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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Phone: 8905000

County Hall
Swords
Fingal
Co. Dublin

To Each Member of the Fingal Development Plan 2017-2023

Dear Councillor

A meeting of the Fingal Development Plan 2017-2023 will be held in the Council Chamber - County Hall, Swords at 3.00 pm on Friday, 5th February, 2016 to consider the following Agenda:

Yours Faithfully

B. Buckley
Meetings Administrator
Corporate Services Division

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A G E N D A

SHEET 12 -
BLANCHARDSTOWN
NORTH

- 529** Motion: Councillor Mary McCamley: Objective 371. Sheet 12 AI020606 (Pages 1 - 4)

and add

“and facilitate a footpath along the Ratoath Road”

- 530** Motion: Councillor Mary McCamley: objective 496. AI020605 (Pages 5 - 8)

New Objective: Encourage the immediate and urgent upgrade of Cappagh Road at Cappagh Hospital

- 531** Motion: Councillor Mary McCamley: Objective 437. AI020604 (Pages 9 - 12)

and add and work towards the improvement of safety in the graveyard and the upgrading of Church Road

- 532** Motion: Councillor Mary McCamley: Objective 415. AI020603 (Pages 13 - 16)

and add and promote the taking in charge of Tyrrelstown Village

SHEET 13 -
BLANCHARDSTOWN
SOUTH

- 533** CHIEF EXECUTIVE'S AMENDMENTS - SHEET 13 BLANCHARDSTOWN SOUTH

533 Amend Masterplan 13B boundary to west of Porterstown Road only.

- 534** Motion: Councillor Tania Doyle: SHEET 13 - NEW LOCAL OBJECTIVE. AI021162 (Pages 17 - 20)

Insert a new map based Objective “preserve the existing pedestrian and

vehicular right of way at the level crossing at Porterstown.”

- 535** Motion: Councillor Sandra Kavanagh: SHEET 13 - NEW LOCAL OBJECTIVE. AI021163 (Pages 21 - 24)

Insert new map based Local Objective "preserve the existing pedestrian and vehicular right of way at the Coolmine Level Crossing."

- 536** Motion: Councillor Roderic O'Gorman: Sheet 13, on Royal Canal between Riverwood and Stationcourt estates. AI021148 (Pages 25 - 28)
Add the following Local Objective:

“Prohibit any road bridge at this location”.

- 537** Motion: Councillor Eithne Loftus: Sheet No 13 - Blanchardstown South - Objective 105. AI021248 (Pages 29 - 30)

Change the second sentence of this motion as follows:
This site is to be identified "in advance of" the adoption of Kellystown LAP.

- 538** Motion: Councillor Eithne Loftus: Sheet 13 - Blanchardstown South - Objective 114. AI021250 (Pages 31 - 32)

Add to this objective: "within the lifetime of this Development Plan".

- 539** Motion from Councillor Kieran Dennison: Sheet 13 Waterville OS to CI. AI020742 (Pages 33 - 38)

That the lands outlined in red on the attached map be rezoned from Objective OS to Objective CI – provide for and protect civic, religious, community, education, health care and social infrastructure.

- 540** Motion: Councillor Roderic O'Gorman: Sheet 13 M50. AI020956 (Pages 39 - 42)

Add the following Local Objective - “Facilitate the provision of noise abatement barriers along the M50 adjacent to Laurel Lodge housing estates”.

- 541** Motion: Councillor Roderic O'Gorman: Sheet 13 On Shackleton’s Mills. AI020940 (Pages 43 - 46)

Add the following Local Objective - “Progress any recommendations from the feasibility study on developing a visitor centre at Shackleton Mill, as provided for under the Fingal Tourism Strategy”.

- 542** Motion: Councillor Roderic O'Gorman: Sheet 13 Local Objective 120. AI020939 (Pages 47 - 48)

Add the following to the text of the existing Local Objective - "along with any necessary traffic calming and road safety measures".

- 543** Motion: Councillor Mary McCamley: Old School House Masterplan. AI020594 (Pages 49 - 54)

That the lands around the Old School House remain zoned green OS

- 544** Motion: Councillor Roderic O'Gorman: Sheet 13, Land at MP 13.B. AI020899 (Pages 55 - 60)

Change zoning of land highlighted from RA to CI

- 545** Motion: Councillor Eithne Loftus: Sheet 13. AI020920 (Pages 61 - 66)

"To rezone the lands on the attached map from Residential to Open Space and carry out a study of these lands including the Old Schoolhouse to examine how they might be sensitively developed as a specific objective".

- 546** Motion: Councillor Roderic O'Gorman: Sheet 13, Tinkers Hill. AI020898 (Pages 67 - 70)

Add the following Local Objective:

"Provide for a realignment of the junction at this point, if necessary through compulsory purchase of land".

