

Appendix 1 – Planning Context

National Planning Policy

National Planning Framework - Project Ireland 2040

The National Planning Framework (NPF) is a high-level strategic framework for guiding Ireland's future growth and development to 2040. The NPF's goal is to help rural and urban Ireland successfully accommodate growth and change by supporting a shift towards Ireland's regions and cities while simultaneously acknowledging the importance of rural areas.

The NPF is made up of ten National Strategic Outcomes (NSOs), which drive Ireland's economic, environmental, and social growth at national, regional, and local levels. The NPF's purpose is to create a shared vision and set of goals for all communities across the Country. These NPF is responsible for achieving the NSOs. The following NSOs are of particular relevance to the Clonsilla Framework Plan *inter alia*:

- Compact Growth: Carefully managing the sustainable growth of compact cities, towns and villages which will add value and create more appealing places in which people can live and work.
- Transition to a Low Carbon and Climate Resilient Society: The National Climate Policy Position establishes the national objective of achieving transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050.
- Enhanced Amenities and Heritage: This objective will ensure that our cities, towns and villages are desirable and can offer a good quality of life. Investment will be required in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure.

- Sustainable Mobility: The movement away from polluting and carbon intensive propulsion systems to new technologies such as electric vehicles and introduction of electric and hybrid traction systems for public transport fleets to promote clear, quieter and more sustainable cities and towns.
- A Strong Economy, supported by Enterprise, Innovation and Skills: This will depend on creating places that can foster enterprise and innovation and attract investment and talent. It will require the coordination of growth and place making with investment in world class infrastructure, including digital connectivity, and in skills and talent to support economic competitiveness and enterprise growth.
- Sustainable Management of Water, Waste and other Environmental Resources: Conserving and enhancing the quality of our natural and environmental resources such as our water sources will become more important, as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits.
- Access to Quality Childcare, Education and Health Services: Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services.

The NPF also provides a number of policy objectives structured around National Policy Objectives (NPOs).

National Development Plan 2021 - 2030

As part of Project Ireland 2040, the National Development Plan (NDP) sets out the Government's investment strategy and budget for the period 2021 -2030. It balances the significant demand for public investment across all sectors and regions of Ireland with a focus on improving the delivery of infrastructure projects to ensure speed of delivery and value for money. The NDP will incorporate a

total public investment of €165 billion over the period 2021-2030.

Since the adoption of the NPF in 2018 a range of supporting measures have been implemented including the roll-out and operation of the Urban Regeneration and Development Fund (URDF). The URDF has proved to be vital in the promotion of coordinated investment in the renewal and redevelopment of cities and towns and is extended to 2030 with an associated level of additional investment. Post-Covid-19 the role of URDF has gained an increased significance as a catalyst for economic recovery, social renewal and regeneration of cities and towns.

The Plan highlights the National Active Travel Programme which encourages the use of walking, cycling and other active travel methods through investment in active travel infrastructure projects including the Transport Strategy for the Greater Dublin Area. The Greater Dublin Drainage Project is also included in the NDP which is a key part of Irish Water's investment in new wastewater infrastructure for the region. The project includes the development of a new regional wastewater treatment facility and associated infrastructure and is vital for residential and commercial development across north Dublin and south Fingal.

Other specific infrastructure projects identified in the NDP which are of relevance to Fingal include *inter alia*:

- Improved access to Dublin Airport, including public transport, connections from road network from the west and north and heavy rail in longer term;
- New parallel runway for Dublin Airport/New Visual Control Tower at Dublin Airport;
- Metro Link/ Dart Expansion/Bus;
- Strategic Park-and-Ride Programme at Swords;
- Enhancing and linking networks of green spaces / Metropolitan cycle network GDA Cycle Network Plan;
- Outpatient Departments and Urgent Care Centres at Connolly Hospital Blanchardstown / National Forensic Mental health service Hospital at Portrane;

- Development of Technological Universities (TU4Dublin, includes IT Blanchardstown).

