

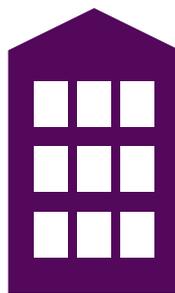


Proposed Variation No. 2

Appendices

January 2020

Fingal Development Plan 2017-2023



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1 Introduction

1.1 Background

The Fingal Development Plan 2017-2023 was adopted in March 2017. The making of the adopted Fingal Development Plan was subject to a full Strategic Environmental Assessment (SEA), and an Environmental Report and SEA Statement was prepared, and to full Appropriate Assessment (AA), and a Natura Impact Report (NIR) was prepared.

Since the adoption of the Development Plan the National Planning Framework (NPF) and the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) have been adopted in 2018 and 2019 respectively. The NPF and RSES have also been subject to SEA and AA.

Section 11(1)(b)(iii) of the Planning and Development Act, 2000-2019 (PDA 2000-2019) requires that the national and regional planning policy arising from the NPF and RSES be incorporated into Development Plans.

Fingal County Council (FCC) is now preparing the **proposed Draft Variation No. 2** to the Fingal Development Plan (the '*Draft Variation*') in accordance with Section 13 ("*Variation of development plan*") of the Planning and Development Act 2000, as amended.

The Draft Variation seeks to respond to recent changes in both National and Regional Planning policy, namely the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) in 2019.

FCC has carried out a review and detailed analysis of the Core Strategy and is satisfied that the Core Strategy aligns with the RSES population targets.

Therefore the proposed Draft Variation No. 2 will result in the following changes to the Fingal Development Plan:

- Amendments to the Core Strategy and associated tables of the Written Statement; and
- Minor amendments to text and policies / objectives throughout the Written Statement to refer to the NPF and the RSES.

The proposed Draft Variation is also subject to screening for the requirement for Appropriate Assessment (AA).

It is noted that FCC is also preparing proposed Draft Variation No. 3 to the Fingal Development Plan to remove an indicative road proposal from Sheet 13 Blanchardstown South of the Fingal Development Plan. Proposed Draft Variation No. 3, which runs concurrent with the proposed Draft Variation, is subject to separate screening for requirement for SEA and AA.

This SEA Screening Report is prepared on behalf of FCC by Brady Shipman Martin, Environmental, Landscape and Planning Consultants.

2 Strategic Environmental Assessment (SEA)

2.1 Introduction

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest possible stage, the likely environmental effects of implementing a Plan, in order to ensure that environmental considerations are addressed in an appropriate manner as part of the decision-making process, during the preparation of the plan and prior to its adoption.

SEA derives from European Directive 2001/42/EC (the SEA Directive) on the Assessment of the Effects of Certain Plans and Programmes on the Environment¹. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

“The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

This Directive was transposed into Irish law through:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, (S.I. No. 435 of 2004) as amended by S.I. No. 200 of 2011; and
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004, (S.I. No. 436 of 2004) as amended by S.I. No. 201 of 2011.

The former regulations, (S.I. No. 435 of 2004 as amended by S.I. No. 200 of 2011), relate to SEA as it applies to plans or programmes prepared for *“agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use”*.²

The latter regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) relate to SEA as it applies to plans or programmes where the context requires, *“a development plan, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme in respect of a Strategic Development Zone”*³ and as such, these regulations apply to the proposed Draft Variation. (emphasis added).

The transposing Regulations (the SEA Regulations) require that SEA is mandatory for certain plans and programmes that are above specified thresholds (e.g. preparation of a new County Development Plan with a population or target population greater than 10,000 persons or a Local Area Plan (LAP) with a population or target population greater than 5,000 persons).

Where plans or programmes fall below or outside of the specified thresholds, as is the case for a proposed variation to a development plan, ‘screening’ is required to determine whether the making and implementation of a particular plan or programme will, or will not, lead to significant environmental consequences for the area of the plan or programme.

¹ SEA DIRECTIVE 2001/42/EC: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² See Section 9(1)(a)

³ Section 5(c)

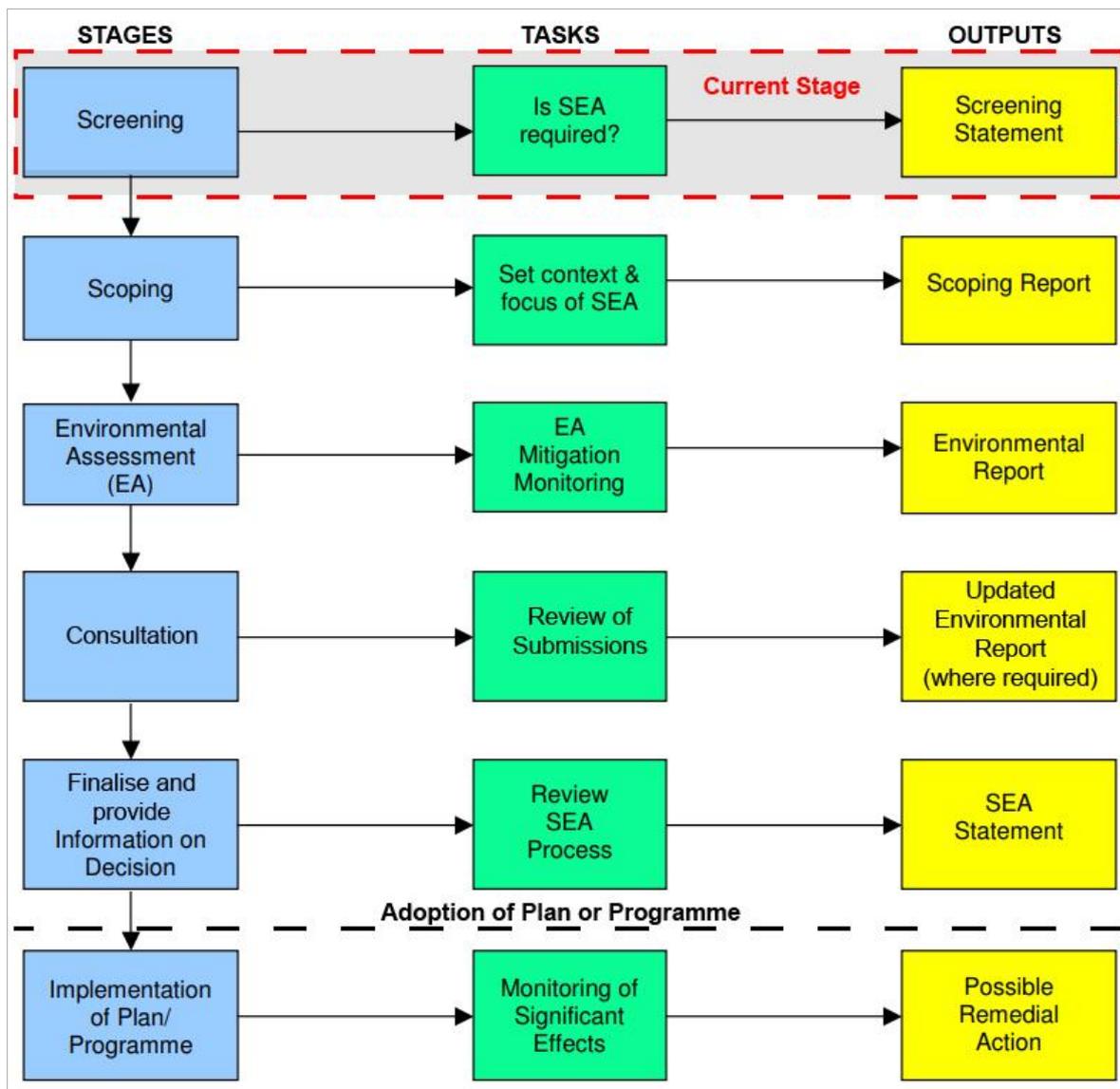
Screening for the purposes of Strategic Environmental Assessment is defined as “[t]he determination of whether implementation of a P/P [Plan or Programme] would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P requires SEA.” (SEA Pack, EPA 2018).⁴

The screening process is carried out with regard to the “Criteria for determining whether a plan or programme is likely to have significant effects on the environment”, as set out in Schedule 1 of the SEA Regulations, and Schedule 2A of the Planning and Development Regulations 2001-2019, (PDR 2001-2019).

Where screening determines that implementation of the plan or programme would be likely to have significant environmental effects on the environment, then the plan or programme must be subject to full strategic environmental assessment.

Full SEA follows a sequential step by step process as set out in Figure 1.1 below. However, the process stops where the first step (Screening) determines that the implementation of the plan would not be likely to have significant effects on the environment.

Figure 1.1: Overview of SEA Process (adapted from EPA SEA Process Checklist⁵)



⁴ EPA, SEA PACK 2018: <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202018.pdf>

⁵ EPA, SEA Process Checklist 2008: <http://www.epa.ie/pubs/advice/ea/SEA%20Process%20Checklist.pdf>

2.2 Screening for Strategic Environmental Assessment (SEA)

2.2.1 Requirement for Strategic Environmental Assessment

Article 13K of the PDR 2001-2019 determines the need for environmental assessment (*i.e.* SEA) of a variation of a Development Plan. Specifically, Article 13K(1) requires screening for SEA:

“[w]here a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A.”

Therefore, SEA is not mandatory for a variation of the development plan, however, the proposed Draft Variation No. 2 of the Fingal Development Plan 2017-2023 must be subject to screening for SEA taking account of the criteria set out in Schedule 2A of the PDR 2001-2019, (or as in Schedule 1 of the SEA Regulations, as amended).

Article 13K(2) of the PDR 2001-2019, requires that where the planning authority has determined that the proposed variation would be likely to have significant effects on the environment, full strategic environmental assessment (SEA) is required.

Article 13K(3)(a) of the PDR 2001-2019, requires that where the planning authority has not made a determination that the proposed variation would be likely to have significant effects on the environment, notice shall be given *“to the environmental authorities specified in article 13A(4), as appropriate”* and any submissions or observations shall be considered prior to making a final determination under Article 13K(4). This is discussed further in Section 2.2.3 of this Report.

2.2.2 Appropriate Assessment (AA) & Relationship to Screening for SEA

The EU Habitats Directive (92/43/EEC) requires an ‘Appropriate Assessment’ (AA) be carried out where a plan or project is likely to have a significant impact on a Natura 2000 site. Natura 2000 sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The first step is to establish whether AA is required for the particular plan or project. This is referred to as Screening for AA and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site’s conservation objectives.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08⁶ (15 February 2008), Screening for AA is of relevance to Screening for SEA, in that *“where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Nature 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:*

- *an appropriate assessment of the plan must be carried out, and*
- *in any case where a strategic environmental assessment (SEA) would not otherwise be required, it must also be carried out.”*

Hence, where the proposed Draft Variation requires appropriate assessment (AA) it will also require a strategic environmental assessment (SEA).

⁶ AA of Land Use Plans, Department of Environment, Heritage and Local Government, 2008:
<https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

2.2.3 Consultation with Environmental Authorities

Prior to determining that implementation of the proposed Draft Variation would not be likely to have significant effects on the environment, Fingal County Council gave notice (as per Article 14A(3)) to the following environmental authorities (as specified in Article 13A(4)):

- i. the Environmental Protection Agency (EPA);
- ii. the Minister for the Environment, Community and Local Government (*now the Minister for Housing, Planning and Local Government*);
- iii. where it appears that the Plan might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Marine and Food (*now the Minister for Agriculture, Food and the Marine*), and the Minister for Communications, Marine and Natural Resources (*now the Minister for Communications, Climate Action and Environment*);
- iv. where it appears that the Plan might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs (*now the Minister for Culture, Heritage and the Gaeltacht*); and
- v. any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation, or local area plan (*i.e.* Dublin City Council, South Dublin County Council, Kildare County Council, Meath County Council, and Louth County Council).

A copy of the Preliminary Screening for SEA Report was forwarded to the above Environmental Authorities for observation and / or submission prior to finalisation of the Screening Report.

A detailed submission was received from the EPA, highlighting the legislative background, the presence of various SEA guidance documents and sources of information on the environment. A copy of the EPA submission is included at Appendix 1 to this SEA Screening Report.

No other submissions were received from Environmental Authorities.

3 Proposed Draft Variation No. 2 to the Fingal Development Plan 2017-2023

3.1 Introduction to the Proposed Draft Variation No. 2

Proposed Variation No. 2 to the Fingal Development Plan 2017-23 seeks to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland's cities as a top priority.

The Planning and Development Act, 2000 (as amended) requires that a Development Plan shall, so far as is practicable, be consistent with National and Regional Plans, Policies and Strategies which relate to proper planning and development and is also required to have regard to Guidelines by the Minister for Housing, Planning, Community and Local Government.

The publication in 2018 of Project Ireland 2040; National Planning Framework ('NPF') and its supporting Implementation Roadmap for the NPF, sets out a course for planning and development in Ireland. These documents confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (NSS) and advised that the NPF is of direct relevance to the preparation of Regional Spatial and Economic Strategies (RSES) and County Development Plans. The Roadmap highlights that one of the key reasons the Government has put the NPF in place is to shape and coordinate planning, economic and spatial development and infrastructure investment at all levels, including national, regional and local, through the RSEs (prepared by the Regional Assemblies, and through City and County Development Plans and Local Area Plans).

Section 11(1) of the Planning and Development (Amendment) Act 2018 sets out additional legislative provisions for the initiation of the review of City/County Development Plans, which shall be:

- i. Deferred on a once-off basis, where due to commence prior to or within a period of 3 months after the initial making of the relevant RSES, until not later than a period of 3 months after the relevant RSES has been made;
- ii. Temporarily suspended, where commenced and ongoing and where a draft plan has not been submitted to the members of the Planning Authority under Section 11(5)(a) of the Act, prior to the initial making of the relevant RSES in each case, until not later than a period of 3 months after the relevant RSES has been made; and
- iii. Rendered consistent with the RSES, either through (a) a variation of the Development Plan or (b) if considered more appropriate, a full review, to commence within a maximum period of 6 months after the making of the relevant RSES.

Option iii is of relevance to Fingal County Council (FCC), as the current Development Plan was only adopted in March 2017 and a deferral or suspension has not occurred. Therefore, following a detailed analysis of the RSES and the Development Plan, it is considered that a variation is therefore now required.

Further to the making of the RSES for the Eastern and Midland Regional Assembly (EMRA) area on 28th June 2019, the twelve planning authorities within the Region are now required to restart, review of or vary their Development Plans. This will enable the process of alignment of national, regional and local policy objectives, to commence within a period of either 13 or 26 weeks, as appropriate.

A review and detailed analysis of the Core Strategy has been carried out (see Section 6, (Chapter 2 of this report) and Fingal County Council are satisfied that the Core Strategy aligns with the RSES population targets. Legislation requires the Development Plan to be consistent with the population targets set out in

the NPF and RSES. Therefore the Proposed Variation No. 2 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement to refer to the National Planning Framework and the Regional Spatial and Economic Strategy.

It should be noted that this Variation is proposed within the context of the commencement of the upcoming review of the Fingal Development Plan (which will commence formally in March 2021). The Development Plan review in 2021 will address the longer term objectives and policies of both the NPF and the RSES within a wider review process and only those elements which are considered immediately necessary or legally required are proposed at this stage.

3.2 Planning Policy Framework

The impact of the proposed Draft Variation No. 2 (including maps, figures, tables and text *etc.*) to the Development Plan is detailed below and structured to follow the sequence of the Development Plan. This document should therefore be read in conjunction with the Fingal Development Plan 2017-2023 and Variation No. 1 to be adopted on 9 December 2019.

3.2.1 National Planning Framework

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040 called “Ireland 2040 - Our Plan”. The NPF was launched in February 2018 and replaces the National Spatial Strategy of 2002. This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. Its publication is partnered by the publication of the National Development Plan 2040, which outlines a programme of investment in infrastructure to support the NPF.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives.

3.2.2 Eastern and Midland Assembly Regional Spatial and Economic Strategy

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

The RSES provides a:

- Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.
- Economic Strategy – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- Metropolitan Plan – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin Metropolitan Area.
- Investment Framework – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- Climate Action Strategy – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – National Planning Framework and National Development Plan 2019-2027 and the economic policies of the Government by providing a long-term strategic planning and economic framework for the development of the Regions.

The RSES will be implemented in policy within the Development Plan and Local Economic and Community Plan (LECP). The RSES will be realised by the delivery of European and National funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP)
- Target growth of our Regional Growth Centres of Athlone, Drogheda and Dundalk as regional drivers
- Support our vibrant rural areas with a network of towns and villages
- Facilitate the collaboration and growth of the Dublin – Belfast Economic Corridor
- Embed a network of Key Towns (including Swords) through the Region to deliver sustainable regional development.
- Support the transition to a low carbon, climate resilient and environmentally sustainable Region.

Fingal straddles the Dublin City and Suburbs area, the Metropolitan Area and the Core Region of the RSES settlement hierarchy. The Dublin City and Suburbs is also considered in the context of the Metropolitan Area Strategic Plan (MASP). Table 6.1 (below) summarises Settlement Hierarchy, with a description of the type of settlement at each tier in the hierarchy and the locations designated, including the relevant Fingal County Council settlements. Towns and Villages are to be defined at County level, by the County Development Plan.

The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area. The overall vision for the MASP area is underpinned by a spatial framework that supports the overall Settlement Strategy outlined in the RSES and sets out an integrated land use and transportation strategy for the sequential development of the metropolitan area, focused on:

- Consolidation of Dublin City and suburbs;
- Key Towns of Swords, Maynooth and Bray; and
- Planned development of strategic development areas in Donabate, Dunboyne, Leixlip and Greystones.

Settlement Typology	Description	Areas		
		Metropolitan	Core Region	Gateway Region
Dublin City and suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City and suburbs		
Regional Growth Centres	Regional Growth Centres are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.		Drogheda	Athlone Dundalk
Key Towns	Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Bray Maynooth Swords	Navan Naas Wicklow- Rathnew	Graigucullen (Carlow) Longford Mullingar Tullamore Portlaoise
Self-Sustaining Growth Towns	i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	To be defined by development plans.		
Self-Sustaining Towns	ii) Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.	To be defined by development plans.		
Towns and Villages	Towns and villages with local service and employment functions.	To be defined by development plans.		
Rural	Villages and the wider rural region	To be defined by development plans.		

Table 6.1 – Settlement Hierarchy of the RSES

3.2.3 Fingal Development Plan 2017-2023

The Fingal Development Plan 2017-2023 sets out the Council’s proposed policies and objectives for the development of the County over the Plan period. The Development Plan seeks to develop and improve, in a sustainable manner, the social, economic, environmental and cultural assets of the County. The Fingal Development Plan 2017 – 23 was made by the Elected Members on 16th February 2017 and came into effect 4 weeks later, on 16th March 2017. The Development Plan is valid for a six year period (until March 2023). Section 15(2) of the Planning and Development Acts, as amended, required the Planning Authority to prepare and present to the Elected Members a Progress Report not more than 2 years after the making of the Development Plan. This Progress Report was published in April 2019.

The administrative area of Fingal covers over 450 square kilometres and includes 88km of scenic coastline. The County stretches from the River Liffey and the Dublin City boundary in the south to the Meath boundary north of Balbriggan, and eastwards from the coast to the Meath and Kildare boundaries in the west. Fingal has the youngest population in the State (total population, 296,214 in 2016 Census), which is a key characteristic of the County as it accommodates an expanding Dublin population.

The Strategic Vision for the County is to:

- Consolidate urban areas to provide a vibrant, attractive environment for living and working, facilitating efficient movement by sustainable modes of transport throughout the County.
- Create a high quality built environment integrating the conservation of Fingal’s built heritage with best practice contemporary architecture and urban design.

- Support and protect Fingal's attractive rural villages and countryside which support agriculture, horticulture, recreation and tourism. Promote vibrant rural villages with a mix of uses, through the creation of a dynamic framework which involves people living, working, and interacting for social and community reasons.
- Ensure consistency with the Council's Core, Settlement and Housing Strategies to provide high quality housing of a sufficient scale and mix, located in optimum locations and aligned with adequate infrastructure, services and amenities.
- Direct rural generated housing demand to villages and rural clusters and promote the re-use and rehabilitation of existing housing stock in rural areas in preference to new build in order to preserve and enhance the distinct character of rural Fingal.
- Make better use of key resources such as land, water, energy, waste and transportation infrastructure.
- Create a competitive business environment supporting economic development, job creation, tourism and prosperity for all.
- Reduce climate change through settlement and travel patterns and reduced use of non-renewable resources.
- Protect Green Infrastructure and enhance Fingal's natural resources of clean water, biodiversity, nature conservation areas, landscape, coastline, greenbelts, parks and open spaces, and agricultural land.
- Improve on key social, cultural, economic and environmental indicators.
- Promote active and healthy lifestyles through increased opportunities for walking, cycling and active sport and recreation.
- Make Fingal an attractive and vibrant place to live, work and visit.
- Encourage inclusive and active sustainable communities based around a strong network of community facilities.

The Development Plan is underpinned by the principles of sustainable development, climate change adaptation, social inclusion and high quality design.

4 Content of the Proposed Draft Variation No. 2

The impact of the proposed Draft Variation No. 2 (including maps, figures, tables and text *etc.*) to the Development Plan is detailed below and structured to follow the sequence of the Development Plan. This document should therefore be read in conjunction with the Fingal Development Plan 2017-2023 and Variation No. 1 to be adopted on 9 December 2019.

Table 4.1 below lists the Chapters of the Development Plan that have not been amended as a result of the proposed Draft Variation No. 2.

Table 4.1: Chapters & Appendices of the Fingal Development Plan that are not Subject to Change

Chapters	Appendices
Chapter 10: Cultural Heritage	Appendix 2: Record Of Protected Structures
Chapter 11: Land Use Zoning Objectives	Appendix 3: Recorded Monuments
Chapter 12: Development Management Standards	Appendix 4: Technical Guidance Notes
	Appendix 6: Map Based Local Objectives
	Appendix 7: Ecosystem Services Approach (ESA) Graphic
	Appendix 8: Dublin Bay Biosphere Reserve Map 2016

Where appropriate, headings and extracts of text before and after the amendments are included in order to present the amendments within their context. Written submissions or observations can only be made in relation to the proposed Draft Variation and the associated Environmental Determinations.

The following are the proposed changes to the Fingal Development Plan.

- Proposed Amendments involving additional text are shown in **green**.
- Proposed Amendments involving deletion of text are shown in **red-strikethrough**.

Proposed Amendments that involve changes to a map/figure are highlighted on the relevant figure in terms of the area affected. This is accompanied by the text of the Proposed Variation. Existing unedited text will remain in black.

Each proposed amendment is designated with a unique reference name/number and is accompanied by the relevant section and page number of the Development Plan to which the proposed amendment relates. The relevant reference name(s)/number(s) should be included in all submissions.

The proposed amendments highlighted below are set out under the main Development Plan Chapter that they affect and the section of that Chapter (*i.e.* Chapter 3, section 3.2). Please note that proposed amendments and updates to maps/figures and tables will be made in the final publication at the end of the process.

4.1 Chapter 1 - Introduction & Strategic Context

AMENDMENT REF: Section 1.1 – No. 1

1.2 Legislative Background to the Fingal Development Plan 2017-2023

This Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended). These Acts set out mandatory requirements for inclusion in a Development Plan. These consist of, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of the planning and sustainable development with the

social, community and cultural requirements of the area and its population. It also includes the requirement to prepare a 'core strategy' for the County, which must be consistent, as far as practicable, with National and Regional development objectives as set out in the ~~National Spatial Strategy (NSS) and Regional Planning Guidelines for the Greater Dublin Area (RPGs)~~ National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

AMENDMENT REF: Section 1.5 – No. 2

1.5 Main Aims of the Development Plan

The Fingal Development Plan 2017-2023 aims to:

10. Co-operate with the Eastern and Midland Regional Assembly, Local Authorities and other stakeholders in meeting the needs and development requirements of the County and the ~~(Greater Dublin Area) GDA in accordance with the National Spatial Strategy and the Regional Planning Guidelines for the GDA~~ Region in accordance with the National Planning Framework and the Regional Spatial and Economic Strategy and any successor policy documents.

AMENDMENT REF: Section 1.7 – No. 3

1.7 Current Context

Update Figure 1.1 to omit reference to:

~~National Development Plan 2007–2013~~
~~National Spatial Strategy 2002–2020~~
~~Regional Planning Guidelines for the Greater Dublin Area 2010–2022~~

And replace these with:

Ireland 2040
National Development Plan 2018 - 2027
National Spatial Strategy
Regional Spatial and Economic Strategy 2019 - 2031

4.2 Chapter 2 - Core Strategy & Settlement Strategy

AMENDMENT REF: Section 2 (Entire Chapter) – No. 4

2.1 Statutory Context

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be included in County Development Plans. The key purpose of core strategies is to ensure that local authorities identify and reserve an appropriate amount of land in the right locations to meet housing and population targets. This is done through the articulation of a medium to long term quantitative strategy for the spatial development of the area of the planning authority which is consistent with national and regional policy objectives set out in ~~National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Greater Dublin Area (RPGs)~~ the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES).

Under the Act, a Core Strategy focuses on:

- Defining a settlement hierarchy for the County that is consistent with the ~~NSS and RPGs~~, NPF and RSES.
- Transposing the prescribed ~~RPGs~~ RSES housing and population targets set at County level for the rural and urban centres identified within the settlement hierarchy.
- Providing an evidence based rationale for the land proposed to be zoned for residential and mixed use development having regard to the capacity of existing zoned land and the phasing of development taking account of the location of public transport and services.
- Demonstrating how the Planning Authority has had regard to the statutory Retail Planning Guidelines in setting out objectives for retail development (see Chapter 6: Economic Development).

While the Act does not expressly require core strategies to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, issued by the then DoEHLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and the required physical infrastructure.

~~2.2 Consistency with the National Spatial Strategy~~

~~Development Plans sit within a hierarchy of national and regional spatial plans. At the top of this hierarchy is the National Spatial Strategy. It aims to achieve a better balance of social, economic and physical development and population growth across the country. In Dublin, it favours the physical consolidation of the Metropolitan Area as an essential requirement for a competitive city region. It also seeks to sustain Dublin's role as the engine of the national economy while strengthening the drawing power of other areas, bringing people, employment and services closer together to create a better quality of life. This will help to avoid congestion, discourage long distance commuting, enhance the environment and increase access to services like health, education and leisure. The DoPHCLG is currently preparing a National Planning Framework which when published by Government will succeed the NSS. However, until such time as there is a replacement Strategy the Development Plan takes its policy guidance from the current NSS.~~

2.2 Consistency with the National Planning Framework

The Department of Housing, Planning and Local Government, on behalf of the Government, prepared and published the National Planning Framework (NPF) under Project Ireland 2040. This is the overarching policy and planning framework for the social, economic and cultural development of our country.

The NPF was launched in February 2018 and replaces the National Spatial Strategy of 2002. This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. Its publication is partnered with the National Development Plan 2040, which outlines a programme of investment in infrastructure to support the NPF.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role.

The NPF informs the policies of the Regional Spatial and Economic Strategies, and from this into the County Development Plan. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.

~~2.3 Consistency with the Regional Planning Guidelines for the Greater Dublin Area 2010—2022~~

~~The National Spatial Strategy was implemented in the Dublin and Mid-East Regions through the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. These Guidelines continue to be the key regional policy influence on the preparation of the Development Plan. Following on from the enactment of the Local Government Reform Act 2014, three new Regional Assemblies came into effect in January 2015, replacing the previous Regional Authorities. Fingal is now part of the Eastern and Midlands Regional Assembly which is made up of the counties of Leinster less Carlow, Kilkenny and Wexford. The new Assembly will produce a Regional Spatial and Economic Strategy which will, when adopted, supersede the current RPGs. When the new Regional Spatial and Economic Strategy is published after the adoption of the Fingal Development Plan, the Development Plan may have to go through a formal variation process to ensure that it remains consistent with any revised targets and objectives of the Regional Strategy.~~

~~Until such time as new Regional Strategies are prepared, the preparation of the Development Plan will continue to be guided by the RPGs. These Guidelines seek to deliver policies that integrate land use, transport, economic growth and investment in utilities—water, broadband and energy so that the Greater Dublin Area (GDA) can move towards becoming a sustainable high quality location for business, residents and visitors. The RPGs define the settlement hierarchy and the identification of growth areas within the GDA. Each county is assigned housing targets based on population projections up to 2022. The Fingal Development Plan is obliged to be consistent with these targets and this core strategy indicates how and where the County has sufficient zoned land to meet them.~~

~~The current RPGs targets are based on the 2006 Census and are, therefore, outdated. However, they indicate that while “.....in the short term, it is not planned for or expected that housing completions will be significant” and that the population targets may prove to be “...unachievable in the short term”, it is important that “Councils are well placed for an economic recovery and that adequate provision is made, even if uptake is slower”.~~

2.3 Consistency with the Regional Spatial and Economic Strategy for the Eastern and Midlands Assembly and the Dublin Metropolitan Area Strategic Plan (MASP)

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

The RSES provides a:

- Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.
- Economic Strategy – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- Metropolitan Plan – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin Metropolitan Area.
- Investment Framework – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- Climate Action Strategy – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

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The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – National Planning Framework and National Development Plan 2019-2027 and the economic policies of the Government by providing a long-term strategic planning and economic framework for the development of the Regions.

The RSES will be implemented in policy in the Development Plan and Local Economic and Community Plan (LECP). The RSES will be realised by the delivery of European and National funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP)
- Target growth of our Regional Growth Centres of Athlone, Drogheda and Dundalk as regional drivers
- Support our vibrant rural areas with a network of towns and villages
- Facilitate the collaboration and growth of the Dublin – Belfast Economic Corridor
- Embed a network of Key Towns (including Swords) through the Region to deliver sustainable regional development.
- Support the transition to a low carbon, climate resilient and environmentally sustainable Region.

Fingal is identified in the RSES within the Dublin Region and partly within the MASP area, the area outside the MASP boundary is in the Core Region.

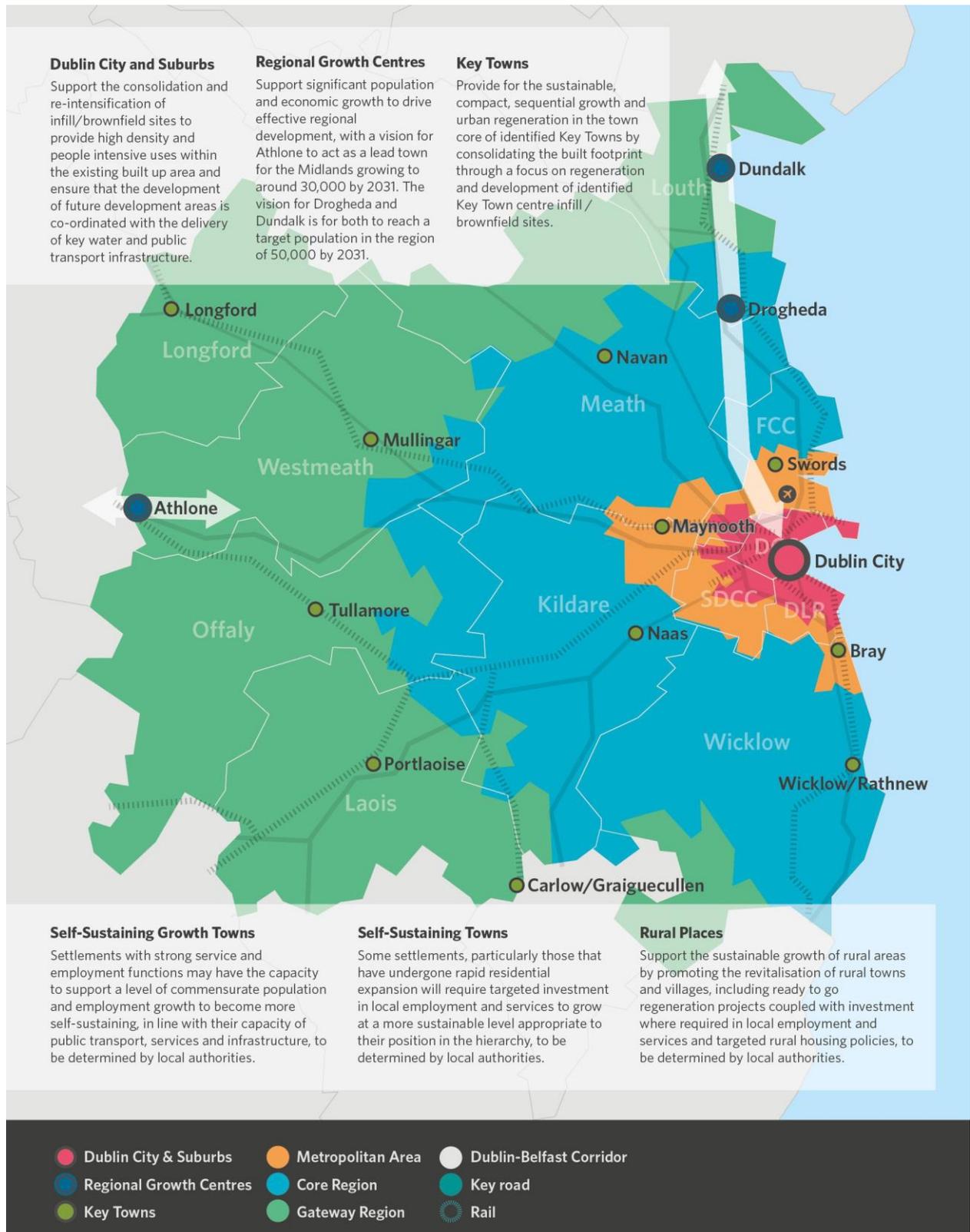


Figure 6.1 – EMRA Areas

As shown in the map above, the Dublin Metropolitan Area Strategic Plan area stretches from the coast, north of Donabate, north of Swords and across the N2, and M3 to the boundary with South Dublin and Kildare. The core region encompasses the rest of the County.

The requirement for a Metropolitan Area Strategic Plan (MASP) to be prepared for Dublin as part of the Regional Spatial and Economic Strategy is set out in Project Ireland 2040 – National Planning Framework. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the Metropolitan Area and key growth enablers, identifying strategic corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned;
- Large scale strategic residential, employment and regeneration development opportunities and any infrastructure deficits or constraints that need to be addressed; and
- A sequence of infrastructure priorities to promote greater co-ordination between local authorities, public transport and infrastructure providers for the phased delivery of sites.

This overall vision for the MASP area is underpinned by a spatial framework that supports the overall Settlement Strategy outlined in the RSES and sets out an integrated land use and transportation strategy for the sequential development of the metropolitan area, focused on:

- Consolidation of Dublin City and suburbs;
- ‘Key Towns’ of Swords, Maynooth and Bray; and
- Planned development of strategic development areas in Donabate, Dunboyne, Leixlip and Greystones.

To achieve the vision the MASP identifies a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area. These include (but are not limited to):

- Dublin as a Global Gateway – In recognition of the international role of Dublin, to support and facilitate the continued growth of Dublin Airport and Dublin Port, to protect and improve existing access and support related access improvements.
- Compact sustainable growth and accelerated housing delivery.
- Integrated Transport and Land use – To focus growth along existing and proposed high quality public transport corridors and nodes on the expanding public transport network and to support the delivery and integration of ‘BusConnects’, DART expansion and LUAS extension programmes, and Metro Link, while maintaining the capacity and safety of strategic transport networks.
- Increased employment density in the right places.
- Alignment of growth with enabling infrastructure – To promote quality infrastructure provision and capacity improvement, in tandem with new development and aligned with national projects and improvements in water and waste water, sustainable energy, waste management and resource efficiency.
- Social Regeneration.
- Identify Future Development Areas – To identify future development areas that may be delivered beyond the lifetime of the RSES, but within the longer-term 2040 horizon set out by the NPF.

To achieve these ambitious principles, strategic residential and employment development corridors are identified in the MASP, to create sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities for the resident population.

These strategic residential and employment development corridors are based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned.

Swords is specifically identified as one of three ‘Key Towns’ in the MASP area, alongside Bray and Maynooth. These Key Metropolitan Towns are important in a regional and a county context and they have

the capacity and future potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. Specific Regional Policy Objectives are outlined for Swords.

