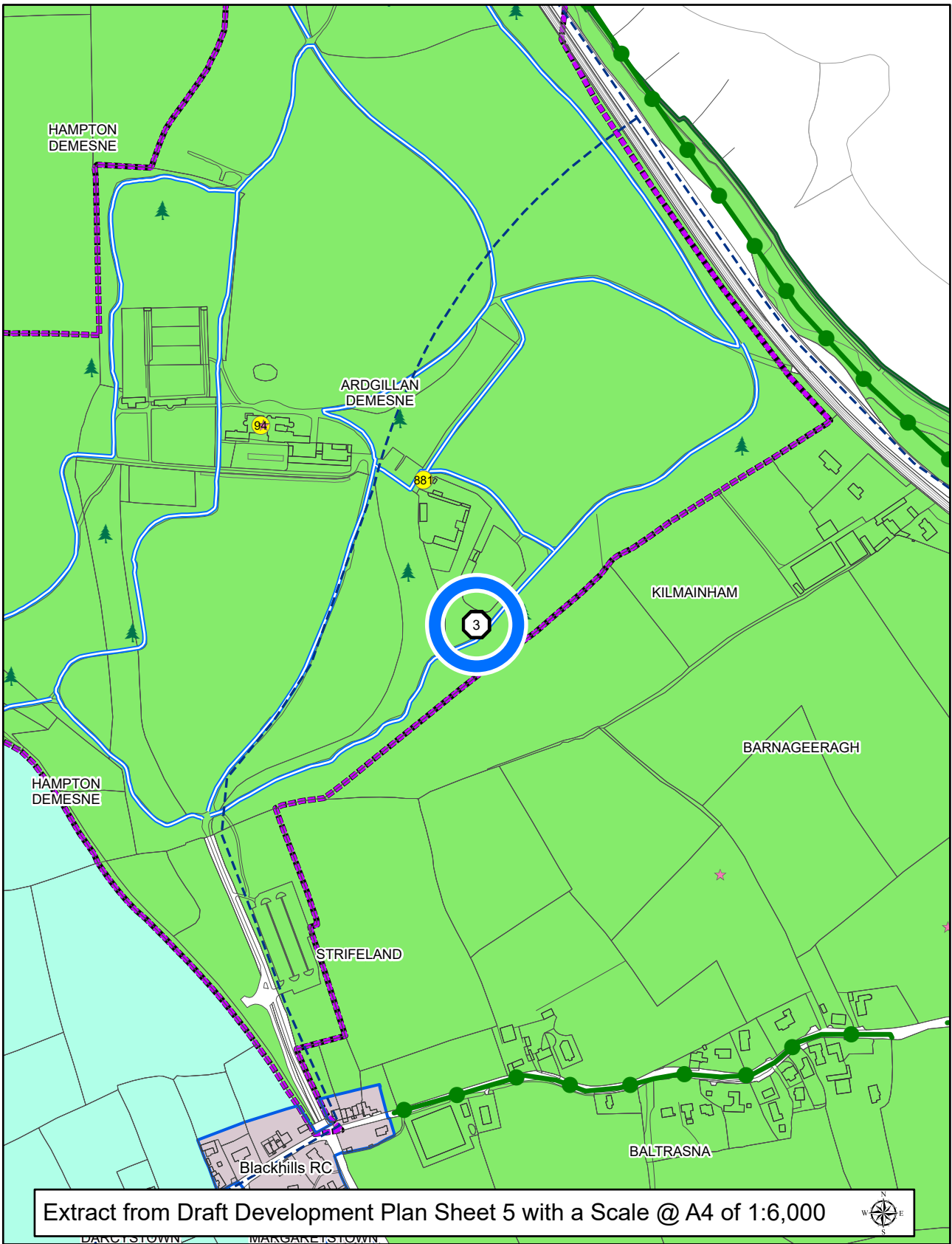
**PA SH 5.4**

**Amend zoning from HA-High Amenity to RC-Rural Cluster at Milverton.**



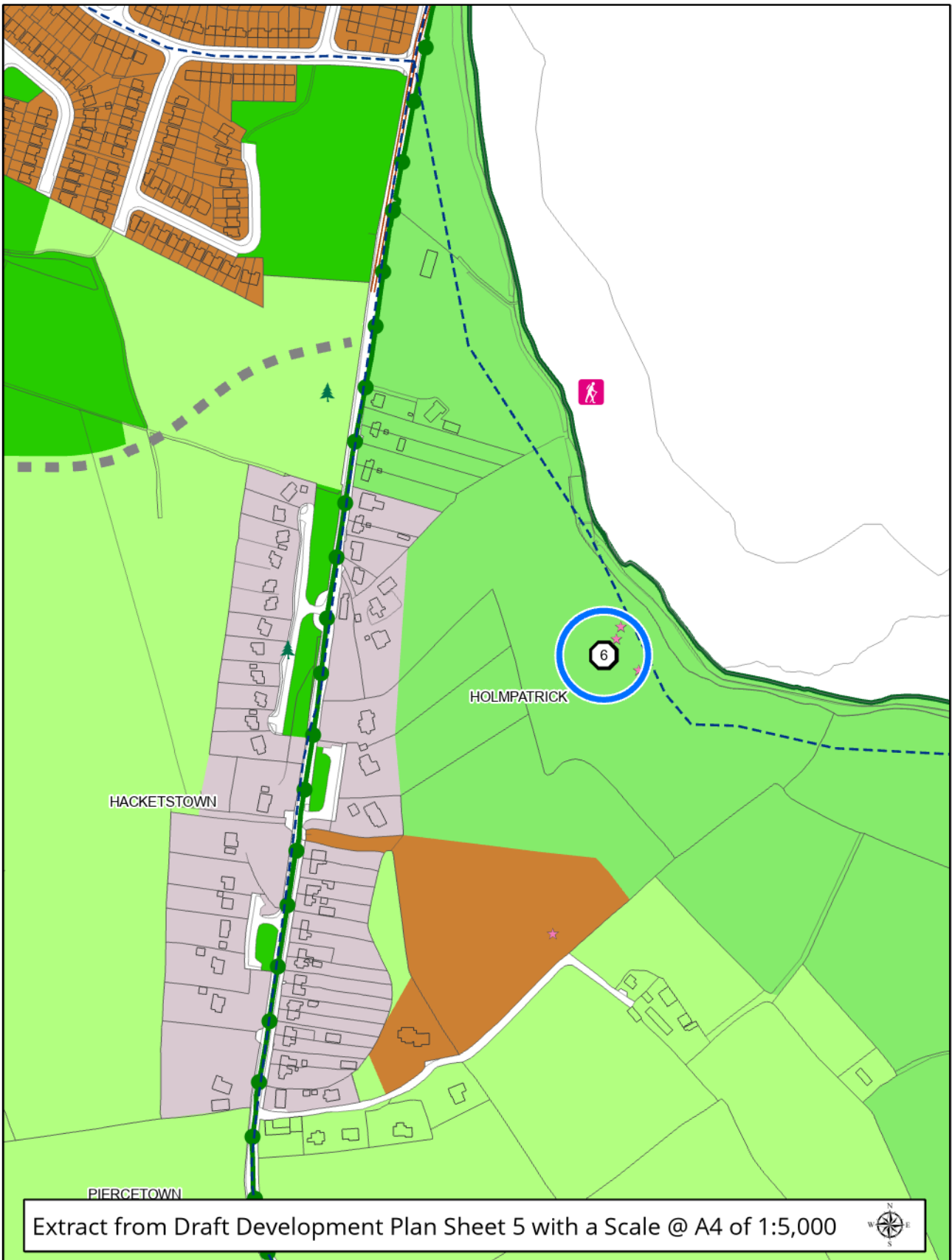
**PA SH 5.5**

**Amend zoning from HA-High Amenity to RU-Rural at Balcunnin, Skerries Road, Lusk.**



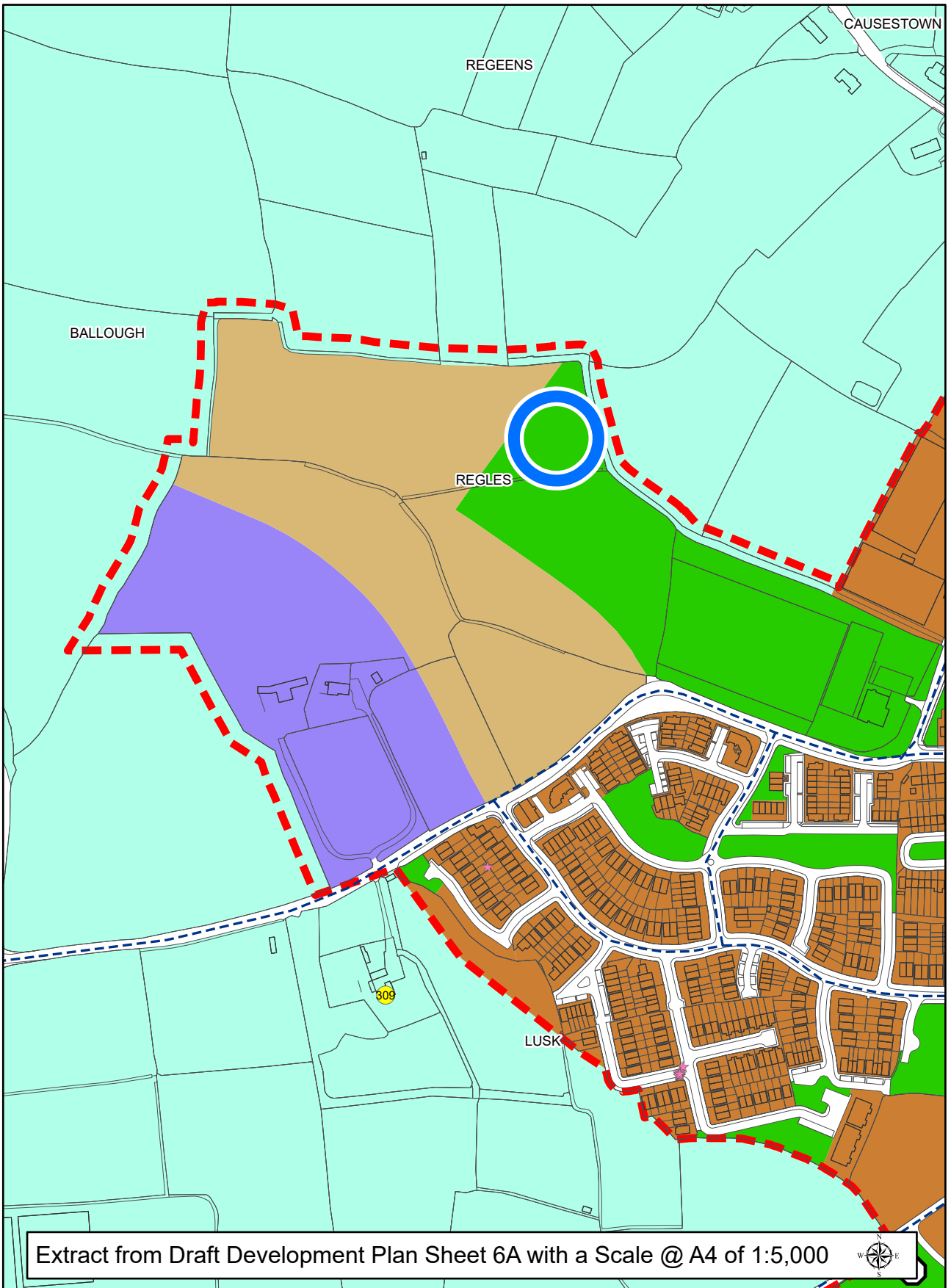
**PA SH 5.6**

**Amend the wording of map-based local objective 3 as follows: “The Conservation Plan for Ardgillan Castle and Demesne shall ensure that all works to Ardgillan Castle or works within/impacting the historic designed landscape are sensitive to the significance of the site and are directed by the content of the Conservation Plan.”**



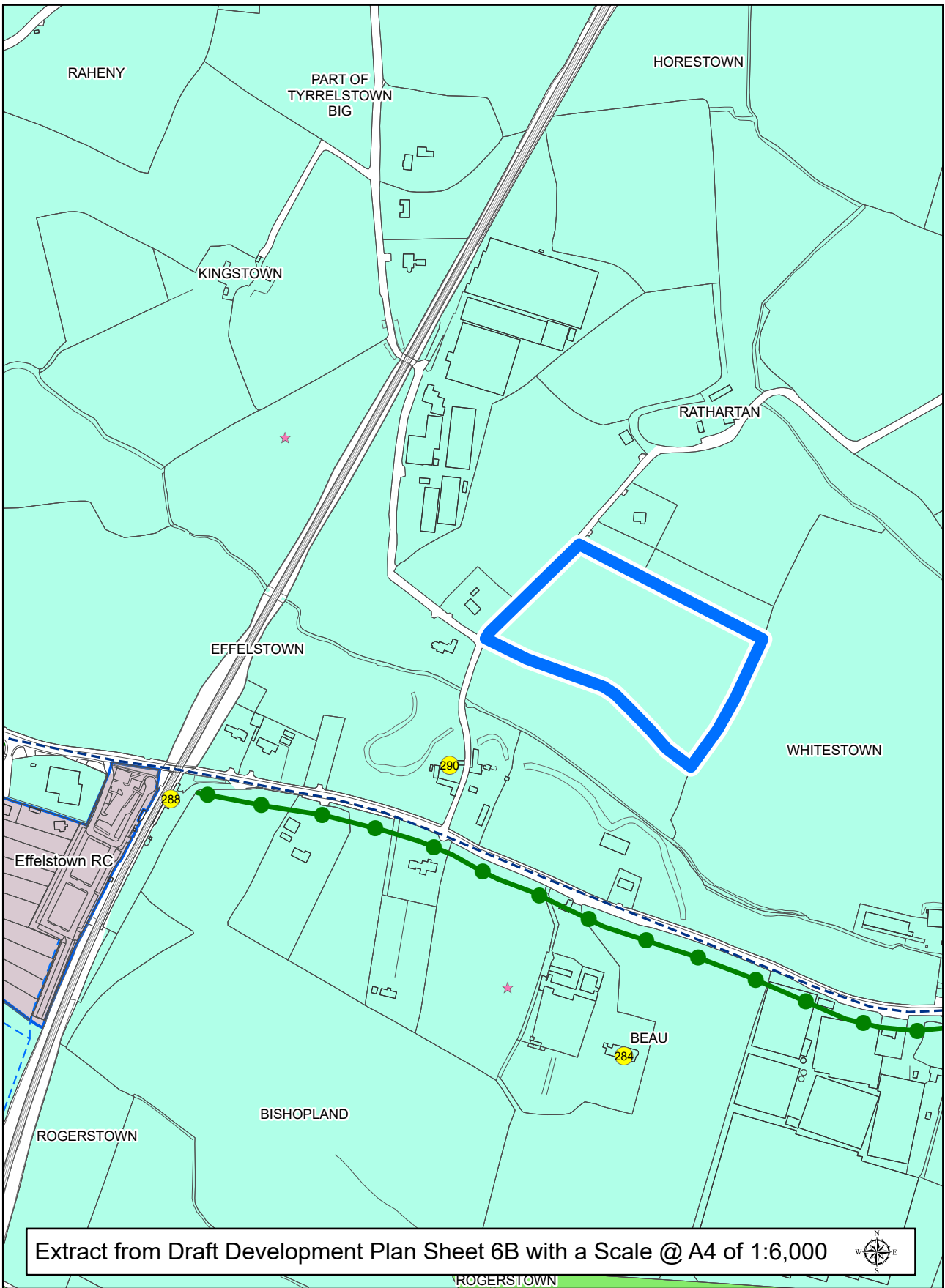
**PA SH 5.7**

**Delete map-based local objective 6 text and replace with the following:  
Provide and facilitate the development of glamping accommodation with an ancillary service building.**



**PA SH 6A.1**

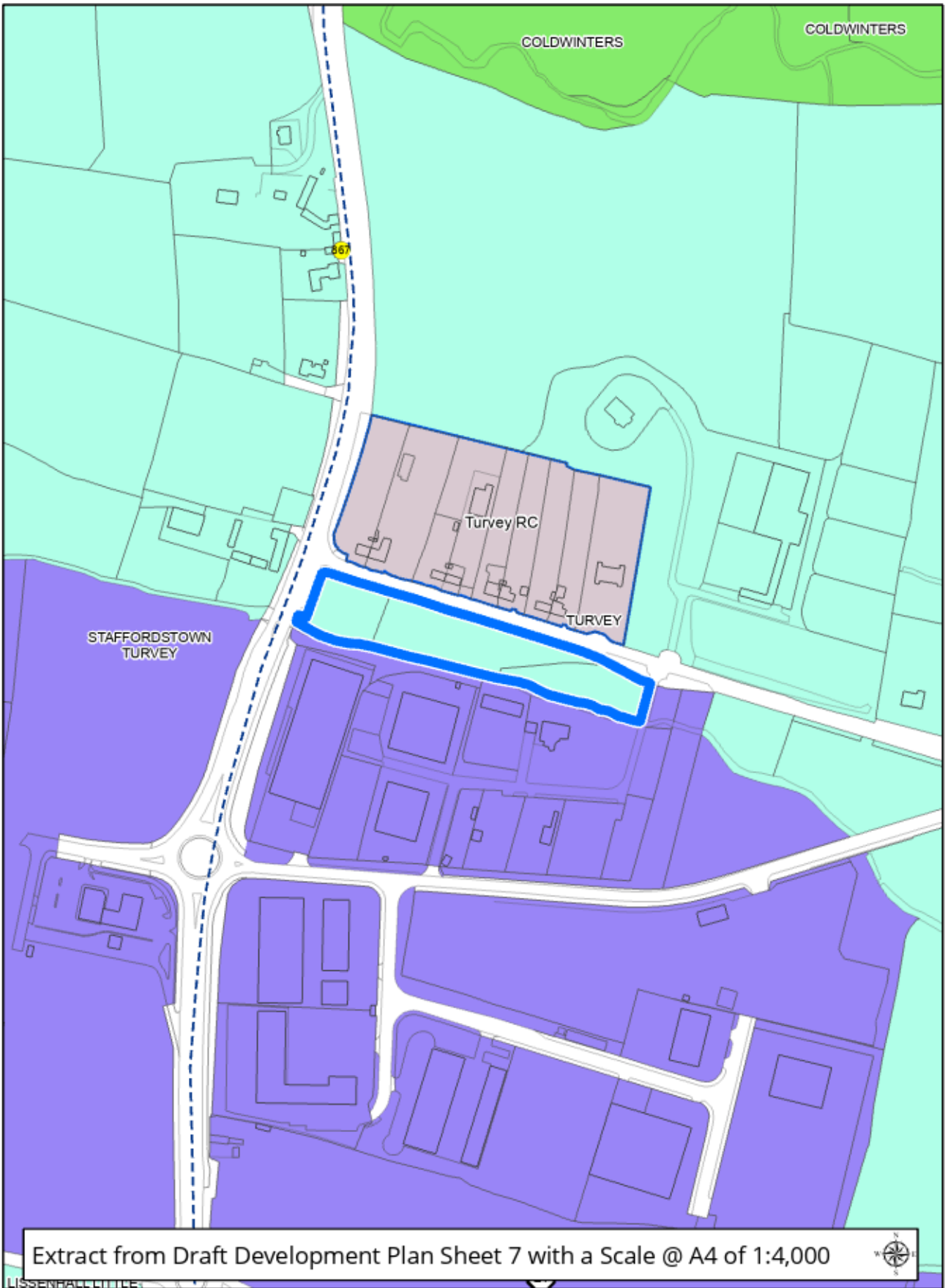
**Include a new map based local objective at Ministers Road, Lusk as follows: Provide for a new community facility, with a minimum floor size of 300 sqm.**



PA SH 6B.1

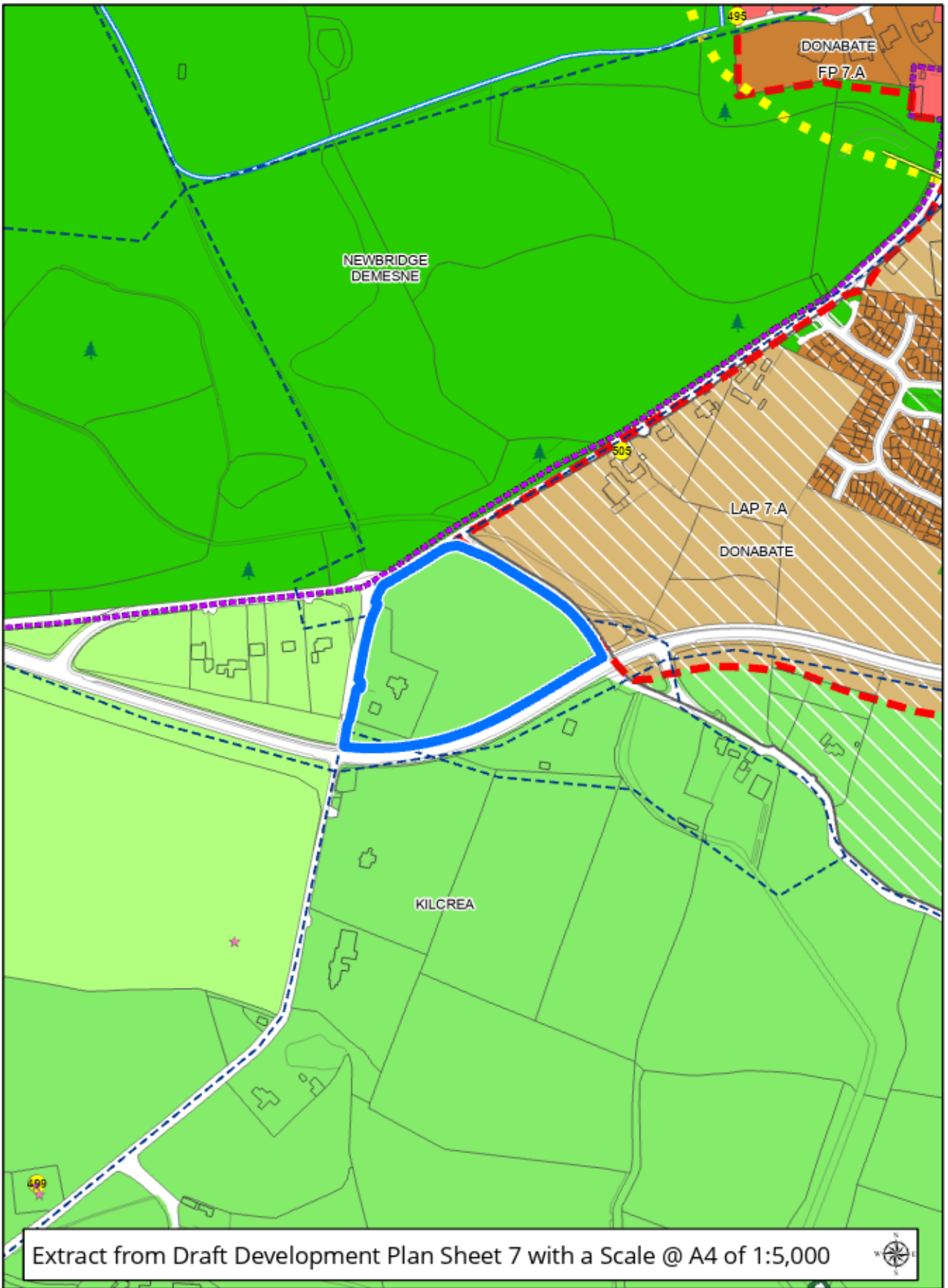
Amend zoning from RU-Rural to RC-Rural Cluster at Rathartan.



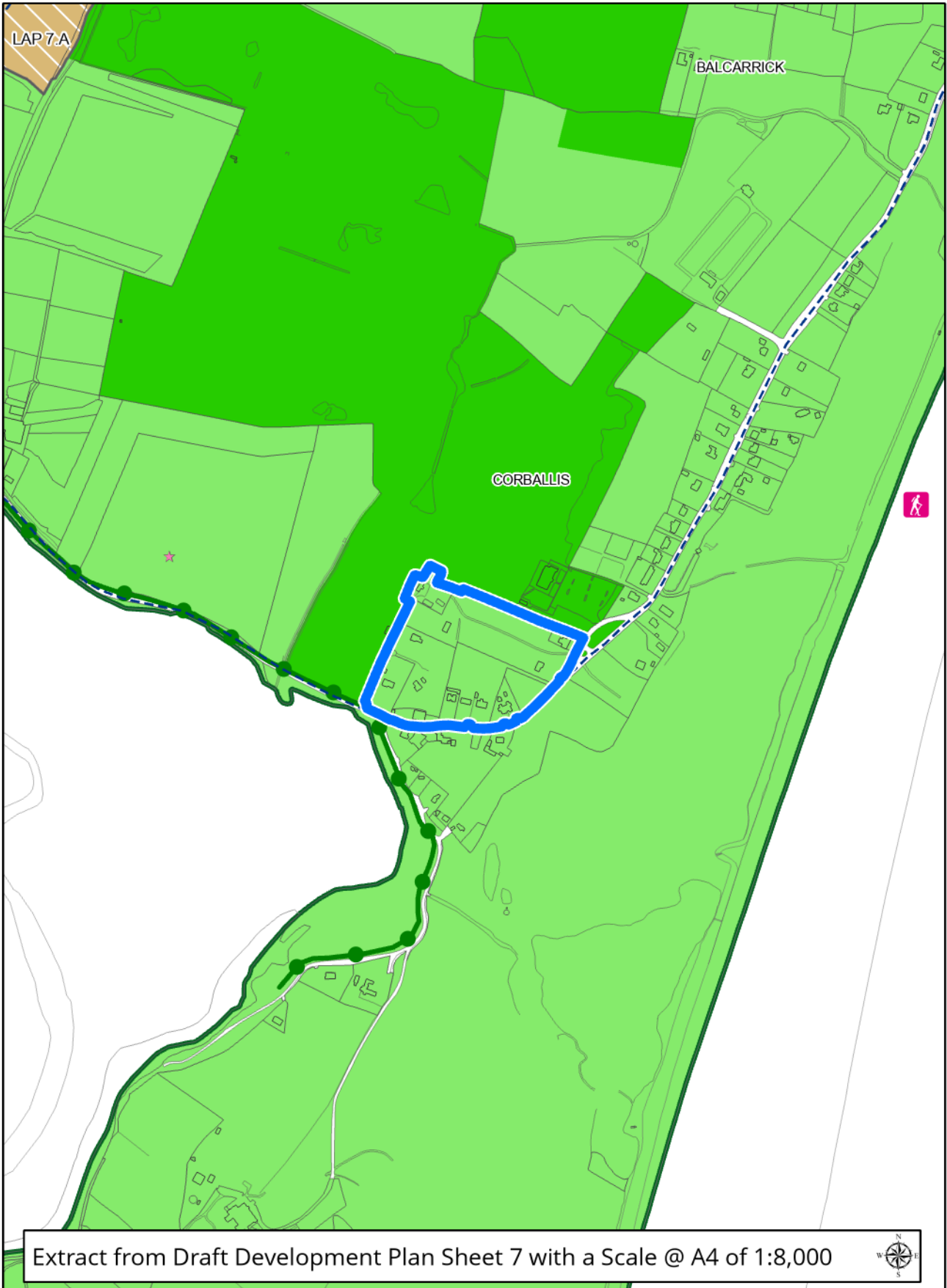


PA SH 7.1

Amend zoning from RU-Rural to GE-General Enterprise at Turvey Avenue, Donabate.

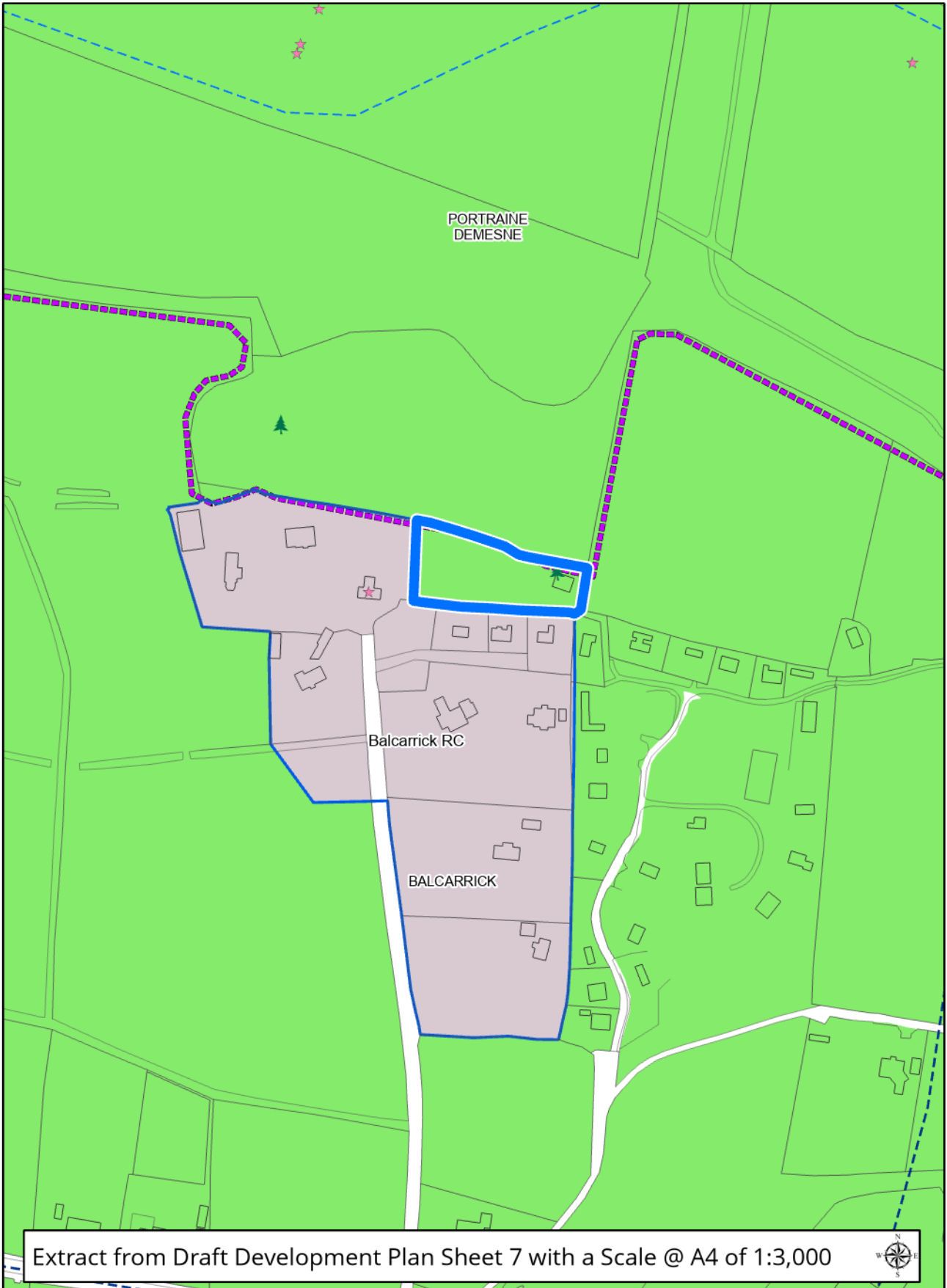


PA SH 7.2  
Amend zoning from HA-High Amenity to GE-General Employment at Kilcreagh.



