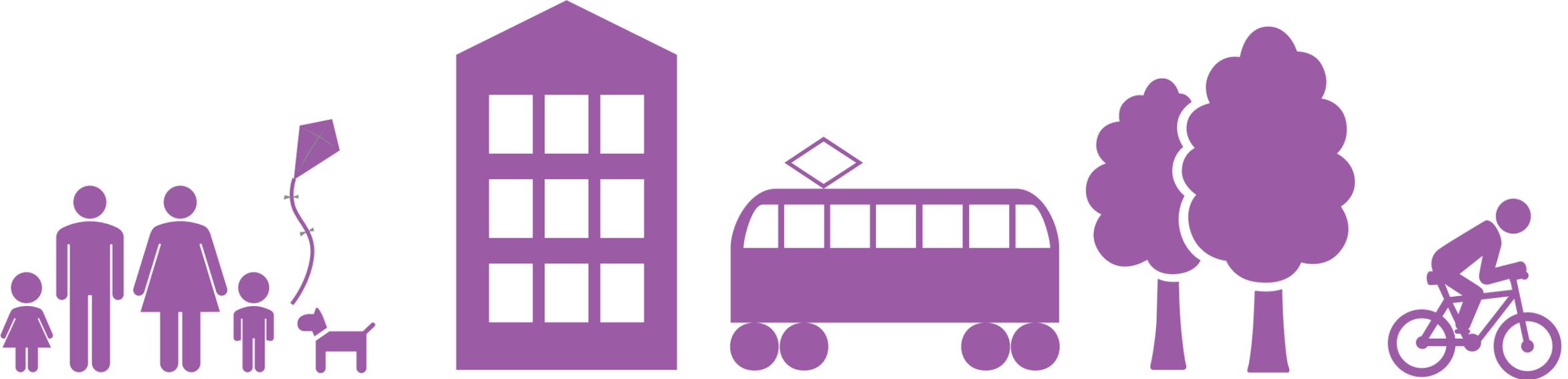
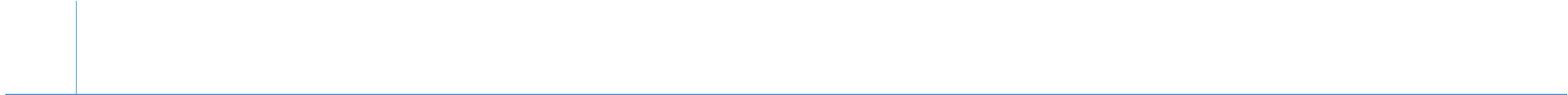


Castlelands

Draft Masterplan
May 2019





Castlelands Draft Masterplan

Chief Executive
Paul Reid

Director of Services
AnnMarie Farrelly

Senior Planner
Peter Byrne

Senior Executive Planner
Marjorie O'Shee

Executive Planner
Yolande Mc Mahon



Executive Summary	1
Introduction	3
Vision and Key Principles	5
Context	7
Masterplan Structuring Principles	12
Structuring Principles - A Green Spine at its Heart	13
Structuring Principles - Delivering a Connected and Accessible Urban Extension	16
Structuring Principles - Creating a Community	22
A New and Distinctive Urban Quarter	24
Phasing and Implementation	27
Appendices	29

Appendix 1: Policy Context

Appendix 2: Delivering a Connected and Accessible Urban Extension - Drawings

Appendix 3: Indicative Scheme - For Guidance Purposes

Appendix 4: Surface Water Management Plan

Appendix 5: Strategic Environmental Assessment (SEA) Screening

Appendix 6: Appropriate Assessment (AA) Screening

Appendix 7: Archaeological Impact Assessment (AIA)





Masterplan Context

Fingal is recognised as one of the fastest growing and youngest parts of the State. In line with the population projections for Dublin contained in the National Planning Framework, the Draft RSES sets a population target range for Fingal of c. 340,000 - 349,000 by 2031. Since the early 2000's Balbriggan has experienced significant population growth making it the fastest growing town in Ireland. As of 2016 the settlement of Balbriggan had a population of 21,722, with an average age of 30.8 years.

The coastal town of Balbriggan is situated on the northern edge of Fingal's administrative area and is accessed from the national and regional road network via the M1 Dublin-Belfast motorway and the R132 corridor. Balbriggan and its environs are well serviced in terms of access to educational, community and retail facilities, as well as public transport provision in the form of multiple bus services and an Irish Rail commuter service (Dundalk – Drogheda – Dublin – Bray). A circular bus service also operates in the Town between Balbriggan Railway Station via Drogheda Street.

The Vision

The Vision for the Castlelands Masterplan is to promote the development of a distinctive quality new residential quarter within Balbriggan, through the development of a sustainable residential community comprising a choice of high quality new homes with a mix of dwelling types, size and tenure; appropriate local, community, recreational and educational facilities for both existing and future residents; the integration of existing and new open space areas and recreational amenities, all within an identifiable and accessible environment which promotes sustainable development based around strong public transport and walking and cycling links.

The Castlelands Masterplan lands are strategically located to the south of the Town Centre and are conveniently positioned in terms of connections to Skerries, Swords and Dublin Airport as well as Dublin City Centre and the wider area.

The Masterplan lands originally formed part of the Hampton Demesne, which adjoins to the south. The Castlelands site is elevated with exceptional views over the coast to the east. The lands present an exceptional opportunity to develop a high

At a glance...



Housing

Up to 1,000 new dwellings



Open Space

4.9 ha or 20% open space



Education

A new National School



Density

A net density ranging between 45 - 57 units per hectare.



Transport

Delivery of the Castlelands Link Road to the R127.



Community

Provision of a swimming pool and recreational building.

Note: All figures are indicative.

quality new residential quarter incorporating good community facilities.

The Castlelands lands comprise circa. 24.2 ha of greenfield, undulating lands that benefit from sea views. Under the current Fingal Development Plan, 2017 - 2023, c. 22 ha of the lands are zoned 'Residential Area - RA' with the remaining c. 2.2 ha zoned 'Open Space - OS'.

The surrounding area to the north and west mainly comprises existing residential developments. Hampton Demense and Ardgillan Castle and Demesne are located to the south while the northern main railway line, running parallel to the Skerries road [R127] adjoins the subject lands to the east.

It is a specific objective of the Fingal Development Plan 2017-2023 to prepare a Masterplan for Castlelands. The Masterplan lands are subject to two other specific objectives - to provide for the completion of the Castlelands Link Road to the R127 which traverses through the Masterplan lands and to provide

for a school site within the Masterplan lands. The completion of the Castlelands Link Road is of local and strategic importance in Balbriggan. It will ensure the completion of the distributor road extending from the Skerries Road to the R132 and onto the M1 motorway to the west.

The purpose of this Masterplan is to provide a robust Development Framework for the long term future sustainable development of a new quality residential quarter incorporating good community facilities at Castlelands. The likely time period required to deliver the proposed development within the Masterplan lands will be over 10 years.

The Masterplan has been prepared by a multidisciplinary team led by Avison Young, working collaboratively with Fingal County Council, Transport Planners- Systra and Urban Designers - Urban Agency.



Environmental Assessments

The Castlelands Masterplan has been assessed for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The screening reports are contained within Appendices 5 and 6 of this document respectively.

Surface Water Management Plan (SWMP)

Arup was commissioned by Fingal County Council to prepare a Surface Water Management Plan (SWMP) for the Castlelands Masterplan, Balbriggan, Co. Dublin.

The SWMP consists of two key integral parts:

- (a) Strategic Flood Risk Assessment (SFRA)
- (b) Sustainable Drainage Strategy (SDS)

The proposed layout for the Masterplan lands has been fully informed by these assessments. All proposed development within the Masterplan lands shall be fully informed by the Strategic Flood Risk Assessment and the SuDs Strategy for Castlelands prepared in conjunction with the Masterplan. All developers shall comply with the SFRA Recommendations, and the SuDs Recommendations.



Introduction

The purpose of preparing a Masterplan is to promote high quality developments in terms of urban design, structure, delivery of community/amenity facilities and permeability. A Masterplan is an effective tool for guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner. The Masterplan will provide a robust Development Framework for the long-term future sustainable development of a new quality residential quarter incorporating good community facilities in Balbriggan.

Context

Balbriggan is a coastal town located on the northern edge of Fingal's administrative area, c.30km north of Dublin City Centre. The Town is situated to the east of the low-lying hills of Ardgillan, Bremore and Clonard. The River Bracken flows through the centre of Balbriggan, while the River Bremore which is located to the north of the Town, flows in an easterly direction to the sea. The Town has a small working harbour together with a range of shops, restaurants and bars. The Town Centre is the heart of Balbriggan with a unique character and numerous amenities. High quality streetscape works were completed at strategically important locations in the Town in 2009.

The lands subject to the Castlelands Masterplan are located c. 1 km to the south of Balbriggan Town Centre and comprise of c. 24.2 hectares of greenfield, undulating lands that benefit from sea views. Of the c. 24.2 hectares, c. 22 hectares are zoned 'Residential Area - RA' under the current Development Plan. The 'Residential Area' zoning objective seeks to "provide for new residential communities subject to the provision of the necessary social and physical infrastructure". The remainder of the land, c. 2.2 hectares is zoned 'Open Space - OS' which seeks to "preserve and provide for open space and recreational amenities".

The lands are bound to the east by the railway line adjoining the R127 Skerries Road, to the west by existing residential developments including Ardgillan Lawn and The Chantries, to the north by the residential developments of Pinewood Green Lawn and Pinewood Green Court and to the south by Hampton Demesne. The area is conveniently located in terms of connections to Skerries, Swords and Dublin Airport, with the road proposal for the Castlelands Link Road to the R127 traversing the Masterplan lands.

What does a Masterplan do?

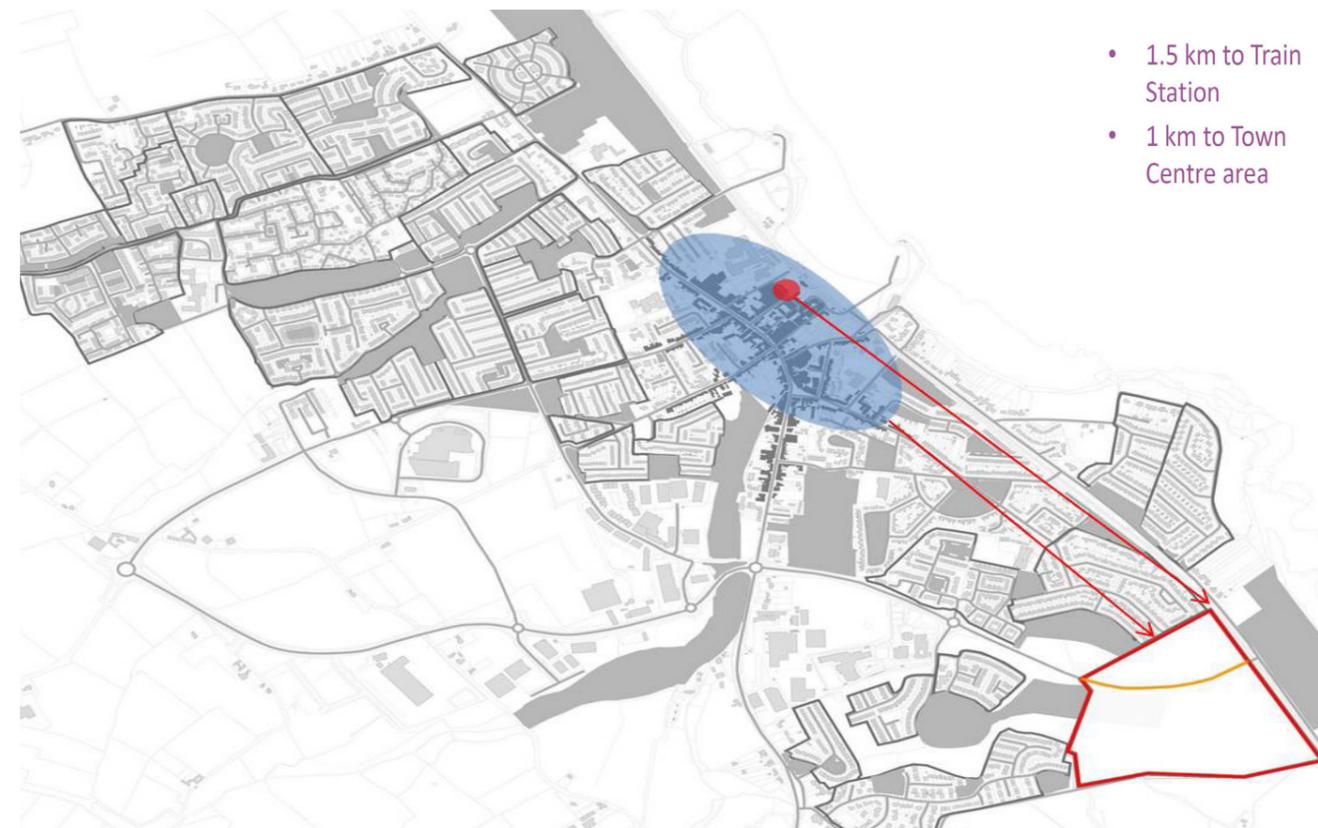
This Masterplan focuses on a range of planning and development matters including:

- The key structuring elements and facilities to be provided up front in Phase 1.
- The physical and social infrastructure required to support and unlock new development including:
 1. The completion of the Castlelands Link Road to the Skerries Road;
 2. The proposed 'GI' corridor extending from the zoned 'OS' lands across the Masterplan lands and incorporating the SuDs facilities;
 3. The new proposed recreational facilities on the existing public open space lands at Castlelands and Pinewood; and
 4. The construction of the proposed swimming pool.

- The amount and mix of residential development.
- The required community infrastructure including the new swimming pool, a new school site and local services.
- Appropriate uses and development typologies.
- Architectural and urban design guidance.

The Castlelands Masterplan lands present an exceptional opportunity to develop a high quality new residential quarter incorporating good community facilities in Balbriggan.

Guidance on the above matters will aid in both unlocking development and stimulating development and introduce greater clarity and certainty into the planning process. The purpose of the Masterplan is to both inspire confidence in and guide development in the coming years, while safeguarding the residential amenity of adjoining residents.



What Status does a Masterplan have?

A Masterplan is a non-statutory document which has nonetheless been framed within the context of EU, National, Regional and local development planning policies. The preparation of a Masterplan for Castlelands is a specific objective of the Fingal Development Plan 2017-2023. Fingal County Council will have full regard to the provisions of the Masterplan when assessing development proposals for the subject and adjoining lands. The Masterplan will also guide Fingal County Council's capital spending programme.

Environmental Assessments

Environmental assessments have been undertaken including a **Strategic Environmental Assessment (SEA)** and **Appropriate Assessment (AA)**. SEA is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. The requirement for SEA derives from Directive 2001/42/EC of the European Parliament and of the Council 'on the assessment of the effects of certain plans and programmes on the environment' and the objectives of SEA are to provide for a high level of protection of the environment and to promote sustainable development. Screening of the Draft Masterplan for the requirement for SEA, and consultation with the prescribed Environmental Authorities has concluded that SEA is not required (see Appendix 5).

Proposals for future development (a project) within the Masterplan lands will require screening for the requirement for Environmental Impact Assessment (EIA) under Directive 2014/52/EU of the European Parliament and of the Council, which amends Directive 2011/92/EU (on the assessment of the effects of certain public and private projects on the environment), and implementing national legislation. An Environmental Impact Assessment Report (EIAR) shall be prepared for projects where the requirement for EIA is mandatory, where the project meets or exceeds stated thresholds, or where it is determined that the project is likely to have significant effects on the environment.

Appropriate Assessment

Natura 2000 sites are defined under the Habitats Directive (Article 3) as a European ecological network of special areas of

conservation composed of sites which host the natural habitat types listed in Annex I and habitats of the protected species listed in Annex II. The aim of the network is to aid the long-term survival of Europe's most valuable and threatened species and habitats. In Ireland these sites are designated as European Sites – defined under the Planning Acts and/or Birds and Habitats Regulations as (a) a candidate site of Community importance, (b) a site of Community importance, (c) a candidate special area of conservation, (d) a special area of conservation, (e) a candidate special protection area, or (f) a special protection area. They are commonly referred to in Ireland as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

For the reasons set out in detail in the Appropriate Assessment Screening Report (see Appendix 6), an Appropriate Assessment of the Draft Masterplan is not required as it can be concluded, on the basis of objective information, that the masterplan, either individually or in combination with other plans or projects, will not have a significant effect on any European sites. Nevertheless, any proposals for future development (a project) within the Masterplan lands will also require screening for the requirement for Appropriate Assessment.