- 547** Motion: Councillor Roderic O'Gorman: Sheet 13, Blanchardstown Urban Framework Plan. AI020910 (Pages 71 - 74)

Extend the boundary of the Blanchardstown Urban Framework Plan to include Castleknock Train station, the linear park along the Royal canal and the entrance to the new Royal Canal Greenway (see map)

- 548** Motion: Councillor Eithne Loftus: Sheet 13. AI020916 (Pages 75 - 78)

"That a specific objective be attached to the Verona FC playing pitch outlined in the attached map to require that no development shall take place prior to the relocation of Verona FC to a new home or an agreement with the club to do the same".

- 549** Motion: Councillor Mary McCamley: Objective 556. AI020599 (Pages 79 - 82)

New Objective to read Ensure that Shackletons Walled garden will be open to the public when restored

- 550** Motion: Councillor Roderic O'Gorman: Sheet 13 Porterstown Road boundary with Diswellstown House. AI020907 (Pages 83 - 86)

Add the following Local Objective

"Ensure hedgerows are reinstated following construction work".

- 551** Motion: Councillor Roderic O'Gorman: Sheet 13, N3 road before Ashtown roundabout. AI020905 (Pages 87 - 90)

Add the following Local Objective:

"Provide for a signalised pedestrian crossing across the N3 at this location".

- 552** Motion: Councillor Mary McCamley: Objective 539. AI020596 (Pages 91 - 94)

and add:
and ITB and related industries.

- 553** Motion: Councillor Mary McCamley: Chapter 3 Urban Fingal. AI020590 (Pages 95 - 98)

New Objective: Facilitate pedestrian and cycle way along the Old Navan Road leaving Mulhuddart Village and heading towards N3

- 554** Motion: Councillor Mary McCamley: Sheet 13. AI020592 (Pages 99 - 102)

Objective 526 – add "with further covered walk ways"

- 555** Motion: Councillor Mary McCamley: Sheet 13. AI020593 (Pages 103 - 106)

Objective 530 - add "and encouraging the upgrading of the Snugsborough interchange to facilitate this access through extra pedestrian walkways".

SHEET 2 - 13

- 556** CHIEF EXECUTIVE'S AMENDMENTS - SHEETS 2-13

557 Motion: Councillor Paul Mulville: Map Sheets 2-13 - Traveller Accommodation Programme. AI021165 (Pages 107 - 108)

Identify on Map Sheets 2 – 13 all sites for Traveller Accommodation as contained in the Fingal County Council Traveller Accommodation Programme 2014 – 2018.

558 Motion: Councillor Lorna Nolan: Map Sheets 2-13 – Traveller Accommodation Programme. AI021166 (Pages 109 - 110)

“Identify on map sheets 2 – 13 all sites for Traveller Accommodation as contained in the Fingal County Council Traveller Accommodation Programme 2014–2018”.

CHIEF EXECUTIVE'S
AMENDMENTS
CHAPTER 3 -
PLACEMAKING

559 21 (a) Amend Objective PM36 (Page 60)

Amend Objective PM36 (Page 60) which currently reads:

Objective PM36

Have regard to ‘*Sustainable Urban Housing: Design Standards for New Apartments*’ (2007)(or any update or revision of these standards) when assessing apartment developments.

to read as follows:

The Guidelines for Planning Authorities ‘Sustainable Urban Housing : Design Standards for New Apartments’ issued by the Minister for the Environment, Community and Local Government under Section 28 of the Planning and Development Act 2000 (as amended) are required to be applied by the Planning Authority in carrying out its functions.

560 21 (b) Amend Chapter 3 (Page 69/70), Health Centres/Services (para.1)

Amend Chapter 3 (Page 69/70), Health Centres/Services (para. 1) to read as follows:

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. While the residents of the County have access to the various hospitals located in the

surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, and the more specialised facilities of ~~St. Mary's Hospital in Bladoyle~~ the National Orthopedic Hospital at Cappagh, and St. Ita's in Portrane. There are 14 health centres in Fingal. There is a centre located in each of the urban population centres with 3 in Blanchardstown. The new national Forensic Mental Health Service Hospital has been approved by An Bord Pleanála on the existing site at St. Ita's in Portrane. The appropriate conservation and viable future re-use of the Protected Structures within the boundary of St. Ita's for appropriate uses is a priority of Fingal County Council together with the maintenance and provision for an appropriate level of public accessibility through the site.

561 21 (c) Amend Urban Framework Plans (Page 52, para. 5)

Amend Urban Framework Plans (Page 52, para. 5) to read as follows:

Urban Framework Plans will be developed in consultation with local communities, land owners and other relevant stakeholders, before being presented to the Elected Members of the Planning Authority.

