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FINGAL COUNTY COUNCIL

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To Each Member of the Fingal Development Plan 2017-2023

Dear Councillor

The Meeting of the **Fingal Development Plan 2017-2023** will be held in the **Council Chamber - County Hall, Swords** at **3.00 pm** on **Tuesday 11th October, 2016** to consider the following Agenda:

Item No's 430 - 517

Yours Faithfully

B Buckley
Meetings Administrator
Corporate Services Division

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A G E N D A

430 Motion: Councillor Grainne Maguire: D00741/2018. AI028998 (Pages 1 - 4)

To change the existing development zoning of 2.8 hectares at Ministers Road, Lusk from objective GE to RS to provide and improve residential amenity and to include objective CI to provide and protect civic, religious, community, education, health care and social infrastructure.

431 Motion: Councillor Anne Devitt: Lusk CVQ 4570. AI028829 (Pages 5 - 10)

This Council resolves that the lands at Lusk, as outlined in red on the attached map, be subject to a land use study in line with the forthcoming Regional Planning Guidelines for the Greater Dublin Area.

432 Motion: Councillor Anne Devitt: C1 Proposal Balleally Lane CVQ 3829. AI028609 (Pages 11 - 14)

That the site outlined on the attached map be zoned “CI” to provide a retirement residential home at the edge of Lusk village. The site is fully serviced and adjacent to all community services and public transport.

433 Motion: Councillor Anne Devitt: RS Balleally. AI028610 (Pages 15 - 20)

That the land outlined in red on the attached map at Balleally be zoned “RS” with the Local objective to provide a residential retirement home and associated facilities only.

Rational
This proposed use is consistent with the sustainable and proper planning of the area.

This use is currently open for consideration under the current fingal development plan RU uses matrix but is not permissible under the RU uses matrix for the new Draft Fingal Developmet Plan 2017-2023.

This site is situated on the edge of lusk surrounded by residential uses with access to all community services and physical infrastructure currently available in Lusk village.

The HSE retirement facility is full and has a long waiting list.

434 Motion: Councillor Anne Devitt: Residential Care Home Lusk. AI029087 (Pages 21 - 26)

That the land outlined in red be zoned "RS" with the specific objective to provide for residential care home.

This brownfield site is fully serviced and adjacent to all community services in Lusk. Public transport is available passing the site which is at the edge of the village boundary.

435 Motion: Councillor Brian Dennehy: Facilitate Agri Tourism. AI029120 (Pages 27 - 28)

I ask that objective 141 Facilitate Agri Tourism on the 2011-2017 Development Plan be reinstated on to the 2017-2023 Draft Fingal County Development Plan as it already exists and was previously accepted.
Sheet Number SHEET 6B Objective Code RU
Objective Description : Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage

436 Motion: Councillor Ken Farrell, Councillor Brian Dennehy & Councillor Barry Martin - Rogerstown, Rush Local Objective 217. AI028055 (Pages 29 - 36)

That Fingal County Council reinstate Local Objective 217 from the maps section of the Development Plan 2011-2017 onto the map section of the Development Plan 2017-2023.

437 Motion: Councillor Anne Devitt: RC at Ballough. AI029067 (Pages 37 - 42)

That the existing cluster at Ballough opposite the Ballough RB zoning for Whites Agri be zoned "RC".

438 Motion: Councillor Brian Dennehy: Sustainable Rural Development Lusk. AI029083 (Pages 43 - 48)

This council resolves that the site outlined in red on the accompanying map be zoned to zoning objective RC to support the sustainable rural development of Lusk.

SHEET 7: DONABATE-PORTRANE

CHIEF EXECUTIVE'S RECOMMENDATIONS

439 CE SH 7.1

Rezone lands at Turvey Demesne from Objective 'HA' to Objective 'OS'.

440 CE SH 7.2

Rezone St Patrick's Church lands (east side of Main Street) from Objective 'CI' to Objective 'TC'.

441 CE SH 7.3

Rezone St Patrick's Church Hall (west side of the Main Street) from Objective 'CI' to Objective 'TC'.

