

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

**Motion from Councillor Darragh Butler: Balheary / Lissenhall (Swords).
AI029126**

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).

REPORT:

The subject site is located at Balheary Road, north of Swords and comprises the existing Balheary par 3 golf course. The site is zoned ME in the Draft Plan and measures c. 10.6 ha.

The site is located within the overall Lissenhall lands. These lands have been identified as a strategic land bank for the future development of Swords and the County. In anticipation of the development of the proposed new Metro North, this strategic land bank at Lissenhall will provide for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords.

The development of the Lissenhall lands is dependent on the provision of a Local Area Plan, the delivery of adequate water services (Swords WWT) and upgraded/planned public transport infrastructure (Metro North as outlined in the Governments Infrastructure and Capital Investment Plan 2016-2021). This is envisaged over a longer term horizon and on an incremental, phased basis in line with the sequential development of Swords. The zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis.

In the Local Area Plan preparation, issues such as the exact location for residential development and possible park and ride facilities will be examined and considered. Objective SWORDS 26 outlines the main considerations for the Lissenhall LAP. This objective states:

Prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A) to provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords.

- *The Local Area Plan will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, proposed new Metro North and its potential extension.*
- *The Local Area Plan will assess and determine the appropriate scale and mix of uses of employment, residential and supporting community and retail facilities.*
- *The Local Area Plan lands will be subject to a detailed flood risk assessment to address potential flood risk, proposed mitigation measures and assign appropriate land uses.*
- *The Local Area Plan will take note of potential noise pollution from road, rail and motorway traffic and implement measures to address any issues that may cause annoyance to potential residents.*

Objective SWORDS 24 also states:

As part of the Lissenhall LAP, facilitate and actively promote the provision of a Lissenhall Metro North Stop that would include significant Park and Ride capabilities and bus service facilities.

In summary, Objective SWORDS 24 is considered to appropriately address the spirit and intention of the motion, however, the proposal to zone the subject site RS – residential with a specific local objective outside of the Local Area Plan process would be premature pending full consideration of the entire land bank.

RECOMMENDATION:

No change is recommended in this instance.