The Core Region is the peri-urban ‘hinterlands’ within the commuter catchment around Dublin, and extends into the Midlands, north into Louth and south beyond the Region into Wexford. The Core Region contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve not just their resident populations but a wider catchment area. These include Arklow, Balbriggan, Drogheda, Navan, Naas, Newbridge and Wicklow.

These towns have capacity for continued commensurate growth to become more self-sustaining and to attract high quality knowledge based employment at strategic accessible locations. Relevant Growth Enablers for the Core Region include;

- Promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment.
- ‘Catch up’ investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents.
- Diversification and specialisation of local economies with a focus on clustering, smart specialisation, place making and urban regeneration to create the quality of life to attract FDI and indigenous investment and increase high value knowledge-based employment including second site and relocation opportunities.
- Promote the Region for tourism, leisure and recreational activities including development of an integrated greenway network while ensuring that high value assets and amenities are protected and enhanced.

Also relevant to Fingal is the Dublin – Belfast Economic Corridor which is identified as a strategic connection. This Corridor is the largest economic agglomeration on the island of Ireland, with the cities and towns along the Corridor home to a population of around 2 million people. The Corridor links the two largest cities by high capacity road and national rail links and plays a critical role in supporting economic growth and competitiveness.

2.4 Regional Planning Guidelines’ Settlement Strategy

~~The overarching framework for Fingal’s Settlement Strategy is set out in the RPGs and is based on the identification of key growth areas within the Metropolitan and Hinterland Areas of the GDA (see Figure 2.3 Core Strategy Map). The stated objective of the RPGs Settlement Strategy is to consolidate urban areas around the Dublin Gateway and make the most efficient use of investment in infrastructure through integration with land use planning policy. The RPGs recognise that Fingal contains both a large metropolitan area and a strong rural hinterland and that new public transport corridors will provide new opportunities to strengthen the integration between high quality, high capacity public transport and housing growth.~~

~~In this regard future expansion of the existing built footprint within the Metropolitan Area should only happen in tandem with the planned, committed development of high quality heavy or light rail based public transport projects. This will support the implementation of the NTA’s Transport Strategy for the Greater Dublin Area and maximise the benefit of the large scale investment currently being made in public transport in the Dublin region. The RPGs specifically recommend that the majority of future housing in Fingal should occur within the catchment areas of such strategic transport infrastructure, and phasing for towns outside of these corridors allowing for lower levels of growth in line with the natural increase in~~

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population levels. Equally, any expansion must be within carefully considered phased, high standard, integrated Local Area Plans or Strategic Development Zones where new housing and public transport and other services are delivered in tandem.

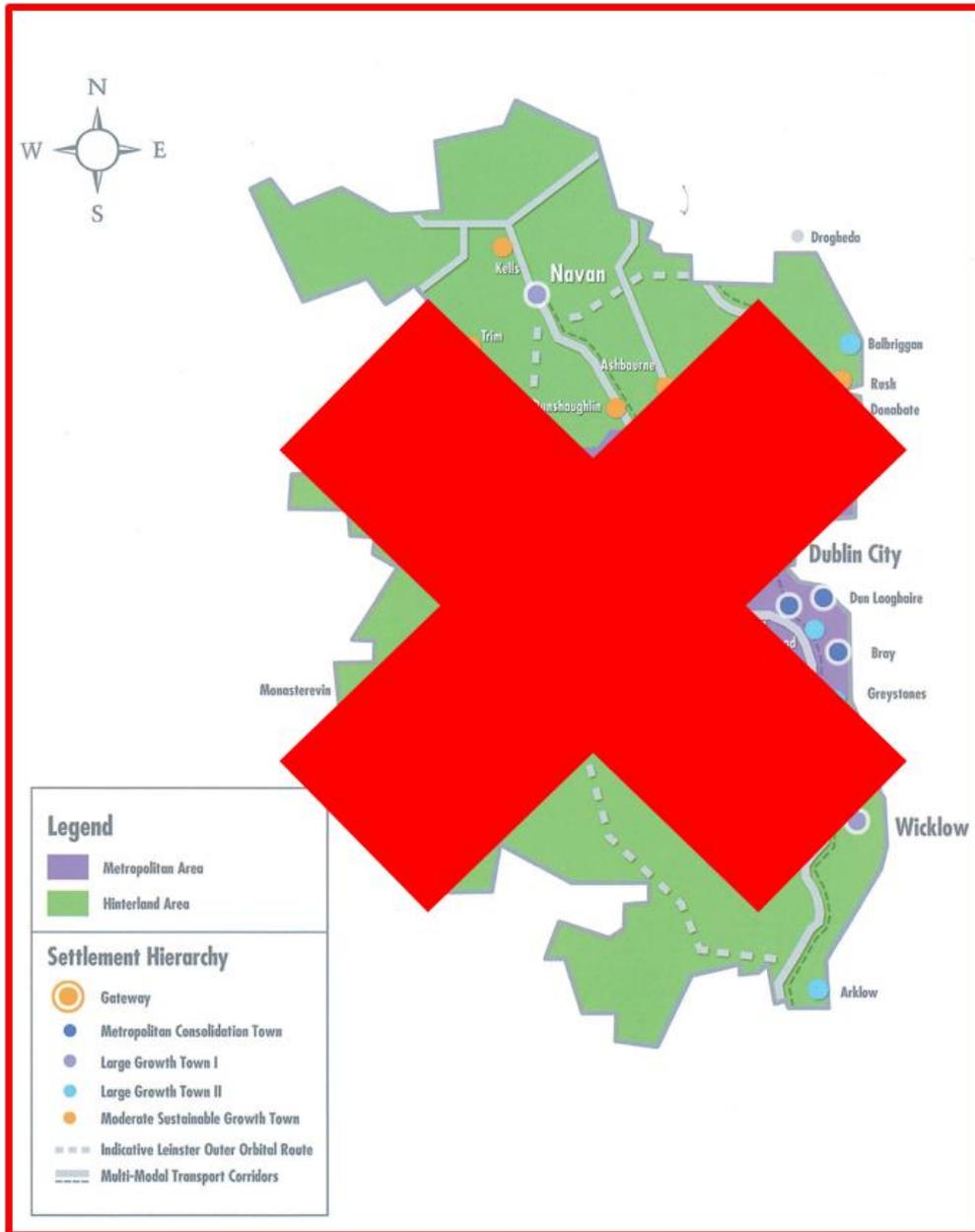
The Hinterland Area includes a varied array of urban centres from large vibrant towns to smaller locally focused villages. It also includes large areas of agricultural and natural lands as well as amenity locations within active rural communities. The value of these areas is recognised in the RPGs and it is indicated that they should be carefully managed to ensure their primary use is protected from encroachment, fragmentation and urban driven development. The identification of suitable greenbelt lands is encouraged in this regard and it is a policy approach that has been fully utilised within this Plan.

The RPGs Settlement Hierarchy identifies a hierarchy of settlement types within the Metropolitan and Hinterland areas of each county and the appropriate policy for growth within them (see Table 2.1). Small towns and villages are defined at county level by the Development Plan (see Section 2.7, Settlement Strategy).

Table 2.1 Regional Planning Guidelines Settlement Hierarchy for the GDA

Hierarchy	Description	Locations
Gateway Core	International business core and high density population, retail & cultural activities.	Dublin City Centre & immediate suburbs
Metropolitan Consolidation Towns	Strong active urban places within metropolitan area with strong transport links	Swords, Blanchardstown , Lucan, Clondalkin, Tallaght, Dundrum, Dun Laoghaire Bray.
Large Growth Towns I	Key destinations, economically active towns supporting surrounding areas, located on Multi-Modal Corridor in metropolitan hinterland.	Navan, Naas, Wicklow, Drogheda
Large Growth Towns II	Smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/city	Newbridge, Greystones, Arklow, Cherrywood, Balbriggan , Dunboyne, Maynooth, Leixlip
Moderate Sustainable Growth Towns	(i) In Metropolitan areas, strong edge of metropolitan area district service centres, high quality linkages and increased densities at nodes on public transport corridors (ii) In Hinterland areas, 10k from large town on public transport corridor, serve rural hinterland as market town	Donabate , Celbridge, Lusk , Rush , Ashbourne, Dunshaughlin, Kells, Trim, Kildare, Monasterevin, Kilcullen, Kilcock, Blessington, Athy, Newtownmountkennedy.
Small Towns	Good bus or rail links; 10k from large growth towns.	To be defined by Development Plans.
Villages		To be defined by Development Plans.

Figure 2.1 Settlement Strategy for the GDA 2010-2022



2.4 Regional Spatial and Economic Strategy Settlement Strategy

The National Planning Framework (NPF) sets out a targeted pattern of growth for the Eastern and Midlands Region and the Capital City and this is further expanded in the Implementation Roadmap for the NPF (July 2018). These growth figures inform the delivery of national policy expressed in the NPF and the delivery of the RSES. The further breakdown of population projections to county level are contained in Appendix B of the RSES for use by local authorities in the formulation of the core strategies of their development plans. The RSES has used a robust evidence based approach to derive a settlement hierarchy that will achieve the Regional Strategic Outcomes of the NPF for the benefit of the whole Region.

The RSES Settlement Strategy defines the settlement hierarchy for the entire Region, identifying key growth areas within the Metropolitan, Core Region and Gateway Region and sets out high and low population range and housing targets for each local authority for the period up to 2031. The targets are based on an

analysis of population trends and take account of the influence of national and regional policy in any future scenario. The Development Plan is required to be consistent with the population targets set out in the RSEs.

2.5 Housing and Population Targets

Population

The RPGs translate the national and regional population targets set by the NSS to county level. Development Plans are required to be consistent with these targets albeit there is recognition that they may not be achieved within the allotted timeframe. The current RPGs targets are based on data derived from the 2006 Census through the updated NSS figures produced in 2009 by the then Department of Environment, Heritage and Local Government. Targets differ from projections. CSO projections take account of mortality, fertility and migration trends but, unlike NSS/RPGs targets, they do not factor in the intended influence of regional policy on population trends.

The RPGs targets for the Dublin Region, the Greater Dublin Area and Fingal are set out in the tables below. Table 2.2 shows an average annual growth rate of 1.47% targeted for the Dublin Region between 2006 and 2022 and 1.7% for the GDA. Actual average growth per annum from 2006 to 2011 was as targeted. CSO preliminary population figures, included in Table 2.2, suggest a slowdown in the annual growth in the Dublin Region since 2011 to 0.94% per annum and 0.92% per annum in the Mid-East.

Table 2.2 RPGs Targets for the Dublin Region and GDA

	Census 2006	RPG 2010	Census 2011	Census 2016	RPG Target 2016	RPG Target 2022
Dublin Region	1,187,176	1,256,900	1,273,069	1,345,402	1,361,200	1,464,200
GDA	1,662,536	1,796,900	1,804,156	1,904,806	1,955,800	2,103,900

The RPGs population targets for Fingal in Table 2.3 represent an increase of 13,555 persons on 2011 levels by 2016 and an increase of 35,293 persons by 2022. This is an annual growth rate of 1% per annum 2011-2016 and 1.17% per annum over the years 2011-2022. This is a marginally faster rate of growth than the 0.94% CSO 2016 indicate for the region, but it would be a significant slowdown on the rates of growth experienced by Fingal over the period 2002 to 2006 and 2006 to 2011 when the County grew by almost 5.55% and 2.84% per annum over each period respectively.

Table 2.3 Actual and RPGs Population and Housing Targets for Fingal

Fingal	Census 2006	Census 2011	Census 2016	RPG Target 2022	RPG Target 2023 (estimated)
Population	239,992	273,992	296,214	309,285	312,908

Housing

Fingal's share of Dublin's housing stock rose from 18.8% in 2006 to 19.5% in 2011. The RPGs have targeted a share for Fingal of 19.8% of Dublin housing for the years 2016 and 2022 respectively.

Table 2.4 Actual and RPGs Population and Housing Targets for Fingal

Fingal	Census 2006	Census 2011	RPG Target 2016	RPG Target 2022	Estimated RPG Target 2023
Population	239,992	273,992	287,547	309,285	145,340
Housing Stock	89,909	102,793	118,646	142,144	

Persons per hhd*	2.66	2.66	2.42	2.17
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*Note comments within main text, the occupancy rate is closer to 2.9 for recent Census years.

An increase of 15,853 units in Fingal is required to meet the 2016 RPGs targets from the 2011 level. This represents an annual requirement for 3,170 units. Between 2011 and 2022 a total of 39,351 units were targeted representing 3,577 units per annum. In normal market conditions the lower figure per annum would not be an unreasonable target for Fingal.

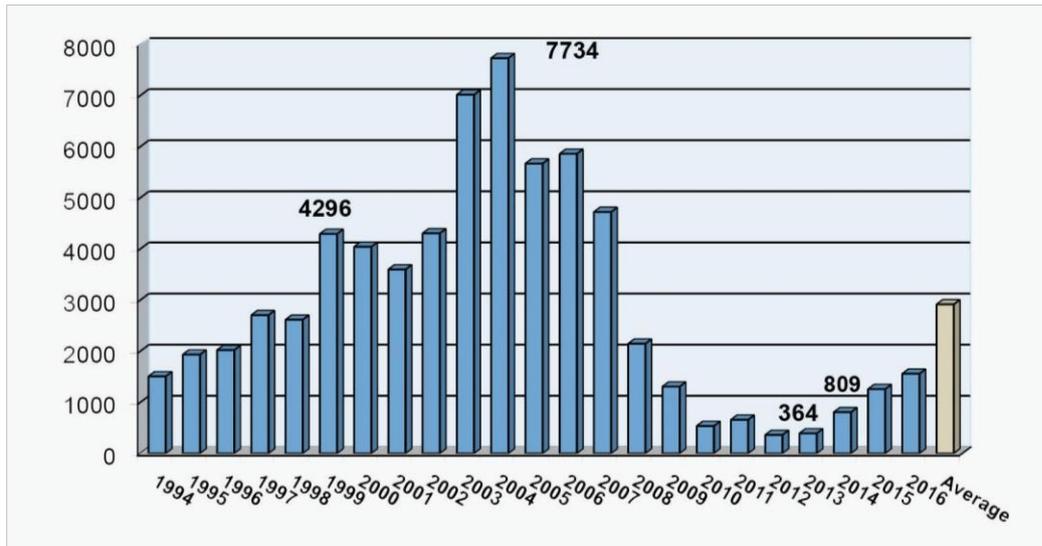


Figure 2.2: Residential Completions in Fingal 1994-2014

However, under recent market conditions DoHPLG completion figures indicate a total of 2,599 units completed in Fingal between the Census in April 2011 and July 2015, indicating an average of 650 units per annum. This gives an estimated housing stock in Fingal in mid-2015 of 105,392 units. Based on current housing stock, 5,700 units per annum over the 7 year period 2016 to 2023 would be necessary to fulfil RPGs targets.

Table 2.5 sets out the housing growth required to meet the RPGs targets. In reality, this is an unrealistic target in the context of current market conditions. Research done on behalf of the Housing Agency in 2014 indicated that an average annual production of c.7,500 units is required in the Dublin Region’s urban settlements between 2014-2018⁷. If Fingal took 20% of this growth, to align with its RPGs target share, completions would need to be in the order of 1,500 units per annum.

Table 2.5 Number of New Residential Units in Fingal required to meet RPGs Targets

Estimated Existing Units July 2015	RPG Target Units 2022	RPG Target Units 2023 (estimated)	New Units Target 2016-2023	Headroom Requirement 2023-2026	New Units Target 2016-2026
105,392	142,144	145,340	39,948	9,588	49,536

Dealing with Uncertainty

The Development Plan is being reviewed at a time when there is a vacuum in population data and associated targets. Recent CSO figures indicate that the population of the Dublin Region has not grown

⁷ Housing Agency, Housing Supply Requirements in Ireland’s Urban Settlements 2014-2018

to the extent targeted by the RPGs. This is perhaps to be expected given the level of emigration witnessed since 2007. However, the figures set out in the earlier paragraphs suggest that Fingal may be an exception within the Dublin Region. Preliminary Census 2016 figures indicate Fingal has exceeded the RPGs population targets.

The difficulty for Fingal is in anticipating the housing need associated with the growing population. Unlike the population targets, it is very clear that the RPGs housing targets will not be met in the short term. While the delivery of new housing is a priority, if recent population growth is primarily associated with growing family sizes there may not be an immediate requirement to grow the housing stock proportionately. The most important priority for Fingal is to ensure that there is sufficient land zoned in the right places to meet the housing targets up to 2023 in the first instance, recognising that much of this may not be completed until after that date. This will involve consolidating urban areas around the Dublin Gateway and making the most efficient use of investment in infrastructure through integration with land use planning policy.

While it is important to ensure that sufficient land is zoned, Fingal must have cognisance of the fact that current regional policy does not provide for any significant growth of the County's share of the Dublin Region's population or housing stock. Planning policy remains one of consolidation within the Metropolitan Area with expansion only happening in tandem with the planned, committed development of high quality heavy or light rail based public transport projects. Until such time as the new *Regional Spatial and Economic Strategies* are produced by the Regional Assemblies it would be imprudent for Fingal to assume changes in established regional policy.

The RSES translates the national and regional population targets set by the NPF to county level. Development Plans are required to be consistent with these targets. The approach in the core strategies is to realise these population targets which will be informed by the transitional population projections methodology set out in the NPF Roadmap, Appendix 2, and a robust evidence based analysis of demand, past delivery and potential.

Table 6.2: NPF/RSES Population Targets for the Dublin Region and Fingal County Council

County Council	CENSUS 2016	2026 Range		2031 Range	
		Low	High	Low	High
Dublin NPF Road Map	1,347,500	1,489,000	1,517,500	1,549,500	1,590,000
RSES Fingal Allocation	296,000	327,000	333,000	340,000	349,000
RSES Adjusted Transitional Population Projections for MASP		327,000	333,000	340,000	364,000
<i>Source: NPF/RSES and CSO Census</i>					

Table 6.2 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for Fingal County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The Fingal Development Plan, 2017 – 2023 (Table 2.3) estimated the RPG targets for Fingal for 2023 of 312,908 persons. This is less than the population projection range set out in the NPF and the RSES, albeit these projects are for 2026.

Table 6.2 also indicates Adjusted Transitional Population Projections for MASP Local Authorities, as required in the MASP. EMRA have set out the Guiding Principles to apply in the determination of the optimum transitional population transfer of up to 20% of targeted growth for CSO Environs of Dublin city

and suburbs to be accommodated in the wider metropolitan area, as set out in NPO 68 of the NPF and the RSES. The RSES states that allowance of transition population targets in NPO 68 by way of up to 20% of the targeted growth in the city being transferred to other settlements in the MASP shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors.

The NPF Implementation Roadmap Circular FPS04/2018 from the Department of Housing Planning and Local Government (DHPLG) states that these 'adjusted' transitional figures will apply to 2026 and will also inform the period to 2031. The adjusted population projections within the MASP will therefore align with the existing timeline of the RSES population targets to 2031.

It has been determined that Swords, as one of the three Key Towns, will receive a net increase in RSES population target for 2031 (high), of 15,000. This is reflected in Table 6.2 above. This additional growth allocated to Swords will support the regeneration of underused town centre lands along with the planned and sequential infill opportunities to provide for high density and people intensive uses and will ensure Swords continues to develop as a key location for airport related economic development and employment provision.

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01. persons per year over the 24-year period up to 2040.

The population of the County in 2016 was 296,214 persons with a housing stock of 104,851 units (from CSO).

The 2026 high range population target of 333,000 persons provides for a population growth per annum of 3,378.6 persons per year. Extrapolating this figure to the year 2023 provides for a population projection of 319,864 persons²⁸. Dividing this figure by the projected household size in 2023 which is 2.68³⁹ persons provides for an overall housing unit requirement of 119,352 units or a growth of 14,501⁴¹⁰ units to the end of the Fingal Development Plan in 2023.

To date (September 2019), approximately 5,582 units have been granted planning permission in the Fingal area, which leaves a requirement of 8,919 over the remaining lifecycle of the Development plan. It is considered this is sufficient capacity for further growth in Fingal during this time period.

2.6 Housing Land Capacity ~~under the 2011-2017 Development Plan~~

In mid-2015 there was approx. 1,461ha of zoned land available with the potential to deliver approx. 43,041 residential units (see Table 2.6 below). This includes the villages and also incorporates the potential for small sustainable infill development. This is in excess of the target of 39,948 units for the Development Plan period 2017-2023. However, it is approximately 6,000 units short of the estimated RPGs target, including the 50% headroom up to 2026, of 49,536.

The distribution of Fingal's remaining housing capacity on zoned residential/mixed use land in the 2011-2017 Development Plan is set out in Table 2.6.

² 3,378.6 (growth per annum) x 7 (7 years to 2023) = 23,650 + 296,214 (current pop)

³ 2.75 persons per household in 2016 - 0.01 persons per year (by 7 years to 2023)

⁴ 119,352 (projected units) – 104,851 (unit in Census 2016) = 14,501

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Table 2.6 Remaining Zoned Residential Capacity from Fingal Development Plan 2011-2017

Town/Village	Remaining Land Supply (hectares)	Remaining Capacity Residential Units	Metropolitan-Hinterland % Land	Metropolitan-Hinterland % Units
Metropolitan Area				
Swords	293	9,328		
Consolidation Town				
Blanchardstown	320	11,757		
Consolidation Areas within the Gateway				
Portmarnock	57	1490		
Howth	16	498		
Baldoyle/Sutton	29	1498		
Other Settlements*	71	2791		
Moderate Sustainable Growth Town				
Donabate	116	4056		
Malahide	88	1114		
Small Towns/Villages	94	877		
Total Metropolitan	1,084	33,409	74%	78%
Hinterland Area				
Large Growth Town II				
Balbriggan	153	4332		
Moderate Sustainable Growth Towns & Other				
Rush	58	1994		
Lusk	43	1218		
Skerries	41	1175		
Small Towns & Villages	82	913		
Total Hinterland	377	9,632	26%	22%
TOTAL Fingal**	1,461	43,041	100	100

Town/Village	Remaining Land Supply (hectares)	Remaining Capacity Residential Units	Metropolitan-Core % Land	Metropolitan-Core % Units
Metropolitan Area				
Key Town				
Swords	293	9,328		
Consolidation Town				
Blanchardstown	320	11,757		
Consolidation Areas within the Metropolitan Area				
Portmarnock	57	1490		
Howth	16	498		
Baldoyle/Sutton	29	1498		

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Other Settlements*	71	2791		
Self-Sustaining Growth Towns				
Donabate	116	4056		
Malahide	88	1114		
Towns/Villages	94	877		
Total Metropolitan	1,084	33,409	74%	78%
Core Area				
Self-Sustaining Towns				
Balbriggan	153	4332		
Rush	58	1994		
Lusk	43	1218		
Skerries	41	1175		
Towns & Villages	82	913		
Total Core	377	9,632	26%	22%
TOTAL Fingal**	1,461	43,041	100	100

*This includes Charlestown & Meakstown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

New Residential Zoning

The emphasis of this Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure. In this way the Council can ensure an integrated land use and transport strategy in line with national and regional policy. It will also ensure that the Council is in a strong position to influence infrastructure providers at national level, including Irish Water, in that there will be clear evidence of the Council's commitment to maximising investment in infrastructure through its policy of consolidation. The development of larger areas of residential or mixed use lands will only take place subject to the necessary infrastructure being available and to this end will be subject to a Local Area Plan. It is through the LAP process that, within the towns and villages, the detailed phasing and distribution of housing will be determined in line with the population and housing targets established at a strategic level.

Fingal has a significant quantum of land zoned to achieve the **RPGs Regional Spatial and Economic Strategy's** targets. However, to be ready for any increased uptake and to account for constraints on some of the existing zoned lands, it is proposed to zone a strategic land bank at Lissenhall. This will ensure that Fingal is well placed to meet housing demand in a phased manner and to maximise the efficiencies of State investment in existing and proposed public transport infrastructure. This new zoning is located in the Metropolitan Area, ~~ensuring that any further negative deviation from the RPGs targets does not occur.~~

Lissenhall, Swords

In anticipation of the development of the indicative route for new Metro North, a strategic land bank providing for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords has been identified at Lissenhall. These lands would be the subject of an approved Local Area Plan and be developed over the period of several Development Plans i.e. over the next 20 – 25 year

Swords is the administrative capital of the County. The town has direct links to the national road network (M1 and M50) and is located on the Dublin/Belfast economic corridor which is a key national transport corridor in the NSS. Swords is located adjacent to the key gateways of Dublin Port, via Dublin Port Tunnel, and Dublin Airport, two important gateways to the Country. With the announcement of the indicative route for new Metro North Swords will be extremely well connected to Dublin City's economic and commercial life and even more so to Dublin Airport. This will stimulate significant economic growth and expansion of the area bringing with it a range of challenges which include:

- Provision of new sustainable housing.
- Provision of facilities for community, educational, health and recreational needs.
- Increased number and range of employment activities.
- Provision of high quality open spaces and landscape.
- Connectivity and accessibility to all the above for new and existing communities.
- Ensuring high standards in architecture and urban design.

The indicative route for new Metro North will facilitate the optimal development of Swords into the future and the Council will maximise the benefits of and the efficient use of the Metro for the benefit of those living and working in the town. The Council, in accordance with best practice and the principles of sustainable development, will seek to maximize the opportunities created by the arrival of this key piece of infrastructure. To this end the identification and promotion of the Metro Economic Corridor(s) will be of strategic importance to the economy and well-being of the County's residential and business / employment population.

Swords is identified as a ~~'Primary Economic Growth Town' within the polycentric gateway under the Regional Planning Guidelines for the GDA and a driver within the core of the Greater Dublin Area, for sustained international and regional economic development and growth~~ 'Key Town' within the Metropolitan Area under the RSES and is a large economically active county town that provides employment for the surrounding areas and with existing and proposed high-quality transport links and the capacity to act as a growth driver to complement the Regional Growth Centres. In order to fulfil this role and in light of the emerging role that settlements such as Swords will be required to play in maintaining the success of the GDA Metropolitan Area, a long term, adequately planned vision is necessary. In this regard, the long term strategic vision for Swords is to create a sustainable city with a commensurate level of jobs, services and infrastructure to support a potential population of 100,000. In endeavouring to achieve this vision of an emerging green city with a thriving economy it is critical that adequate lands are zoned in the future to accommodate the full range of needs of the city's residential population, business community and visitors. Within the current development envelope of Swords, even allowing for the introduction of possible new intensive mixed use zonings along the Metro line, Swords would have the capacity only to reach a population of circa 65-70,000.

There is potential for the indicative route for new Metro North to extend into the lands at Lissenhall and therefore, the zoning must be appropriate for the area. Furthermore, a substantial portion of these lands will be within 1km of the agreed Estuary Stop. Lissenhall is an expansive, low-lying, rural landscape comprising approximately 240 hectares. The area, in broad terms, is bound by the M1 and R132 to the east, the Broadmeadow River to the south and south west, and the proposed route of the Swords Western Ring Road to the north. These lands are adjacent to the M1 and Belfast-Dublin corridor.

By identifying Lissenhall as a key future development area, the Council is seeking to maximise the opportunities created by the delivery of this key piece of strategic infrastructure in accordance with best planning practice and the principles of sustainable development. The development of the area following

the sequential development of the existing Swords envelope, is also consistent with the Council’s long term strategic vision for Swords to develop as a sustainable city. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units. A Local Area Plan will be prepared for these lands to provide a framework for development. Lissenhall is detailed further in Chapter 4 Urban Fingal, in the context of Swords.

Table 2.7 below outlines the potential capacity at Lissenhall.

Table 2.7 Proposed New Residential and Mixed Use Zoning 2017-2023

Metropolitan Area	New Mixed Use (ha)	Total New (ha)	Net Potential New Units
	ME		
Swords – Lissenhall	221	221	6,000 – 7,000

Total Capacity - Fingal Development Plan 2017 – 2023, updated

Table 2.8 sets out the total land and housing capacity for the 2017-2023 Development Plan and has been updated in light of the adoption of the RSES and the NPF.

~~The Guidance Note on Core Strategies distributed to Local Authorities under Circular Letter PSSP6/2010 sets out that ‘apart from Regional Planning Guidelines for the Greater Dublin Area, the RPG housing figures ... have already taken account of the headroom requirements (of up to 50% extra over actual predicted land/unit requirements) specified in the Planning Guidelines on Development Plans, therefore, no further headroom capacity should be provided in development plan zoning outside of the seven planning authorities in the GDA’. Section 4 of the above Planning Guidelines on Development Plans sets out that ‘planning authorities should take all reasonable steps to ensure that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice. In particular, to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for the next nine years. In this way, development plans will provide for sufficient zoned land to meet not just the expected demand arising within the development plan period of six years, but will also provide for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect’. Accordingly the following figures are based on a calculation of the population requirement over an additional three years from that of the Plan period (equivalent of 3 years demand beyond the date on which the current plan ceases to have effect’) and is intended to cater for the longer term development of the County. The reservation of lands at Lissenhall, situated within the Metropolitan Area, continues to account for the majority of this headroom allocation.~~

Practice in relation to previous Regional Planning Guidelines (RPGs) and core strategies, has generally been to match future population targets to the physical extent of land being zoned for development, based on assumptions related to density and household occupancy. A further factor of 50% of the identified land requirement has also been universally applied as ‘headroom’.

The RSES considers the concept of headroom based solely on zoned land provision and does not account for housing yield arising from the re-use of existing housing stock, mixed-use development, urban intensification or infill or brownfield development. The NPF Roadmap population projections already incorporate 25% headroom figures for all parts of the country (Implementation Roadmap for the National Planning Framework, Appendix 2). In Fingal this may be supplemented by additional 25% headroom, (page 5 of the NPF Roadmap). As noted in the RSES, the application of headroom is particularly relevant to urban areas, where the aim is to target at least half of future housing delivery within existing built-up areas. The

reservation of lands at Lissenhall, situated within the Metropolitan Area, continues to account for the majority of this headroom allocation.

Table 2.8 Total Residential Capacity provided under the Fingal Development Plan 2017-2023, updated as of September 2019

Town/Village	Remaining Supply (hectares)	Remaining Land Capacity Residential Units	Metropolitan-Hinterland Core % Land	Metropolitan-Hinterland Core % Units
Metropolitan Area				
Key Town				
Swords	514 481	15,828 14,799		
Consolidation Town				
Blanchardstown	329 260	11,757 9,306		
Consolidation Areas within the Gateway Metropolitan Area				
Portmarnock	57 43	1490 1,116		
Howth	16 14	498 436		
Baldoyle/Sutton	29	1498		
Other Settlements*	80 66.5	2791 2,320		
Moderate Sustainable Growth Town Self Sustaining Growth Towns				
Donabate	116 101	4056 3,532		
Malahide	88 75.5	1114 956		
Small Towns/Villages				
	96 92	877 844		
Total Metropolitan	1,325 1,162	39,909 34,806	74% 76%	78% 81%
Hinterland Core Area				
Large Growth Town Self-Sustaining Towns				
Balbriggan	153 134	4332 3805		
Moderate Sustainable Growth Towns & Other				
Rush	58 51.5	1994 1771		
Lusk	45 38	1218 1020		
Skerries	43.5 32.7	1175 883		
Small Towns & Villages				
	112.5 101	913 818		
Total Hinterland Core	412 357	9,632 8,298	26% 24%	22% 19%
TOTAL Fingal**	1,737 1,519	49,541 43,104	100	100

*This includes Charlestown & Meaown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

While Table 2.8 outlines the potential to deliver ~~49,541~~ 43,104 units, it must be interpreted in the County Fingal context, in that the land will become available on a phased basis. The key tenet of the overall Settlement Strategy is the continued promotion of sustainable development through positively encouraging consolidation and densification of the existing urban built form – and thereby maximising efficiencies from already established physical and social infrastructure.

Therefore this level of development is unlikely to be developed over the lifetime of this County Development Plan rather it outlines the optimal sustainable development strategy for the County over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure.

It is also noted that the housing capacity allocated to Hansfield SDZ could be excluded from the total figures, as per the DoEHLG *Guidance Notes on Core Strategies* issued in November 2010. The DoEHLG state that ‘any excess (of lands or housing capacity) will not normally include lands identified for the strategic long term development as part of Strategic Development Zones or major regeneration sites within key areas...’. Notwithstanding this, in order to identify the full potential of zoned lands within the County these figures have been included in Tables 2.6 and 2.8.

The development of the strategic lands at Lissenhall will be subject to a Local Area Plan, SEA and Appropriate Assessment and will also be dependent on the concurrent delivery of adequate water services and upgraded /planned public transport infrastructure.

In relation to the development of other lands within the County, Local Area Plans, the SDZ at Hansfield, and Masterplans, will establish more detailed phasing or prioritisation for the delivery of residential uses, other uses, or infrastructure, as appropriate. Such locally-based plans and related requirements are set out in Chapter 4, Urban Fingal.

2.7 Settlement Strategy

The Fingal Settlement Strategy embraces the strategic approach advocated by the ~~Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the Hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns~~ Regional Spatial and Economic Strategy to support the continued growth of Dublin as our economic engine. The Strategy will deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan and develop a number of key complementary growth settlements of sufficient scale to be drivers of regional growth. Furthermore, the promotion of the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint will drive the delivery of quality housing and employment choices for the citizens of the Region. To achieve this objective sufficient lands have been zoned to accommodate anticipated population growth through a mix of varied house types and sizes in areas with good public transport links. This approach has been balanced by the countervailing need to avoid an oversupply that would lead to fragmented development, uneconomic infrastructure provision and urban sprawl.

At its core, the Plan envisages that the future development and growth of Fingal will take place in accordance with an overarching hierarchy of settlement centres. Each identified settlement centre will accommodate an agreed quantum of future development appropriate to its respective position in the hierarchy.

Table 2.9 Fingal Settlement Strategy

Proposed Draft Variation No. 2 to the Fingal Development Plan 2017-2023
Strategic Environmental Assessment (SEA) Screening Report

Metropolitan Area	Hinterland Area
Metropolitan Consolidation Towns Swords Blanchardstown	Large Growth Town – Level II Balbriggan
Consolidation Areas Within Gateway Baldoyle Castleknock Clonsilla Howth Baskin Mulhuddart Village Portmarnock Sutton Santry (Incl. Ballymun) Balgriffin & Belcamp Charlestown & Meakstown	Moderate Sustainable Growth & Other Towns Lusk Rush Skerries/Villages
Moderate Sustainable Growth Towns Donabate Malahide	
Small Town Portrane	Oldcastle Garristown Ballymadon
Villages Coolquay Kinsaley Rivermeade Rowlestown	
Rural Clusters See Chapter 5 entitled 'Rural Fingal' for a full list of rural clusters	

Metropolitan Area	Core Area
Dublin City and Suburbs Consolidation Area Blanchardstown	
Key Town Swords	
Consolidation Areas Within Dublin City and Suburbs Baldoyle Castleknock Clonsilla Howth Baskin Mulhuddart Village Portmarnock Sutton Santry (Incl. Ballymun) Balgriffin & Belcamp Charlestown & Meakstown	
Self Sustaining Growth Towns Donabate Malahide	Self Sustaining Towns Balbriggan Lusk Rush Skerries

Metropolitan Area	Core Area
Towns and Villages Portrane Coolquay Kinsealy Rivermeade Rowlestown	Other Core Towns and Villages Balrothery Loughshinny Ballyboghil Naul Bascadden Oldtown Garristown Ballymadun
Rural – Clusters and Rural Area See Chapter 5 entitled ‘Rural Fingal’ for a full list of rural clusters	

Objective SS01

Consolidate the vast majority of the County’s future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland core to towns and villages, as advocated by national and regional planning guidance.

Objective SS02

Ensure that all proposals for residential development accord with the County’s Settlement Strategy and are consistent with Fingal’s identified hierarchy of settlement centres.

Objective SS03

Identify sufficient lands for residential development in order to achieve the housing and population targets set out in the Core Strategy, while ensuring that excess lands surplus to this specific requirement are not identified, in order to prevent fragmented development, uneconomic infrastructure provision and car dependent urban sprawl.