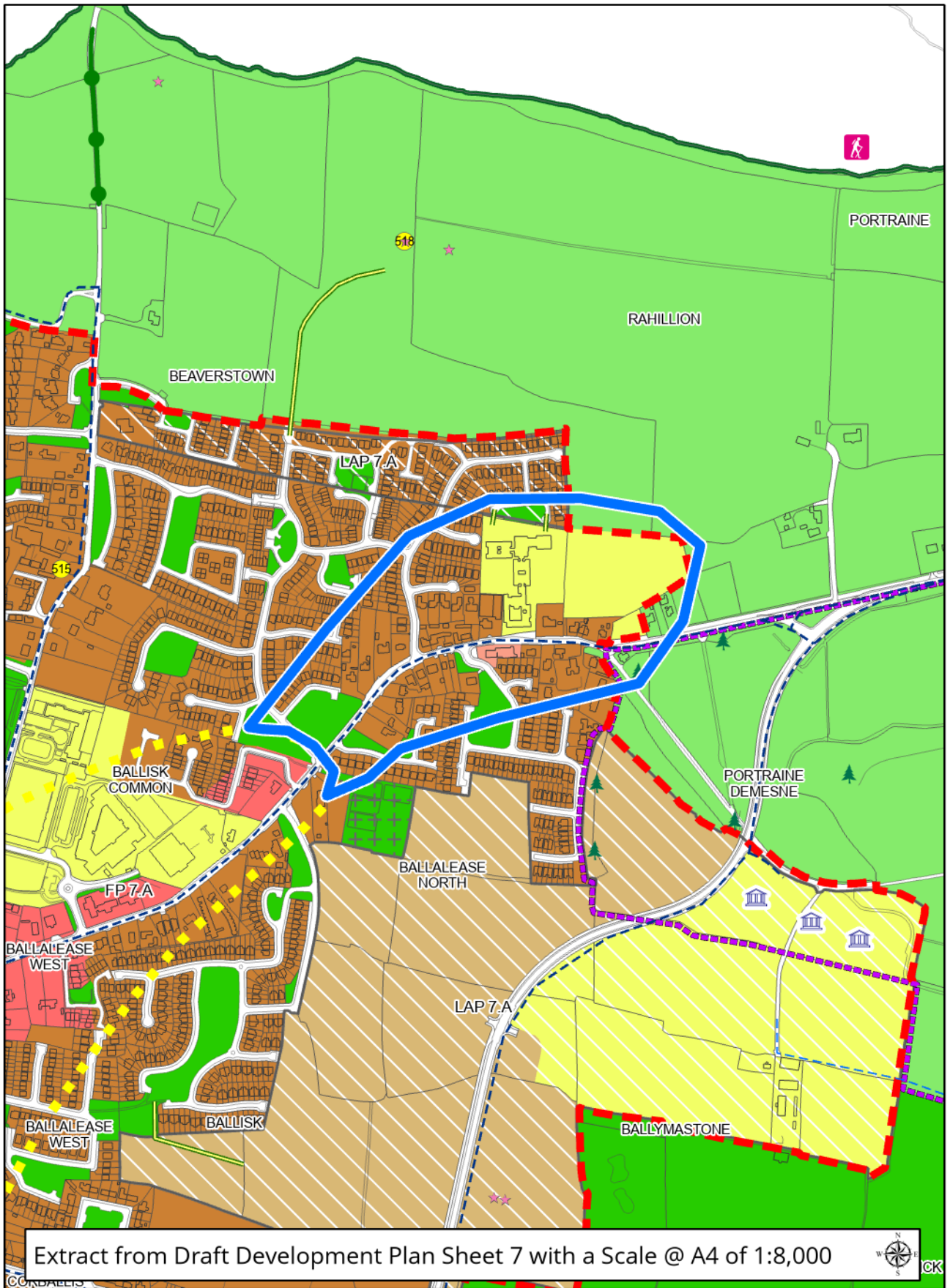
PA SH 7.3


Amend zoning from HA-High Amenity to RC-Rural Cluster at Corballis, south of Balcarrick Golf Club.

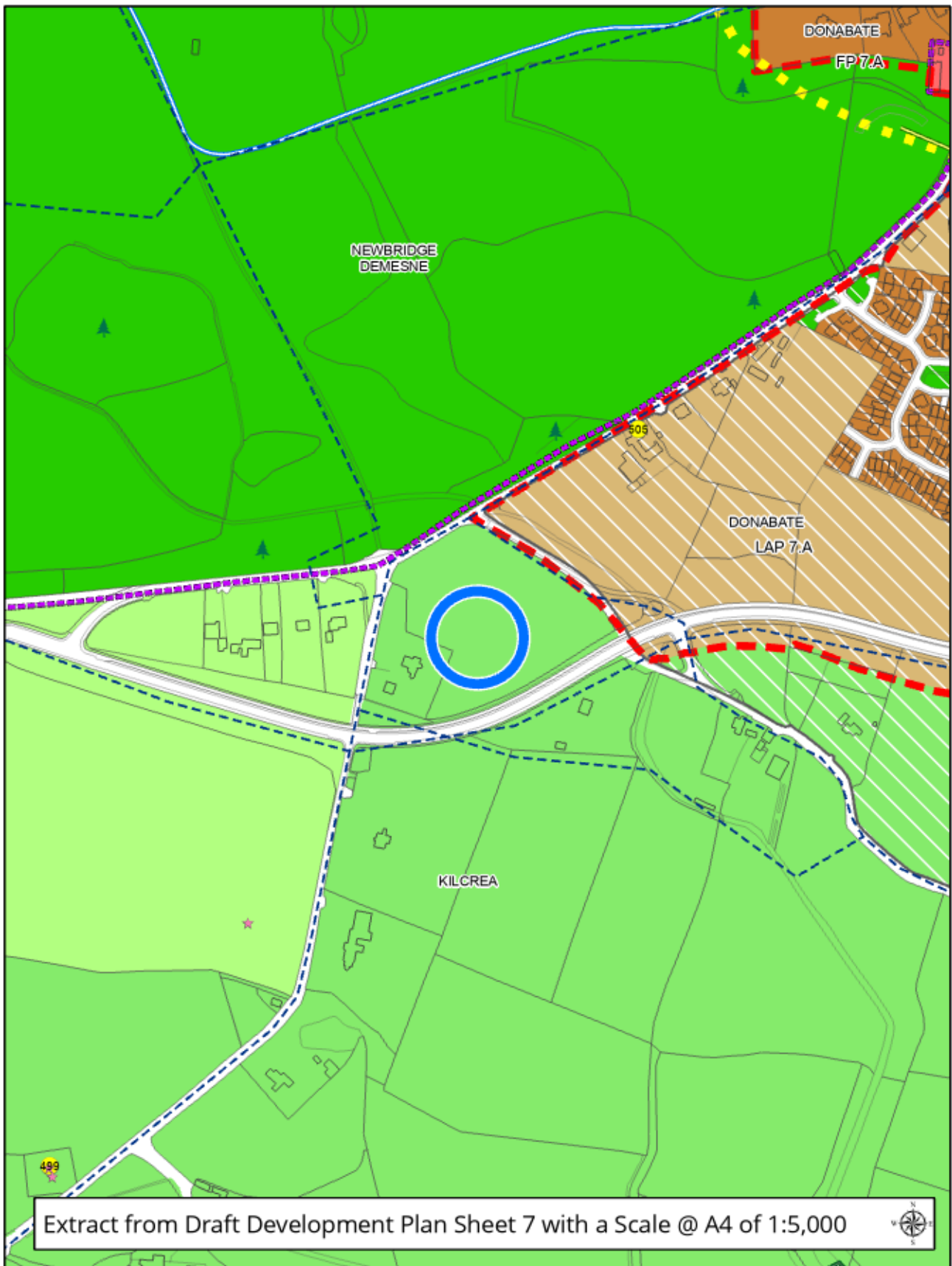


PA SH 7.4

Amend zoning from HA-High Amenity to RC-Rural Cluster at Balcarrick.

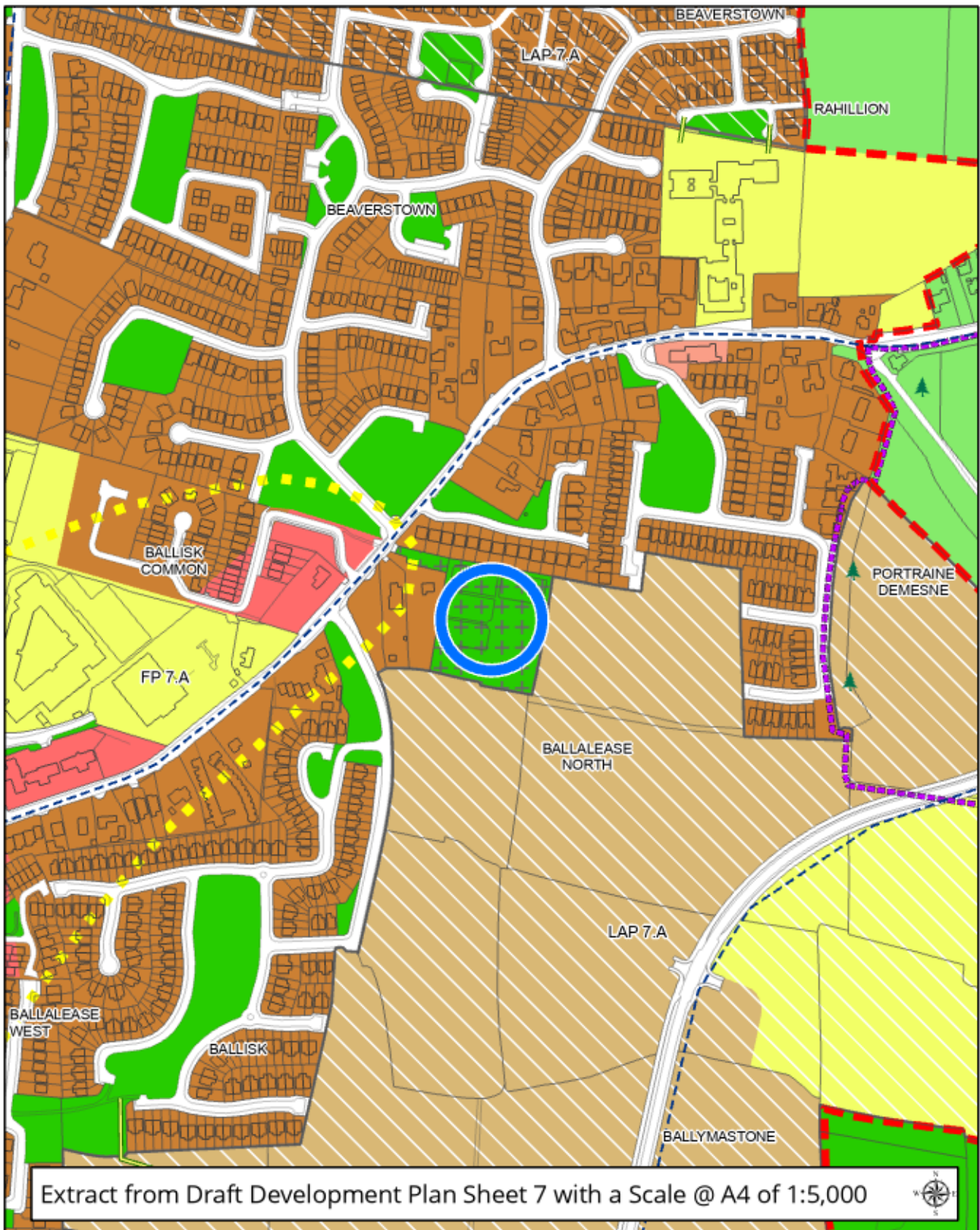


 PA SH 7.5  
 Extend Donabate UFP Boundary to include St Patrick's Schools and surrounding lands.



**PA SH 7.6**

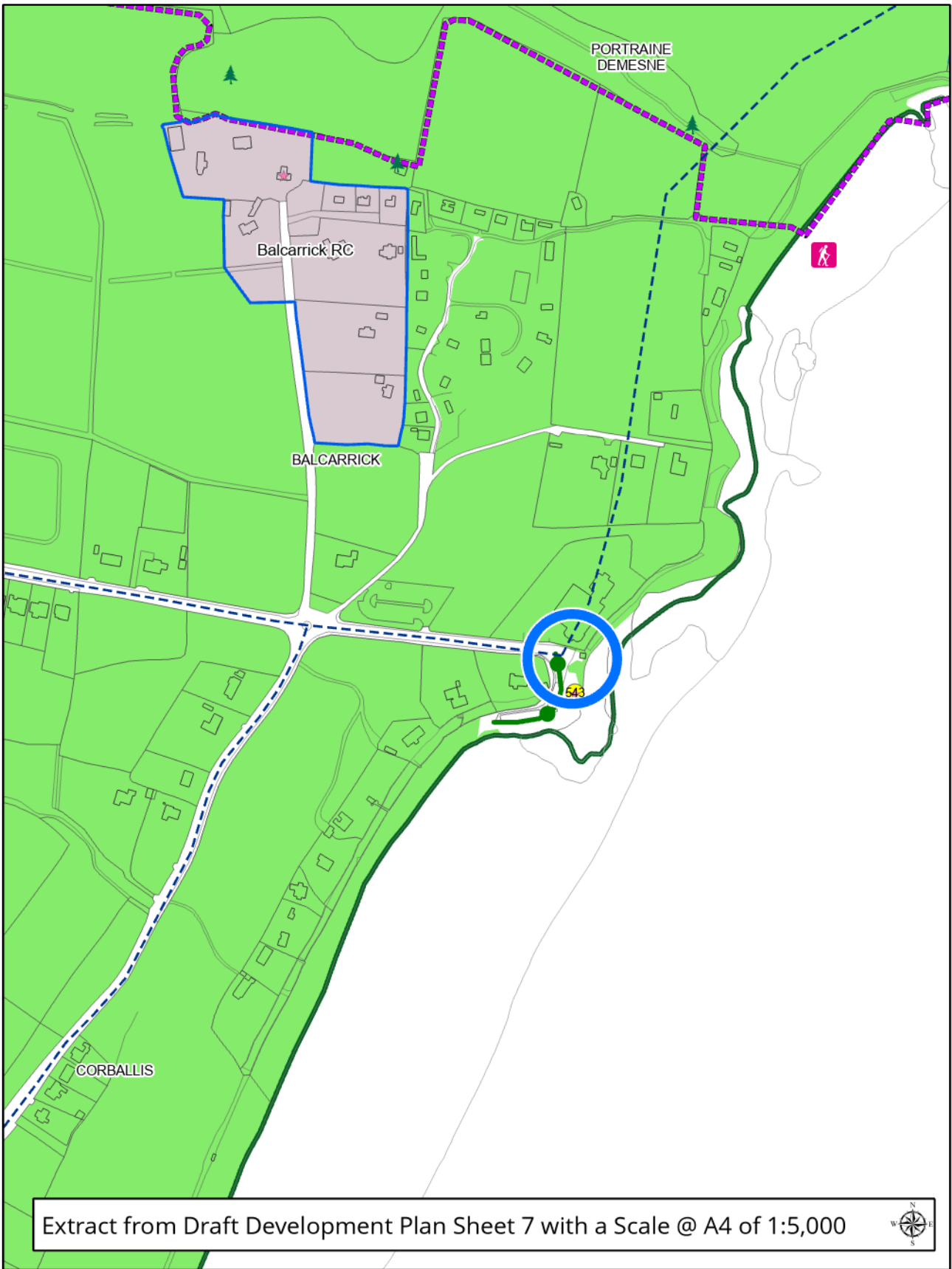
**Include a new map-based local objective for lands at Kilcreagh as follows:  
That proposed development on the lands be subject to high quality  
architectural design and finishes.**



### PA SH 7.7



**Include a new map-based local objective for Donabate Cemetery as follows:  
Provide for a proposed Cemetery Improvement and Extension Scheme (with new designated car parking area) on FCC owned lands to the east/south of the existing Donabate Cemetery, to be designed and brought forward for tender purposes for delivery.**



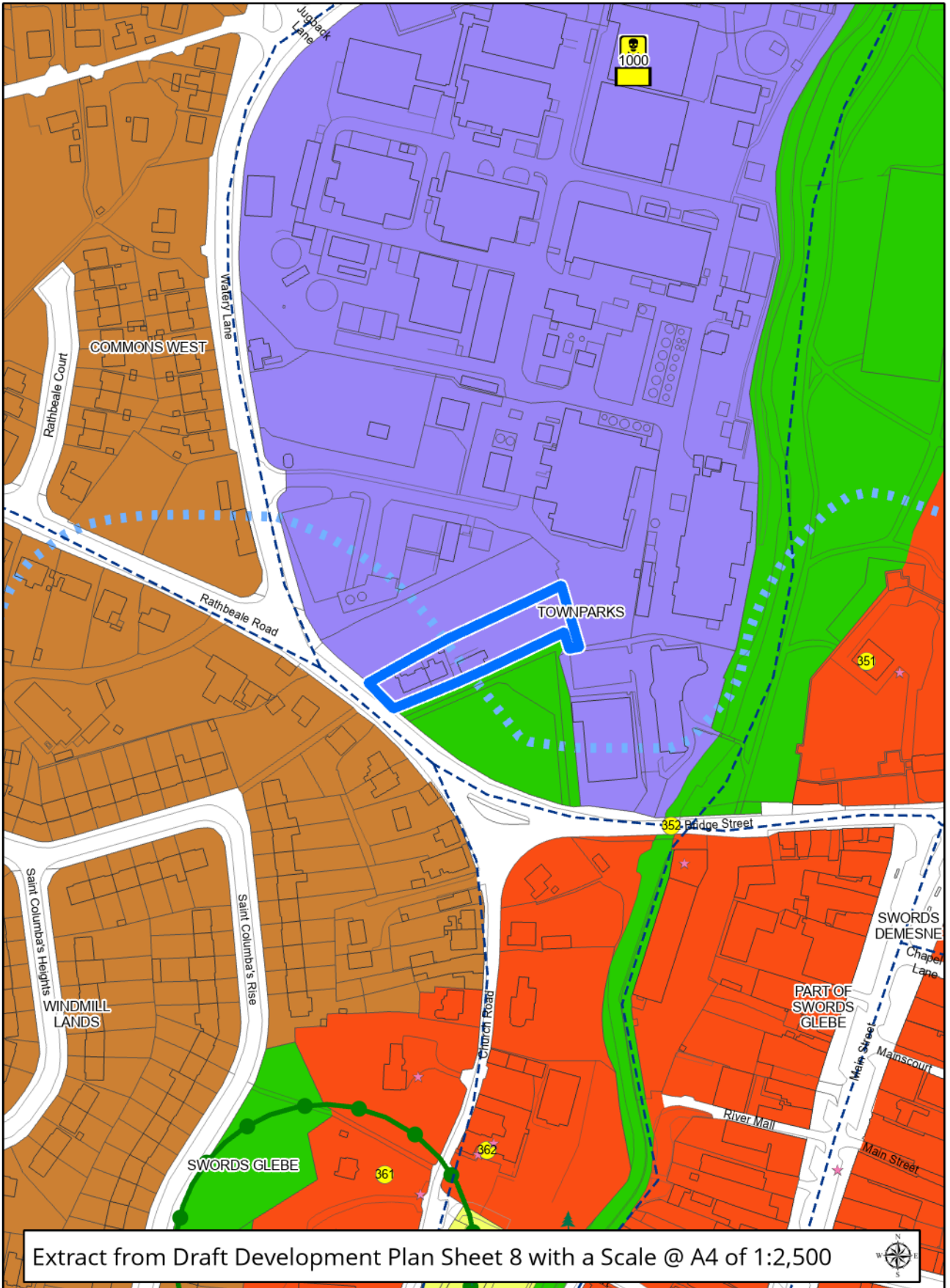
Extract from Draft Development Plan Sheet 7 with a Scale @ A4 of 1:5,000



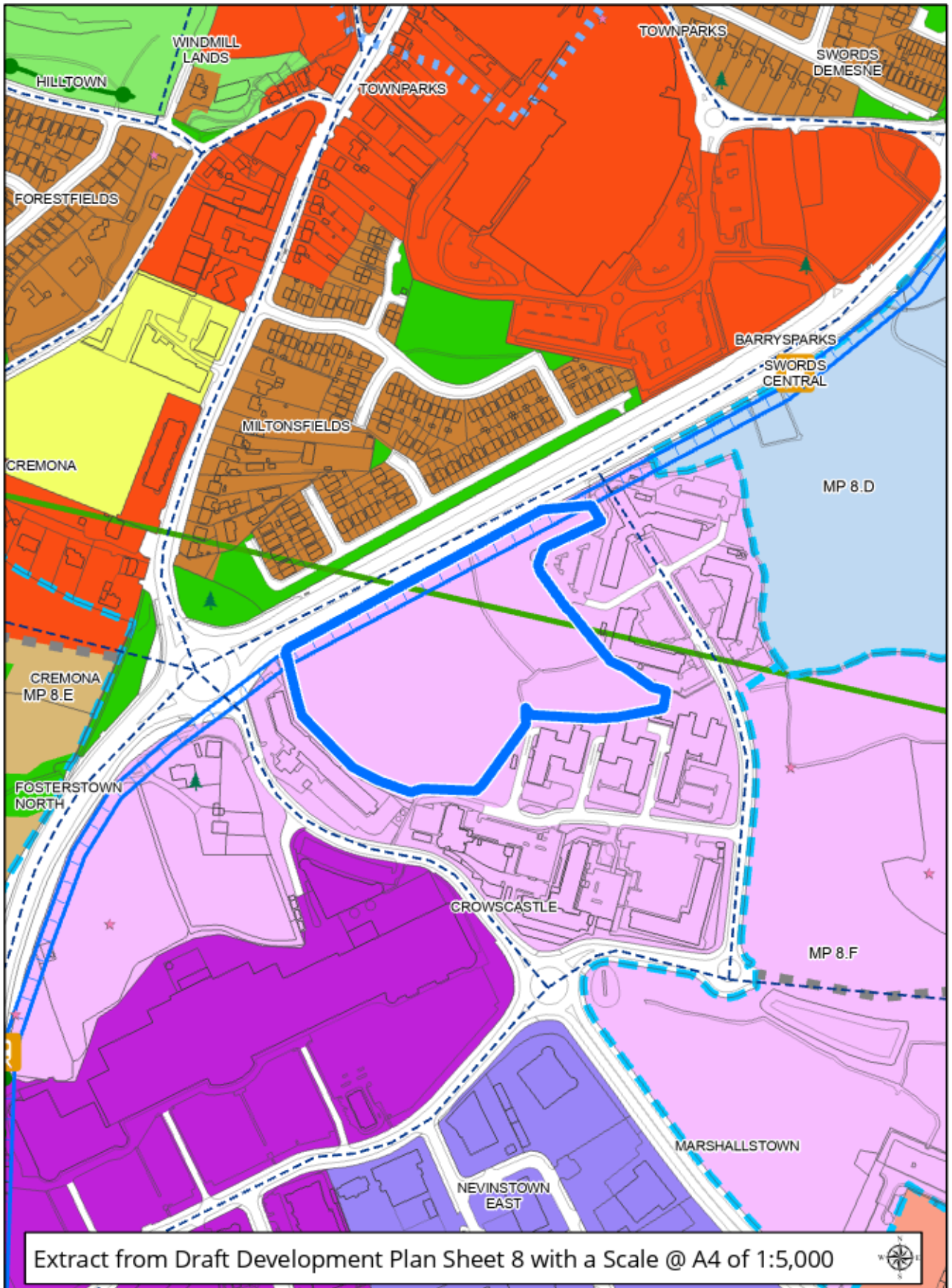
**PA SH 7.8**

**Include a new map-based local objective for the Shoreline Hotel as follows:  
Enhance the visual amenity of the area immediately south of the Shoreline Hotel,  
through the provision of high quality public realm improvements and measures.**



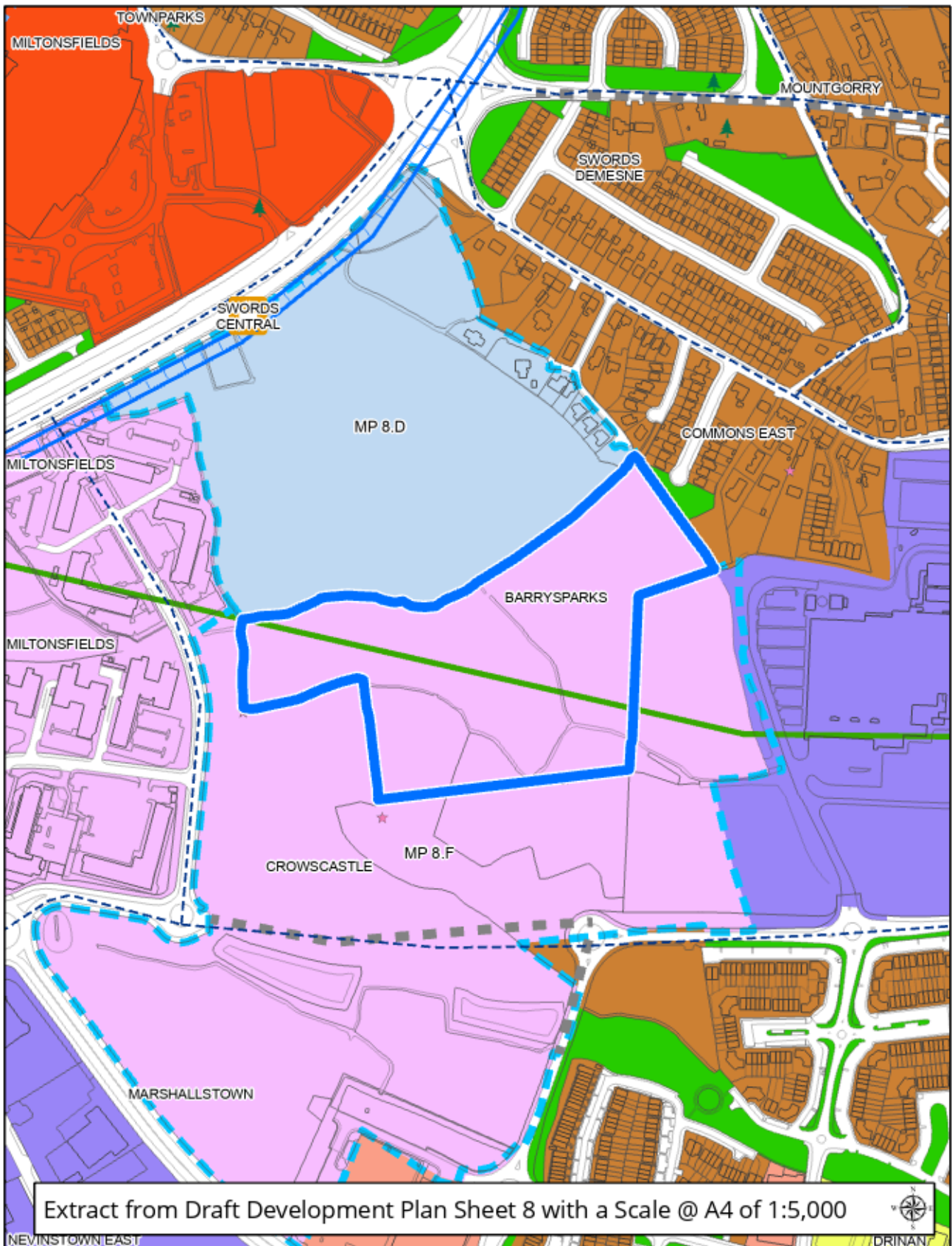


**PA SH 8.1**  
 Amend zoning from GE-General Employment to RS-Residential at Bridge Street, Swords.



PA SH 8.2

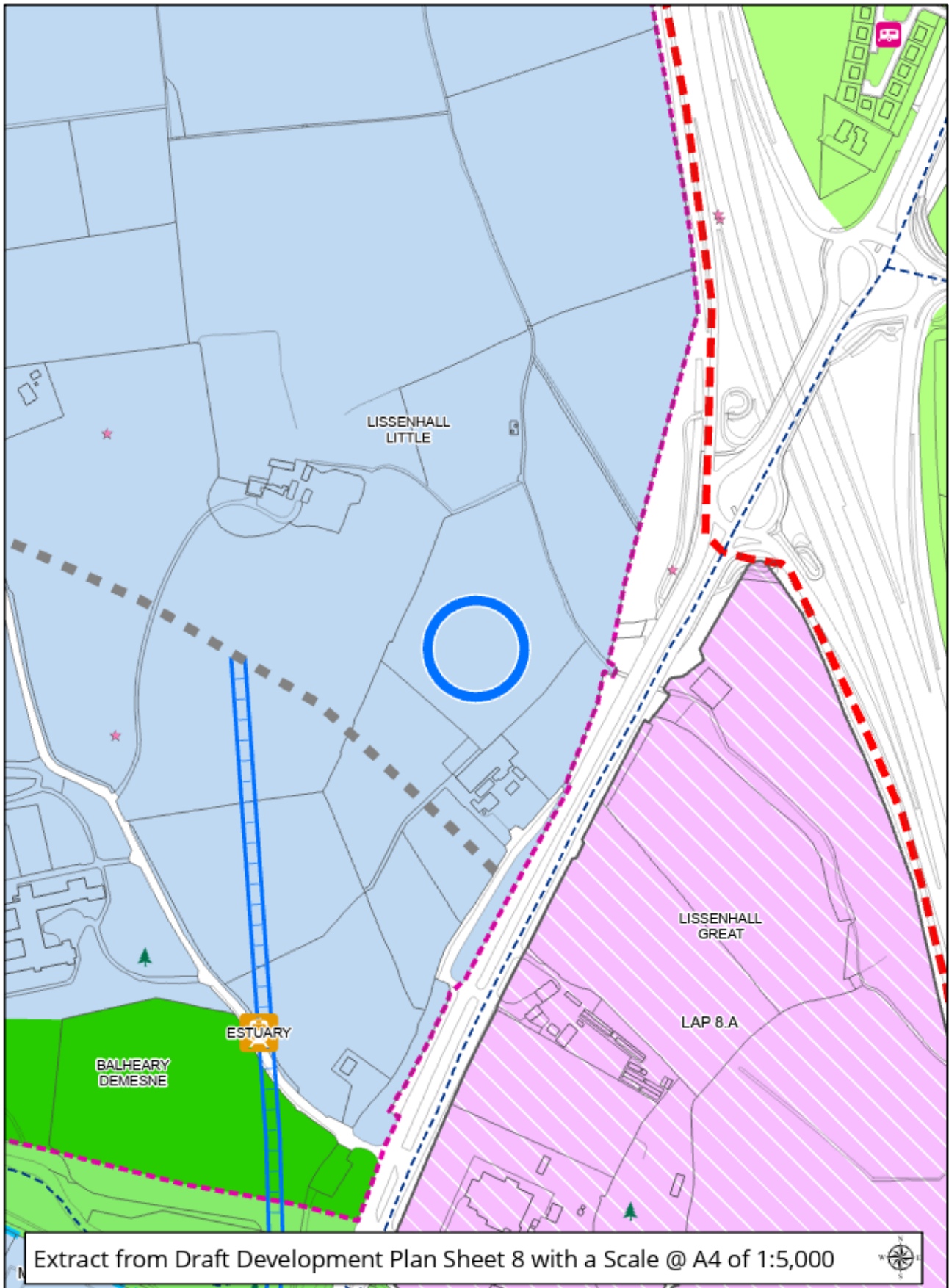
Amend zoning from HT-High Technology to MRE-Metro and Rail Economic Corridor at lands directly to the east of Pinnock Hill Roundabout, Swords.