The Masterplan Process

A team of planners, urban designers, transport planners, engineers and environmental consultants are assembled to provide the necessary expertise to prepare the Masterplan.

Pre-draft consultation is undertaken to give people an opportunity to identify local issues and to make suggestions.

A draft Masterplan is prepared and put on public display to give people a chance to have their say on the proposals.

The draft Masterplan is amended following comments from the public.

The finalised Masterplan is presented to the Elected Members of the Planning Authority for agreement.



The Vision

The Vision for the Castlelands Masterplan is to promote the development of a distinctive quality new residential quarter within Balbriggan, through the development of a sustainable residential community comprising a choice of high quality new homes with a mix of dwelling types, size and tenure; appropriate local, community, recreational and educational facilities for both existing and future residents; the integration of existing and new open space areas and recreational amenities, all within an identifiable and accessible environment which promotes sustainable development based around strong public transport and walking and cycling links.

Key Principles

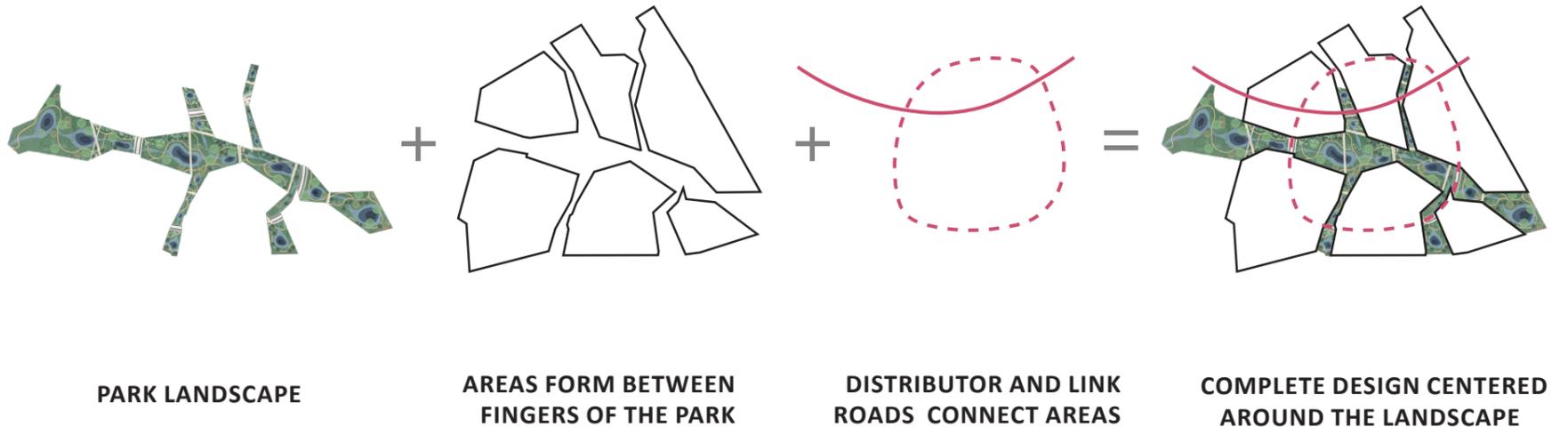
The guiding principles for the delivery of the Castlelands Masterplan are:

- Create a distinct, sustainable urban quarter through the use of innovative, high-quality architecture and green infrastructure, with a strong emphasis on place-making, together with the necessary supporting community, educational and retail facilities.
- Deliver a mix of residential typologies that matches the needs of future residents, provides a variety of housing suitable for people at a range of life stages and helps diversify the housing stock in Balbriggan.
- Ensure that the provision of green infrastructure is at the heart of the design and layout of development on the lands and that proposals connect to and enhance existing green infrastructure assets both internal and external to the site.
- Facilitate the provision of a national school on the Masterplan lands to address the identified requirement for additional primary level spaces.
- Meet the sporting and recreational needs, and ensure that the wider area benefits from the development of the lands through the provision of a leisure centre / swimming pool on the Masterplan lands.
- Provide for the construction of the Castlelands Link Road to the R127, which will be designed as a high capacity urban street with a strong emphasis on connectivity and the promotion of place. The link road will include a bridge crossing of the Dublin to Belfast Railway line.
- Ensure that the Masterplan lands are highly accessible, and reduce the need to undertake local car-based journeys through the provision of a high quality walking and cycling

network and green routes within the Masterplan lands and connecting to the surrounding area.

- Ensure that development is phased to coincide with infrastructural upgrades, specifically the provision of the Castlelands Link Road to the R127, in order to manage the impact of development on the surrounding area and contribute to the efficient movement of vehicles in the locality.
- Ensure that the scale of development is appropriate at the interfaces of existing residential areas, specifically at Pinewood Green Avenue and Pinewood Green Road to the north and Ardgillan/Castleland Park View to the west.
- Incorporate existing features such as trees, hedgerows and sea views, where possible, into future proposals.
- Support the role and function of the Town Centre of Balbriggan and promote the use of sustainable transport options by providing for pedestrian and cyclist connectivity from the Masterplan lands.

MASTERPLAN CONCEPT



- Mitigate flood risk by incorporating SuDS features into new development and take advantage of the opportunities created to ensure that these areas enhance the landscape quality of the area while also increasing visual amenity, opportunities for recreation, and harbouring biodiversity.
- Provide a 'Higher Density Core' with buildings overlooking and supervising (1) the linear park which crosses the centre of the Masterplan lands and (2) the Castlelands Link Road.
- Limit the heights of development where appropriate in order to protect existing residential amenities (development adjoining the Ardgillan and Pinewood housing estates).
- Retain the existing vegetation along the southern boundary.

Masterplan Concept

In line with the key principles a Masterplan Concept was developed for the Castlelands area which forms the basis for the overall layout contained in the Masterplan. At the centre of this Concept was the delivery of a park landscape that would act as a green spine within the lands, running from the existing open space adjacent to Castleland Park View, incorporating the area zoned Open Space within the site, and culminating in the south eastern corner. Green fingers running north and south connect this central green space to the open space at the Pinewood residential estate and to Hampton Demesne and Tanners Water Lane to the south.

With this central landscape spine and green fingers at the core of the layout, areas are naturally formed. Access to these

areas is provided via the delivery of the Castlelands Link Road to the R127, in line with the Development Plan objective, and through a circular distributor road. This road provides more localised access to the individual land parcels, connecting with the distributor road at two points and creating gateways within the site.

As shown in the Masterplan Layout the result of the above design process is a complete design for the lands that is centered around the landscape.

Masterplan Layout

- 1 Existing Open Space to be enhanced and extended
- 2 Permitted Residential Development
- 3 Playground
- 4 Park Pavilion (recreational building)
- 5 Swimming Pool
- 6 School Site
- 7 Local Commercial
- 8 Pinewood Heath Modular Housing
- 9 Castlelands Link Road to the R127 (over the railway line)
- 10 Skerries Road Pedestrian/Cycle Bridge
- 11 Playing Pitches
- 12 Indicative future blocks



The Development of Balbriggan

Balbriggan is a historic Town characterised by its industrial past and its picturesque harbour. The Town became an important centre of manufacturing and trade when the cotton mills and its lighthouse, which was added in 1769, allowed for the exporting of corn and timber and the import of coal and slates. In 1780, the firm of Smyth and Co. was established where it traded for over 200 years with customers including the Empress of Austria, the Czarina of Russia and Queen Victoria of Britain. By 1837, the population of Balbriggan had grown to over 3,000 as the Town attracted a variety of workers including spinners, smiths, brewers, butchers, weavers and tailors. In 1840, work commenced on the Dublin to Drogheda Railway line, with a coastal route through Balbriggan, which had a positive impact on the economic fortunes of the Town. By 1852, the Dublin to Drogheda railway was linked with the Ulster Railway to Belfast.

Most of the Town Centre dates from the Town’s most affluent period, during the eighteenth and nineteenth centuries, derived from its industrial heritage. Much of this industrial heritage survives in the form of mill buildings and workers housing. The Town’s growth since the mid to late 18th century has also left a legacy of historic buildings and structures in the Town Centre. Some of the Town’s prominent landmarks include its harbour and lighthouse, its viaduct and railway station, St. Peter and Paul’s Church and St. George’s Church. In later years, during the economic boom, the town of Balbriggan was the subject of investment both in terms of the construction of new homes together with the refurbishment of George’s Square, located to the south of the Town.

Having regard to its development and given its historic nature, the Town Core of Balbriggan is a designated Architectural Conservation Area (ACA). As outlined in the Development Plan “an ACA is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of Protected Structures”. Most structures in an ACA are important in the context of their contribution to the streetscape or character of an area and so the protection status generally relates only to the exterior of the buildings or the streetscape, except for Protected Structures within ACA’s where the protection extends to the interior and curtilage of these properties.

Balbriggan has direct and excellent access to the sea, rivers, agricultural land and amenity areas. A key recreational asset for the Town is Ardgillan Castle and Demesne located to the south of the Masterplan lands. The demesne consists of the ancient townlands of Kilmainham, Ardgillan and Baltray. The district was originally controlled by the Gaelic O’Casey family and later the Earl of Tyrconnell. Although referred to as a Castle, the residence at Ardgillan is a large country-styled house with castellated embellishments. The central section was built in 1738 while the west and east wings were added in the late 1800’s. The house currently consists of two storeys over basement which extends out under the lawns on the southern side of the building. Today, Ardgillan Castle hosts a number of activities from tours to children parties and afternoon tea.

Bremore Castle, a larger tower house, is located north of Balbriggan. The Castle is estimated to have been built in the 14th century but has since been reduced to ruins, with the remains standing in place since the mid and late 16th century. Restoration works are nearing completion on the Castle, the grounds of which are to be utilised for events.

Balbriggan as a location to live, work and visit has significant potential in terms of its natural and built heritage and its access to high amenity landscapes. This Masterplan will contribute to the future planned development of the Town, specifically its expansion to the south, through the provision of a new urban neighbourhood that contributes to and integrates with the surrounding area including existing residential communities and the high amenity area of Ardgillan Castle and Demesne to the south.



Site Description

The area subject of this Masterplan incorporates approximately 24.2 hectares of primarily greenfield lands located west of the Skerries Road at the southern entrance to Balbriggan. The site is roughly rectangular in shape with modular housing located in the northeast corner. The northern edge of the site is located just 1 km from the Town Centre of Balbriggan. The Castlelands site is elevated with exceptional views over the coast to the east.

The site, which currently comprises of grassland, is undulating in nature with a general reduction in height across the site from west to east. As a result of this topography the lands benefit from exceptional sea views to the east. Hedgegroves, shrubs and trees define the sites boundaries, with the Dublin-Belfast Railway Line bounding the site to the east, inhibiting access from the adjacent Skerries Road. Informal walking routes traverse the lands, primarily linking the residential areas to the north and west with the high amenity area of Hampton Demesne to the south. There are no recorded monuments or architectural heritage sites within the Masterplan lands.

- 1 Pinewood Residential Development
- 2 Hamilton Residential Development
- 3 Castleland Park View
- 4 Castleland Park Avenue, Way, Place, Drive, Close
- 5 Ardgillen
- 6 St. Teresa's National School
- 7 Ardgillen Community College; Gaelscoil Bhaile Brigín; Bracken Educate Together and Castlelands Community Centre
- 8 Local Service Centre
- 9 Tanners Water Lane
- 10 Hampton Demesne
- 11 Skerries Road (R127)
- 12 Dublin-Belfast Railway Line
- 13 Proposed Castlelands Link Road



Adjoining Lands

The Masterplan lands originally formed part of Hampton Demesne. Hampton Demesne and Ardgillen Castle and Demesne are located to the south of the Masterplan lands. The character of the surrounding area is primarily residential in nature comprising a mix of old and newer residential developments including those at Pinewood Green Avenue and Pinewood Green Road to the north and to the west by Ardgillen and Castleland Park View. There is a large area of public open space located to the front of the Pinewood residential estate with a further area of public open space at Castleland Park Avenue. Both areas comprise of sloping grassland with no built recreational facilities.

The wider surrounding area also contains community and commercial facilities. St. Teresa's National School is located to the north of Pinewood while Ardgillen Community College, Gaelscoil Bhaile Brigín and Bracken Educate Together are all located to the west, adjacent to the Castleland Park residential development. Castlelands Community Centre is also located in this area to the west of the subject lands. Planning permission

was granted for the construction of a local service centre on lands to the north of the Masterplan lands, including a crèche, retail units, and a doctors/dentist surgery, however, many of these units are currently vacant, with the exception of the crèche and retail store.

Development Plan Context

The Fingal County Development Plan, 2017-2023 provides for the making of a Masterplan for the Castlelands lands to include the retention of the traditional walking route from Pinewood to Hampton Demesne and the carrying out of a needs analysis to provide for a new community facility with a minimum of 300 sq.m. within eastern Balbriggan.

Of the c. 24.2 ha of land covered by the Castlelands Masterplan, c. 22 ha are zoned 'Residential Area – RA' the objective of which is to 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure'. The remaining c. 2.2 ha zoned 'Open Space – OS' which have the objective to 'Preserve and provide for open space and recreational amenities'. In addition to the objective to prepare a Masterplan, the lands are also subject to three other Specific Objectives:

1. The first objective MT41, seeks to implement the provision of the Castlelands Link Road to the R127 Skerries Road. This road is a continuation of the Balbriggan Inner Relief Road which on completion, will connect the R127 [Skerries Road], the R132 and onto the M1 - thereby removing a portion of traffic from Balbriggan Town Centre and easing congestion on the Main Street (Drogheda Street);
2. The second Specific Objective on site, is for a proposed school site on the Master plan lands;
3. In addition , there is map based Local Objective 2 to Promote and facilitate a pedestrian over-bridge as part of an attractive walkway along Tanner's Water Lane to the proposed coastal path linking to the town centre.

Key Statistics

- 24.2 Hectares total site area
- Undulating topography
- Specific Objectives - Road proposal and school site
- Retention of the traditional walking route from Pinewood to Hampton Demesne
- Carry out a needs analysis for a new community facility with a minimum of 300 sq.m. within eastern Balbriggan

Background Analysis

The preparation of the Castlelands Masterplan has been informed by the detailed assessment of the site, its location and context and by a number of supplementary Reports. This assessment included an analysis of the following:



Policy context, as set out in the Fingal Development Plan relating to the site and the planning history of the surrounding area, including the 24 no. modular social housing units which form part of the Masterplan area (Reg. Ref. PARTXI/004/16).



Area profile including the demographic profile which showed an average age in 2016 of 30.8 years and demonstrated that a significant proportion of the population is new and not of an established nature. It also identified that the greatest number of people had a journey time of less than 15 minutes, travelling to school and work within Balbriggan.



An **Urban Form and Information Audit** that reviewed the condition of the built form, streetscapes/architecture, heritage features, landmark buildings, public spaces and transport in the immediate vicinity surrounding the lands. It also examined existing buildings in the Town Centre.



A review of the **Physical Capital for Change** in order to gain an understanding of the constraints that affect the ability of the Masterplan to support future change including land use zoning and specific objectives, topography and infrastructure.



An **Economic Baseline Review** which included a socio-economic review and assessment of population, housing and income, that demonstrated that the disposable income per person in Balbriggan is lower than that of the Dublin area and more in line with the State. It also looked at retail and commercial uses, tourism and employment, showing that the employment rate for residents is very good with the majority of persons working in 'Professional Occupations'.



A review of the existing **Infrastructure** including water supply, foul drainage, flood risk management strategy

and surface water management, telecoms/broadband, electricity/gas and community infrastructure. Of note was the fact that there is currently a constraint in delivering **water** to Balbriggan, with the capacity of the trunk mains between Jordanstown Reservoir and Kilsough to be improved by the end of 2020.



A review of the **Open Space** provision including passive and active open space in the area and plans for additional and / or improvements to open spaces including the development of Bremore Regional Park. A review of **Trees and Landscape** in the area was also undertaken.



