

Comhairle Contae
Fhine Gall
Fingal County
Council



FINGAL DEVELOPMENT PLAN 2023-2029

APRIL 2023

**ERRATA TO
DEVELOPMENT PLAN
(INTERIM
PUBLICATION)**



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ERRATA DOCUMENT
to Fingal County Development Plan
2023-2029
(Interim Publication)

24th April 2023

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Introduction

The Fingal County Development Plan was made on 22nd February 2023 and came into effect 6 weeks later on 5th April 2023.

On 5th April 2023, the Development Plan (Interim Publication) was uploaded to the Fingal County Council website and copies of the Plan were put on display in County Hall in Swords and in the Civic Offices in Blanchardstown.

It was subsequently noted that a number of typographical/editing errors were present in the Written Statement and in the Appendices to the Development Plan (Interim Publication). The errors in question related to the following:

- Written Statement, Chapter 4, page 182, Section 4.5.2.3 Quantity and Table 4.3;
- Written Statement, Chapter 13, page 472, Section 13.5 Zoning Objectives, Vision and Use Classes;
- Written Statement, Chapter 14, page 567, 569, Section 14.13.2 Quantity and Table 14.12;
- Written Statement, Chapter 14, page 654, Section 14.21.3 Climate Action Energy Statements;
- Appendices Document: Appendix 2, Table 1; and
- Appendices Document: Appendix 8, Local Objectives 105 and 106.

These errors have subsequently been corrected and updated versions of the Fingal County Development Plan 2023-2029 (Interim Publication) Written Statement and Appendices document has now been uploaded to the Council's website and put on display in County Hall and in the Civic Offices in Blanchardstown.

Full details of the corrected errors in question are provided below with the corrected additional text shown in green underlined text, and the deleted incorrect text in ~~red strikethrough~~ text.

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Errata to Development Plan (Interim Publication)

WRITTEN STATEMENT, CHAPTER 4, PAGE 182

4.5.2.3 Quantity

It is important that a wide variety of public open space is provided throughout Fingal. For all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In general, this shall be provided at a ratio of 75% Class 1 and 25% Class 2. In order to provide existing and future communities with adequate recreational and leisure opportunities, the Council will employ a flexible approach to the delivery of public open space and more intensive recreational/amenity facilities. It is the intention of the Council, however, to ensure, except under exceptional circumstances, public open space provision is not less than ~~10%~~ 12% of a development site area. This provision recognises the contribution residential open space makes to multi-functional urban green infrastructure and nature-based solutions such as Sustainable Urban Drainage (SuDS), biodiversity and active travel. The development site area cannot include lands zoned RU, GB, OS or HA.

Consideration may be given by the Council to the inclusion of civic spaces within overall open space quantum calculations, but only on a case-by-case basis and only in instances where the space proposed is of a size and layout suitable to cater for civic events, is of an exceptionally high standard of finish, including the planting of large street trees and associated landscaping and does not fulfil ancillary functions associated with commercial or other land uses.

Table 4.3: Recommended Quantitative Standards (Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009))

Land Use	Minimum Public Open Space Standards
Overall standard	2.5 hectares per 1000 population
New residential development on greenfield sites/LAP lands	15% 12%-15% of site area
New residential development on infill/brownfield sites	12% of 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.)

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WRITTEN STATEMENT, CHAPTER 13, PAGE 472

Zoning Objective 'FP' Food Park – Use Classes related to Zoning Objective

Permitted in Principle		
Agribusiness	Exhibition Centre ¹⁶	Farm Shop ¹
Food, Drink and Flower Preparation/Processing	Logistics ¹⁶	Office Ancillary to Permitted Use
Office < 550 sqm ¹⁶	Open Space	Research and Development ¹⁶
Restaurant/Café ⁵	Retail – Local < 150 sqm nfa ⁵	Sustainable Energy Installation ³⁵
Telecommunications Structures	Training Centre ¹⁶	Warehousing¹⁶ Utility Installations
Warehousing ¹⁶	Wholesale ¹⁶	

WRITTEN STATEMENT, CHAPTER 14, PAGE 567, 569

14.13.2 Quantity

For all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In order to provide existing and future communities with adequate recreational and leisure opportunities, the Council will employ a flexible approach to the delivery of public open space and more intensive recreational/amenity facilities. It is the intention of the Council, however, to ensure, except under exceptional circumstances, public open space provision exceeds ~~10%~~ **12%** of a development site area. The development site area cannot include lands zoned RU, GB, OS or HA.