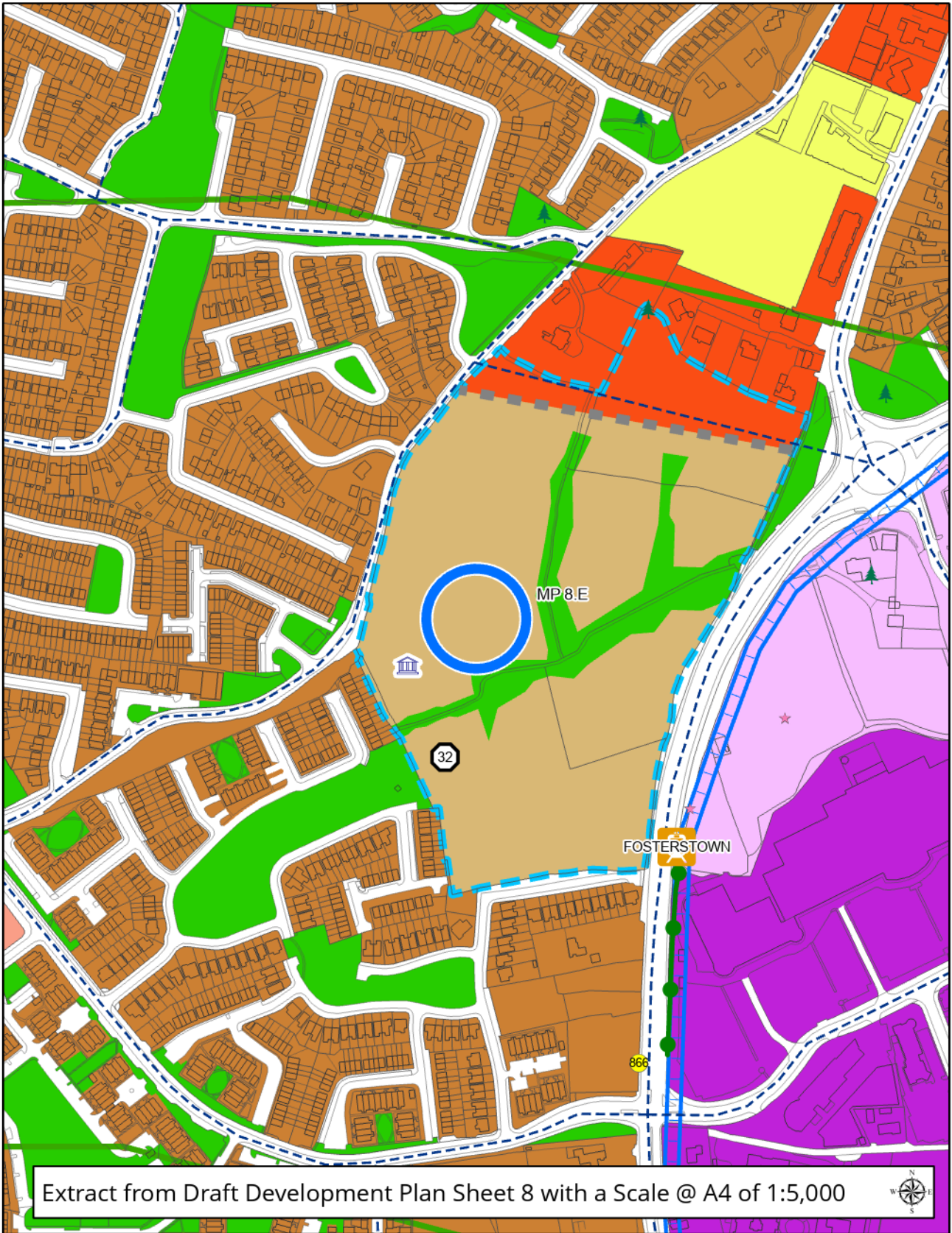
**PA SH 8.3**



**Amend zoning from HT-High Technology to MRE-Metro and Rail Economic Corridor at lands west of the Drynam Court residential area, east of Lakeshore Drive at Crowscastle and north of the Holywell residential area in Swords.**



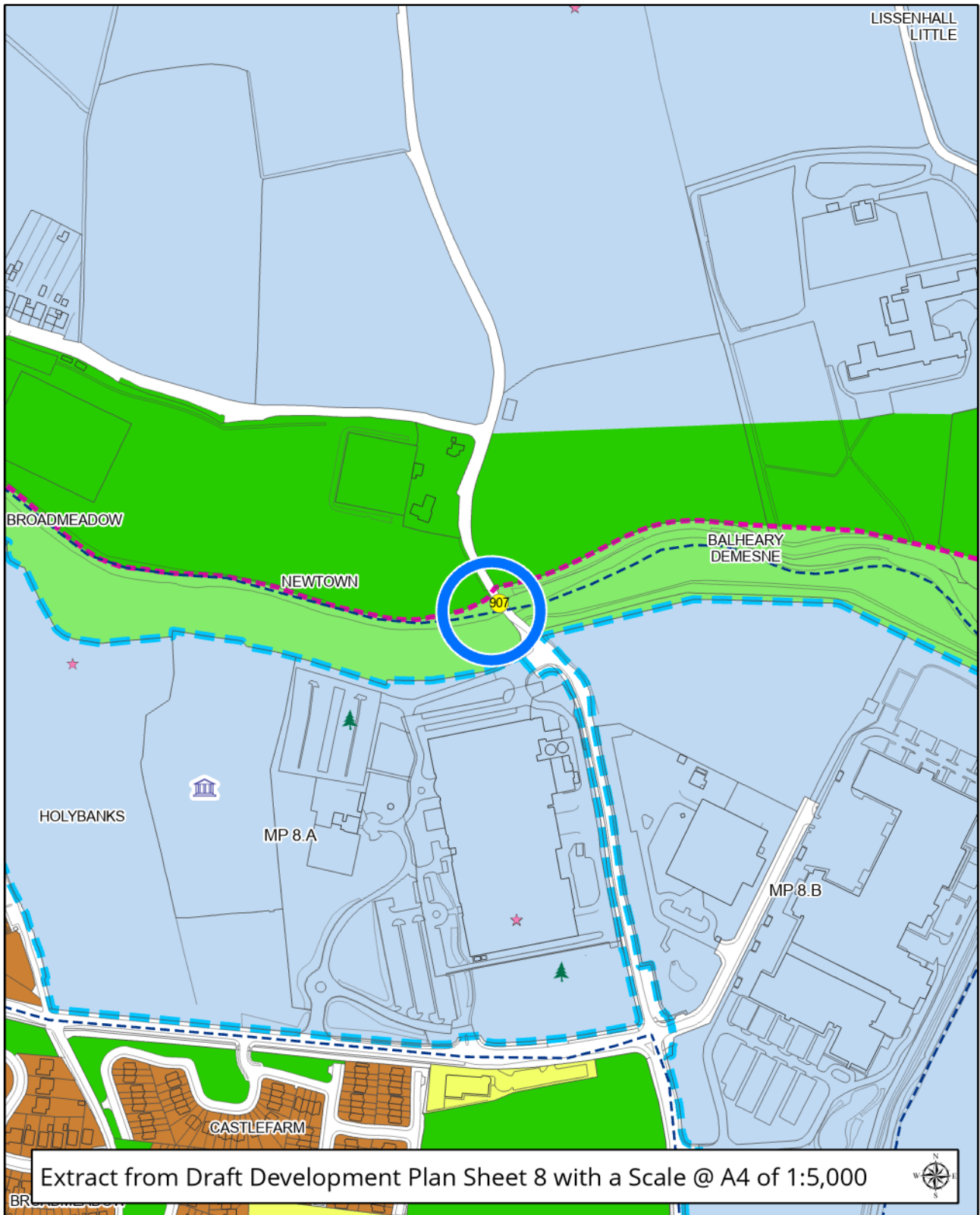

**PA SH 8.4**  
 Include a new map-based local objective for lands at Lissenhall, Swords as follows:  
**Support and facilitate a Park and Ride Facility.**



**PA SH 8.5**

**Include a new map-based local objective for lands at Fosterstown as follows:**

**Provide for well-designed housing at a density of 110-115 dwellings per hectare, which is in keeping with the masterplan and the enhancement of the character of the Key Town of Swords.**

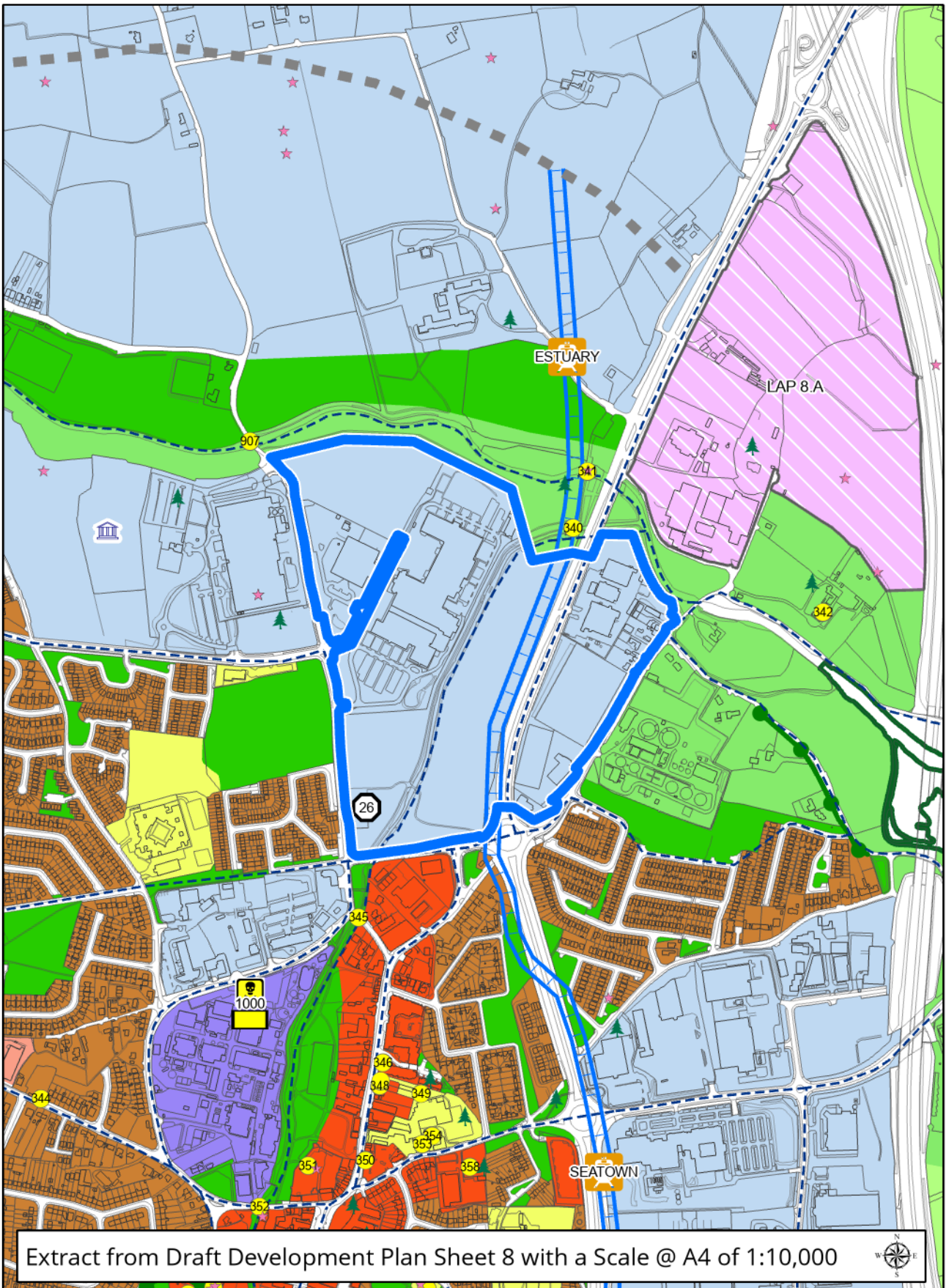


**PA SH 8.6**

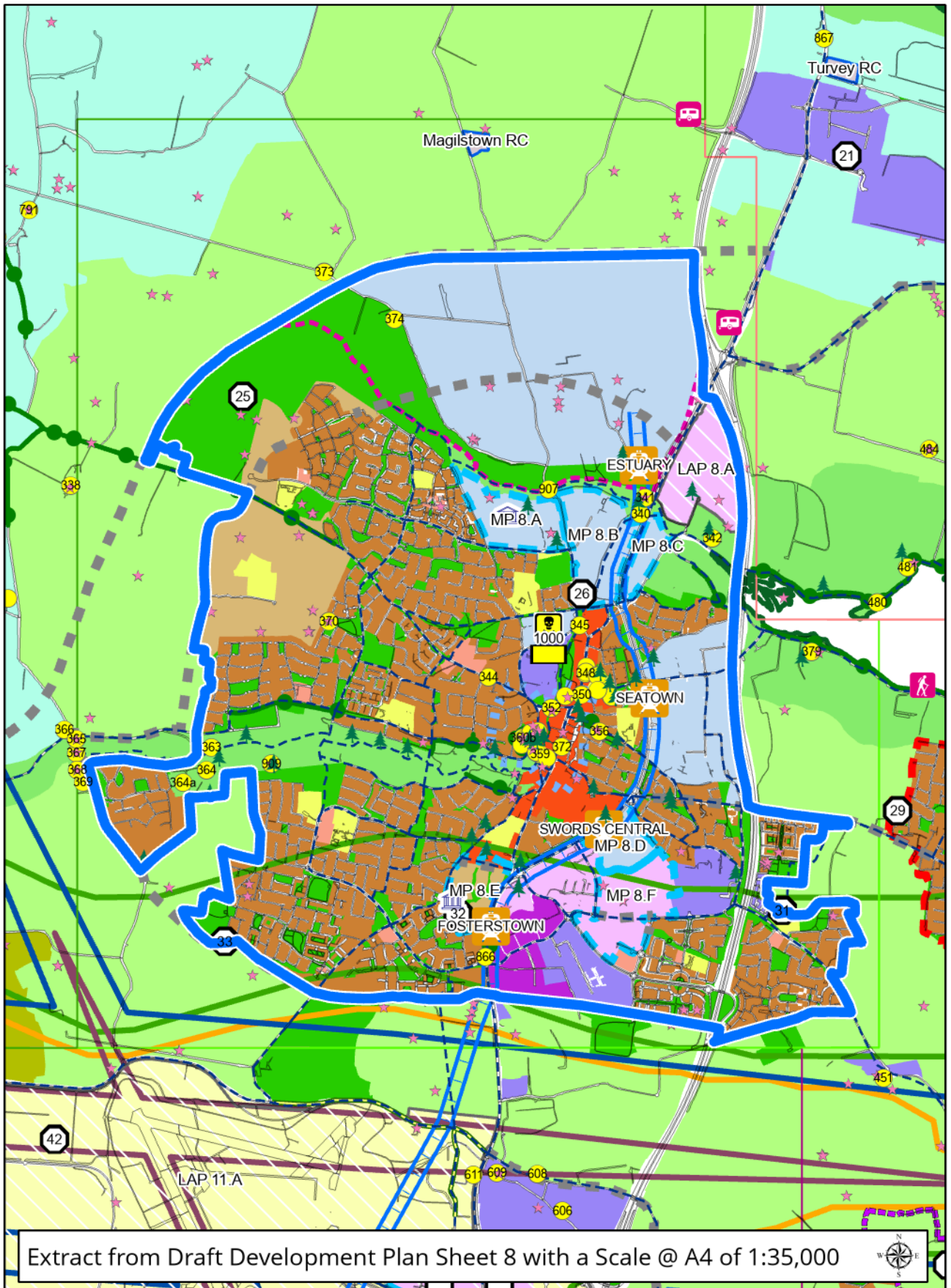
**Include a new map-based local objective for lands at Swords Celtic and Balheary playing fields as follows:**



**Provide for a safe crossing point (bridge) for pedestrians, joggers, cyclists, and Swords Celtic members (mostly children) and school children, along the western side of the existing Balheary Bridge, allowing active travel access to the Swords Celtic / Balheary playing fields at this location.**

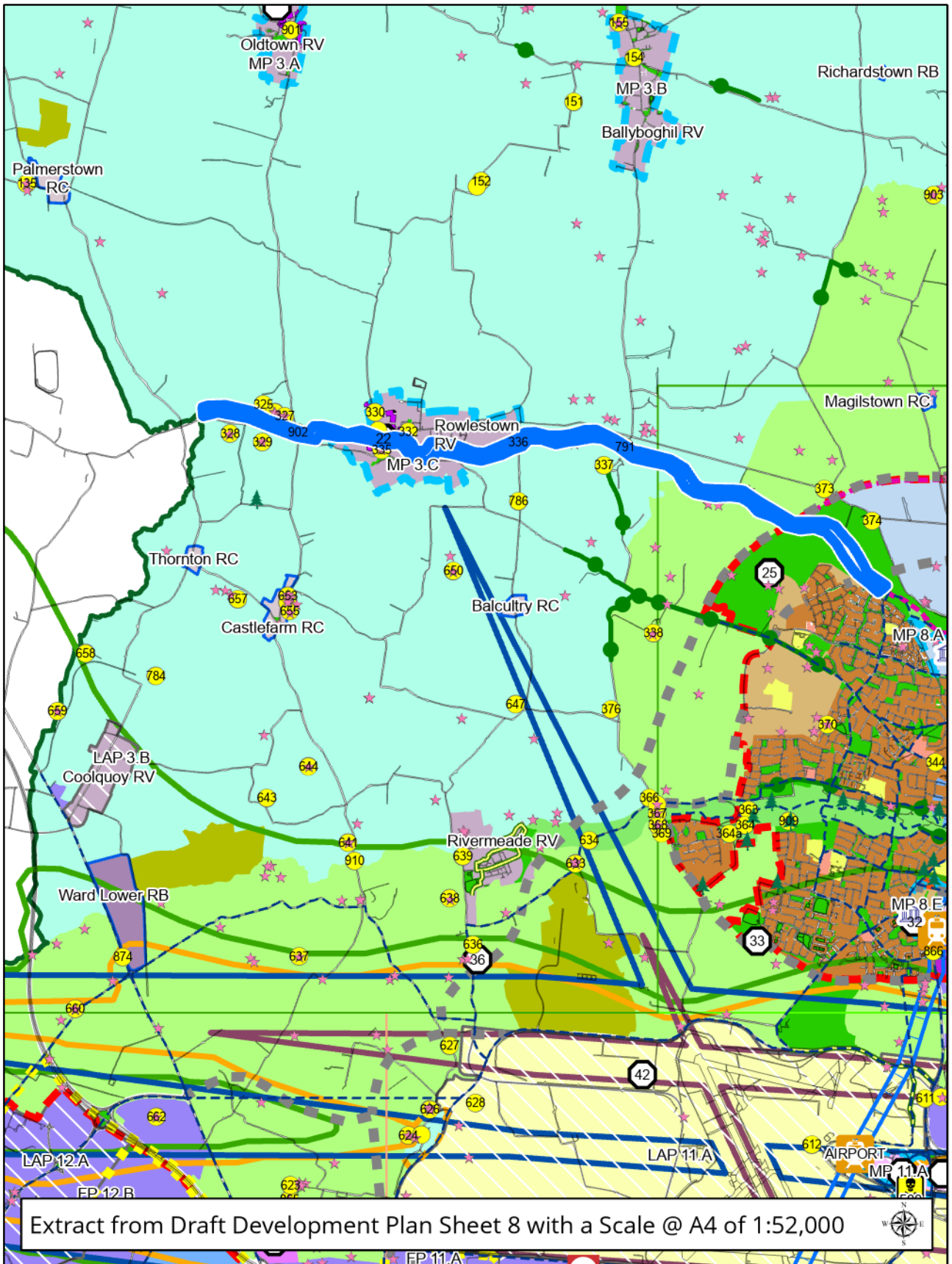



**PA SH 8.7**  
 Remove boundary for Estuary Masterplans associated with changes to Table 2.18.




**PA SH 8.8**  
 Indicate boundary for Swords Local Area Plan associated with changes to Table 2.16.



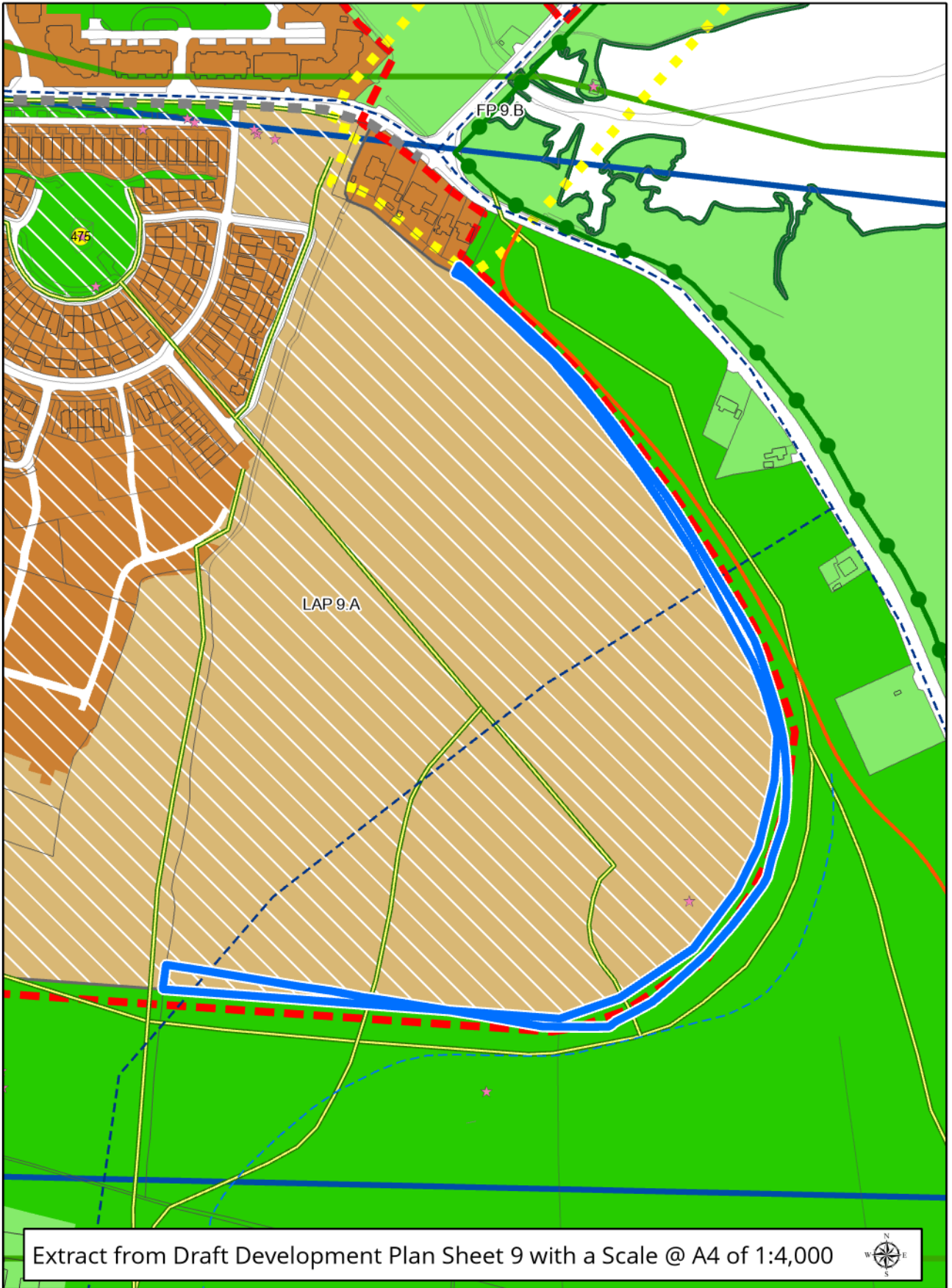


**PA SH 8.9**

 **Add indicative lines for the river greenway on the Broadmeadow River to include a cycle and walking objective extending along the Broadmeadow River as far as Rolestown.**



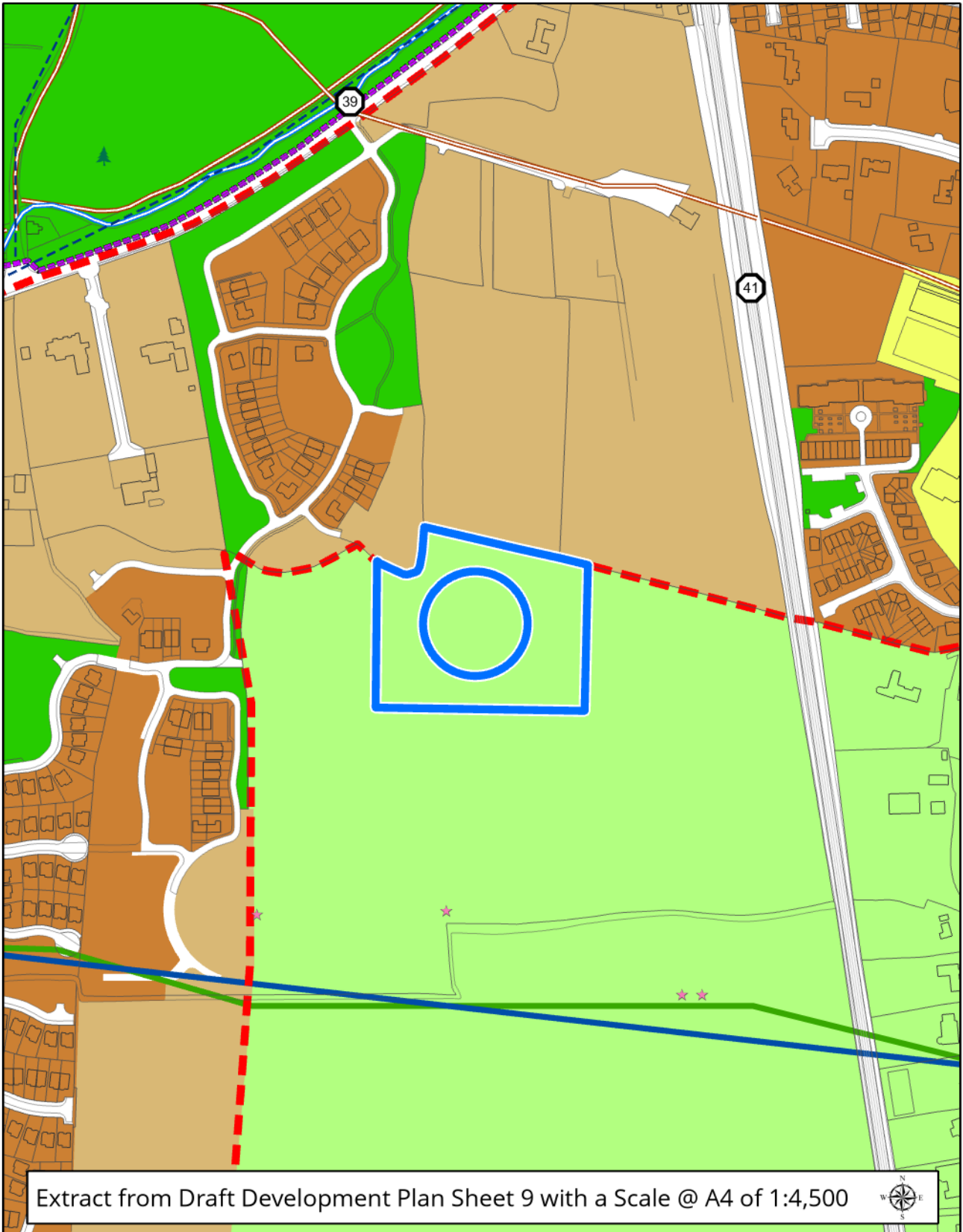
 PA SH 8.10  
 Add outline for new Swords - Church Road Historic Ecclesiastical Core Architectural Conservation Area (ACA).



**PA SH 9.1**



**Amend the boundary line between the RA-Residential Area and OS-Open Space zoning objectives at the Portmarnock South lands.**

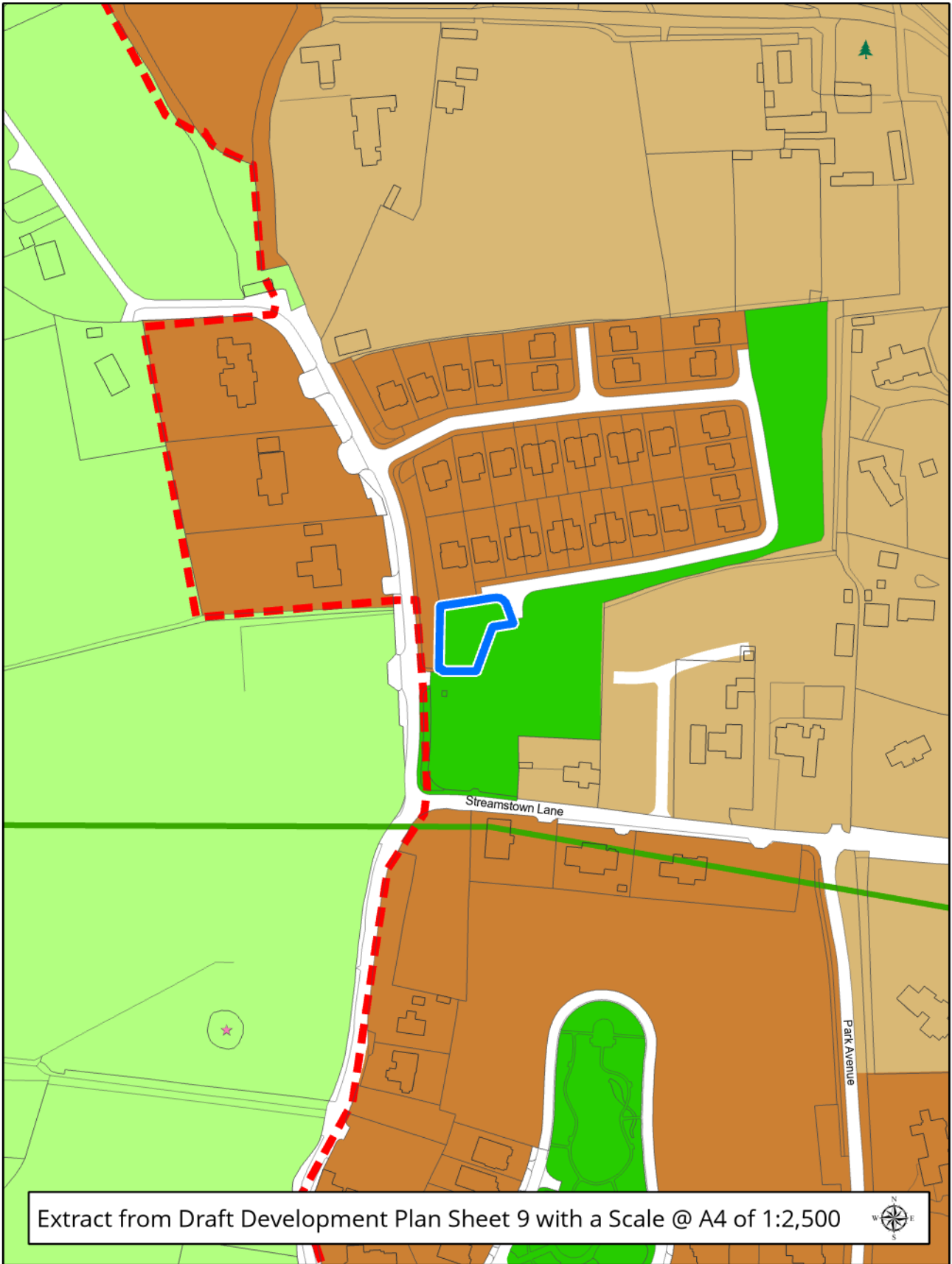


**PA SH 9.2**



Amend zoning from GB-Greenbelt to CI-Community Infrastructure at Broomfield, Malahide. In addition, insert new map-based local objective with a school symbol on these lands, as follows:

Provide for a new primary school at this location, subject to provision of adequate access arrangements.