Objective SS04

The Council will work in cooperation and collaboration with key stakeholders including the DoHPCLG and the Dublin Housing Supply and Co-Ordination Task Force (or any successor) to respond to the current supply challenge in the Dublin region. The Council also will support ‘Active Land Management’ using Exchequer funding to ensure the delivery of a convincing response to the current social housing demand.

Objective SS05

Engage and implement with the recommendations of the Dublin Housing Supply and Co-Ordination Task Force in responding to the current supply challenge in the Dublin region.

Objective SS06

Identify and support the provision of key enabling infrastructure at strategic sites in Fingal County to facilitate their release for development in response to the current housing crisis.

Rural Settlement

The strategy is also cognisant of the need to support rural communities and ensure they remain vibrant and self-sustaining through the facilitation of genuine rural generated housing need in a manner which is consistent with Fingal’s classification as “an area under strong urban influence”, while also balancing the need to minimise encroachment upon viable agricultural lands. This will primarily be achieved through the orderly development of identified rural villages and clusters, recognising the distinction between villages in the Metropolitan Area and those in the rural **Hinterland Core Area**. The Council will also promote the re-

use and rehabilitation of existing housing stock in rural areas in preference to new build in order to preserve and enhance the distinct character of rural Fingal. Detailed policy governing rural development is contained in Chapter 5 'Rural Fingal'.



Figure 2.3 Core Strategy Map



Figure 2.3 Core Strategy Map

Objective SS07

Direct rural generated housing demand to villages and rural clusters in the first instance and to ensure that individual houses in the open countryside are only permitted where the applicant can demonstrate compliance with the criteria for rural housing set down by this Development Plan.

Greenbelts

The targeted development of strategically identified towns and villages will be supported by a greenbelt policy which will safeguard the innate rural value of the Fingal countryside. Greenbelt zoning will underpin the settlement strategy by ensuring:

- Existing urban areas within Fingal do not coalesce and merge into one another leading to unsustainable development and travel patterns.
- The identity and unique character of rural and urban areas in the vicinity of administrative boundaries will be maintained where this would be beneficial.
- That citizens can enjoy the visual and natural amenities of the countryside in close proximity to the urban areas in which they reside.
- Proposed development within the Greenbelt shall clearly demonstrate a functional need for such a location, and consistency with the established character of the landscape of the area.

Objective SS08

Strengthen greenbelt lands by identifying opportunities for infill development and consolidation of existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages.

Objective SS09

Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.

Objective SS10

Promote public parks, outdoor sports facilities and other recreational uses within the Greenbelts in accordance with the Green Infrastructure Strategy and open space policy.

Objective SS11

Promote opportunities for the enhancement and protection of biodiversity and natural heritage within the Greenbelt.

2.8 Settlement Strategy for the Metropolitan Area

Metropolitan Consolidation ~~Town~~ and Key Town

Swords and Blanchardstown are the largest urban centres in Fingal and are classed as a Key Town and a Metropolitan Consolidation area ~~Towns, Regional Planning Guidelines~~ respectively in the Regional Spatial and Economic Strategy. The towns function as part of the ~~as Gateway as identified by the National Spatial Strategy~~ Dublin Metropolitan Area and will continue to perform the role of the County's primary development centres during the Plan period. As identified key locations for housing, enterprise and retail development, the long term population horizon envisaged ~~in the Regional Planning Guidelines~~ for each

of these centres is c. 100,000 people. The proposed development of Lissenhall (Swords) is consistent with this strategy and reinforces the strategic role of Swords in the settlement hierarchy.

Swords, Fingal's County town, is identified as a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area* and has a well-developed retail offering which includes the Pavilions Shopping Centre and Airside Retail Park. The town also benefits from its close proximity to Dublin Airport and has a strong industrial base which underpins its role as an important centre for employment in the County. One of Swords key strengths is the quality of road infrastructure serving the town. Direct access to the M1 motorway on the Dublin-Belfast economic corridor is complemented by a high quality regional road network (R125 & R132 dual carriageways). The NTA and TII are also currently progressing plans to develop the indicative route for new Metro North to serve the town. A Masterplan for the long term development of Swords was published by the Council in January 2009 and remains a relevant guidance document for the future development of the area.

Blanchardstown, strategically located at the intersection of the N3 and M50 national roads, is the largest settlement centre in Fingal. Designated as a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area*, it is also one of the largest and most important retail centres in the State. In addition to Blanchardstown Town Centre, a number of large public sector employers are based in the area including Fingal County Council, Connolly Hospital and the Institute of Technology (ITB). The IDA has also been particularly successful in marketing Blanchardstown as a key location for foreign direct investment and a number of large ICT and pharmaceutical companies have long established operations in the area. The state of the art National Sports Campus is located nearby at Abbottstown. Lands at Hansfield are designated as a Strategic Development Zone (SDZ) and this planned new sustainable community will be served by rail via the newly constructed railway station at Hansfield on the Clonsilla to M3 Parkway railway spur.

The strategic location and development potential of lands at Dunsink is recognised within this Development Plan and the *Regional Spatial and Economic Strategy*. This land area comprises 125 hectares and forms part of the townlands of Ashtown, Castleknock, Dunsink and Scribblestown. The lands are characterised by their current use for predominantly agricultural and recreational amenity purposes. The Royal Canal and Tolka River Valley run to the south of the lands while Elm Green Golf Course covers a large part of the western portion of the site. Located only six kilometres from Dublin City Centre, this area provides a unique opportunity to significantly consolidate the Dublin *Gateway Metropolitan Area* in a sustainable manner underpinned by high quality public transport given the site benefits from close proximity to the existing heavy rail network at Ashtown and the proposed extension to the Luas to Finglas. In addition, commercial development would benefit from access to the nearby M50 motorway. It is envisaged that the lands could facilitate approximately 4,000 – 5,000 residential units. While recognising these lands as a potential strategic landbank for the County, it is acknowledged that the current infrastructural constraints on these lands require further detailed investigation that should inform any future decision to zone these lands for a mixed use urban district. Any future development of these lands would also be the subject of an approved Local Area Plan. In this regard, an Objective is included in Chapter 4, Urban Fingal to carry out a feasibility study for the lands at Dunsink within the lifetime of the Development Plan that will identify the necessary physical infrastructure required to realise the full development potential of these lands.

Objective SS12

Promote the ~~Metropolitan Consolidation Towns~~ Key Town of Swords and the Metropolitan Consolidation Area of ~~Swords and~~ Blanchardstown, respectively, as Fingal's primary growth centres for residential development in line with the County's Settlement Hierarchy.

Objective SS13

Facilitate the provision of sufficient employment, retail, community and cultural facilities to serve the growing residential communities of Swords and Blanchardstown.

Objective SS14

Promote the continued sustainable development of Swords and Blanchardstown as core economic areas for enterprise in partnership with relevant State agencies.

Consolidation Areas within the ~~Gateway~~ Metropolitan Area

There are a number of settlements across the County which have their own distinct character and sense of place but given their location in close proximity to Dublin City, respectively form consolidation areas within the ~~gateway~~ Metropolitan Area. These areas include Baldoyle, Castleknock, Clonsilla, Howth, Mulhuddart, Portmarnock, Sutton, and parts of the city suburbs located close to the M50 motorway.

The policy approach in these areas will be to gain maximum benefit from existing transport, social, and community infrastructure through the continued consolidation of the city and its suburbs. Future development will happen in a planned and efficient manner utilising opportunities to achieve increased densities where appropriate.

Objective SS15

Strengthen and consolidate existing urban areas adjoining Dublin City through infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.

Objective SS16

Examine the possibility of achieving higher densities in urban areas adjoining Dublin City where such an approach would be in keeping with the character and form of existing residential communities, or would otherwise be appropriate in the context of the site.

~~Moderate Sustainable Growth Towns~~ Self-Sustaining Growth Towns

In the Metropolitan Area, ~~Moderate Sustainable Growth Towns~~ Self-Sustaining Growth Towns are positioned at the sub-county town level in the settlement hierarchy ~~where economic activity is well developed but not typically of a sufficiently robust level to wholly sustain the local population. For this reason commuting by public transport and private car to higher order centres is a common characteristic of these towns~~ and have a moderate level of jobs and services with good transport links and capacity for continued commensurate growth to become more self-sustaining.

As ~~Moderate Sustainable Growth Towns~~, Self-Sustaining Growth Towns Donabate and Malahide will continue to play an important role within a consolidated Metropolitan Area. Development in these towns should be linked to the capacity of high quality public transport connections and the provision of social and community infrastructure such as schools and leisure facilities.

Objective SS17

Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.

Self-Sustaining Towns

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.

Population growth within self-sustaining towns within the Metropolitan Area shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision.

Small-Towns and Villages

~~Small-Towns and villages are centres of between 1500 and 5000 people, characterised by small local businesses and modest retail provision mainly in the convenience category~~ local service and employment functions. Development in these centres is to be managed in line with the ability of local services and infrastructure to accommodate expansion, having regard to the recommendations for small towns included in the Ministerial Guidelines on *Sustainable Residential Development in Urban Areas* and the ~~Regional Planning Guidelines for the Greater Dublin Area~~ *Regional Spatial and Economic Strategy*.

Portrane is ~~Fingal's only 'Small Town'~~ considered to be classified as a Town in the Metropolitan Area and is noteworthy for both its natural and architectural heritage. It is composed of three distinct areas: Portrane Village, The Burrow and St. Ita's Hospital. Any development proposed in these areas will have to demonstrate sensitivity to this high value setting.

Objective SS18

Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area, taking account of the ecological sensitivity of qualifying features of nearby European Sites surrounding The Burrow at Portrane.

Villages

There are four villages in the Metropolitan Area. These complement and support higher order settlement centres located on the edge of the ~~gateway~~ Metropolitan Area.

The future development of Fingal's villages needs careful consideration. In the Metropolitan Area growth in villages such as Coolquay, Kinsaley, Rivermeade and Rowlestown will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns. Objectives for the development of villages are set out in Chapter 5, Rural Fingal.

Rural Clusters

The Rural Clusters serve as areas where members of the rural community can live as an alternative to housing in the open countryside. There are nine such clusters in the metropolitan area. Further information on rural clusters is contained within Chapter 5, Rural Fingal.

2.9 Settlement Strategy for the ~~Hinterland~~ Core Area

~~Large Growth Town – Level II Self-Sustaining Towns~~

~~Large Growth Towns serve as significant hubs for residential development and economic activity of both a commercial and industrial nature. They act as important self-sustaining regional economic drivers benefitting from high quality connections to Dublin City Centre.~~

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. Growth in these towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision, to be set out in the core strategies of county development plans. That said, the RSES notes the importance of these towns as employment and service centres, some of which have the potential to strengthen their employment base

and develop as important centres of employment due to their strategic location, connectivity with surrounding settlements, and the availability of a skilled workforce.

Balbriggan ~~Fingal's only Large Growth Town and it is the largest urban centre within the Hinterland Area~~ is the largest of the Self-Sustaining Towns in the Core Area. It is characterised by a young and expanding population which has rapidly grown to in excess of 20,000 people over the last two decades. Major investment by Fingal County Council and other stakeholders in the town's water services and roads infrastructure has provided a basis for the town to continue to grow in a sustainable manner.

Fingal have recently developed and published the 'Our Balbriggan 2019-23 Rejuvenation Plan', which is set to transform Balbriggan Main Street and Harbour. Fingal are investing in public realm, town centre improvement and rejuvenation to provide a more vibrant and vital centre to the town, working with stakeholders, increasing employment, attraction for investment and promoting industrial lands. Over 4,000 locals took part in a survey to prioritise a list of suggested improvements for the 'Our Balbriggan' Plan.

A Balbriggan Leadership Group prepared a menu of different initiatives for the €20million-plus plan. Balbriggan as a community has come together with the group of stakeholders, led by Fingal County Council, to engage in a collaborative and unified way to prioritise the ideas which will best address the socio economic challenges of the town. Strong progress is being made across the first 20 Things in the first 12 Months listed in the Our Balbriggan Rejuvenation Plan, including supporting successful community engagements on the development of the Bremore Regional & Amenities Park, Balbriggan to Skerries section of the Fingal Coastal Way and Harry Reynolds Cycling & Pedestrian routes.

Implementation groups have met and are progressing work across the plans four pillars: Local Economy, Public Realm, Education, Training & Employment & Community Affairs & Integration.

Balbriggan has a substantial quantum of zoned land for high technology and general industrial development. The town's excellent accessibility to major transport corridors, as well as its proximity to Dublin Airport and the Ports at Drogheda and Dublin make Balbriggan a desirable location for enterprise.

Objective SS19

Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a ~~Large Growth Town~~ Self-Sustaining Town in the Settlement Hierarchy recognising its important role as the largest town in the ~~hinterland~~ core area.

~~Moderate Sustainable Growth Towns and Other Towns~~

In the ~~hinterland~~ core area, the towns of Lusk, Rush and Skerries are also considered Self-Sustaining Towns which rely on the provision of quality local services and also serve as commercial nodes for their immediate rural environs as their location is more remote from higher order centres. Skerries was not categorised in the settlement strategy of the ~~Regional Planning Guidelines~~ *Regional Spatial and Economic Strategy* but it best fits with the description of being a ~~Moderate Sustainable Growth Town~~ Self-Sustaining Town given its substantial population, vibrant town centre and varied retail offer.

It will be important that Lusk, Rush and Skerries develop in a self-sufficient manner in order to prevent them from becoming dormitory towns. A full range of services should be available to meet local needs and that of the surrounding rural areas in order to encourage smarter travel patterns and to provide for further growth. At present Skerries has the most developed commercial offering of the three towns, while Rush has benefitted from recent investment. It will be a priority to supplement the retail and local services offering in Lusk in order to provide for population growth in the town.

Objective SS20

Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.

Other **Hinterland Core** Towns / Villages

Balrothery and Loughshinny are different from the other villages in the County as both centres have been specifically identified for a limited level of additional housing development and have the necessary residential zoning in place to facilitate this.

Balrothery is an historic village located to the south of Balbriggan. While there has been extensive residential development over the past number of years, the historic core of the village, which is a designated Architectural Conservation Area (ACA), has been maintained and has positively influenced more recent development. The footprint of the village is naturally contained by a combination of the surrounding amenity land uses and identified greenbelt lands.

Loughshinny is an attractive coastal village characterised by its traditional seaside vernacular buildings as well as its harbour. The landscape context is highly sensitive and rich in both archaeological and natural heritage. Any new development must be proposed at a scale that is both appropriate to the size of the village and respectful of its unique character.

Objective SS21

Ensure development in Balrothery and Loughshinny is sensitively designed and respects the unique character and visual amenities of these villages.

Rural Villages

There are six villages located in the **Hinterland Core** Area. These act as rural service centres which meet the basic everyday needs of each village and its immediate rural environs.

The development of Ballyboghil, Balscadden, Ballymadun, Garristown, Naul and Oldtown will be guided by their village function as key centres for local services and rural enterprise. Objectives for the development of villages are set out in Chapter 5, Rural Fingal.

Rural Clusters

There are twenty eight rural clusters located in the **Hinterland Core** Area. These small settlements will play an important role in accommodating rural generated housing need in the County by helping to contain pressure for housing in the open countryside. Further information on rural clusters is provided in the Chapter 5, Rural Fingal.

2.10 Housing Strategy

Social housing and homelessness are amongst the greatest challenges to be addressed by the Council in the current plan period. Fingal County Council's Housing Department manages social housing provision and the Local Authority responds to homelessness through a number of initiatives. Detailed information can be found in the Housing Strategy (Appendix 1) of the Plan.

4.3 Chapter 3 - Placemaking

AMENDMENT REF.: Section 3.6 – No.5

3.6 Community Infrastructure, Facilities and Services Background

The provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life. The ~~Regional Planning Guidelines requires~~ **Regional Spatial and Economic Strategy (RSES) encourages** Planning Authorities to adopt objectives that facilitate the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure.

4.4 Chapter 4 - Urban Fingal

AMENDMENT REF.: Section 4.1 – No.6

Urban Fingal

4.1 Background

~~Fingal is divided into a Metropolitan Area and a Hinterland Area under the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs).~~ Fingal is identified in the RSES as being within the Dublin Region and partly within the MASP area. The area of Fingal outside the MASP boundary is in the Core Region. This division, as detailed in the Core Strategy and Settlement Strategy (Chapter 2), explains at a strategic level how our towns and villages will develop over the lifetime of the Plan. This Chapter provides in more detail a description of the individual settlements that make up Urban Fingal from our largest towns, urban areas and a number of our villages. In providing a brief description of the settlement, it provides a development strategy for each, and then where applicable gives associated Specific Objectives. The individual settlements and communities will develop in accordance with their development strategies and objectives having regard to the principles of Placemaking outlined in Chapter 3 of the Plan.

Taking reference from the ~~RPGs~~ **RSES** and Settlement Strategy, the towns and villages are detailed below, generally according to their ~~RPG~~ designation in the **Regional Spatial and Economic Strategy** and function taking the Metropolitan Area first (Swords, Blanchardstown, Malahide, Portmarnock, Howth, Sutton, Baldoyle, Balgriffin & Belcamp, Santry, Charlestown & Meakstown, Donabate, and Portrane). This is followed by towns and villages located in the ~~Hinterland~~ **Core Area** (Balbriggan, Rush, Lusk, Skerries, Balrothery and Loughshinny). Other rural villages, which have an 'RV' Rural Village land-use zoning are considered in Chapter 5: Rural Fingal, as part of an overall rural settlement hierarchy.

Objectives are provided detailing locations where Local Area Plans (LAPs) and Masterplans are required in a number of urban areas. Details of these LAPs and Masterplans are identified below. In accordance with Objectives PM13 and PM14 (Chapter 3, Placemaking) the LAPs and Masterplans for these lands shall be prepared and agreed by the Planning Authority prior to the submission of any planning application. LAPs and Masterplans shall provide for the phased development of subject lands as appropriate.

AMENDMENT REF.: Section 4.2 – No.7

4.2 Dublin Metropolitan Area

Swords and Blanchardstown are the largest urban centres in Fingal and are classed as a Key Town and a Metropolitan Consolidation area respectively in the Regional Spatial and Economic Strategy. The towns

function as part of the Dublin Metropolitan Area and will continue to perform the role of the County's primary development centres during the Plan period. As identified key locations for housing, enterprise and retail development, the long term population horizon envisaged for each of these centres is c.100,000 people. The proposed development of Lissenhall (Swords) is consistent with this strategy and reinforces the strategic role of Swords in the settlement hierarchy.

Swords

Swords, the administrative capital of the County, is identified as one of three 'key towns' in the MASP area, alongside Bray and Maynooth. This designation acknowledges its importance in the regional context. Swords has the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. ~~a Metropolitan Consolidation Town in the RPGs~~ Swords is identified as a Level 2 'Major Town Centre/County Town' in the *Retail Strategy for the Greater Dublin Area*. The town has direct links to the national road network (M1 and M50) and is located on the Dublin/Belfast economic corridor which is a key national transport corridor in the ~~National Spatial Strategy (NSS)~~ National Planning Framework (NPF). Swords is located adjacent to the key gateway of Dublin Airport, an important gateway to the Country. It lies at the confluence of the Ward and Broadmeadow Rivers at the head of the Malahide or Broadmeadow Estuary which is both a Special Protection Area (SPA) and a Special Area of Conservation (SAC). The proposed indicative route for new Metro North will connect Swords to Dublin City via Dublin Airport. In the long term it is envisaged that Swords will grow significantly, up to a population of 100,000. A long-term development strategy for Swords *Your Swords An Emerging City Strategic Vision 2035* was published by the Council in 2008 in which the vision is: *'To promote and facilitate the sustainable development of Swords Town as a vibrant consolidated major town with a thriving economy; an integrated public transport network; an attractive and highly accessible built environment with the highest standards of housing, employment, services, recreational amenities and community facilities.'*

The RSES recognises the strategic location of Swords, in proximity to Dublin City, the airport, national road network and Metrolink. Consequently, there are five Regional Policy Objectives which specifically relate to Swords. These support the development of Swords as a vibrant Key Town with a thriving economy; an integrated public transport network; an attractive and highly accessible built environment with the highest standards of housing, employment, services, recreational amenities and community facilities. They also acknowledge the opportunities Swords presents regarding, the regeneration of underused town centre lands to provide for high density and people intensive uses and support the local economy and Swords – Dublin Airport as a key location for airport related economic development and employment provision.

The RSES also seeks to facilitate the strategic regeneration of Swords and provide for an enhanced urban environment with a particular focus on the development of Swords Civic Centre and Cultural Centre, the delivery of the conservation plan for Swords Castle, and the delivery of an enhanced public realm in the town centre and encourage transition towards sustainable and low carbon transport modes in Swords through the provision of high quality walking and cycling permeability offering direct routes to local destination and public transportation hubs.

The Plan will also promote lands at Lissenhall, through the preparation of a Local Area Plan, to provide for the longer term strategic development of the area to facilitate the long term development in Swords as required. It is envisaged that in the long term this area, subject to infrastructural improvements, could in the future accommodate the development of a planned sustainable mixed use urban district providing for a significant level of employment and residential development.

Development of these lands will only be considered following the prioritisation of development in the Swords area, subject to a detailed phasing programme for the release of development in a sequential manner within the lands themselves and subject to other policies contained within the Plan.

Development Strategy

The Development Strategy is to promote the planned and sustainable development of Swords as follows:

- Consolidate existing and future development within well-defined town boundaries separated from the agricultural hinterland by designated greenbelt areas.
- Provide for a much-expanded employment, retail, commercial, educational, civic and cultural base.
- Develop high quality public transport links to Dublin City, Dublin Airport and the Greater Dublin area, with a particular emphasis on the indicative route for new Metro North.
- Target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses.
- Promote the development of high quality living and working environments.
- Develop Swords, in the long term, in accordance with *Your Swords An Emerging City Strategic Vision 2035*. This Strategic Vision is contingent on the indicative route for new Metro North coming to Swords.
- Promote lands at Lissenhall as a longer term strategic area, a mixed use urban district providing for a significant level of employment and residential development.

AMENDMENT REF.: Section 4.2 – No.8

4.2 Dublin Metropolitan Area

Blanchardstown

Blanchardstown is the largest commercial and residential centre within the Metropolitan Area of Fingal, and will continue to be promoted as a key urban settlement within the County providing retail, social, cultural, leisure and administrative services. Conveniently located c. 7km from Dublin City Centre; it is within easy reach of both Dublin Airport and the Port Tunnel. Blanchardstown, in addition to having strong links to the national rail network, has also strong links to the national road network i.e. the M2, M3 and M50. The area is well served by a bus and cycle network. Located in close proximity to the Liffey Valley SAAO, the Phoenix Park and the Royal Canal as well as surrounding countryside. Blanchardstown enjoys a favourable environment in which to work and live.

Blanchardstown is within the Dublin City and Suburbs boundary identified in the RSES. The MASP, contained within the RSES, has identified Blanchardstown on the North West Strategic Corridor which stretches from Dublin City Centre out along the Maynooth / Dunboyne lines and DART expansion. This is a key strategic residential and employment corridor along a public transport corridor which contains development opportunities such as Hansfield and employment at strategic employment hubs such as Dublin Enterprise Zone.

Within its development boundary there are a number of distinctive areas that contribute to its diversity and vitality. The nucleus of the centre comprises of an original village area located adjacent to the more recent centre, where a wide range of retail, commercial, cultural and residential facilities exist. Outside of the centre there are a number of residential areas which include the distinct urban villages of Clonsilla, Castleknock, Mulhuddart, Ongar and Tyrrelstown; in addition to smaller scale local centres including Corduff, Hartstown and Mountview. The Dublin Enterprise Zone, c.1500 hectares, located just north of the

N2, is one of the largest such zones in the Country. It employs c. 20,000 people and offers a high quality business environment. In addition, a third level campus associated with the Institute of Technology Blanchardstown (ITB), the National Sports Campus and the National Aquatic Centre are all located within the confines of Blanchardstown. To the east of Blanchardstown, lands at Dunsink, are identified as a longer term strategic area suitable for mixed use development.

Development Strategy

Promote the planned and sustainable development of Blanchardstown, positioning it as an important residential, service, employment, retail, and leisure centre, specifically by:

- The provision of civic, cultural, retail, commercial, residential and employment activity within Blanchardstown at a level appropriate for a Metropolitan Consolidation Town.
- Promote lands at Dunsink as a longer term strategic area suitable for mixed use development.

Blanchardstown Town Centre and Blanchardstown Village

Blanchardstown is designated as a Metropolitan Consolidation ~~Town under the RPGs~~, Area within the RSES, and a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area*. The Town Centre is now one of the key retail locations within Fingal and the Greater Dublin Area with in excess of 170,000sq m of retail floor space. There is a wide mix of uses within the Town Centre area. Blanchardstown Village is an attractive commercial centre which complements the town centre to the west.

Development Strategy

Promote the planned and sustainable development of Blanchardstown, positioning it as an important residential, service, employment, retail and leisure centre, specifically by:

- The consolidation of Blanchardstown as a major centre in Fingal through the promotion of residential development in addition to the uses contained within the Major Town Centre zoning.
- The enhancement of Blanchardstown Village through the preparation of an Urban Framework Plan.
- The promotion of the long term viability of the Town Centre through encouraging the development of a mix of uses within the Town Centre.
- The pedestrian, cycle and vehicular integration of Blanchardstown Village with the Town Centre.
- The location of a public transportation hub adjacent to the Town Centre with the goal of reducing reliance on the private car.

AMENDMENT REF.: Section 4.2 – No.9

4.2 Dublin Metropolitan Area

Donabate

Donabate is identified as a ~~Moderate Sustainable Growth Town~~ Self Sustaining Growth Town within the Metropolitan Area in the ~~RPGs~~ RSES. It is also identified on the North – South Strategic Corridor (DART expansion). The DART Expansion Programme, to be delivered by 2027 will increase capacity on the northern commuter line and support ongoing urban expansion of Donabate. The Donabate Peninsula enjoys many natural areas including the Rogerstown and Malahide Estuaries, European Sites which form part of the Natura 2000 network. In addition, there is Newbridge Demesne and The Square ACA. While Donabate has experienced substantial housing development in recent years, there remains extensive areas of undeveloped residential zoned lands.

Development Strategy

Protect and enhance the natural amenities and heritage of the Peninsula by consolidating future development within well-defined town boundaries. Promote the development of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural and social facilities in tandem with new residential development.

AMENDMENT REF.: Section 4.2 – No.10

Dublin Metropolitan Area

4.2 Malahide

Malahide is ~~a Moderate Sustainable Growth Town within the RPGs.~~ considered a Self Sustaining Growth Town within the RSES definitions. It is a coastal town with a high quality built and natural environment. Integral to its character and its exceptional amenity offer is Malahide Castle and Demesne and its coastal environment, the tourism offer being enhanced by excellent public transport accessibility. It is envisaged that Malahide will develop as a self-sustaining centre through the provision of a range of facilities to support the existing and new populations. In order for this to be achieved, it is vital that the urban role of Malahide be strengthened and development consolidated within the town. There is a strong built heritage with four Architectural Conservation Areas (ACAs) in the town. The natural heritage of Malahide Estuary, a European Site, is designated through a Special Area of Conservation (SAC) and a Special Protection Area (SPA) and future development must respect the natural heritage sensitivities.

Development Strategy

Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites.

AMENDMENT REF.: Section 4.2 – No.11

4.2 Dublin Metropolitan Area

Portrane

Portrane is a unique settlement located on the north eastern area of the Donabate Peninsula and thus enjoys many natural amenities. It is composed of three distinct areas: Portrane Village, The Burrow and St. Ita's Hospital. Due to the importance of the built and natural heritage, any development of this area will have to demonstrate its sustainability and ensure the protection of European Sites including Rogerstown Estuary located nearby. There are also three ACAs in Portrane, St. Ita's Hospital complex, Red Square and Grey's Square. The policies for Portrane will be in line with those for ~~small towns and villages~~ in the ~~Regional Planning Guidelines.~~ Regional Spatial and Economic Strategy (RSES).

AMENDMENT REF.: Section 4.3 – No.12

4.3 ~~Hinterland Area~~ Core Area

Balbriggan

Balbriggan is ~~designated as a 'Primary Development Centre' in the NSS and as a Large Growth Town Level II in the RPGs.~~ the largest of the Self-Sustaining Towns in the Core Area. Located c.18 kms north of Swords, with easy access off the M1 Motorway, it is also served by the main Dublin to Belfast rail line and commuter services to Dublin City. It has developed as a major residential town in the north of the County with a young and expanding population which has more than doubled over the past 20 years. The current population is estimated at c.20,000. Major infrastructural projects involving major upgrades to the water supply, foul drainage and roads infrastructure have been carried out throughout the town and its environs. Balbriggan is eFibre broadband enabled with superfast fibre delivering speeds of up to 100Mb.

The Urban Improvement Scheme has significantly enhanced the streetscape of the town centre. The Urban Design Framework Plan identified potential development sites within the town centre. Implementation of this Plan is central to the regeneration of the town centre. In addition, the Balbriggan Public Realm Plan – 'The Heart of Balbriggan' sponsored by the Heritage Council, and underpinned by a strong public participation framework, seeks to focus on strengthening the social, economic and environmental capital of the town promoting the pivotal role of the town centre area in developing a sustainable community. These initiatives, together with the infrastructural and environmental improvements, will provide the impetus for further development and investment in Balbriggan.

The availability of zoned lands for high technology and general industrial development, together with the significant infrastructural and environmental improvements with easy access to major transport corridors, ports, rail and air networks, offer considerable potential for the town. Fingal County Council is committed to working with representative stakeholders such as the IDA, Enterprise Ireland and the local Chamber of Commerce, to attract and facilitate new employment generators into the town. Balbriggan Chamber of Commerce is an important intermediary to helping local business grow through a range of on-going initiatives to boost the local economy.

Balbriggan Creative Quarter, located around the railway station, is a community of design-focused small businesses, sole traders and start-ups where the aim is to cultivate an open, professional atmosphere for creative development opportunities. Balbriggan BEAT Centre located at Stephenstown offers a range of services to start-ups and developing businesses and encourages business development by way of mentoring and training.

Balbriggan has considerable tourism potential in terms of its natural and built heritage and amenities, particularly given its coastal location with its attractive sandy beach and harbour. Balbriggan Historic Town Core is a designated Architectural Conservation Area.

With continued inward investment Balbriggan has the potential to develop as a dynamic sustainable community in which to live, work, visit and invest.

Development Strategy

Further consolidate and regenerate the town in line with its designation as a ~~Large Growth Town II and a 'secondary economic growth town' in the RPGs.~~ Self-Sustaining Town in the RSES. Development will focus on the town as a primary commercial, industrial, retailing and social centre in the north of the County providing for the needs of its developing community and promoting the growth of sustainable local employment in the industry, service and tourism sectors.

AMENDMENT REF.: Section 4.3 – No.13

4.3 ~~Hinterland Area~~ Core Area

Lusk

Lusk is identified as a ~~Moderate Sustainable Growth Town under the Regional Planning Guidelines 2010-2022.~~ ~~Self Sustaining Town in accordance with the RSES definitions.~~ In recent years Lusk has grown from a village to a small town. Lusk is an historic settlement with notable built heritage and a distinctive character, which is set by the medieval street pattern in the town core and a number of Protected Structures. The 19th century former Church of Ireland with its early Christian round tower and medieval tower (c.1500 AD) and surrounding graveyard is located in the centre of the town. This complex is the dominant feature in the centre. The long history of continuous settlement, from prehistoric times, in the town and surrounding area has resulted in a wealth of archaeology, traditional vernacular buildings and a distinct medieval street pattern around the town core which is a designated ACA. Rogerstown Estuary located to the south of the town is a European Site which must be protected into the future.

Development Strategy

Conserve and enhance the unique character of the town core, consolidate the planned growth of the town and ensure that the level of retail and local services concentrated in and adjacent to the town core grows to serve the expanding town population. Retail provision in Lusk should be self-sustaining in line with the role of Lusk as a ~~Moderate Sustainable Growth Town in the RPGs.~~ ~~Self Sustaining Town in the RSES.~~ To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. Existing and future development will be consolidated within well-defined town boundaries and the distinct physical separation of Rush and Lusk will be maintained.

AMENDMENT REF.: Section 4.3 – No.14

4.3 ~~Hinterland Area~~ Core Area

Rush

Rush has a distinctive and unique physical character and history and has been identified as a ~~Moderate Sustainable Growth Town in the Regional Planning Guidelines 2010-2022.~~ ~~Self Sustaining Town in accordance with the RSES definitions.~~ Rush is a linear town focused on its long Main Street with a significant tradition of market gardening in and around the town. In recent times, the trend is towards the relocation of these horticultural operations to the rural area, west of the town and the development of new residential communities.

Development Strategy

Expand the town centre as a commercial, retail, employment and services centre serving the expanding community in line with the town's designation as a Moderate Sustainable Growth Town. The strategy includes opportunities for local rural business and general industry employment. In this regard, lands are zoned for the development of market gardening/rural business and more general employment/business development to the west of the town where accessibility will be at an optimum. Proposed new road systems together with existing roads form part of the strategy for the sustainable development of the town. The strategy supports the preservation of its distinct character, retention of its market gardening tradition, the protection and enhancement of amenities and promotion of the town as a local tourist destination. Retail provision in Rush should be self-sustaining in line with the role of Rush as a ~~Moderate Sustainable Growth Town in the RPGs.~~ ~~Self Sustaining Town in the RSES.~~ To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. The consolidation of Rush

and the distinct physical separation of Rush and Lusk as separate towns is a fundamental principle of the development strategy.

4.5 Chapter 5 - Rural Fingal

AMENDMENT REF.: Section 5.1 – No.15

5.1 Planning Context

National Level

~~The forthcoming National Planning Framework will identify national priorities with regard to future employment growth and development. Intrinsic to this will be a clear policy framework within which there will be more dynamic participation by rural areas in overall regional development. It will also re-emphasise the contribution made by rural based enterprise in food, tourism, natural resource and innovation sectors.~~

The National Planning Framework acknowledges rural areas make a major contribution to Ireland's identity and to overall national development in economic, social, cultural and environmental terms. The NPF places a major focus on rural areas in relation to:

- Strengthening Ireland's rural fabric and supporting the communities who live there;
- Planning for the future growth and development of rural areas, including addressing decline, with a special focus on activating the potential for the renewal and development of smaller towns and villages;
- Putting in place planning and investment policies to support job creation in the rural economy;
- Addressing connectivity gaps;
- Better co-ordination of existing investment programmes dealing with social inclusion, rural development and town and village renewal.

Regional Level

~~The Regional Planning Guidelines 2010-2022 recognise the need to facilitate rural development by improving the overall viability of the rural economy together with the provision of improved Information and Communications Technology (ICT), particularly broadband. It highlights, in particular, the growth of the specialist food production sector in the region. It acknowledges that peri urban areas and greenbelt zoned lands across the fringe of the Metropolitan area can exploit markets through offerings in specialised green oriented activities, rural tourism and leisure for both international and local markets alongside more traditional rural activities capitalising on strong connectivity to urban populations and markets.~~

The Regional Spatial and Economic Strategy recognises the region is home to many vibrant rural communities, in towns, villages and the countryside and that rural areas are facing many challenges, ranging from urban generated pressures, changes to economic structure, and lack of access to infrastructure and new technologies. A key challenge is to ensure that in planning for rural places, responses are uniquely tailored to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

The regional policy objectives seek to prioritise the regeneration of rural towns and villages through identification of significant regeneration projects for rural villages and rural areas which could harness untapped assets. They support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategy. The RSES also supports the rural economy and initiatives in relation to diversification, agri business, rural tourism and renewable energy so as to sustain the employment opportunities in rural areas.

AMENDMENT REF.: Section 5.2 – No.16

5.2 Fingal's Rural Settlement Strategy

Statement of Policy

The Rural Villages are zoned RV. The RV zoning objective seeks to:

'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved local area plan and the availability of physical and community infrastructure'.