442 CE SH 7.4

Rezone lands to the south of the 'CI' zoning at St Patrick's National School fronting the Portrane Road, from 'HA' to 'CI' (0.15ha). Attach new map based Local Objective to read as: *'To provide pedestrian and vehicular access to a designated school set down area to serve St Patrick's National Schools'.*

443 CE SH 7.5

Insert new Objective PORTRANE XX within Chapter 4 of the written statement:
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of

coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

444 Motion: Councillor David Healy: Public Transport Reservation – Swords to Donabate. AI028818 (Pages 49 - 54)

Add public transport reservation – Swords to Donabate as shown on the attached map

445 Motion: Councillor David Healy: Public Transport Reservation – Swords to Donabate. AI028697

Add public transport reservation – Lissenhall to Donabate as shown on the attached map

446 Motion: Councillor Anne Devitt: CVQ 4568. AI028817 (Pages 55 - 60)

This Council resolves that the lands at Blake's Cross, as outlined in red on the attached map, be rezoned from "RU – Rural" to "RB – Rural Business" as an extension to the existing business at this location.

447 Motion: Councillor Anne Devitt: Blakes Cross RB. AI028827 (Pages 61 - 66)

This Council resolves that the lands at Blake's Cross, as outlined in red on the attached map, be rezoned from "RU – Rural" to "RB – Rural Business"as an extension to the existing operating RB development.

448 Motion: Councillor Anne Devitt: AI028842 (Pages 67 - 72)

"This Council resolves that the lands outlined in red on the attached map be rezoned from 'RU' (Rural) to 'GE' (General Employment)."

Motion 1 is seeking to rezone the lands from GE to RU as these lands form part of the flood plain and as such cannot be developed. They are more suitable for rural/open space lands.

Motion 2 is seeking to rezone the land from RU to GE to essentially replace the lands to be rezoned back to RU. There is no increase in GE lands but rather represents a swap of zoning designations as the lands that are currently zoned for general employment uses cannot be developed for such uses given the location of these lands on a flood plain.

449 Motion: Councillor Paul Mulville: Sheet 7. AI028388 (Pages 73 - 76)

Insert a Local Objective to promote the development of this key strategic piece of land at the approach into Donabate as a public transport hub and civic space with a landmark community building, retaining existing trees and hedgerows.

450 Motion: Councillor Anne Devitt: Lands at Donabate Balcarrick. AI029093 (Pages 77 - 80)

That the lands outlined in red be zoned “RS” and included within the Lap boundary.

451 Motion: Councillor Anne Devitt: Lands at Donabate. AI028932 (Pages 81 - 86)

That the lands at Donabate on the attached map be zoned “RS” and included within the development boundary of the Donabate LAP.

452 Motion: Councillor Adrian Henchy: Sheet 7. AI029128 (Pages 87 - 90)

CVQ3813

This Council resolves that the lands at Donabate, as outlined in red on the attached map, be rezoned from HA (High Amenity) to CI (Community Infrastructure).

453 Motion: Councillor Adrian Henchy: Sheet 7. AI029131 (Pages 91 - 96)

CVQ 3813

To provide for expansion for the existing schools, to facilitate a new school vehicular drop off and collection area; and to provide in tandem other ancillary community infrastructure uses.

454 Motion: Councillor Adrian Henchy: Sheet 7. AI029133 (Pages 97 - 102)

CVQ 2445

This Council resolves that the lands at Balcarrick, Donabate as outlined in red on the attached map, be rezoned from OS – Open Space to RC – Rural Cluster

455 Motion: Councillor Adrian Henchy: Chapter 5 Rural Fingal. AI029105 (Pages 103 - 108)

CVQ 3329

That the Chief Executive resolves that the land outlined in red on the attached map for identification purposes, be rezoned to Zoning Objective GE to facilitate General Employment, in the interest of sustainable development of the area.

456 Motion: Councillor Adrian Henchy: Sheet 7. AI029109 (Pages 109 - 114)

CVQ 3785

This Council resolves that the lands at Portrane, as outlined in red on the attached map, be rezoned from HA – High Amenity to RC – Rural Cluster

457 Motion: Councillor Paul Mulville: Sheet 7. AI028398 (Pages 115 - 120)

Change zoning of lands outlined on map at The Burrow, Portrane, from RU Rural to RC Rural Clusters.