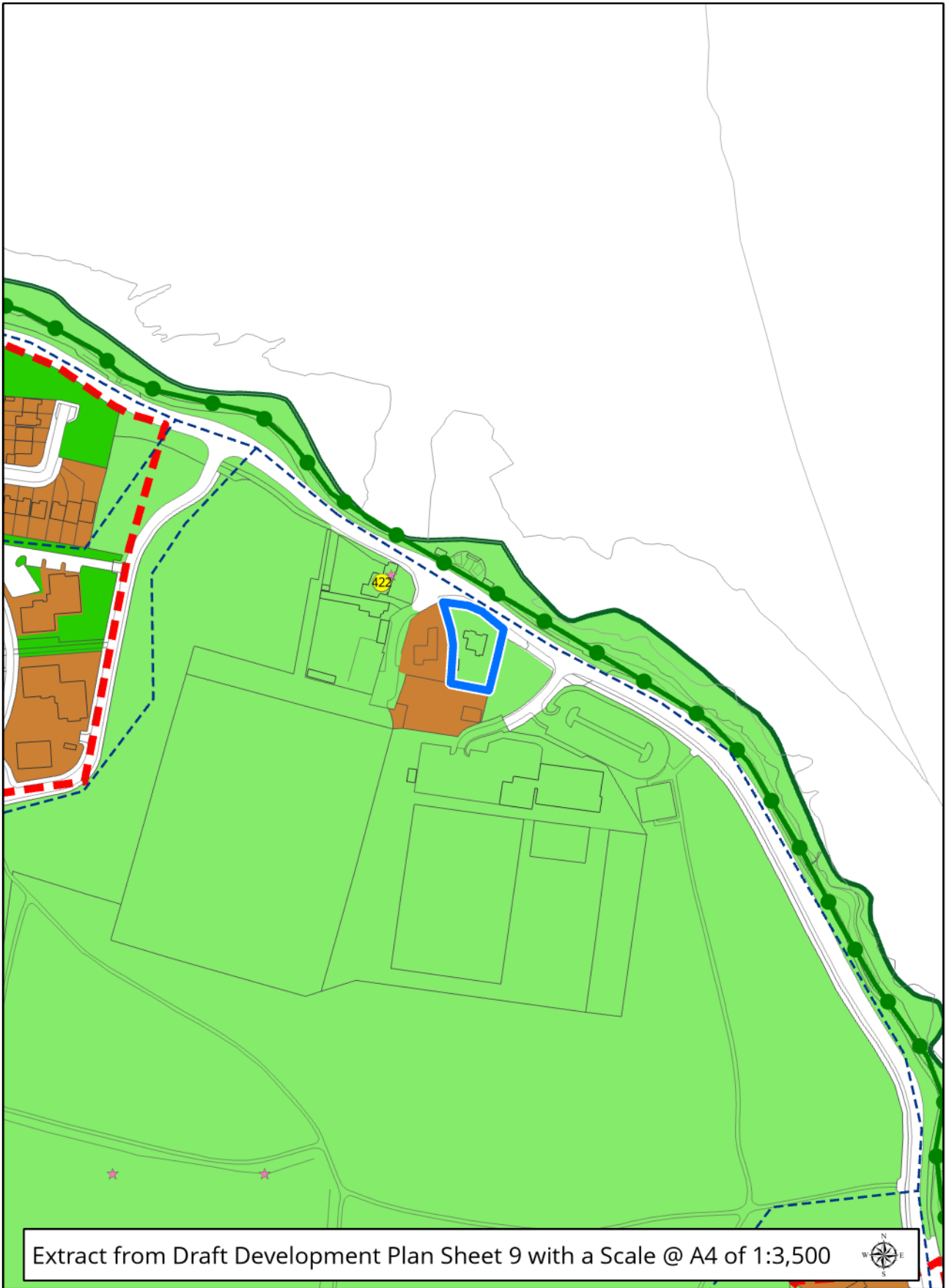
**PA SH 9.3**



Amend zoning from OS-Open Space to CI-Community Infrastructure at a site at Clairville Lodge, Careys Lane and Streamstown Lane, Malahide.



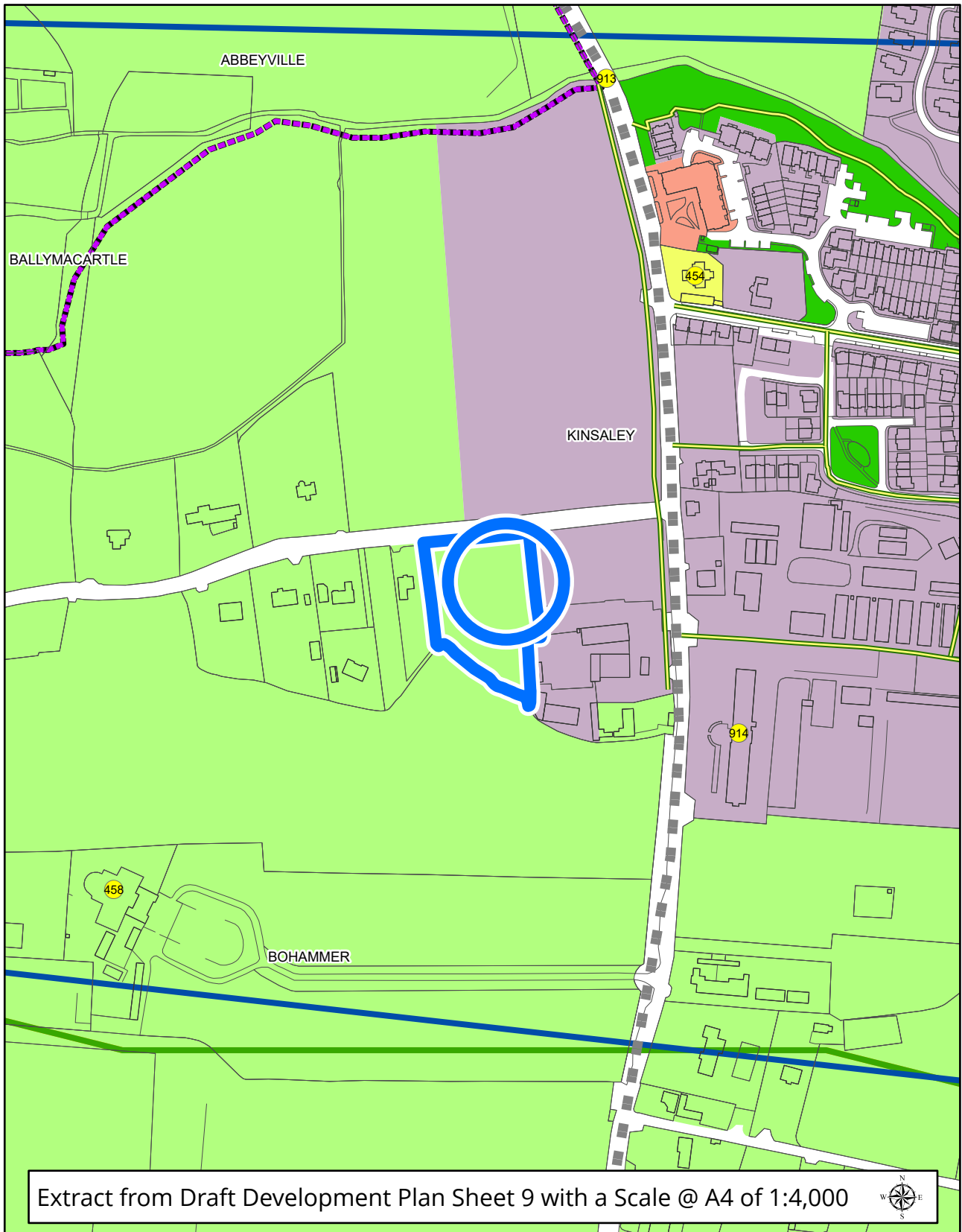
**PA SH 9.4**  
Amend zoning from RA-Residential Area to LC-Local Centre at Broomfield, Back Road, Malahide.



PA SH 9.5



Amend zoning from HA-High Amenity to RS-Residential at Robswall, Malahide.



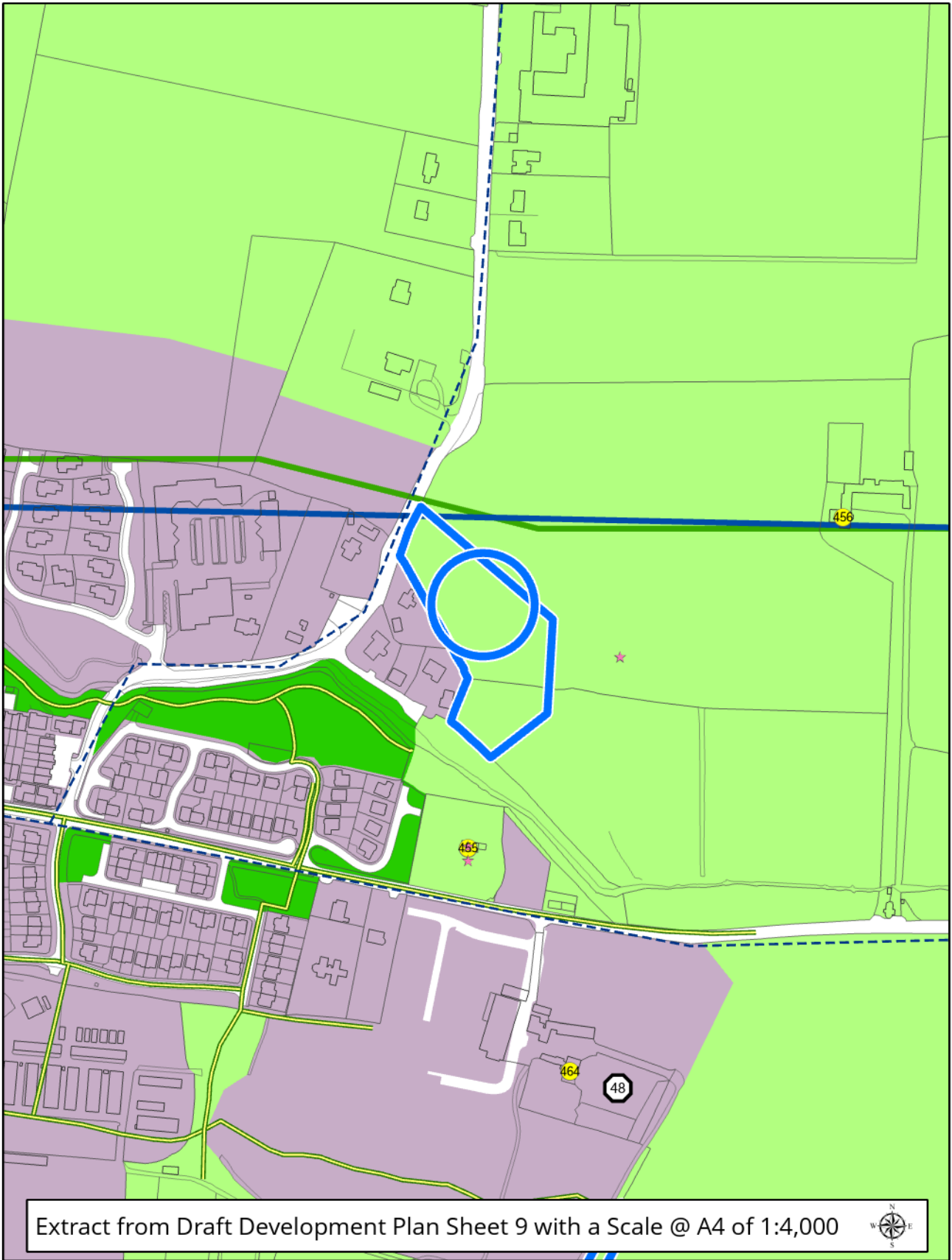
### PA SH 9.6



Amend zoning from GB-Greenbelt to RV-Rural Village at the southern side of Baskin Lane. In addition, insert new map based local objective on these lands, as follows:

To provide a care home / nursing home

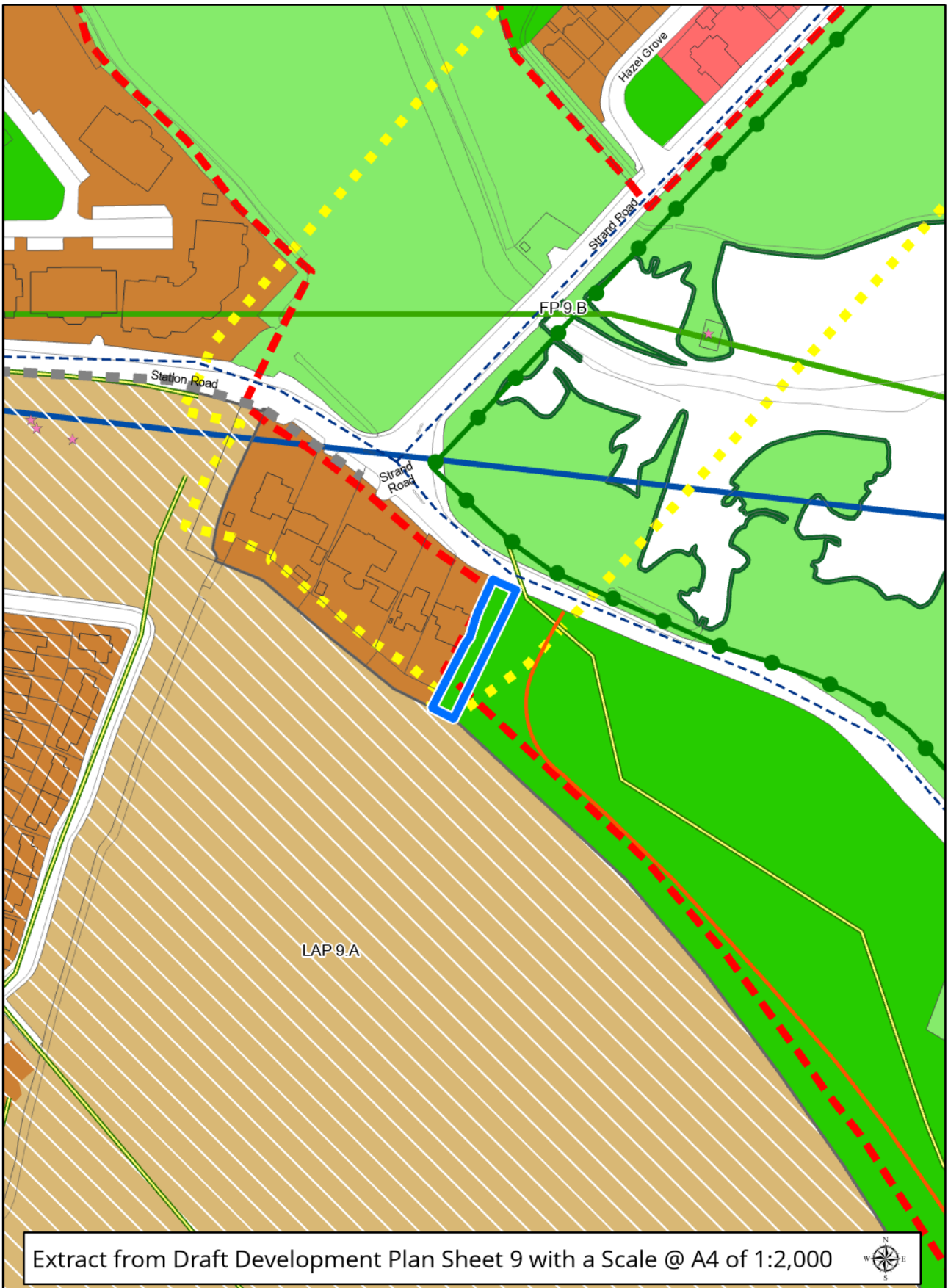




### PA SH 9.7



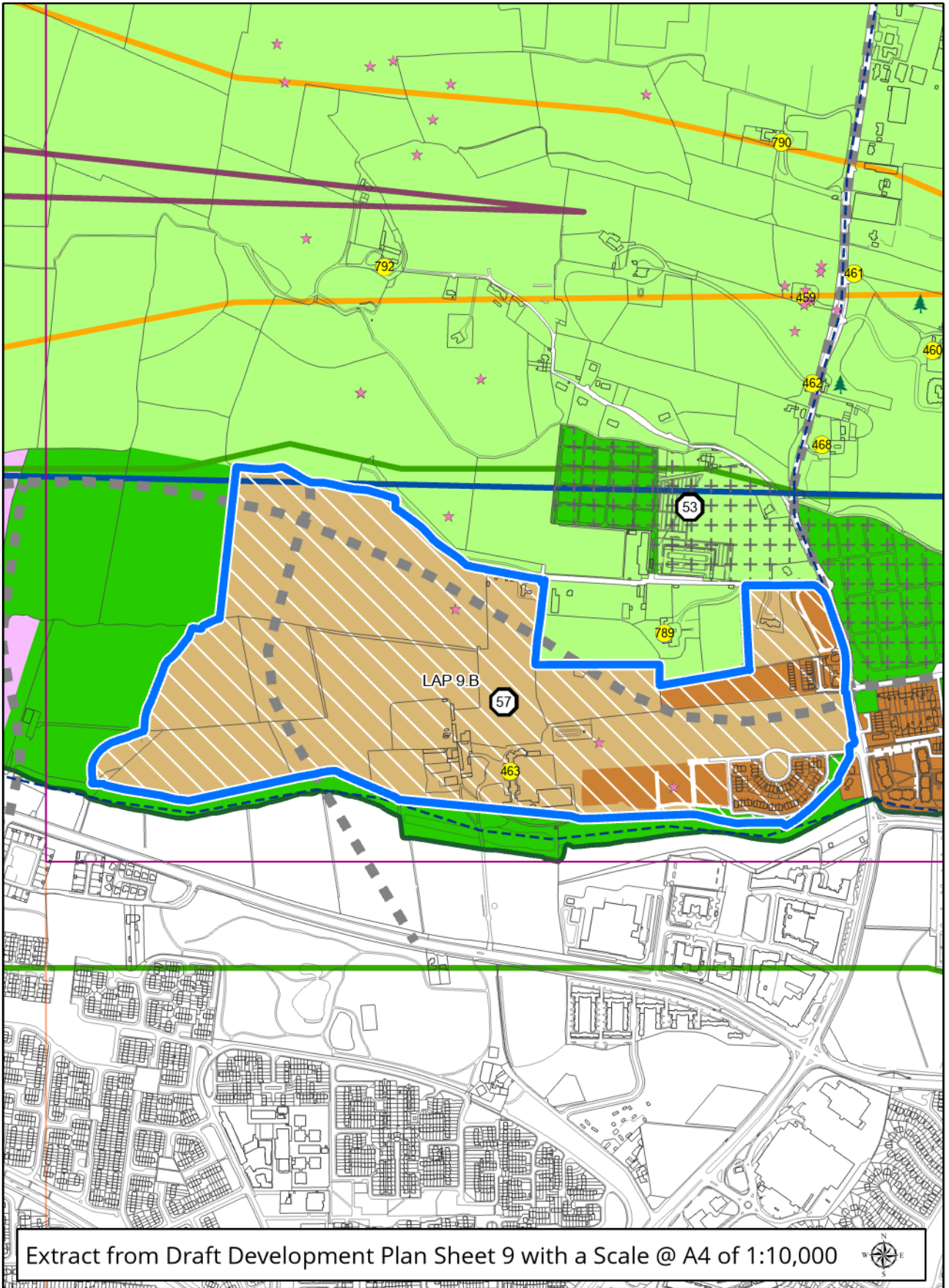
Amend zoning from GB-Greenbelt to LC-Local Centre at Kinsealy Lane, Kinsealy. In addition, insert new map-based local objective on these lands, as follows: Office type development only to be permitted on these lands.



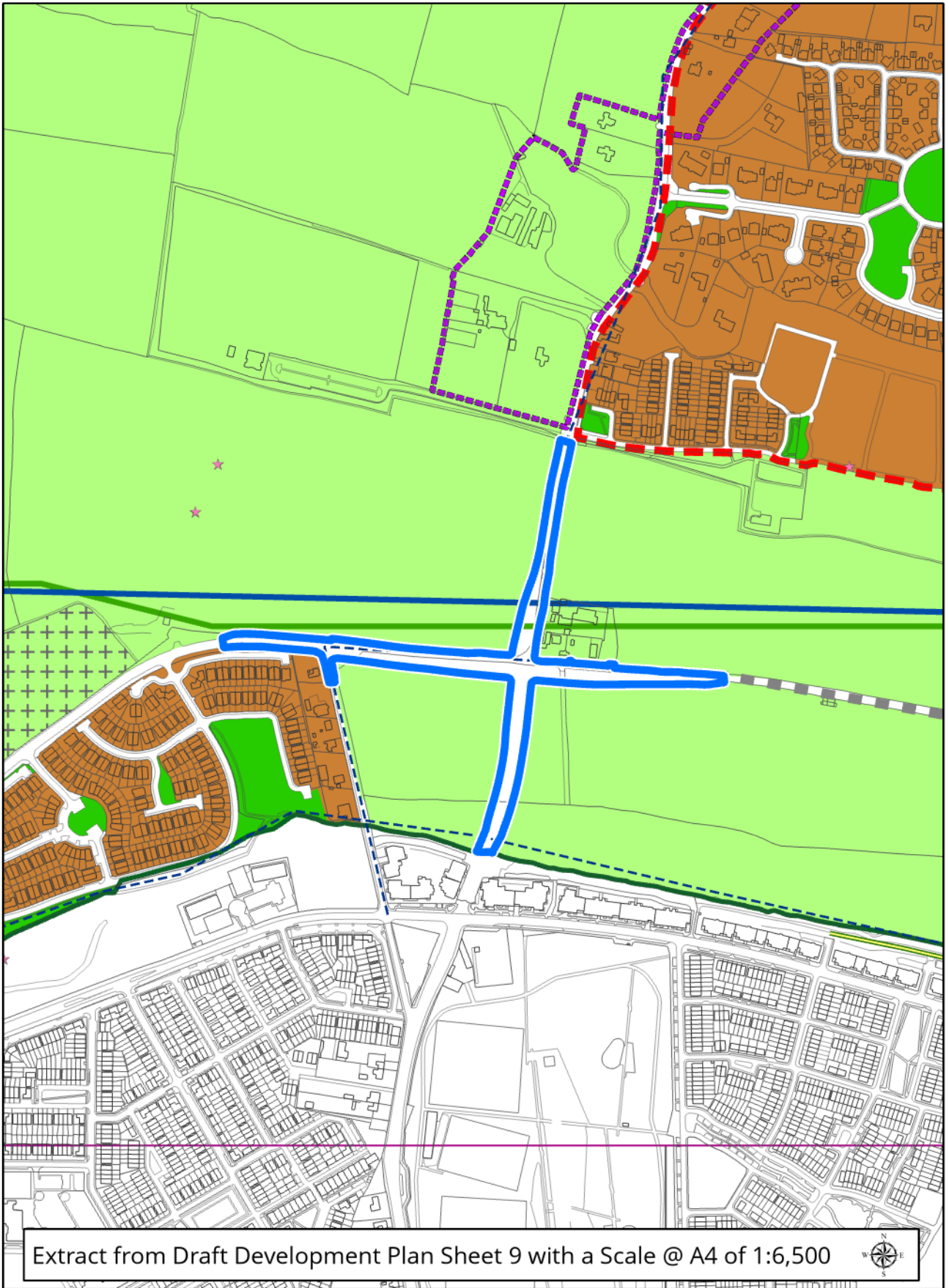
**PA SH 9.8**



Amend zoning from OS-Open Space to RS-Residential and re-position town development boundary at the eastern side of Seacrest, Coast Road, Portmarnock.



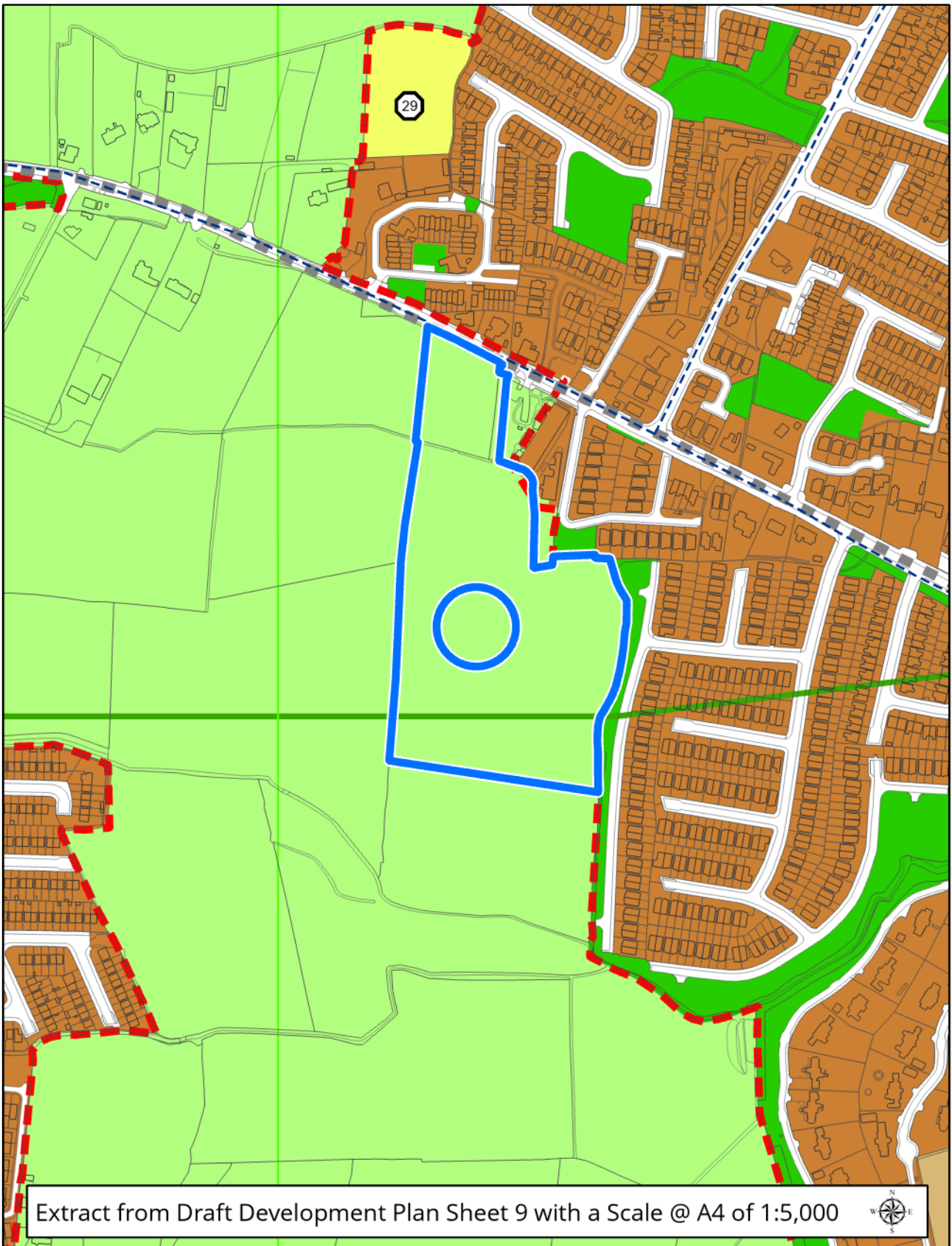
**PA SH 9.9**  
Remove Local Area Plan (LAP) designation from Belcamp lands.



PA SH 9.10



Include the new road layout of the Hole in the Wall/Moyne Road upgrade scheme



### PA SH 9.11



Amend zoning from GB-Greenbelt to CI-Community Infrastructure at lands south of Swords Road, Malahide. In addition, insert new map-based local objective on these lands, as follows:  
Provide for a specialist epilepsy care centre at this location.



**PA SH 9.12**



Insert new map-based local objective at Back Lane, Malahide, as follows:  
Provide for a new primary school.

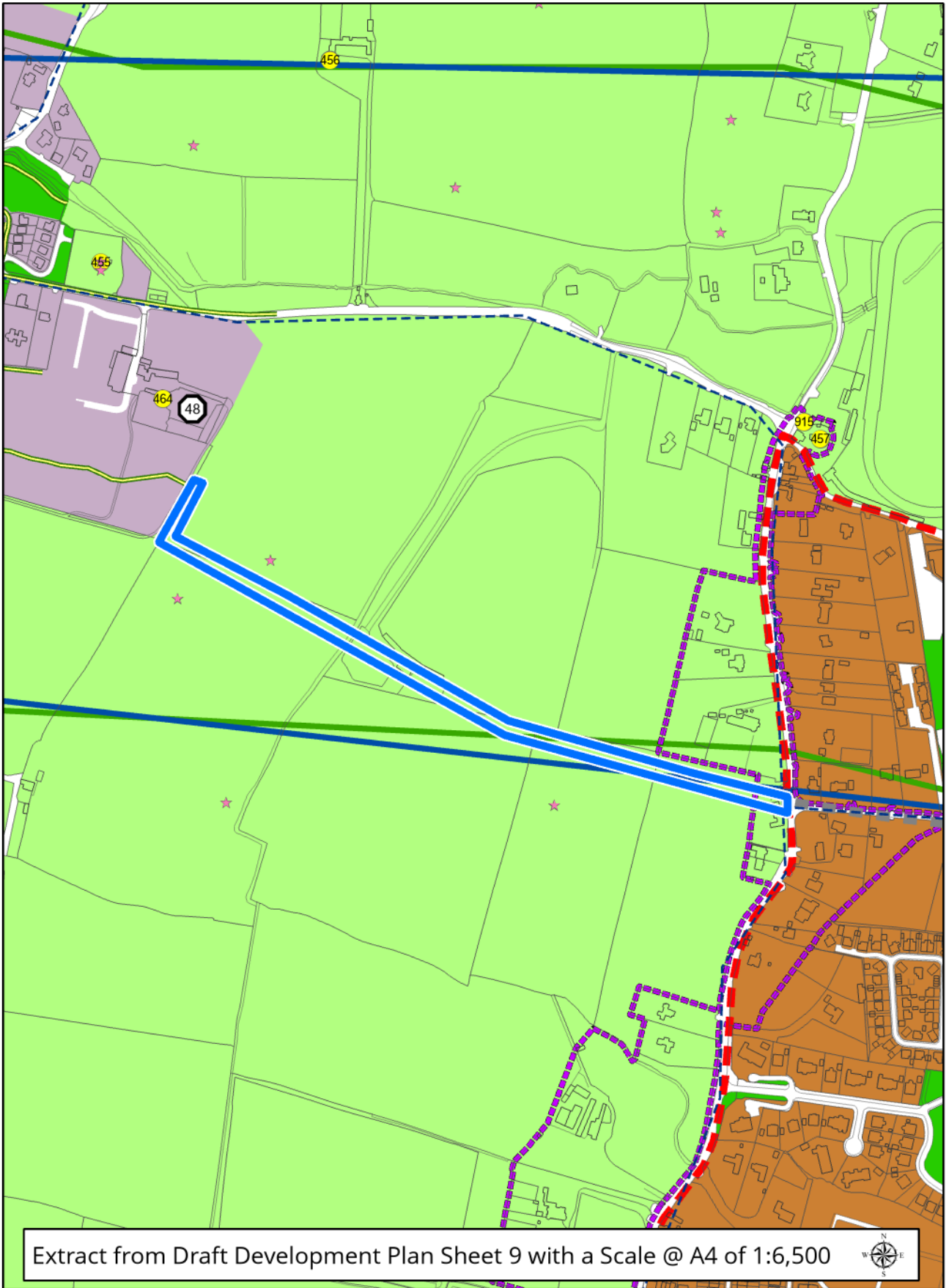


PA SH 9.13



**Insert new map based local objective and add site specific objective boundary at Seamount, Malahide as follows:**

**Facilitate the provision of a purpose-built housing for older people only**



PA SH 9.14

Include indicative walking and cycling route from Drumnigh Road to Kinsealy.