Objective DMS051 – Minimum Public Open Space Provision

Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

Consideration may be given by the Council to the inclusion of civic spaces within overall open space quantum calculations, but only on a case-by-case basis and only in instances where the space proposed is of a size and layout suitable to cater for civic events, is of an exceptionally high standard of finish, including the planting of large street trees and associated landscaping and does not fulfil ancillary functions associated with commercial or other land uses.

Table 14.12: Recommended Quantitative Standards (Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009)

Land Use	Minimum Public Open Space Standards
Overall standard	2.5 hectares per 1000 population
New residential development on greenfield sites/LAP lands	15% 12%-15% of site area
New residential development on infill/brownfield sites	10% 12% of 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.)

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WRITTEN STATEMENT, CHAPTER 14, PAGE 654

14.21.3 Climate Action Energy Statements

In order to comply with the policies set out in Section 5.5.2 Resilient Built Environment and Section 5.5.3 Energy of Chapter 5, proposals for all new developments in excess of ~~30~~ 15 or more residential units or 1,000 sq. m. or more of commercial floor space, or as or as otherwise required by the Planning Authority, will be required to include a Climate Action Energy Statement.

APPENDICES DOCUMENT: APPENDIX 2, TABLE 1

Table 1: List of Section 28 Ministerial Guidelines

SECTION 28 GUIDELINES	IMPLEMENTATION
DHLGH (2021) Regulation of Commercial Institutional Investment in Housing	The provisions of these Guidelines are implemented by Fingal County Council as part of the Development Management process. Chapter 3 Sustainable Placemaking and Quality Homes, Chapter 14 Development Management Standards and Appendix 1 Fingal Housing Strategy also address the principles of the Guidelines in relation to the consideration of new housing developments.
DHLGH (2021) Enforcement of Certain Planning Conditions during the Coronavirus (COVID-19) Outbreak	The provisions of these Guidelines are implemented by Fingal County Council as part of the Development Management and planning Enforcement process.
Housing Supply Target Methodology for Development Planning, (2020)	Chapter 2: Planning for Growth, Core Strategy and Settlement Strategy has been prepared having regard to the Methodology set out in the Housing Supply Target Methodology for Development Planning 2020.
Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2020) – (Apartment Guidelines)	Chapter 3: Sustainable Placemaking and Quality Homes and Chapter 14: Development Management Standards, contain the relevant policies and objectives for these Guidelines, including compliance with SPPRs.
DHPLG Design Manual for Urban Roads and Streets (2019)	Chapter 6: Connectivity and Movement, Chapter 14: Development Management Standards, and Chapter 12: Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)	Chapter 3: Sustainable Placemaking and Quality Homes and Chapter 14: Development Management Standards, implement the relevant policies and objectives of these Guidelines and complies with the 4 SPPRs contained within.
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out	Chapter 14: Development Management Standards Section - Environmental Impact Assessment