**CHAPTER 4 - URBAN
FINGAL**

562 64 (a) Amend Objective SWORDS 24 (Pages 77 & 78)

Amend Objective SWORDS 24(Pages 77 & 78), specifically in relation to Estuary West/ Holybanks Masterplan; Estuary East Masterplan, Seatown Masterplan and Brackenstown Masterplan; to read as follows:

Objective SWORDS 24

Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan:

- Oldtown / Mooretown Local Area Plan (see Map Sheet 8, LAP 8.C)
- Lissenhall East Local Area Plan (see Map Sheet 8, LAP 8.B)
- Holybanks / Estuary West Masterplan (see Sheet 8, MP 8.A)
- Estuary East Masterplan (see Map Sheet 8, MP 8.B)
- Seatown Masterplan (see Map Sheet 8, MP 8.D)
- Barryspark Masterplan (see Map Sheet 8, MP 8.E)
- Crowscastle Masterplan (see Map Sheet 8, MP 8.F)
- Fosterstown Masterplan (see Map Sheet 8, MP 8.G)
- Watery Lane Masterplan (see Map Sheet 8, MP 8.C)

- *Brackenstown Masterplan (see Map Sheet 8, MP8.H)*

The main elements to be included in a number of the key Masterplans are provided below. The list is not intended to be exhaustive.

Estuary West/ Holybanks Masterplan

- *A mixed Local Services Area shall be provided in the centre of the ME zoned land close to Newtown House and the stand of mature trees.*
- *The lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.*
- *Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the Masterplan lands.*
- *Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east access linking the subject lands to the Estuary Metro Stop, the proposed Local Service Area in the Masterplan lands with Applewood to the west); along the extended riverside park; and along Jugback Lane.*
- *Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.*
- *Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road (southern section, south of the junction with Glen Ellen Road); the link road between Castlegrange and the Estuary roundabout; the extended Broadmeadow Riverside Park to the north and the Ward River which crosses through the subject lands.*
- *No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed Regional Park on the west side of the town.*
- *Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.*
- *Develop the Ward River corridor as a 'green spine' through the subject lands connecting into the Broadmeadow River Park.*
- *Retain the existing stone walling along the R132.*

Estuary East Masterplan

- *Facilitate the proposed new Metro North through these lands and an appropriate relationship with the proposed new Metro North at this location.*
- ~~*Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high*~~

~~degree of informal supervision of: the Balheary Road (southern section, south of the junction with Glen Ellan Road); the link road between Castlegrange and the Estuary roundabout; the extended Broadmeadow Riverside Park to the north and the Ward River which crosses through the subject lands.~~

- ~~Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east east – west axis linking the subject lands the Estuary Metro Stop along the R132 and to adjoining Estuary West/Holybanks Masterplan lands; and also along the extended Broadmeadow riverside park and along the Ward River Valley).~~
- ~~No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed Regional Park on the west side of the town.~~
- ~~The Masterplan lands shall be subject to a detailed flood risk assessment.~~
- ~~Develop the Ward River corridor as a 'green spine' through the subject lands connecting into the Broadmeadow River Park.~~
- ~~Retain the existing stone walling along the R132.~~

Seatown Masterplan

- Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east- west distributor road going through Swords Business Park.
- Provide for an appropriate relationship and integration of development with the R132 and the new Metro North at this location.
- Provide for a vehicular connection between the subject lands and the Malahide Road.
- Higher/denser development shall provide a key urban edge adjoining the R132 and the east- west distributor road.
- Lower density family houses may be considered along the northern and southern parts of these lands adjoining existing residential development.
- Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion,

- overlooking and overshadowing and additional traffic.*
- Retain and consolidate existing trees and hedgerows within and bounding the Masterplan in as far as is practicable.*
- Develop direct, attractive and overlooked pedestrian and cycle routes, within the subject lands and connecting these lands to the new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.*
- Provide for appropriate uses and layout on lands adjoining the M1.*

Brackenstown Masterplan

- Protect the integrity and setting of Brackenstown House, a Protected Structure of regional importance situated in High Amenity zoned lands.*
- Protect the unique historic Demesne landscape particularly the historic water works features including the Canal, the great pond, Tuckmill race, dam and sluices along the Ward River, cistern house, and stone retaining walls of the terraced garden.*
- Have regard to trees on the lands including those protected by Tree Preservation Orders .*
- Identify recreational/amenity lands in the area, including linkages between the lands, and wider area including the Ward River Valley.*
- Take account of the proposed route selection of the Western Distributor Road.*
- Allow for low density housing only.*

563 64 (b) Amend Objective BLANCHARDSTOWN 6 (Page 80)

Amend Objective BLANCHARDSTOWN 6 (Page 80) to read as follows:

Objective BLANCHARDSTOWN 6

~~Implement~~ *Promote an integrated parking management system for the Town Centre which includes the segregation of customer and employee parking.*

564 64 (c) Amend Objective BLANCHARDSTOWN 13 (Page 81)

Amend Objective BLANCHARDSTOWN 13, where (on Page 81) it refers to Navan Road Parkway Masterplan to read:

Navan Road Parkway Local Area Plan

565 64 (d) Amend Objective BALDOYLE 3 (Page 90)

Amend Objective BALDOYLE 3 (Page 90) to read as follows:

Objective BALDOYLE 3

Prepare and/or implement a Local Area Plan for lands at Baldoyle / Stapolin to provide for the strategic development of the area as a planned sustainable mixed use residential development subject to the

delivery of the necessary infrastructure. (Refer to Map sheet No. 10, LAP 10.A)

566 64 (e) Amend PORTRANE text (Page 95)

Amend Portrane text (Page 95) as it relates to St. Ita's Hospital to read as follows:

St. Ita's Hospital

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 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.