458 Motion: Councillor Darragh Butler: Burrow, Portrane. AI029129 (Pages 121 - 126)

Councillor Adrian Henchy and Councillor Darragh Butler –

That the lands indicated on the attached map at the Burrow be zoned RS to allow for the development of twelve (12) one-acre sites for single storey/dormer housing, on already fully serviced land, in line with and maintaining the rural character of the area, conditioned on sufficient land being made available to allow a coastal walkway route through the Burrow, on the western side of the Burrow Road.

459 Motion: Councillor Paul Mulville: Sheet 7. AI028881 (Pages 127 - 132)

Change zoning of lands outlined on map at The Burrow, Portrane, from RU Rural to RC Rural Clusters.

This motion is in the name of Cllr Adrian Henchy also.

460 Motion: Councillor Paul Mulville: Sheet 7. AI028880 (Pages 133 - 138)

Change zoning of lands outlined on map at The Burrow, Portrane, from RU Rural to RC Rural Clusters.

This motion is in the name of Cllr Adrian Henchy also.

461 Motion: Councillor Paul Mulville: Sheet 7. AI028878 (Pages 139 - 144)

Change zoning of lands outlined on map at The Burrow, Portrane, from RU Rural to RC Rural Clusters.

This motion is in name of Cllr Adrian Henchy also.

462 Motion: Councillor Adrian Henchy: Sheet 7. AI029112 (Pages 145 - 150)

CVQ 3863

This Council resolves that the lands at The Burrow, Portrane, as outlined in red on the attached map, be rezoned from RU – Rural to RC – Rural Cluster

463 Motion: Councillor Adrian Henchy: Sheet 7. AI029134 (Pages 151 - 156)

CVQ 3811

This Council resolves to undertake a land use study into recreational, cultural and tourism uses at the Quay Portrane in order to promote Donabate/Portrane as a tourism, cultural, hertiage and recreational destination.

SHEET 8: SWORDS
CHIEF EXECUTIVES'S RECOMMENDATIONS
RESIDENTIAL

464 CE SH 8.1

Rezone GB land, measuring 1.66ha at Mooretown/Oldtown to rationalise and consolidate the existing RA boundary.

465 CE SH 8.2

Rezone land west of Newton House as RA.

466 CE SH 8.3

Create two new Masterplan areas where Estuary West is currently proposed. Lands to the east of Balheary Road will be known as Estuary Central and lands to the west as Estuary West.

467 CE SH 8.4

Include the following text in Chapter 4 to describe these Masterplans.

Estuary West

- *Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of : the Glen Ellan distributor Road; the extended Broadmeadow Riverside Park and Jugback Lane*
- *A mixed use Local Services Area shall be provided in the centre of the subject lands close to Newtown House and the Stand of mature trees.*
- *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 MP lands.*

- *Reserve a School site as required in consultation with the Department of Education and Skills.*
- *Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - east access linking the proposed Local Service Area in the MP lands with Applewood to the west; along the extended Broadmeadow 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.*
- *Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.*
- *Protect the residential amenities of existing property adjoining the subject lands.*
- *Retain the rural character of Balheary road north of its junction with Glen Ellan Road.*
- *The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.*
- *Consult with HSA in relation to the designated Svesco site to south as part of the MP process.*

Estuary Central

- *Provide for the proposed new Metro North aligned through these lands and an appropriate relationship and integration of development to 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 junction with Glen Ellan Road]; the link road between Castlegrange and the Estuary roundabout; the extended Broad meadow Riverside Park to the north and the Ward River which crosses through the subject lands.*
- *Reserve a School site as required in consultation with the Department of Education and Skills.*
- *Provide for the retention and protection of existing mature trees and hedgerows within and bounding the MP lands in so far as is practicable.*
- *Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - east axis linking the subject lands to any proposed new Metro North stop proposed along the R132 and to the adjoining Estuary West MP lands; and also along the extended Broadmeadow riverside park and along the Ward River valley].*
- *Protect the residential amenities of existing property within and adjoining the subject zoned lands.*