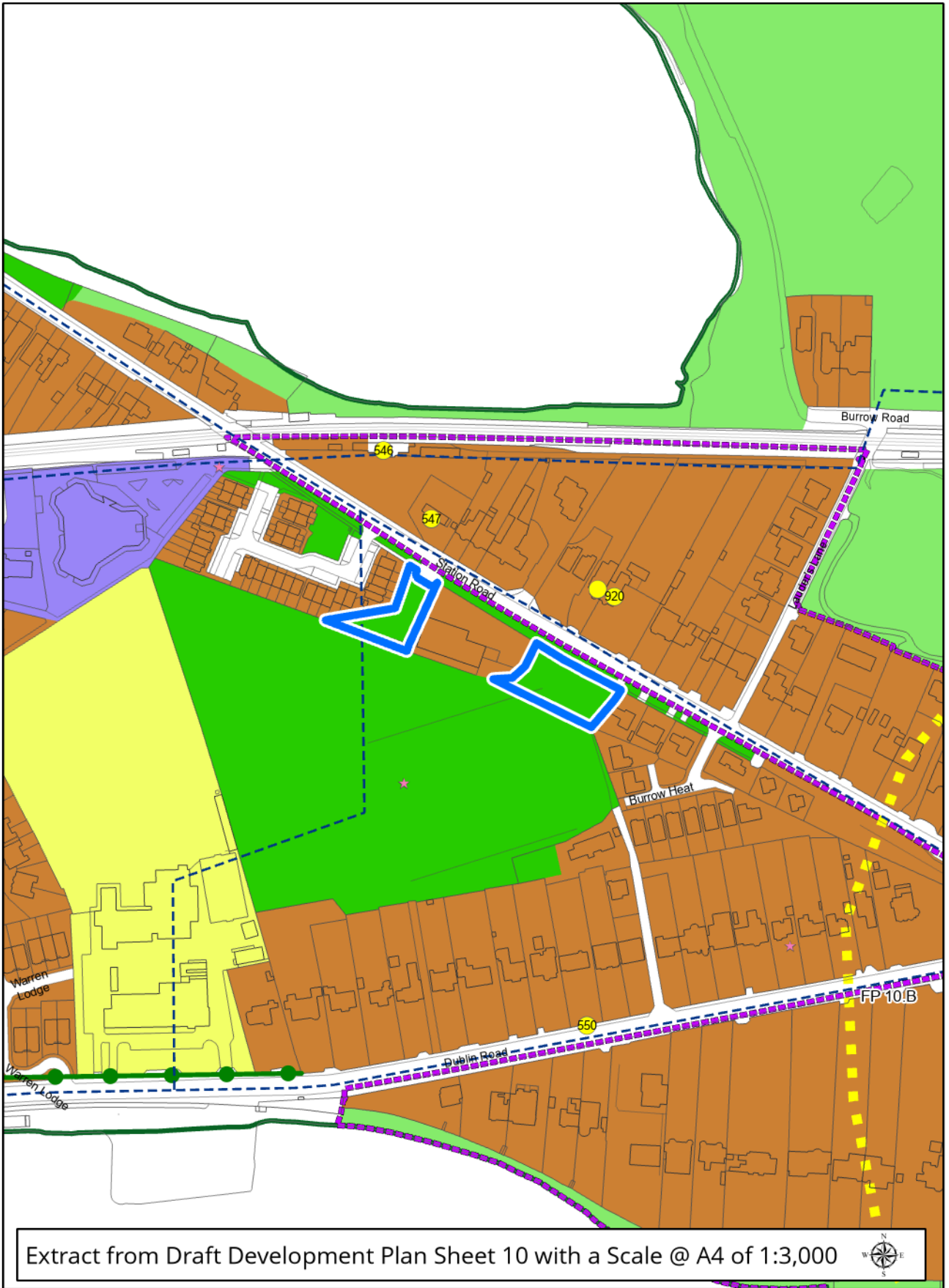
Extract from Draft Development Plan Sheet 10 with a Scale @ A4 of 1:5,500



### PA SH 10. 1



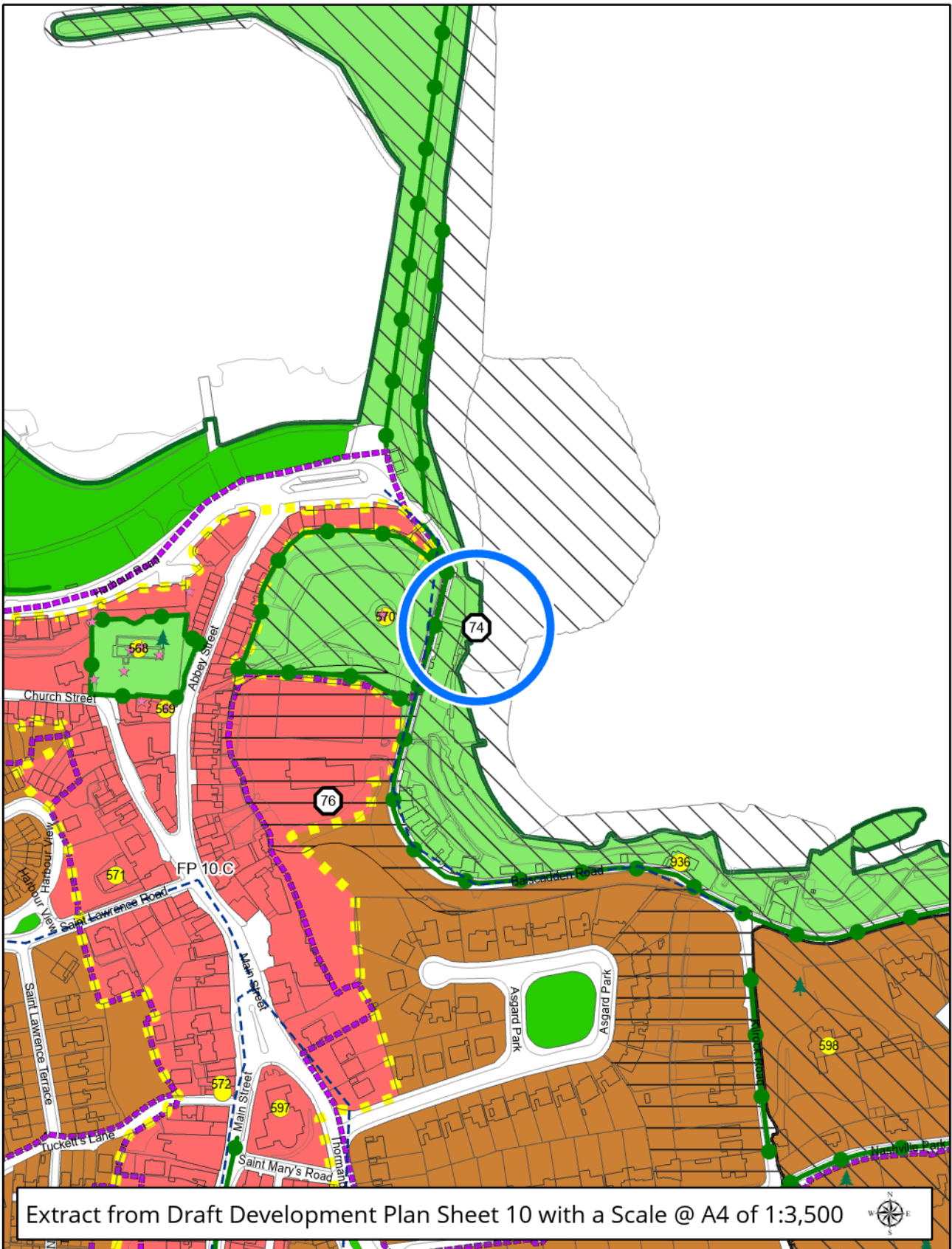
Amend zoning from GE-General Employment to MRE-Metro and Rail Economic Corridor with a masterplan designation at Kilbarrack Industrial Estate. Update Table 2.18 and the boundary for Framework Plan FP10.A accordingly.



PA SH 10.2



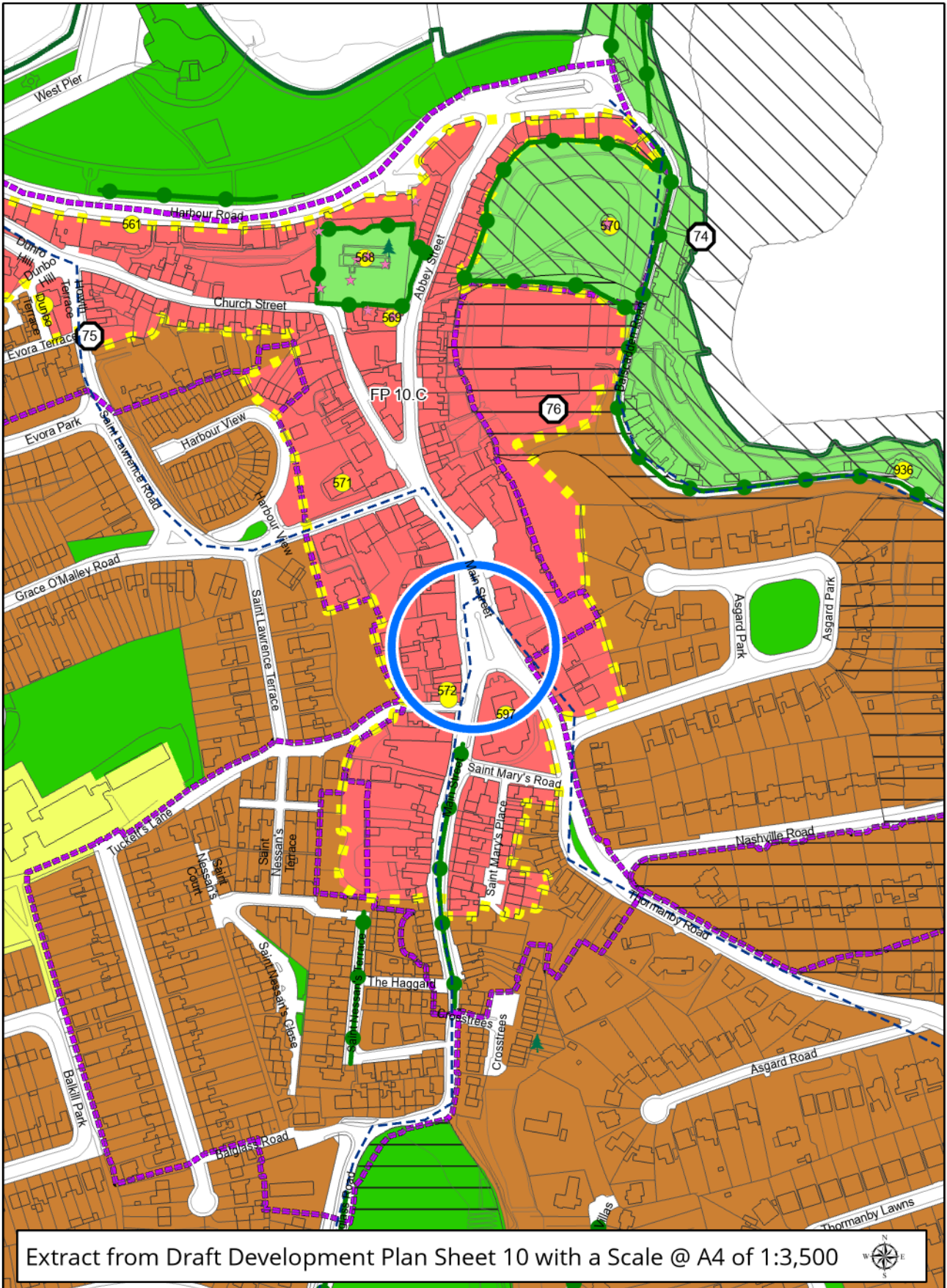
Amend zoning from OS-Open Space to RS-Residential at Suttonians RFC.



### PA SH 10.3



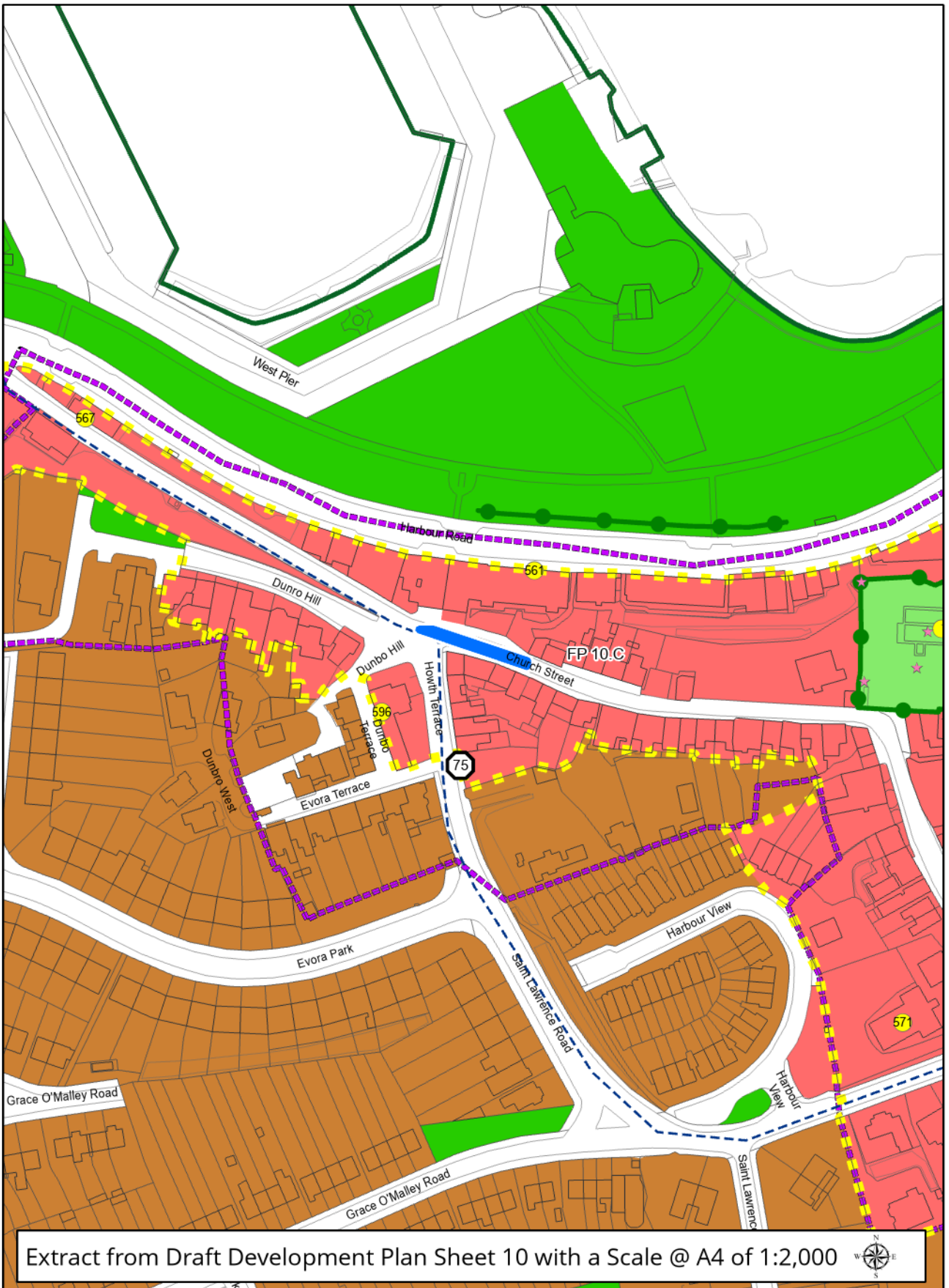
Amend Local Objective 74 to read as follows:  
 Seek to provide universal access to Balscadden Beach within the engineering, environmental and planning constraints at this site.



**PA SH 10.4**



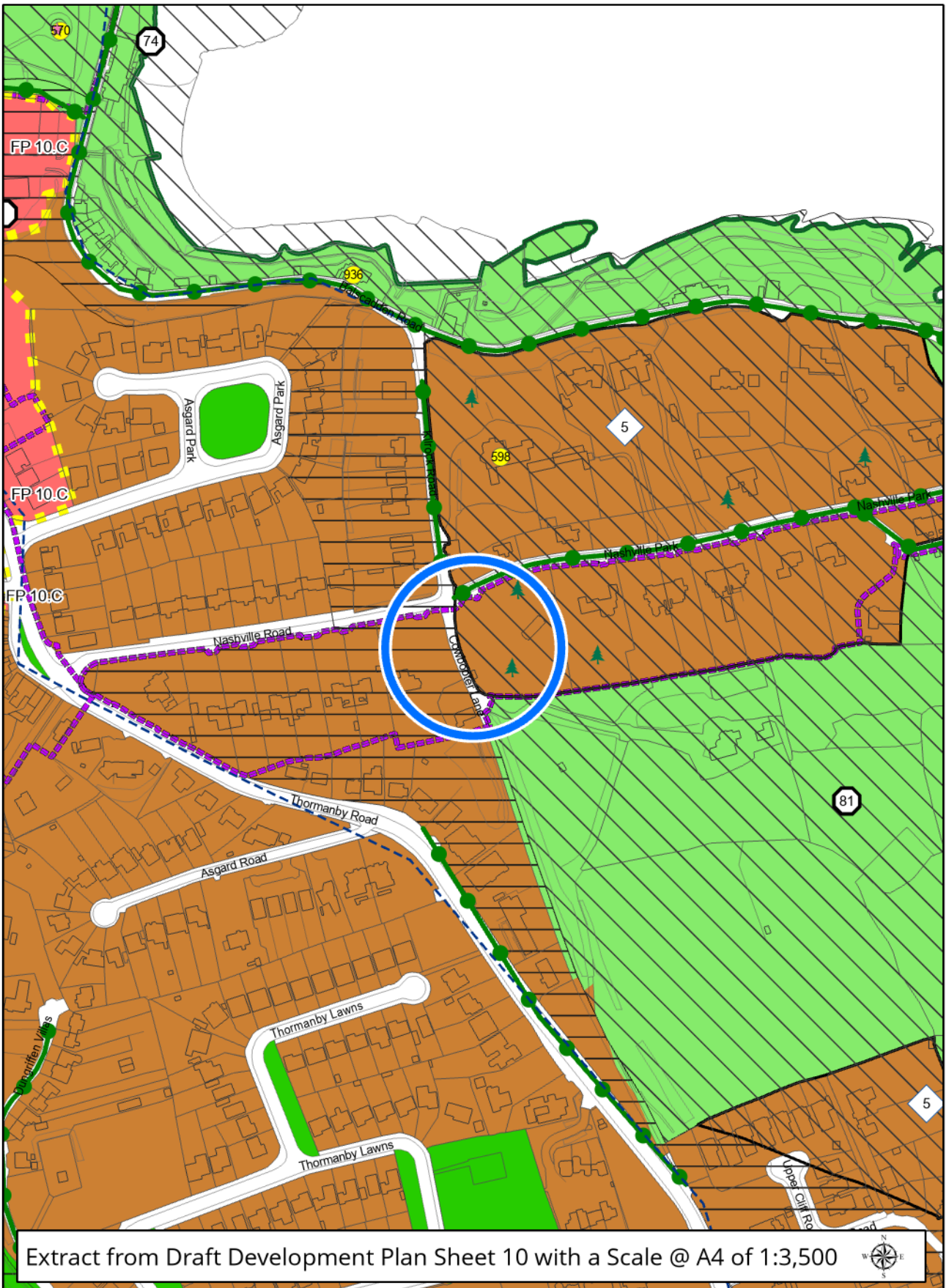
Insert new map-based local objective as follows:  
 Creation of a pedestrianised public square in the core of Howth.



**PA SH 10.5**



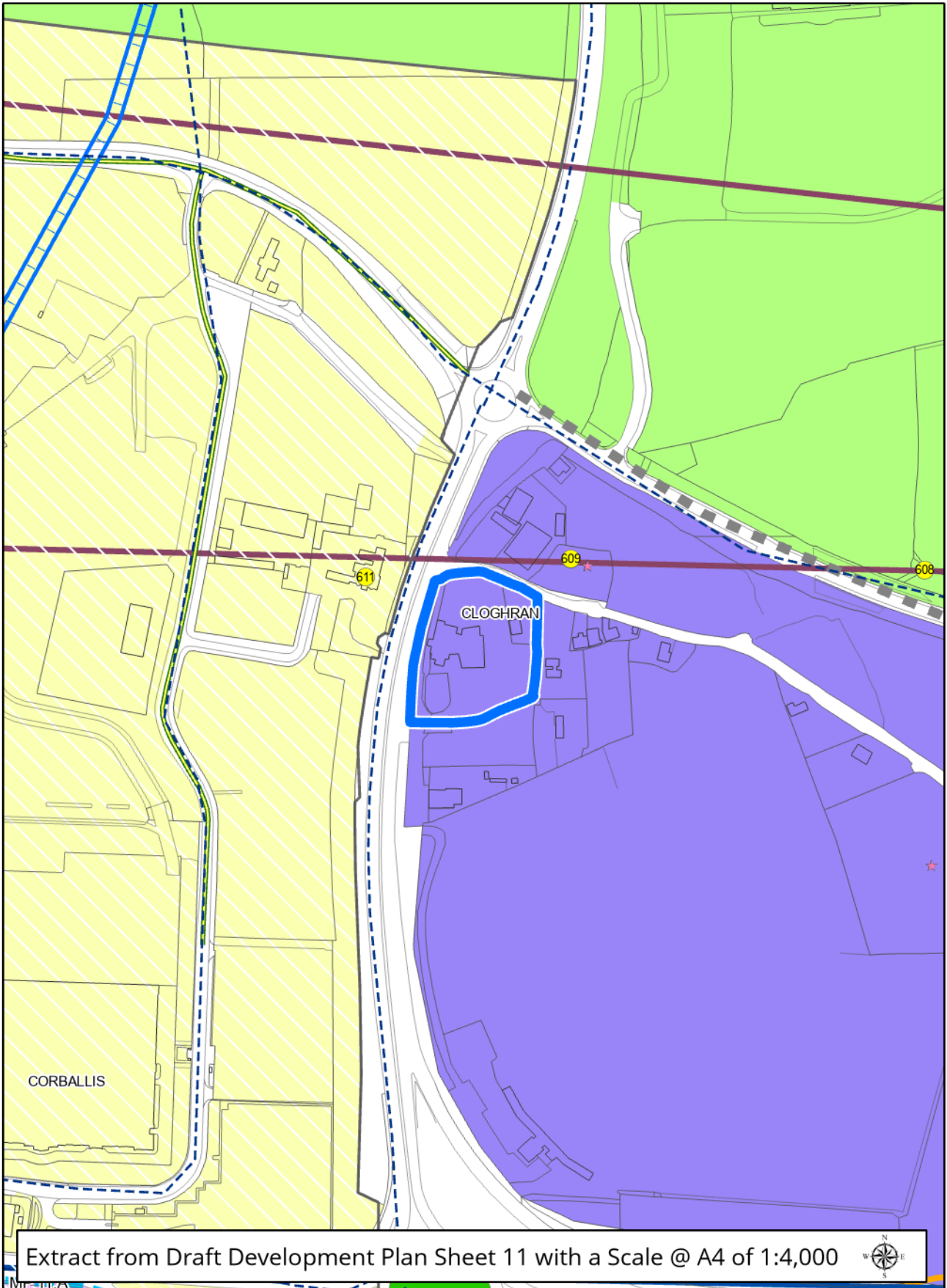
Insert new specific map-based objective to Preserve Views to Church St above the steps to Harbour Road in Howth.



**PA SH 10.6**



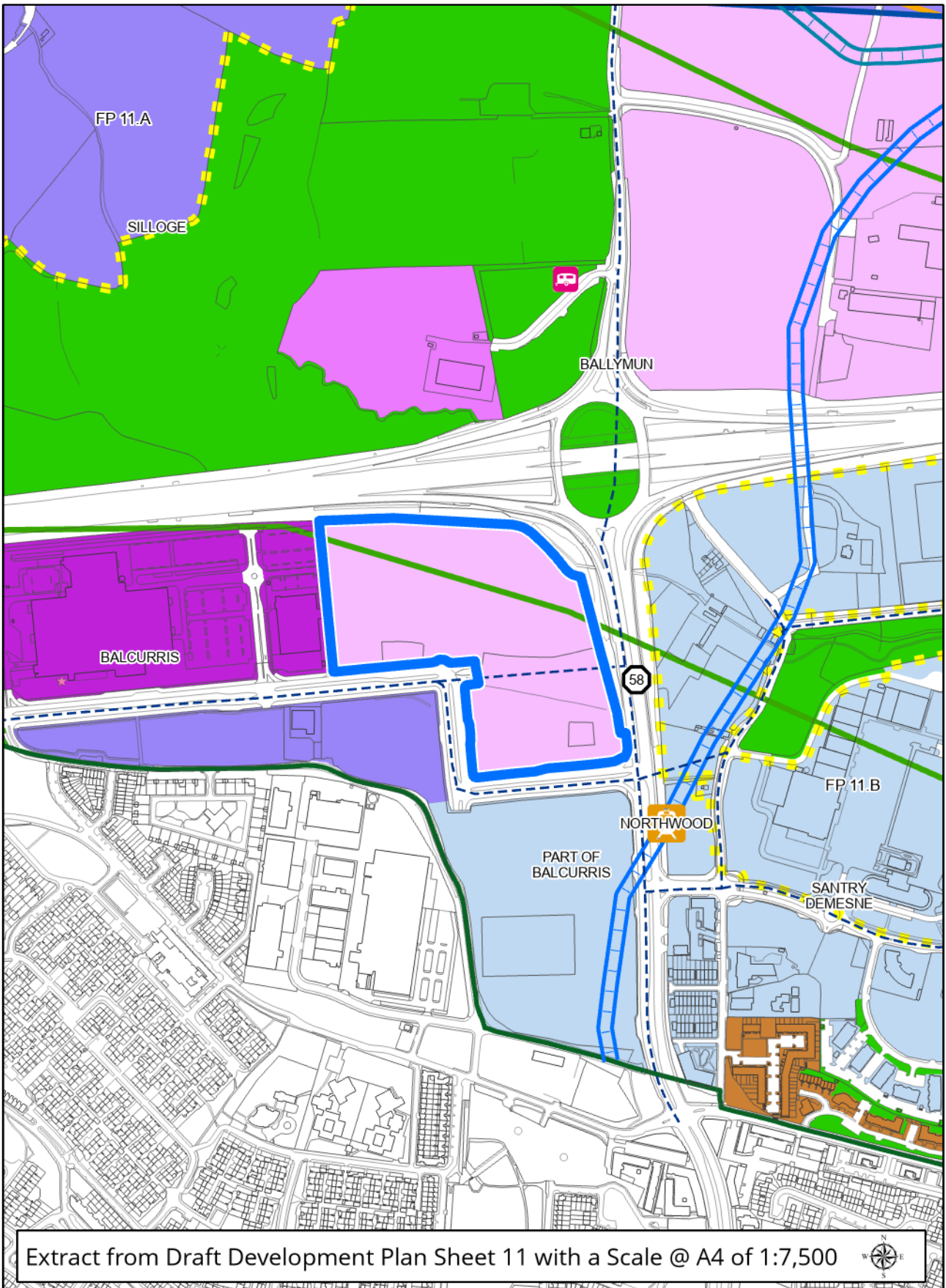
Insert new map-based local objective as follows: That Cowbooter Lane, Howth, be maintained as a pedestrian and cycle route.



PA SH 11.1



Amend zoning from GE-General Employment to HT-High Technology at the Coachman's Inn, Cloghran, Swords.