~~*Planning permission was granted in May 2015 for the development of new modern psychiatric health care and ancillary facilities including the provision of a National Forensic Mental Health Service Hospital at this location.*~~

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 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 identifies 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 can include 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.

It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study

including specifically those relating to:

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within St. Ita's.*
- *The reuse of the Protected Structures for appropriate uses together with the on-going 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.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

567 64 (f) Amend Objective PORTRANE 1 (Page 95)

Amend Objective Portrane 1 (Page 95) to read as follows:

Objective Portrane 1

To actively support the implementation of the objectives laid down in the Feasibility Study completed in November 2013, including specifically those relating to:

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a 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.*

568 64 (g) Amend Objective BALBRIGGAN 15 (Page 98)

Amend Objective BALBRIGGAN 15 (Page 98) as it relates to the Flemington Lane Masterplan to read as follows:

Flemington Lane Masterplan

- Provide for architecturally designed buildings with high quality finishes.
- Prior to any proposed design or layout of development on these lands a detailed archaeological study shall be carried out.
- ~~Allow low density housing, circa 12 per hectare (5 per acre) gross.~~
- Allow for low density housing only.
- Provide for significant traffic calming and re-alignment of Flemington Lane.

CHAPTER 5 - RURAL FINGAL

569 232 (a) Amend text relating to Rural Clusters (Page 120)

Amend text relating to Rural Clusters (Page 120) as follows:

Replace "Hacketstown" with "Holmpatrick" on the list of rural clusters .

570 232 (b) Amend Objective RF34 (Page 125)

Amend Objective RF34 (Page 125) as follows:

Delete point (vi) 'Verifiable documentary evidence that the applicant is engaged in employment on a working family farm within the planning application.'

And replace with the following:

RF34 (vi) Documentary evidence that the applicant resides on a working family farm within the planning application.

571 232 (c) Insert new Objectives after RF102 (Page 145)

Insert new objectives after RF102 (Page 145), as follows:

'Public Rights Of Way

Section 10(2)(o) of the Planning and Development Act, 2000 (as amended) requires that a development plan has objectives in relation to public rights of way, that public rights of way be identified on at least one map forming part of the development plan and that a list of public rights of be appended to the development plan.

Objective RFXX

Map and document existing rights of way within two years of the adoption of this Development Plan. This work will be completed in consultation with landowners and the public for inclusion in the Development Plan by way of a Variation.

Objective RFXX

Seek to negotiate the implementation of rights of way as part of new developments where appropriate.

Objective RFXX

Support existing rights of way, and facilitate their further expansion throughout the County, resisting development which would prejudice public access to rights of way unless specific arrangements are made for suitable alternative linkages, in a manner which is consistent with the sustainable development and land use zoning objectives of the area.

Objective RFXX

Seek to negotiate access to lands using permissive access agreements, where appropriate and feasible, in order to provide public access to lands for public amenity purposes.

CHAPTER 6 - ECONOMIC DEVELOPMENT

572 256 (a) Label Core Retail Areas

Label Core Retail Areas, as Core Retail Areas, (Pages 189 – 197)

CHAPTER 7 - MOVEMENT & INFRASTRUCTURE

573 280 (a) Amend NP05 (Page 243)

Amend NP05(Page 243) to read:

Ensure that development complies with the NRA's design goal for sensitive receptors exposed to road traffic noise or as updated by any subsequent guidelines published by Transport Infrastructure Ireland.

574 280 (b) Amend the text on Strategic Flood Risk Assessment (Page 220; para.2)

Amend the text on Strategic Flood Risk Assessment (Page 220; para.2) to read as follows:

'In achieving the aims and objectives of the Guidelines, Planning Authorities must:

Adopt a sequential approach to flood risk management which aims to avoid flood risk, where possible, substitute less vulnerable uses where

avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. A justification test will be required for development in flood risk areas. Lands identified in the SFRA where a Detailed Flood Risk Assessment is required are located in the following areas: Courtlough; Ballymadun; Rowlestown; Ballyboghil; Coolatrath; Milverton, Skerries; Channel Road, Rush; Blakescross; Lanestown/Turvey; Lissenhall, Swords; Balheary, Swords; Village/Marina Area, Malahide; Streamstown, Malahide; Balgriffin; Damastown, Macetown and Clonee, Blanchardstown; and Mulhuddart, Blanchardstown; Portrane, Sutton and Howth.

575 280 (c) Amend Objective SW07 (Page 222)

Amend Objective SW07 (Page 222) reads as follows:

Objective SW07

Implement the Planning System and Food Risk Management – Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated version of these guidelines. For lands in the SFRA, located in the following areas: Courtlough; Ballymadun; Rowlestown; Ballyboghil; Coolatrath; Milverton, Skerries; Channel Road, Rush; Blakescross; Lanestown/Turvey; Lissenhall, Swords; Balheary, Swords; Village/Marina Area, Malahide; Streamstown, Malahide; Balgriffin; Damastown, Macetown and Clonee, Blanchardstown; Mulhuddart, Blanchardstown; ~~The Burrow~~, Portrane; Sutton; and ~~Strand Road~~, Howth a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these guidelines, paying particular attention to residual flood risks and any proposed site specific flood risk management measures.