- *Retain the rural character of Balheary road north of its junction with Glen Ellan Road*
- *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 Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.*
- *Develop the Ward River corridor as a 'Green Spine' through the subject lands connecting into the Broad meadow River Park.*
- *Retain existing stone walling along the R132.*
- *Consult with the HSA in relation to the designated Svesco site to south as part of the MP process.*

468 CE SH 8.5

Amend the text accompanying the Crowcastle Masterplan in Chapter 4 to include the following new points state:

- *Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS, RA and HT lands.*
- *A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.*
- *A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.*
- *Establish strong links between Barryspark and Holywell.*
- *Provide for a linear park incorporating a Strategic SuDs and Flood risk management corridor across the northern part of these lands.*
- *Provide for a linear park incorporating a Strategic Suds and Flood risk management corridor across these lands, immediately to the south of the Airside – Drinan Link Road and linking into the existing Public open space at Holywell.*

469 CE SH 8.6

Rezone land (0.58 ha/1.4 acres) at Rathingle to RS

MAJOR TOWN CENTRE

470 CE SH 8.7

Rezone lands north of the Fosterstown Link Road from 'RA' to 'MC' and include an additional objective for Fosterstown Masterplan (MP8G) in Chapter 4 to state:
Consider the provision of a hotel at a suitable location within the Fosterstown lands

COMMUNITY INFRASTRUCTURE

471 CE SH 8.8

Rezone lands at St. Colmcille's GAA club CI.

MASTERPLANS

472 CE SH 8.9

Separate Seatown Masterplan (MP8D) into two separate Masterplans. The existing distributor road shall be the boundary.

473 CE SH 8.10

Include new objectives in Chapter 4, as follows:
Seatown North 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 appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.*
- *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 part of these lands adjoining Seatown Road.*
- *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.

- *Reserve a School site as required in consultation with the Department of Education and Skills.*
- *Retain and consolidate existing trees and hedgerows within and bounding the Master Plan lands 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 proposed new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.*
- *Provide for the proposed Sutton to Swords cycle route along the east-west distributor road.*
- *Provide for appropriate uses and layout on lands adjoining the M1*

Seatown South 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 proposed 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 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 lands 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 proposed new Metro North; Swords town centre and the Malahide Estuary.*
- *Provide for appropriate uses and layout on lands adjoining the M1.*
- *Reserve a school site as required in conjunction with the Department of Education and Skills.*

474 CE SH 8.11

Rezone the private roads within the Pavilions as MC.

475 Motion: Councillor Anne Devitt: Brazil Farm Sheet 3668. AI028945 (Pages 157 - 164)

That the land outlined on the attached map be zoned RA to provide for new residential community in accordance with approved LAP and subject to the provision of the necessary social and physical infrastructure in the new Draft Fingal Development Plan 2017-2023

476 Motion: Councillor Anne Devitt: Lands at Naul Road CVQ 3668 Keelings. AI029078 (Pages 165 - 172)

That the lands at Brazil shown red on the attached map be zoned RA.

477 Motion: Councillor Anne Devitt: Rathbeale Rd. AI028869 (Pages 173 - 180)

Fingal County Council resolves that the lands at lands at Rathbeale Road, Swords, Co Dublin (Submission Ref. D00368/2018), as outlined in red on the attached map, and signed by proposer for identification purposes, be rezoned from Objective 'GB' (Green Belt) to Objective 'RA' (Residential Area), 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure' in the Fingal Development Plan 2017-2023.

The rationale for the rezoning is based on the strategic location of the lands in the context of the new and expanding Swords urban front, facilitated by the Oldtown-Mooretown Local Area Plan. The continued operation of the established horticultural enterprise on the lands is unsustainable and creates an undesirable land use conflict at the interface new residential communities. Residential development on the lands make the most efficient use of planned infrastructure, including a quality bus corridor, water and wastewater infrastructure, and new and upgraded road network, including the Oldtown-Mooretown Western Distributor Link Road, directly abutting the lands on the east side, which is currently under construction.

478 WITHDRAWN: Motion: Councillor David Healy: Public Transport Reservation – Swords to Donabate. AI029008 (Pages 181 - 188)

Add public transport reservation – Swords to Donabate as shown on

the attached map

479 Motion: Councillor Paul Mulville: Sheet 8. AI028391 (Pages 189 - 190)

Delete Lissenhall metro stop icon and proposed indicative metro route.