Housing for All - A New Housing Plan for Ireland 2021

Housing for All is the Government's housing plan to 2030 which seeks to improve Ireland's housing system and deliver more homes of all types for people with different housing needs. Ireland's housing system is not meeting the needs of enough of our people:

- There are not enough houses to buy or rent in the private sector.
- There are not enough houses being built by the State for those who need social housing.
- Housing has become increasingly unaffordable for the 'squeezed middle' who would once have expected to be able to purchase their own home.
- Too many people are experiencing homelessness or are unable to access appropriate housing.
- The cost of building housing is too high.
- Too much vacant housing stock remains unused.

The document states that a well-functioning and sustainable housing system requires strong integration between housing developments and the surrounding transport infrastructure.

Climate Action Plan 2024

The Climate Action Plan (CAP) 2024 sets out Ireland's strategic objective in transitioning to a climate-resilient, biodiversity-rich, environmentally sustainable and climate-neutral economy by 2050. Key targets for reductions in emissions include, *inter alia*:

- Achieving 80% of electricity demand from renewable sources;
- Retrofitting 500,000 homes to a BER B2 or cost optimal equivalent standard;

- A 20% reduction in total vehicle kilometres travelled.
- 845,000 private electric vehicles (EVs) and 95,000 commercial EVs.

In order to reach the above targets, sustained efforts will be required in terms of matters such as electricity generation through the rapid build-out of renewable generation capacity, accelerating the electrification of road transport and a modal shift to public and active transport, retro-fitting of buildings and acceleration of zero-emissions heating in commercial buildings for example.

Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities 2024

The guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The policy approach as contained within the Guidelines are centred around 3 no. themes of Settlement, Place and Density; Quality Urban Design and Placemaking; and Development Standards for Housing.

Having regard to the theme of 'Settlement, Place and Density', the Guidelines set out that since 1999, the Residential Density Guidelines and the subsequent Sustainable Residential Development in Urban Areas Guidelines, 2009, recommend that planning authorities should promote increased residential densities in appropriate locations, including in city and larger town centres.

Urban Development and Building Heights - Guidelines for Planning Authorities 2018

The Urban Development and Building Heights Guidelines (Height Guidelines) set out that in "*reflecting the National Planning Framework strategic outcomes in relation to compact urban growth, the Government considers that there*

is significant scope to accommodate anticipated population growth and development needs, whether for housing, employment or other purposes, by building up and consolidating the development of our existing urban areas."

In relation to building heights, the Height Guidelines state "*Increasing prevailing building heights therefore has a critical role to play in addressing the delivery of more compact growth in our urban areas, particularly our cities and large towns through enhancing both the scale and density of development"*.

The Height Guidelines provide a number of Specific Planning Policy Requirements (SPPRs) that are referenced to:

- Supporting increased building height and density in locations with good public transport accessibility.
- Planning authorities shall ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.
- Building heights must be generally increased in appropriate urban locations and comply with broad development management criteria.
- In planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure minimum densities, a greater mix of building heights and typologies and avoid mono-type building typologies.

Regional Planning Policy

Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031 (EMRA RSES)

The Eastern and Midland Region's (EMRA) Regional Spatial and Economic Strategy (RSES) outlines the regional policies for growth and provides the basis for sustainable development. The RSES identifies regional assets, opportunities and pressures and provides appropriate policy responses. One of the key challenges facing the Region is the need for better alignment between population growth, location of residential development and employment to create healthy and attractive places, and this is reflected in the Vision Statement:

“to create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all.”

The Strategy is underpinned key cross-cutting principles that reflect the three pillars of sustainability; Social, Environmental and Economic, and expressed in a manner which best reflects the challenges and opportunities of the Region. The 3 Key Principles are:

- Healthy Placemaking
- Climate Action
- Economic Opportunity

The Strategy sets out 16 Regional Strategic Outcomes (RSOs), which are aligned with international, EU and national policy and which in turn set the framework for city and county development plans. The RSES supports continued population and economic growth in Dublin City and suburbs, with high quality new housing promoted and a focus on the role of good urban design, brownfield redevelopment and urban renewal and regeneration. There is an opportunity to promote and improve the provision of public transport and active travel and the

development of strategic amenities to provide for sustainable communities.

