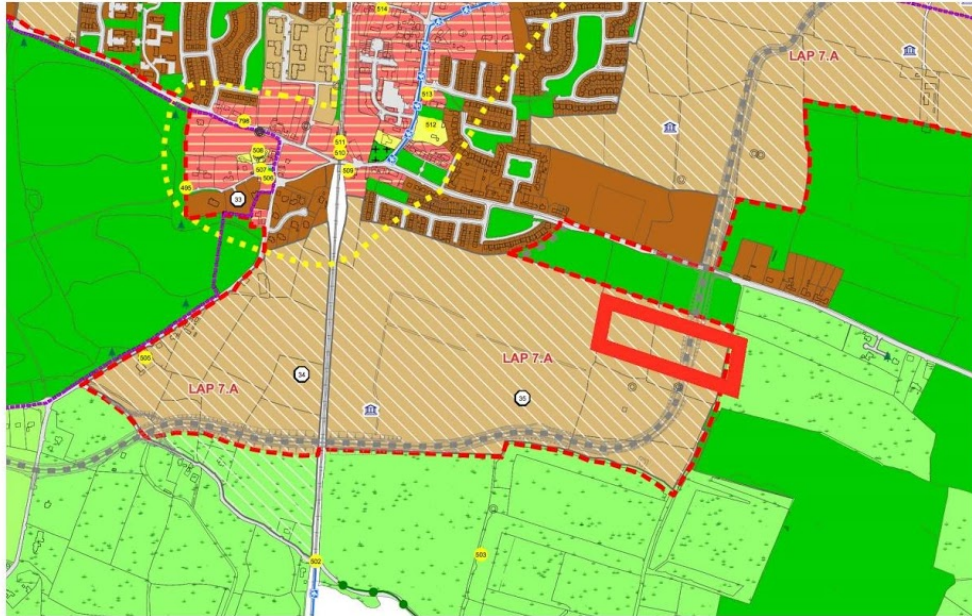


Lands at Balcarrick Road, Donabate

Outlined in Red on the attached draft development plan map zoned to RS and to extend the Donabate LAP boundary to incorporate the lands.



An evidenced basis approach is outlined below using the Chief Executive's justification test outlined in the report

- Need
-
- Deficit of affordable housing in the City, County and urban areas and these are a well published need which can be served in this location by increasing the RS zoning areas adjacent to the Town Core.
- Policy Context
-
- **Objective DONABATE 10 (of Draft Development Plan)** seeks, for the LAP lands, the integration of new residential areas into the established village. These lands as residential zoning are the key for the integration of the whole of the eastern half of Donabate together. These lands are contiguous with the Corballis RA lands and therefore allow their physical, visual and social integration with this eastern part of the town. They would provide Corballis with visual frontage to Balcarrick Road, which is important for its social integration into the town.
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- **Strategic Policy (1.6) of the Draft Development Plan** includes the consolidation of development at Donabate. The lands are along Balcarrick Road, a key radial route of the town. They are adjacent to the town core and within direct walking distance of the station. The lands include the crossing of the Donabate Distributor Road, which connects the new residential districts of Corballis and Ballymastone.