480 Motion: Councillor Anne Devitt: Lissenhall CVQ 3739. AI028613 (Pages 191 - 200)

That the lands at lissenhall remain zoned RU with the special objective to prepare a master plan for this strategic land bank for the delivery of an extension to the town of swords in tandem with and subsequent to the commencement of the rail link Metro North.

Premature zoning of this land bank skews the numbers of residential units that zoned land has the potential to deliver in excess of 10,000 unit whose number are consequently included in the residential units for Swords and Fingal for the purpose of calculations for compliance with housing figures for RPG
this as highlighted in the submission on behalf of the environment minister absorbs the total headroom for Fingal.

Retaining the current zoning and objectives of the 2011-2017 Fingal Development Plan on Lissenhall lands continues to highlight the signifance and importance of this land bank for the viability and sustainability of Metro North Rail being delivered as far as Lissenhall.

Zoning to ME this 500 acre land bank prior to the preparation of the master plans 8A, 8B, 8C and to the railway order and commitment of finance interfers with this councils ability to deliver choice, competition and adequate numbers of units into the housing market within the 6 years of 2017-2023 development plan.

481 Motion: Councillor Darragh Butler: Balheary / Lissenhall (Swords). AI029126 (Pages 201 - 206)

That the lands outlined on the attached map at Balheary/Lissenhall (Swords) be re-zoned RS with an additional objective to allow for a Park and Ride facility subject to the delivery of Metro North (or similar light rail system).

482 Motion: Councillor Duncan Smith: Sheet 8 - Swords. AI029119 (Pages 207 - 208)

That the zoning of the lands at Holybanks/Estuary West in Swords currently zoned ME remains zoned ME, without amendment

483 Motion: Councillor Anne Devitt: Knocksedan CVQ 3911. AI029061 (Pages 209 - 216)

That the land outlined on the attached map be zoned RA to provide for new residential community in accordance with approved LAP and subject to the provision of the necessary social and physical infrastructure in the new plan.

484 Motion: Councillor Anne Devitt: Rathbeale Road Uniplumo. AI029072 (Pages 217 - 224)

That the lands as outlined on the attached maps and motion be zoned RA

485 Motion: Councillor Anne Devitt: CVQ 3366. AI028620 (Pages 225 - 230)

That the land outline in red and hatched red be zoned RW as an extension to the RW zoned land on the contiguous western section of this field.

As explained in the submission it is no longer feasible or viable to continue to farm the remainder of this land holding given the existing uses of the only access road to this farm land.

486 Motion: Councillor Anne Devitt: Nevinstown GE CVQ 3656. AI028616 (Pages 231 - 236)

That lands at Nevinstown as per attached map be zoned GE.

487 Motion: Councillor Anne Devitt: Airside CVQ 3656. AI029065 (Pages 237 - 242)

That lands at Nevinstown coloured pink hatched with blue as per map attached be zoned GE.

488 WITHDRAWN: Motion: Councillor Anne Devitt: CVQ 3656 Nevinstown. AI029063 (Pages 243 - 250)

That land coloured pink and hatched with blue on the attached map be zoned ME from RW

This is a small land holding previously zoned ST1 science and technology and developed almost completely with uses permitted under this zoning.
The change in zoning to RW following the 2008 LAP has made those previously permitted uses, dance centre, medical centre, night club vhi Clinic, offices, fast food outlet now non conforming uses in RW zoned land and legal uncertainty for future sale or extension for the existing owners practioners and traders.

ME zoning is now the closest available zoning to allow the current use to be conforming uses in addition the remaining undeveloped sites are too small to accommodate a use envisaged by RW.

489 Motion: Councillor Anne Devitt: CVQ 3465. AI029068 (Pages 251 - 258)

The existing framework plan

The development will deliver two roads resolving traffic issues at airside and Holywell connecting R132 and Drinam Link Road.

This residential ME use is capable of delivering housing units at density and price that land at Barrysparks coloured pink and outlined in red with the number 2 on the attached map be zoned ME from HT.

Rational
This is serviced land “ready to go” the proposed residential master plan for this area is consistent with government housing supply strategy.