Support for housing and population growth within rural towns and villages will help to act as a viable alternative to rural one-off housing, contributing to the principle of compact growth. The NPF and RSES make a distinction between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and rural areas outside these catchments. The Villages in Fingal are located in either the Metropolitan Area or the Core Area. ~~Villages are designated in the Regional Planning Guidelines as either 'commuter villages' or 'key villages'.~~ In addition to the villages of Balrothery and Loughshinny (discussed in Chapter 4, Urban Fingal) there are 10 villages in the Plan, designated with RV zoning. ~~Commuter villages, include all the villages of in the Metropolitan Area, namely: Coolquay, Kinsaley, Rivermeade and Rowlestown; as well as Balcadden in the Hinterland Area.~~ The villages of Coolquay, Kinsaley, Rivermeade and Rowlestown, in the Metropolitan area; as well as Balcadden in the Core Area are considered commuter villages. They are located close to Dublin or on major routes to the city. ~~The RPGs indicate~~ It is considered that future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.

In addition to the above, the villages of Ballyboghil, Ballymadun, Garristown, Naul, and Oldtown are ~~designated as Key Villages, and should be~~ considered as 'local service centres' providing a key local role for services for the people who live in the village, or in the surrounding countryside. The ~~RPG's indicate that~~ future development of ~~key~~ these villages as a key local centre for services and local enterprise should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.

All of the villages are small settlements, with a relatively low level of commercial activity and populations of less than 600 residents. Development within each of the villages is managed through Local Area Plans (LAPs) within the context of the ~~RPGs~~ RSES and the Plan.

AMENDMENT REF.: Section 5.2 – No.17

5.2 Fingal's Rural Settlement Strategy

Village Settlement Strategy

The villages of Fingal have strong, locally distinctive characteristics, whilst the built village form varies from village to village all are set within a remarkable landscape context. Fingal's villages are also important for their rivers, streams, trees, hedgerows and stone-walling which all contribute to the green infrastructure network throughout the County. The villages, as a collective, are a valuable rural asset to the County that needs to be protected from excessive inappropriate development. ~~Their location within the Metropolitan or Core Area and function~~ ~~Their function as either Key Villages or Commuter Villages within the Metropolitan and Hinterland areas,~~ as defined in the RSES ~~RPGs~~, is an important determining factor for the scale and type of development proposed, but of equal importance is preserving the uniqueness of all our villages, acknowledging their contribution to the cultural richness of the County.

AMENDMENT REF.: Section 5.2 – No.18

5.2 Fingal's Rural Settlement Strategy

Objective RF04

Manage the development of each village, within the existing RV boundaries, having regard to:

- Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*, 2009,
- The settlement strategy for rural villages set out in the ~~RPGs~~, *Regional Spatial and Economic Strategy (RSES)* and,
- The Core Strategy of the Fingal Development Plan.

AMENDMENT REF.: Section 5.2 – No.19

5.2 Fingal's Rural Settlement Strategy

Rural Village Local Area Plans

The Local Area Plan and the Settlement Strategy will work together to consolidate the existing footprint of each village, while achieving the managed development of the village having regard to Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*, 2009, the settlement strategy for rural villages set out in the ~~RPGs~~ *RSES* and the Core Strategy. This expansion will occur in a way which enhances and does not detract from the distinct character of each village.

4.6 Chapter 6 - Economic Development

AMENDMENT REF.: Section 6.1 – No.20

6.1 Background

Local Government Reform and Economic Development

The *Local Government Reform Act 2014* introduced new structural arrangements, plans and strategies at the local and regional government levels. Local Authorities are required to prepare Local Economic and Community Plans (LECPs), ~~while regional assemblies are to prepare Regional Spatial and Economic Strategies (RSESs)~~ and EMRA has prepared and adopted the *Regional Spatial and Economic Strategy*. Local Community Development Committees (LCDCs), Strategic Policy Committees (SPCs) and Local Enterprise Offices (LEOs) have been established within Local Authorities, and a new regional assembly structure has been established and Fingal is located within the Eastern and Midland Regional Assembly (EMRA).

As part of the reform process, these new structural arrangements have been given increased responsibilities for economic development. Fingal's Economic Department and the SPC for Economic Development and Enterprise are responsible for the economic elements of the LECP. The Council have prepared its LECP, which was adopted by the elected members in December 2015. The LECP has a six year time frame and its contents are required to align with the Development Plan. The LECP will provide a focused emphasis on local economic development including actions and measures to ensure its promotion and facilitation.

~~The preparation of the RSES by EMRA is anticipated in the short-term. Fingal's Development Plan, and those of the other EMRA Local Authorities, will need to align with the RSES once it is finalised and adopted. The RSES has been prepared by EMRA and the Development Plan has been varied to take account of this Strategy (Variation No. 2).~~

AMENDMENT REF.: Section 6.2 – No.21

6.2 Strategy for Economic Development

Strategic Regional Position

The Dublin-Belfast Economic Corridor is a spatial and economic concept included in the ~~National Spatial Strategy 2002-2020~~ National Planning Framework, the Regional Spatial and Economic Strategy and in the 2011-2017 Development Plan, and of continuing relevance to Fingal. The potential of the Corridor is further enhanced by the strong performance of the Belfast city region in terms of investment attraction and high quality employment creation. The benefits associated with the Corridor arise from the settlements along its length becoming centres for focused development. The economic integrity of the Corridor can be enhanced through the facilitation of a critical mass in a physical and economic sense within existing settlements. At a strategic level, the Corridor concept provides the possibility of a series of development opportunities in towns along the M1 motorway and the Dublin-Belfast rail line subject to the requirements of proper planning and sustainable development, the settlement hierarchy and the provision of transport infrastructure. For the integrity of the Corridor to be sustained and protected, only appropriate developments will be permitted at certain locations within the Fingal Settlement Strategy.

AMENDMENT REF.: Section 6.8 – No.22

6.8 Retail Sector

Retail Planning Policy Context

The retail planning policy context for the Development Plan is informed by retail guidance documents at the national and regional levels. Respectively, these include *Guidelines for Planning Authorities: Retail Planning* issued in 2012 by the DoECLG; and the *Retail Strategy for the Greater Dublin Area, 2008-2016* published in 2008 on behalf of the Dublin and Mid East Regional Authorities. Additionally, Fingal's Retail Hierarchy is required to accord with the settlement hierarchy identified for the County in the ~~Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) issued in 2010 by the Dublin and Mid East Regional Authorities~~ Regional Spatial and Economic Strategy, adopted in 2019 by the Eastern and Midland Regional Assembly.

AMENDMENT REF.: Section 6.8 – No.23

6.8 Fingal Retail Hierarchy

The Fingal Retail Hierarchy has been devised having regard to the classifications of the Retail Strategy for the GDA and through ensuring consistency with the settlement hierarchy of the ~~RPGs for the GDA~~ RSES for EMRA. The Fingal Retail Hierarchy includes a categorisation of urban centres within the County into retailing levels, identifies the locations of each level, and the type of retail format that is considered appropriate for each level of the hierarchy.

Objective ED37

~~As part of any future review of the Retail Planning Guidelines for the GDA, the Council will seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs.~~

As part of any future review of the Retail Planning Guidelines for the GDA, the Council will reconsider the retail designation of Donabate, Lusk and Rush to reflect the status of these settlements as Self-Sustaining Growth Towns and Self-Sustaining Towns, as defined by the RSES.

AMENDMENT REF.: Section 6.12 – No.24

6.12 Location of Employment

Overview

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The Plan's policy and objectives associated with sustainable economic development are outlined in Section 6.2 and include appropriately locating intensive employment uses adjacent to public transport networks, and where appropriate, residential developments; encouraging existing economic clusters and developing new clustering opportunities; and, regenerating inefficiently performing business and industrial parks, land, and buildings.

The locations for employment development are also informed by the requirements of the ~~Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs)~~, *Regional Spatial and Economic Strategy (RSES)* which provides the Settlement Hierarchy for the County.

Settlement Hierarchy

The Settlement Hierarchy for the County and the specific requirements of the ~~RPGs~~ RSES for Fingal are presented in Chapter 2 of the Plan. The ~~RPGs~~ RSES identify a Metropolitan Area and a ~~Hinterland~~ Core Area within Fingal, and define specific policies relevant for each Area

Metropolitan Area

The Metropolitan Area comprises the majority of the southern part of the County, running from Blanchardstown in the west to Howth in the east. The area includes key urban centres in Fingal of Swords, Blanchardstown and Donabate, and the settlements adjacent to the administrative boundary with Dublin City that are within the influence of the Dublin Gateway designation of the ~~RPGs~~ RSES Dublin Airport is also located within the area.

Swords is identified as a Key Town in the RSES and Blanchardstown ~~are identified~~ as a Metropolitan Consolidation ~~Towns~~ area. These towns currently include some of the largest employers in Fingal and are the strategic focus of a range of services such as retailing, healthcare, administration and higher education.

Reflective of the current performance of these two high-functioning employment location centres, there are a number of existing business and industrial parks in both the Swords and Blanchardstown areas. In Swords, these include Airside and Swords Enterprise Centres, North Dublin Corporate, Swords and Seatown Business Parks, and Balheary, Feltrim and Swords Industrial Parks. The wider Blanchardstown 15 area performs particularly strongly with existing clusters of employment centres across Blanchardstown, Corduff and Mulhuddart. These include Ballycoolin, Millennium, Hollywood, Rosemount, Northwest, and Westpoint Business Parks, College Business and Damastown Technology Parks, and Damastown, Coolmine and Blanchardstown Industrial Parks.

Donabate is ~~defined as a Moderate Sustainable Growth Town~~ considered a Self Sustaining Growth Town, and has experienced population growth in recent years, and is served by high-capacity public transport links to Dublin city. Donabate is envisaged as performing a strong role for continuing future growth as a well-served commuter location. There are a number of existing parks in Donabate, including Redleaf, Roseville, Swords North and Turvey Business Parks.

The consolidating areas associated with the Dublin ~~Gateway~~ Metropolitan Area include locations such as Baldoyle, Sutton, Portmarnock, Howth and Malahide which primarily function as self-sustaining settlements where the economic activities are aimed at meeting the locally generated demand for services,

with Howth and Malahide demonstrating a wider range of economic functions due to their performance as centres for tourism and marine activities. Baldoyle has two key employment centres, at Baldoyle Industrial Estate and Kilbarrack Industrial Estate, both providing significant employment for the wider area. The key employment area for commercial activity in Malahide is Broomfield Business Park.

The southern part of the County comprises locations such as Charlestown, Meakstown, Ballymun, Santry, Clonsaugh, Belcamp, and Balgriffin is a developing area, with a mix of residential communities and expanding employment locations. Its employment growth is not associated with an existing established settlement and as such there are employment parks across the Fingal and Dublin City boundary. The growth pattern is linear in extent with strong functional linkages to the M50. There are a number of existing parks in this southern part of the County including Clonsaugh Business Park, and Clonsaugh, Airways and Santry Hall Industrial Parks.

In relation to the economic strategy for the Metropolitan Area, Swords and Blanchardstown will continue to function as the primary centres for economic development and for essential supporting infrastructure provision. The economic base of Donabate will be strengthened and diversified, and as a ~~Moderate Sustainable Growth Town~~ a Self-Sustaining Growth Town on a rail network will continue to grow and function as a commuter location. The Dublin ~~Gateway Consolidation Metropolitan~~ areas and the lands within the southern part of the County will follow a policy of consolidation, with their economic performance being strengthened to maximise on their competitive advantages due to geographic location, unique features and infrastructural provision.

Objective ED84

Support economic growth within the Metropolitan Area through consolidating, strengthening and promoting the strategic importance of the major urban centres of Swords and Blanchardstown and of key employment locations such as Dublin Airport and Dublin 15.

Objective ED85

Ensure that settlements and locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth, while the lands within the southern part of the County maximise their economic potential through the strong functional linkages to the M50.

~~Hinterland Area~~ Core Area

The ~~Hinterland~~ Core area comprises the northern part of the County, and the majority of Fingal's rural areas. The largest town in the Area is Balbriggan, designated as a ~~Large Growth Town II~~ Self-Sustaining Town and is the largest of the Self-Sustaining Towns in the Core Area. Balbriggan functions as the primary town for service and employment delivery for an established catchment, including a wide rural area in the north of the County. There are a number of existing business and industrial parks in the Balbriggan area including Balbriggan Business Campus, Fingal Bay, KVS, and M1 Business Parks, Balbriggan and Stephenstown Industrial Parks. The Beat Enterprise and Development Centre (BEAT) is an incubator centre for new business ventures and provides a range of services to start ups and developing business.

The other ~~main~~ Self-Sustaining towns in the ~~Hinterland~~ Core area are Lusk, Rush and Skerries. Each of these towns has seen substantial population growth, with rail connectivity to Dublin City an important factor in the scale of their development. Importantly, these towns have not experienced levels of sustainable employment development that would be desirable following such population expansions. The area also contains the ~~Small~~ Towns of Balrothery and Loughshinny and a series of rural villages.

In relation to the economic strategy for the **Hinterland Core area**, Balbriggan will continue to function as the primary centre for economic development and for essential supporting infrastructure provision. The economic bases of Lusk and Rush will be strengthened and diversified, and as ~~Moderate Growth Towns~~ **Self Sustaining Towns** in proximity to a rail network will continue to grow and function as commuter locations. Economic development for Skerries will follow a policy of consolidation, with its economic performance being strengthened to maximise on its competitive advantages due to coastal location and rich architectural heritage. The economic development of the remaining ~~small~~ towns and rural villages will develop in an appropriately scaled manner so as to be self-sufficient.

Objective ED86

Support economic growth within the **Hinterland Core area** through strengthening and promoting the importance of Balbriggan as the major urban centre and directing appropriately scaled growth opportunities into the other urban centres in the area.

Objective ED87

Ensure that settlements and locations within the **Hinterland Core area** follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other ~~lower tier~~ settlements perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.

4.7 Chapter 7 - Movement & Infrastructure

AMENDMENT REF.: Section 7.1 – No.25

7.1 Transportation

Policy Context

There are a number of National and Regional Policies and Plans which provide a context for the Council's transportation strategy and policies as follows:

- *Building on Recovery: Infrastructure and Capital Investment 2016-2021,*
- ~~*The National Spatial Strategy 2002-2020,*~~
- ~~*The Regional Planning Guidelines for the Greater Dublin Area 2010-2022,*~~
- *The National Planning Framework (NPF),*
- *The Regional Spatial and Economic Strategy (RSES),*
- *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020.*

AMENDMENT REF.: Section 7.2 – No.26

7.2 Water Services

Statement of Policy

- Facilitate industrial and other forms of development, including residential by ensuring that optimum use is made of existing drainage and wastewater treatment infrastructure in the first instance and that further strengthening of infrastructure is focused on priority locations as identified in the urban settlement hierarchy in accordance with Irish Water, ~~the Regional Planning Guidelines~~ **the RSES** and the Development Plan.

4.8 Chapter 8 - Green Infrastructure

AMENDMENT REF.: Section 8.1 – No.27

8.1 Background

In recent years the theory and application of green infrastructure has advanced greatly and green infrastructure is now advocated widely in the USA, UK, in Europe and beyond. At EU level the *Biodiversity Strategy* recognises green infrastructure as an innovative approach to the maintenance of biodiversity and ecosystem services in the wider landscape. In 2013 the Commission published a *Green Infrastructure Strategy* which advocates the use of green infrastructure approaches in spatial planning and seeks to enable investment in green infrastructure to be mobilised. The ~~Regional Planning Guidelines for the Greater Dublin Area 2010–2022~~ *Regional Spatial and Economic Strategy (RSES)* advocate the development of a green infrastructure approach at all levels in the planning system and the ~~preparation of Green Infrastructure Strategies at County/City level~~ *co-ordination across local authority boundaries to identify, manage, develop and protect regional Green Infrastructure*. Green infrastructure can also play a key role in meeting the growing and increasingly complex and inter-related demands of EU environmental legislation including the Habitats, Birds, Floods, Water Framework, Marine Strategy Framework, Strategic Environmental Assessment (SEA) and Environmental Liability Directives. The need for compliance with these legislative requirements is clearly reflected in the recent *Planning Policy Statement* published by the Government.

4.9 Chapter 9 - Natural Heritage

AMENDMENT REF.: Section 9.4 – No.28

9.4 Landscape

The *Planning and Development Act, 2000 (as amended)*, requires that Development Plans include objectives in relation to landscape and its management, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. ~~The Regional Planning Guidelines for the Greater Dublin Area 2010–2022 state that policies and measures should be adopted at County level to protect, manage and plan landscapes.~~ The RSES recognises the important place of landscape considerations, including in terms of placemaking, culture and attractiveness. It is an objective of the RSES, that following the adoption of a national landscape character assessment, a Regional Landscape Character Assessment will be prepared to promote better landscape management and planning in the Region.

4.10 Amendments Proposed To Appendices

APPENDIX 1 HOUSING STRATEGY

AMENDMENT REF.: Appendix 1 – No.29

FINGAL HOUSING STRATEGY 2017 - 2023

Introduction

Under Section 94 of the *Planning and Development Act, 2000 (as amended)*, Fingal County Council is required to prepare a Housing Strategy for period 2017-2023. To ensure that the Housing Strategy is kept up to date, Planning Authorities must review and amend it, if required within 2 years of its preparation. This Strategy should also be reviewed where there is a change in housing requirements or in the housing market that could fundamentally affect the existing strategy. The key objectives of the Strategy are as follows:

- To ensure Fingal County Council provides for the development of sufficient housing to meet its obligations as set out in the ~~Regional Planning Guidelines~~ Regional Spatial and Economic Strategy
- To identify the existing and likely future need for housing in the area of the Development Plan
- To ensure that sufficient zoned lands are provided to meet the needs of the different categories of households

Legislation

Part V of the *Planning and Development Act, 2000 (as amended)*, hereafter referred to as 'The Act', requires that all Planning Authorities prepare Housing Strategies and incorporate them into their Development Plans. Section 10(1A) of The Act requires that Development Plans include a Core Strategy which shows that the Plan is consistent with both the ~~National Spatial Strategy (NSS) and Regional Planning Guidelines (RPGs)~~ National Planning Framework and the Regional Spatial and Economic Strategy. Planning Authorities are required to demonstrate that the Housing Strategy is aligned with the population projections contained in the Core Strategy and the ~~Regional Planning Guidelines~~ Regional Spatial and Economic Strategy.

National and Regional Policy

National Spatial Strategy (NSS)

~~The National Spatial Strategy 2002–2022 outlines the Government's commitment to implementing long-term planning frameworks taking account of the experience since 2002 and the new environmental, budgetary and economic challenges. There is a continuing emphasis on encouraging more sustainable patterns of urban and rural development. It is noted that the Department of Housing, Planning, Community and Local Government have indicated that a comprehensive review and update of the NSS is underway in response to the country's significantly changed economic landscape.~~

National Planning Framework

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040 called "*Ireland 2040 - Our Plan*". The NPF was launched in February 2018 and replaces the National Spatial Strategy of 2002. This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. The NPF sets out framework and principles to manage future population and economic growth over the next 20 years, including the need for an additional 550,000 homes to cater for an extra 1 million people. Key to addressing and successfully meeting the need for the additional homes is a requirement for a robust methodology to inform policies and funding initiatives around housing and associated land requirements. In this regard, the NPF (National Policy Objective 37) provides for a Housing Need Demand Assessment (HNDA) to be developed by each local authority to support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The HNDA is to be undertaken by local authorities with coordination assistance to be provided by the Regional Assemblies and also at a metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed. As set out in the NPF, there are a number of key evidence inputs which inform and drive the HNDA model, including information on demographic, affordability and wider economic trends, coupled with a profile of existing housing stock and its management.

To date no guidance documents or relevant data has been provided to assist Local Authorities in the preparation of a HNDA. Until these guidance documents become available, this Housing Strategy will continue to inform Housing Policy in the County, with a full review and HNDA being carried out as part of the County Development Plan 2023 - 2029.

~~Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022~~

~~The Regional Planning Guidelines for the Greater Dublin Area (GDA) 2010 – 2022 aim to direct and influence future growth of the Greater Dublin Area over the medium to long term, and to give effect to the overarching strategic planning framework set out in the NSS.~~

Regional Spatial and Economic Strategy

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond. The RSES provides a Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in and outlines an investment framework to prioritise the delivery of key enabling infrastructure and services by government and state agencies.

The Growth Strategy for the Eastern and Midland Region supports the continued growth of Dublin as our national economic engine and seeks to deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP).

Analysis of Housing Demand and Supply

Settlement Strategy

The framework for Fingal’s Settlement Strategy is set out in the ~~Regional Planning Guidelines~~ **Regional Spatial and Economic Strategy**. The Strategy is based on a differentiation of towns and areas within the Metropolitan Area of the County and those within the **Hinterland Core Area** (these areas being defined at regional level). The thrust of the Settlement Strategy is to consolidate urban areas ~~around the Dublin Gateway~~ **in the Dublin Metropolitan Area Strategic Plan area** and integrate investment in infrastructure, in particular public transport, with land use planning.

Within the Metropolitan Area, Swords and Blanchardstown are targeted for the greatest growth in population, housing, retail and economic activity. These towns, described as ~~metropolitan consolidation towns~~ **a key town and metropolitan area respectively**, are envisaged as strong active urban places with strong transport links. In 2011, Swords had a population of 42,738 (Census 2011, Towns), representing growth of 13.5% since 2006. The wider Blanchardstown area had a population of approximately 100,000, based on the relevant Electoral Divisions. Donabate, on the edge of the Metropolitan Area, is identified as a ~~Moderate Sustainable Growth Town~~ **Self Sustaining Growth Town** which will act as a district growth centre with high quality linkages and increased densities at nodes on public transport corridors. It is recognised that Donabate will have a strong role as a commuter location and therefore growth needs to be related to the capacity of public transport connections and the capacity of social infrastructure.

There are a number of other towns within the Metropolitan Area such as Portmarnock, Sutton, Malahide and Baldoyle. These towns are identified as consolidation areas within the **Gateway Metropolitan area** in the current Development Plan. Policy for these towns is largely based on urban consolidation with growth related primarily to higher densities along public transport corridors.

Appendix 5 IMPLEMENTATION OF MINISTERIAL GUIDELINES

AMENDMENT REF.: Appendix 5 – No.30

Retail Planning - Guidelines for Planning Authorities

The Fingal Retail Hierarchy has been devised having regard to the classifications of the Retail Strategy for the GDA and through ensuring consistency with the settlement hierarchy of the ~~RPGs for the GDA~~ Regional Spatial and Economic Strategy (RSES).

Sustainable Residential Development in Urban Areas

Objective RF04 commits the Council to manage the development of each village, within the existing RV boundaries, having regard to:

- Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*,
- The settlement strategy for rural villages set out in the ~~RPGs~~, RSES, and,
- The Core Strategy of the Development Plan.

5 Assessment of Likely Significant Effects

5.1 Screening for Appropriate Assessment (AA)

A separate report has been prepared providing Information for Screening for Appropriate Assessment (AA) and as noted at Section 2.2.2 above, a relationship exists between the outcome of the Screening for AA and the Screening for SEA.

The finding of the AA Screening is that proposed Draft Variation No. 2 will not require Appropriate Assessment and therefore, SEA is not a mandatory requirement in accordance with the provisions of Department Circular Letter SEA 1/08 & NPWS 1/08¹¹ (15 February 2008), see Section 2.2.2 above.

5.2 Screening for Strategic Environmental Assessment (SEA)

A screening assessment for the *likely significant effects* has been carried in accordance with the requirements of the SEA Regulations, as amended. In so doing the Screening of the proposed Draft Variation has taken account of the specified criteria for determining the *likely significant environmental effects* of implementing the proposed Draft Variation as set out in Schedule 2A of the PDR 2001-2019 (or in Schedule 1 of SEA Regulations, as amended).

The key effects of the proposed Draft Variation are to:

- ensure that the Development Plan is consistent with the provisions of the higher level NPF and RSES;
- update the requirement for delivery of residential units in line with the NPF and RSES (i.e. reduces from a current county-wide 49,541 units to a proposed 43,104 units);
- update text in Objectives SS01, SS12, SS19, ED37, ED86 and ED87 to align with that of the NPF and the RSES.

No new policies or objectives are proposed in the Draft Variation.

¹¹ AA of Land Use Plans, Department of Environment, Heritage and Local Government, 2008:
<https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

ASSESSMENT IN TERMS OF SCHEDULE 2A OF THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011 (SEA REGULATIONS 2004, AS AMENDED)

5.2.1 The Characteristics of the Plan or Programme having regard, in particular, to:

i. the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The proposed Draft Variation No. 2 to the Fingal Development Plan 2017-23 seeks to respond to the recent changes in National and Regional planning policy, namely the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES).

The purpose of the proposed Draft Variation is to comply with the requirement under Section 11(1)(b)(iii) of the Planning and Development Act, 2000-2019 that national and regional planning policy be incorporated into the Fingal Development Plan.

The Fingal Development Plan sets out the proposed policies and objectives for the development of the County over a six year period. The Development Plan aims to plan for and support the sustainable long-term development of Fingal; provide for the future wellbeing of the residents and promote an appropriate balance of development across the County. All planning proposals are assessed against the policies and objectives of the Development Plan and all lower plans must be consistent with the Fingal Development Plan.

The Core Strategy focuses on defining a settlement hierarchy; identifying housing and population targets; providing a rationale for the land proposed to be zoned for residential and mixed use development.

The key amendments proposed as a result of the NPF & RSES include:

- Incorporating references to the NPF and RSES into the Development Plan, where appropriate.
- Updating population growth targets as per the NPF & RSES within the *Core Strategy* (Chapter 2) and in particular Section 2.5 *Housing and Population Targets*. Updates were made to the *Total Residential Capacity provided under the Development Plan*.

The proposed Draft Variation results in changes to the Fingal Development Plan, so as to be consistent with existing higher level national and regional policy. Lower level plans must also have regard to these higher level plans.

ii. the degree to which the plan or programme influences other plans, including those in a hierarchy;

The Fingal Development Plan sits at local Government level, of the Spatial Planning Hierarchy in Ireland, and below the Regional Assembly and Government level. The Plan sits at the top of the local Government level and influences Local Area Plans (LAP).

The proposed Draft Variation seeks to ensure that the county level plan is compatible and complementary with the relevant policies and objectives of the existing higher level National Planning Framework and Regional Spatial and Economic Strategy.

The review of the core strategy arising from the proposed Draft Variation ensures that there is no additional population targets and land-use is sufficiently zoned and serviced to meet core strategy targets. Therefore, the Development Plan sets the framework for projects and the Variation ensures it is consistent with national and regional policy.

iii. the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development;

Existing environmental considerations and requirements in the Fingal Development Plan 2017-2023 continue to apply.

The Fingal Development Plan sets out the overall strategy for the proper planning and sustainable development of the County and consists of a Written Statement and plans indicating the development objectives for the County (as required under the *Planning and Development Act*, as amended).

Chapters 3 to 10 of the Development Plan includes, inter-alia, the following objectives for:

- Protecting the **ecological integrity** of proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, and Habitat Directive Annex I sites.
- Protecting designated or proposed to be designated as **Natura 2000 sites** (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) and potential future sites.
- Protecting existing **woodlands, trees and hedgerows** which are of amenity or **biodiversity** value.
- Protecting **rivers, streams** and other **watercourses** and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish.
- Protecting both **ground** and **surface water resources** and work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.
- Supporting the implementation of the **Fingal Heritage Plan** in relation to the provision of Green Infrastructure.
- Implementing **Smarter Travel** – A Sustainable Travel Future policy and work to achieve the Key Goals set out in this policy.
- Supporting the growth of **Electric Vehicles** and **EBikes**, with support facilities.
- Supporting the development of sustainable **low-carbon climate resilient communities**.

The Fingal Development Plan, which underwent full SEA and Appropriate Assessment (AA), integrated environmental considerations into the Plan and concluded that the Plan is based on the principles of sustainable development.

The proposed Draft Variation seeks to ensure that the county level plan is compatible and complementary with the relevant policies and objectives of the existing higher level NPF and RSES.

The proposed Draft Variation does not change existing protective environmental measures in the Fingal Development Plan and seeks to ensure that new development is in accordance with the existing sustainable development objectives and policies of the higher level NDF and RSES.

The NPF and RSES have been subject to SEA and AA.

iv. environmental problems relevant to the plan or programme;

The content of the Fingal Development Plan has been informed by both SEA and AA.

The Development Plan 2017-2023, SEA Environmental Report (Chapter 6), identified the relevant environmental problems / issues relevant to the Plan in relation to Population & Human Health, Soils & Geology, Water, Air & Noise, Climatic Factors, Material Assets, Cultural Heritage and Landscape.

The policies and objectives of the Plan set out measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment.

	The proposed Draft Variation seeks to ensure that the Fingal Development Plan is compatible with the policies and objectives of the existing higher level National Planning Framework and Regional Spatial and Economic Strategy.
v. <i>The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection);</i>	
	<p>The Fingal Development Plan is relevant for the implementation of European Union legislation on the environment. The Plan currently sets out a number of objectives which are relevant for European legislation (environment) including but not limited to the <i>EU Habitats Directive, Water Framework Directive, Urban Wastewater Directive</i> and the <i>EU Floods Directive</i>.</p> <p>The proposed Draft Variation seeks to ensure that the Fingal Development Plan is compatible with the policies and objectives of the existing higher level National Planning Framework and Regional Spatial and Economic Strategy.</p> <p>However, the proposed Draft Variation provides for no changes for the implementation of any European legislation on the environment.</p>

5.2.2 Characteristics of the Effects and of the Area to be affected having Regard, in Particular to:

i. <i>The probability, duration, frequency and reversibility of the effects;</i>	
	<p>The proposed Draft Variation seeks to respond to recent changes in both National and Regional Planning policy, namely the NPF in 2018 and the RSES in 2019.</p> <p>Legislation requires Development Plans to be consistent with the population targets set out in the NPF and RSES. Therefore the proposed Draft Variation No. 2 will result in the following changes to the Fingal Development Plan:</p> <ul style="list-style-type: none"> • Amendments to the Core Strategy and associated tables of the Written Statement; and • Minor amendments to text and policies / objectives throughout the Written Statement to refer to the NPF and the RSES. <p>It is considered that these amendments will not result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the existing Development Plan.</p>
ii. <i>The cumulative nature of the effects;</i>	
	No cumulative effects are identified for the proposed Draft Variation.
iii. <i>The trans-boundary nature of the effects;</i>	
	The proposed Draft Variation to the Fingal Development Plan will have no transboundary effects.
iv. <i>The risks to human health or the environment (e.g. due to accidents);</i>	
	The Fingal Development Plan contains protective policies and objectives for human health and the environment. No risks to human health or to the environment due to accidents or other considerations in the implementation of the proposed Draft Variation have been identified.

v. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
The magnitude and spatial extent of the effects will not be over and above the effects from the strategy, policies and objectives of the current Fingal Development Plan.
vi. The value and vulnerability of the area likely to be affected due to:
a) special natural characteristics or cultural heritage
The Fingal Development Plan contains strategies, policies and objectives to facilitate population and economic growth and to ensure consistency with the RSES and NPF which in turn support protection of natural and cultural heritage. No significant effects are identified on natural and cultural heritage.
b) exceeded environmental quality standards or limit values,
No effects are identified, as any land-use activities will be required to be compliant with relevant standards, policies and objectives of the current Development Plan.
c) Intensive land-use,
The proposed Draft Variation supports intensive land-use and brown field development in line with the RSES and NPF and the existing land-uses in particular in relation to accommodation of population targets.
vii. The effects on areas or landscapes which have a recognised national, European Union or international protection status
<p>The Fingal Development Plan recognises the importance of sites with National and European designations, and sets out policies and objectives for their protection.</p> <p>An AA Screening is being prepared in tandem with the SEA Screening to assess the <i>likely significant effects</i> in relation to the conservation management objectives of European sites and the proposed Draft Variation.</p> <p>The AA Screening has found that <i>no likely significant effects</i> are identified in relation to conservation management objectives of European sites and proposed Draft Variation No.2 to the Fingal Development Plan.</p> <p>Therefore, there will be no effects on areas or landscapes which have a recognised National, European Union or International protection status.</p>

5.2.3 Screening of Policies and Objectives in the proposed Draft Variation

There are no new policies or objectives in the proposed Draft Variation. The proposed Draft Variation includes a number of objectives for clarity purposes that are unchanged, (*i.e.* SS02, SS03, SS04, SS05, SS06, SS07, SS08, SS09, SS10, SS11, SS13, SS14, SS15, SS16, SS17, SS18, SS20, SS21, ED84, ED85).

The proposed Draft Variation are provides for minor amendments to the text of the following objectives, see Table 5.1 below.

Table 5.1: Screening of the Amended Policies & Objectives in the Proposed Draft Variation

Objectives	Text	SEA Screening Comment
SS01	Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland core to towns and villages, as advocated by national and regional planning guidance.	Provides for consistency of language with NPF and RSES. No environmental effects arise. SEA is not required.
SS12	Promote the Metropolitan Consolidation Towns Key Town of Swords and the Metropolitan Consolidation Area of Swords—and Blanchardstown, respectively , as Fingal's primary growth centres for residential development in line with the County's Settlement Hierarchy.	Provides for consistency of language with NPF and RSES. No environmental effects arise. SEA is not required.
SS19	Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a Large Growth Town Self-Sustaining Town in the Settlement Hierarchy recognising its important role as the largest town in the hinterland core area.	Provides for consistency of language with NPF and RSES. No environmental effects arise. SEA is not required.
ED37	As part of any future review of the Retail Planning Guidelines for the GDA, the Council will seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs. As part of any future review of the Retail Planning Guidelines for the GDA, the Council will reconsider the retail designation of Donabate, Lusk and Rush to reflect the status of these settlements as Self-Sustaining Growth Towns and Self-Sustaining Towns, as defined by the RSES.	Provides for consistency with the RSES. No environmental effects arise. SEA is not required.
ED86	Support economic growth within the Hinterland Core area through strengthening and promoting the importance of Balbriggan as the major urban centre and directing appropriately scaled growth opportunities into the other urban centres in the area.	Provides for consistency of language with NPF and RSES. No environmental effects arise. SEA is not required.
ED87	Ensure that settlements and locations within the Hinterland Core area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other lower tier settlements perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.	Provides for consistency of language with NPF and RSES. No environmental effects arise. SEA is not required.

6 Conclusion (for basis of determination under Article 13K)

In terms of the provisions of Article 13K of the Planning and Development Regulations 2001-2019, following the appropriate consultation period the planning authority shall determine whether or not implementation of proposed Draft Variation No. 2 to the Fingal Development Plan would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations (see Section 4) and any submission or observation received from the Environmental Authorities (see Section 2.2.3). One submission was received from the Environmental Protection Agency (EPA), which provided advice and guidance on the SEA process and sources of information on the environment.

The proposed Draft Variation No. 2 of the Fingal Development Plan seeks to respond to changes in national policy in particular the Regional Spatial Economic Strategy (RSES) and the National Planning Framework (NPF). The amendments are minor in nature, provide for consistency with higher-level national and regional policy and have not been identified as generating strategic environmental effects.

In view of the above it is concluded that Strategic Environmental Assessment (SEA) is not required in respect of the proposed Draft Variation No. 2 to the Fingal Development Plan 2017-2023.

The planning authority shall confirm this conclusion by means of a SEA Screening Determination under Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

Appendix 1: Submission from Environmental Authorities (EPA)

Ms Roisin Burke
Senior Executive Officer
Planning and Strategic Infrastructure Department
Fingal County Council
County Hall
Main Street
Swords
Co Dublin
K67 X8Y2

16th December 2019

Our Ref: 191104.1

Re. SEA Screening for Variation No. 2 to the Fingal Development Plan 2017-2023

Dear Ms Burke,

We acknowledge your notice, dated 28th November 2019, in relation to Variation No. 2 to the Fingal Development Plan 2017-2023 (the 'Variation') and associated Strategic Environmental Assessment (SEA) screening.

The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance

document into account and incorporate the relevant recommendations as relevant and appropriate to the Variation.

Proposed SEA Determination

We note your Preliminary Screening Determination regarding the need for SEA of the Variation.

Guidance on the SEA process, including an SEA pack and checklist available on our website at www.epa.ie/monitoringassessment/assessment/sea/. We recommend that you take the available guidance into account in finalising your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the Variation.

Sustainable Development

In proposing and in implementing the Variation, Fingal County Council should ensure that the Variation is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Variation.

In considering the Variation, Fingal County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

Fingal County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.