**CHAPTER 11 - LAND
USE ZONING**

576 359 (a) Amend Zoning Objective "DA" Dublin Airport (Page 291)

Amend Zoning Objective "DA" Dublin Airport (Page 291) to read as follows:

Objective: Ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan.

577 359 (b) Include text at the end of the "HA" Use Classes Table (Pages 299/300)

Include text at the end of the "HA" Use Classes Table (Pages 299/300) to read as follows:

Nothing in this County Development Plan Zoning Matrix [Use Classes related to HA Zoning Objective] shall disallow proposals for:

(i) The building of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne in Portrane on 'HA' zoned lands. The Feasibility Study identifies 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 can include the provision of a National Forensic Mental Health Service Hospital);

(ii) Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;

(iii) 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.

(Also Refer to Chapter 10: Objective CH 22).

578 359 (c) Include Caveat 27 at the end of the "TC" Use Classes Table (Pages 325/326)

Include Caveat 27 at the end of the "TC" Use Classes Table (Page 325/326) to read as follows:

'Proposals for this use class are only permitted in principle for TC zonings listed in Level 3 of the Fingal Retail Hierarchy included in Chapter 6' relating to Retail – Comparison > 500 sqm nfa.

CHAPTER 12 -
DEVELOPMENT
MANAGEMENT
STANDARDS

579 362 (a) Amend text, (Page 336)

Amend text, (Page 336), as follows:

Apartment Development

Apartment developments should be of high quality design and site

layout having due regard to the character and amenities of the area. Apartment developments are encouraged to provide dual aspect units. ~~and north facing single aspect units should be avoided.~~ As per the Department guidelines, there is a requirement that the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 50%. In certain circumstances, usually on inner urban sites, near to city or town centres, including SDZ areas, where it is necessary to ensure good street frontage and subject to high quality design, this may be further reduced to an absolute minimum of 33%. Ideally, 3 bedroomed apartments should be dual aspect. These requirements may be relaxed where it is proposed to refurbish an older building in a constrained urban context. North facing single aspect apartments will only be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature.

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. This is an absolute minimum requirement and applicants should consider the potential for increasing the minimum apartment floor-to-ceiling height to 2.7 metres where height restrictions would not necessitate a reduction in the number of floors and should consider 3.0 metres on the ground floor of multi-storey buildings.

Furthermore, it is essential that apartment developments should provide a mix of units to cater for different size households.

Up to 8 apartments per floor per individual stair/lift core may be provided in apartment schemes. Where, this is not be possible, applicants and developers should maximise the number of apartments per floor per stair/lift core.

Objective DMS 19

Require the provision of a minimum of 50% of apartments in any apartment scheme are dual aspect.

~~Encourage the provision of dual aspect apartment and ensure no single aspect unit is north facing.~~

Objective DMS 20

Allow a reduced percentage of dual aspect apartments only in circumstances where it is necessary to ensure good street frontage and subject to high quality design. In no instance will the provision be less than 33% of the number of apartments in the scheme.

Objective DMS 21

Require a minimum floor to ceiling height of 2.7 metres in apartment units, at ground floor level. ~~except in cases that a relaxation in height can be strongly justified in terms of high quality design or where it can be demonstrated to be appropriate.~~

Objective DMS 22

Permit up to 8 apartments per floor per individual stair/lift core within apartment schemes.

Quantitative Standards

The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in Tables 12.1, 12.2 and 12.3 with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

In order to ensure good quality development, it is a requirement that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%). For developments of between 10 and 99 units, this requirement is varied to allow greater flexibility. In such schemes it is acceptable to redistribute part of the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units.

In general, adequate space should be provided for the following:

- The normal range and typical arrangement of furniture for each room
- A reasonable degree of freedom of circulation, appropriate to the likely activities
- The movement of larger items of furniture into and between rooms
- Space for family gatherings, including occasional visitors
- Working area and storage facilities appropriate to likely activities
- Door swings which do not interfere with other doors, furniture or circulation routes
- The location of radiators and other service fittings in a way that does not limit the arrangement of furniture within a room

Objective DMS 23

Require that new residential units comply with or exceed the minimum standards as set out in Tables 12.1, 12.2 and 12.3

Objective DMS 24

Require that the majority of all apartments in a proposed scheme of

100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%

Objective DMS 25

For apartment schemes between 10 and 99 units, require that the majority of all apartments in a proposed scheme must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%. This may be redistributed throughout the scheme, i.e. to all proposed units.