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Environmental Impact Assessments (2018)	references requirements in relation to EIAR and has regard to the Guidelines.
Part V of the Planning and Development Act 2000 – Guidelines (2017)	Chapter 2: Planning for Growth, Core Strategy and Settlement Strategy, including the Housing Strategy and Housing Needs Demand Assessment and Chapter 3: Sustainable Placemaking and Quality Homes, implement the relevant policies and objectives of these Guidelines.
<u>Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)</u>	<u>Chapter 5: Climate Action addresses the requirements as set out in these guidelines. It includes policy on achieving national targets in a range of policy areas including renewable energy.</u>
<u>Local Area Plans: Guidelines for Planning Authorities (2013)</u>	<u>These Guidelines are not considered applicable to the Development Plan process, any future Local Area Plans shall have regard to these Guidelines.</u>
<u>Development Contributions: Guidelines for Planning Authorities (2013)</u>	<u>These Guidelines are not considered to be directly applicable but have informed the preparation of the 2021 – 2025 Development Contribution Scheme which complements the Development Plan.</u> <u>Chapter 4: Community Infrastructure and Open Space contains reference.</u>
<u>Spatial Planning and National Roads: Guidelines for Local Authorities (2012)</u>	<u>Chapter 6: Connectivity and Movement and Chapter 11: Infrastructure and Utilities – Noise, implement the relevant policies and objectives of these Guidelines.</u>
<u>Retail Planning: Guidelines for Planning Authorities (2012)</u>	<u>Chapter 7: Employment and Economy and Chapter 12: Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.</u>
<u>Architectural Heritage Protection: Guidelines for Planning Authorities (2011)</u>	<u>Chapter 10: Heritage, Culture and Arts -section on built heritage references these Guidelines.</u> <u>Appendix 2: Record of Protected Structures and ACA’s and Appendix 3: Recorded Monuments also relate to these Guidelines.</u>
<u>Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)</u>	<u>The Development Plan has been assessed under the requirements of the Habitats Directive and has had regard to this guidance.</u> <u>Refer to Appropriate Assessment which is included as an accompanying document to the Plan.</u>
<u>The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)</u>	<u>Chapter 5: Climate Change, Chapter 11: Infrastructure and Utilities, Chapter 9: Green Infrastructure and Natural Heritage, Chapter 12: Implementation and Monitoring, Chapter 13: Land Use Zoning and Chapter 14: Development Management Standards and accompanying</u>

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	document Strategic Flood Risk Assessment implements the relevant policies and objectives of these Guidelines.
Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) (2009)	Chapter 3: Sustainable Placemaking and Quality Homes, Chapter 4: Community Infrastructure and Open Space and Chapter 12: Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
The Provision of Schools and the Planning System: A Code of Practice (2008)	Chapter 4: Community Infrastructure and Open Space and Chapter 12: Implementation and Monitoring implement the relevant policies and objectives of these Guidelines
Development Management: Guidelines for Planning Authorities (2007)	Chapter 12: Implementation and Monitoring, Chapter 13: Land Use Zoning and Chapter 14: Development Management Standards implement the relevant policies and objectives of these Guidelines.
Development Plans: Guidelines for Planning Authorities (2007)	The Plan implements the policies and objectives of these Guidelines throughout.
Development Plans Guidelines for Planning Authorities (2022 - available in Draft August 2021)	The Plan implements the policies and objectives of these Guidelines throughout.
Wind Energy Development: Guidelines for Planning Authorities (2006)	Chapter 5: Climate Action provides policy and objectives in relation to Wind Energy in the County. The policy and objectives contained therein were prepared in accordance with the methodology laid out in these Guidelines and therefore aligns with these Guidelines.
Sustainable Rural Housing: Guidelines for Planning Authorities (2005)	Chapter 3: Sustainable Placemaking and Quality Homes and Chapter 14: Development Management Standards implement the relevant policies and objectives of these Guidelines.
Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities (2004)	These Guidelines informed the preparation of the Strategic Environmental Assessment (SEA) of the Development Plan, which is included as an accompanying document to the Plan. All recommendations and mitigation measures from the SEA process have been incorporated into the Plan. The SEA process and report implements the relevant policies and objectives of these Guidelines.
Quarries and Ancillary Activities: Guidelines for Planning Authorities (2004).	Policy and Objectives relating to mineral extraction and quarrying are contained in Chapter 7: Employment and Economy, Section 7.5.3.4 of the Plan.

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APPENDICES DOCUMENT: APPENDIX 8, LOCAL OBJECTIVES 105 AND 106

Number	Objective Description
105	Housing built on this site <i>in the historic core location</i> will be of a height and density appropriate to a village setting and in keeping with existing housing in the core Clonsilla Village area
106	Promote pedestrian and cycle connectivity across the Canal and rail line in the vicinity of Granard Bridge, Castleknock

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