An assessment of the **Transport** serving the area was also completed. This included the existing road network, proposed road infrastructure including the Castlelands Link Road to the R127, general traffic, the public transport network, cycling network and walking facilities.



An assessment of the **Heritage** of the area including Protected Structures on surrounding lands such as Hampton Hall (RPS No. 0092) and Hampton Hall Farm (RPS No. 0091). National Monuments in the surrounding area were also noted, with no such monuments located within the Masterplan lands.

All of the above assessments were compiled into a **Baseline Position Statement** that was prepared by Avison Young, which set out a comprehensive background and context for the preparation of the Masterplan. In addition, a number of supplementary Reports were prepared to inform the production of the Masterplan as follows:

An **Archaeological Impact Assessment** was prepared by Archer Heritage Planning to assess the potential impact, if any, of new development on the archaeological, architectural, cultural heritage and historical resource of the area. The assessment comprised a desktop analysis, walk-over survey and geophysical survey, making a number of key recommendations which have informed the proposed form of development.

Four archaeological sites of burnt mound/fulacht fia class were identified. These types of features/sites are common in the Irish landscape and generally date from the Bronze Age (c. 2200-

800 BC) and while their functions may vary, they are principally considered to have been used for cooking. It is recommended that the identified archaeological features be subject to full archaeological excavation in advance of construction under licence to the Department of Culture, Heritage and the Gaeltacht (DCHG) in consultation with the National Museum of Ireland (NMI). It is further recommended that the topsoil stripping of the remainder of the wider site be subject to archaeological monitoring licensed under the National Monuments Acts.

A **Surface Water Management Plan** (SWMP) was prepared the main aim of which was to inform the Masterplan with respect to surface water management. The SWMP consists of two key integral parts - Strategic Flood Risk Assessment (SFRA) and Sustainable Drainage Strategy (SDS). The SFRA consisted of a review of existing site including topographic survey of the lands and relevant watercourses. It also consisted of an assessment of the existing hydrology and historic flooding to inform a detailed 1D/2D hydraulic model of the site. The SDS also assessed the existing site conditions, recommending the undertaking of ground investigation pre-construction to improve the assessment of the site-specific infiltration and/or run-off characteristics.

The **State of the Environment Report - Ireland's Environment**, published by the EPA every four years, sets out key issues, challenges and actions for Ireland's environment. It is a general objective of this Masterplan to support the achievement of the key environmental actions.

As stated previously, Environmental assessments have also been undertaken including a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). SEA is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption.

Pre-Draft Consultation and Submissions

An Open Information Evening formed an integral part of the preparation of the Draft Castlelands Masterplan. The event, held in the Castlelands Community Centre on Wednesday 15th August 2018 between 3pm and 8pm, allowed members of the public to visualise issues, consider solutions and ultimately input in the Masterplan. It also provided the opportunity to engage with the Project Team and Fingal County Council and proved to be both an important and informative part of the pre-draft process.

In addition to submissions on the evening, submissions on the Castlelands Masterplan were made to the Planning Authority between Tuesday 31st July and Tuesday 28th August 2018. Between submissions on the evening and online submissions a total of 343 no. submissions were received within the allocated timeframe. These submissions and the information contained therein were important in understanding the context of the Masterplan lands on the ground and provided local perspective of the existing community in the area.

“Currently there are periods daily, during school term, when it is very difficult to leave our estate and travel by car down Hamilton Road. This is due to the large volume of traffic and cars parked dropping and collecting children from the 3 schools.”

“Parking facilities for schools not suitable, please do not repeat with new proposed school.”

“Swimming pool and leisure centre needed in Balbriggan.”

“Retain Tanners Water as a country lane and not morph into an access road to the new Castlelands development.”

“Build/construct new road from roundabout through to Skerries Road before any ‘new school’ constructed.”

“I am happy for houses to be built but my objection is that there be no access through Pinewood.”

“I would like to draw your attention to the disproportionate amount of social housing in the area.”

Schools
The following issues were raised:

- 1 A number of submissions focused primarily on school provision in the locality, noting that primary schools are at capacity.
- 2 Additional schools will be required to cater for future populations and that such schools should be in place prior to the construction of housing.
- 3 It was noted that there is not enough provision made for children with special needs.

Transport, Movement and Infrastructure
The following issues were raised:

- 1 Concern regarding traffic congestion at the 3 no. schools located to the west of the Masterplan lands.
- 2 The proposed Link Road should be completed in advance of any additional development.
- 3 Concerns regarding traffic in the Pinewood Estate.
- 4 Requirement for improved cycle and pedestrian access to Ardgillan Castle.

Views from the Site
The following issues were raised:

- 1 A number of submissions raised the point that consideration should be given to the prominent location of the site and that it is important that its sea views are maximised.
- 2 It was suggested that the lands should be developed in a sensitive manner and that views should not be impacted negatively by the construction of high-rise buildings.
- 3 The design should be aesthetically pleasing.

Town Centre
The following issues were raised:

- 1 The number of vacant units in the Town Centre and its decline in recent years was raised as a concern.
- 2 The provision of pedestrian zones, street architecture and street furniture (including the addition of more bins) was requested.
- 3 There is a need for retailers to open in the Town to attract more people to the area.

Housing Type and Tenure
The following issues were raised:

- 1 Balbriggan exceeds the national average for social housing provision and there is already an oversupply in the area.
- 2 The importance of providing a mix of social, affordable and private housing was raised, together with the provision of a balanced density of housing.

Community Facilities and Amenities
The following issues were raised:

- 1 Requirement for additional community facilities and in particular a leisure centre including a swimming pool.
- 2 Concerns were raised as to the level of community infrastructure available for children and in particular usable open space and playgrounds.
- 3 The lack of facilities for teenagers was raised.

Issues and Opportunities

Issues	Opportunities
<p>Road Management While part of the Balbriggan Inner Relief Road, that will connect the R132 with the R127 Skerries Road, has been completed there is currently no direct access to the R127. This has resulted in congestion, specifically around the schools off Hamilton Road at drop-off/collection times. The completion of the Link Road through the Masterplan lands to the R127 is a Specific Objective of the Fingal Development Plan.</p>	<ul style="list-style-type: none"> • In line with the Fingal Development Plan, the Masterplan includes the Castlelands Link Road to the R127 Skerries Road that will join the Balbriggan Inner Relief Road with the R127 Skerries Road. • The Castlelands Link Road to the R127, which is the final stage in linking the Balbriggan Inner Relief Road with the R127 Skerries Road, will provide for traffic movement from the R132 to the R127, easing congestion within the Town Centre and the surrounding area, specifically at peak school times. • The Castlelands Link Road is the primary road serving the Masterplan lands with the secondary ring road, which connects to it at two points, providing more localised access at a neighbourhood scale.
<p>Open Space/Recreational Amenity There is a lack of usable open space and recreational facilities within the area, particularly for children and teenagers, and a swimming pool is required to serve the needs of the wider area.</p>	<ul style="list-style-type: none"> • Incorporate the existing underutilised green space at Castleland Park into a central green spine that will run through the lands and provide a range of open spaces and recreational areas as well as integrate the required SuDS infrastructure as a landscape feature. • Utilise the existing green space at Pinewood to provide a playground and formal playing pitches and/or courts that can be used by both the proposed school site and the surrounding community. • Deliver, as an integral part of the development of the Castlelands lands, recreational facilities in the form of a swimming pool and possibly a leisure centre.
<p>Walking and Cycling Infrastructure Connectivity with regard to walking and cycling infrastructure is relatively poor between the Masterplan lands and the surrounding area, specifically Ardgillan Castle. Improvements are required to link the lands with the existing neighbouring communities and with the wider Balbriggan area.</p>	<ul style="list-style-type: none"> • Provide a network of continuous and safe pedestrian and cyclist links from the Castlelands Masterplan area that will connect with the surrounding walking and cycling infrastructure and help integrate the lands once developed. • As part of the delivery of the Castlelands Link Road to the R127, provide a pedestrian and cyclist link from the Masterplan lands to the R127 that will connect into the proposed Fingal Coastal Way along the R127 – Skerries Road providing a pedestrian and walking facility which will connect Castlelands with the Town Centre and Skerries. • Incorporate a comprehensive network of pedestrian routes providing existing and future residents with easy access to bus stops on the R132 and R127. • Provide a footbridge for pedestrian and cyclists that will give direct access from the central park area within the Masterplan to the seafront area east of the Skerries Road in accordance with Local Objective 2.
<p>Community/Neighbourhood The growing population of Balbriggan will require a large range of additional dwellings that will provide a choice of dwelling types; dwelling size and tenure mix for the changing demands over time. In conjunction with the residential development, there will be a requirement for local, community, recreational and educational facilities to support the growing population.</p>	<ul style="list-style-type: none"> • Provide a mix of apartments and houses that will contribute to the diversification of Balbriggan’s residential stock, cater to the changing needs of future residents and facilitate its growing population. • Provide high quality residential accommodation that will deliver a choice of dwelling types, dwelling sizes and tenure mix. • Ensure the provision of local services and amenities to support new residential developments.
<p>Schools The existing schools in the area are reaching and/or have reached capacity, with additional school spaces required to serve the surrounding area and the future residents of the Masterplan lands.</p>	<ul style="list-style-type: none"> • Deliver community gain as part of the development of the Masterplan lands by incorporating a site for a new school into the Masterplan lands that would serve the needs of both existing communities and the future population of the Castlelands area. • Provide for additional sports/recreational facilities, specifically in the form of pitches and courts, that not only meet the requirements of the new school but which can also be used by the surrounding community outside school time.

At the centre of the Castlelands Masterplan are a number of structuring principles around which the plan for the development of these lands is based. These principles form the building blocks of the Masterplan and are integral to the coordinated and integrated development of these lands to provide a new, distinct and sustainable urban quarter of high quality residential accommodation in a landscape setting reflective of this gateway location to Balbriggan.

Delivering a Connected and Accessible Urban Extension

The Castlelands Link Road is not only a key piece of infrastructure serving the wider Balbriggan area but it forms the basis for the structure and hierarchy of roads within the lands. Pedestrian and cyclist access, permeability and safety are key functional elements of the design.

A Green Spine at its Heart

A park landscape forms a corridor running through the lands, from the existing open space area at Castleland Park to the west, encompassing the Open Space zoned lands within the Masterplan area, down to the south eastern corner of the lands.

A New and Distinctive Urban Quarter

The development of the Masterplan lands will deliver a new and distinctive urban quarter in Balbriggan through the use of high-quality, innovative, modern and sustainable design that provides a mix of residential development in terms of residential type (apartments, houses, etc.), unit sizes and tenure mix.

Creating a Community

The delivery of facilities to serve the community as a first stage in the development of the lands. Such facilities are not only required to meet the needs of existing and future residents but give a heart to the community, providing a place where residents can meet and interact.



5 Structuring Principles - A Green Spine at its Heart

A Green Spine at its Heart

Green Infrastructure is the term used to describe the interconnected networks of land and water, which sustain environmental quality and enhance the liveability of an area. The protection and expansion of green infrastructure networks has the ability to enhance communities, improve quality of life and help mitigate the effects of climate change. The Fingal Development Plan addresses green infrastructure through five themes: biodiversity; parks, open space and recreation; sustainable water management; archaeological and architectural heritage; and landscape.

Significant existing green infrastructure corridors in Balbriggan include the River Bracken and River Bremeore, with Ardgillan Castle and Demesne, Balbriggan Golf Club and other substantial areas of public open space also acting as important green infrastructure assets. These are complimented by smaller local green infrastructure areas including recreation grounds, informal green spaces and footpaths/cycleways.

The Masterplan lands currently comprise of grassland and make a limited contribution to the green infrastructure of Balbriggan. In addition, the existing adjacent open space areas at Pinewood and Castleland Park are underutilised due to their nature and topography. Given the substantial area zoned Open Space within the Masterplan lands and the opportunity to integrate with and enhance existing adjacent open spaces, the development of the subject lands presents a major opportunity to contribute to Balbriggan's green infrastructure.

The Masterplan concept developed around the provision of a park landscape that would act as a green infrastructure spine through the centre of the lands. Future buildings adjoining this green spine will be required to address the corridor and provide strong passive surveillance over this green spine. Working with the topography of the land, it will run from, and incorporate, the existing open space area at Castleland Park to the west, the Open Space zoned area on site, through to the south eastern corner of the lands, acting as the heart of the Masterplan, linking through the lands and connecting to surrounding areas. From this central spine, fingers of green space will radiate out, connecting with the existing open space to the north and the amenity area of Tanners Water Lane to the south. This structure creates pockets of land for development set within this green landscape, that not only have direct access to the open space but which will also provide passive surveillance of the space.

In time, consideration may be given to extending the pedestrian pathways southwards to Ardgillan Castle and Demesne, a distance of only circa 450 metres from Tanners Water Lane.

In order to protect and enhance the existing ecology and biodiversity on site, existing trees/hedgerows have been retained and incorporated into the network of green spaces. In addition, the SuDs measures, identified as required to support the development of the Masterplan lands by the SuDs Strategy, have been integrated into the central green spine as a landscape feature.

The potential multi-functionality of the proposed Green Infrastructural Spine shall be fully realised through the inclusion of a range of landscape features. In particular, provision shall be made for extensive cycling and walking routes, significant natural play and adult exercise/callisthenic provision, biodiversity corridors, cultural landscape features and Sustainable Urban Drainage (SuDs) with all elements integrated and designed to complement and enhance the overall landscape layout.

The provisions of the County Biodiversity Action Plan and All-Ireland Pollinator Plan will be incorporated into the design process for the open space areas in the development.

The result of this overall approach is that development on these lands will be situated within a high-quality green infrastructure setting. Utilising the existing topography of the land, its natural features and the requirement to provide SuDs facilities, the green infrastructure spine will create and provide a series of individual spaces running through the site from west to east. These spaces will have their own character which can be divided into 4 main areas as follows:

- Land-Art
- Wild Landscape
- Sports Landscape
- The Park

Each of these areas has a different function and will make





5 Structuring Principles - A Green Spine at its Heart

a unique contribution not only to the green infrastructure network in the area but to the recreational and amenity facilities available to existing and future residents. All areas are connected via cycle and pedestrian routes that form an integral component of the overall movement network, providing sustainable accessibility across the entire Masterplan area.



Land-Art

A low impact landscape intervention that takes its form from and is adapted to the topography of the hill located at Castleland Park. It will provide a function for this currently underutilised piece of open space, connecting it into the surrounding residential areas and the green infrastructure spine.



Wild Landscape

A low maintenance landscape characterised by local vegetation and natural paths. The area straddles the existing open space at Castleland Park and part of the area zoned Open Space within the Masterplan lands, giving the space a unified character and function and acting as the link between the Land-Art and the Park areas.



Sports Landscape

This area will provide pitches and/or courts and a playground within the existing underutilised open space area at Pinewood. These facilities will serve the proposed adjacent school as well as provide recreational facilities for the wider neighbourhood outside of school hours. The area connects back into the Masterplan lands via green linkages and secondary open spaces radiating from the central green spine.



The Park

The Park is located at the centre of the Masterplan lands, providing a substantial amount of open space and recreational amenity areas. Through its green fingers, it reached out into the character areas providing a network of spaces, paths and routes that connects and integrates them. The majority of development within the Masterplan lands will have direct access to and provide passive surveillance of the Park area.

Key Principles

- West-east central green corridor integrating the existing open space at Castleland Park, running through the lands to the south east boundary
- Green fingers radiating north and south of the central green corridor connecting to existing open spaces and amenity areas and Tanners Water Lane
- Incorporate SuDS as a landscape and amenity feature within the central green corridor
- The creation of 4 distinct landscape areas with individual characters and functions
- Development set in a high quality landscape, with direct access to open space areas and providing passive surveillance
- Provision of pedestrian and cyclist links connecting spaces within the Masterplan boundary and with the surrounding area
- Retention and incorporation of existing trees and hedgerows where possible, specifically along the southern boundary
- Provision of tree lined streets to help integrate the road network into the landscape setting
- The design of the streetscape shall incorporate extensive street tree planting to enhance the general landscape treatment and assist with the development of character areas within this new urban area.