State of the Environment Report – Ireland’s Environment 2016

In preparing the Variation, the recommendations, key issues and challenges described in our most recent State of the Environment Report Ireland’s Environment – An Assessment 2016 (EPA, 2016) should be considered, as relevant and appropriate to the Variation.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists
- Inventory of spatial datasets relevant to SEA
- topic specific SEA guidance (including *Integrating climatic factors into SEA* (EPA, 2019), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012))

You can access these resources at: www.epa.ie/monitoringassessment/assessment/sea/

Environmental Sensitivity Mapping (ESM) WebTool

This new tool was launched recently by the EPA. It is a new decision support tool to assist SEA and planning processes in Ireland. It is available at www.enviromap.ie. The tool brings together over 100 datasets and allows users to create plan-specific

environmental sensitivity maps. These maps can help planners examine environmental considerations, anticipate potential land-use conflicts, and help identify suitable development locations while also protecting the environment.

EPA SEA WebGIS Tool

Our SEA WebGIS Tool, available through the EDEN portal (https://gis.epa.ie/EIS_SEA/), allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist in SEA screening and scoping exercises.

EPA WFD Application

Our WFD Application provides access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN <https://wfd.edenireland.ie/> and is available to public agencies. Publicly available data can be accessed via the www.catchments.ie website.

Future amendments to the Variation

Where changes to the Plan are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004).

Appropriate Assessment

You should ensure that the Variation complies with the requirements of the Habitats Directive where relevant. Where Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the Variation.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <http://www.epa.ie/terminalfour/ApproAssess/index.jsp>

Environmental Authorities

Under the SEA Regulations, prior to making your SEA determination you should also consult with:

- The Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and

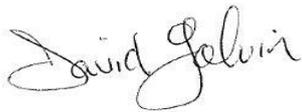
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

SEA Determination

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours sincerely,

A handwritten signature in black ink that reads 'David Galvin'.

David Galvin
SEA Section
Office of Evidence and Assessment

Brady Shipman Martin

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SEA Determination

Strategic Environmental Assessment (SEA) Screening Determination under:

Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011)

for:

for Proposed Variation No. 2 to the Fingal Development Plan 2017-2023

An SEA Screening determination as to whether Proposed Variation No. 2 to the Fingal Development Plan 2017-2023 is/is not likely to have significant effects on the environment is being made under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

In making the determination, the information contained in the accompanying SEA Screening Report (including information provided by environmental authorities and an examination of the need to undertake SEA against relevant criteria set out in Schedule 2A *'Criteria for determining whether a plan is likely to have significant effects on the environment'* of the above Regulations) is being taken into account. That information has been carefully considered and its reasoning and conclusion agreed with and adopted – allowing a determination to be made that Proposed Variation No. 1 would not be likely to result in significant environmental effects.

The proposed Variation No. 2 of the Fingal Development Plan seeks to respond to changes in national policy in particular the Regional Spatial Economic Strategy (RSES) and the National Planning Framework (NPF). The amendments are minor in nature, provide for consistency with higher-level national and regional policy and have not been identified as generating strategic environmental effects.

Taking into account all of the above, SEA is not required to be undertaken on the Proposed Variation.

Signatory:



A/Senior Planner

Date: 8th January 2020

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1 INTRODUCTION

1.1 Background

Fingal County Council has prepared Variation No.2 to the adopted Fingal County Development Plan 2017-2023 (hereafter referred to as the “Fingal CDP”). The key purpose of this Variation to the Fingal CDP is to align the CDP with recent changes in National and Regional planning policy, namely the National Planning Framework (NPF) (2018) and the Eastern and Midland Regional Assembly’s (EMRA) Regional Spatial and Economic Strategy (RSES) (2019).

Proposed land use plans, and proposed variations to same, must undergo a formal “test” or “screening” to ascertain whether they are likely to result in any significant effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission’s Natura 2000 network of sites (hereafter “European sites”¹). These sites are designated on the basis of the presence of certain habitats and species that are deemed to be of international importance. The Irish Government and local planning authorities have a legal obligation to protect these sites.

The EC Habitats and Birds Directives are the framework for the designation of these sites. The EC Habitats Directive requires the “screening” of plans and projects under Article 6(3). If the screening process results in a judgement that likely significant effects may occur or cannot be ruled out, then a more detailed ‘appropriate assessment’ (AA) is required. Whilst the structure of this assessment process is not laid down in law, there are guidance documents that are used to provide an indication of how this assessment may be carried out.

In order to ensure that proposed Variation No.2 to the Fingal Development Plan 2017-2023 complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation (Planning and Development Act 2000 (as amended)), Fingal County Council appointed Scott Cawley Ltd. to prepare an AA Screening Report in relation to proposed Variation No.2, to inform the Council’s own AA Screening Determination.

1.2 Aim of this Report

The aims of this report are:

- To identify the Natura 2000 network within the “zone of influence” of the proposed Variation;
- To identify the linkages between the sensitivities of the individual European sites and the implications of the proposed Variation;

1

The Natura 2000 network is a European network of important ecological sites, as defined under Article 3 of the Habitats Directive 92/43/EEC, which comprises both special areas of conservation and special protection areas. Special conservation areas are sites hosting the natural habitat types listed in Annex I, and habitats of the species listed in Annex II, of the Habitats Directive, and are established under the Habitats Directive itself. Special protection areas are established under Article 4 of the Birds Directive 2009/147/EC for the protection of endangered species of wild birds. 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 designed as European sites - defined under the Planning Acts and/or the 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).

- To determine if the implementation of the proposed Variation could result in likely significant effects on the European sites.

2 METHODOLOGY

2.1 Formal Guidance

The AA Screening process has taken account of guidance contained in the following documents:

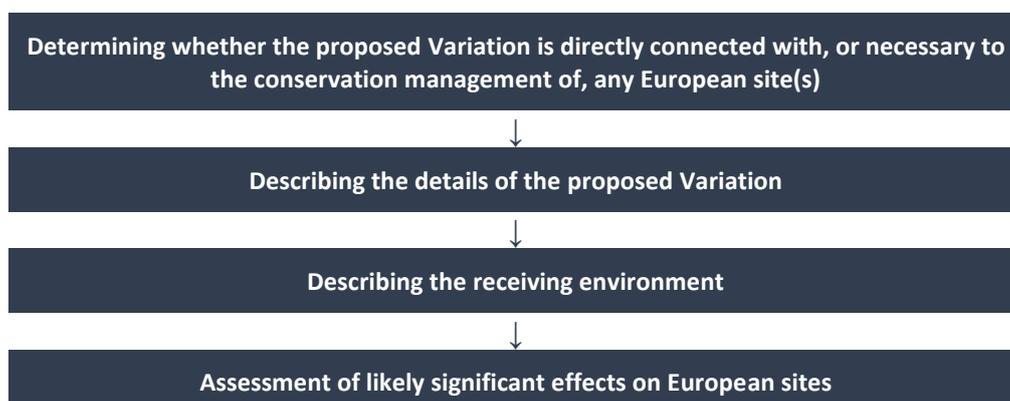
- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities.* (Department of Environment, Heritage and Local Government, 2010 revision).
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.* Circular NPWS 1/10 and PSSP 2/10.
- *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate-General, 2001);
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission, 2019);
- *Guidance Document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the Concepts of Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence.* Opinion of the European Commission (European Commission, January 2007);
- *Guidelines for Good Practice Appropriate Assessment of Plans Under Article 6(3) Habitats Directive* (International Workshop on Assessment of Plans under the Habitats Directive, 2011); and
- *Communication from the Commission on the precautionary principle.* European Commission (2000).

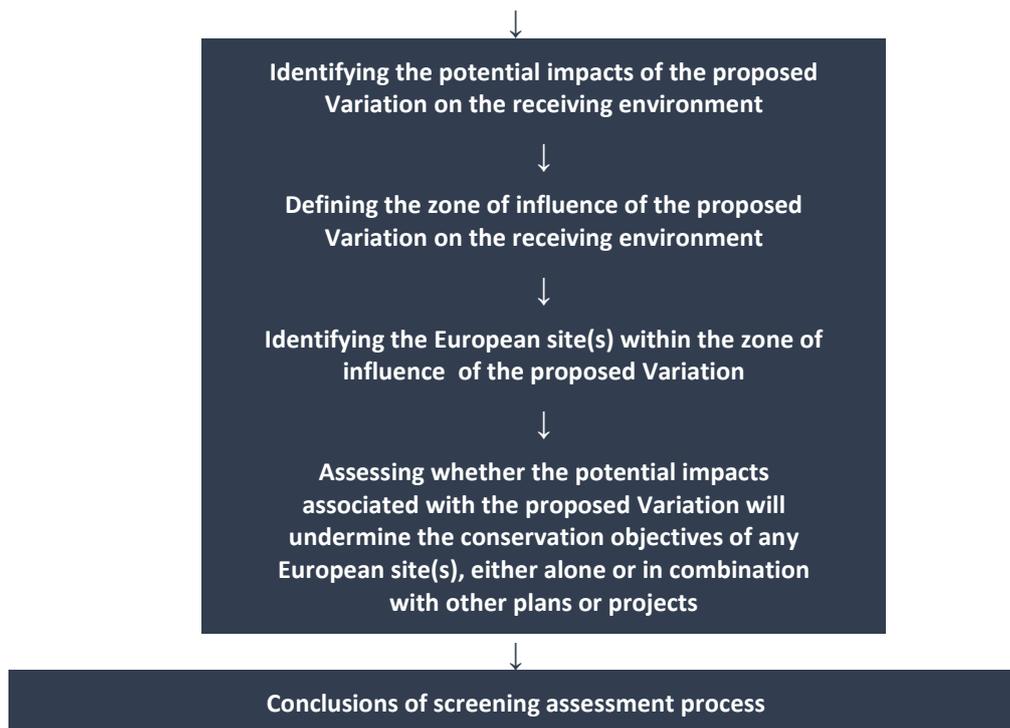
2.2 Assessment Methodology

The above referenced guidance sets out a staged process for carrying out Appropriate Assessment. To determine if an Appropriate Assessment is required, documented screening is required. Screening identifies the potential for effects on the conservation objectives of European sites, if any, which would arise from a proposed plan or project, either alone or in combination with other plans and projects (i.e. likely significant effects).

Significant effects on a European site are those that would undermine the conservation objectives supporting the favourable conservation condition of the Qualifying Interest (QI) habitats and/or the QI/Special Conservation Interest (SCI) species of a European site(s).

Screening for Appropriate Assessment involves the following steps:





If the conclusions at the end of screening are that there is no likelihood of significant effects occurring on any European sites as a result of the proposed Variation either alone or in combination with other plans and projects, then there is no requirement to undertake an Appropriate Assessment.

In establishing which European sites are potentially at risk (in the absence of mitigation) from the proposed Variation, a source-pathway-receptor approach was applied. In order for an impact to occur, there must be a risk enabled by having a source (e.g. water abstraction or construction works), a receptor (e.g. a European site or its QI(s) or SCI(s)²), and a pathway between the source and the receptor (e.g. pathway by air for airborne pollution, or a pathway by a watercourse for mobilisation of pollution). For an impact to occur, all three elements must exist; the absence or removal of one of the elements means there is no possibility for the impact to occur.

The identification of source-pathway-receptor connection(s) between the proposed Variation and European sites essentially is the process of identifying which European sites are within the Zone of Influence (Zoi) of the proposed Variation, and therefore potentially at risk of significant effects. The Zoi is the area over which the proposed Variation could affect the receiving environment such that it could potentially have significant effects on the QI habitats or QI/SCI species of a European site, or on the achievement of their conservation objectives³.

The identification of a source-pathway-receptor link does not automatically mean that significant effects will arise. The likelihood for significant effects will depend upon the characteristics of the source (e.g. extent and duration of construction works), the characteristics of the pathway (e.g. direction and strength of prevailing winds for airborne pollution) and the characteristics of the

² The term qualifying interest is used when referring to the habitats or species for which an SAC is designated; the term special conservation interest is used when referring to the bird species (or wetland habitats) for which an SPA is designated.

³ As defined in the *Guidelines for Ecological Impact Assessment in the UK and Ireland* (CIEEM, 2018)

receptor (e.g. the sensitivities of the European site and its QIs/SCIs). Where uncertainty exists, the precautionary principle⁴ is applied.

2.3 Sources of Information Used

Information relied upon included the following information sources, which included maps, ecological and water quality data:

- Online data available on European sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie;
- Information on water quality in the area available from www.epa.ie;
- Information on soils, geology and hydrogeology in the area available from www.gsi.ie; and
- [Information on the proposed Variation provided by Fingal County Council.](#)

2.4 How Variation No.2 to the Fingal CDP 2017-2023 was assessed

In assessing Variation No.2's potential to give rise to likely significant effects on European sites, the Variation was reviewed in its entirety. The amendments proposed under Variation No.2 are displayed in Appendix A1.

Any specific policies/objectives which require amendments as part of Variation No. 2 were reviewed and the likelihood of these amended policies/ objectives resulting in likely significant effects on European sites was examined. This assessment is displayed in Table 2 in Section 3.5.

It should be noted that there are no amendments to the Chapters of the Fingal CDP outlined below as a result of this proposed Variation No. 2.

Table 1: Chapters & Appendices of the Fingal CDP 2017-2023 which are not subject to change under Variation No.2

Chapter Number	Chapter name
Chapter 10	Cultural Heritage
Chapter 11	Land Use Zoning Objectives
Chapter 12	Development Management Standards
Appendix Number	Appendix Name
Appendix 2	Record Of Protected Structures
Appendix 3	Recorded Monuments
Appendix 4	Technical Guidance Notes
Appendix 6	Map Based Local Objectives
Appendix 7	Ecosystem Services Approach (Esa) Graphic
Appendix 8	Dublin Bay Biosphere Reserve Map 2016

⁴ The precautionary principle is a guiding principle that derives from Article 191 of the Treaty on the Functioning of the European Union and has been developed in the case law of the European Court of Justice (e.g. ECJ case C-127/02 – Waddenzee, Netherlands).

The guidance document *Communication from the Commission on the Precautionary Principle* (European Commission, 2000) notes that the precautionary principle “covers those specific circumstances where scientific evidence is insufficient, inconclusive or uncertain and there are indications through preliminary objective scientific evaluation that there are reasonable grounds for concern that the potentially dangerous effects on the environment, human, animal or plant health may be inconsistent with the chosen level of protection”.

Applying the precautionary principle in the context of screening for appropriate assessment requires that where there is uncertainty or doubt about the risk of significant effects on a European site(s), it should be assumed that significant effects are possible and AA must be carried out.

3 PROVISION OF INFORMATION FOR SCREENING FOR APPROPRIATE ASSESSMENT

The following sections provide information to facilitate the Appropriate Assessment screening of the proposed Variation, to be undertaken by the competent authority.

A brief description of the proposed Variation No.2 and how it relates to the Fingal CDP is presented. The receiving environment is then discussed, in the context of European sites and hydrological and hydrogeological features in the vicinity of the Fingal administrative area. An assessment of any potential impacts of the proposed Variation is provided, including a cumulative or in-combination assessment.

3.1 Overview of Fingal Development Plan 2017-2023

The Fingal CDP was adopted in 2017 and was implemented within the planning hierarchy beneath the National Spatial Strategy and Regional Planning Guidelines. It was subject to an AA in accordance with the EC Habitats Directive. The Fingal CDP sets out Fingal County Council's policies, objectives and land use zonings for the development of the County over the CDP period. The CDP seeks to develop and improve, in a sustainable manner, the social, economic, environmental and cultural assets of the County.

3.2 Brief Description of the Proposed Variation No.2 to Fingal Development Plan 2017-2023

The proposed Variation No.2 relates to recent changes in National and Regional planning policy, namely the adoption of the National Planning Framework, which replaces the National Spatial Strategy of 2002, and EMRA's Regional Spatial and Economic Strategy. In essence, the proposed Variation No.2 consists of changes in the terminology used, so as to align the Fingal CDP with the recently adopted National Planning Framework and EMRA's Regional Spatial and Economic Strategy (RSES) and ensure consistency with these National and Regional planning policies. The Variation does not change the meaning of any specific policies/ objectives contained in the Fingal CDP 2017-2023 which are subject to changes under the proposed Variation. Changes to such policies and objectives consist of updating the names of overarching spatial and economic strategies/plans. The proposed Variation, in its entirety is presented in Appendix A1. Any specific policies/objectives which require amendments as part of Variation No. 2 are displayed in Table 2, Section 3.5.

National Planning Framework (NPF)

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040 called "Ireland 2040 - Our Plan". This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. Its publication is partnered by the publication of the National Development Plan 2040, which outlines a programme of investment in infrastructure to support the NPF. The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives.

Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. It provides a framework for investment to better manage spatial planning and economic development to sustainably grow the region. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – National Planning Framework and National Development Plan 2019-2027 and the economic policies of the Government by providing a long-term strategic planning and economic framework for the development of the Regions.

3.3 Relationship between proposed Variation and the CDP

The Fingal CDP sets out the Council's proposed policies and objectives for the development of the County over the Plan period, which are driven by National and Regional planning policy and guidelines. A

Variation is now required to align the plan with these updated National and Regional policies/guidelines (NPF and RSES).

3.4 Overview of the Receiving Environment

3.4.1 European sites

Figure 1 below shows the locations of European Sites within 15km of the CDP boundary, the administrative area within which Variation No. 2 will be implemented. Current guidance on the zone of influence to be considered during the AA process states the following:

“A distance of 15km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects”.

This distance has also been recommended in guidance provided by the Department of Environment, Heritage and Local Government guidance (DoEHLG, 2010). In accordance with such guidance, an initial distance of 15km from the County boundary was selected for consideration of European sites. This distance was deemed to be sufficient to cover all likely significant effects which may arise from the implementation of the Plan on European sites. It is noted that Government guidance also mentions the possible need for a longer distance or catchment basis in the case of rivers.

Spatial boundary data for the European site network used was the most up-to-date available at the time of writing. All European sites which were deemed to be within the zone of influence of the potential implications of Variation No. 2 to the Fingal CDP are listed in Table B1 in Appendix B1 and presented in Figure 1. The Qualifying Interests/ Special Conservation Interests for which European sites located within the zone of influence are designated are detailed in Table B2 of Appendix B1.

Figure 1: European sites within the zone of influence of Variation No. 2 to the Fingal CDP 2017-2023.



3.4.2 Hydrology

There are a number of watercourses contained within the Fingal administrative boundary, including the River Mayne, River Sluice, River Ward, Broadmeadow River, Ballough Stream, Ballyboghil River and River Matt. According to the EPA’s online mapviewer, Fingal County lies within two river catchments- the Nanny-Delvin catchment and the Liffey and Dublin Bay catchment. In terms of water quality, the quality of watercourses across the county varies, but on average the monitored watercourses are of “Poor” water quality, being assigned a Q-value of 3.

3.4.3 Hydrogeology

According to the EPA’s online mapviewer, several groundwater bodies lie below the Fingal administrative area including the Dublin, Swords, Lusk-Bog-of-the-ring, Balrothery, Balbriggan, Hynestown and Duleek groundwater bodies. The productivity of these aquifers ranges from being “poorly productive” as in the case of Dublin, Swords, Balrothery, Hynestown and Duleek, to “productive fissured bedrock” as in the case of Lusk-Bog-of-the-Ring and Balbriggan. The majority of these groundwater bodies are “not at risk” of failing to meet their targets under the Water Framework Directive (WFD). However, the risk associated with the Balrothery, Balbriggan, Duleek and Hynestown groundwater bodies is currently under “review”.

3.5 Assessment of Likely Significant Effects on European Sites

This section identifies any potential impacts associated with the proposed Variation, examines whether there are any European sites within the Zol of effects from the proposed Variation, and assesses whether there is any risk of the proposed Variation resulting in a likely significant effect on any European site, either alone or in combination with other plans or projects. Table 2 sets out an assessment of the amendments to policies/objectives required as a result of the Variation.

Table 2: Policies/ Objectives requiring changes as part of Variation No. 2 to the Fingal CDP 2017-2023.

Policy/ Objective (as varied)	Is this amended policy/ objective likely to give rise to Likely Significant Effects?
Objective SS01 Consolidate the vast majority of the County’s future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland core to towns and villages, as advocated by national and regional planning guidance.	No. The amendment relates to aligning the terminology used in the Fingal CDP 2017-2023 with that of the National Planning Framework and EMRA’s Regional Spatial and Economic Strategy. The amendment does not change the meaning of the objective. Therefore, there is no possible source-receptor pathway and likely significant effects on European sites can be excluded.
Objective SS12 Promote the Metropolitan Consolidation Towns Key Town of Swords and the Metropolitan Consolidation Area of Blanchardstown, respectively, as Fingal’s primary growth centres for residential development in line with the County’s Settlement Hierarchy.	No. The amendment relates to aligning the terminology used in the Fingal CDP 2017-2023 with that of the National Planning Framework and EMRA’s Regional Spatial and Economic Strategy. The amendment does not change the meaning of the objective. Therefore, there is no possible source-receptor pathway and likely significant effects on European sites can be excluded.

Policy/ Objective (as varied)	Is this amended policy/ objective likely to give rise to Likely Significant Effects?
Objective SS19 Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a Large Growth Town Self-Sustaining Town in the Settlement Hierarchy recognising its important role as the largest town in the hinterland core area.	No. The amendment relates to aligning the terminology used in the Fingal CDP 2017-2023 with that of the National Planning Framework and EMRA's Regional Spatial and Economic Strategy. The amendment does not change the meaning of the objective. Therefore, there is no possible source-receptor pathway and likely significant effects on European sites can be excluded.
Objective ED37 As part of any future review of the Retail Planning Guidelines for the GDA, the Council will seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs. As part of any future review of the Retail Planning Guidelines for the GDA, the Council will reconsider the retail designation of Donabate, Lusk and Rush to reflect the status of these settlements as Self-Sustaining Growth Towns and Self-Sustaining Towns, as defined by the RSES.	No. This objective simply outlines the Council's commitment to reconsidering the retail designation afforded to Donabate, Rusk and Lusk, in light of a future review of the Retail Planning Guidelines for the GDA. There is no possible source-receptor pathway and likely significant effects on European sites can be excluded.
Objective ED86 Support economic growth within the Hinterland Core area through strengthening and promoting the importance of Balbriggan as the major urban centre and directing appropriately scaled growth opportunities into the other urban centres in the area.	No. The amendment relates to aligning the terminology used in the Fingal CDP 2017-2023 with that of the National Planning Framework and EMRA's Regional Spatial and Economic Strategy. The amendment does not change the meaning of the objective. Therefore, there is no possible source-receptor pathway and likely significant effects on European sites can be excluded.
Objective ED87 Ensure that settlements and locations within the Hinterland Core area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other lower tier settlements perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.	No. The amendment relates to aligning the terminology used in the Fingal CDP 2017-2023 with that of the National Planning Framework and EMRA's Regional Spatial and Economic Strategy. The amendment does not change the meaning of the objective. Therefore, there is no possible source-receptor pathway and likely significant effects on European sites can be excluded.

The proposed Variation No.2 consists of changes in the terminology used within the Fingal CDP, so as to align the Fingal CDP with the recently adopted National Planning Framework and EMRA's Regional Spatial and Economic Strategy and ensure consistency with these National and Regional planning policies. The Variation does not change the meaning of any specific policies/ objectives contained in the Fingal CDP 2017-2023, it simply replaces the reference to national and regional planning guidelines with more up to date references. The NPF and the RSES were both subject to AA, and as such, all of the policies and objectives within the documents, which guide lower level plans such as the Fingal CDP, have been subject to AA. Due to the nature of the proposed Variation no plausible source-pathway-receptor link, by which significant effects on European sites could arise, exists.

Furthermore, the Fingal CDP contains an overarching objective (Objective DMS01) which aims to “ensure that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment”. This objective will ensure that all plans and projects, including those arising from the Fingal CDP, cannot be granted permission without first demonstrating that they do not pose a risk of likely significant effects on European sites.

Therefore, there is no possibility of the proposed Variation undermining the conservation objectives of any of the qualifying interests or special conservation interests of the European sites and likely significant effects can be excluded.

3.6 In-combination likely significant effects

The E.C. Habitats Directive and the EC (Birds and Natural Habitats) Regulations 2011 as amended require that the impacts on European sites as a result of the plan be assessed in-combination with other plans and projects that could affect the same European sites.

This section outlines the in-combination assessment of the proposed Variation (i.e. are there effects predicted as a result of the proposed Variation that could act in combination with other Plans or projects to result in likely significant effects).

A number of plans have been considered below, that could act in-combination with Variation No. 2 to the Fingal CDP to result in likely significant effects. However, as the proposed Variation itself will not have any likely significant effects on the QIs/SCIs or conservation objectives of any European sites, there is no potential for any other plan or project to act in combination with it to result in likely significant effects on any European sites.

- *National Planning Framework*
 - The National Planning Framework has undergone an AA which found that the majority of measures proposed in the draft NPF did not give rise to direct effects on European Sites and that, in the main, the effects identified were indirect in nature and could be mitigated. As a result, appropriate mitigation measures have been proposed in the Natura Impact Statement which accompanies the National Planning Framework.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.
- *Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES)*
 - The EMRA’s Regional Spatial and Economic Strategy has undergone an AA which concluded that subject to mitigation, there would be no adverse effects on the integrity of any European sites as a result of implementation of the RSES.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.
- *Fingal County Development Plan 2017-2023*
 - The Fingal County Development Plan 2017-2023 has undergone an AA which concluded that mitigatory measures identified in the stage 2 Appropriate Assessment are adequate to ensure the integrity of the European Sites which will not be adversely affected as a result of the potential impacts of the objectives contained with the Fingal Development Plan.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.
- *Dublin City Development Plan 2016-2022*

- The Dublin City Development Plan 2016-2022 has undergone an Appropriate Assessment. The Natura Impact Report for the Dublin City Development Plan 2016-2022 concludes by stating that assuming the successful implementation of the mitigatory objectives contained within the plan, there will be no adverse effects on the integrity of European sites arising from the development plan in isolation or in combination with other plans and projects.
- No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *South Dublin Development Plan 2010-2016*
 - The South Dublin County Development Plan 2016-2022 has undergone a Screening for Appropriate Assessment which concluded that there are no likely significant direct, indirect or secondary impacts of the plan (either alone or in combination with other plans or projects) on any Natura 2000 site.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *Dun Laoghaire Rathdown County Development Plan 2016-2022*
 - The Dun Laoghaire Rathdown County Development Plan 2016-2022 has undergone an Appropriate Assessment, which concluded that, provided that the mitigation measures which have been prescribed are implemented, the Dun-Laoghaire – Rathdown County Development Plan will not have an adverse effect on European sites.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *Meath County Development Plan 2013-2019*
 - The Meath County Development Plan 2013-2019 has undergone an Appropriate Assessment which concluded that, assuming the successful implementation of the Policies and Objectives, there will be no likely significant effects on Natura 2000 sites in County Meath and its environs by the adopted Plan in isolation or in combination with other Plans and Projects acting in the same area.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *Greater Dublin Area Transport Strategy 2016- 2035*
 - The Greater Dublin Area Transport Strategy 2016-2035 has undergone an Appropriate Assessment which concluded that provided that the mitigation prescribed is implemented, there will be no significant adverse effects on European sites.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *Greater Dublin Drainage Project*
 - The Greater Dublin Drainage Project has undergone an Appropriate Assessment. The Natura Impact Statement concluded that the proposed project, with the implementation of the prescribed mitigation measures will not give rise to significant impacts, either individually or in combination with other plans and projects, in a manner which adversely affects the integrity of any designated site within the Natura 2000 network.
 - No in-combination impacts with the proposed Variation No.2 are predicted as a result of implementation.

- *River Basin Management Plan 2018-2021*

- The Appropriate Assessment process for the River Basin Management Plan found that the main potential ecological impacts which could arise from the implementation of the RBMP included; habitat loss, destruction, fragmentation or degradation; alterations to water quality and/or water movement; disturbance to habitats/ species and in-combination impacts. Through the process of impact prediction, the main ecological impacts associated with the RBMP included; construction, upgrade and operation of new WWTPs and associated infrastructure; failure to achieve planned water quality outcomes and failure to ensure co-ordinated and integrated implementation of measures.
- A number of mitigation measures have been proposed to further improve actions contained within the RBMP and to address potential negative effects identified during the assessment of the RBMP.
- The Natura Impact Report concludes that based on the adoption of the various mitigation measures proposed, there will be no adverse effects on the integrity of any European sites as a result of implementing the RBMP.

4 CONCLUSION

Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the proposed Variation No. 2 and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, it is the professional opinion of the authors of this report that there is no potential for likely significant effects on any European sites, for the reasons set out in Section 3.5 and 3.6 above.

Therefore, it is the professional opinion of the authors of this report that the proposed Variation No. 2 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

5 REFERENCES

- CAAS (2015).** *Greater Dublin Area Transport Strategy 2016- 2035- Appropriate Assessment*
- DoEHLG (2010)** *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities* (Department of Environment, Heritage and Local Government, Rev Feb 2010)
- Dublin & Mid- East Regional Authorities (2010).** *Greater Dublin Area Regional Planning Guidelines 2010-2022*
- Dublin City Council (2016).** *Dublin City Development Plan 2016-2022 –Appropriate Assessment - Natura Impact Report*
- Environmental Protection Agency.** EPA ENVision Service (internet-based environmental information portal). Available online at: <http://maps.epa.ie/internetmapviewer/mapviewer.aspx> [Accessed 17/ 12/ 2019]
- European Commission (2000).** *Communication from the Commission on the precautionary principle*
- European Commission (2001)** *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate-General,);
- European Commission (2019)** *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitat’s Directive 92/43/EEC;*
- Meath County Council (2013).** *Meath County Development Plan 2013-2019. Volume 4. Strategic Environmental Assessment (SEA) & Natura Impact Report.*
- NPWS Circular NPW 1/10 & PSSP 2/10** *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.* (Department of Environment, Heritage and Local Government, March 2010);
- RPS (2016).** *Dun Laoghaire Rathdown County Development Plan 2016-2022 – Natura Impact Report*
- RPS (2017).** *National Planning Framework- Natura Impact Statement*
- RPS (2017).** *Fingal County Development Plan 2017-2023 – Natura Impact Report*
- RPS (2018).** *Greater Dublin Drainage Project – Natura Impact Statement*
- RPS (2018).** *River Basin Management Plan 2018-2021 – Natura Impact Statement*
- RPS (2019).** *Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES)- Natura Impact Report*
- South Dublin County Council (2016).** *South Dublin County Council Development Plan 2016-2022- Screening for Appropriate Assessment.*

Appendix A1: Amendments proposed in Variation No.2 to the Fingal CDP 2017-2023

Proposed amendments to the Fingal CDP 2017-2023 which will be implemented through Variation No.2 are set out in this Appendix. Where appropriate, headings and extracts of text before and after the amendments are included in order to present the amendments within their context.

The nature and extent of each of the Proposed Variations are identified as follows:

- Proposed Amendments involving additional text are shown in **green**.
- Proposed Amendments involving deletion of text are shown in ~~red strikethrough~~.
- Proposed Amendments that involve changes to a map/figure are highlighted on the relevant figure in terms of the area affected. This is accompanied by the text of the Proposed Variation.
- Existing unedited text remain in black.

Chapter 1 – INTRODUCTION AND STRATEGIC CONTEXT

AMENDMENT REF: Section 1.1 – No. 1			
	Chapter	Section	Page
Development Plan	1 Introduction and Strategic Context	1.2	4

1.2 Legislative Background to the Fingal Development Plan 2017-2023

This Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended). These Acts set out mandatory requirements for inclusion in a Development Plan. These consist of, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of the planning and sustainable development with the social, community and cultural requirements of the area and its population. It also includes the requirement to prepare a 'core strategy' for the County, which must be consistent, as far as practicable, with National and Regional development objectives as set out in the ~~National Spatial Strategy (NSS) and Regional Planning Guidelines for the Greater Dublin Area (RPGs)~~ National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

AMENDMENT REF: Section 1.5 – No. 2			
	Chapter	Section	Page
Development Plan	1 Introduction and Strategic Context	1.5	8/9

1.5 Main Aims of the Development Plan

The Fingal Development Plan 2017-2023 aims to:

10. Co-operate with the Eastern and Midland Regional Assembly, Local Authorities and other stakeholders in meeting the needs and development requirements of the County and the ~~(Greater Dublin Area) GDA in accordance with the National Spatial Strategy and the Regional Planning Guidelines for the GDA~~ Region in accordance with the National Planning Framework and the Regional Spatial and Economic Strategy and any successor policy documents.

AMENDMENT REF: Section 1.7 – No.3			
	Chapter	Section	Page
Development Plan	1 Introduction and Strategic Context	1.7	12

1.7 Current Context

Update Figure 1.1 to omit reference to: ~~National Development Plan 2007 – 2013~~ ~~National Spatial Strategy 2002 – 2020~~ ~~Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022~~

And replace these with:

Ireland 2040
National Development Plan 2018 – 2027 National Spatial Strategy
Regional Spatial and Economic Strategy 2019 – 2031

CHAPTER 2 – CORE STRATEGY AND SETTLEMENT STRATEGY

AMENDMENT REF: Section 2 (entire chapter) – No.4			
	Chapter	Section	Page
Development Plan	2 Core Strategy and Settlement Strategy	2.1 – 2.10	26 – 48

2.1 Statutory Context

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based ‘Core Strategy’ to be included in County Development Plans. The key purpose of core strategies is to ensure that local authorities identify and reserve an appropriate amount of land in the right locations to meet housing and population targets. This is done through the articulation of a medium to long term quantitative strategy for the spatial development of the area of the planning authority which is consistent with national and regional policy objectives set out in ~~National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Greater Dublin Area (RPGs)~~ the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES).

Under the Act, a Core Strategy focuses on:

- Defining a settlement hierarchy for the County that is consistent with the ~~NSS and RPGs~~ NPF and RSES.
- Transposing the prescribed ~~RPGs~~ RSES housing and population targets set at County level for the rural and urban centres identified within the settlement hierarchy.
- Providing an evidence based rationale for the land proposed to be zoned for residential and mixed use development having regard to the capacity of existing zoned land and the phasing of development taking account of the location of public transport and services.
- Demonstrating how the Planning Authority has had regard to the statutory Retail Planning Guidelines in setting out objectives for retail development (see Chapter 6: Economic Development).

While the Act does not expressly require core strategies to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, issued by the then DoEHLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and the required physical infrastructure.

2.2 Consistency with the National Spatial Strategy

~~Development Plans sit within a hierarchy of national and regional spatial plans. At the top of this hierarchy is the National Spatial Strategy. It aims to achieve a better balance of social, economic and physical development and population growth across the country. In Dublin, it favours the physical consolidation of the Metropolitan Area as an essential requirement for a competitive city region. It also seeks to sustain Dublin's role as the engine of the national economy while strengthening the drawing power of other areas, bringing people, employment and services closer together to create a better quality of life. This will help to avoid congestion, discourage long distance commuting, enhance the environment and increase access to services like health, education and leisure. The DoPHCLG is currently preparing a National Planning Framework which when published by Government will succeed the NSS. However, until such time as there is a replacement Strategy the Development Plan takes its policy guidance from the current NSS.~~

2.2 Consistency with the National Planning Framework

The Department of Housing, Planning and Local Government, on behalf of the Government, prepared and published the National Planning Framework (NPF) under Project Ireland 2040. This is the overarching policy and planning framework for the social, economic and cultural development of our country.

The NPF was launched in February 2018 and replaces the National Spatial Strategy of 2002. This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. Its publication is partnered with the National Development Plan 2040, which outlines a programme of investment in infrastructure to support the NPF.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role.

The NPF informs the policies of the Regional Spatial and Economic Strategies, and from this into the County Development Plan. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.