490 Motion: Councillor Anne Devitt: Sheet 8 Barrysparks. AI029086 (Pages 259 - 266)

That the land coloured pink and outlined in red and bearing number 2 be zoned ME from HT

The land is serviced and ready to go.

The proposed residential masterplan prepared is consistent with the existing framework plan.

the land is capable of delivering units consisten with

491 Motion: Councillor Joe Newman: Sheet 8 page 313. AI029095 (Pages 267 - 268)

That the open space (strip of land between The Elms phase 8 and the adjoining pitches) at Rathingle, Ridgewood be left open space as any further development will only add to the concerns of existing residents. Further development will only add to the traffic problem within this estate, any further development in this location should be avoided as the proposed new parallel runway will be a serious nuisance to residents in this area, further development will be contrary to good land use planning because of the new runway.

492 Motion: Councillor Anne Devitt: Lands at Mountgorry. AI029056 (Pages 269 - 276)

That the lands on the attached map be designated for sports complex as per the attached motion and map.

493 WITHDRAWN: Motion: Councillor Anne Devitt: CVQ 3944 Sheet 8. AI028946 (Pages 277 - 278)

That the land at Waterside be zoned RS to facilitate an infill development to strengthen the neighbourhood developments at Drinam and Feltrim.
This extends the existing open space area and provides passive surveillance.
The site is fully serviced and ready to go.

494 Motion: Councillor Jimmy Guerin: AI028957 (Pages 279 - 286)

This Council resolves that the land outlined in red on the attached map be rezoned from objective GB to objective RS for a retirement village to cater for senior citzens.

SHEET 9: MALAHIDE-PORTMARNOCK

CHIEF EXECUTIVE'S RECOMMENDATIONS

495 CE SH 9.1

It is recommended that a new land use definition be included within Appendix 4 of the Draft Plan to clarify the scope of independent living units / assisted living units, as follows:
Sheltered Accommodation
Housing schemes with onsite communal facilities for assisted independent living. Sheltered housing schemes usually have an on-site warden and include care supports such as the provision of meals and health care assistance. Communal on site facilities can include recreation areas, alarm systems and a laundry.

496 CE SH 9.2

It is also recommended that the land use zoning objectives / matrix within Chapter 11 be amended accordingly:
Sheltered Accommodation (permitted in principle within Zoning Objectives CI, LC, MC, ME, RA, RS, RV, TC).
Sheltered Accommodation (not permitted in principle within Zoning Objectives DA, FP, GB, GE, HA, HI, HT, OS, RB, RC, RU, RW, WD).

497 CE SH 9.3

Lands zoned Objective 'GB' north of Kinsealy RV to be rezoned to 'RV' to be included within the village development boundary.

498 CE SH 9.4

Amend Kinsealy House RV boundary to correlate with established field boundary at this location.

499 CE SH 9.5

Amend wording of Local Objective 49 to read as:
'LO 49: New or widened entrances onto the Dublin Road between Streamstown lane and the Swords Junction will be restricted, to ensure the protection of the mature tree-lined approach along the Dublin Road to Malahide.'

500 CE SH 9.6

Rezone lands at Kinsealy Garden Centre from 'GB' to 'RV'.

501 CE SH 9.7

Remove reference to density of 10 units per hectare at Streamstown.

502 CE SH 9.8

It is recommended that the following objectives be added to the Section on Streamstown Masterplan (page 110 of the Draft Plan):

Streamstown Masterplan

- *Facilitate low density residential development reflective of the character of the area.*
- *Protect and preserve trees, woodlands and hedgerows within the Masterplan area.*
- *Preserve the tree lined approach to Malahide along the Dublin Road.*
- *Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the protected structure, its curtilage and protected trees.*
- *Retain visual corridors to/from Auburn house through the establishment of a visual buffer to the east of Auburn House.*
- *The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied*
- *Provide for a pedestrian / cycle route along the Auburn House avenue to Malahide Road.*
- *Ensure pedestrian connectivity between Auburn House Avenue and Abington/Gaybrook/Castleheath.*

503 CE SH 9.9

It is recommended that new text is included relating to Abbeville Demesne within the written statement (Chapter 6) to read as follows:

The existing building complex is very extensive and accommodates a number of structures and attractive buildings in an extensive demesne type landscape. It is an exceptional site which, in the event of it no longer being suitable for residential use, could be re-used to provide

for future tourism, amenity and other recreational needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve the house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne.