Delivering a Connected and Accessible Urban Extension

The Castlelands Masterplan lands once developed will form an urban extension to Balbriggan that integrates with, and contributes to, the surrounding area. Key to this is the delivery of a sustainable transport system that prioritises walking, cycling and public transport, not just within the lands but to the surrounding area. In addition, the delivery of the Masterplan will provide a key piece of road infrastructure for the wider Balbriggan area in the form of the continuation of the Balbriggan Inner Relief Road to the Skerries Road (R127).

The provision of the Castlelands Link Road is important not only as the primary access to the Masterplan lands but as its delivery is a Specific Objective of the Fingal Development Plan its general alignment has already been determined which was a key consideration in developing the Masterplan Design Concept for the lands.

Planned Road Infrastructure

Fingal County Council and Systra Ltd. has developed a concept design for the Castlelands Link Road, which extends to approximately 850 metres in length from the existing

roundabout at Hamilton Road/Castlelands Park Avenue to the Skerries Road (R127), where it will culminate with a traffic signals junction (see Appendix 2).

The horizontal alignment of this Road has been determined to a large extent by the existing rising mains which cross the lands and need to be accommodated and protected in designing the Link Road. The vertical alignment of the Road will follow the existing ground level to a point, approximately 150m before the R127 junction, where in order to achieve the headroom required to cross over the railway line the road will be on an embankment with a maximum elevation of 2.2 metres over the ground level. This will be achieved through the construction of a 16m single clear span bridge crossing the Dublin to Belfast Railway Line. In order to connect to the Link Road, the R127 will need to be vertically realigned, as shown on the map below.

The western side of the road will be in cut [below existing ground level] up to a point close to the entrance of the proposed school site, from where the majority of the road alignment will follow the existing ground level, minimising the earthworks. From the

last 150m, the road will be elevated. It is proposed to fill in the adjacent buildings plots to provide at grade level access to the buildings of Typology 6, just before the roundabout junction (see Appendix 2). The ground floor of the eastern buildings, Typology 4, will be below the road level by approximately 1.5-2m, with the vehicular/pedestrian access via the Local Road-Boulevard and a landscaped embankment provided on both sides of the road (Appendix 2).

The Castlelands Link Road will incorporate footpath and cycle tracks on both sides of the carriageway, with cyclists catered for with cycle friendly roundabouts.

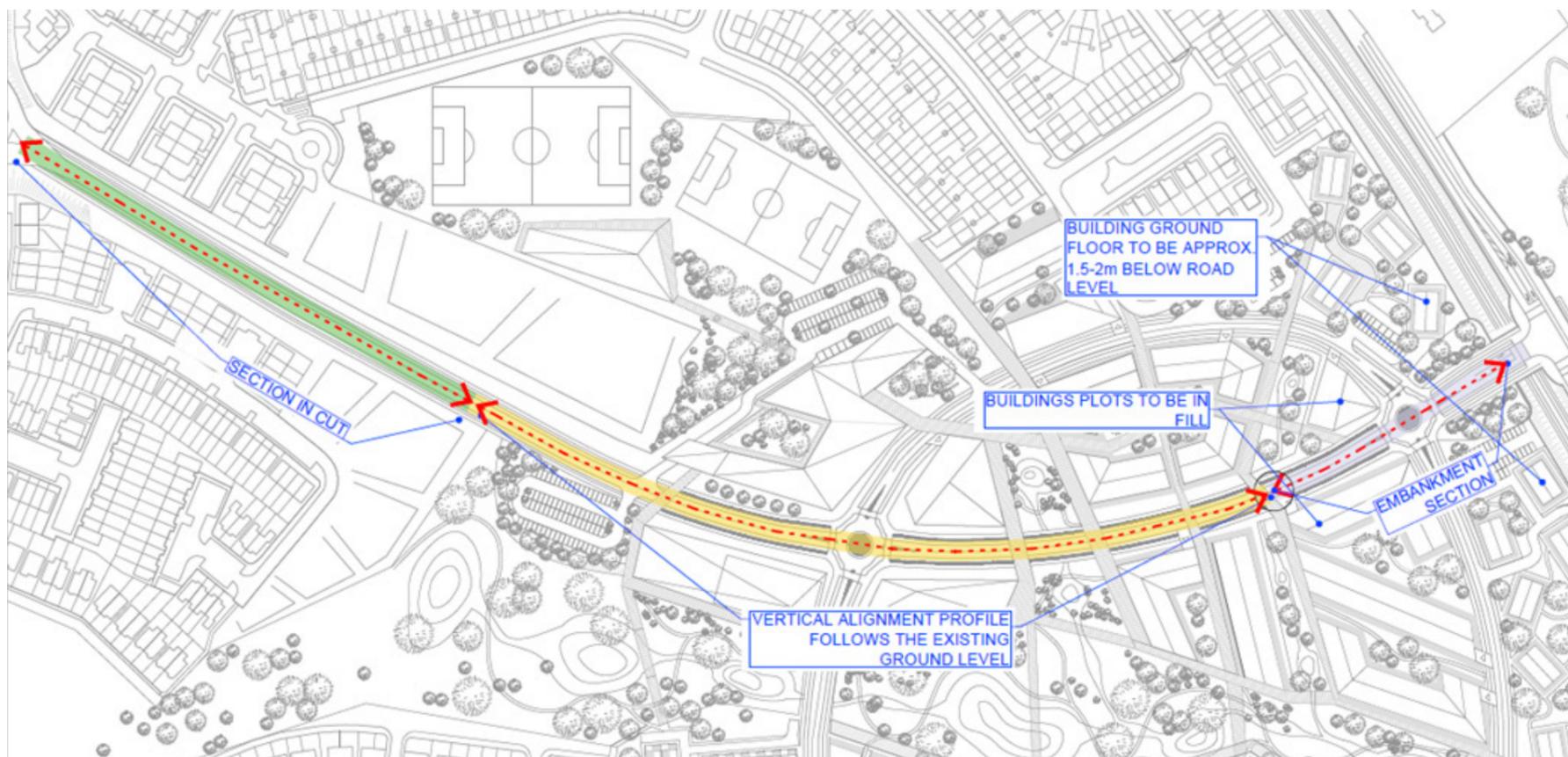
As green infrastructure and the creation of a landscape setting is at the core of the design concept for the Masterplan lands, the Link Road has been considered in the context of integrating it into the landscape and minimising its visual impact. The embankment area within the Masterplan lands will be landscaped and carefully treated in order to achieve the required level and access to the adjacent buildings. The visual impact of the elevation of the R127 would be minimised by providing retaining walls with vertical landscaping. The Link Road will also incorporate appropriate planting and landscaping to minimise its impact.

Access Strategy

As the horizontal alignment of the Link Road has been determined as part of this Masterplan process, this forms the basis for the hierarchy of roads and street serving the land parcels for development. Vehicular circulation to the development lands will be via the Castlelands Link Road (Avenue), the Link Road (Boulevard) which circles the lands, and from these the Local Roads, as shown on the Road Hierarchy Map below. The vehicular access to the different residential areas will be via these public roads with access to buildings in Typology 6 via basement car parking.

In addition a network of pedestrian streets and paths will not only provide permeability within the lands but through the landscape corridor and open space areas will directly connect the Masterplan lands to the surrounding area.

The internal road network serving the Masterplan area has been designed in accordance with the Design Manual for Urban Roads and Streets (DMURS), DTTAS 2013 and the National Cycle Manual, NTA 2011.



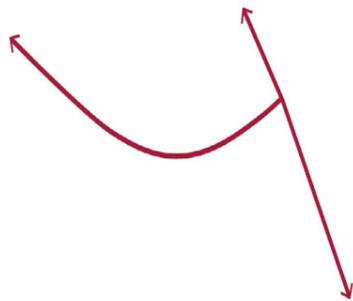


Castlelands Link Road - Avenue

The Avenue is the main street that connects the major nodes within the Masterplan lands, traversing the width of the lands and providing a new access to the Skerries Road (R127). This street has an important vehicular character, since it is a continuation of the Balbriggan Inner Relief Road and the main entrance to the Masterplan lands.



The avenue is designed with a c. 6.5 meters wide road to provide for car movements in both directions. The road is delimited by green strips that separates car traffic from pedestrians and cyclists without the utilisation of physical barriers or other visual obstacles. This encourages motorists to adhere to the speed limit and creates a safer environment for pedestrians and cyclists.

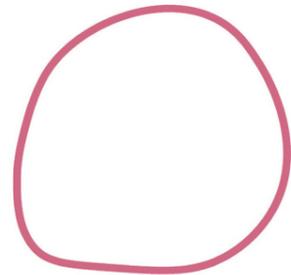


Link Road- Circular Boulevard

The Boulevard has been designed to provide sufficient space for a central two way vehicular and cycling road, having regard to the fact that the volume of traffic on this street will be lower than the Avenue.



The Boulevard gives priority to pedestrian use and seeks to provide high quality public areas throughout the Masterplan lands. Green strips on both sides of the vehicular road provide security and an enjoyable character to the pedestrian area. This creates an interesting and safe space for both pedestrian movement and the provision of public furniture for use by the whole community.

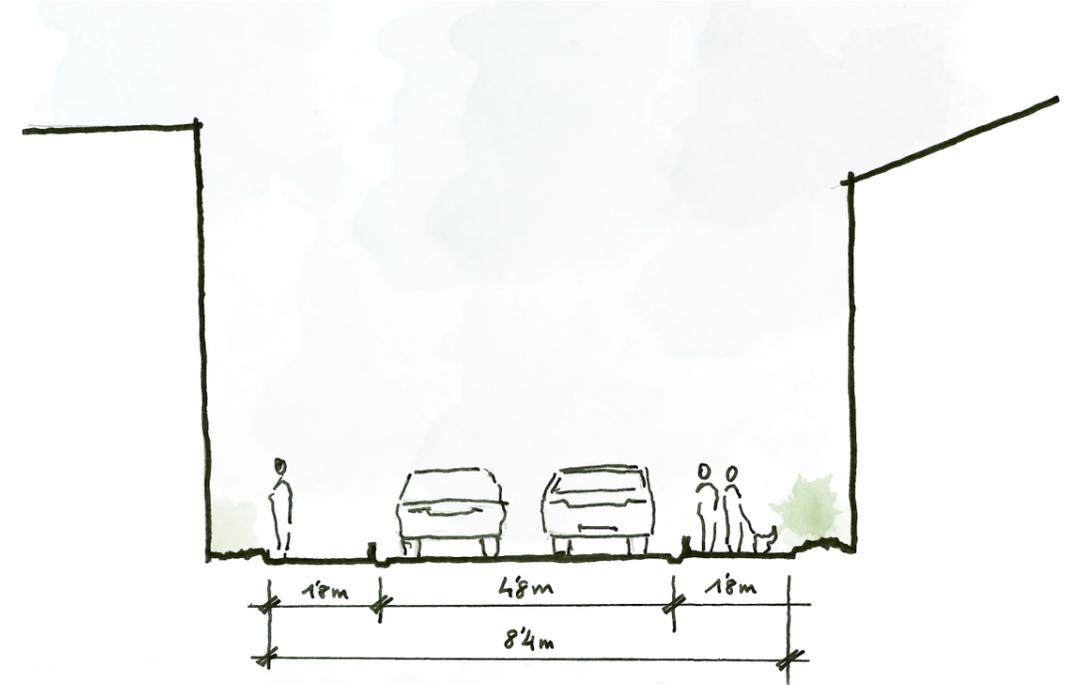
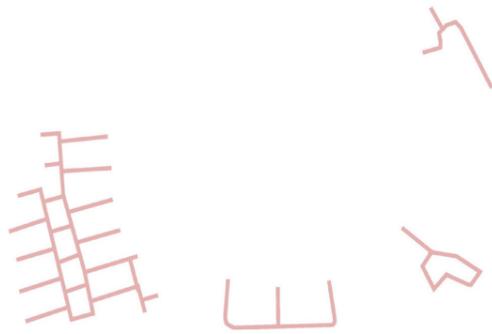


6 Structuring Principles - Delivering a Connected and Accessible Urban Extension

Local Roads - Access Streets

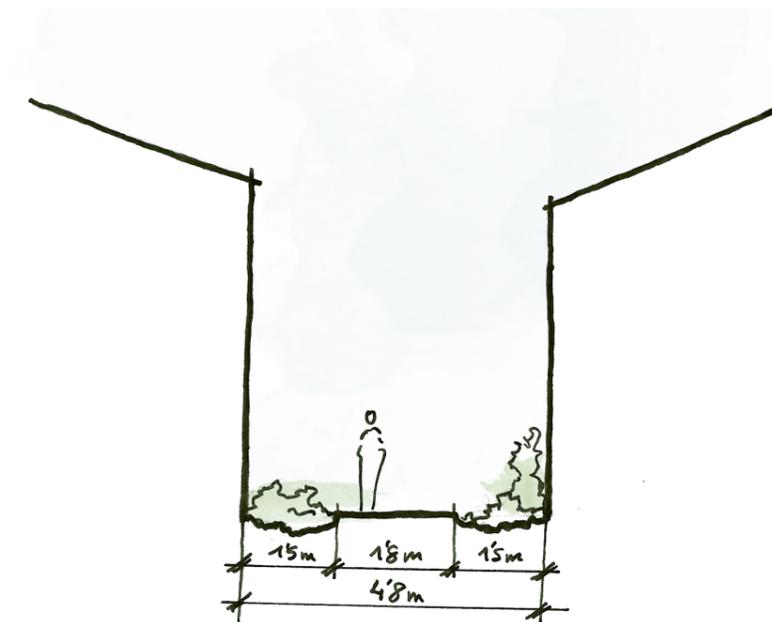
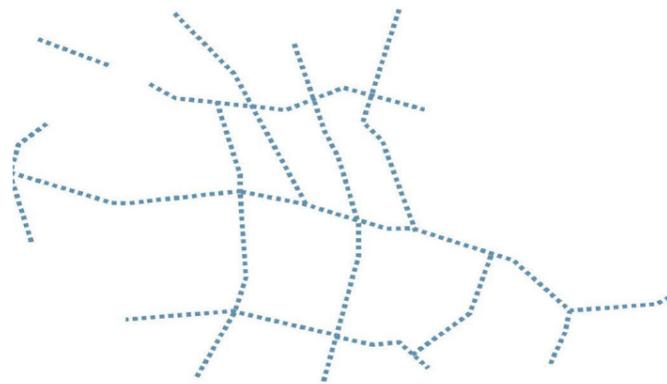
The design of the Access Streets provides sufficient space for a low volume of two way car circulation and encourages motorists to slow down through the integrated design of the pavement.

The use of the Access Streets is shared by cars, cyclists and pedestrians, since these streets provide local access and are thus primarily used by the inhabitants of each neighbourhood.



Local Roads - Pedestrian Streets

The design of the Pedestrian Streets provides enough space for two wheelchairs to pass at the same time. This central strip is delimited by green zones that maintain the privacy of the surrounding houses while at the same time creating enjoyable routes throughout the Masterplan lands.



Paths - Nature Paths

The design of the Paths must be sufficient to ensure the optimum and safe use by both pedestrians and cyclists. These routes adapt to the topography of the parks and green areas.



Walking and Cycling

The Masterplan seeks to provide an integrated network of continuous and safe pedestrian and cyclist links through the lands that will connect with external infrastructure. This includes the provision of a separate footbridge for pedestrians and cyclists that will directly link the green infrastructure spine with the Fingal Coastal Way along the Skerries Road (R127), as required by Local Objective L02 in the Development Plan.

The integrated network of pedestrian and cyclist links will also directly connect with the surrounding neighbourhoods to promote active travel choices. At present the adjacent neighbourhoods are enclosed estates with no connection between them or the Masterplan lands. Appropriate permeability filters are an objective of the Masterplan to accommodate desired pedestrian links between the different areas and encourage integration.