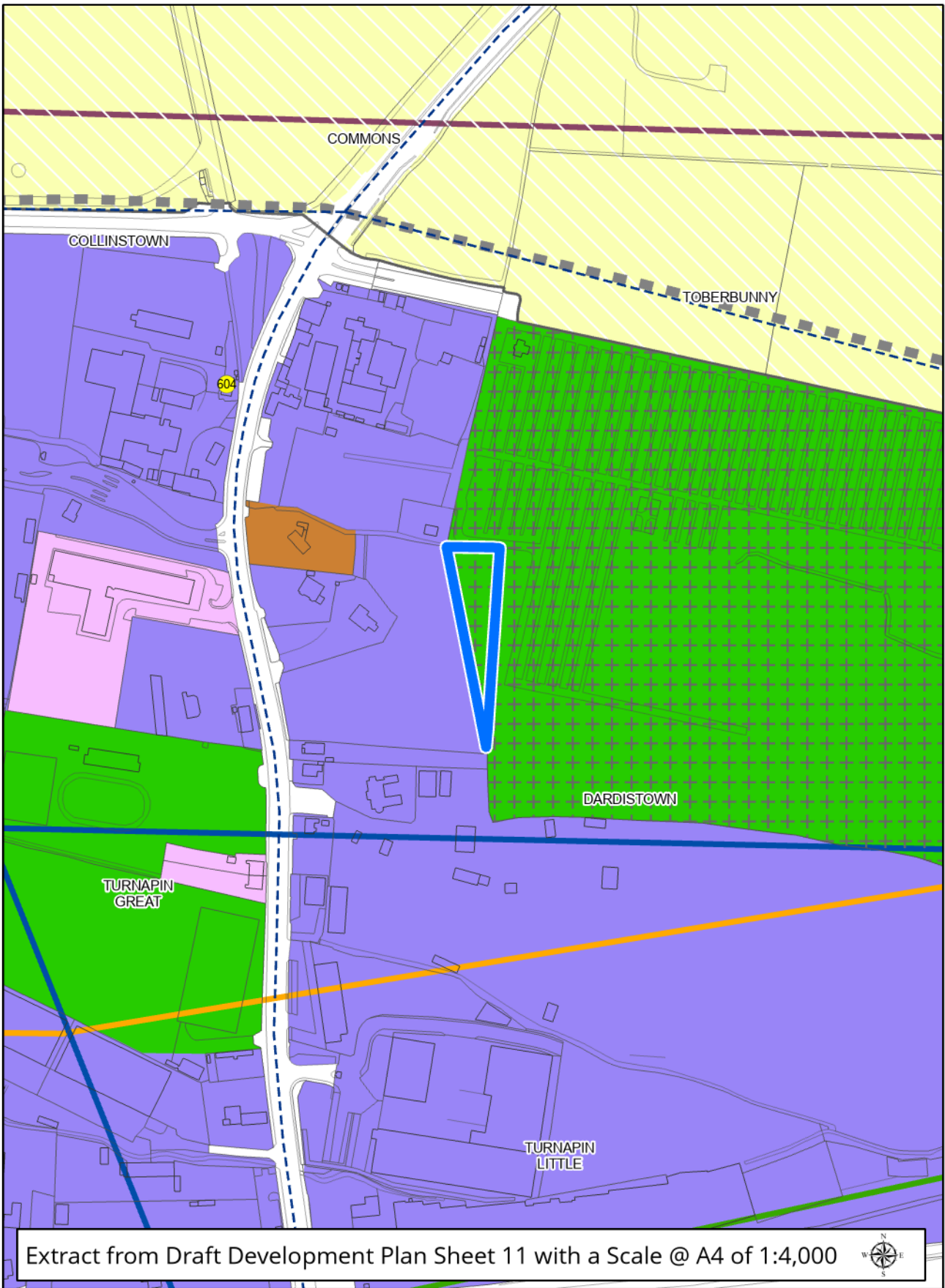


**PA SH 11.2**



**Amend zoning from HT-High Technology to MRE- Metro and Rail Economic Corridor at the M50/R108 Junction.**

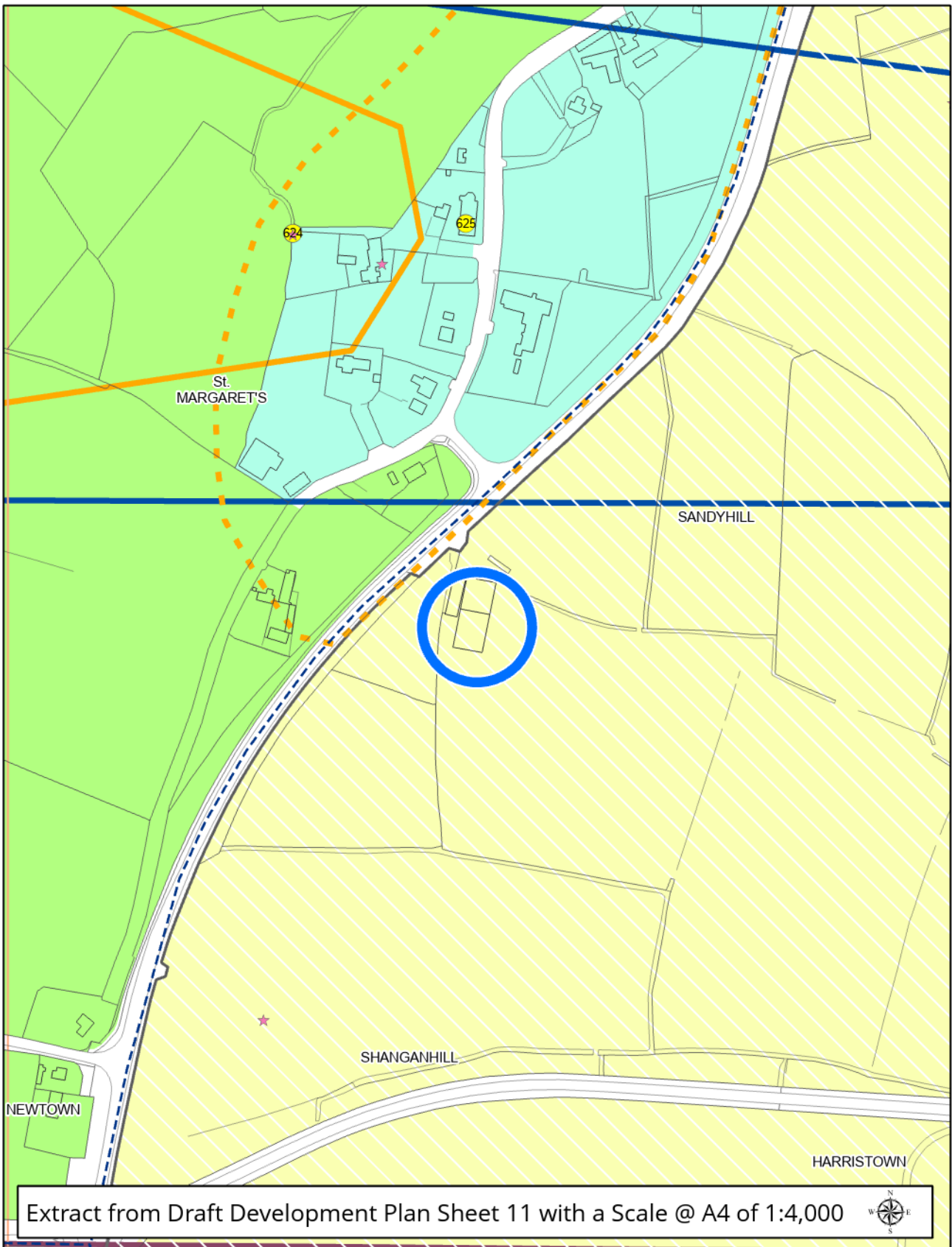




**PA SH 11.3**



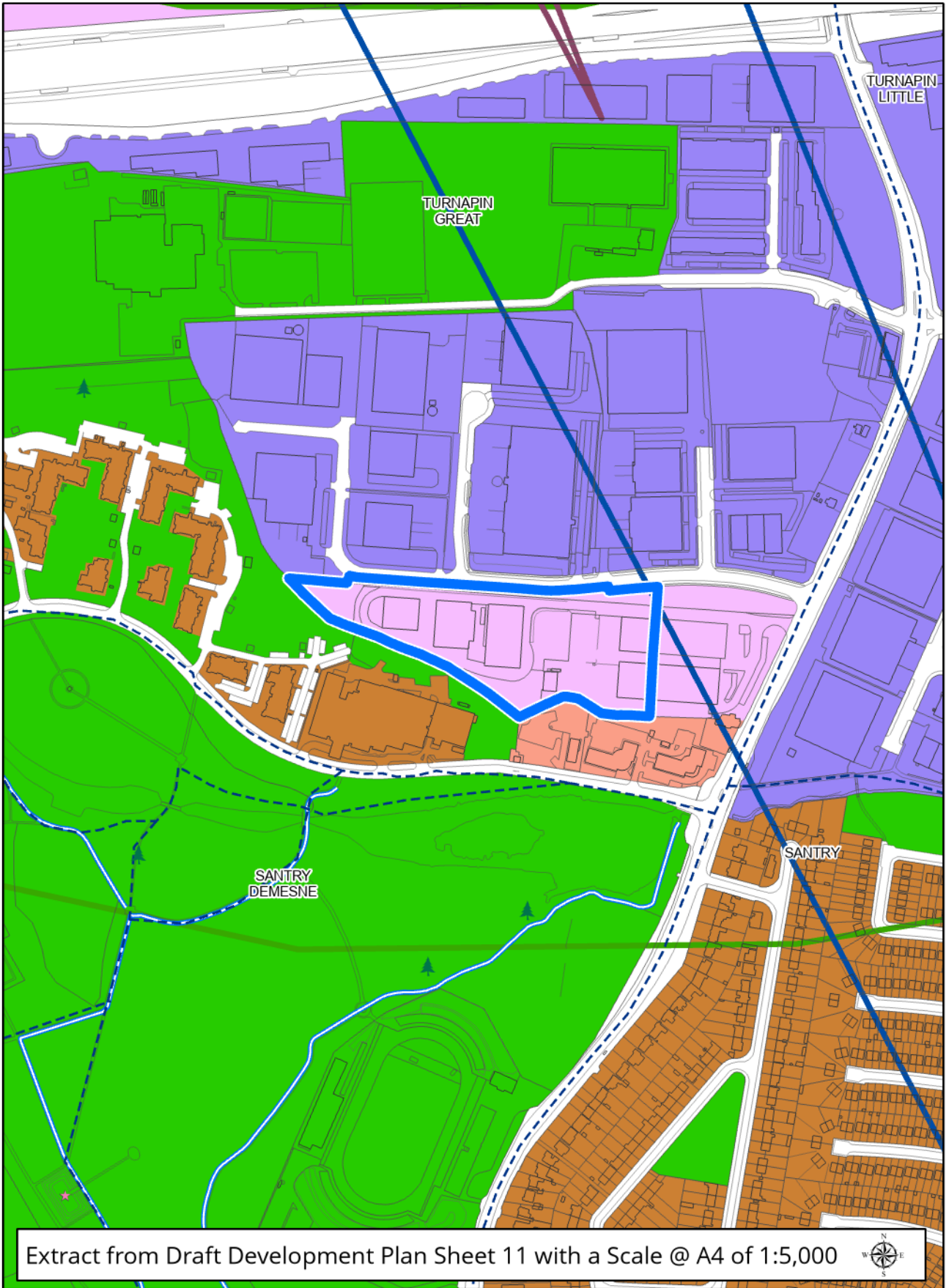
**Amend zoning from OS-Open Space to GE-General Employment at the plot of land at Swords Road, close to Dardistown cemetery.**



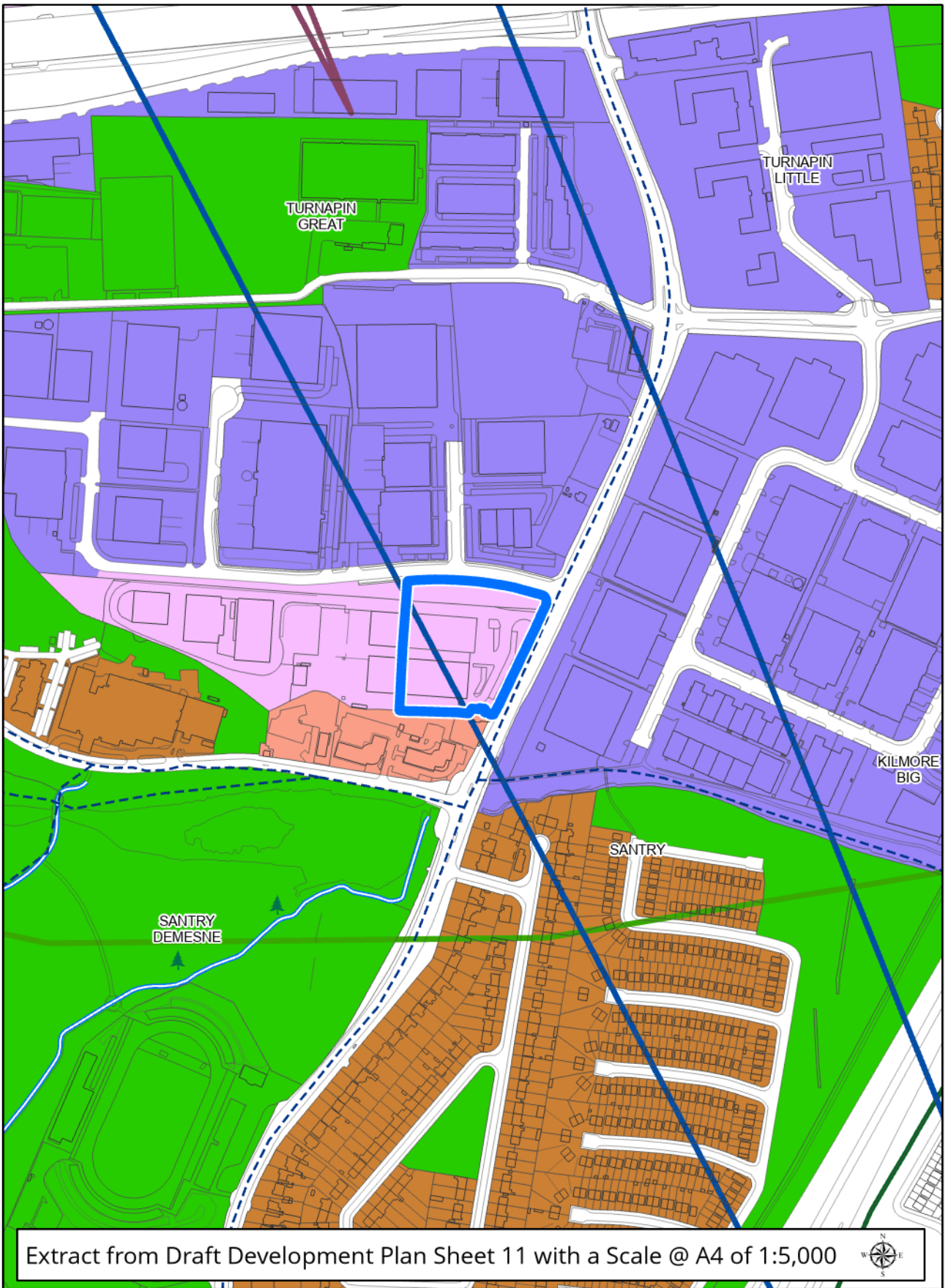
PA SH 11.4



**Include a new map based local objective on lands at St Margaret's Recycling Centre, Co Dublin as follows: St Margaret's Recycling Centre: Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating the non-conforming use, Recycling Centre, subject to normal planning criteria.**



**PA SH 11.5**  
**Amend the zoning from HT-High Technology to RA-Residential Area at Airport Business Campus.**



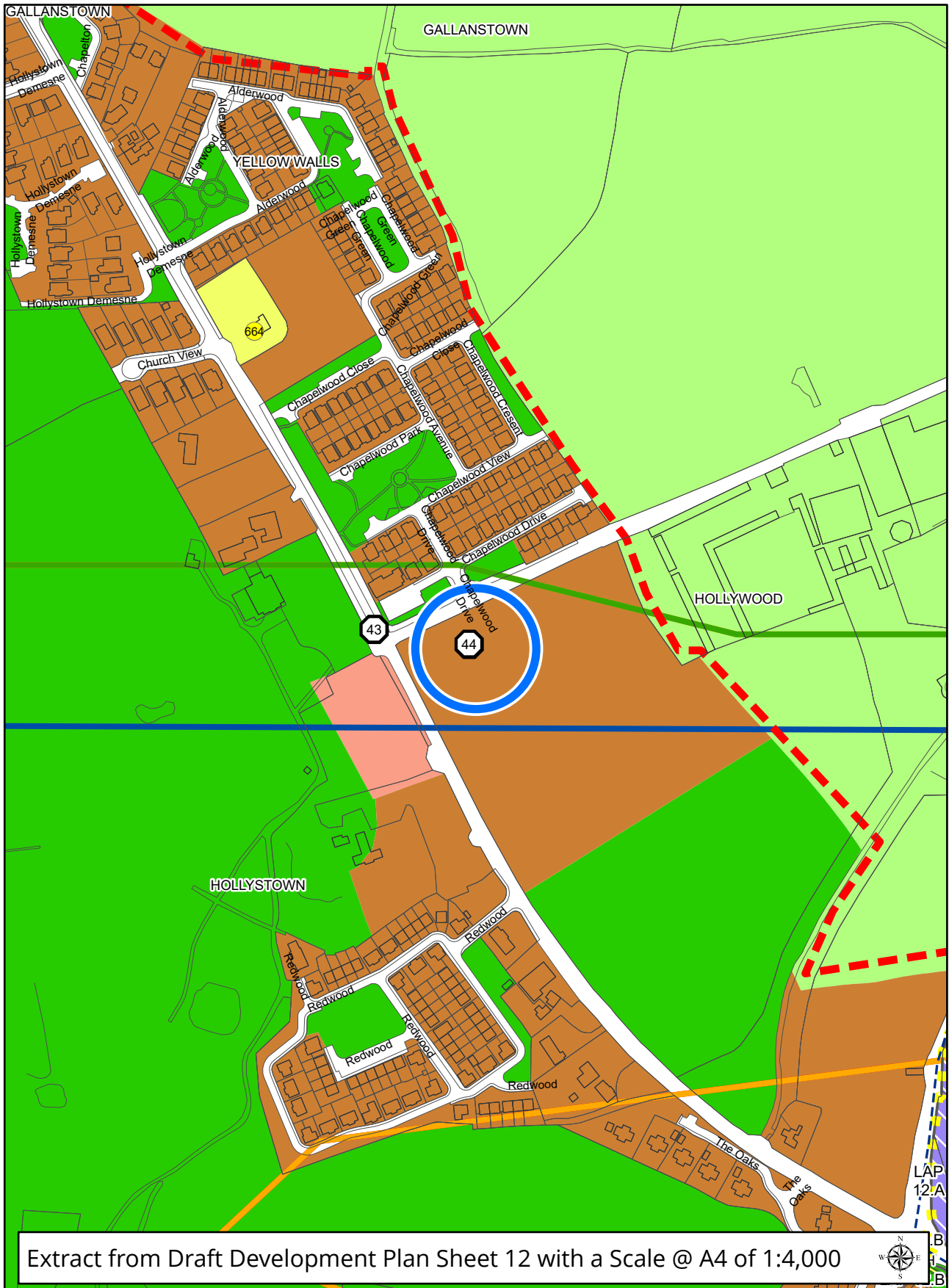
PA SH 11.6



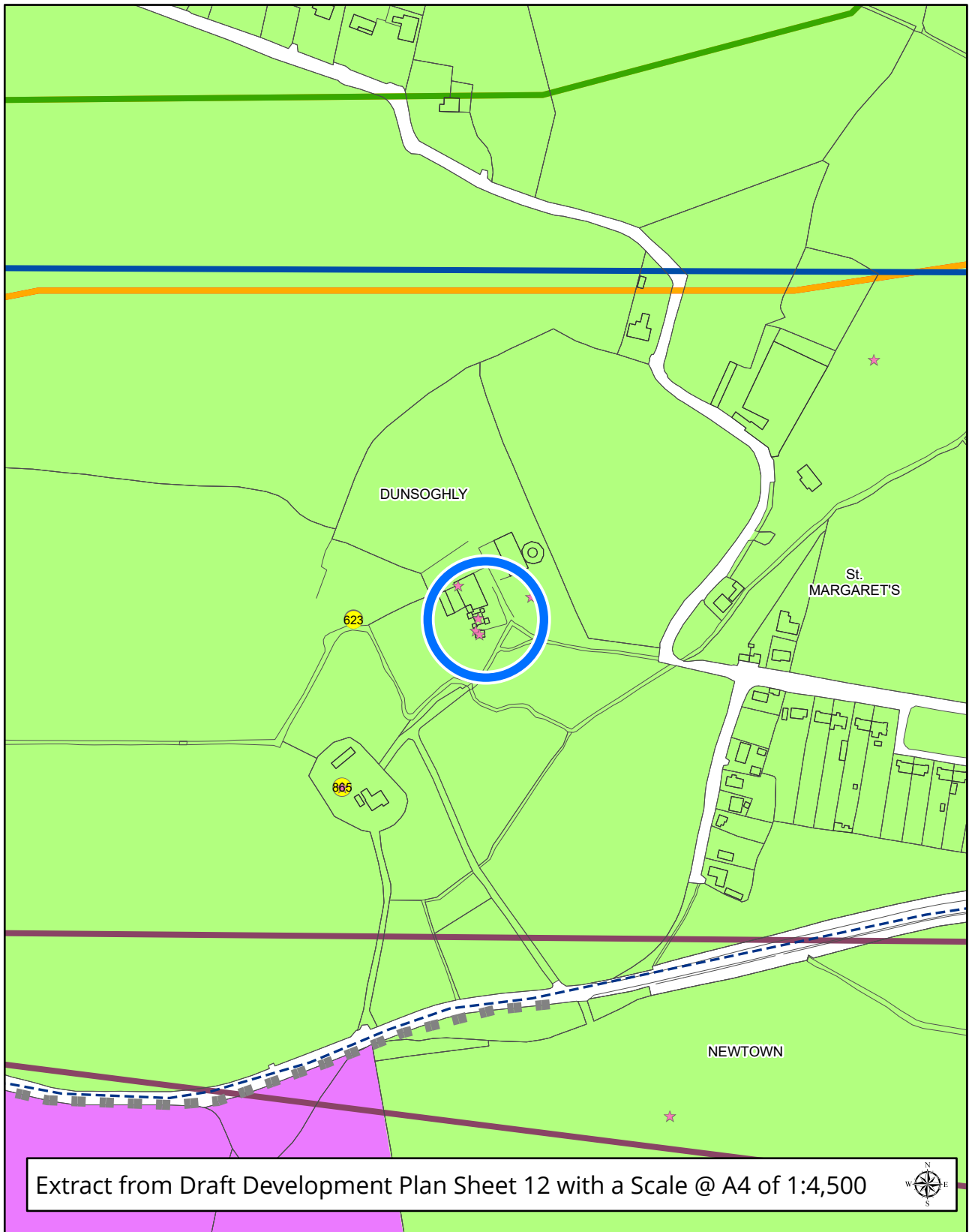
Amend the zoning from HT-High Technology to LC-Local Centre at Airport Business Campus.




**PA SH 11.7**  
**Amend the zoning from DA-Dublin Airport to CI-Community Infrastructure at ALSAA.**

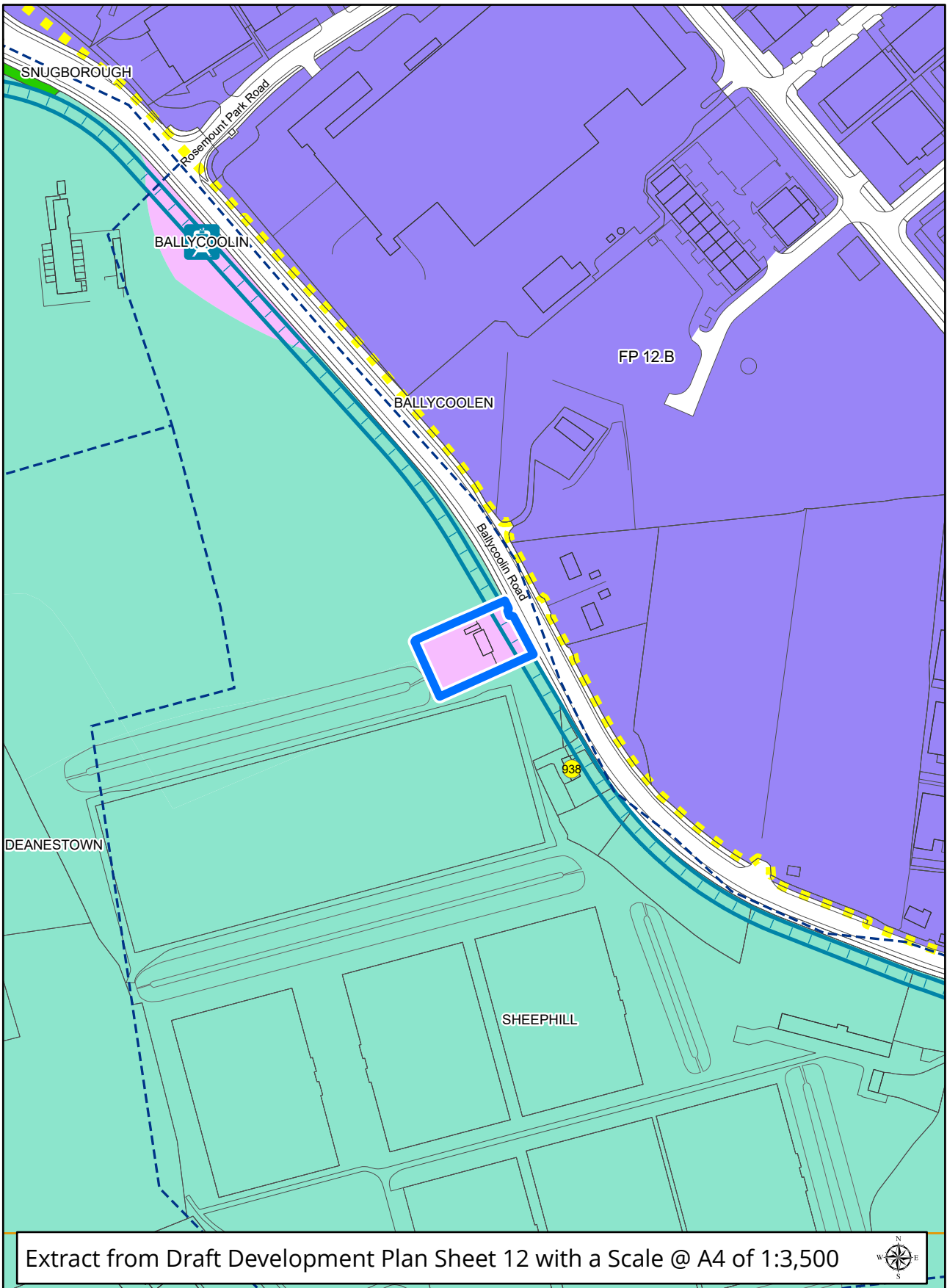



**PA SH 12.1**  
**Remove Local Objective 44: Facilitate the provision of a turning space for public buses.**



PA SH 12.2

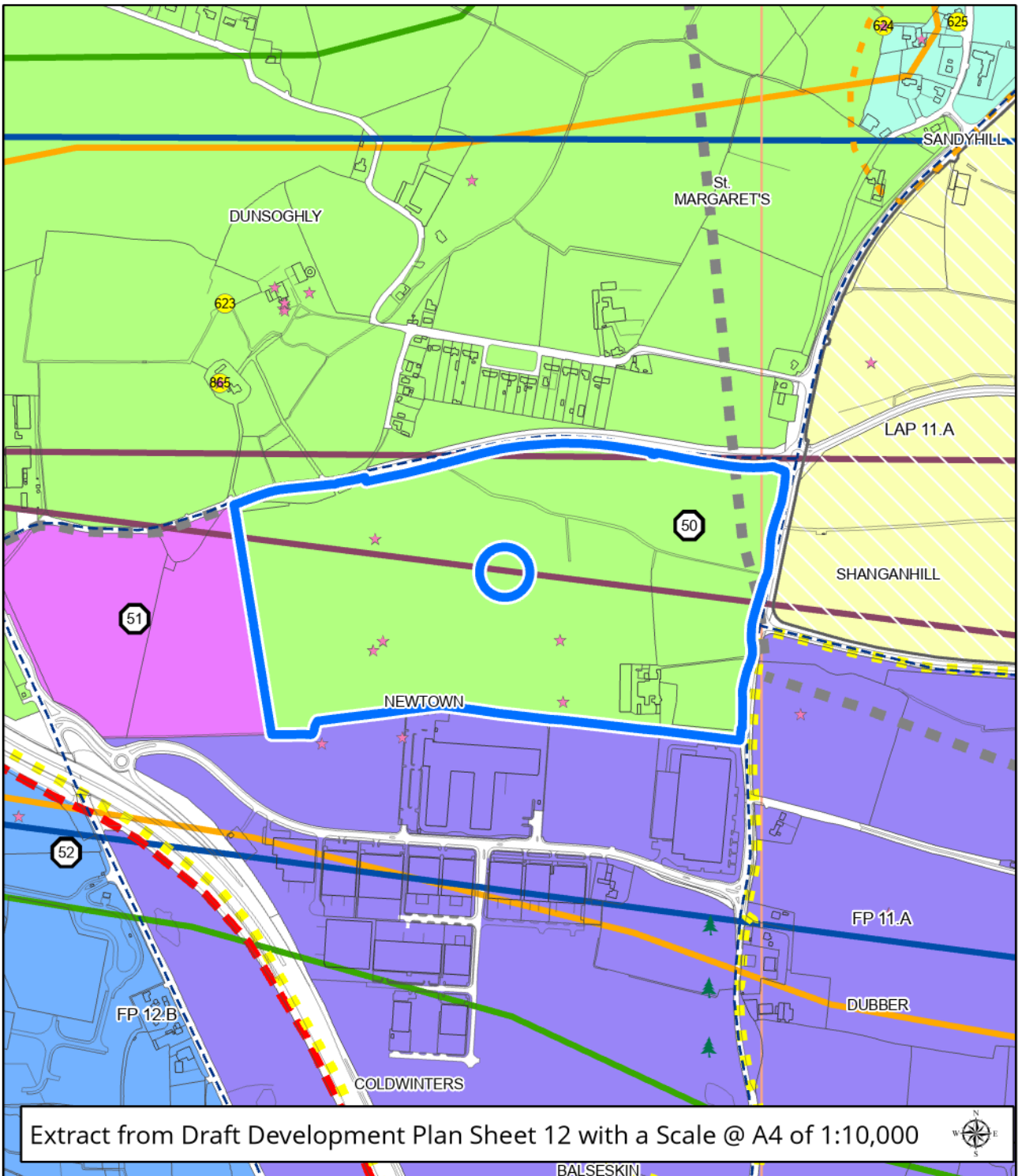
**Insert new local objective stating : Support the conservation of Dunsoghly Castle and the sympathetic and appropriate development, in scale and quantum, of the surrounding lands where it is sensitive in design and extent to the nationally significant Protected Structure and National Monument and is also informed and directed by archaeological subsurface remains"**



PA SH 12.3

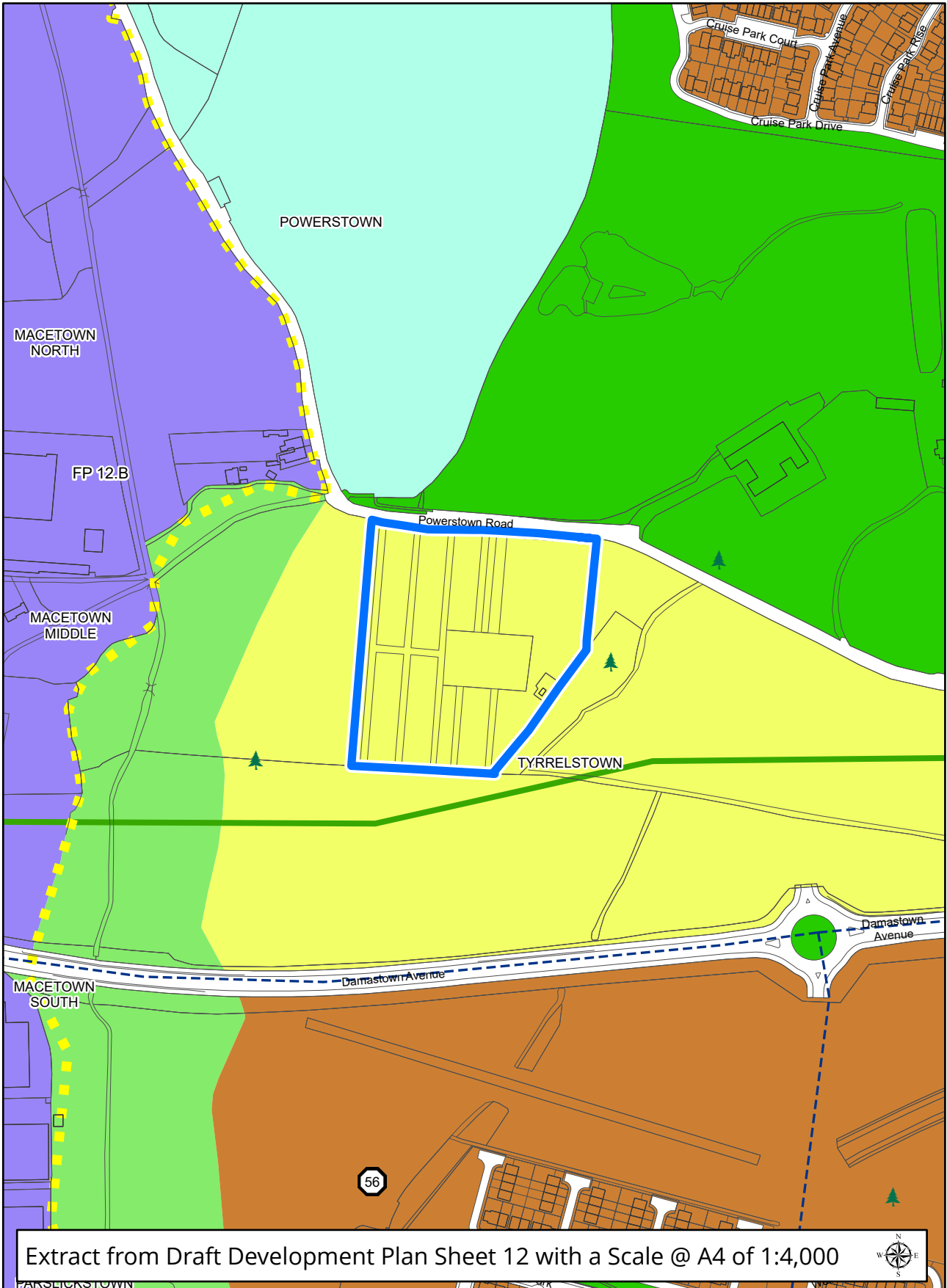
**Amend the zoning from HT-High Technology to NSC-National Sports Campus within the National Sports Campus.**