Metropolitan Area Strategic Plan (MASP)

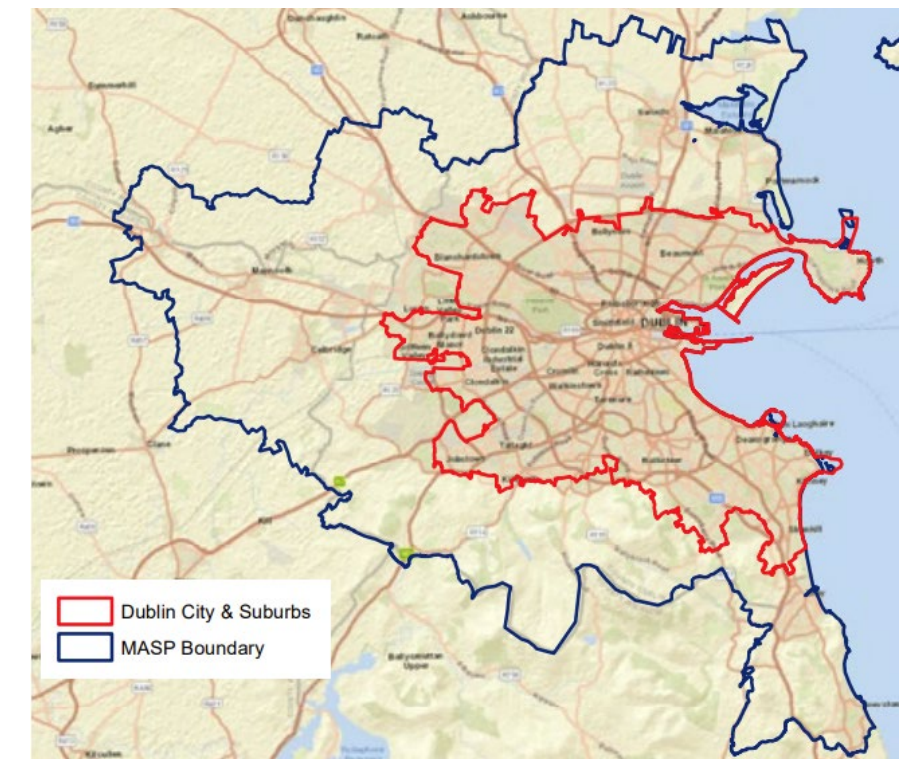
Clonsilla is within the Dublin Metropolitan Area which includes the continuous built up city area and a number of highly urbanised surrounding settlements within a polycentric metropolitan area. The Metropolitan Area Strategic Plan (MASP) is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A Vision for the future growth of the metropolitan area and key growth enablers, identifying strategic corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned.
- Large scale strategic residential, employment and regeneration development opportunities and any infrastructure deficits or constraints that need to be addressed.
- A sequence of infrastructure priorities to promote greater co-ordination between local authorities, public transport and infrastructure providers for the phased delivery of sites.

The MASP sets out the following Vision Statement for the Dublin Metropolitan Area:

“build on our strengths to become a smart, climate resilient and global city region, expanding access to social and economic opportunities and improved housing choice, travel options and quality of life for people who live, work, study in or visit the metropolitan area”

The Vision is underpinned by a spatial framework that supports the overall RSES Settlement Strategy and sets out an integrated land use and transportation strategy for the sequential development of the metropolitan area, including, *inter alia*, the consolidation of Dublin City and suburbs.



MASP Boundary

To achieve the Vision the MASP identifies a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area including *inter alia*:

- Establishing Dublin as a Global Gateway
- Achieving compact sustainable growth and accelerated housing delivery.
- Integrating Transport and Land Use
- Increasing Employment density in the right places
- Aligning growth with enabling infrastructure
- Facilitating Social Recognition
- Identifying future development areas
- Implementing metropolitan scale amenities

- Achieving co-ordination and active land management

A key principle underpinning the development of the MASP is the effective integration of transport planning with spatial planning policies, from regional down to local level and the alignment of associated transport and infrastructure investment priorities. The alignment of the MASP NTA's Transport Strategy for the Greater Dublin Area (2016) is key to the coordination of policy making and investment within the Dublin Metropolitan Area. The MASP also supports the promotion and development of greenway infrastructure and facilities in the Dublin metropolitan area and support the expansion and connections between key strategic cycle routes and greenways as set out in the NTA Greater Dublin Area Cycle Network Plan (RPO 5.8).