With regard to cycling the GDA Cycle Network Plan (NTA) includes the implementation of secondary and feeder routes to the Balbriggan cycle network. The development of the proposed Fingal Coastal Way as provided for in the Fingal Development

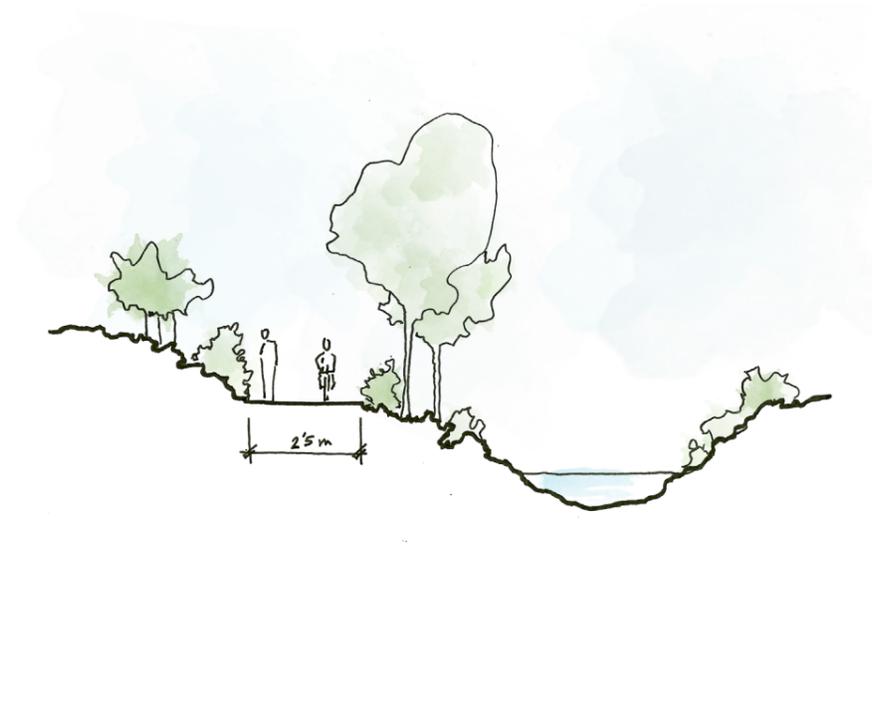


Plan along the Skerries Road (R127) will provide a pedestrian and walking facility connecting the Masterplan lands to the Town Centre, Train Station and Skerries. Provision is made for connection with this greenway through the R127/Link Road Traffic Signals Junction which will facilitate safe access to this proposed off-road cycle route. Other redesign of the GDA Cycle Network, linking Moylaragh Road to Drogheda Street and the Harry Reynolds Road - before joining the Hamilton Road to the immediate west of the Masterplan lands, will provide an important spine through the Town, linking the Masterplan lands to schools, residential, employment and community facilities.

Car Parking and Bicycle Parking

Car parking for all uses within the Masterplan lands will be required to comply with the standards set out in the Fingal Development Plan including an appropriate quantum of visitor parking and disabled parking.

The Masterplan includes provision of a multi-purpose parking and drop-off area to serve the new school site and the sports facilities in the north-west area. Access to this car park area will be via the Castlelands Link Road, with egress on to the



Boulevard. This will relieve the traffic congestion on school entry/exit hours. The swimming pool and community building will be served by a parking area with access/egress via the Castlelands Link Road.

Cycle parking provision will be in line with the standards for same set out in the Fingal Development Plan and also having regard to the March 2018 DHPLG Sustainable Urban Housing: Design Standards for New Apartments. The latter sets a requirement of one cycle space per bedroom and one visitor space per two residential units. The preference will be for individual secure storage areas for bicycles and associated equipment for residents and covered facilities for visitors.

Secure cycle parking facilities should be provided in the apartment blocks and at the public car parks, the school, parks/open spaces and at the retail area.

6 Structuring Principles - Delivering a Connected and Accessible Urban Extension

Public Transport Network

Balbriggan is situated on the Belfast – Dublin intercity rail network, with the train station located approximately 1.5km from the Masterplan lands. The electrification of the rail line, as proposed in the National Development Plan, will enable the DART to service Balbriggan and significantly improve the service. To promote sustainable transportation it is an objective of the Masterplan to encourage pedestrian/cyclist movement from Castlelands to the train station along the Skerries Road (R127).

Balbriggan is also relatively well served by bus in the peak hours, with the Balbriggan Express and Go-Ahead operating services connecting to Dublin City Centre. There are also two Bus Éireann services – service 101 connects to Dublin Airport, and service B1 is a Balbriggan Town Centre route. The current Bus Connects programme also proposes the Route 285 from

Balbriggan to Swords which would operate as a direct all day route terminating in Swords, where passengers could connect to frequent services to the Airport or Dublin City Centre, including via the proposed MetroLink, when constructed. This route would operate every 30 minutes in the middle of the day and every 15 minutes at peak times to and from Skerries, with approximately 50% of those buses continuing to Balbriggan.

As part of the Masterplan, a comprehensive network of pedestrian routes is proposed linking existing and future residential areas to the existing bus stops on Dublin Street (R132) and Skerries Road (R127) via safe and attractive pedestrian routes. The Castlelands Link Road could also facilitate future bus services, or re-routing of existing services, to cater for the expected population growth in the Masterplan lands and the existing population in the surrounding area.



Indicative Layout - See Appendix 3

Key Principles

- In accordance with Objective MT41 of the Fingal Development Plan, provide the Castlelands Link Road to the Skerries Road (R127)
- Deliver an integrated network of pedestrian and cyclist links within the Masterplan lands connecting to the surrounding area including Tanners Water Lane and bus network
- Encourage pedestrian/cyclist movement from Castlelands to the train station along the Skerries Road (R127).
- Provide a footbridge for pedestrians and cyclists connecting the central green corridor to the lands to the east of the Skerries Road
- Provide an appropriate quantum of parking and cycle parking to serve the different land uses including new residential, commercial and amenity facilities

Creating a Community

People want to live and work in places with a range of community infrastructure facilities and these in turn provide a focal point for the residents to meet and interact. It is important that community facilities are provided in a timely manner where new development is constructed to ensure that people have the amenities required for a good quality of life, without the need to travel long distances for services.

Research undertaken in establishing the context of Balbriggan and feedback from pre-draft consultation and submissions, highlighted the current lack of usable open space/recreational facilities within the area, particularly for children and teenagers. It also indicated that despite a number of schools being located in the area, as these are reaching and/or have reached capacity, additional school spaces will be required to serve the surrounding area and the future residents of the Masterplan lands.

Education

Educational facilities play an important role in developing sustainable communities and encouraging families to live in an area, as well as supporting existing residents. There are currently

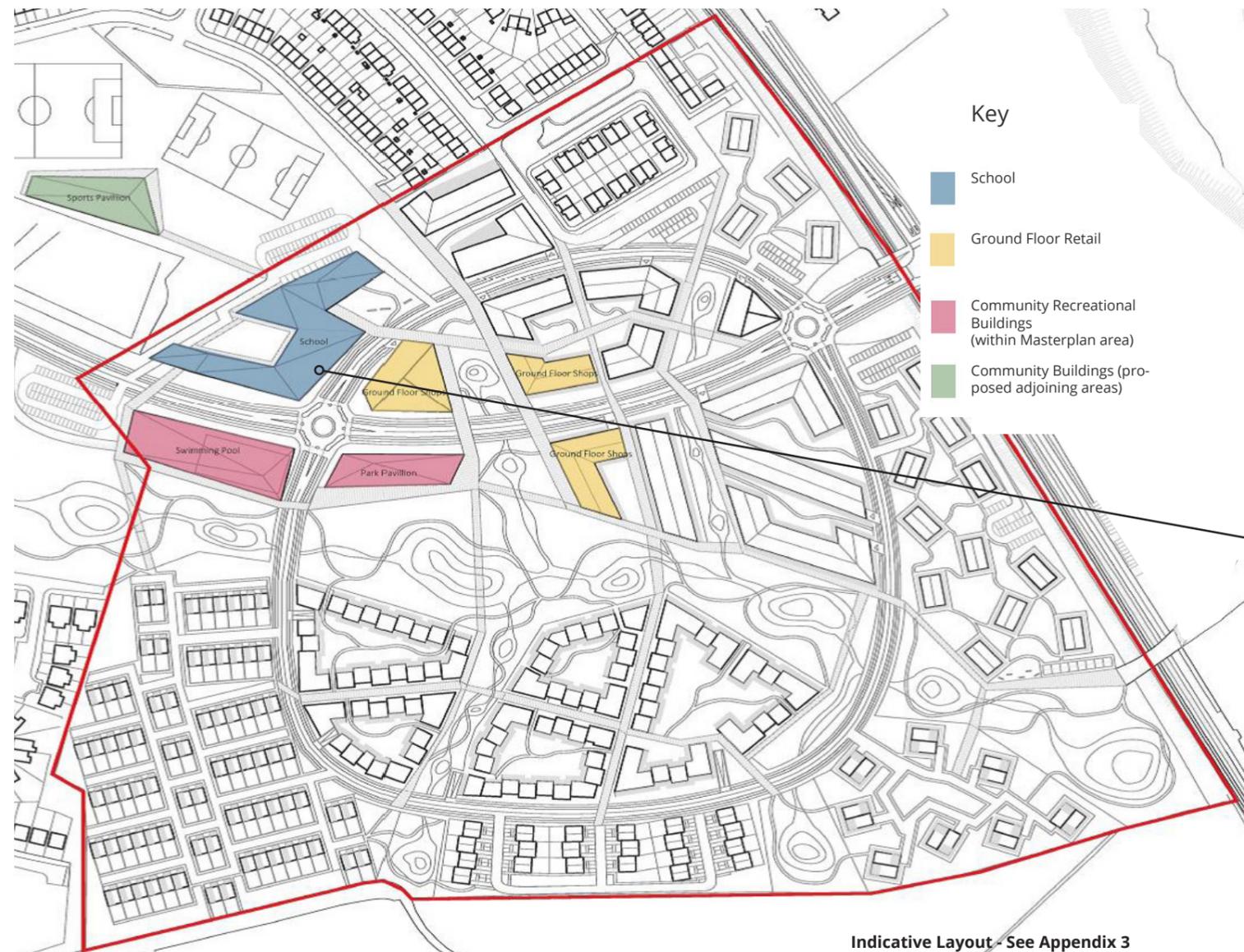
8 no. primary schools and 5 no. secondary schools located in Balbriggan. Of these Bracken Educate Together National School, Gaelscoil Bhaile Brigín and Ardgillan Community College, are located to the west of the Masterplan lands off Castleland Park Avenue while St. Teresa's Primary School is located to the north west adjacent to Pinewood. As part of the research stage in undertaking this Masterplan, Bracken Educate Together National School stated that it had capacity for 12 students while Gaelscoil Bhaile Brigín had no capacity. At secondary level Ardgillan Community College confirmed that it had capacity for 141 students.

These capacity issues limit school places for families and have become prevalent due to recent and on-going population

growth in the area. The requirement for school spaces will be further compounded by the relatively young average age of 30.8 years of the population, who in many instances are starting or have yet to start a family.

In line with the Specific Objective to provide a 'Proposed School Site' on the Masterplan lands, the Masterplan provides for a site for the proposed school in the north western part of the Masterplan lands (0.83 ha excluding the pitches and pavilion to the north). A new national school may be provided at this location, in conjunction with the Department of Education and Skills, as part of the development of these lands.

The site for the proposed school in the north western part of the Masterplan lands, allows for access to parking and drop-off areas via the Castlelands Link Road, with egress on to the circular Boulevard. This will relieve the traffic congestion on school entry/exit hours. In addition, the Masterplan provides for the development of recreational facilities (pitches and/or courts and a playground) within the existing underutilised open space at Pinewood that can be used both by the local community and by school for recreational purposes for the benefit of all.



Community and Recreational Facilities

High quality public open space shall be provided as part of the Masterplan in accordance with the policy of the Fingal Development Plan and Fingal Open Space Strategy in order to meet the amenity requirements of future residents within the Masterplan area. In particular, active recreational / outdoor sports areas shall be provided in close proximity to the Masterplan area to address the needs of the increased population. This will require adapting existing suitable open space zoned lands to provide for significantly intensified sporting usage. Opportunities for shared infrastructure and consequent usage shall be fully exploited e.g. car parking for combined school and recreational use.

The Council has the discretion, in exceptional circumstances, to accept a financial contribution in lieu of any remaining open space requirements that are above the minimum 10% of a proposed development site area's open space requirements. This contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 and these monies will, where applicable, be used to upgrade recreational facilities in the vicinity of the Masterplan lands.

The Masterplan provides a range of community and recreational facilities both within and adjacent to the Masterplan lands. These facilities are grouped within the north western part of the Masterplan area, proximate to the school, creating a heart/focal point where residents, both existing and new, can meet and interact and have access to a range of services.

Outside the Masterplan boundary the Plan includes the redevelopment of the currently underutilised open space at Pinewood for use as playing pitches and/or courts and a playground with possibly an associated sports pavilion. As above, such facilities will be required by the adjacent school but will also be made available to the local community for use outside of school hours. These sports facilities will share parking and drop-off areas with the school and will have the same access and egress arrangement i.e. access via the Castlelands Link Road, with egress on to the circular Boulevard.

These pitches and playground will provide much needed recreational facilities for the community, given the identified lack of such recreational facilities for children and teenagers in the area. As a result, and as outlined in the Phasing and

Implementation section of this Plan, the provision of these facilities will be included in Phase 1 of the development of these lands and will be of great benefit to existing residents in the area.

The Masterplan also includes the provision of a swimming pool within the community and recreational core to the north west. Such a facility was identified as lacking within this part of Fingal and will act as an important amenity not only for the local community but for the wider area. The swimming pool is located south of and is directly accessible from the school site, allowing for its shared use with the school. The swimming pool will be served by a parking area with access/egress via the Castlelands Link Road.

Given the importance of the swimming pool as a recreational facility not only within Balbriggan, but the wider area, its construction is included in Phase 1 of the development of the Masterplan lands, as set out in the Phasing and Implementation section of this Plan.

The Masterplan also provides for a Recreational Park Pavilion building and ground floor retail/commercial uses in the community and recreational core. The provision of such uses

will ensure that the day to day needs of the local community can be met within the Masterplan lands, avoiding the need to travel long distances for basic requirements. The locating of these uses along the Castlelands Link Road will also define it as the main Avenue and add a vibrancy and vitality to the community and recreational core.

In addition these buildings can also be utilised to accommodate childcare facilities to meet the needs of the Masterplan lands and surrounding areas. It is a requirement of the Fingal Development Plan that the provision of appropriate purpose-built childcare facilities form part of residential developments. The document 'Childcare Facilities Guidelines for Planning Authorities' (2001) requires a minimum of 20 childcare places per approx. 75 residential dwellings. Locating such childcare facilities within and/or adjacent to the community and recreational core will ensure that the drop-off and parking requirements of same are addressed and will also allow for multi-purpose trips with the school, shops etc.

Other uses such as a nursing home will also be encouraged subject to appropriate design and adherence to relevant guidance documents.

Key Principles

- Cluster community, educational and recreational facilities in the north western part of the Masterplan lands to create a heart/core, where existing and future residents can meet, interact and avail of services.
- In accordance with the Specific Objective of the Fingal Development Plan, and to ensure sufficient capacity of school spaces for existing and future residents, provide a school site within the Masterplan lands.
- As part of Phase 1 of the implementation of the Masterplan redevelop the currently underutilised open space at Pinewood for pitches and/or courts and a playground and possibly an associated sports pavilion, that can be used by both the school and the local community outside of school hours.
- Provide for a swimming pool within the Masterplan lands
- Provide a Recreational Park Pavilion building and ground floor retail/commercial uses in the community and recreational core on the Castlelands Link Road that not only address the day to day needs of the local community but which also add vibrancy and vitality and helps define the Avenue as the main route through the lands.
- Ensure the appropriate provision of crèche spaces in line with the Fingal Development Plan and the document 'Childcare Facilities Guidelines for Planning Authorities' (2001)



A New and Distinctive Urban Quarter

Balbriggan is recognised as the fastest growing town in Ireland and in recent years has experienced a significant growth in the quantum of residential developments being constructed. A number of the existing residential developments in Balbriggan are Local Authority owned and as outlined in *'Balbriggan Today; A Summary Socio-Economic Profile'*, accommodation rented from the Local Authority is high, with Pinewood Green Road (72%) and Pinewood Green Court/Lawn (65%) of note.

Balbriggan is characterised by a young and expanding population, with an average age in the settlement in 2016 of 30.8 years. As this age cohort looks to buy a first time property and start a family, in conjunction with new residents moving to the area, demand for housing will continue. Objective SS19 of the Fingal Development Plan supports the growth of Balbriggan in order to fulfil its role as a Large Growth Town in the Settlement Hierarchy.