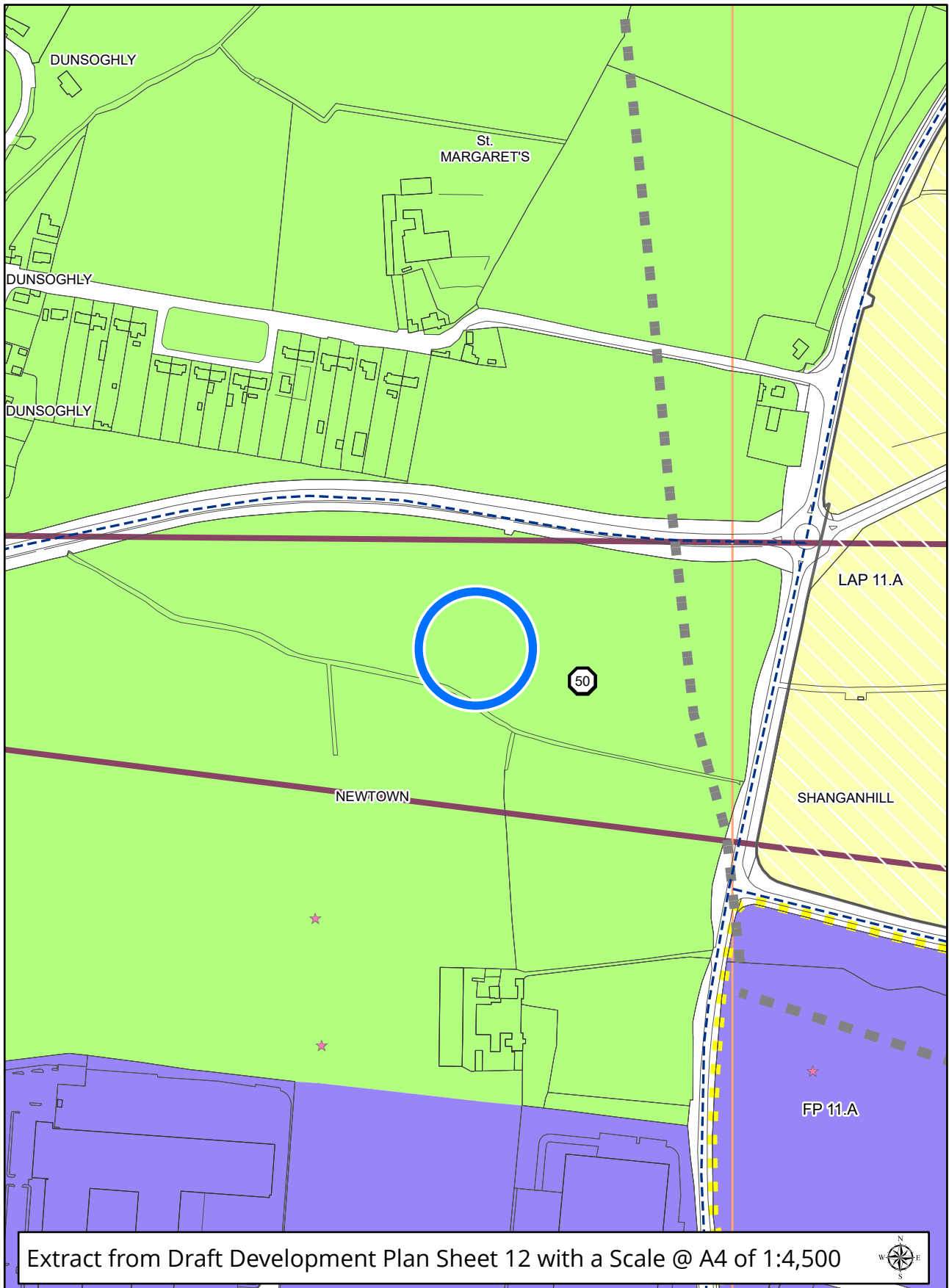


 PA SH 12.4

**Amend the zoning from GB-Greenbelt to GE-General Employment, extending from the Dublin Airport Logistics Park to the south to Kilshane Road to the north, at Newtown, St. Margaret's. In addition, insert new map based local objective as follows, and insert site specific objective boundary: 'Any general enterprise and employment type development of the lands identified by the site specific objective boundary at Newtown St. Margaret's shall be contingent on the widening and upgrading of Kilshane Road to the northern boundary of the site, including installation of Active Travel Infrastructure; the provision of a detailed landscaping plan for the lands and subject to restrictions on development arising from the Inner Public Safety Zone'.**




**PA SH 12.5**  
**Amend the zoning from CI-Community Infrastructure to OS-Open Space at Powerstown Allotments.**

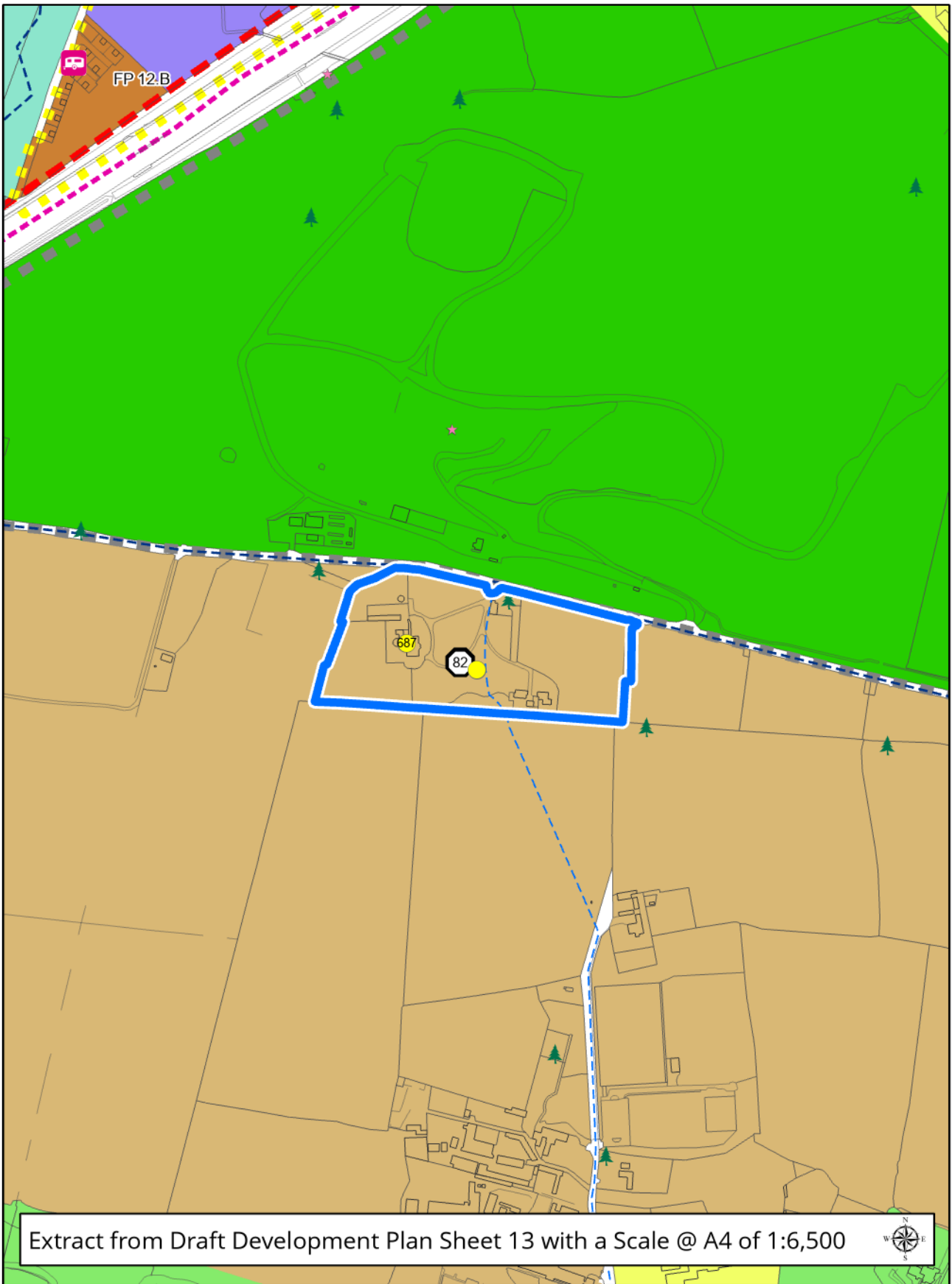


 PA SH 12.6  
 Insert new map-based objective on lands at Newtown, St Margaret's as follows:  
 Support and facilitate a Park and Ride Facility.



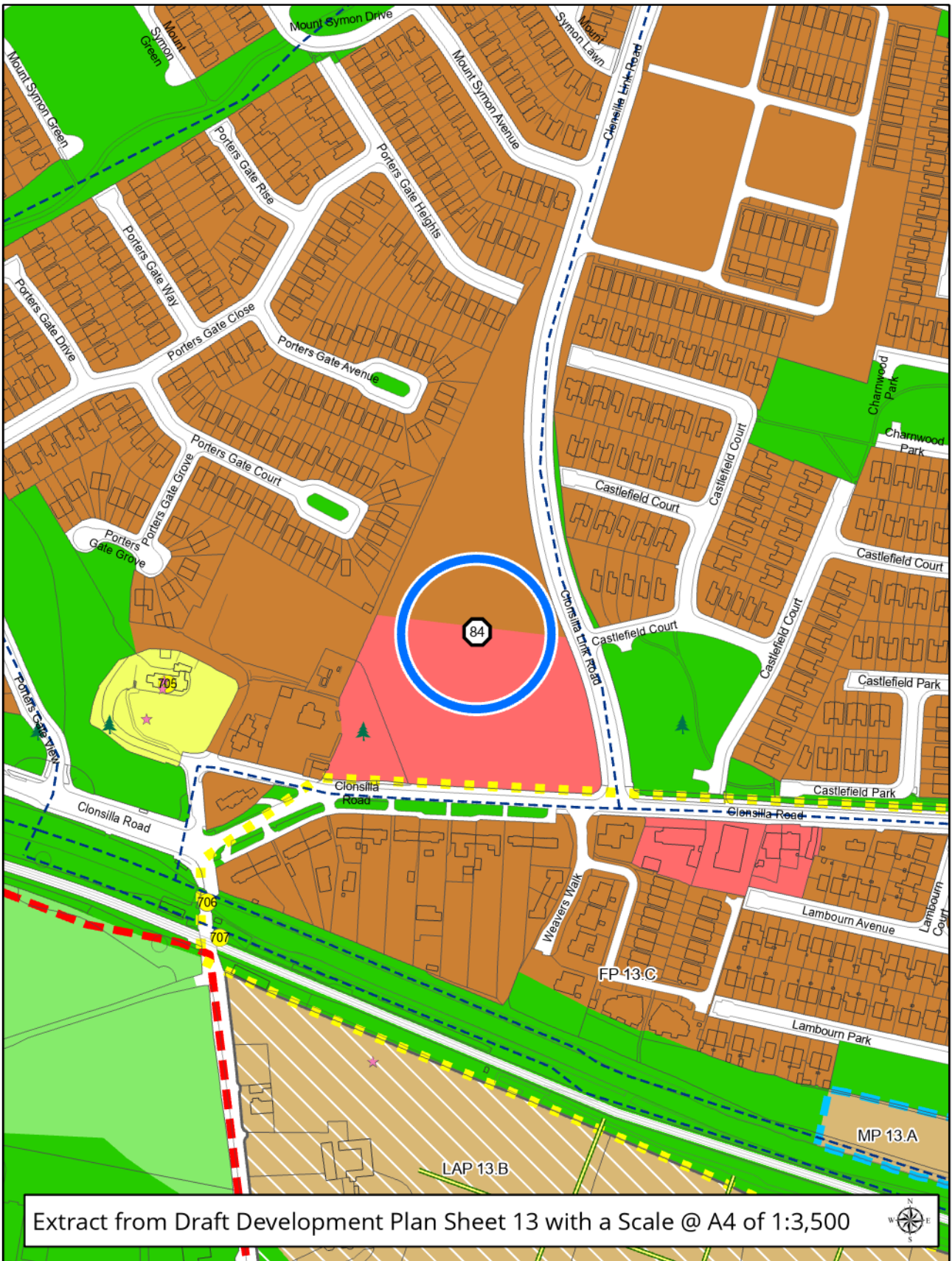
PA SH 13.1

Amend zoning from RS - 'Residential' to LC - 'Local Centre' at Blakestown Road.



PA SH 13.2

Amend zoning of part of lands (5ha) from RA - 'Residential Area' to CI - 'Community Infrastructure' at Dunsink.

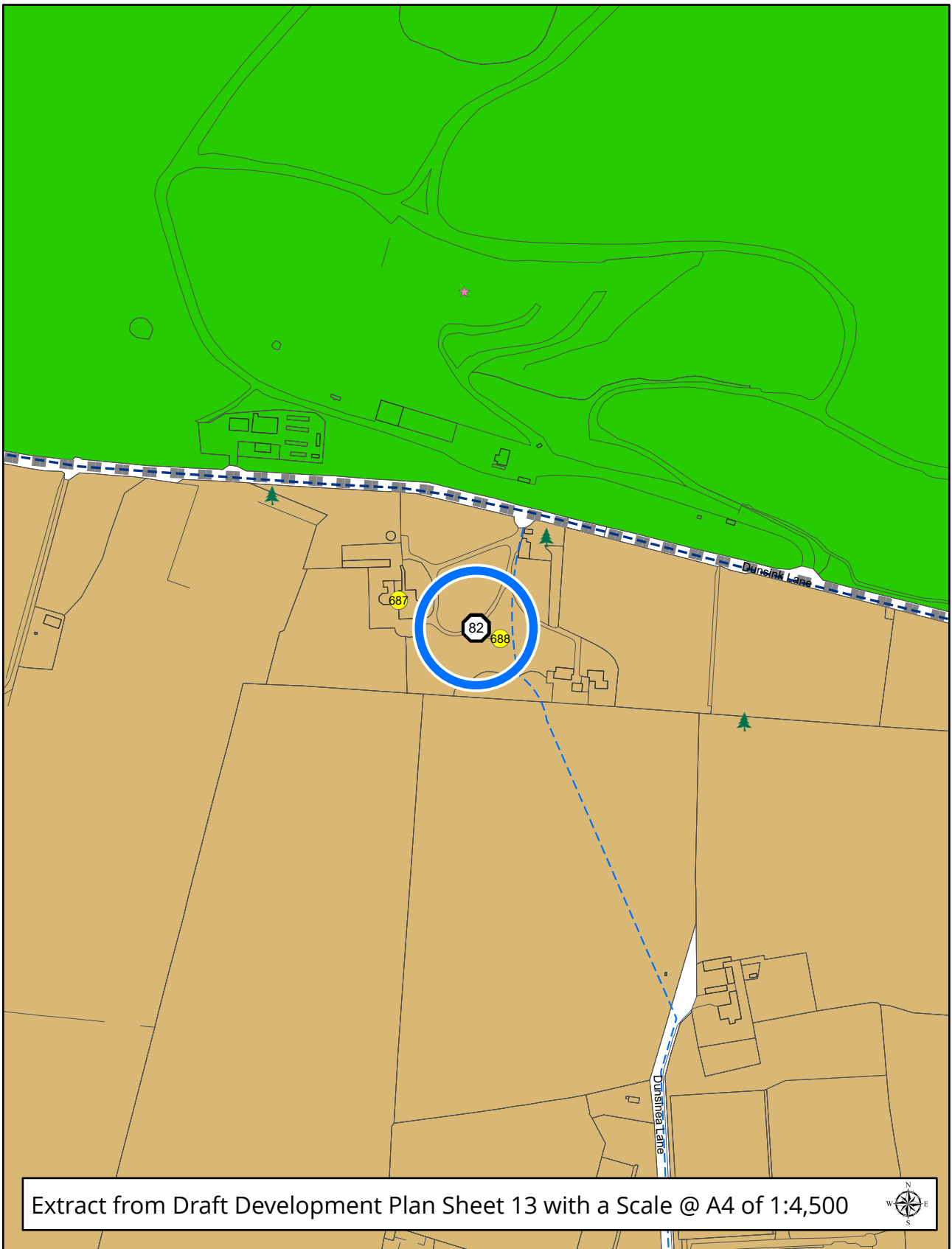


**PA SH 13.3**

**Amend text of map-based Local Objective No. 84 as follows:**

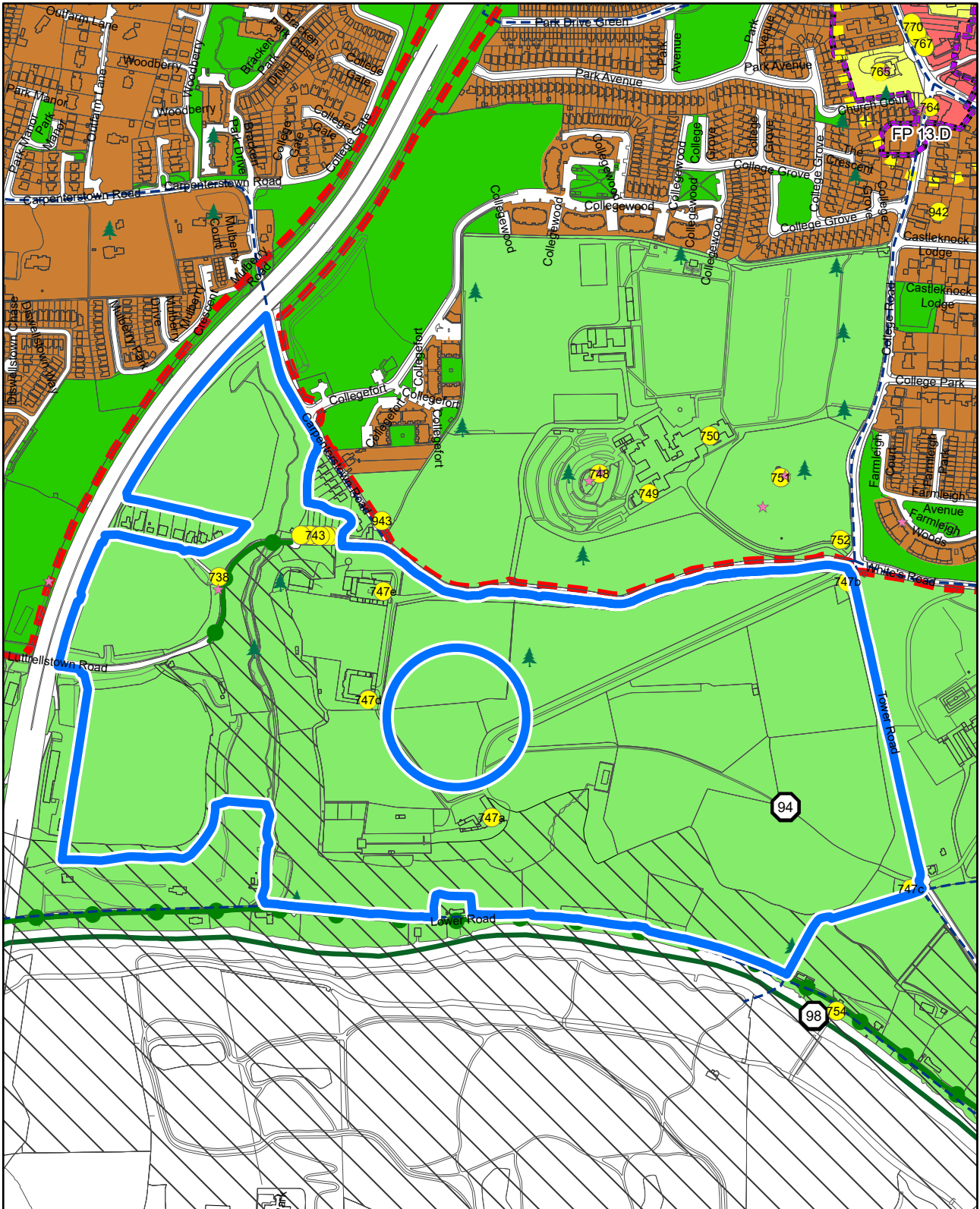


**Housing built in the historic core location will be of a height and density appropriate to a village setting and in keeping with existing housing in the core Clonsilla Village area”.**



PA SH 13.4

**Amend text of map-based Local Objective 82 as follows: Protect the integrity and established historic use of Dunsink Observatory as a centre of astronomical research by ensuring development within its vicinity does not contribute to/or increase levels of light pollution that would impact the operation of the observatory.**



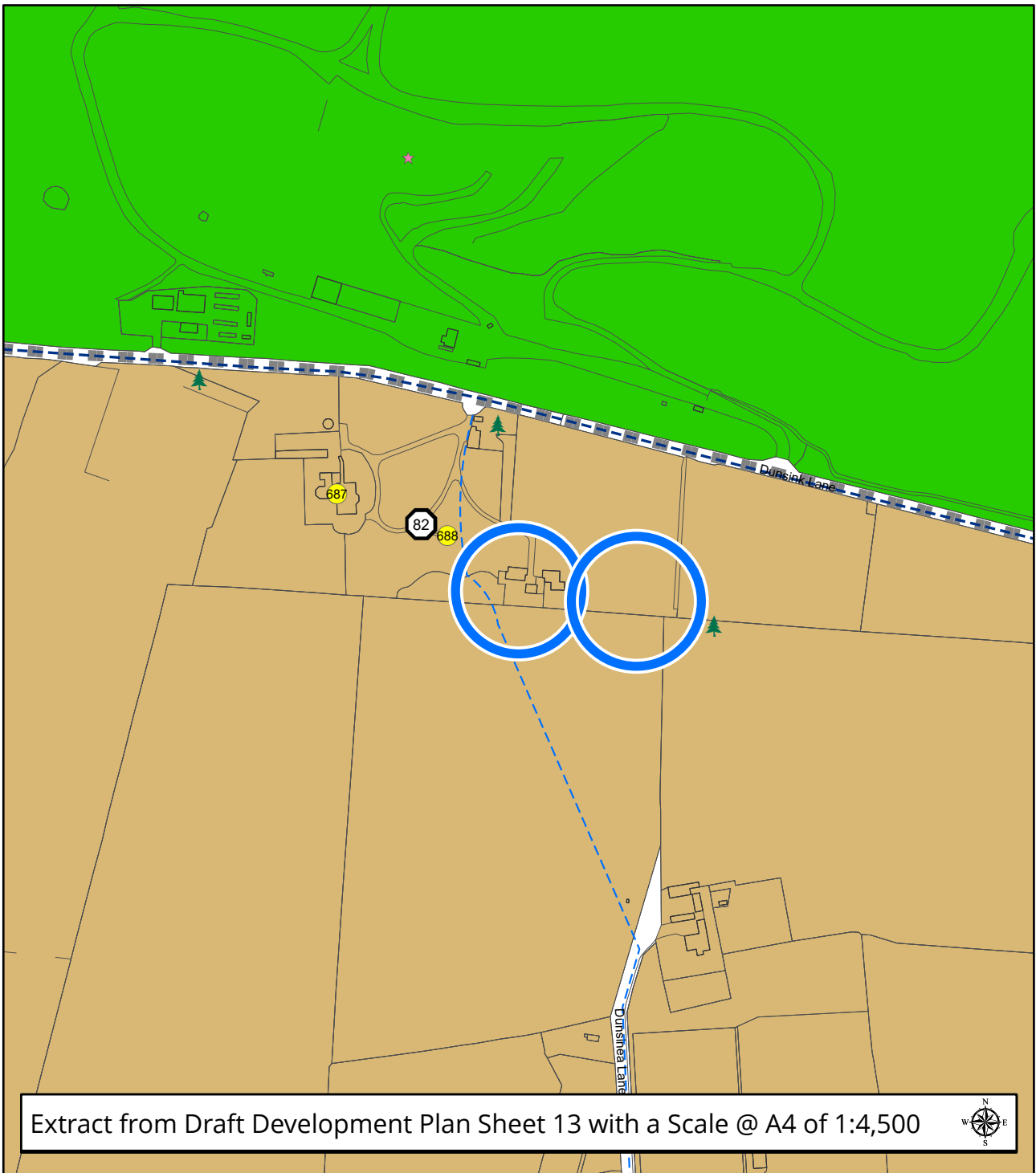
Extract from Draft Development Plan Sheet 13 with a Scale @ A4 of 1:8,000



**PA SH 13.5**

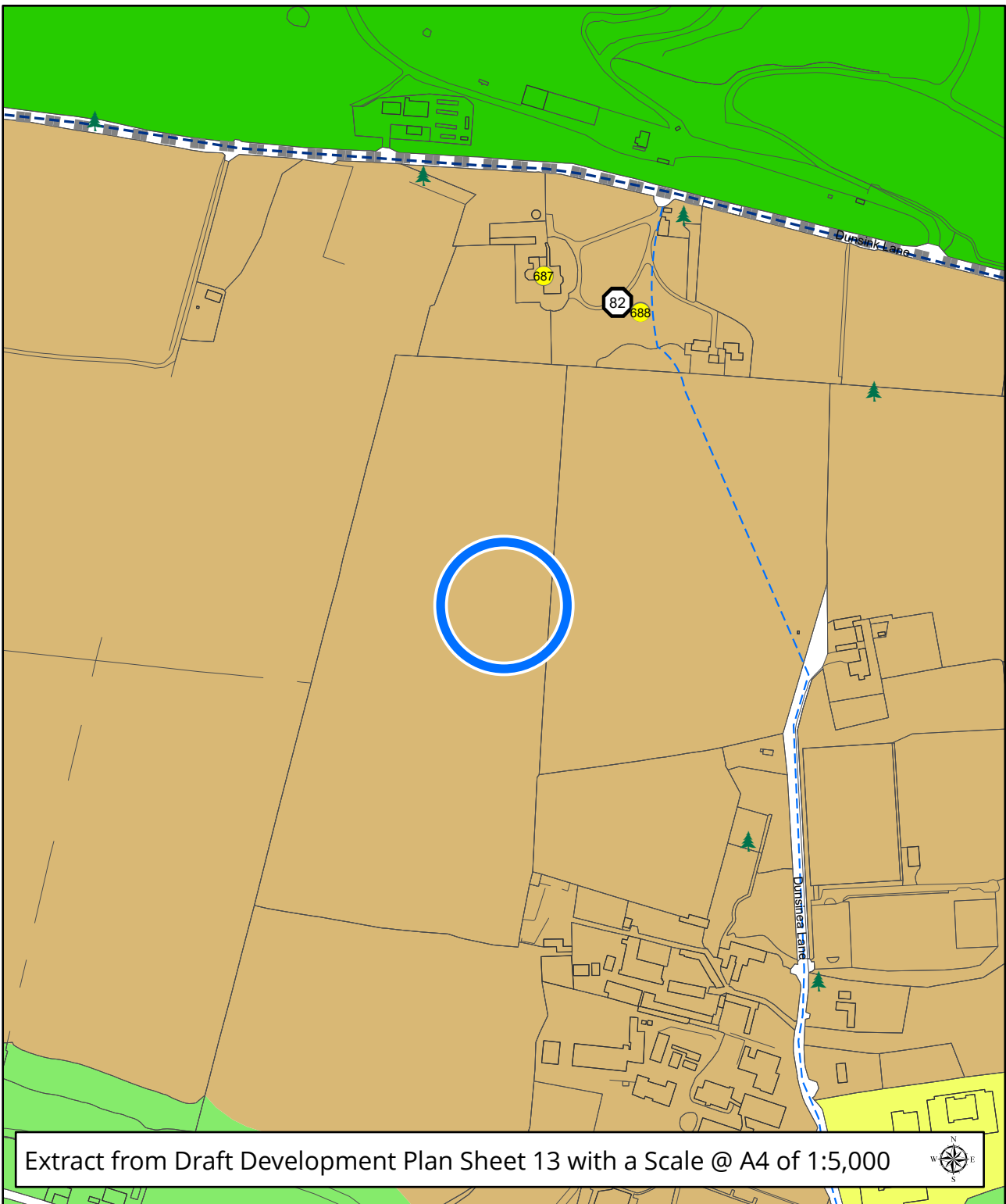
**Include a new map-based Local Objective as follows: 'Undertake a Framework Plan for lands at Knockmaroon House and Estate to include all historic properties and bridges. Amend Section 2.4.3 and Table 2.19 of the Draft Plan accordingly.**





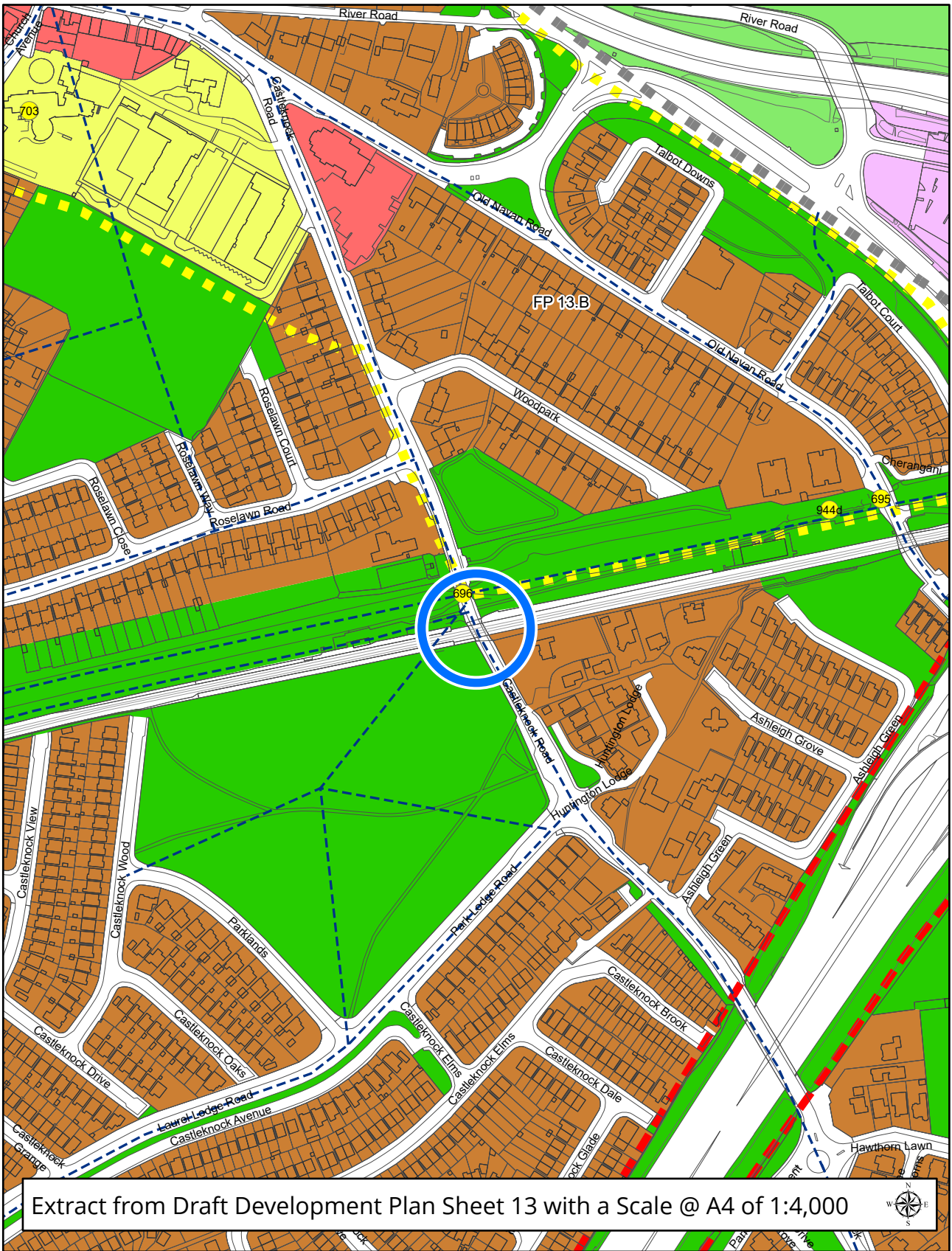
**PA SH 13.6**

**Include two new map-based Local Objectives at lands at Dunsink Observatory as follows:**  
**Objective XXX Future development on lands within a radius of 250m of the Observatory House shall demonstrate conformity with best lighting practices in minimising the impacts of these factors, as described by the International Dark Sky Association and their standards. A light intensity Zone Designation of E1: Intrinsically Dark would be implemented in accordance with Objective DMSO246 Hierarchy of Light Intensities.**  
**Objective XXX Future development on lands within a radius of 500m of the Observatory House shall demonstrate conformity with best lighting practices in Fingal County Council and our standards. A light intensity Zone Designation of E2: Low District Brightness would be implemented in accordance with Objective DMSO246 - Hierarchy of Light Intensities.**



PA SH 13.7

Include a new map-based Local Objective at Dunsink as follows: The Council will have due regard to the FCC document 'Feasibility Study - Dunsink Lands, Co. Dublin' (February 2022) and its accompanying statements (comprising Surface Water Management Plan, Transport Appraisal and Area Based Transport Assessment) in the preparation of a local statutory plan for lands at Dunsink in order to ensure the realisation of the development vision for Dunsink set out on p.26 of the Feasibility Study as follows: "Development of a low-carbon mixed-use transit-orientated urban quarter which prioritises active travel and public transport modes both within and outside, is well connected to the wider City via high quality public transport and active travel infrastructure and seeks to protect and enhance the environmental and historic character of the area."