2.3 Consistency with the Regional Planning Guidelines for the Greater Dublin

— Area 2010 – 2022

The National Spatial Strategy was implemented in the Dublin and Mid-East Regions through the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. These Guidelines continue to be the key regional policy influence on the preparation of the Development Plan. Following on from the enactment of the Local Government Reform Act 2014, three new Regional Assemblies came into effect in January 2015, replacing the previous Regional Authorities. Fingal is now part of the Eastern and Midlands Regional Assembly which is made up of the counties of Leinster less Carlow, Kilkenny and Wexford. The new Assembly will produce a Regional Spatial and Economic Strategy which will, when adopted, supersede the current RPGs. When the new Regional Spatial and Economic Strategy is published after the adoption of the Fingal Development Plan, the Development Plan may have to go through a formal variation process to ensure that it remains consistent with any revised targets and objectives of the Regional Strategy.

Until such time as new Regional Strategies are prepared, the preparation of the Development Plan will continue to be guided by the RPGs. These Guidelines seek to deliver policies that integrate land use, transport, economic growth and investment in utilities – water, broadband and energy so that the Greater Dublin Area (GDA) can move towards becoming a sustainable high quality location for business, residents and visitors. The RPGs define the settlement hierarchy and the identification of growth areas within the GDA. Each county is assigned housing targets based on population projections up to 2022. The Fingal Development Plan is obliged to be consistent with these targets and this core strategy indicates how and where the County has sufficient zoned land to meet them.

The current RPGs targets are based on the 2006 Census and are, therefore, outdated. However, they indicate that while “.....in the short term, it is not planned for or expected that housing completions will be significant” and that the population targets may prove to be “...unachievable in the short term”, it is important that “Councils are well placed for an economic recovery and that adequate provision is made, even if uptake is slower”.

2.3 Consistency with the Regional Spatial and Economic Strategy for the Eastern and Midlands Assembly and the Dublin Metropolitan Area Strategic Plan (MASP)

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

The RSES provides a:

- Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.
- Economic Strategy – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- Metropolitan Plan – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin Metropolitan Area.

- Investment Framework – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- Climate Action Strategy – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – National Planning Framework and National Development Plan 2019-2027 and the economic policies of the Government by providing a long-term strategic planning and economic framework for the development of the Regions.

The RSES will be implemented in policy in the Development Plan and Local Economic and Community Plan (LECP). The RSES will be realised by the delivery of European and National funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP)
- Target growth of our Regional Growth Centres of Athlone, Drogheda and Dundalk as regional drivers
- Support our vibrant rural areas with a network of towns and villages
- Facilitate the collaboration and growth of the Dublin – Belfast Economic Corridor
- Embed a network of Key Towns (including Swords) through the Region to deliver sustainable regional development.
- Support the transition to a low carbon, climate resilient and environmentally sustainable Region.

Fingal is identified in the RSES within the Dublin Region and partly within the MASP area, the area outside the MASP boundary is in the Core Region.

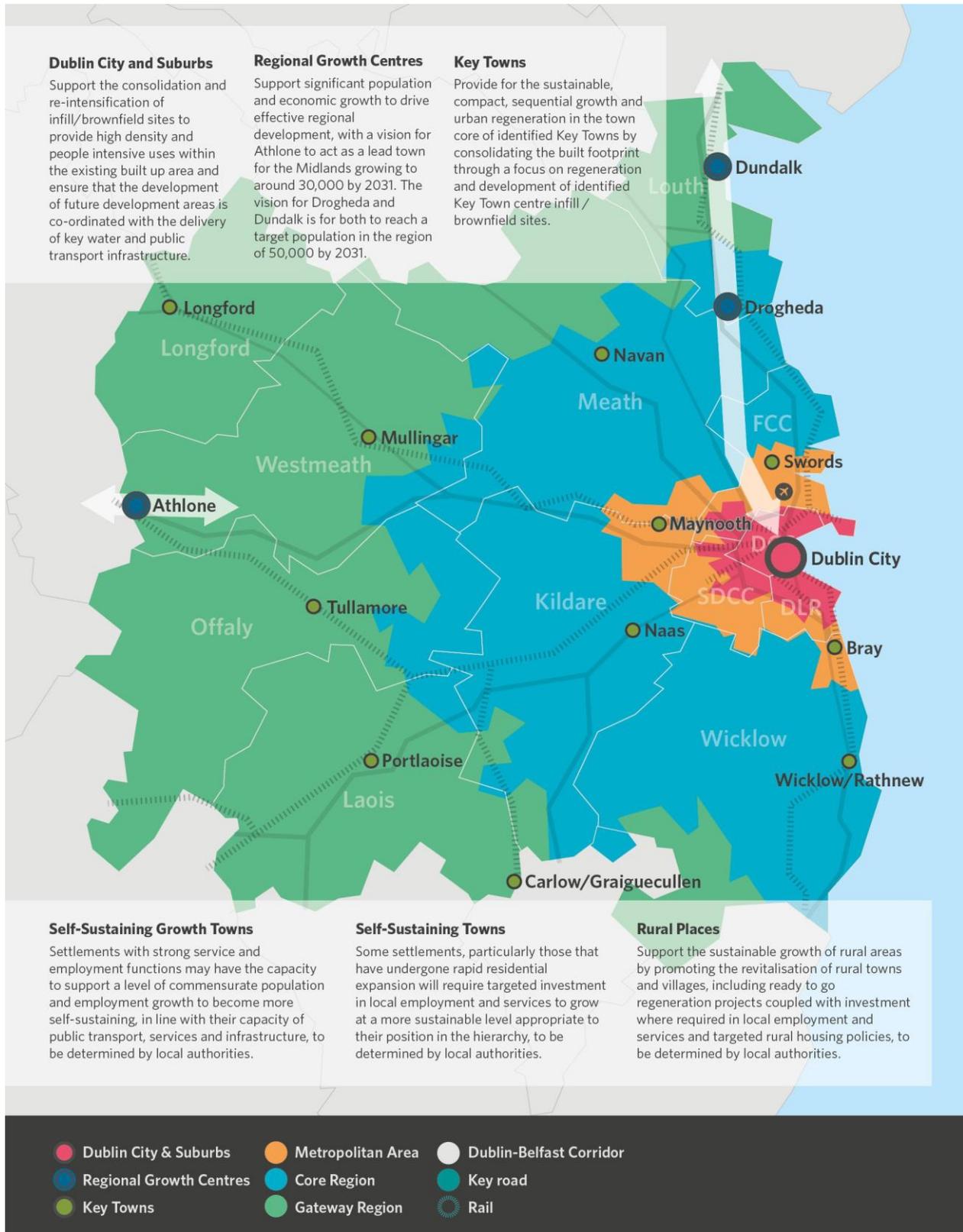


Figure 6.1 – EMRA Areas

As shown in the map above, the Dublin Metropolitan Area Strategic Plan area stretches from the coast, north of Donabate, north of Swords and across the N2, and M3 to the boundary with South Dublin and Kildare. The core region encompasses the rest of the County.

The requirement for a Metropolitan Area Strategic Plan (MASP) to be prepared for Dublin as part of the Regional Spatial and Economic Strategy is set out in Project Ireland 2040 – National Planning Framework. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the Metropolitan Area and key growth enablers, identifying strategic corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned;
- Large scale strategic residential, employment and regeneration development opportunities and any infrastructure deficits or constraints that need to be addressed; and
- A sequence of infrastructure priorities to promote greater co-ordination between local authorities, public transport and infrastructure providers for the phased delivery of sites.

This overall vision for the MASP area is underpinned by a spatial framework that supports the overall Settlement Strategy outlined in the RSES and sets out an integrated land use and transportation strategy for the sequential development of the metropolitan area, focused on:

- Consolidation of Dublin City and suburbs;
- ‘Key Towns’ of Swords, Maynooth and Bray; and
- Planned development of strategic development areas in Donabate, Dunboyne, Leixlip and Greystones.

To achieve the vision the MASP identifies a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area. These include (but are not limited to):

- Dublin as a Global Gateway – In recognition of the international role of Dublin, to support and facilitate the continued growth of Dublin Airport and Dublin Port, to protect and improve existing access and support related access improvements.
- Compact sustainable growth and accelerated housing delivery.
- Integrated Transport and Land use – To focus growth along existing and proposed high quality public transport corridors and nodes on the expanding public transport network and to support the delivery and integration of ‘BusConnects’, DART expansion and LUAS extension programmes, and Metro Link, while maintaining the capacity and safety of strategic transport networks.
- Increased employment density in the right places.
- Alignment of growth with enabling infrastructure – To promote quality infrastructure provision and capacity improvement, in tandem with new development and aligned with national projects and improvements in water and waste water, sustainable energy, waste management and resource efficiency.

- Social Regeneration.
- Identify Future Development Areas – To identify future development areas that may be delivered beyond the lifetime of the RSES, but within the longer-term 2040 horizon set out by the NPF.

To achieve these ambitious principles, strategic residential and employment development corridors are identified in the MASP, to create sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities for the resident population.

These strategic residential and employment development corridors are based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned.

Swords is specifically identified as one of three ‘Key Towns’ in the MASP area, alongside Bray and Maynooth. These Key Metropolitan Towns are important in a regional and a county context and they have the capacity and future potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. Specific Regional Policy Objectives are outlined for Swords.

The Core Region is the peri-urban ‘hinterlands’ within the commuter catchment around Dublin, and extends into the Midlands, north into Louth and south beyond the Region into Wexford. The Core Region contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve not just their resident populations but a wider catchment area. These include Arklow, Balbriggan, Drogheda, Navan, Naas, Newbridge and Wicklow.

These towns have capacity for continued commensurate growth to become more self-sustaining and to attract high quality knowledge based employment at strategic accessible locations. Relevant Growth Enablers for the Core Region include;

- Promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment.
- ‘Catch up’ investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents.
- Diversification and specialisation of local economies with a focus on clustering, smart specialisation, place making and urban regeneration to create the quality of life to attract FDI and indigenous investment and increase high value knowledge-based employment including second site and relocation opportunities.
- Promote the Region for tourism, leisure and recreational activities including development of an integrated greenway network while ensuring that high value assets and amenities are protected and enhanced.

Also relevant to Fingal is the Dublin – Belfast Economic Corridor which is identified as a strategic connection. This Corridor is the largest economic agglomeration on the island of Ireland, with the cities and towns along the Corridor home to a population of around 2 million people. The Corridor links the two largest cities by high capacity road and national rail links and plays a critical role in supporting economic growth and competitiveness.

2.4 Regional Planning Guidelines' Settlement Strategy

The overarching framework for Fingal's Settlement Strategy is set out in the RPGs and is based on the identification of key growth areas within the Metropolitan and Hinterland Areas of the GDA (see Figure 2.3 Core Strategy Map). The stated objective of the RPGs Settlement Strategy is to consolidate urban areas around the Dublin Gateway and make the most efficient use of investment in infrastructure through integration with land use planning policy. The RPGs recognise that Fingal contains both a large metropolitan area and a strong rural hinterland and that new public transport corridors will provide new opportunities to strengthen the integration between high quality, high capacity public transport and housing growth.

In this regard future expansion of the existing built footprint within the Metropolitan Area should only happen in tandem with the planned, committed development of high quality heavy or light rail based public transport projects. This will support the implementation of the NTA's Transport Strategy for the Greater Dublin Area and maximise the benefit of the large scale investment currently being made in public transport in the Dublin region. The RPGs specifically recommend that the majority of future housing in Fingal should occur within the catchment areas of such strategic transport infrastructure, and phasing for towns outside of these corridors allowing for lower levels of growth in line with the natural increase in population levels. Equally, any expansion must be within carefully considered phased, high standard, integrated Local Area Plans or Strategic Development Zones where new housing and public transport and other services are delivered in tandem.

The Hinterland Area includes a varied array of urban centres from large vibrant towns to smaller locally focused villages. It also includes large areas of agricultural and natural lands as well as amenity locations within active rural communities. The value of these areas is recognised in the RPGs and it is indicated that they should be carefully managed to ensure their primary use is protected from encroachment, fragmentation and urban driven development. The identification of suitable greenbelt lands is encouraged in this regard and it is a policy approach that has been fully utilised within this Plan.

The RPGs Settlement Hierarchy identifies a hierarchy of settlement types within the Metropolitan and Hinterland areas of each county and the appropriate policy for growth within them (see Table 2.1). Small towns and villages are defined at county level by the Development Plan (see Section 2.7, Settlement Strategy).

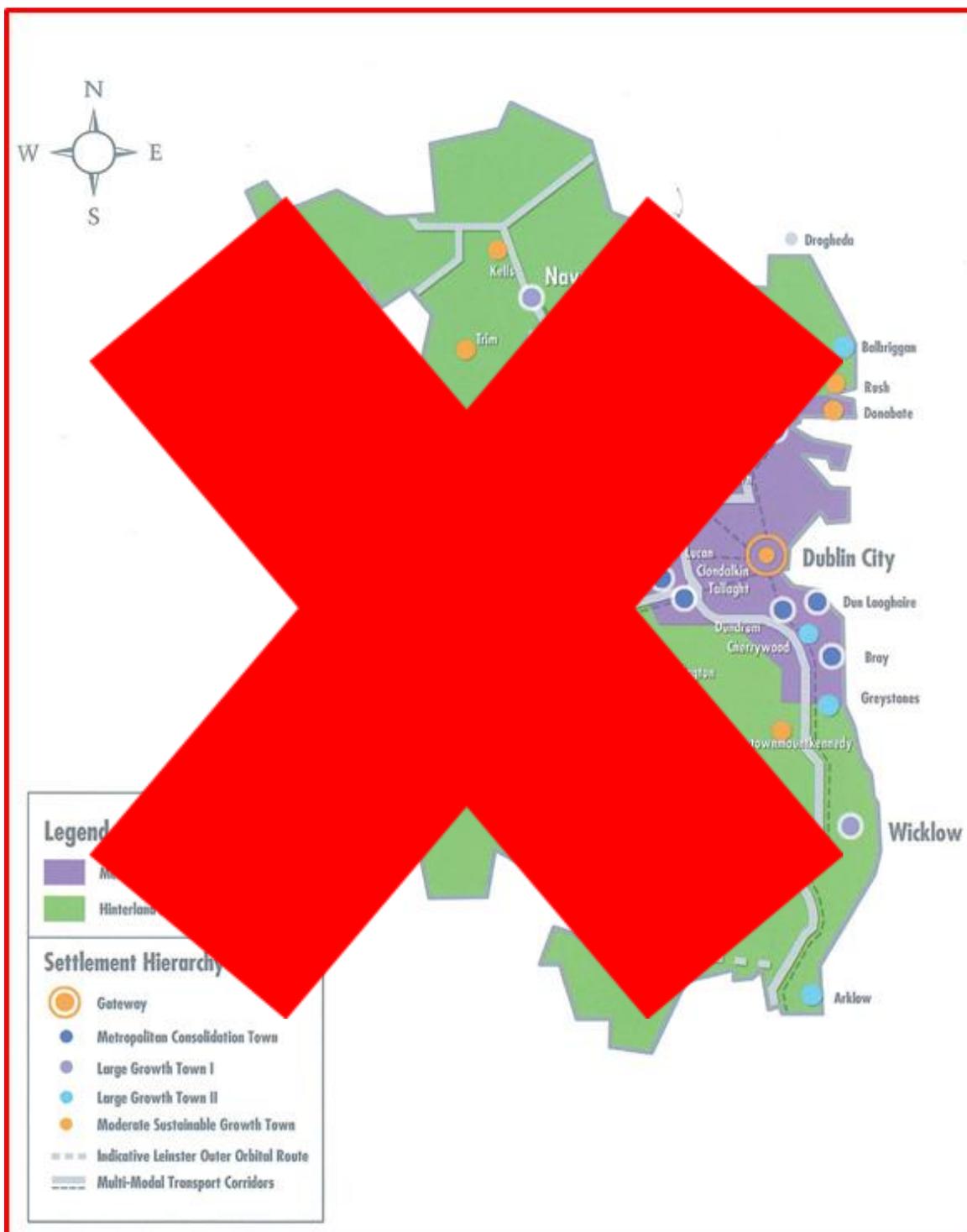


Figure 2.1 Settlement Strategy for the GDA 2010-2022

2.4 Regional Spatial and Economic Strategy Settlement Strategy

The National Planning Framework (NPF) sets out a targeted pattern of growth for the Eastern and Midlands Region and the Capital City and this is further expanded in the Implementation Roadmap for the NPF (July 2018). These growth figures inform the delivery of national policy expressed in the NPF and the delivery of the RSES. The further breakdown of population

projections to county level are contained in Appendix B of the RSES for use by local authorities in the formulation of the core strategies of their development plans. The RSES has used a robust evidence based approach to derive a settlement hierarchy that will achieve the Regional Strategic Outcomes of the NPF for the benefit of the whole Region.

The RSES Settlement Strategy defines the settlement hierarchy for the entire Region, identifying key growth areas within the Metropolitan, Core Region and Gateway Region and sets out high and low population range and housing targets for each local authority for the period up to 2031. The targets are based on an analysis of population trends and take account of the influence of national and regional policy in any future scenario. The Development Plan is required to be consistent with the population targets set out in the RSES.

2.5 Housing and Population Targets

Population

~~The RPGs translate the national and regional population targets set by the NSS to county level. Development Plans are required to be consistent with these targets albeit there is recognition that they may not be achieved within the allotted timeframe. The current RPGs targets are based on data derived from the 2006 Census through the updated NSS figures produced in 2009 by the then Department of Environment, Heritage and Local Government. Targets differ from projections. CSO projections take account of mortality, fertility and migration trends but, unlike NSS/RPGs targets, they do not factor in the intended influence of regional policy on population trends.~~

~~The RPGs targets for the Dublin Region, the Greater Dublin Area and Fingal are set out in the tables below. Table 2.2 shows an average annual growth rate of 1.47% targeted for the Dublin Region between 2006 and 2022 and 1.7% for the GDA. Actual average growth per annum from 2006 to 2011 was as targeted. CSO preliminary population figures, included in Table 2.2, suggest a slowdown in the annual growth in the Dublin Region since 2011 to 0.94% per annum and 0.92% per annum in the Mid-East.~~

Table 2.2 RPGs Targets for the Dublin Region and GDA

	Census 2006	RPG 2010	Census 2011	Census 2016	RPG Target 2016	RPG Target 2022
Dublin Region	1,187,176	1,256,900	1,273,069	1,345,402	1,361,200	1,464,200
GDA	1,662,536	1,796,900	1,804,156	1,904,806	1,955,800	2,103,900

~~The RPGs population targets for Fingal in Table 2.3 represent an increase of 13,555 persons on 2011 levels by 2016 and an increase of 35,293 persons by 2022. This is an annual growth rate of 1% per annum 2011-2016 and 1.17% per annum over the years 2011-2022. This is a marginally faster rate of growth than the 0.94% CSO 2016 indicate for the region, but it would be a significant slowdown on the rates of growth experienced by Fingal over the period 2002 to 2006 and 2006 to 2011 when the County grew by almost 5.55% and 2.84% per annum over each period respectively.~~

Table 2.3 Actual and RPGs Population and Housing Targets for Fingal

Fingal	Census 2006	Census 2011	Census 2016	RPG Target 2022	RPG Target 2023 (estimated)
Population	239,992	273,992	296,214	309,285	312,908

Housing

Fingal's share of Dublin's housing stock rose from 18.8% in 2006 to 19.5% in 2011. The RPGs have targeted a share for Fingal of 19.8% of Dublin housing for the years 2016 and 2022 respectively.

Table 2.4 Actual and RPGs Population and Housing Targets for Fingal

Fingal	Census 2006	Census 2011	RPG Target 2016	RPG Target 2022	Estimated RPG Target 2023
Population	239,992	273,992	287,547	309,285	
Housing Stock	89,909	102,793	118,646	142,144	145,340
Persons per hhd*	2.66	2.66	2.42	2.17	

*Note comments within main text, the occupancy rate is closer to 2.9 for recent Census years.

An increase of 15,853 units in Fingal is required to meet the 2016 RPGs targets from the 2011 level. This represents an annual requirement for 3,170 units. Between 2011 and 2022 a total of 39,351 units were targeted representing 3,577 units per annum. In normal market conditions the lower figure per annum would not be an unreasonable target for Fingal.

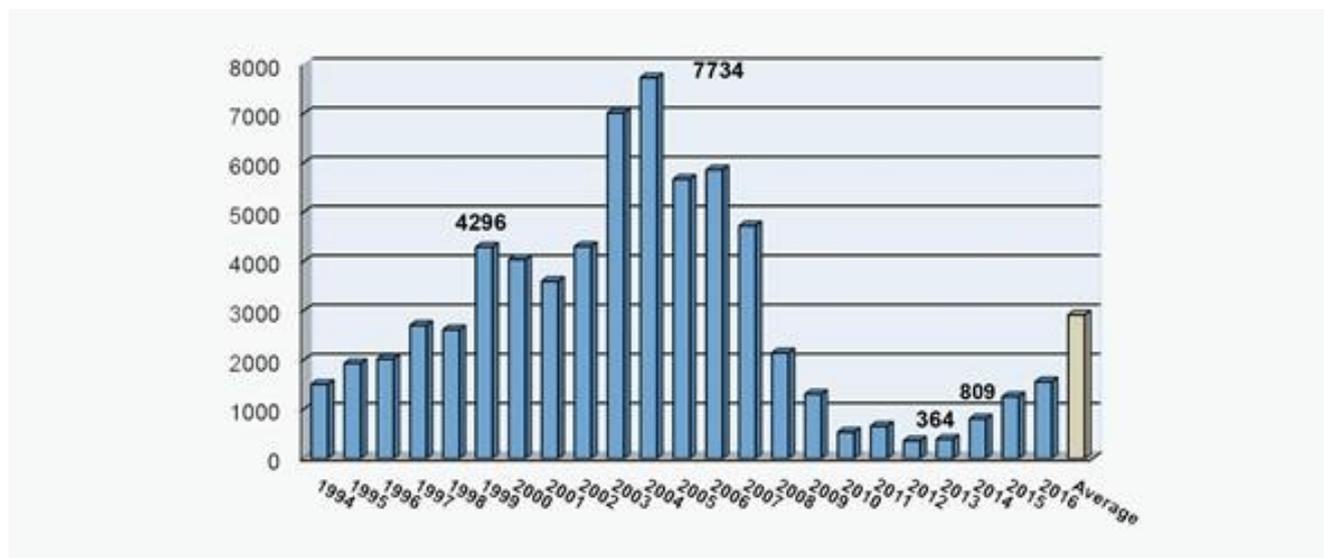


Figure 2.2: Residential Completions in Fingal 1994-2014

However, under recent market conditions DoHPCLG completion figures indicate a total of 2,599 units completed in Fingal between the Census in April 2011 and July 2015, indicating an average of 650 units per annum. This gives an estimated housing stock in Fingal in mid-2015 of 105,392 units. Based on current housing stock, 5,700 units per annum over the 7 year period 2016 to 2023 would be necessary to fulfil RPGs targets.

Table 2.5 sets out the housing growth required to meet the RPGs targets. In reality, this is an unrealistic target in the context of current market conditions. Research done on behalf of the Housing Agency in 2014 indicated that an average annual production of c.7,500 units is required in the Dublin Region's urban settlements between

2014-2018¹. If Fingal took 20% of this growth, to align with its RPGs target share, completions would need to be in the order of 1,500 units per annum.

Table 2.5 Number of New Residential Units in Fingal required to meet RPGs Targets

Estimated Existing Units July 2015	RPG Target Units 2022	RPG Target Units 2023 (estimated)	New Units Target 2016-2023	Headroom Requirement 2023-2026	New Units Target 2016-2026
105,392	142,144	145,340	39,948	9,588	49,536

Dealing with Uncertainty

The Development Plan is being reviewed at a time when there is a vacuum in population data and associated targets. Recent CSO figures indicate that the population of the Dublin Region has not grown to the extent targeted by the RPGs. This is perhaps to be expected given the level of emigration witnessed since 2007. However, the figures set out in the earlier paragraphs suggest that Fingal may be an exception within the Dublin Region. Preliminary Census 2016 figures indicate Fingal has exceeded the RPGs population targets.

The difficulty for Fingal is in anticipating the housing need associated with the growing population. Unlike the population targets, it is very clear that the RPGs housing targets will not be met in the short term. While the delivery of new housing is a priority, if recent population growth is primarily associated with growing family sizes there may not be an immediate requirement to grow the housing stock proportionately. The most important priority for Fingal is to ensure that there is sufficient land zoned in the right places to meet the housing targets up to 2023 in the first instance, recognising that much of this may not be completed until after that date. This will involve consolidating urban areas around the Dublin Gateway and making the most efficient use of investment in infrastructure through integration with land use planning policy.

While it is important to ensure that sufficient land is zoned, Fingal must have cognisance of the fact that current regional policy does not provide for any significant growth of the County's share of the Dublin Region's population or housing stock. Planning policy remains one of consolidation within the Metropolitan Area with expansion only happening in tandem with the planned, committed development of high quality heavy or light rail based public transport projects. Until such time as the new *Regional Spatial and Economic Strategies* are produced by the Regional Assemblies it would be imprudent for Fingal to assume changes in established regional policy.

The RSES translates the national and regional population targets set by the NPF to county level. Development Plans are required to be consistent with these targets. The approach in the core strategies is to realise these population targets which will be informed by the transitional

¹Housing Agency, Housing Supply Requirements in Ireland's Urban Settlements 2014-2018

population projections methodology set out in the NPF Roadmap, Appendix 2, and a robust evidence based analysis of demand, past delivery and potential.

Table 6.2: NPF/RSES Population Targets for the Dublin Region and Fingal County Council

Fingal County Council	CENSUS 2016	2026 Range		2031 Range	
		Low	High	Low	High
Dublin NPF Road Map	1,347,500	1,489,000	1,517,500	1,549,500	1,590,000
RSES Fingal Allocation	296,000	327,000	333,000	340,000	349,000
RSES Adjusted Transitional Population Projections for MASP		327,000	333,000	340,000	364,000
<i>Source: NPF/RSES and CSO Census</i>					

Table 6.2 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for Fingal County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The Fingal Development Plan, 2017 – 2023 (Table 2.3) estimated the RPG targets for Fingal for 2023 of 312,908 persons. This is less than the population projection range set out in the NPF and the RSES, albeit these projects are for 2026.

Table 6.2 also indicates Adjusted Transitional Population Projections for MASP Local Authorities, as required in the MASP. EMRA have set out the Guiding Principles to apply in the determination of the optimum transitional population transfer of up to 20% of targeted growth for CSO Environs of Dublin city and suburbs to be accommodated in the wider metropolitan area, as set out in NPO 68 of the NPF and the RSES. The RSES states that allowance of transition population targets in NPO 68 by way of up to 20% of the targeted growth in the city being transferred to other settlements in the MASP shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors.

The NPF Implementation Roadmap Circular FPS04/2018 from the Department of Housing Planning and Local Government (DHPLG) states that these ‘adjusted’ transitional figures will apply to 2026 and will also inform the period to 2031. The adjusted population projections within the MASP will therefore align with the existing timeline of the RSES population targets to 2031.

It has been determined that Swords, as one of the three Key Towns, will receive a net increase in RSES population target for 2031 (high), of 15,000. This is reflected in Table 6.2 above. This additional growth allocated to Swords will support the regeneration of underused town centre lands along with the planned and sequential infill opportunities to provide for high density and people intensive uses and will ensure Swords continues to develop as a key location for airport related economic development and employment provision.

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01. persons per year over the 24-year period up to 2040.

The population of the County in 2016 was 296,214 persons with a housing stock of 104,851 units (from CSO).

The 2026 high range population target of 333,000 persons provides for a population growth per annum of 3,378.6 persons per year. Extrapolating this figure to the year 2023 provides for a population projection of 319,864 persons². Dividing this figure by the projected household size in 2023 which is 2.68³ persons provides for an overall housing unit requirement of 119,352 units or a growth of 14,501⁴ units to the end of the Fingal Development Plan in 2023.

To date (September 2019), approximately 5,582 units have been granted planning permission in the Fingal area, which leaves a requirement of 8,919 over the remaining lifecycle of the Development plan. It is considered this is sufficient capacity for further growth in Fingal during this time period.

2.6 Housing Land Capacity ~~under the 2011-2017 Development Plan~~

In mid-2015 there was approx. 1,461ha of zoned land available with the potential to deliver approx. 43,041 residential units (see Table 2.6 below). This includes the villages and also incorporates the potential for small sustainable infill development. This is in excess of the

- 2 3,378.6 (growth per annum) x 7 (7 years to 2023) = 23,650 + 296,214 (current pop)
- 3 2.75 persons per household in 2016 - 0.01 persons per year (by 7 years to 2023)
- 4 119,352 (projected units) - 104,851 (unit in Census 2016) = 14,501

target of 39,948 units for the Development Plan period 2017-2023. However, it is approximately 6,000 units short of the estimated RPGs target, including the 50% headroom up to 2026, of 49,536.

The distribution of Fingal's remaining housing capacity on zoned residential/mixed use land in the 2011-2017 Development Plan is set out in Table 2.6.

Table 2.6 Remaining Zoned Residential Capacity from Fingal Development Plan 2011- 2017

*This includes Charlestown & Meakstown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

Town/Village	Remaining Land Supply (hectares)	Remaining Capacity Residential Units	Metropolitan-Hinterland % Land	Metropolitan-Hinterland % Units
Metropolitan Area				
Consolidation Towns				
Swords		9,328		
Blanchardstown		11,757		
Consolidation Areas				
Malahide		1,490		
Portmarnock				
Howth				
Baldoyle/Sutton				
Other Settlements*				
Moderate Sustainable Growth Towns				
Donabate	116			
Small Towns/Villages	94			
Total Metropolitan	1,000			78%
Hinterland Area				
Large Growth Town II				
Balbriggan				
Moderate Sustainable Growth Towns				
Rush		1,175		
Lusk		218		
Skerries		1,175		
Small Towns & Villages		913		
Total Hinterland	3,701	9,632	26%	22%
TOTAL Fingal**	1,461	43,041	100	100

*This includes Charlestown & Meakstown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

Town/Village	Remaining Land Supply (hectares)	Remaining Capacity Residential Units	Metropolitan – Core % Land	Metropolitan – Core % Units
Metropolitan Area				
Key Town				
Swords	293	9,328		
Consolidation Town				
Blanchardstown	320	11,757		
Consolidation Areas within the Metropolitan Area				
Portmarnock	57	1,490		

Howth	16	498		
Baldoyle/Sutton	29	1498		
Other Settlements*	71	2791		
Self Sustaining Growth Towns				
Donabate	116	4056		
Malahide	88	1114		
Towns/Villages	94	877		
Total Metropolitan	1,084	33,409	74%	78%
Core Area				
Self-Sustaining Towns				
Balbriggan	153	4332		
Rush	58	1994		
Lusk	43	1218		
Skerries	41	1175		
Towns & Villages	82	913		
Total Core	377	9,632	26%	22%
TOTAL Fingal**	1,461	43,041	100	100

*This includes Charlestown & Meakstown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

New Residential Zoning

The emphasis of this Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure. In this way the Council can ensure an integrated land use and transport strategy in line with national and regional policy. It will also ensure that the Council is in a strong position to influence infrastructure providers at national level, including Irish Water, in that there will be clear evidence of the Council's commitment to maximising investment in infrastructure through its policy of consolidation. The development of larger areas of residential or mixed use lands will only take place subject to the necessary infrastructure being available and to this end will be subject to a Local Area Plan. It is through the LAP process that, within the towns and villages, the detailed phasing and distribution of housing will be determined in line with the population and housing targets established at a strategic level.

Fingal has a significant quantum of land zoned to achieve the **RPGs—Regional Spatial and Economic Strategy's** targets. However, to be ready for any increased uptake and to account for constraints on some of the existing zoned lands, it is proposed to zone a strategic land bank at Lissenhall. This will ensure that Fingal is well placed to meet housing demand in a phased manner and to maximise the efficiencies of State investment in existing and proposed public transport infrastructure. This new zoning is located in the Metropolitan Area, ~~ensuring that any further negative deviation from the RPGs targets does not occur.~~

Lissenhall, Swords

In anticipation of the development of the indicative route for new Metro North, a strategic land bank providing for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords has been identified at Lissenhall. These lands would be the subject of an approved Local Area Plan and be developed over the period of several Development Plans i.e. over the next 20 – 25 years.

Swords is the administrative capital of the County. The town has direct links to the national road network (M1 and M50) and is located on the Dublin/Belfast economic corridor which is a key national transport corridor in the NSS. Swords is located adjacent to the key gateways of Dublin Port, via Dublin Port Tunnel, and Dublin Airport, two important gateways to the Country. With the announcement of the indicative route for new Metro North Swords will be extremely well connected to Dublin City's economic and commercial life and even more so to Dublin Airport. This will stimulate significant economic growth and expansion of the area bringing with it a range of challenges which include:

- Provision of new sustainable housing.
- Provision of facilities for community, educational, health and recreational needs.
- Increased number and range of employment activities.
- Provision of high quality open spaces and landscape.
- Connectivity and accessibility to all the above for new and existing communities.
- Ensuring high standards in architecture and urban design.

The indicative route for new Metro North will facilitate the optimal development of Swords into the future and the Council will maximise the benefits of and the efficient use of the Metro for the benefit of those living and working in the town. The Council, in accordance with best practice and the principles of sustainable development, will seek to maximize the opportunities created by the arrival of this key piece of infrastructure. To this end the identification and promotion of the Metro Economic Corridor(s) will be of strategic importance to the economy and well-being of the County's residential and business/employment population.

Swords is identified as a ~~'Primary Economic Growth Town' within the polycentric gateway under the Regional Planning Guidelines for the GDA and a driver within the core of the Greater Dublin Area, for sustained international and regional economic development and growth.~~ 'Key Town' within the Metropolitan Area under the RSES and is a large economically active county town that provides employment for the surrounding areas and with existing and proposed high-quality transport links and the capacity to act as a growth driver to complement the Regional Growth Centres. In order to fulfil this role and in light of the emerging role that settlements such as Swords will be required to play in maintaining the success of the GDA Metropolitan Area, a long term, adequately planned vision is necessary. In this regard, the long term strategic vision for Swords is to create a sustainable city with a commensurate level of jobs, services and infrastructure to support a potential population of 100,000. In endeavouring to achieve this vision of an emerging green city with a thriving economy it is critical that adequate lands are zoned in the future to accommodate the full range of needs of the city's residential population, business community and visitors. Within the current development envelope of Swords, even allowing for the introduction of possible new intensive mixed use zonings along the Metro line, Swords would have the capacity only to reach a population of circa 65-70,000.

There is potential for the indicative route for new Metro North to extend into the lands at Lissenhall and therefore, the zoning must be appropriate for the area. Furthermore, a substantial portion of these lands will be within 1km of the agreed Estuary Stop. Lissenhall is an expansive, low-lying, rural landscape comprising approximately 240 hectares. The area, in broad terms, is bound by the M1 and R132 to the east, the Broadmeadow River to the south and south west, and the proposed route of the Swords Western Ring Road to the north. These lands are adjacent to the M1 and Belfast-Dublin corridor.

By identifying Lissenhall as a key future development area, the Council is seeking to maximise the opportunities created by the delivery of this key piece of strategic infrastructure in accordance with best planning practice and the principles of sustainable development. The development of the area following the sequential development of the existing Swords envelope, is also consistent with the Council's long term strategic vision for Swords to develop as a sustainable city. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment in addition to

approximately 6,000 – 7,000 residential units. A Local Area Plan will be prepared for these lands to provide a framework for development. Lissenhall is detailed further in Chapter 4 Urban Fingal, in the context of Swords.

Table 2.7 below outlines the potential capacity at Lissenhall.

Table 2.7 Proposed New Residential and Mixed Use Zoning 2017-2023

Metropolitan Area	New Mixed Use (ha)	Total New (ha)	Net Potential New Units
	ME		
Swords – Lissenhall	221	221	6,000 – 7,000

Total Capacity - Fingal Development Plan 2017 – 2023, updated

Table 2.8 sets out the total land and housing capacity for the 2017-2023 Development Plan and has been updated in light of the adoption of the RSES and the NPF.