Residential development in Balbriggan comprises mainly two storey, semi-detached and terraced homes, with much of the development taking place to the north and west of the Town.

The growing population of Balbriggan will require a large range of additional dwellings that will provide a choice of dwelling types; dwelling size and tenure mix for the changing demands over time. The tenure mix envisaged on the Masterplan lands is 90 %- affordable/ private and 10 % social.

In conjunction with the residential development, there will be a requirement for local, community, recreational and educational facilities to support the growing population.

The Masterplan promotes the development of a distinctive quality new residential quarter within Balbriggan. The Masterplan seeks to provide for a wide range of residential development that will meet the changing demands of the community over time. To facilitate this, a mixture of dwelling types set in distinct character areas are proposed to accommodate the differing familial and housing requirements of future residents. In line with the Masterplan Concept the key principles for structuring the development of the lands are:

- To provide a higher density core that overlooks and gives a sense of enclosure to the central green corridor, while

also providing passive surveillance of the open spaces and the Castlelands Link Road.

- To work sensitively with the topography of the land when locating taller buildings within the Masterplan area while maximising sea views.
- To deliver a park landscape that will act as a green spine within the lands.
- Provide for green fingers/links between the residential areas, running north and south that connect the central green corridor to the open space at the Pinewood residential estate and to Hampton Demesne and Tanners Water Lane to the south.
- To respect the amenity of adjoining residential areas by providing lower buildings adjacent to these areas.

Architecture and Urban Design Guidance

- Adopt a character area approach that provides guidance on building heights and typologies while allowing for flexibility in the final detailed design.
- Provide a higher density core that overlooks and gives a sense of enclosure to the central green corridor, while also providing passive surveillance of the open spaces and the Castlelands Link Road.
- Respect the amenity of adjoining residential areas by providing lower buildings adjacent to such areas.
- To work sensitively with the topography of the land when locating taller buildings within the Masterplan area while maximising sea views.
- Ensure the appropriate provision of parking spaces and private open space in line with the Fingal Development Plan.

Masterplan Proposals

- New Dwellings - 800 -1,000
- Indicative Mix - 10% social, 90% private/affordable
- Gross Density - 33 - 41 units/ ha
- Net Density - 45-57 units/ ha
- Open Space - 4.9 ha / 20%
- Primary Schools - 1
- Leisure Centre / Swimming Pool - 1

Character Areas

The Masterplan does not seek to be overly prescriptive in terms of the exact typologies and buildings heights but instead adopts a character area approach that provides guidance while allowing for flexibility.

While flexible, the approach adopted complies with SPPR4 in relation to planning the future development of greenfield or edge of city/town locations for housing purposes and the requirement to secure the minimum densities set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; a greater mix of building heights and typologies in planning for the future development of suburban locations; and avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.

The lands are divided into four distinct character areas, based on the key principles for structuring development, with each area having a density range, proposed mix of typologies, indicative building heights and appropriate parking and open space provision in line with the Fingal Development Plan.

Character Area 1

Character area 1 incorporates the western section of the Masterplan lands, located to the south of the Castlelands Link Road and bound by the existing residential areas of Ardgillen and Castleland Park to the west. This area incorporates the leisure centre/swimming pool bounding the Castlelands Link Road and an area for residential development south of this.

Development in this area will respect the existing amenity of the adjoining residential areas at Ardgillen and Castleland Park and will be 2-3 storeys in height and range from 22 to 26 net density.

Character Area 1

- 70 - 80 residential units
- Net residential density of between 22 and 26 units/ha
- Housing envisaged as 2-3 storey townhouses
- Housing directly adjacent to existing residential areas will respect their amenity
- Car parking provided in line with Fingal Development Plan requirements
- Leisure centre/Swimming pool served by parking area with access/egress via the Castlelands Link Road.
- Private open space provided in line with Fingal Development Plan requirements

Character Area 2

Character area 2 incorporates the southern and eastern edge of the Masterplan lands, bound by Tanners Water Lane to the south and the rail line and Skerries Road (R127) to the east. This area is entirely residential in nature with the northern portion adjoining the Pinewood Heath modular housing.

Development in this area ranges from two storeys adjacent to the existing residential areas to the north, in respect of their amenity, to 4 storeys to the south. Net density in this character area ranges from 29 to 36.

Character Area 2

- 160 - 200 residential units
- Net residential density of between 29 and 36 units/ha
- Residential height ranges from 2-4 stories, mix of typologies
- Housing directly adjacent to existing residential areas will respect their amenity
- Car parking provided in line with Fingal Development Plan requirements
- The eastern area will be below the level of the Link Road by c. 1.5-2m, with the vehicular/pedestrian access via the circular Boulevard.
- Private open space provided in line with Fingal Development Plan requirements

Character Area 3

Character area 3 incorporates the northern section of the Masterplan lands as well as a portion of the lands to the south of the Castlelands Link Road. The lands are bound to the north by Pinewood and to the south by the central green corridor. This area incorporates the school site, which adjoins the existing open space at Pinewood and ground floor commercial uses in the community core.

Single storey to suit the needs of the aging population in Balbriggan who may wish to trade down to a smaller house may be provided within Character area 3, close to existing residential development at Pinewood.

Character Area 3 is also considered suitable for the development of a nursing home as required as it would be close to planned local facilities and amenities including the public open space corridor.

Residential development ranges from two storeys adjacent to the existing residential areas to the north, in respect of their amenity, to 6 storeys to the south overlooking the central green corridor. Denser and higher residential development will be concentrated on the central green corridor to provide a sense of enclosure and passive surveillance and along the Link Road, to create a sense of place.

Character Area 3

- 300 - 380 residential units
- Net residential density of between 64 and 80 units/ha
- Residential height ranges from 2-6 stories, mix of typologies
- Housing directly adjacent to existing residential areas will respect their amenity
- Car parking provided in line with Fingal Development Plan requirements
- At grade level access, with vehicular access to buildings via basement car parking
- A parking and drop-off area to serve the new school site accessed via the Castlelands Link Road, with egress on to the circular Boulevard.
- Private open space provided in line with Fingal Development Plan requirements

Character Area 4

Character area 4 incorporates the Park Pavilion building to the south of and bounding the Castlelands Link Road and also the central area of the Masterplan lands, south of the central green corridor and north of the Boulevard. With the exception of the Park Pavilion, this area is entirely residential in nature.

As this area is separated from character areas 1 and 2 by the circular Boulevard and also has direct access to and overlooks the central green corridor it can accommodate denser and higher residential development. Heights in this area will range from 3 storeys along the Boulevard stepping up to 6 storeys overlooking the central green corridor. This variation in height will not only avoid an abrupt transition between character areas but the increased height bounding the central green corridor is required to create a sense of enclosure of this space and provide passive surveillance.

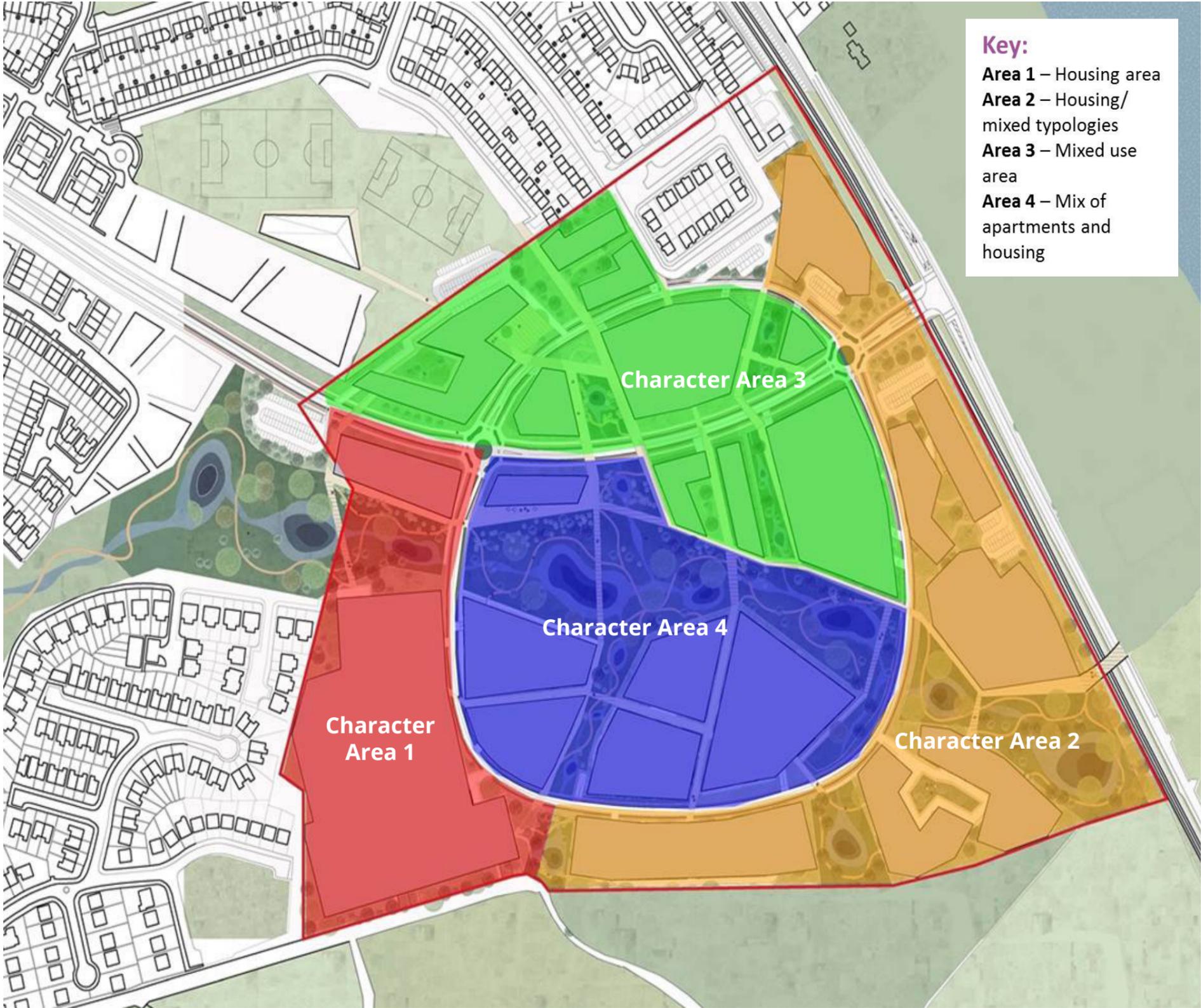
In line with the guidance for each character area it is envisaged that a range of house typologies will be provided across the Masterplan lands. A selection of typologies are presented in Appendix A3 that can be utilised based on the character and requirements of specific areas and which in combination will help define the Masterplan lands as a new and distinctive urban quarter.

Character Area 4

- 270 - 340 residential units
- Net residential density of between 66 and 83 units/ha
- Residential height ranges from 3-6 stories, mix of typologies
- Car parking provided in line with Fingal Development Plan requirements
- At grade level access, with vehicular access to buildings overlooking the central green corridor via basement car parking
- Pavilion building served by parking area with access/egress via the Castlelands Link Road
- Private open space provided in line with Fingal Development Plan requirements



Character Areas Map



Given the extent of the Masterplan area and the scale of development which it can accommodate, development shall be phased in order to ensure the coordinated and integrated development of the lands and to mitigate any potential adverse impacts on the surrounding residential area. The phasing schedule provides for the development of the main structuring elements and facilities in the initial phase of development in order to facilitate the optimum development of the Masterplan lands over time for the mutual benefit of both existing and future residents.

Key Structuring Elements and Facilities

The key structuring elements and facilities which shall be provided in Phase 1 are as follows:

- The completion of the Castlelands Link Road to the Skerries Road (R127)
- The proposed 'Green Infrastructure' corridor that extends from the zoned 'OS' lands to the west, through the centre of the Masterplan lands and incorporates the SuDs facilities as a landscape feature

- The proposed recreational facilities on the existing public open space lands at Castlelands and Pinewood
- The construction of the swimming pool as an important recreational and amenity facility for existing and future residents and the wider area
- The provision of the school site.

Given the likely long-term timelines involved in the development of the Masterplan lands the early delivery of these key structuring elements and facilities is central to the integrated, coordinated and sustainable development of the Masterplan lands.

The purpose of phasing is to ensure that infrastructure, services, facilities and amenities required for the development of the subject lands are provided together with, or in advance of, development. The phasing schedule contained herein is based on the fact that there are a number of key structuring elements and facilities that need to be delivered up front as part of Phase 1 in order to enable and promote the integrated and coordinated development of these lands over a period of

approximately 10 years and to protect adjoining residential amenities.

Phasing

The phasing programme set out in this Masterplan, provides for the development of the lands over three phases. Phase 1 will put in place the key structuring elements and facilities required to ensure the coordinated development of the Castlelands area and to serve future residents. It will also deliver the first residential development, located in the south western part of the Masterplan lands. The second phase will deliver the higher density residential core that overlooks and provides passive surveillance of the linear park and the Castlelands Link Road. The final and third phase will deliver the residential area to the south of the Masterplan lands, adjacent to Tanners Water Lane.

Residential development housing shall be delivered in phases of circa 150-200 units.

The proposed distributor Ring Road should be constructed during Phases 1 & 2 and prior to Phase 3.

Phase 1

Phase 1 affects Character Area 1, Part of Character Area 3 and part of Character Area 4. Development to be undertaken during Phase 1:

- Completion of the Castlelands Link Road to the Skerries Road (R127)
- The Distributor/Ring Road (part of)
- The 'Green Infrastructure' corridor that extends from the zoned 'OS' lands to the west, through the centre of the Masterplan lands and incorporates the required SuDs facilities
- The swimming pool
- The recreational facilities on the existing public open space lands at Castlelands and Pinewood
- Construction of park pavilion
- Provision of proposed school site
- Walking and cycling links to the R127
- Pedestrian access to bus stops on the R127 and R132
- c. 200 dwellings in the south-west area

Phase 2

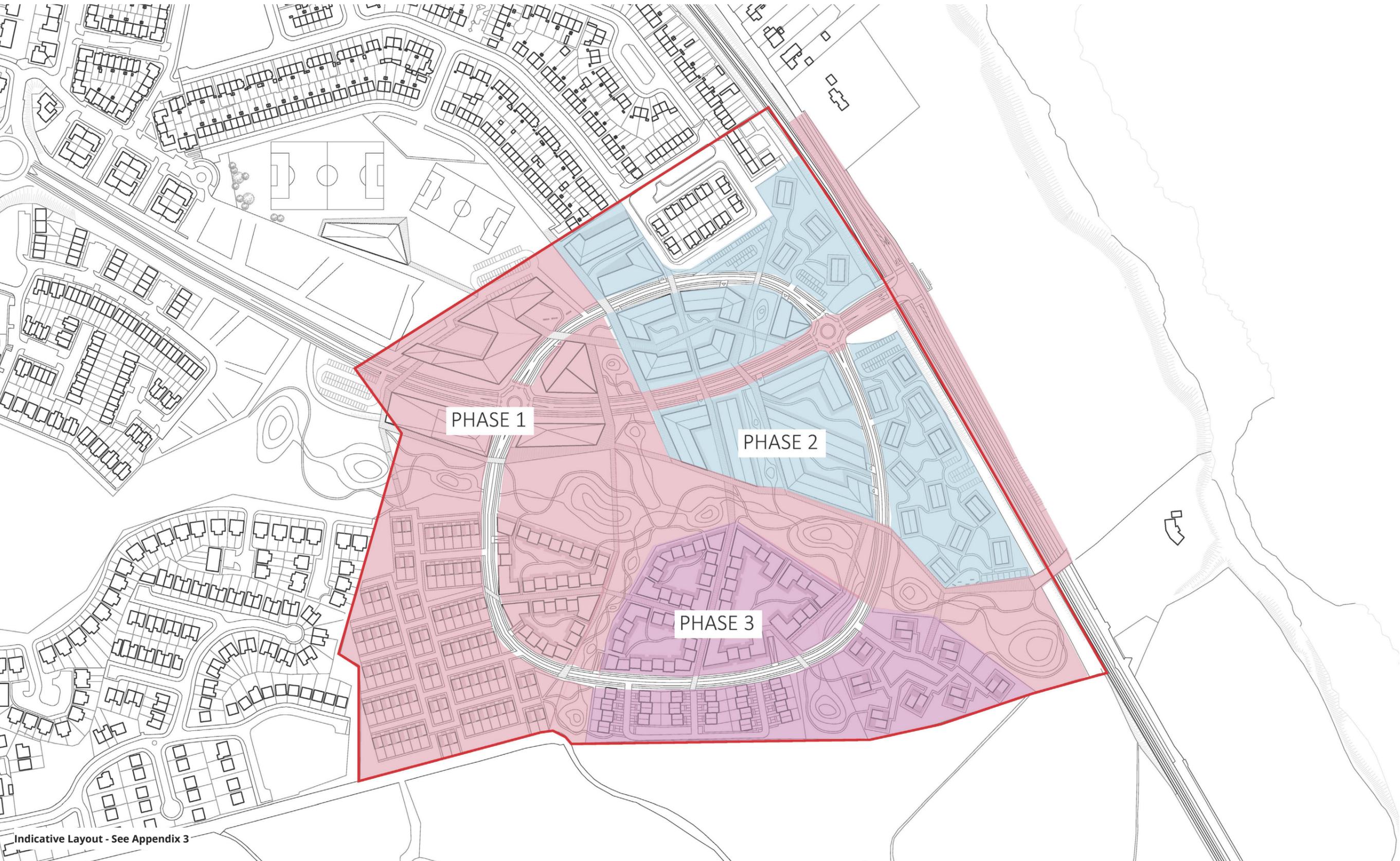
Phase 2 affects part of Character Area 2 and part of Character area 3. Development to be undertaken during Phase 2:

- Higher density residential core overlooking the green infrastructure corridor and the Castlelands Link Road
- Lower density residential development along the eastern boundary of the lands
- Local access roads to serve the area
- Walking and cycling links within the area and connecting to adjoining areas
- Green fingers that radiate out from the central green infrastructure corridor into the area
- The Distributor/Ring Road (completion)

Phase 3

Phase 3 affects part of Character Area 2 and part of Character Area 4. Development to be undertaken during Phase 3:

- Construction of the last of the residential units to the south of the Masterplan lands, ranging from medium density overlooking the green infrastructure corridor to lower density adjoining Tanners Water Lane
- Local access roads to serve the area
- Walking and cycling links within the area and connecting to adjoining areas
- Green fingers that radiate out from the central green infrastructure corridor into the area
- Cycle and pedestrian bridge over rail line



Indicative Layout - See Appendix 3

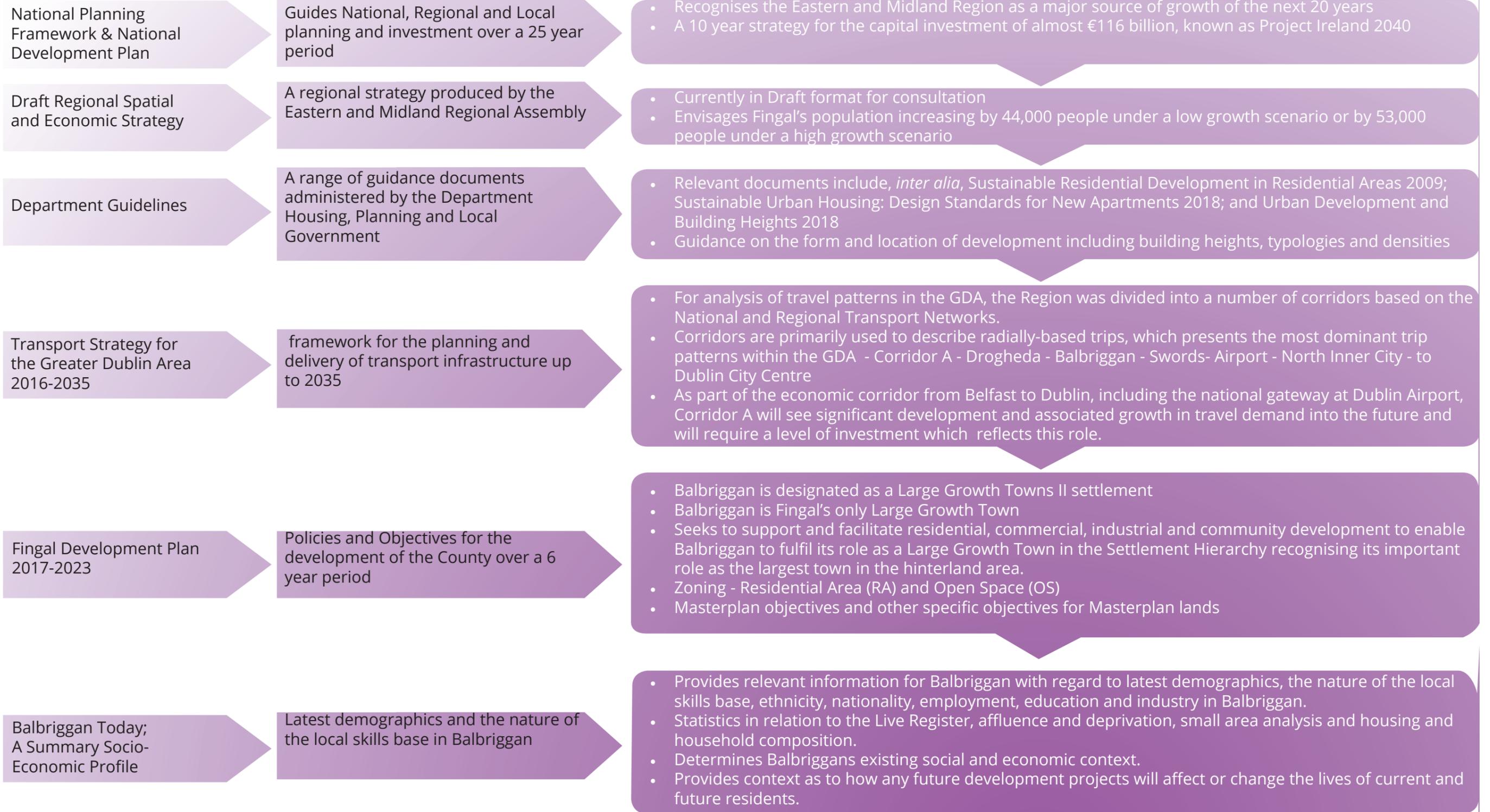
Appendix 1: Policy Context**Appendix 2: Delivering a Connected and Accessible Urban Extension - Drawings****Appendix 3: Indicative Scheme - For Guidance Purposes****Appendix 4: Surface Water Management Plan****Appendix 5: Strategic Environmental Assessment (SEA) Screening****Appendix 6: Appropriate Assessment (AA) Screening****Appendix 7: Archaeological Impact Assessment (AIA)**

Appendix 1

Policy Context

www.fingal.ie





Castlelands Masterplan



Open Space (OS)
Objective:
 Preserve and provide for open space and recreational amenities.
Vision:
 Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Residential Area (RA)
Objective:
 Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.
Vision:
 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.

Fingal Development Plan 2017-2023

The lands are subject to 3 no. Specific Objectives as follows:

- Masterplan Area;
- Road Proposal; and
- Proposed School Site.

The Development Plan includes the following objectives for the Castlelands Masterplan area. These objectives have guided the development of this document:

- Provide for the retention of the traditional walking route from Pinewood to Hampton Demesne.
- Carry out a needs analysis to provide for a new community facility with a minimum of 300 sq.m within eastern Balbriggan Town.

Local Objectives

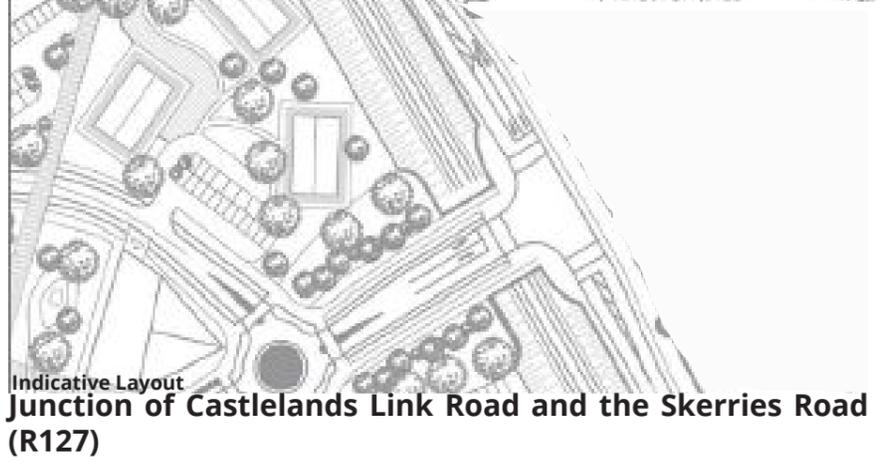
Local Objective 2 - Promote and facilitate a pedestrian over-bridge as part of an attractive walkway along Tanner’s Water Lane to the proposed coastal path linking to the town centre.

Extract from Fingal Development Plan 2017-2023

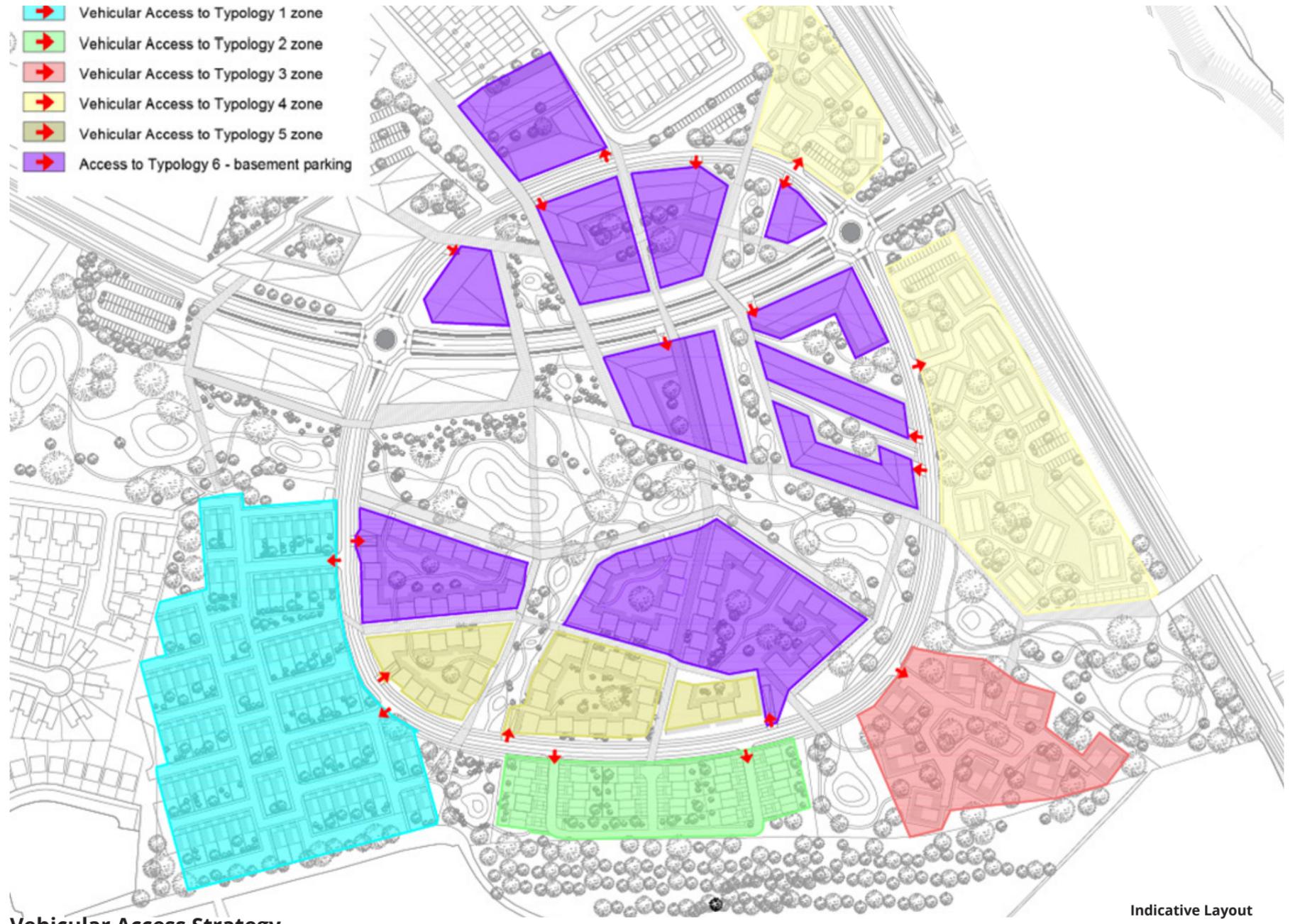
Appendix 2

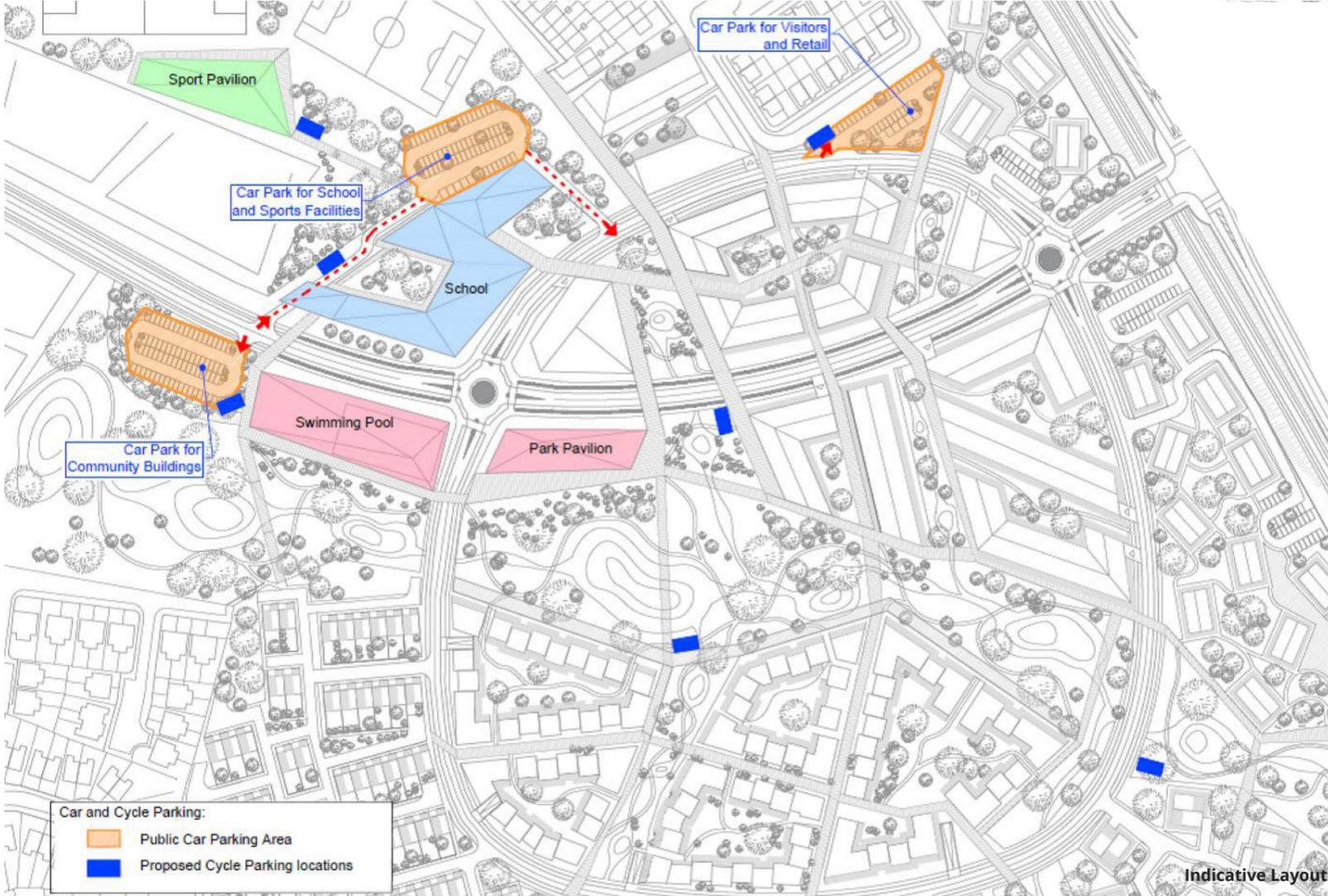
Delivering a Connected and Accessible Urban Extension - Drawings