Table 12.2

<u>Dwelling Type</u>	<u>Minimum Gross Floor Area (sq m)</u>	<u>Aggregate Living Area (sq m)</u>	<u>Aggregate Bedroom Area (sq m)</u>	<u>Storage Area (sq m)</u>
<u>3 bed</u>	<u>90</u>	<u>34</u>	<u>31.5</u>	<u>9</u>
<u>2 bed</u>	<u>73</u>	<u>30</u>	<u>24.4</u>	<u>6</u>
<u>1 bed</u>	<u>45</u>	<u>23</u>	<u>11.4</u>	<u>3</u>

* No individual storage room within an apartment/duplex should exceed 3.5 sq m. Some storage may be provided in a basement or carpark area, this may be used to satisfy up to half of the minimum storage requirement for individual apartment units.

580 362 (b) Amend text as follows: 12.7 Open Space - Private Open Space (Pages 356/7)

Amend text as follows:

12.7 Open Space

Private Open Space (Page 356/7)

Apartments and Duplex

Private open space associated with apartments and duplexes is important to ensure a suitable level of amenity for occupiers. Balconies and terraced areas are the primary form of private open space for apartment and duplex type schemes.

The provision and proper future maintenance of well-designed communal amenity space is essential in meeting the amenity needs of residents. Whilst private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two.

Designers should have regard to the targets and standards set out in Table 12.4 with regard to minimum space provision.

Amend objective 81, delete objective 82 & amend 84 & 85. 83 remains.

Objective DMS 81

Require private balconies, roof terraces or winter gardens for all apartments and duplexes comply with or exceed the minimum standards set out in Table 12.4

Objective DMS 82

~~Require ground floor units to be provided with a minimum provision of 2.5 sq m per bedspace and a minimum of 5 sq m per apartment of private open space. This private open space area shall not consist of a porch.~~

Objective DMS 84

Require communal amenity space within apartment developments, in the form of semi-private zones such as secluded retreats and sitting out areas, complies with or exceeds the minimum standards set out in Table. 12.4.

Objective DMS 85

Permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private open spaces. ~~In such cases, the Council may accept the sum of the area of both spaces as satisfying the private open space requirement for these dwellings.~~

Table 12.4 – Open Space requirement for Apartment and Duplex

	<u>Private amenity space</u>	<u>Communal Amenity Space</u>
<u>Studio</u>	<u>4 sqm</u>	<u>4 sqm</u>
<u>One bed</u>	<u>5 sqm</u>	<u>5 sqm</u>
<u>Two bed</u>	<u>7 sqm</u>	<u>7 sqm</u>
<u>Three bed</u>	<u>9 sqm</u>	<u>9 sqm</u>

581 362 (c) Include next text (Page 329) after Pre-Planning

Include new text (Page 329) after Pre-Planning

Enforcement

Development will be controlled in accordance with policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development.

With regard to the enforcement provisions of Part VIII of the Planning and Development Act 2000, the role of the planning authority is to undertake enforcement action where necessary with respect to non-compliance with conditions attached to planning permissions and the carrying out of non exempted development without the benefit of planning permission. Furthermore the planning authority has special control powers under current legislation pertaining to such areas as protected structures and tree preservation orders. In addition, the planning authority will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid to ensure compliance with the conditions of the permission. The provisions of Section 35 of the Act may be evoked where appropriate.

APPENDICES

582 Insert New Appendix 5:

Insert new Appendix 5:

Under Section 28 of the *Planning and Development Act 2000* Fingal County Council is required to append a statement to the Development Plan demonstrating how the Council has implemented the policies and objectives of Ministerial Planning Guidelines. This document is attached.

STRATEGIC FLOOD RISK ASSESSMENT REPORT

583 405 (a) Amend Section 3.5 STRATEGIC FLOOD RISK ASSESSMENT (Page 9)

Amend Section 3.5 STRATEGIC FLOOD RISK ASSESSMENT (Page 9) which currently reads:

3.5 STRATEGIC FLOOD RISK ASSESSMENT

The purpose of this report is to carry out a SFRA at county scale for Fingal but also to assess particular areas of interest at town scale. This requires Stage 1 Flood Risk Identification to be carried out. This process will also help to identify locations where Stage 2 Initial Flood Risk Assessments and Stage 3 Detailed Flood Risk Assessments may be carried out.

The Guidelines recommend a series of outputs for a SFRA. These

outputs will be addressed between the Stage 1 Flood Risk Identification and any Stage 2 Flood Risk Assessments deemed necessary by FCC. These outputs in broad terms include:

Amend to read as follows:

3.5 STRATEGIC FLOOD RISK ASSESSMENT

The purpose of this report is to carry out an SFRA at County scale for Fingal but also to assess particular areas of interest at town scale. The Guidelines recommend a series of outputs for a SFRA. These outputs in broad terms include:

584 405 (b) Amend Section 4.3 RESIDUAL RISK (Page 16)

Amend Section 4.3 RESIDUAL RISK (Page 16) which currently reads:

4.3 RESIDUAL RISK

As well as assessing the surface water management risk for a site, all development including that in Flood Zone C, should consider residual risk factors such as culvert / bridge blockages and the effects of climate change which may expand the extents of Flood Zones A and B. These residual risk factors should influence the potential mitigation measures for a site which could include setting the finished floor levels above the 1% AEP Coastal flood levels inclusive of allowances for climate change and freeboard.