An integrated tourism and recreational complex is encouraged on Abbeyville Demesne. This shall incorporate facilities which may include: Hotel / Conference Centre, Golf Course, Fitness Centre and at least one other extensive tourist/recreational facility. A strictly limited number of dwelling units, grouped in a courtyard type configuration, with the majority of the dwellings to be reserved for tourism use. ~~which shall be reserved for tourism use.~~

504 CE SH 9.10

New Objective CHXX to be included within Chapter 10 of the written statement:
'Support, in accordance with CH21, the development of an integrated tourism and recreational complex on Abbeyville Demesne, incorporating facilities which may include: Hotel / Conference Centre, Golf Course, Fitness Centre and at least one other extensive tourist/recreational facility. A strictly limited number of dwelling units, grouped in a courtyard type configuration, the majority of which shall be reserved for tourism use may be considered. The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve and rehabilitate the house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne.'

505 Motion: Councillor David Healy: Public Transport Reservation Balgriffin to Clongriffin. AI028821 (Pages 287 - 294)

Add public transport reservation Balgriffin to Clongriffin- as shown on the attached map, insofar as it lies within Fingal County Council's administrative area.

506 Motion: Councillor David Healy: Public Transport Reservation Balgriffin to Portmarnock. AI028823 (Pages 295 - 300)

Add public transport reservation Balgriffin to Portmarnock- as shown on the attached map.

507 WITHDRAWN: Motion: Councillor David Healy: Cycle/Pedestrian Route Abbeville to Kettle's Lane. AI028696 (Pages 301 - 306)

Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane

508 Motion: Councillor David Healy: Cycle/Pedestrian Route Abbeville to Kettle's Lane. AI029050 (Pages 307 - 314)

Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane

509 Motion: Councillor David Healy: Cycle/Pedestrian Route Balgriffin to Teagasc Kinsealy. AI028694 (Pages 315 - 320)

Add indicative cycle/pedestrian route as shown on the attached map – Balgriffin to Teagasc Kinsealy

510 Motion: Councillor David Healy: Cycle Route Balgriffin to Kinsealy. AI029044 (Pages 321 - 324)

Add cycle route as shown on the attached map – Balgriffin to Kinsealy

511 Motion: Councillor David Healy: Portmarnock to Teagasc Kinsealy. AI028690 (Pages 325 - 332)

Add indicative cycle/pedestrian route as shown on the attached map – Old Portmarnock to Teagasc Kinsealy

512 Motion: Councillor David Healy: Moyne Road. AI028657 (Pages 333 - 336)

Add objective to map 9 at Moyne Road
“This road improvement route is not fixed or indicative. It could be

along existing Moyne Road alignment or another alignment."

513 Motion: Councillor David Healy: Moyne Road. AI028658 (Pages 337 - 340)

Add objective to Map 9 at Moyne Road:

"This road improvement proposal is to be fully reviewed. Consideration of route and design, will seek to protect residential amenity, the quality of the green belt including its visual integrity and the natural environment as well as supporting objectives for Smarter Travel."

514 Motion: Councillor David Healy: Moyne Road. AI028656 (Pages 341 - 348)

Move Moyne Road improvement objective on Map 9 from current location to run along the existing Moyne Road.

515 WITHDRAWN: Motion: Councillor David Healy: Moyne Road. AI029003 (Pages 349 - 354)

Remove Moyne Road Realignment from Table 7.1 and the corresponding road alignment from Map 9.

516 Motion: Councillor Anthony Lavin: Sheet 9 D00697 CVQ 3843. AI028893 (Pages 355 - 362)

Sheet 9 D00697 CVQ 3843

That this council will rezone the highlighted area on the attached map from GB to RC

517 Motion: Councillor Eoghan O'Brien: Sheet 9 Baskin/Stockhole RC. AI029076 (Pages 363 - 370)

Zone lands on the attached at Baskin Lane RC - Rural Cluster

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