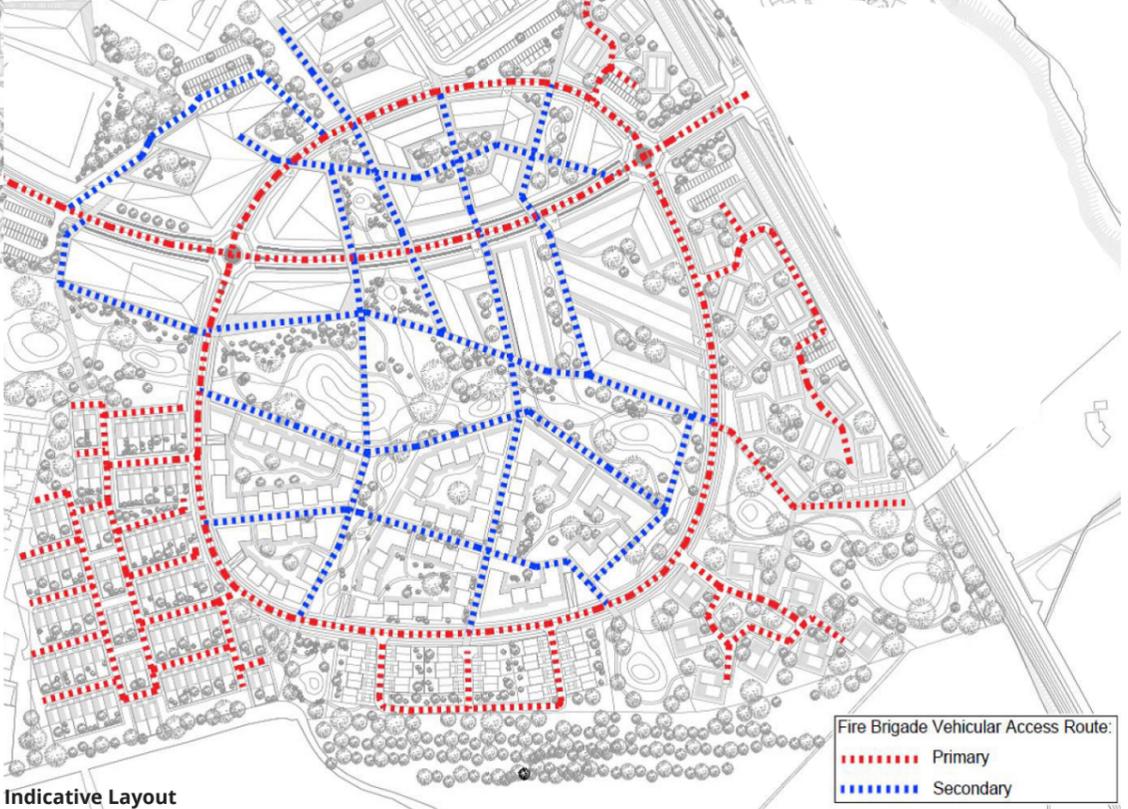
- Vehicular Access to Typology 1 zone
- Vehicular Access to Typology 2 zone
- Vehicular Access to Typology 3 zone
- Vehicular Access to Typology 4 zone
- Vehicular Access to Typology 5 zone
- Access to Typology 6 - basement parking





Car and Cycle Parking:
 Public Car Parking Area
 Proposed Cycle Parking locations

Parking Strategy



Fire Brigade Vehicular Access Route:
 Primary
 Secondary

Indicative Layout
Emergency Access Strategy

Appendix 3

Indicative Scheme - For Guidance Purposes

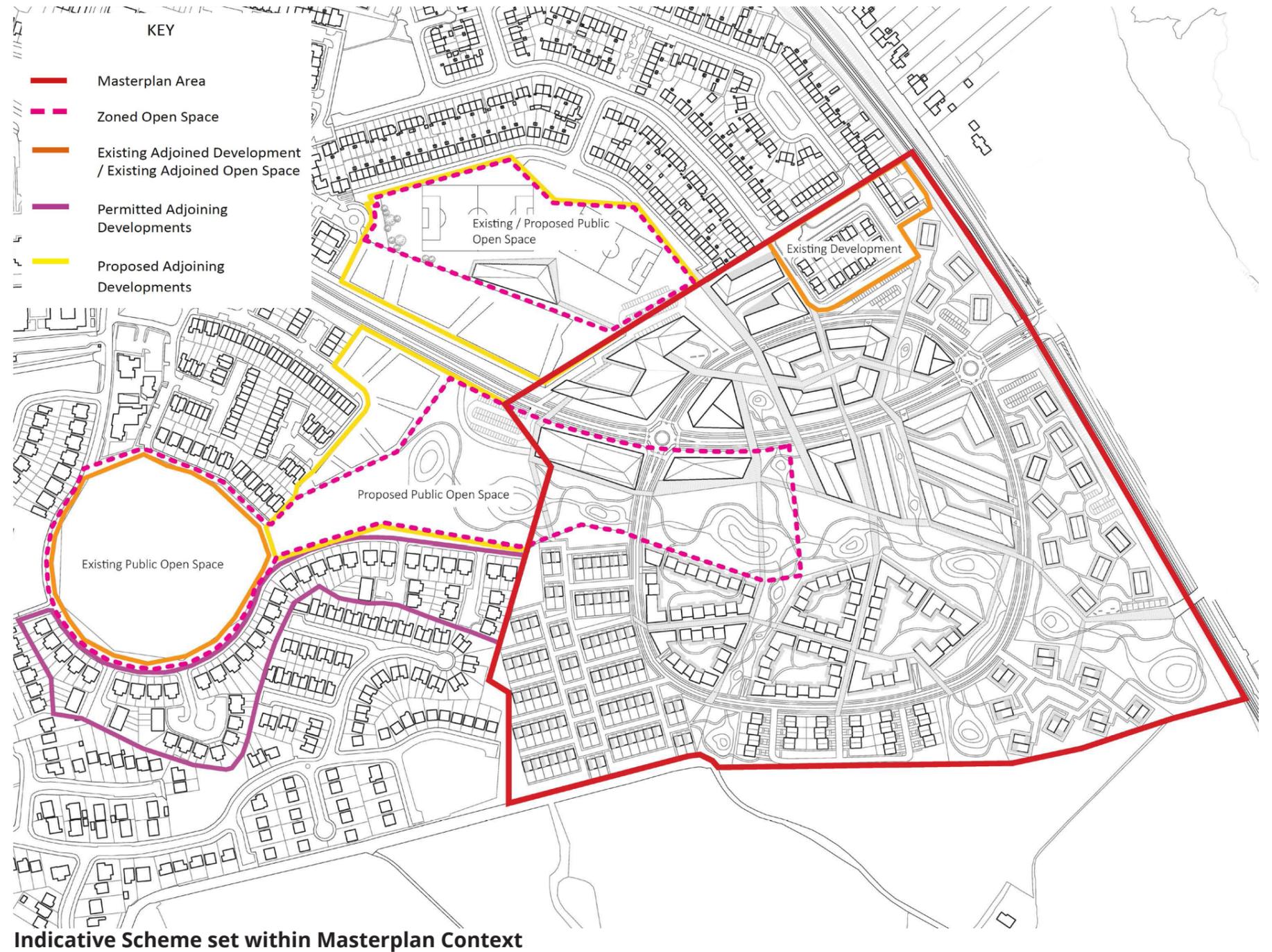
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A3 Indicative Scheme - For Guidance Purposes

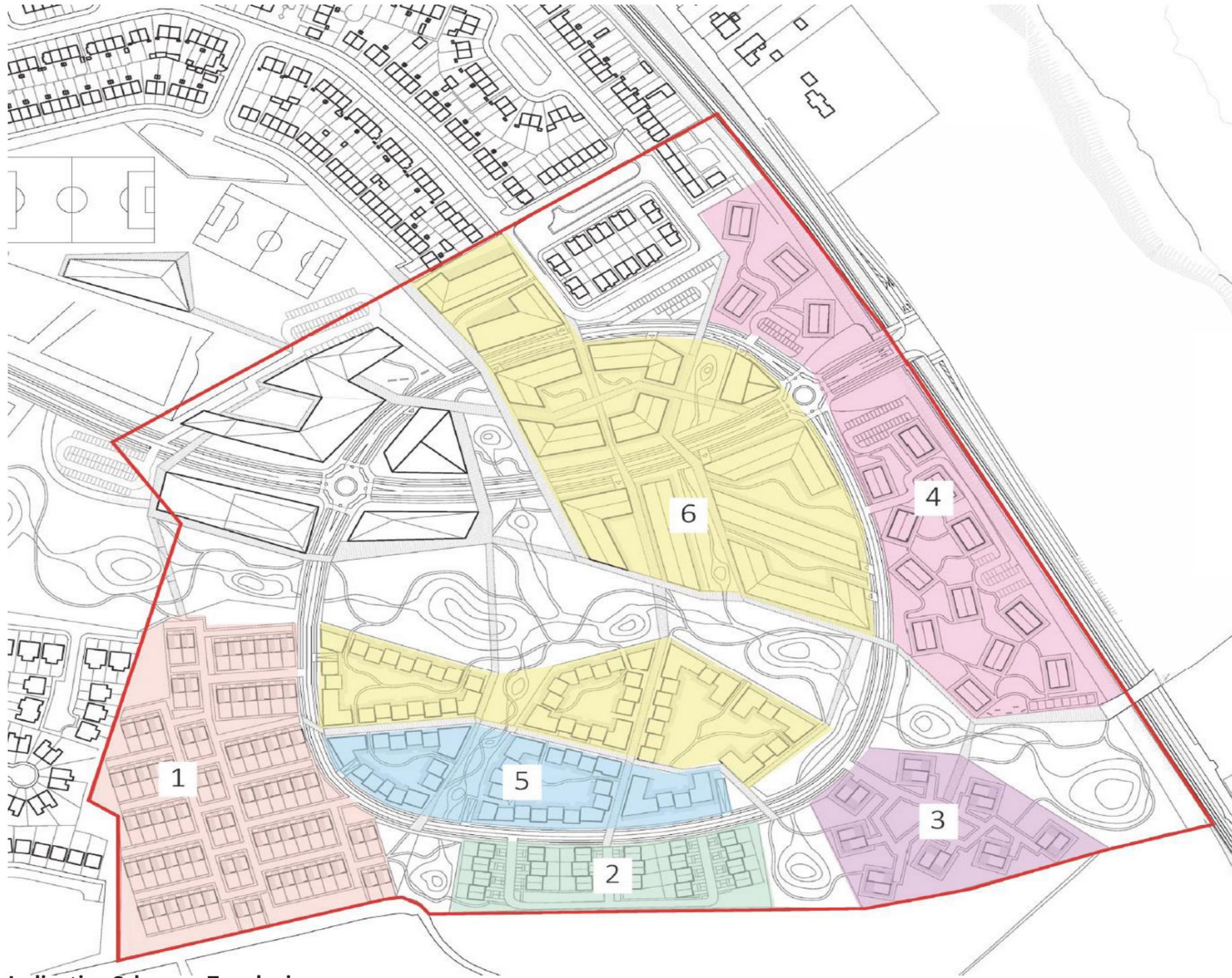
As discussed in Section 8, 'A New and Distinctive Urban Quarter', this indicative scheme has been worked up to demonstrate how the lands could be developed based on the requirements of each character area.

It is solely provided as a further guidance tool to assist with bringing the subject lands forward for development in line with the provision of this Masterplan.





Indicative Scheme - Heights



Key

- Typology 1- Townhouse
- Typology 2 - Duplex over duplex
- Typology 3 - Duplex over flat
- Typology 4 - Flat over Flat
- Typology 5 - House over car park
- Typology 6 - Apartments

Indicative Scheme - Typologies

Three-Storey Townhouse



No. of units - 1
Unit Type - 3 bed townhouse.
Height - 3 storeys.
Parking Spaces - 2 stacked in undercroft.
Outdoor Space - Private rear garden.



SECTION

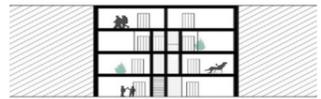


AXO

Duplex over duplex



No. of units - 4
Unit Type - 2 bed duplex above 1 bed duplex.
Height - 2 storey per unit, 4 storey total.
Parking Spaces - 1 undercroft and 1 on street.
Outdoor Space - Private rear garden or private balcony.



SECTION

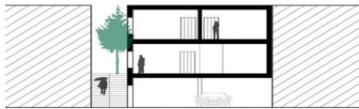


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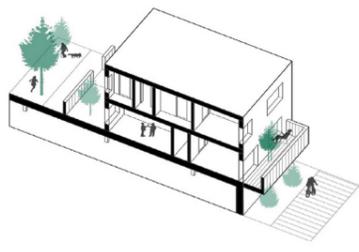
House over car park (parking serves apartments and houses)



No. of units - 1
Unit Type - 3 bed house over parking.
Height - 2 storey, 3 with car park.
Parking Spaces - Ground level car park. 2 per unit.
Outdoor Space - Private balcony and front garden.



SECTION

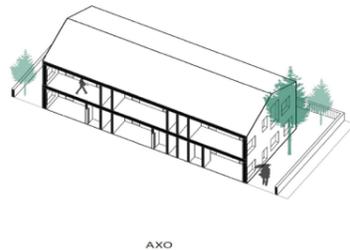


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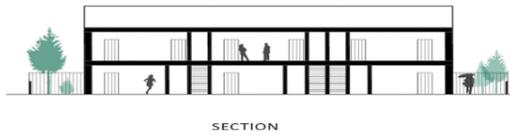
Flat over flat



No. of units - 6
Unit Type - 1 bed flat.
Height - 1 storey per unit, 2 storey total.
Parking Spaces - Ground level parking in car parks on site. 1 per unit.
Outdoor Space - Private rear gardens or private balcony.



AXO

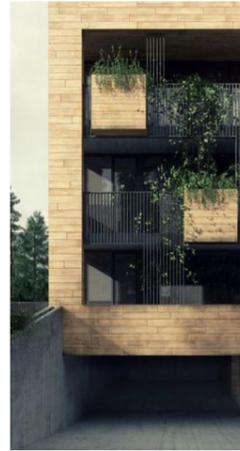


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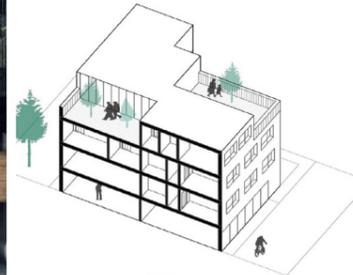
Duplex over flat



No. of units - 4
Unit Type - 3 bed duplex over 2 bed flat.
Height - 2 storey per unit, 4 storey total.
Parking Spaces - 2 undercroft spaces per unit.
Outdoor Space - Private balcony or private roof terrace.



SECTION

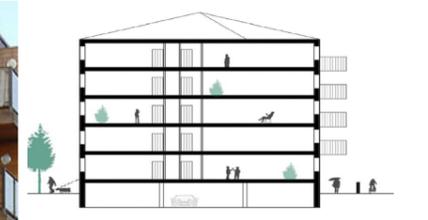


AXO

Three-Storey Townhouse



Unit Type - Apartments with mix of 1, 2 and 3 beds.
Height - 3 to 6 storeys.
Parking Spaces - Basement parking half level below blocks.
Outdoor Space - Private garden or private balcony.



SECTION

Key Principles

- Adopt a character area approach that provides guidance on building heights and typologies while allowing for flexibility in the final detailed design.
- Provide a higher density core that gives a sense of enclosure to the central green corridor, while also providing passive surveillance of the open spaces and the Castlelands Link Road by future development immediately adjoining the Castlelands Link Road and the Central Green Corridor.
- Respect the amenity of adjoining residential areas by providing lower buildings adjacent to such areas.
- Work with the topography of the land, and respect sea views, when locating taller buildings within the Masterplan area.
- Ensure the appropriate provision of parking spaces and private open space in line with the Fingal Development Plan.