Amend to read as follows:

4.3 RESIDUAL RISK

As well as assessing the surface water management risk for a site, all development including that in Flood Zone C, should consider residual risk factors such as culvert / bridge blockages and the effects of climate change which may expand the extents of Flood Zones A and B. These residual risk factors should influence the potential mitigation measures for a site which could include setting finished floor levels.

585 405 (c) Amend bullet point S4.4.3 (Page 16)

Amend bullet point S4.4.3 (Page 16) which currently reads:

- The minimum finished floor level for should be the 1% AEP

fluvial or 0.5% AEP tidal flood level, with a suitable allowance for climate change and suitable freeboard. (Recommended levels of freeboard include 500 mm for fluvial levels and 750mm for coastal flood levels)

Amend to read as follows:

- The minimum finished floor level for highly vulnerable development should be above the Flood Zone B level plus suitable freeboard (Recommended levels of freeboard include 500mm for fluvial flood levels and 750mm for coastal flood levels)

586 405 (d) Replace bullet point S4.4.3 (Page 17)

Replace bullet point S4.4.3 (Page 17) which currently reads:

- If the is defended, the defences must protect to at least the 1% AEP fluvial or 0.5% AEP tidal flood level inclusive of freeboard. If the defences do not meet this design standard the site is considered undefended.

Replace with the following:

- For planning purposes it is recommended that all sites be considered as undefended as per "the Guidelines".

587 405 (e) Amend Section 4.4.4 Assessment of Proposals for Less Vulnerable Development (Page 17)

Amend Section 4.4.4 Assessment of Proposals for Less Vulnerable Development (Page 17). Section 4.4.4 currently reads:

4.4.4 Assessment of Proposals for Less Vulnerable Development

Less vulnerable development proposals should not be considered in Flood Zone A area unless supplemented by appropriately detailed FRA and meets the criteria of the Development Management Justification Test. The minimum finished floor level for less vulnerable development in either Flood Zone A or B should be the 1% AEP fluvial or 0.5% AEP tidal flood level, with a suitable allowance for climate change and suitable freeboard. There is scope to reduce the minimum floor level for less vulnerable development but these needs to be

justified within the FRA.

Amend to read as follows:

Less vulnerable development proposals should not be considered in Flood Zone A area unless supplemented by appropriately detailed FRA and meets the criteria of the Development Management Justification Test. The minimum finished floor level for less vulnerable development should be above the Flood Zone A plus suitable freeboard. (Recommended levels of freeboard include 500 mm for fluvial flood levels and 750mm for coastal flood levels).

588 405 (f) Amend Section 5.5 OPW PRELIMINARY FLOOD RISK ASSESSMENT INDICATIVE FLUVIAL FLOOD MAPS (PAGE 24, 2nd Paragraph).

Amend Section 5.5 OPW PRELIMINARY FLOOD RISK ASSESSMENT INDICATIVE FLUVIAL FLOOD MAPS (Page 24, 2nd Paragraph).

The 2nd Paragraph currently reads:

The PFRA mapping has been used to define the flood zones in places outside of the scope of the FEMFRAM Study and Tolka Flooding Study. These areas should be treated with caution due the indicative nature of the PFRA mapping. The PFRA flood zone mapping is largely confined to rural area in the north of the county with some extents used along the Liffey and the Santry River.

Amend 2nd Paragraph to read:

The PFRA mapping has been used to define the flood zones in places outside of the scope of the FEMFRAM Study and Tolka Flooding Study. These areas should be treated with caution due the indicative nature of the PFRA mapping. The PFRA flood zone mapping is largely confined to rural areas in the north of the county with some extents used along the Liffey and the Santry River. The PFRA flood zone mapping is provided for information purposes to help identify areas where flood risk should be explored in greater detail. The PFRA mapping should not be solely used to define flood zones for an area as it is not suitable as a Stage 2 assessment. One previously zoned area in Ballymadun has identified potential flood risk using the PFRA mapping adjacent to the Hurley River see section 5.9.2 for further detail.

589 405 (g) Amend Section 5.6 SFRA FLOOD ZONE MAPPING SUMMARY (PAGE 24, 2nd Paragraph, 1st Sentence).

Amend Section 5.6 SFRA FLOOD ZONE MAPPING SUMMARY (Page 24, 2nd Paragraph, 1st Sentence). The 2nd Paragraph currently reads:

Due to some discrepancies between datasets received for The Tolka Flooding Study, for conservative purposes the Flood Zone A has been interpreted as the worst case scenario from two datasets representing the Tolka Flooding 2002 event extent. The intertidal zone where fluvial and coastal flooding interact has been incorporated in the FEMFRAM and Tolka Flooding Study mapping using joint probability analysis, hence any impact coastal influences may have upstream along the watercourses are accounted for in the mapping. The ICPSS and the DCFPP coastal flooding outlines have largely been superseded by the FEMFRAM and the FEMFRAM coastal flooding maps have been adopted for the SFRA.