~~The Guidance Note on Core Strategies distributed to Local Authorities under Circular Letter PSSP6/2010 sets out that ‘apart from Regional Planning Guidelines for the Greater Dublin Area, the RPG housing figures... have already taken account of the headroom requirements (of up to 50% extra over actual predicted land/unit requirements) specified in the Planning Guidelines on Development Plans, therefore, no further headroom capacity should be provided in development plan zoning outside of the seven planning authorities in the GDA’. Section 4 of the above Planning Guidelines on Development Plans sets out that ‘planning authorities should take all reasonable steps to ensure that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice. In particular, to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for the next nine years. In this way, development plans will provide for sufficient zoned land to meet not just the expected demand arising within the development plan period of six years, but will also provide for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect’. Accordingly the following figures are based on a calculation of the population requirement over an additional three years from that of the Plan period (equivalent of 3 years demand beyond the date on which the current plan ceases to have effect’) and is intended to cater for the longer term development of the County. The reservation of lands at Lissenhall, situated within the Metropolitan Area, continues to account for the majority of this headroom allocation.~~

Practice in relation to previous Regional Planning Guidelines (RPGs) and core strategies, has generally been to match future population targets to the physical extent of land being zoned for development, based on assumptions related to density and household occupancy. A further factor of 50% of the identified land requirement has also been universally applied as ‘headroom’.

The RSES considers the concept of headroom based solely on zoned land provision and does not account for housing yield arising from the re-use of existing housing stock, mixed-use development, urban intensification or infill or brownfield development. The NPF Roadmap population projections already incorporate 25% headroom figures for all parts of the country (Implementation Roadmap for the National Planning Framework, Appendix 2). In Fingal this may be supplemented by additional 25% headroom, (page 5 of the NPF Roadmap). As noted in the RSES, the application of headroom is particularly relevant to urban areas, where the aim is

to target at least half of future housing delivery within existing built-up areas. The reservation of lands at Lissenhall, situated within the Metropolitan Area, continues to account for the majority of this headroom allocation.

Table 2.8 Total Residential Capacity provided under the Fingal Development Plan 2017- 2023, updated as of September 2019

Town/Village	Remaining Land Supply (hectares)	Remaining Capacity Residential Units	Metropolitan-Hinterland Core % Land	Metropolitan-Hinterland Core % Units
Metropolitan Area				
Key Town				
Swords	514,481	15,828-14,799		
Consolidation Town				
Blanchardstown	329,260	11,757-9,306		
Consolidation Areas within the Gateway-Metropolitan Area				
Portmarnock	57,43	1,490-1,116		
Howth	16,14	498-436		
Baldoyle/Sutton	29	1,498		
Other	80,66.5	2,791-2,320		
Settlements*				
Moderate Sustainable Growth Town-Self Sustaining Growth Towns				
Donabate	116,101	4,056-3,532		
Malahide	88,75.5	1,114-956		
Small Towns/Villages	96,92	877-844		
Total Metropolitan	1,325-1,162	39,909-34,806	74%-76%	78%-81%
Hinterland-Core Area				
Large Growth Town-Self-Sustaining Towns				
Balbriggan	153,134	4,332-3,805		
Moderate Sustainable Growth Towns & Other				
Rush	58,51.5	1,994-1,771		
Lusk	45,38	1,218-1,020		
Skerries	43,5-32.7	1,175-883		
Small Towns & Villages	112,5-101	913-818		
Total Hinterland-Core	412-357	9,632-8,298	26%-24%	22%-19%
TOTAL Fingal**	1,737-1,519	49,541-43,104	100	100

*This includes Charlestown & Meakstown, Santry & Ballymun, Balgriffin & Belcamp, Baskin and Kinsaley.

**The total number of units does not include permissions for rural 'one-off's' or rural clusters.

While Table 2.8 outlines the potential to deliver ~~49,541~~ 43,104 units, it must be interpreted in the County Fingal context, in that the land will become available on a phased basis. The key tenet of the overall Settlement Strategy is the continued promotion of sustainable development through positively encouraging consolidation and densification of the existing urban built form – and thereby maximising efficiencies from already established physical and social infrastructure.

Therefore this level of development is unlikely to be developed over the lifetime of this County Development Plan rather it outlines the optimal sustainable development strategy for the County over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure.

It is also noted that the housing capacity allocated to Hansfield SDZ could be excluded from the total figures, as per the DoEHLG *Guidance Notes on Core Strategies* issued in November 2010. The DoEHLG state that ‘any excess (of lands or housing capacity) will not normally include lands identified for the strategic long term development as part of Strategic Development Zones or major regeneration sites within key areas...’. Notwithstanding this, in order to identify the full potential of zoned lands within the County these figures have been included in Tables 2.6 and 2.8.

The development of the strategic lands at Lissenhall will be subject to a Local Area Plan, SEA and Appropriate Assessment and will also be dependent on the concurrent delivery of adequate water services and upgraded /planned public transport infrastructure.

In relation to the development of other lands within the County, Local Area Plans, the SDZ at Hansfield, and Masterplans, will establish more detailed phasing or prioritisation for the delivery of residential uses, other uses, or infrastructure, as appropriate. Such locally-based plans and related requirements are set out in Chapter 4, Urban Fingal.

2.7 Settlement Strategy

The Fingal Settlement Strategy embraces the strategic approach advocated by the ~~Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the Hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns~~ Regional Spatial and Economic Strategy to support the continued growth of Dublin as our economic engine. The Strategy will deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan and develop a number of key complementary growth settlements of sufficient scale to be drivers of regional growth. Furthermore, the promotion of the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint will drive the delivery of quality housing and employment choices for the citizens of the Region. To achieve this objective sufficient lands have been zoned to accommodate anticipated population growth through a mix of varied house types and sizes in areas with good public transport links. This approach has been balanced by the countervailing need to avoid an oversupply that would lead to fragmented development, uneconomic infrastructure provision and urban sprawl.

At its core, the Plan envisages that the future development and growth of Fingal will take place in accordance with an overarching hierarchy of settlement centres. Each identified settlement centre will accommodate an agreed quantum of future development appropriate to its respective position in the hierarchy.

Table 2.9 Fingal Settlement Strategy

Metropolitan Area	Hinterland Area
Metropolitan Consolidation Towns Swords Blanchardstown	Large Growth Town – Level II Balbriggan
Consolidation Towns Baldoyle Castle Clonsilla Howth Mulhuddart Village Portmarnock Sutton	Medium Growth Villages
Santry (Incl. Ballymun) Balgriffin & Belcamp Charlestown & Meakstown	
Moderate Sustainable Growth Villages Donabate Malahide	
Small Town Portrane	
Villages Coolquay Kinsale ley Rivermeade Rowlestown	
Rural Clusters See Chapter 5 entitled ‘Rural Fingal’ for a full list of rural clusters	

Metropolitan Area	Core Area
Dublin City and Suburbs Consolidation Area Blanchardstown	
Key Town Swords	
Consolidation Areas Within Dublin City and Suburbs Baldoyle Castleknock Clonsilla Howth Baskin Mulhuddart Village Portmarnock Sutton Santry (Incl. Ballymun) Balgriffin & Belcamp Charlestown & Meakstown	
Self Sustaining Growth Towns Donabate Malahide	Self Sustaining Towns Balbriggan Lusk Rush Skerries
Towns and Villages Portrane Coolquay Kinsealy Rivermeade Rowlestown	Other Core Towns and Villages Balrothery Loughshinny Ballyboghil Naul Balscadden Oldtown Garristown Ballymadun
Rural – Clusters and Rural Area See Chapter 5 entitled ‘Rural Fingal’ for a full list of rural clusters	

Objective SS01

Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the **hinterland-core** to towns and villages, as advocated by national and regional planning guidance.

Objective SS02

Ensure that all proposals for residential development accord with the County's Settlement Strategy and are consistent with Fingal's identified hierarchy of settlement centres.

Objective SS03

Identify sufficient lands for residential development in order to achieve the housing and population targets set out in the Core Strategy, while ensuring that excess lands surplus to this specific requirement are not identified, in order to prevent fragmented development, uneconomic infrastructure provision and car dependent urban sprawl.

Objective SS04

The Council will work in cooperation and collaboration with key stakeholders including the DoHPCLG and the Dublin Housing Supply and Co-Ordination Task Force (or any successor) to respond to the current supply challenge in the Dublin region. The Council also will support 'Active Land Management' using Exchequer funding to ensure the delivery of a convincing response to the current social housing demand.

Objective SS05

Engage and implement with the recommendations of the Dublin Housing Supply and Co-Ordination Task Force in responding to the current supply challenge in the Dublin region.

Objective SS06

Identify and support the provision of key enabling infrastructure at strategic sites in Fingal County to facilitate their release for development in response to the current housing crisis.

Rural Settlement

The strategy is also cognisant of the need to support rural communities and ensure they remain vibrant and self-sustaining through the facilitation of genuine rural generated housing need in a manner which is consistent with Fingal's classification as "an area under strong urban influence", while also balancing the need to minimise encroachment upon viable agricultural lands. This will primarily be achieved through the orderly development of identified rural villages and clusters, recognising the distinction between villages in the Metropolitan Area and those in the rural **Hinterland-Core Area**. The Council will also promote the re-use and rehabilitation of existing housing stock in rural areas in preference to new build in order to preserve and enhance the distinct character of rural Fingal. Detailed policy governing rural development is contained in Chapter 5 'Rural Fingal'.

Objective SS07

Direct rural generated housing demand to villages and rural clusters in the first instance and to ensure that individual houses in the open countryside are only permitted where the applicant can demonstrate compliance with the criteria for rural housing set down by this Development Plan.

Greenbelts

The targeted development of strategically identified towns and villages will be supported by a greenbelt policy which will safeguard the innate rural value of the Fingal countryside. Greenbelt zoning will underpin the settlement strategy by ensuring:

- Existing urban areas within Fingal do not coalesce and merge into one another leading to unsustainable development and travel patterns.
- The identity and unique character of rural and urban areas in the vicinity of administrative boundaries will be maintained where this would be beneficial.
- That citizens can enjoy the visual and natural amenities of the countryside in close proximity to the urban areas in which they reside.
- Proposed development within the Greenbelt shall clearly demonstrate a functional need for such a location, and consistency with the established character of the landscape of the area.

Objective SS08

Strengthen greenbelt lands by identifying opportunities for infill development and consolidation of existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages.

Objective SS09

Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.

Objective SS10

Promote public parks, outdoor sports facilities and other recreational uses within the Greenbelts in accordance with the Green Infrastructure Strategy and open space policy.

Objective SS11

Promote opportunities for the enhancement and protection of biodiversity and natural heritage within the Greenbelt.

2.8 Settlement Strategy for the Metropolitan Area Metropolitan Consolidation ~~Town~~ and Key Town

Swords and Blanchardstown are the largest urban centres in Fingal and are classed as a Key Town and a Metropolitan Consolidation area ~~Towns, Regional Planning Guidelines~~ respectively in the Regional Spatial and Economic Strategy. The towns function as part of the ~~as Gateway as~~ identified by the ~~National Spatial Strategy~~ Dublin Metropolitan Area and will continue to perform the role of the County's primary development centres during the Plan period. As identified key locations for housing, enterprise and retail development, the long term population horizon envisaged ~~in the Regional Planning Guidelines~~ for each of these centres is c.100,000 people. The proposed development of Lissenhall (Swords) is consistent with this strategy and reinforces the strategic role of Swords in the settlement hierarchy.

Swords, Fingal's County town, is identified as a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area* and has a well-developed retail offering which includes the Pavilions Shopping Centre and Airside Retail Park. The town also benefits from its close proximity to Dublin Airport and has a strong industrial base which underpins its role as an important centre for employment in the County. One of Swords key strengths is the quality of road infrastructure serving the town. Direct access to the M1 motorway on the Dublin- Belfast economic corridor is complemented by a high quality regional road network (R125 & R132 dual carriageways). The NTA and TII are also currently progressing plans to develop the indicative route for new Metro North to serve the town. A Masterplan for the long term development of Swords was published by the Council in January 2009 and remains a relevant guidance document for the future development of the area.

Blanchardstown, strategically located at the intersection of the N3 and M50 national roads, is the largest settlement centre in Fingal. Designated as a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area*, it is also one of the largest and most important retail centres in the State. In addition to Blanchardstown Town Centre, a number of large public sector employers are based in the area including Fingal County Council, Connolly Hospital and the Institute of Technology (ITB). The IDA has also been particularly successful in marketing Blanchardstown as a key location for foreign direct investment and a number of large ICT and pharmaceutical companies have long established operations in the area. The state of the art National Sports Campus is located nearby at Abbottstown. Lands at Hansfield are designated as a Strategic Development Zone (SDZ) and this planned new sustainable community will be served by rail via the newly constructed railway station at Hansfield on the Clonsilla to M3 Parkway railway spur.

The strategic location and development potential of lands at Dunsink is recognised within this Development Plan and the *Regional Spatial and Economic Strategy*. This land area comprises 125 hectares and forms part of the townlands of Ashtown, Castleknock, Dunsink and Scribblestown. The lands are characterised by their current use for predominantly agricultural and recreational amenity purposes. The Royal Canal and Tolka River Valley run to the south of the lands while Elm Green Golf Course covers a large part of the western portion of the site. Located only six kilometres from Dublin City Centre, this area provides a unique opportunity to significantly consolidate the Dublin ~~Gateway~~ Metropolitan Area in a sustainable manner underpinned by high quality public transport given the site benefits from close proximity to the existing heavy rail network at Ashtown and the proposed extension to the Luas to Finglas. In addition, commercial development would benefit from access to the nearby M50 motorway. It is envisaged that the lands could facilitate approximately 4,000 – 5,000 residential units. While recognising these lands as a potential strategic landbank for the County, it is acknowledged that the current infrastructural constraints on these lands require further detailed investigation that should inform any future decision to zone these lands for a mixed use urban district. Any future development of these lands would also be the subject of an approved Local Area Plan. In this regard, an Objective is included in Chapter 4, Urban Fingal to carry out a feasibility study for the lands at Dunsink

within the lifetime of the Development Plan that will identify the necessary physical infrastructure required to realise the full development potential of these lands.

Objective SS012

Promote the Metropolitan Consolidation Towns Key Town of Swords and the Metropolitan Consolidation Area of Swords and Blanchardstown, respectively, as Fingal's primary growth centres for residential development in line with the County's Settlement Hierarchy.

Objective SS13

Facilitate the provision of sufficient employment, retail, community and cultural facilities to serve the growing residential communities of Swords and Blanchardstown

Objective SS14

Promote the continued sustainable development of Swords and Blanchardstown as core economic areas for enterprise in partnership with relevant State agencies.

Consolidation Areas within the Gateway Metropolitan Area

There are a number of settlements across the County which have their own distinct character and sense of place but given their location in close proximity to Dublin City, respectively form consolidation areas within the gateway Metropolitan Area. These areas include Baldoyle, Castleknock, Clonsilla, Howth, Mulhuddart, Portmarnock, Sutton, and parts of the city suburbs located close to the M50 motorway.

The policy approach in these areas will be to gain maximum benefit from existing transport, social, and community infrastructure through the continued consolidation of the city and its suburbs. Future development will happen in a planned and efficient manner utilising opportunities to achieve increased densities where appropriate.

Objective SS15

Strengthen and consolidate existing urban areas adjoining Dublin City through infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.

Objective SS16

Examine the possibility of achieving higher densities in urban areas adjoining Dublin City where such an approach would be in keeping with the character and form of existing residential communities, or would otherwise be appropriate in the context of the site.

~~Moderate Sustainable Growth Towns~~ **Self-Sustaining Growth Towns**

In the Metropolitan Area, ~~Moderate Sustainable Growth Towns~~ **Self-Sustaining Growth Towns** are positioned at the sub-county town level in the settlement hierarchy ~~where economic activity is well developed but not typically of a sufficiently robust level to wholly sustain the local population. For this reason commuting by public transport and private car to higher order centres is a common characteristic of these towns~~ and have a moderate level of jobs and services with good transport links and capacity for continued commensurate growth to become more self-sustaining.

As ~~Moderate Sustainable Growth Towns~~, **Self-Sustaining Growth Towns** Donabate and Malahide will continue to play an important role within a consolidated Metropolitan Area. Development in these towns should be linked to the capacity of high quality public transport connections and the provision of social and community infrastructure such as schools and leisure facilities.

Objective SS17

Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.

Self-Sustaining Towns

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.

Population growth in self-sustaining towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision.

Small Towns and Villages

~~Small Towns and villages are centres of between 1500 and 5000 people, characterised by small local businesses and modest retail provision mainly in the convenience category~~ local service and employment functions. Development in these centres is to be managed in line with the ability of local services and infrastructure to accommodate expansion, having regard to the recommendations for small towns included in the Ministerial Guidelines on *Sustainable Residential Development in Urban Areas* and the ~~Regional Planning Guidelines for the Greater Dublin Area~~ *Regional Spatial and Economic Strategy*.

Portrane is ~~Fingal's only 'Small Town'~~ considered to be classified as a **Town in the Metropolitan Area** and is noteworthy for both its natural and architectural heritage. It is composed of three distinct areas: Portrane Village, The Burrow and St. Ita's Hospital. Any development proposed in these areas will have to demonstrate sensitivity to this high value setting.

Objective SS18

Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area, taking account of the ecological sensitivity of qualifying features of nearby European Sites surrounding The Burrow at Portrane.

Villages

There are four villages in the Metropolitan Area. These complement and support higher order settlement centres located on the edge of the ~~gateway~~ Metropolitan Area.

The future development of Fingal's villages needs careful consideration. In the Metropolitan Area growth in villages such as Coolquay, Kinsaley, Rivermeade and Rowlestown will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns. Objectives for the development of villages are set out in Chapter 5, Rural Fingal.

Rural Clusters

The Rural Clusters serve as areas where members of the rural community can live as an alternative to housing in the open countryside. There are nine such clusters in the metropolitan area. Further information on rural clusters is contained within Chapter 5, Rural Fingal.

2.9 Settlement Strategy for the ~~Hinterland Core Area~~ ~~Large Growth Town – Level II Self-Sustaining Towns~~

~~Large Growth Towns serve as significant hubs for residential development and economic activity of both a commercial and industrial nature. They act as important self-sustaining regional economic drivers benefitting from high quality connections to Dublin City Centre.~~

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. Growth in these towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision, to be set out in the core strategies of county development plans. That said, the RSES notes the importance of these towns as employment and service centres, some of which have the potential to strengthen their employment base and develop as important centres of employment due to their strategic location, connectivity with surrounding settlements, and the availability of a skilled workforce.

Balbriggan ~~Fingal's only Large Growth Town and it is the largest urban centre within the Hinterland Area~~ is the largest of the Self-Sustaining Towns in the Core Area. It is characterised by a young and expanding population which has rapidly grown to in excess of 20,000 people over the last two decades. Major investment by Fingal County Council and other stakeholders in the town's water services and roads infrastructure has provided a basis for the town to continue to grow in a sustainable manner.

Fingal have recently developed and published the 'Our Balbriggan 2019-23 Rejuvenation Plan', which is set to transform Balbriggan Main Street and Harbour. Fingal are investing in public realm, town centre improvement and rejuvenation to provide a more vibrant and vital centre to the town, working with stakeholders, increasing employment, attraction for investment and promoting industrial lands. Over 4,000 locals took part in a survey to prioritise a list of suggested improvements for the 'Our Balbriggan' Plan.

A Balbriggan Leadership Group prepared a menu of different initiatives for the €20million-plus plan. Balbriggan as a community has come together with the group of stakeholders, led by Fingal County Council, to engage in a collaborative and unified way to prioritise the ideas which will best address the socio economic challenges of the town. Strong progress is being made across the first 20 Things in the first 12 Months listed in the Our Balbriggan Rejuvenation Plan, including supporting successful community engagements on the development of the Bremore

Regional & Amenities Park, Balbriggan to Skerries section of the Fingal Coastalway and Harry Reynolds Cycling & Pedestrian routes.

Implementation groups have met and are progressing work across the plans four pillars: Local Economy, Public Realm, Education, Training & Employment & Community Affairs & Integration.

Balbriggan has a substantial quantum of zoned land for high technology and general industrial development. The town's excellent accessibility to major transport corridors, as well as its proximity to Dublin Airport and the Ports at Drogheda and Dublin make Balbriggan a desirable location for enterprise.

Objective SS19

Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a ~~Large-Growth-Town~~ ~~Self-Sustaining Town~~ in the Settlement Hierarchy recognising its important role as the largest town in the ~~hinterland~~ ~~core~~ area.

Moderate Sustainable Growth Towns and Other Towns

In the ~~hinterland-core~~ area, the towns of Lusk, Rush and Skerries are also considered Self-Sustaining Towns which rely on the provision of quality local services and also serve as commercial nodes for their immediate rural environs as their location is more remote from higher order centres. Skerries was not categorised in the settlement strategy of the ~~Regional Planning Guidelines-Regional Spatial and Economic Strategy~~ but it best fits with the description of being a ~~Moderate Sustainable Growth Town-Self-Sustaining Town~~ given its substantial population, vibrant town centre and varied retail offer.

It will be important that Lusk, Rush and Skerries develop in a self-sufficient manner in order to prevent them from becoming dormitory towns. A full range of services should be available to meet local needs and that of the surrounding rural areas in order to encourage smarter travel patterns and to provide for further growth. At present Skerries has the most developed commercial offering of the three towns, while Rush has benefitted from recent investment. It will be a priority to supplement the retail and local services offering in Lusk in order to provide for population growth in the town.

Objective SS20

Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.

Other ~~Hinterland-Core~~ Towns/Villages

Balrothery and Loughshinny are different from the other villages in the County as both centres have been specifically identified for a limited level of additional housing development and have the necessary residential zoning in place to facilitate this.

Balrothery is an historic village located to the south of Balbriggan. While there has been extensive residential development over the past number of years, the historic core of the village, which is a designated Architectural Conservation Area (ACA), has been maintained and has positively influenced more recent development. The footprint of the village is naturally contained by a combination of the surrounding amenity land uses and identified greenbelt lands.

Loughshinny is an attractive coastal village characterised by its traditional seaside vernacular buildings as well as its harbour. The landscape context is highly sensitive and rich in both archaeological and natural heritage. Any new development must be proposed at a scale that is both appropriate to the size of the village and respectful of its unique character.

Objective SS21

Ensure development in Balrothery and Loughshinny is sensitively designed and respects the unique character and visual amenities of these villages.

Rural Villages

There are six villages located in the ~~Hinterland-Core~~ Area. These act as rural service centres which meet the basic everyday needs of each village and its immediate rural environs.

The development of Ballyboghil, Balscadden, Ballymadun, Garristown, Naul and Oldtown will be guided by their village function as key centres for local services and rural enterprise. Objectives for the development of villages are set out in Chapter 5, Rural Fingal.

Rural Clusters

There are twenty eight rural clusters located in the ~~Hinterland~~ Core Area. These small settlements will play an important role in accommodating rural generated housing need in the County by helping to contain pressure for housing in the open countryside. Further information on rural clusters is provided in the Chapter 5, Rural Fingal.

2.10 Housing Strategy

Social housing and homelessness are amongst the greatest challenges to be addressed by the Council in the current plan period. Fingal County Council's Housing Department manages social housing provision and the Local Authority responds to homelessness through a number of initiatives. Detailed information can be found in the Housing Strategy (Appendix 1) of the Plan.

CHAPTER 3 – PLACEMAKING

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3.6 Community Infrastructure, Facilities and Services Background

The provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life. The ~~Regional Planning Guidelines requires~~ Regional Spatial and Economic Strategy (RSES) encourages Planning Authorities to adopt objectives that facilitate the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure.

CHAPTER 4 – URBAN FINGAL

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Urban Fingal

4.1 Background

~~Fingal is divided into a Metropolitan Area and a Hinterland Area under the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs).~~ Fingal is identified in the RSES as being within the Dublin Region and partly within the MASP area. The area of Fingal outside the MASP boundary is in the Core Region. This division, as detailed in the Core Strategy and Settlement Strategy (Chapter 2), explains at a strategic level how our towns and

villages will develop over the lifetime of the Plan. This Chapter provides in more detail a description of the individual settlements that make up Urban Fingal from our largest towns, urban areas and a number of our villages. In providing a brief description of the settlement, it provides a development strategy for each, and then where applicable gives associated Specific Objectives. The individual settlements and communities will develop in accordance with their development strategies and objectives having regard to the principles of Placemaking outlined in Chapter 3 of the Plan.

Taking reference from the ~~RPGs~~ RSES and Settlement Strategy, the towns and villages are detailed below, generally according to their ~~RPG~~ designation in the Regional Spatial and Economic Strategy and function taking the Metropolitan Area first (Swords, Blanchardstown, Malahide, Portmarnock, Howth, Sutton, Baldoyle, Balgriffin & Belcamp, Santry, Charlestown & Meakstown, Donabate, and Portrane). This is followed by towns and villages located in the ~~Hinterland~~ Core Area (Balbriggan, Rush, Lusk, Skerries, Balrothery and Loughshinny). Other rural villages, which have an ‘RV’ Rural Village land-use zoning are considered in Chapter 5: Rural Fingal, as part of an overall rural settlement hierarchy.

Objectives are provided detailing locations where Local Area Plans (LAPs) and Masterplans are required in a number of urban areas. Details of these LAPs and Masterplans are identified below. In accordance with Objectives PM13 and PM14 (Chapter 3, Placemaking) the LAPs and Masterplans for these lands shall be prepared and agreed by the Planning Authority prior to the submission of any planning application. LAPs and Masterplans shall provide for the phased development of subject lands as appropriate.

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4.2 **Dublin Metropolitan Area**

Swords and Blanchardstown are the largest urban centres in Fingal and are classed as a Key Town and a Metropolitan Consolidation area respectively in the Regional Spatial and Economic Strategy. The towns function as part of the Dublin Metropolitan Area and will continue to perform the role of the County’s primary development centres during the Plan period. As identified key locations for housing, enterprise and retail development, the long term population horizon envisaged for each of these centres is c.100,000 people. The proposed development of Lissenhall (Swords) is consistent with this strategy and reinforces the strategic role of Swords in the settlement hierarchy.

Swords

Swords, the administrative capital of the County, is identified as one of three ‘key towns’ in the MASP area, alongside Bray and Maynooth. This designation acknowledges its importance in the regional context. Swords has the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. ~~a Metropolitan Consolidation Town in the RPGs~~ Swords is identified as a Level 2 ‘Major Town Centre/County Town’ in the Retail Strategy for the Greater Dublin Area. The town has direct links to the national road network (M1 and M50) and

is located on the Dublin/Belfast economic corridor which is a key national transport corridor in the **National Spatial Strategy (NSS)** **National Planning Framework (NPF)**. Swords is located adjacent to the key gateway of Dublin Airport, an important gateway to the Country. It lies at the confluence of the Ward and Broadmeadow Rivers at the head of the Malahide or Broadmeadow Estuary which is both a Special Protection Area (SPA) and a Special Area of Conservation (SAC). The proposed indicative route for new Metro North will connect Swords to Dublin City via Dublin Airport. In the long term it is envisaged that Swords will grow significantly, up to a population of 100,000. A long-term development strategy for Swords *Your Swords An Emerging City Strategic Vision 2035* was published by the Council in 2008 in which the vision is: *'To promote and facilitate the sustainable development of Swords Town as a vibrant consolidated major town with a thriving economy; an integrated public transport network; an attractive and highly accessible built environment with the highest standards of housing, employment, services, recreational amenities and community facilities.'*

The RSES recognises the strategic location of Swords, in proximity to Dublin City, the airport, national road network and Metrolink. Consequently, there are five Regional Policy Objectives which specifically relate to Swords. These support the development of Swords as a vibrant Key Town with a thriving economy; an integrated public transport network; an attractive and highly accessible built environment with the highest standards of housing, employment, services, recreational amenities and community facilities. They also acknowledge the opportunities Swords presents regarding, the regeneration of underused town centre lands to provide for high density and people intensive uses and support the local economy and Swords – Dublin Airport as a key location for airport related economic development and employment provision.

The RSES also seeks to facilitate the strategic regeneration of Swords and provide for an enhanced urban environment with a particular focus on the development of Swords Civic Centre and Cultural Centre, the delivery of the conservation plan for Swords Castle, and the delivery of an enhanced public realm in the town centre and encourage transition towards sustainable and low carbon transport modes in Swords through the provision of high quality walking and cycling permeability offering direct routes to local destination and public transportation hubs.

The Plan will also promote lands at Lissenhall, through the preparation of a Local Area Plan, to provide for the longer term strategic development of the area to facilitate the long term development in Swords as required. It is envisaged that in the long term this area, subject to infrastructural improvements, could in the future accommodate the development of a planned sustainable mixed use urban district providing for a significant level of employment and residential development.

Development of these lands will only be considered following the prioritisation of development in the Swords area, subject to a detailed phasing programme for the release of development in a sequential manner within the lands themselves and subject to other policies contained within the Plan.

Development Strategy

The Development Strategy is to promote the planned and sustainable development of Swords as follows:

- Consolidate existing and future development within well-defined town boundaries separated from the agricultural hinterland by designated greenbelt areas.
- Provide for a much-expanded employment, retail, commercial, educational, civic and cultural base.
- Develop high quality public transport links to Dublin City, Dublin Airport and the Greater Dublin area, with a particular emphasis on the indicative route for new Metro North.
- Target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses.
- Promote the development of high quality living and working environments.

- Develop Swords, in the long term, in accordance with *Your Swords An Emerging City Strategic Vision 2035*. This Strategic Vision is contingent on the indicative route for new Metro North coming to Swords.
- Promote lands at Lissenhall as a longer term strategic area, a mixed use urban district providing for a significant level of employment and residential development.

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4.2 **Dublin Metropolitan Area**

Blanchardstown

Blanchardstown is the largest commercial and residential centre within the Metropolitan Area of Fingal, and will continue to be promoted as a key urban settlement within the County providing retail, social, cultural, leisure and administrative services. Conveniently located c. 7km from Dublin City Centre; it is within easy reach of both Dublin Airport and the Port Tunnel. Blanchardstown, in addition to having strong links to the national rail network, has also strong links to the national road network i.e. the M2, M3 and M50. The area is well served by a bus and cycle network. Located in close proximity to the Liffey Valley SAAO, the Phoenix Park and the Royal Canal as well as surrounding countryside. Blanchardstown enjoys a favourable environment in which to work and live.

Blanchardstown is within the Dublin City and Suburbs boundary identified in the RSES. The MASP, contained within the RSES, has identified Blanchardstown on the North West Strategic Corridor which stretches from Dublin City Centre out along the Maynooth/Dunboyne lines and DART expansion. This is a key strategic residential and employment corridor along a public transport corridor which contains development opportunities such as Hansfield and employment at strategic employment hubs such as Dublin Enterprise Zone.

Within its development boundary there are a number of distinctive areas that contribute to its diversity and vitality. The nucleus of the centre comprises of an original village area located adjacent to the more recent centre, where a wide range of retail, commercial, cultural and residential facilities exist. Outside of the centre there are a number of residential areas which include the distinct urban villages of Clonsilla, Castleknock, Mulhuddart, Ongarand Tyrrelstown; in addition to smaller scale local centres including Corduff, Hartstown and Mountview. The Dublin Enterprise Zone, c.1500 hectares, located just north of the N2, is one of the largest such zones in the Country. It employs c. 20,000 people and offers a high quality business environment. In addition, a third level campus associated with the Institute of Technology Blanchardstown (ITB), the National Sports Campus and the National Aquatic Centre are all located within the confines of Blanchardstown. To the east of Blanchardstown, lands at Dunsink, are identified as a longer term strategic area suitable for mixed use development.

Development Strategy

Promote the planned and sustainable development of Blanchardstown, positioning it as an important residential, service, employment, retail, and leisure centre, specifically by:

- The provision of civic, cultural, retail, commercial, residential and employment activity within Blanchardstown at a level appropriate for a Metropolitan Consolidation Town.
- Promote lands at Dunsink as a longer term strategic area suitable for mixed use development.

Blanchardstown Town Centre and Blanchardstown Village

Blanchardstown is designated as a Metropolitan Consolidation ~~Town under the RPGs,~~ Area within the RSES, and a Level 2 'Major Town Centre' in the *Retail Strategy for the Greater Dublin Area*. The Town Centre is now one of the key retail locations within Fingal and the Greater Dublin Area with in excess of 170,000sq m of retail floor space. There is a wide mix of uses within the Town Centre area. Blanchardstown Village is an attractive commercial centre which complements the town centre to the west.

Development Strategy

Promote the planned and sustainable development of Blanchardstown, positioning it as an

important residential, service, employment, retail and leisure centre, specifically by:

- The consolidation of Blanchardstown as a major centre in Fingal through the promotion of residential development in addition to the uses contained within the Major Town Centre zoning.
- The enhancement of Blanchardstown Village through the preparation of an Urban Framework Plan.
- The promotion of the long term viability of the Town Centre through encouraging the development of a mix of uses within the Town Centre.
- The pedestrian, cycle and vehicular integration of Blanchardstown Village with the Town Centre.
- The location of a public transportation hub adjacent to the Town Centre with the goal of reducing reliance on the private car.

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4.2 **Dublin Metropolitan Area**

Donabate

Donabate is identified as a ~~Moderate Sustainable Growth Town~~ Self Sustaining Growth Town within the Metropolitan Area in the ~~RPGs~~–RSES. It is also identified on the North – South Strategic Corridor (DART expansion). The DART Expansion Programme, to be delivered by 2027 will increase capacity on the northern commuter line and support ongoing urban expansion of Donabate. The Donabate Peninsula enjoys many natural areas including the Rogerstown and Malahide Estuaries, European Sites which form part of the Natura 2000 network. In addition, there is Newbridge Demesne and The Square ACA. While Donabate has experienced substantial housing development in recent years, there remains extensive areas of undeveloped residential zoned lands.

Development Strategy

Protect and enhance the natural amenities and heritage of the Peninsula by consolidating future development within well-defined town boundaries. Promote the development of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural and social facilities in tandem with new residential development.

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4.2 **Dublin Metropolitan Area**

Malahide

Malahide is a ~~Moderate Sustainable Growth Town within the RPGs~~ considered a Self Sustaining Growth Town within the RSES definitions. It is a coastal town with a high quality built and natural environment. Integral to its character and its exceptional amenity offer is Malahide Castle and Demesne and its coastal environment, the tourism offer being enhanced by excellent public transport accessibility. It is envisaged that Malahide will develop as a self- sustaining centre through the provision of a range of facilities to support the existing and new populations. In order for this to be achieved, it is vital that the urban role of

Malahide be strengthened and development consolidated within the town. There is a strong built heritage with four Architectural Conservation Areas (ACAs) in the town. The natural heritage of Malahide Estuary, a European Site, is designated through a Special Area of Conservation (SAC) and a Special Protection Area (SPA) and future development must respect the natural heritage sensitivities.

Development Strategy

Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites.

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4.2 Dublin Metropolitan Area

Portrane

Portrane is a unique settlement located on the north eastern area of the Donabate Peninsula and thus enjoys many natural amenities. It is composed of three distinct areas: Portrane Village, The Burrow and St. Ita’s Hospital. Due to the importance of the built and natural heritage, any development of this area will have to demonstrate its sustainability and ensure the protection of European Sites including Rogerstown Estuary located nearby. There are also three ACAs in Portrane, St. Ita’s Hospital complex, Red Square and Grey’s Square. The policies for Portrane will be in line with those for ~~small~~ towns and villages in the ~~Regional Planning Guidelines~~. Regional Spatial and Economic Strategy (RSES).

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4.3 ~~Hinterland Area~~ Core Area

Balbriggan

Balbriggan is ~~designated as a 'Primary Development Centre' in the NSS and as a Large Growth Town Level II in the RPGs.~~ ~~the largest of the Self-Sustaining Towns in the Core Area.~~ Located c.18 kms north of Swords, with easy access off the M1 Motorway, it is also served by the main Dublin to Belfast rail line and commuter services to Dublin City. It has developed as a major residential town in the north of the County with a young and expanding population which has more than doubled over the past 20 years. The current population is estimated at c.20,000. Major infrastructural projects involving major upgrades to the water supply, foul drainage and roads infrastructure have been carried out throughout the town and its environs. Balbriggan is eFibre broadband enabled with superfast fibre delivering speeds of up to 100Mb.