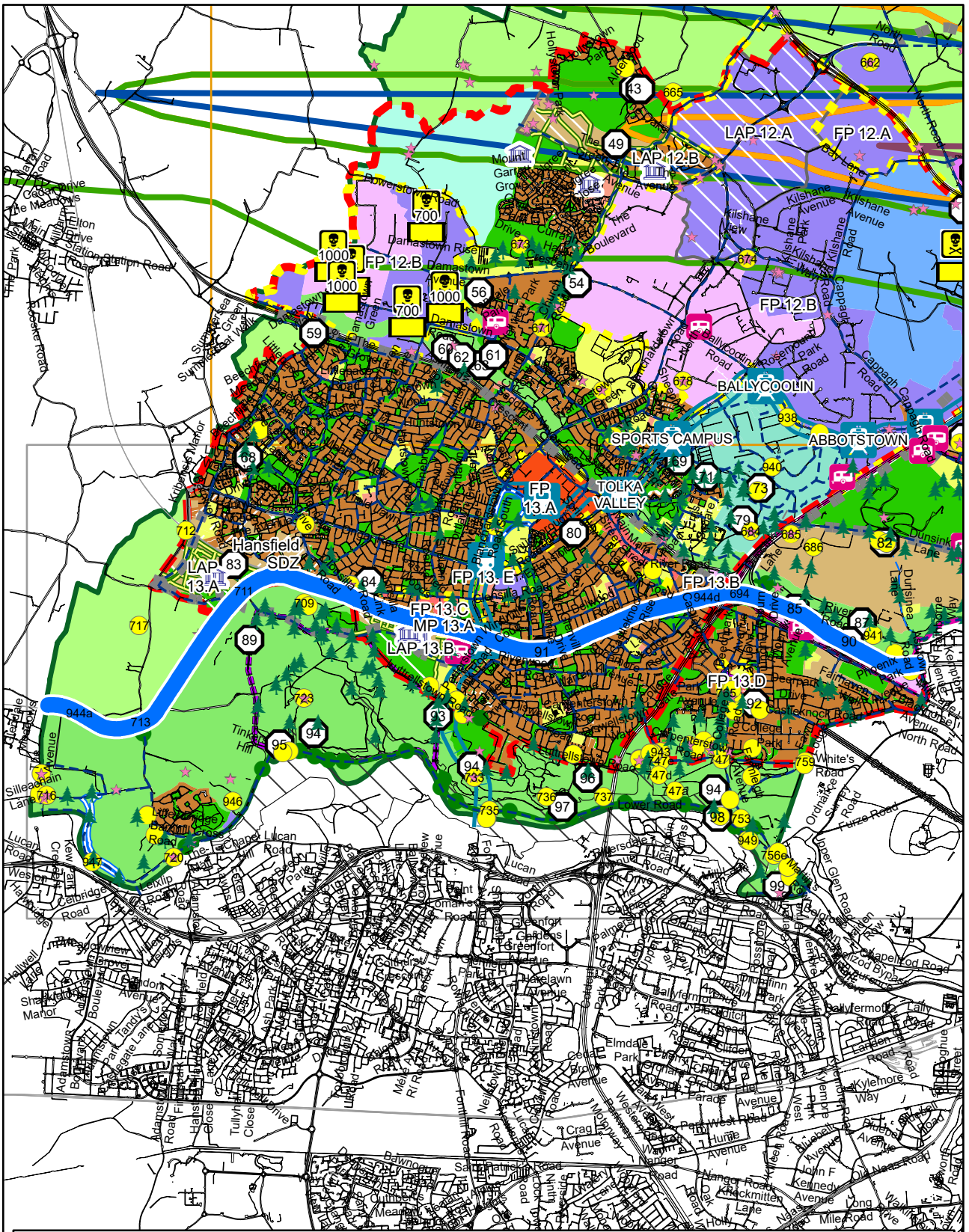
PA SH 13.8

**Include a new map-based Local Objective at Granard Bridge, Castleknock as follows:  
Ensure pedestrian and cycle connectivity across the Canal and rail line in the vicinity  
of Granard Bridge, Castleknock.**



PA SH 13.9

Reinstate Local Objective 141 (Sheet 13) from Fingal Development Plan 2017-23:  
 'Prohibit any road bridge at this location'.

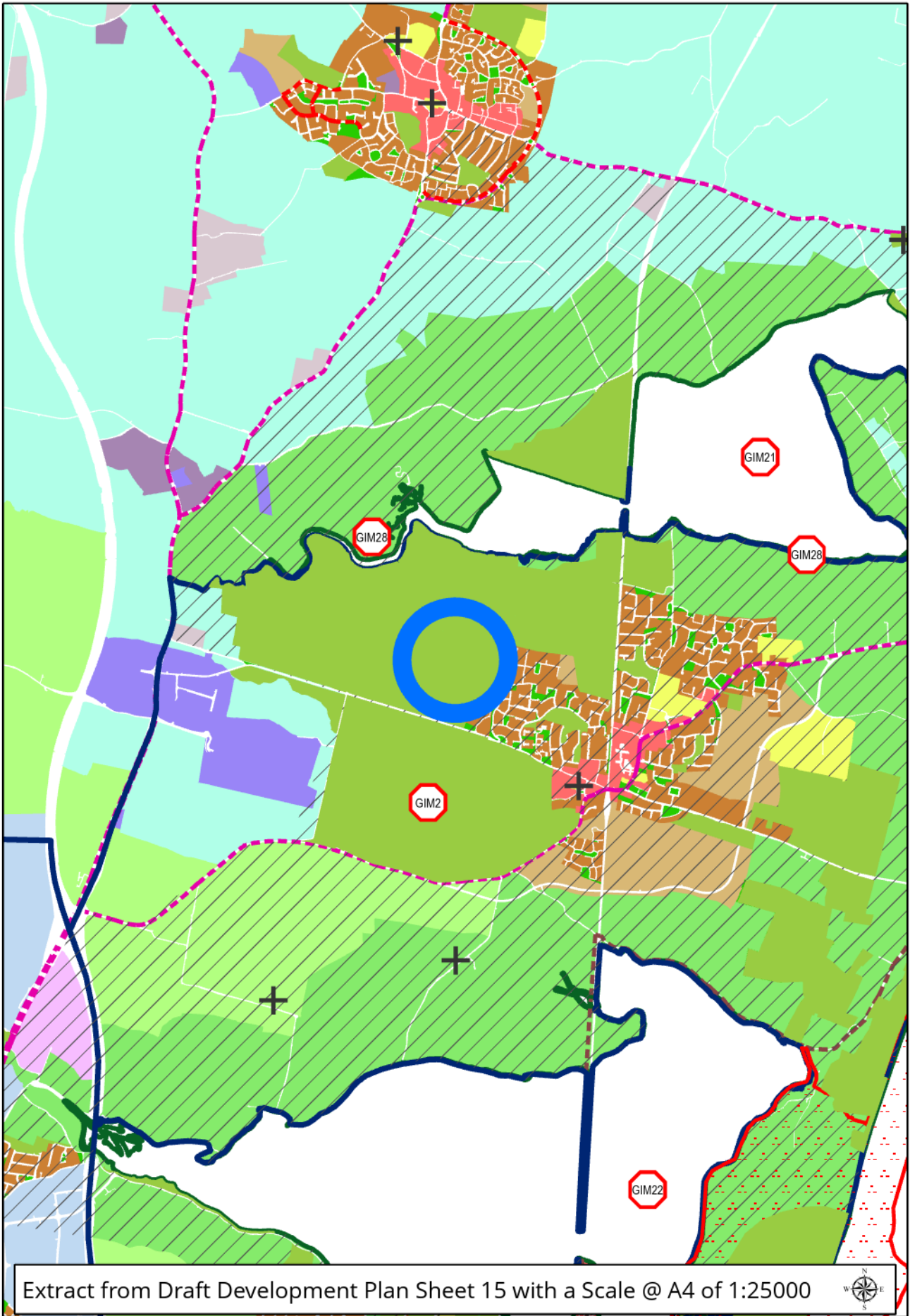


Extract from Draft Development Plan Sheet 13 with a Scale @ A4 of 1:60,000

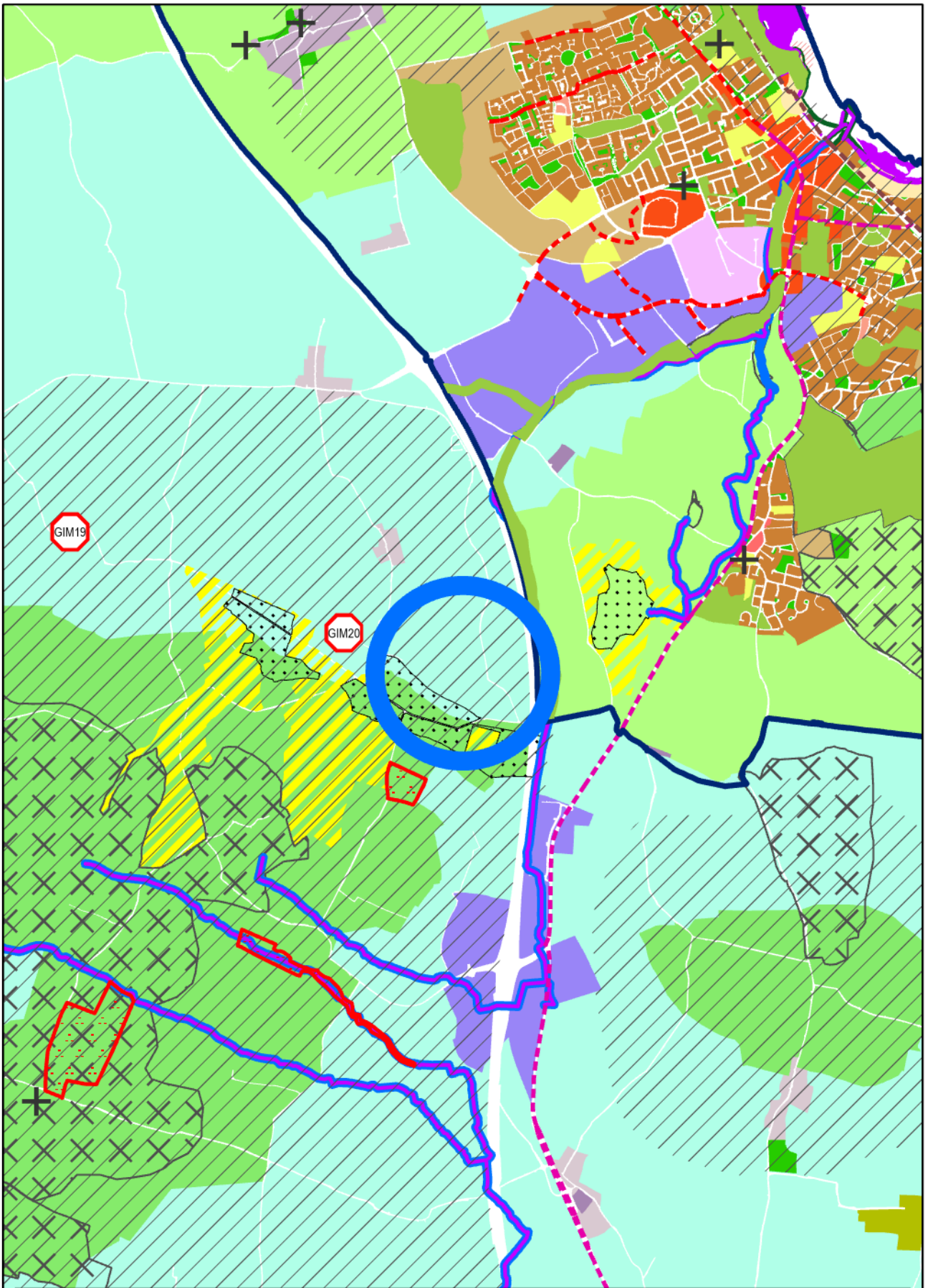


PA SH 13.10

Include a local specific objective to show an ecological corridor free of new housing development with a buffer consisting of a minimum width of 30 metres from the top of each bank of the Canal.



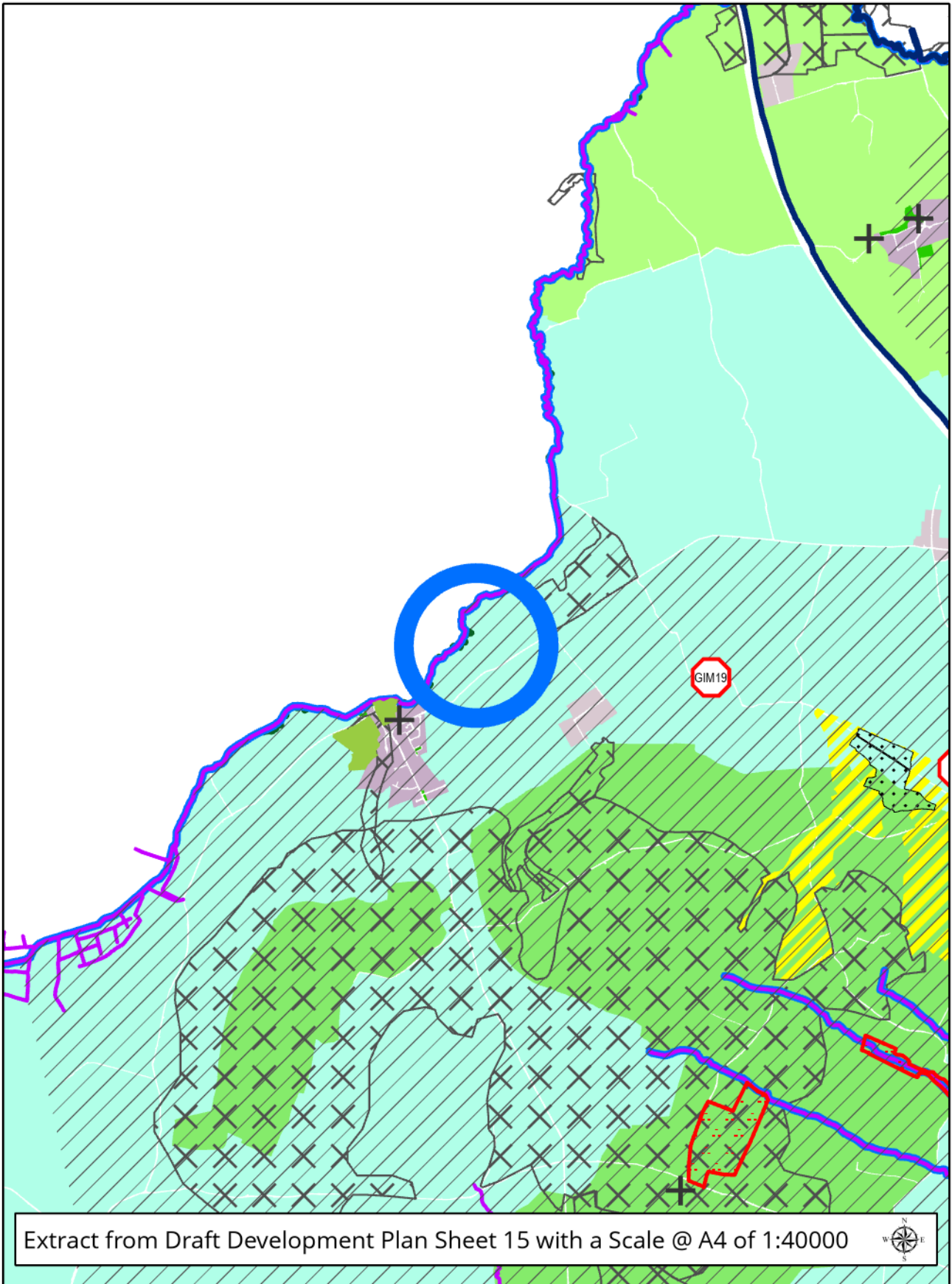
**PA SH 14.1**  
 Include a new Green Infrastructure mapped objective as follows:  
 Develop Nature Education Centre and Wildlife Hospital facility at Turvey Nature Park



Extract from Draft Development Plan Sheet 15 with a Scale @ A4 of 1:35000



**PA SH 15.1**  
Include a new map based objective as follows: Prepare and implement wetland and river restoration project for the Bog of the Ring and Matt River.

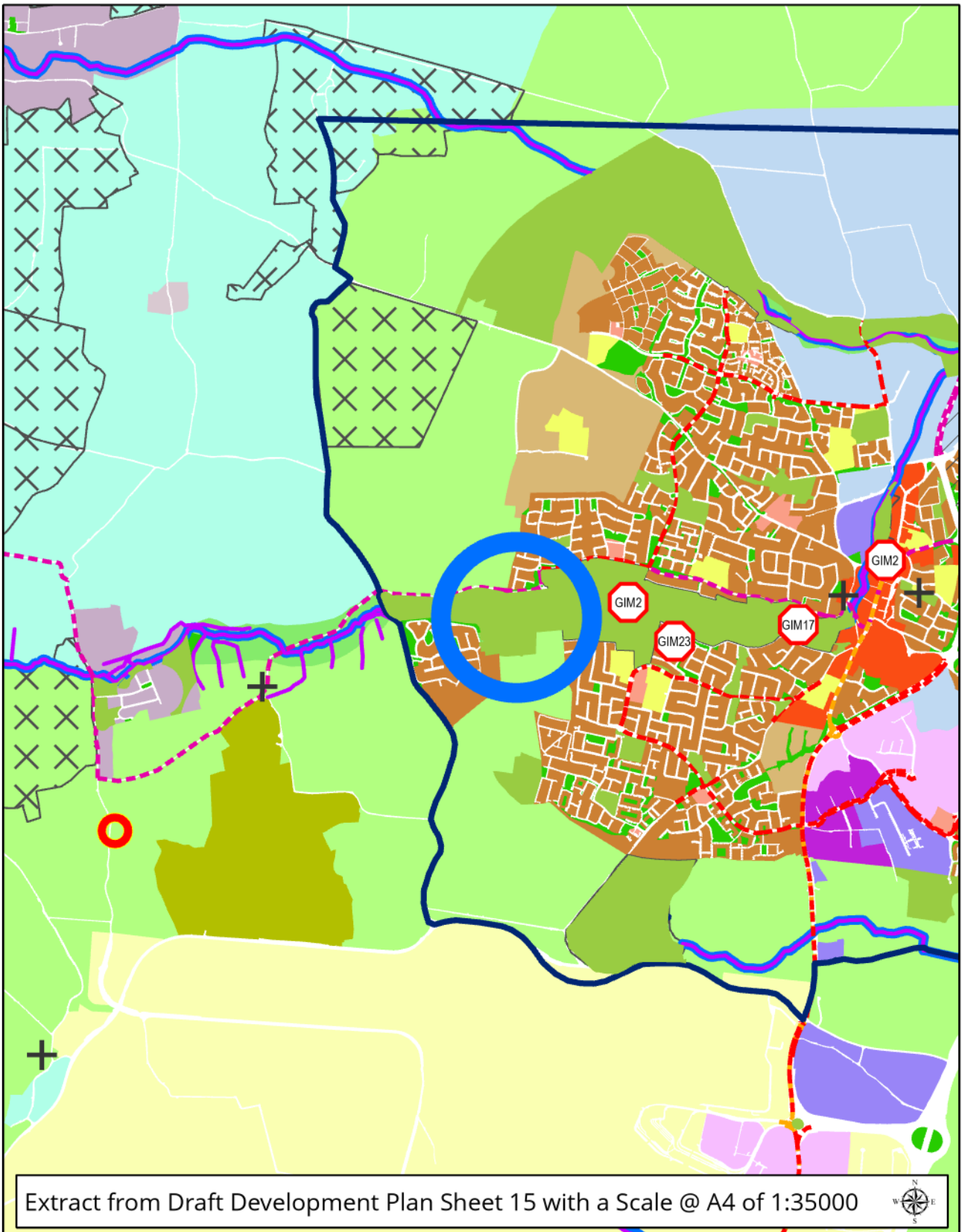


**PA SH 15.2**

**Include a new Green Infrastructure mapped objective as follows: Prepare and implement wetland and river restoration project for Delvin River within the lifetime of this development plan in conjunction with local landowners and stakeholders. That as part of this project that FCC works in conjunction with Meath County Council and local landowners to address the issue of sewerage flowing into the Delvin River at Naul village.**



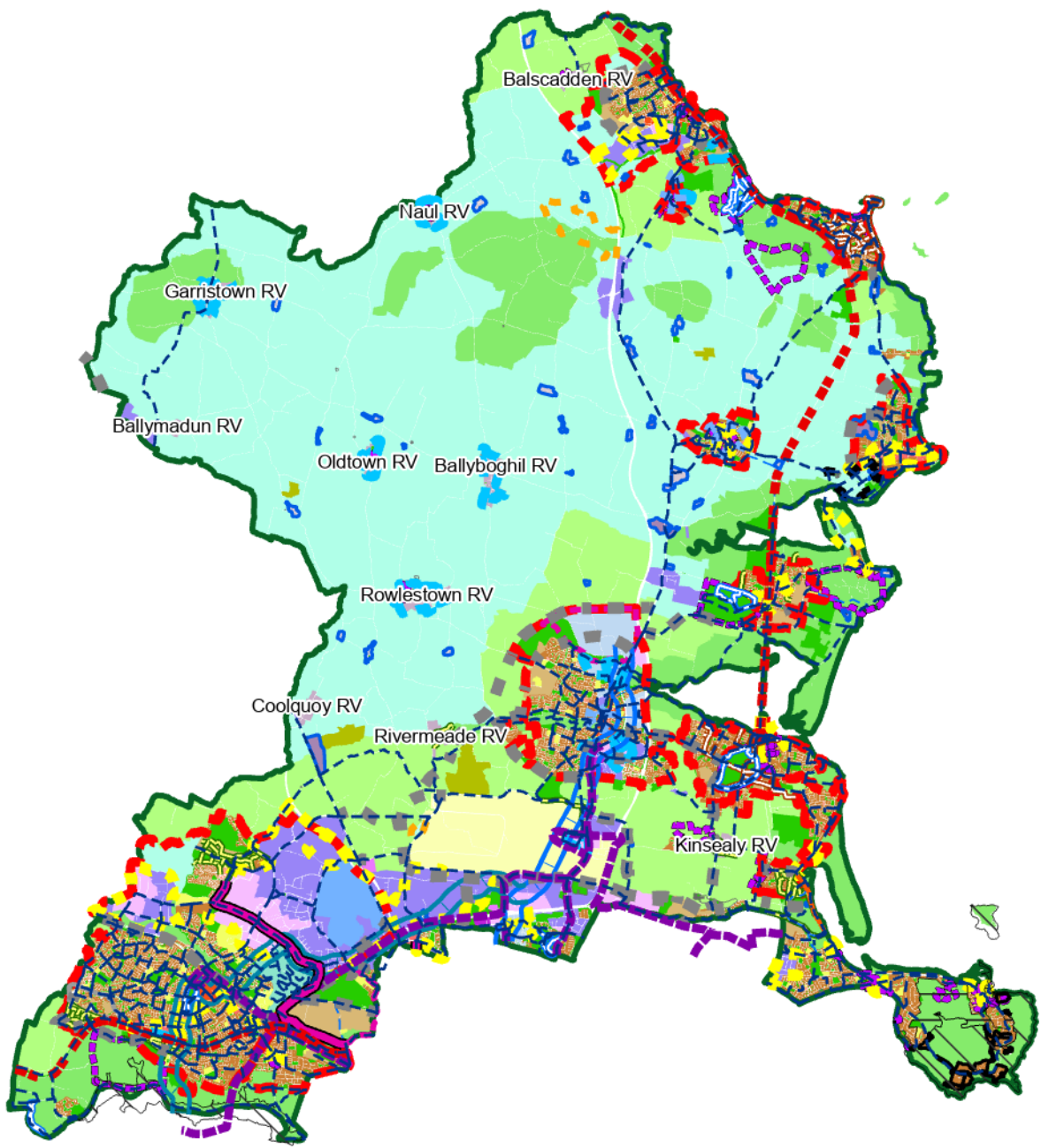




**PA SH 15.3**

**Include new Green Infrastructure mapped objective (GIM 30) as follows: Implement a strategy to establish a multi-function Green Infrastructure system, promoting an extensive Nature Based green corridor to meet challenges of Climate Change, linking to existing green infrastructure in a sensitive way to provide for community/public access and expand eco-tourism potential, including a greenway with connections to Swords town centre. To promote and enhance physical and visual connections with the Fingal Uplands area and local historic landscape characteristics, while protecting green areas and Bio-diversity.**



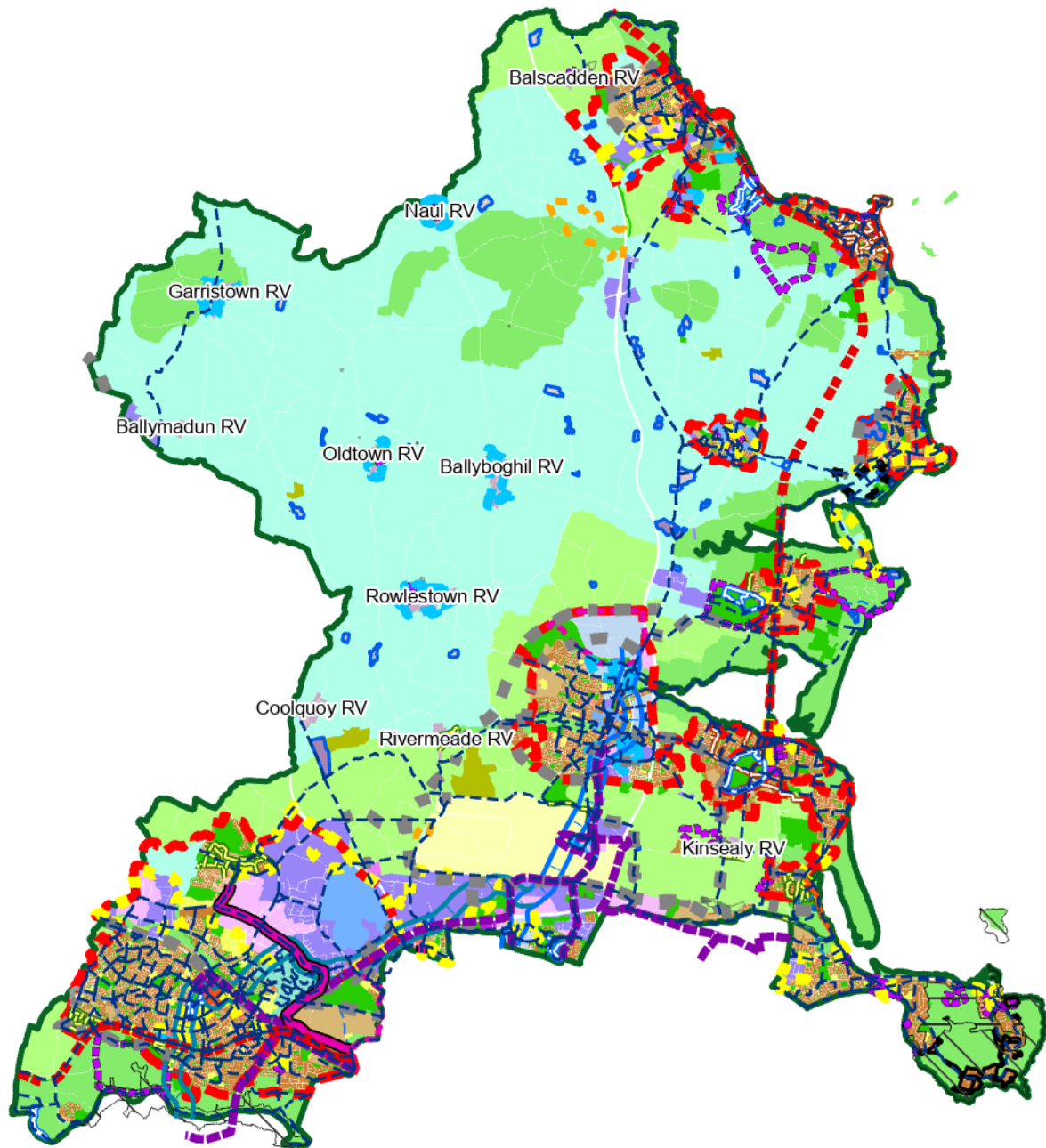



Extract from Draft Development Plan Sheet 17



PA SH 17.0

Include new Sheet 17 entitled 'Connectivity and Movement'.



Extract from Draft Development Plan Sheet 17 

PA SH 17.1

Insert the following on Sheet 17 Connectivity and Movement:

- Key core bus corridors relating to the BusConnects, as well as other key strategic public transport elements of the forthcoming NTA GDA Strategy 2022-2042 such as MetroLink, DART + and the LUAS expansion,
- Proposed indicative Greenways, indicative LAP walking/cycle routes, Public Rights of Way, Recreational Routes and Sustrans routes as per the Draft Plan together with the final GDA Cycle Network that will be published alongside the forthcoming NTA GDA Strategy 2022-2042, and
- Road transportation objectives of the Draft Plan.