Amend 2nd Paragraph to read as follows:

Due to some discrepancies between datasets received for The Tolka Flooding Study, for conservative purposes the Flood Zone A has been interpreted as the worst case scenario from two datasets generated as part of the Tolka Flooding Study. The intertidal zone where fluvial and coastal flooding interact has been incorporated in the FEMFRAM and Tolka Flooding Study mapping using joint probability analysis, hence any impact coastal influences may have upstream along the watercourses are accounted for in the mapping. The ICPSS and the DCFPP coastal flooding outlines have largely been superseded by the FEMFRAM and the FEMFRAM coastal flooding maps have been adopted for the SFRA.

590 405 (h) 'Bullet point' under Criteria 3:

The following text to be added to each of the Justification Tests in the Appendices as a 'bullet point' under Criteria 3:

- FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels.

591 405 (i) 'bullet point' under Criteria 3:

The following text be added to each of the Justification Tests in the

Appendices as a 'bullet point' under Criteria 3:

- Development in Flood Zone A should be either open space or water compatible development.

592 405 (j) Amend Section 5.9.2 Fingal Central - Ballymadun (Page 33)

Amend Section 5.9.2 Fingal Central – Ballymadun (Page 33, last sentence).

The Paragraph currently reads:

Lands at Ballymadun, as shown in Figure 5.3, are subject to a C6 zoning objective under the 2011-2017 County Development Plan as shown which is classified as less vulnerable development. The land is currently undeveloped. The watercourses in this area were outside the scope of the FEMFRAM flood zone mapping. The OPW PFRA mapping provides an indication that there may be a flood risk to the lands adjacent to the Hurley River. It is recommended that the lands in the PFRA Flood Zone be subject a FRA to identify more accurately the flood risk in the area before any development is considered for this site.

Amend last sentence so Paragraph reads as follows:

Lands at Ballymadun, as shown in Figure 5.3, are subject to a C6 zoning objective under the 2011-2017 County Development Plan as shown which is classified as less vulnerable development. The land is currently undeveloped. The watercourses in this area were outside the scope of the FEMFRAM flood zone mapping. The OPW PFRA mapping provides an indication that there may be a flood risk to the lands adjacent to the Hurley River .It is recommended that the lands adjacent to the Hurley River be subject to a Stage 2 FRA to identify more accurately the flood risk in the area before and development or zoning is considered for this site.

**SHEET 4 -
BALBRIGGAN**

593 435 MAP SHEET NO. 4 - BALBRIGGAN

Amend lands at the Flemington Lane Masterplan Area (MP 4.A) by removing the Density Symbol '12' which provided for residential development at a density of 12 per hectare.

SHEET 8 - SWORDS

594 465 (a) Map Sheet No. 8 - SWORDS

Amend lands at Brackenstown, Swords by:

- (i) removing the Density Symbol '15' which provided for residential development at a density of 15 per hectare;
- (ii) (ii) inserting a Masterplan Area around the subject lands, with text 'MP 8.H'

595 465 (b) Map Sheet No. 8 - SWORDS

Amend Local Objective No.35 which reads:

'Provide bus only link between Rathingle and Rivervalley'

To read:

'Investigate the viability of a bus only link between Rathingle and Rivervalley'

AT THIS STAGE OF
THE MEETING, IT
WAS AGREED TO
DEAL WITH MOTION
NO 25, MOTION NO
27 AND MOTION NO
34 FROM MEETING
HELD ON 15TH
JANUARY, 2016

596 Motion: Councillor David Healy: Higher standards, supply and affordability. AI021022 - ITEM NO 25 FROM MEETING OF 15/01/2016 (Pages 111 - 112)

P.49

At end of page insert - "The evidence available to the Council indicates that in all parts of the Fingal Area construction costs and market housing prices are such that a significant incentive to construction exists and therefore higher standards will not have a negative impact on supply or affordability."

597 Motion: Councillor David Healy: Status of Local Area Plans, Masterplans, Urban Frameworks and other plans and strategies. AI021023 - ITEM NO 27 FROM MEETING 15/01/2016 (Pages 113 - 116)

P.53

Amend Objective PM14 – "Local Area Plans, Masterplans, Urban

Frameworks and other plans and strategies will be subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.”

to

Objective PM14 – “Local Area Plans, Masterplans, Urban Frameworks and other plans and strategies intended to be used for development control will be adopted through the legal provisions applicable to Local Area Plans including public consultation and adoption as a reserved function, and subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.”

598 Motion: Cllrs D. Butler, E. O'Brien, A. Henchy, B. Dennehy, M. Murray, J. Chambers: Chapter 3 Minimum dwelling sizes. AI021071 - ITEM NO 34 FROM MEETING OF 15/01/2016 (Pages 117 - 118)

“Amend Objective PM31 to include wording that ensures that the minimum dwelling sizes from the previous Development Plan are at least met or increased, thereby rejecting the new orders issued by the Department of the Environment allowing smaller studio apartment sizes to be permitted”.

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