In addition, there are four strategic residential and employment development corridors identified as part of the MASP:

- City Centre within the M50 (Multi-Modal)
- North – South Corridor (DART Expansion)
- North – West Corridor (Maynooth/Dunboyne line and DART expansion)
- South – West Corridor (Kildare line, DART expansion and Luas red line)

Clonsilla is referred to in relation to the North-West Corridor (Maynooth/Dunboyne line and DART expansion) and specifically the phasing/enabling infrastructure, with Clonsilla Station noted as 'short term' in this regard.

Local Planning Policy

Fingal County Development Plan 2023-2029

Development in Clonsilla is set against the policies and objectives of the Fingal Development Plan 2023 – 2029. The Development Plan provides a settlement hierarchy to align with the goals and ambitions of the NPF and the RSES. This aims to ensure future growth is targeted in the appropriate locations.

Clonsilla along with Castleknock, Mulhuddart, Ongar, Hollystown, Tyrrelstown and Dunsink are designated as being part of the wider Blanchardstown settlement. Blanchardstown is listed within the 'Dublin City and Suburbs Consolidation Area', forming the majority of Fingal's urban area and is described as having an *"international business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment."*

Blanchardstown is designated as a Level 2 'Major Town Centre' in the Retail Strategy for the Greater Dublin Area with prominent sites such as Connolly Hospital, Technological University Dublin (TU Dublin), the Dublin Enterprise Zone and the National Sports Campus all located within this settlement boundary.

Clonsilla is defined as Level 4 within Fingal's Retail Strategy. This level is comprised of important small towns, urban village centres and local centres which should meet the everyday needs of the local population and surrounding catchment. The area is served by high-capacity rail transport with the Hansfield Strategic Development Zone (SDZ) continuing to provide for new sustainable communities served by a new train station on the Clonsilla to M3 Parkway railway spur included in the short-term actions of the EMRA RSES' North-West Corridor.

The Development Plan details the introduction of Framework Plans for numerous areas across Fingal including Clonsilla (FP 13.C). These non-statutory plans will provide more detailed design guidance in order to unlock the potential of the applicable lands. The Development Plan states that active public engagement will be central to the preparation of Framework Plans with opportunities for local communities, landowners and relevant stakeholders to contribute throughout the process (Objective SPQHO17).

The Development Plan also includes a list of Masterplans to be prepared over the lifetime of the plan period including;

- Objective CSO11 – Masterplan for the Old School House, Clonsilla: *Master Plan for the Old School House, Clonsilla, to be completed within 2 years from the commencement of the Development Plan.*

The Masterplan lands are zoned as 'Residential Area' (RA) which has the objective to *"provide for new residential communities subject to the provision of the necessary social and physical infrastructure"*.

The vision for the 'Residential Area' zoning is: *"Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities."*

Kellystown Local Area Plan 2021-2027

The Kellystown Local Area Plan, adopted in January 2021 is also relevant to the Framework Plan as the boundary of the LAP runs adjacent to the Masterplan study area.

The vision statement for Kellystown is as follows:

"The vision for Kellystown is to promote the development of a distinctive, sustainable, high quality new residential quarter,

connected to the neighbouring suburbs of Clonsilla and Carpenterstown. Kellystown will provide a sustainable residential community, comprising a choice of high quality new homes, with a mix of dwelling types, size and tenure

Indicative Kellystown LAP Layout

based around a new civic square that incorporates local services with new schools, public open space and access to high capacity public transport links.”

The LAP outlines key objectives for the sustainable development of the lands in relation to:

- New residential development;
- Infrastructural investment including the new Kellystown Link Road;
- Pedestrian, cyclist and vehicular movement;
- Development of a central civic square;
- Education and community uses;
- Public open space and recreation areas; and
- Water and drainage.