The Urban Improvement Scheme has significantly enhanced the streetscape of the town centre. The Urban Design Framework Plan identified potential development sites within the town centre. Implementation of this Plan is central to the regeneration of the town centre. In addition, the Balbriggan Public Realm Plan – 'The Heart of Balbriggan' sponsored by the Heritage Council, and underpinned by a strong public participation framework, seeks to focus on strengthening the social, economic and environmental capital of the town promoting the pivotal role of the town centre area in developing a sustainable community. These initiatives, together with the infrastructural and environmental improvements, will provide the impetus for further development and investment in Balbriggan.

The availability of zoned lands for high technology and general industrial development, together with the significant infrastructural and environmental improvements with easy access to major transport corridors, ports, rail and air networks, offer considerable potential for the town. Fingal County Council is committed to working with representative stakeholders such as the IDA, Enterprise Ireland and the local Chamber of Commerce, to attract and facilitate new employment generators into the town. Balbriggan Chamber of Commerce is an important intermediary to helping local business grow through a range of on-going initiatives to boost the local economy.

Balbriggan Creative Quarter, located around the railway station, is a community of design- focused small businesses, sole traders and start-ups where the aim is to cultivate an open, professional atmosphere for creative development opportunities. Balbriggan BEAT Centre located at Stephenstown offers a range of services to start-ups and developing businesses and encourages business development by way of mentoring and training.

Balbriggan has considerable tourism potential in terms of its natural and built heritage and amenities, particularly given its coastal location with its attractive sandy beach and harbour. Balbriggan Historic Town Core is a designated Architectural Conservation Area.

With continued inward investment Balbriggan has the potential to develop as a dynamic sustainable community in which to live, work, visit and invest.

Development Strategy

Further consolidate and regenerate the town in line with its designation as a ~~Large Growth Town II and a 'secondary economic growth town' in the RPGs.~~ ~~Self-Sustaining Town in the RSES.~~ Development will focus on the town as a primary commercial, industrial, retailing and social

centre in the north of the County providing for the needs of its developing community and promoting the growth of sustainable local employment in the industry, service and tourism sectors.

AMENDMENT REF: Section 4.3 – No. 13			
	Chapter	Section	Page
Development Plan	4 Urban Fingal	4.3	129

4.3 ~~Hinterland Area~~ Core Area

Lusk

Lusk is identified as a ~~Moderate Sustainable Growth Town under the Regional Planning Guidelines 2010-2022.~~ Self Sustaining Town in accordance with the RSES definitions. In recent years Lusk has grown from a village to a small town. Lusk is an historic settlement with notable built heritage and a distinctive character, which is set by the medieval street pattern in the town core and a number of Protected Structures. The 19th century former Church of Ireland with its early Christian round tower and medieval tower (c.1500 AD) and surrounding graveyard is located in the centre of the town. This complex is the dominant feature in the centre. The long history of continuous settlement, from prehistoric times, in the town and surrounding area has resulted in a wealth of archaeology, traditional vernacular buildings and a distinct medieval street pattern around the town core which is a designated ACA. Rogerstown Estuary located to the south of the town is a European Site which must be protected into the future.

Development Strategy

Conserve and enhance the unique character of the town core, consolidate the planned growth of the town and ensure that the level of retail and local services concentrated in and adjacent to the town core grows to serve the expanding town population. Retail provision in Lusk should be self-sustaining in line with the role of Lusk as a ~~Moderate Sustainable Growth Town in the RPGs.~~ Self Sustaining Town in the RSES. To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. Existing and future development will be consolidated within well-defined town boundaries and the distinct physical separation of Rush and Lusk will be maintained.

AMENDMENT REF: Section 4.3 – No. 14			
	Chapter	Section	Page
Development Plan	4 Urban Fingal	4.3	131

4.3 ~~Hinterland Area~~ Core Area

Rush

Rush has a distinctive and unique physical character and history and has been identified as a ~~Moderate Sustainable Growth Town in the Regional Planning Guidelines 2010-2022.~~ Self Sustaining Town in accordance with the RSES definitions. Rush is a linear town focused on its long Main Street with a significant tradition of market gardening in and around the town. In recent times, the trend is towards the relocation of these horticultural operations to the rural area, west of the town and the development of new residential communities.

Development Strategy

Expand the town centre as a commercial, retail, employment and services centre serving the expanding community in line with the town’s designation as a Moderate Sustainable Growth Town. The strategy includes opportunities for local rural business and general industry employment. In this regard, lands are zoned for the development of market gardening/rural business and more general employment/business development to the west of the town where accessibility will be at an optimum. Proposed new road systems together with existing roads form part of the strategy for the sustainable development of the town. The strategy supports the preservation of its distinct character, retention of its market gardening tradition, the protection and enhancement of amenities and promotion of the town as a local tourist destination. Retail provision in Rush should be self-sustaining in line with the role of Rush as a ~~Moderate Sustainable Growth Town in the RPGs.~~ **Self Sustaining Town in the RSES.** To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. The consolidation of Rush and the distinct physical separation of Rush and Lusk as separate towns is a fundamental principle of the development strategy.

CHAPTER 5 – RURAL FINGAL

AMENDMENT REF: Section 5.1 – No. 15			
	Chapter	Section	Page
Development Plan	5 Rural Fingal	5.1	144 - 146

Planning Context National

Level

~~The forthcoming National Planning Framework will identify national priorities with regard to future employment growth and development. Intrinsic to this will be a clear policy framework within which there will be more dynamic participation by rural areas in overall regional development. It will also re-emphasise the contribution made by rural based enterprise in food, tourism, natural resource and innovation sectors.~~

The National Planning Framework acknowledges rural areas make a major contribution to Ireland’s identity and to overall national development in economic, social, cultural and environmental terms. The NPF places a major focus on rural areas in relation to:

- Strengthening Ireland’s rural fabric and supporting the communities who live there;
- Planning for the future growth and development of rural areas, including addressing decline, with a special focus on activating the potential for the renewal and development of smaller towns and villages;
- Putting in place planning and investment policies to support job creation in the rural economy;
- Addressing connectivity gaps;
- Better co-ordination of existing investment programmes dealing with social inclusion, rural development and town and village renewal.

Regional Level

~~The Regional Planning Guidelines 2010-2022 recognise the need to facilitate rural development by improving the overall viability of the rural economy together with the provision of improved Information and Communications Technology (ICT), particularly broadband. It highlights, in particular, the growth of the specialist food production sector in the region. It acknowledges that peri-urban areas and greenbelt zoned lands across the fringe of the Metropolitan area can exploit markets through offerings in specialised green oriented activities, rural tourism and leisure for both international and local markets alongside more traditional rural activities capitalising on strong connectivity to urban populations and markets.~~

The Regional Spatial and Economic Strategy recognises the region is home to many vibrant rural communities, in towns, villages and the countryside and that rural areas are facing many challenges, ranging from urban generated pressures, changes to economic structure, and lack of access to infrastructure and new technologies. A key challenge is to ensure that in planning for rural places, responses are uniquely tailored to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

The regional policy objectives seek to prioritise the regeneration of rural towns and villages through identification of significant regeneration projects for rural villages and rural areas which could harness untapped assets. They support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategy. The RSES also supports the rural economy and initiatives in relation to diversification, agri business, rural tourism and renewable energy so as to sustain the employment opportunities in rural areas.

AMENDMENT REF: Section 5.2 – No. 16			
	Chapter	Section	Page
Development Plan	5 Rural Fingal	5.2	147/8

5.2 Fingal’s Rural Settlement Strategy

Statement of Policy

The Rural Villages are zoned RV. The RV zoning objective seeks to:

‘Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved local area plan and the availability of physical and community infrastructure’.

Support for housing and population growth within rural towns and villages will help to act as a viable alternative to rural one-off housing, contributing to the principle of compact growth. The NPF and RSES make a distinction between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and rural areas outside these catchments. The Villages in Fingal are located in either the Metropolitan Area or the Core Area. ~~Villages are designated in the Regional Planning Guidelines as either ‘commuter villages’ or ‘key villages’.~~ In addition to the villages of Balrothery and Loughshinny (discussed in Chapter 4, Urban Fingal) there are 10 villages in the Plan, designated with RV zoning.

~~Commuter villages, include all the villages of in the Metropolitan Area, namely: Coolquay, Kinsaley, Rivermeade and Rowlestown; as well as Balscadden in the Hinterland Area. The villages of Coolquay, Kinsaley, Rivermeade and Rowlestown, in the Metropolitan area; as well as Balscadden in the Core Area are considered commuter villages. They are located close to Dublin or on major routes to the city. The RPGs indicate~~ It is considered that future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.

In addition to the above, the villages of Ballyboghil, Ballymadun, Garristown, Naul, and Oldtown are ~~designated as Key Villages, and should be~~ considered as 'local service centres' providing a key local role for services for the people who live in the village, or in the surrounding countryside. The ~~RPG's indicate that~~ future development of ~~key~~ these villages as a key local centre for services and local enterprise should be supported, without resulting in growth beyond local need or creating unsustainable commuting patterns.

All of the villages are small settlements, with a relatively low level of commercial activity and populations of less than 600 residents. Development within each of the villages is managed through Local Area Plans (LAPs) within the context of the ~~RPGs~~ RSES and the Plan.

AMENDMENT REF: Section 5.2 – No. 17

	Chapter	Section	Page
Development Plan	5 Rural Fingal	5.2	152

5.2 Fingal's Rural Settlement Strategy

Village Settlement Strategy

The villages of Fingal have strong, locally distinctive characteristics, whilst the built village form varies from village to village all are set within a remarkable landscape context. Fingal's villages are also important for their rivers, streams, trees, hedgerows and stone-walling which all contribute to the green infrastructure network throughout the County. The villages, as a collective, are a valuable rural asset to the County that needs to be protected from excessive inappropriate development. ~~Their location within the Metropolitan or Core Area and function~~ Their function as either Key Villages or Commuter Villages within the ~~Metropolitan and Hinterland areas~~, as defined in the RSES RPGs, is an important determining factor for the scale and type of development proposed, but of equal importance is preserving the uniqueness of all our villages, acknowledging their contribution to the cultural richness of the County.

AMENDMENT REF: Section 5.2 – No. 18

	Chapter	Section	Page
Development Plan	5 Rural Fingal	5.2	153

5.2 Fingal's Rural Settlement Strategy

Objective RF04

Manage the development of each village, within the existing RV boundaries, having regard to:

- Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*, 2009,

- The settlement strategy for rural villages set out in the ~~RPGs~~, **Regional Spatial and Economic Strategy (RSES)** and,
- The Core Strategy of the Fingal Development Plan.

AMENDMENT REF: Section 5.2 – No. 19			
	Chapter	Section	Page
Development Plan	5 Rural Fingal	5.2	154/5

5.2 Fingal's Rural Settlement Strategy

Rural Village Local Area Plans

The Local Area Plan and the Settlement Strategy will work together to consolidate the existing footprint of each village, while achieving the managed development of the village having regard to Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*, 2009, the settlement strategy for rural villages set out in the ~~RPGs~~ **RSES** and the Core Strategy. This expansion will occur in a way which enhances and does not detract from the distinct character of each village.

CHAPTER 6 – ECONOMIC DEVELOPMENT

AMENDMENT REF: Section 6.1 – No. 20			
	Chapter	Section	Page
Development Plan	6 Economic Devt	6.1	193

6.8 Background

Local Government Reform and Economic Development

The *Local Government Reform Act 2014* introduced new structural arrangements, plans and strategies at the local and regional government levels. Local Authorities are required to prepare Local Economic and Community Plans (LECPs), ~~while regional assemblies are to prepare Regional Spatial and Economic Strategies (RSESs)~~ and **EMRA has prepared and adopted the Regional Spatial and Economic Strategy**. Local Community Development Committees (LCDCs), Strategic Policy Committees (SPCs) and Local Enterprise Offices (LEOs) have been established within Local Authorities, and a new regional assembly structure has been established and Fingal is located within the Eastern and Midland Regional Assembly (EMRA).

As part of the reform process, these new structural arrangements have been given increased responsibilities for economic development. Fingal's Economic Department and the SPC for Economic Development and Enterprise are responsible for the economic elements of the LECP. The Council have prepared its LECP, which was adopted by the elected members in December 2015. The LECP has a six year time frame and its contents are required to align with the Development Plan. The LECP will provide a focused emphasis on local economic development including actions and measures to ensure its promotion and facilitation.

~~The preparation of the RSES by EMRA is anticipated in the short term. Fingal's Development Plan, and those of the other EMRA Local Authorities, will need to align with the RSES once it is finalised and adopted. The RSES has been prepared by EMRA and the Development Plan has been varied to take account of this Strategy (Variation No. 2).~~

AMENDMENT REF: Section 6.2 – No. 21			
	Chapter	Section	Page
Development Plan	6 Economic Devt	6.2	196

6.2 Strategy for Economic Development

Strategic Regional Position

The Dublin-Belfast Economic Corridor is a spatial and economic concept included in the *National Spatial Strategy 2002-2020*, the *National Planning Framework*, the *Regional Spatial and Economic Strategy* and in the 2011-2017 Development Plan, and of continuing relevance to Fingal. The potential of the Corridor is further enhanced by the strong performance of the Belfast city region in terms of investment attraction and high quality employment creation. The benefits associated with the Corridor arise from the settlements along its length becoming centres for focused development. The economic integrity of the Corridor can be enhanced through the facilitation of a critical mass in a physical and economic sense within existing settlements. At a strategic level, the Corridor concept provides the possibility of a series of development opportunities in towns along the M1 motorway and the Dublin-Belfast rail line subject to the requirements of proper planning and sustainable development, the settlement hierarchy and the provision of transport infrastructure. For the integrity of the Corridor to be sustained and protected, only appropriate developments will be permitted at certain locations within the Fingal Settlement Strategy.

AMENDMENT REF: Section 6.8 – No. 22			
	Chapter	Section	Page
Development Plan	6 Economic Devt	6.8	207

6.8 Retail Sector

Retail Planning Policy Context

The retail planning policy context for the Development Plan is informed by retail guidance documents at the national and regional levels. Respectively, these include *Guidelines for Planning Authorities: Retail Planning* issued in 2012 by the DoECLG; and the *Retail Strategy for the Greater Dublin Area, 2008-2016* published in 2008 on behalf of the Dublin and Mid East Regional Authorities. Additionally, Fingal's Retail Hierarchy is required to accord with the settlement hierarchy identified for the County in the *Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs)* issued in 2010 by the Dublin and Mid East Regional Authorities *Regional Spatial and Economic Strategy*, adopted in 2019 by the Eastern and Midland Regional Assembly.

AMENDMENT REF: Section 6.8 – No. 23			
	Chapter	Section	Page
Development Plan	6 Economic Devt	6.8	208

6.8 Retail Sector

Fingal Retail Hierarchy

The Fingal Retail Hierarchy has been devised having regard to the classifications of the Retail Strategy for the GDA and through ensuring consistency with the settlement hierarchy of the ~~RPGs for the GDA~~ **RSES for EMRA**. The Fingal Retail Hierarchy includes a categorisation of urban centres within the County into retailing levels, identifies the locations of each level, and the type of retail format that is considered appropriate for each level of the hierarchy.

Objective ED37

~~As part of any future review of the Retail Planning Guidelines for the GDA, the Council will seek to align the retail designation of Donabate, Lusk and Rush as Level 3 Major Town Centres to reflect the status of these settlements as Moderate Growth Towns, as defined by the RPGs.~~ As part of any future review of the Retail Planning Guidelines for the GDA, the Council will reconsider the retail designation of Donabate, Lusk and Rush to reflect the status of these settlements as Self-Sustaining Growth Towns and Self-Sustaining Towns, as defined by the RSES.

AMENDMENT REF: Section 6.12 – No. 24

	Chapter	Section	Page
Development Plan	6 Economic Devt	6.12	234-239

6.12 Location of Employment

Overview

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The Plan's policy and objectives associated with sustainable economic development are outlined in Section 6.2 and include appropriately locating intensive employment uses adjacent to public transport networks, and where appropriate, residential developments; encouraging existing economic clusters and developing new clustering opportunities; and, regenerating inefficiently performing business and industrial parks, land, and buildings.

The locations for employment development are also informed by the requirements of the ~~Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs)~~, **Regional Spatial and Economic Strategy (RSES)** which provides the Settlement Hierarchy for the County.

Settlement Hierarchy

The Settlement Hierarchy for the County and the specific requirements of the ~~RPGs~~ **RSES** for Fingal are presented in Chapter 2 of the Plan. The ~~RPGs~~ **RSES** identify a Metropolitan Area and a ~~Hinterland~~ **Core** Area within Fingal, and define specific policies relevant for each Area

Metropolitan Area

The Metropolitan Area comprises the majority of the southern part of the County, running from Blanchardstown in the west to Howth in the east. The area includes key urban centres in Fingal of Swords, Blanchardstown and Donabate, and the settlements adjacent to the administrative boundary with Dublin

City that are within the influence of the Dublin Gateway designation of the ~~RPGs~~-RSES Dublin Airport is also located within the area.

Swords is identified as a Key Town in the RSES and Blanchardstown ~~are identified~~ as a Metropolitan Consolidation ~~Towns~~-area. These towns currently include some of the largest employers in Fingal and are the strategic focus of a range of services such as retailing, healthcare, administration and higher education.

Reflective of the current performance of these two high-functioning employment location centres, there are a number of existing business and industrial parks in both the Swords and Blanchardstown areas. In Swords, these include Airside and Swords Enterprise Centres, North Dublin Corporate, Swords and Seatown Business Parks, and Balheary, Feltrim and Swords Industrial Parks. The wider Blanchardstown 15 area performs particularly strongly with existing clusters of employment centres across Blanchardstown, Corduff and Mulhuddart. These include Ballycoolin, Millennium, Hollywood, Rosemount, Northwest, and Westpoint Business Parks, College Business and Damastown Technology Parks, and Damastown, Coolmine and Blanchardstown Industrial Parks.

Donabate is ~~defined as a Moderate Sustainable Growth Town~~ considered a Self Sustaining Growth Town, and has experienced population growth in recent years, and is served by high-capacity public transport links to Dublin city. Donabate is envisaged as performing a strong role for continuing future growth as a well-served commuter location. There are a number of existing parks in Donabate, including Redleaf, Roseville, Swords North and Turvey Business Parks.

The consolidating areas associated with the Dublin ~~Gateway~~-Metropolitan Area include locations such as Baldoyle, Sutton, Portmarnock, Howth and Malahide which primarily function as self-sustaining settlements where the economic activities are aimed at meeting the locally generated demand for services, with Howth and Malahide demonstrating a wider range of economic functions due to their performance as centres for tourism and marine activities. Baldoyle has two key employment centres, at Baldoyle Industrial Estate and Kilbarrack Industrial Estate, both providing significant employment for the wider area. The key employment area for commercial activity in Malahide is Broomfield Business Park.

The southern part of the County comprises locations such as Charlestown, Meakstown, Ballymun, Santry, Clonshaugh, Belcamp, and Balgriffin is a developing area, with a mix of residential communities and expanding employment locations. Its employment growth is not associated with an existing established settlement and as such there are employment parks across the Fingal and Dublin City boundary. The growth pattern is linear in extent with strong functional linkages to the M50. There are a number of existing parks in this southern part of the County including Clonshaugh Business Park, and Clonshaugh, Airways and Santry Hall Industrial Parks.

In relation to the economic strategy for the Metropolitan Area, Swords and Blanchardstown will continue to function as the primary centres for economic development and for essential supporting infrastructure provision. The economic base of Donabate will be strengthened and diversified, and as a ~~Moderate Sustainable Growth Town~~-a Self Sustaining Growth Town on a rail network will continue to grow and function as a commuter location. The Dublin ~~Gateway~~- ~~Consolidation~~-Metropolitan areas and the lands within the southern part of the County will follow a policy of consolidation, with their economic performance being strengthened to maximise on their competitive advantages due to geographic location, unique features and infrastructural provision.

Objective ED84

Support economic growth within the Metropolitan Area through consolidating, strengthening and promoting the strategic importance of the major urban centres of Swords and Blanchardstown and of key employment locations such as Dublin Airport and Dublin 15

Objective ED8

Ensure that settlements and locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth, while the lands within the southern part of the County maximise their economic potential through the strong functional linkages to the M50

~~Hinterland Area~~ Core Area

The ~~Hinterland~~ Core area comprises the northern part of the County, and the majority of Fingal's rural areas. The largest town in the Area is Balbriggan, designated as a ~~Large Growth Town~~ ~~Self-Sustaining Town~~ and is the largest of the Self-Sustaining Towns in the Core Area. Balbriggan functions as the primary town for service and employment delivery for an established catchment, including a wide rural area in the north of the County. There are a number of existing business and industrial parks in the Balbriggan area including Balbriggan Business Campus, Fingal Bay, KVS, and M1 Business Parks, Balbriggan and Stephenstown Industrial Parks. The Beat Enterprise and Development Centre (BEAT) is an incubator centre for new business ventures and provides a range of services to start ups and developing business.

The other ~~main~~ Self-Sustaining towns in the ~~Hinterland~~ Core area are Lusk, Rush and Skerries. Each of these towns has seen substantial population growth, with rail connectivity to Dublin City an important factor in the scale of their development. Importantly, these towns have not experienced levels of sustainable employment development that would be desirable following such population expansions. The area also contains the ~~Small~~ Towns of Balrothery and Loughshinny and a series of rural villages.

In relation to the economic strategy for the ~~Hinterland~~ Core area, Balbriggan will continue to function as the primary centre for economic development and for essential supporting infrastructure provision. The economic bases of Lusk and Rush will be strengthened and diversified, and as ~~Moderate Growth Towns~~ Self Sustaining Towns in proximity to a rail network will continue to grow and function as commuter locations. Economic development for Skerries will follow a policy of consolidation, with its economic performance being strengthened to maximise on its competitive advantages due to coastal location and rich architectural heritage. The economic development of the remaining ~~small~~ towns and rural villages will develop in an appropriately scaled manner so as to be self-sufficient.

Objective ED86

Support economic growth within the ~~Hinterland~~-Core area through strengthening and promoting the importance of Balbriggan as the major urban centre and directing appropriately scaled growth opportunities into the other urban centres in the area.

Objective ED87

Ensure that settlements and locations within the ~~Hinterland~~-Core area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other ~~lower tier~~ settlements perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.

CHAPTER 7 – MOVEMENT AND INFRASTRUCTURE

AMENDMENT REF: Section 7.1 – No. 25

	Chapter	Section	Page
Development Plan	7 Movement and Transport	7.1	249

7.1 Transportation

Policy Context

There are a number of National and Regional Policies and Plans which provide a context for the Council's transportation strategy and policies as follows:

- *Building on Recovery: Infrastructure and Capital Investment 2016-2021,*
- ~~The National Spatial Strategy 2002-2020,~~
- ~~The Regional Planning Guidelines for the Greater Dublin Area 2010-2022,~~
- *The National Planning Framework (NPF)*
- *The Regional Spatial and Economic Strategy (RSES)*
- *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009- 2020.*

AMENDMENT REF: Section 7.2 – No. 26

	Chapter	Section	Page
Development Plan	7 Movement and Transport	7.2	268

7.2 Water Services

Statement of Policy

- Facilitate industrial and other forms of development, including residential by ensuring that optimum use is made of existing drainage and wastewater treatment infrastructure in the first instance and that further strengthening of infrastructure is focused on priority locations as identified in the urban settlement hierarchy in accordance with Irish Water, ~~the Regional Planning Guidelines~~ the RSES and the Development Plan.

CHAPTER 8 – GREEN INFRASTRUCTURE

AMENDMENT REF: Section 8.1 – No. 27			
	Chapter	Section	Page
Development Plan	8 Green Infrastructure	8.1	306

8.1 Background

In recent years the theory and application of green infrastructure has advanced greatly and green infrastructure is now advocated widely in the USA, UK, in Europe and beyond. At EU level the *Biodiversity Strategy* recognises green infrastructure as an innovative approach to the maintenance of biodiversity and ecosystem services in the wider landscape. In 2013 the Commission published a *Green Infrastructure Strategy* which advocates the use of green infrastructure approaches in spatial planning and seeks to enable investment in green infrastructure to be mobilised. The ~~Regional Planning Guidelines for the Greater Dublin Area 2010–2022~~ *Regional Spatial and Economic Strategy (RSES)* advocate the development of a green infrastructure approach at all levels in the planning system and the ~~preparation of Green Infrastructure Strategies at County/City level~~ co-ordination across local authority boundaries to identify, manage, develop and protect regional Green Infrastructure. Green infrastructure can also play a key role in meeting the growing and increasingly complex and inter-related demands of EU environmental legislation including the Habitats, Birds, Floods, Water Framework, Marine Strategy Framework, Strategic Environmental Assessment (SEA) and Environmental Liability Directives. The need for compliance with these legislative requirements is clearly reflected in the recent *Planning Policy Statement* published by the Government.

CHAPTER 9 – NATURAL HERITAGE

AMENDMENT REF: Section 9.4 – No. 28			
	Chapter	Section	Page
Development Plan	9 Natural Heritage	9.4	326

9.4 Landscape

The *Planning and Development Act, 2000 (as amended)*, requires that Development Plans include objectives in relation to landscape and its management, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. ~~The Regional Planning Guidelines for the Greater Dublin Area 2010–2022 state that policies and measures should be adopted at County level to protect, manage and plan landscapes.~~

The RSES recognises the important place of landscape considerations, including in terms of placemaking, culture and attractiveness. It is an objective of the RSES, that following the adoption of a national landscape character assessment, a Regional Landscape Character Assessment will be prepared to promote better landscape management and planning in the Region.

7.1 AMENDMENTS PROPOSED TO APPENDICES

APPENDIX 1 HOUSING STRATEGY

AMENDMENT REF: Appendix 1 – No. 29			
	Chapter	Section	Page
Development Plan	1 Fingal Housing Strategy	1	3 – 8

FINGAL HOUSING STRATEGY 2017 - 2023

Introduction

Under Section 94 of the *Planning and Development Act, 2000 (as amended)*, Fingal County Council is required to prepare a Housing Strategy for period 2017-2023. To ensure that the Housing Strategy is kept up to date, Planning Authorities must review and amend it, if required within 2 years of its preparation. This Strategy should also be reviewed where there is a change in housing requirements or in the housing market that could fundamentally affect the existing strategy. The key objectives of the Strategy are as follows:

- To ensure Fingal County Council provides for the development of sufficient housing to meet its obligations as set out in the ~~Regional Planning Guidelines~~ Regional Spatial and Economic Strategy
- To identify the existing and likely future need for housing in the area of the Development Plan
- To ensure that sufficient zoned lands are provided to meet the needs of the different categories of households

Legislation

Part V of the *Planning and Development Act, 2000 (as amended)*, hereafter referred to as ‘The Act’, requires that all Planning Authorities prepare Housing Strategies and incorporate them into their Development Plans. Section 10(1A) of The Act requires that Development Plans include a Core Strategy which shows that the Plan is consistent with both the ~~National Spatial Strategy (NSS) and Regional Planning Guidelines (RPGs)~~ National Planning Framework and the Regional Spatial and Economic Strategy. Planning Authorities are required to demonstrate that the Housing Strategy is aligned with the population projections contained in the Core Strategy and the ~~Regional Planning Guidelines~~ Regional Spatial and Economic Strategy.

National and Regional Policy

National Spatial Strategy (NSS)

~~The National Spatial Strategy 2002–2022 outlines the Government’s commitment to implementing long-term planning frameworks – taking account of the experience since 2002~~

~~and the new environmental, budgetary and economic challenges. There is a continuing emphasis on encouraging more sustainable patterns of urban and rural development. It is noted that the Department of Housing, Planning, Community and Local Government have indicated that a comprehensive review and update of the NSS is underway in response to the country's significantly changed economic landscape.~~

National Planning Framework

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040 called "Ireland 2040 - Our Plan". The NPF was launched in February 2018 and replaces the National Spatial Strategy of 2002. This updated national planning strategy places renewed emphasis on sustainable growth in cities and towns in providing for population and economic growth to 2040. The NPF sets out framework and principles to manage future population and economic growth over the next 20 years, including the need for an additional 550,000 homes to cater for an extra 1 million people. Key to addressing and successfully meeting the need for the additional homes is a requirement for a robust methodology to inform policies and funding initiatives around housing and associated land requirements. In this regard, the NPF (National Policy Objective 37) provides for a Housing Need Demand Assessment (HNDA) to be developed by each local authority to support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The HNDA is to be undertaken by local authorities with coordination assistance to be provided by the Regional Assemblies and also at a metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed. As set out in the NPF, there are a number of key evidence inputs which inform and drive the HNDA model, including information on demographic, affordability and wider economic trends, coupled with a profile of existing housing stock and its management.

To date no guidance documents or relevant data has been provided to assist Local Authorities in the preparation of a HNDA. Until these guidance documents become available, this Housing Strategy will continue to inform Housing Policy in the County, with a full review and HNDA being carried out as part of the County Development Plan 2023 - 2029.

Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022

~~The Regional Planning Guidelines for the Greater Dublin Area (GDA) 2010 – 2022 aim to direct and influence future growth of the Greater Dublin Area over the medium to long term, and to give effect to the overarching strategic planning framework set out in the NSS.~~

Regional Spatial and Economic Strategy

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond. The RSES provides a Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in and outlines an investment framework to prioritise the delivery of key enabling infrastructure and services by government and state agencies.

The Growth Strategy for the Eastern and Midland Region supports the continued growth of Dublin as our national economic engine and seeks to deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP).

Analysis of Housing Demand and Supply Settlement Strategy

The framework for Fingal’s Settlement Strategy is set out in the ~~Regional Planning Guidelines~~ **Regional Spatial and Economic Strategy**. The Strategy is based on a differentiation of towns and areas within the Metropolitan Area of the County and those within the ~~Hinterland~~ **Core Area** (these areas being defined at regional level). The thrust of the Settlement Strategy is to consolidate urban areas ~~around the Dublin Gateway~~ **in the Dublin Metropolitan Area Strategic Plan area** and integrate investment in infrastructure, in particular public transport, with land use planning.

Within the Metropolitan Area, Swords and Blanchardstown are targeted for the greatest growth in population, housing, retail and economic activity. These towns, described as ~~metropolitan consolidation towns~~ **a key town and metropolitan area respectively**, are envisaged as strong active urban places with strong transport links. In 2011, Swords had a population of 42,738 (Census 2011, Towns), representing growth of 13.5% since 2006. The wider Blanchardstown area had a population of approximately 100,000, based on the relevant Electoral Divisions. Donabate, on the edge of the Metropolitan Area, is identified as a ~~Moderate Sustainable Growth Town~~ **Self Sustaining Growth Town** which will act as a district growth centre with high quality linkages and increased densities at nodes on public transport corridors. It is recognised that Donabate will have a strong role as a commuter location and therefore growth needs to be related to the capacity of public transport connections and the capacity of social infrastructure.

There are a number of other towns within the Metropolitan Area such as Portmarnock, Sutton, Malahide and Baldoyle. These towns are identified as consolidation areas within the ~~Gateway Metropolitan area~~ **in the current Development Plan**. Policy for these towns is largely based on urban consolidation with growth related primarily to higher densities along public transport corridors.

Appendix 5 IMPLEMENTATION OF MINISTERIAL GUIDELINES

AMENDMENT REF: Appendix 5 - No. 30			
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Retail Planning - Guidelines for Planning Authorities

The Fingal Retail Hierarchy has been devised having regard to the classifications of the Retail Strategy for the GDA and through ensuring consistency with the settlement hierarchy of the ~~RPGs for the GDA~~ **Regional Spatial and Economic Strategy (RSES)**.

Sustainable Residential Development in Urban Areas

Objective RF04 commits the Council to manage the development of each village, within the existing RV boundaries, having regard to:

- Government Guidelines set down in the *Sustainable Residential Development in Urban Areas*,
- The settlement strategy for rural villages set out in the ~~RPGs~~, RSES, and,
- The Core Strategy of the Development Plan.

Appendix B

Table B1: European sites within the Zone of Influence of the Proposed Variation No.2

Special Areas of Conservation (SACs)	Special Protection Areas (SPAs)
Site Name & Code	Site Name & Code
Boyne Coast & Estuary SAC (001957)	Boyne Estuary SPA (004080)
River Boyne & River Blackwater SAC (002299)	River Boyne & River Blackwater SPA (004232)
Rye Water Valley/ Carton SAC (001398)	River Nanny Estuary & Shore SPA (004158)
Glenasmole Valley SAC (001209)	Rockabill SPA (004014)
Wicklow Mountains SAC (002122)	Skerries Islands SPA (004122)
Rogerstown Estuary SAC (000208)	Wicklow Mountains SPA (004040)
Malahide Estuary SAC (000205)	Lambay Island SPA (004069)
Rockabill to Dalkey Island SAC (003000)	Rogerstown Estuary SPA (004015)
Lambay Island SAC (000204)	Malahide Estuary SPA (004025) ⁵
Irelands Eye SAC (002193)	Baldoyle Bay SPA (004016)
Baldoyle Bay SAC (000199)	Irelands Eye SPA (004117)
North Dublin Bay SAC (000206)	Howth Head Coast SPA (004113)
Howth Head SAC (000202)	North Bull Island SPA (004006)

⁵ (also known as Broadmeadow/ Swords SPA)

Special Areas of Conservation (SACs)	Special Protection Areas (SPAs)
Site Name & Code	Site Name & Code
South Dublin Bay SAC (000210)	South Dublin Bay and River Tolka Estuary SPA (004024)
	Dalkey Islands SPA (004172)

Table B2: Qualifying Interests

Site Name & Code	Qualifying Interests
Boyne Coast & Estuary SAC (001957)	<ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>Source: NPWS (2012) Conservation Objectives: Boyne Coast and Estuary SAC 001957. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
River Boyne & River Blackwater SAC (002299)	<ul style="list-style-type: none"> • Alkaline fens [7230] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Salmo salar</i> (Salmon) [1106] • <i>Lutra lutra</i> (Otter) [1355] <p>Source: NPWS (2018) Conservation objectives for River Boyne and River Blackwater SAC [002299]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
Rye Water Valley/ Carton SAC (001398)	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] <p>Source: NPWS (2018) Conservation objectives for Rye Water Valley/Carton SAC [001398]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
Glenasmole Valley SAC (001209)	<ul style="list-style-type: none"> • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] • Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <p>Source: NPWS (2018) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>

Site Name & Code	Qualifying Interests
Wicklow Mountains SAC (002122)	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Natural dystrophic lakes and ponds [3160] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • <i>Lutra lutra</i> (Otter) [1355] <p>Source: NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.</p>
Rogerstown Estuary SAC (000208)	<ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • <i>Salicornia</i> and other annuals colonizing mud and sand [1310] • Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i> [1330] • Mediterranean salt meadows <i>Juncetalia maritimi</i> [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>Source: NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Malahide Estuary SAC (000205)	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • <i>Salicornia</i> and other annuals colonizing mud and sand [1310] • <i>Spartina</i> swards <i>Spartinion maritimae</i> [1320] • Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i> [1330] • Mediterranean salt meadows <i>Juncetalia maritimi</i> [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]

Site Name & Code	Qualifying Interests
	<ul style="list-style-type: none"> • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>Source: NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Rockabill to Dalkey Island SAC (003000)	<ul style="list-style-type: none"> • Reefs [1170] • Harbour porpoise <i>Phocaena phocaena</i> [1170] <p>Source: NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Lambay Island SAC (000204)	<ul style="list-style-type: none"> • Reefs [1170] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • Halichoerus grypus (Grey Seal) [1364] • Phoca vitulina (Harbour Seal) [1365] <p>Source: NPWS (2013) Conservation Objectives: Lambay Island SAC 000204. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Irelands Eye SAC (002193)	<ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] <p>Source: NPWS (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.</p>
Baldoyle Bay SAC (000199)	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • <i>Salicornia</i> and other annuals colonizing mud and sand [1310] • Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i> [1330] • Mediterranean salt meadows <i>Juncetalia maritimi</i> [1410] <p>Source: NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
North Dublin Bay SAC (000206)	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • <i>Salicornia</i> and other annuals colonizing mud and sand [1310] • Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i> [1330] • Mediterranean salt meadows <i>Juncetalia maritimi</i> [1410]

Site Name & Code	Qualifying Interests
	<ul style="list-style-type: none"> • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] • Petalwort <i>Petalophyllum ralfsii</i> [1395] <p>Source: NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht</p>
Howth Head SAC (000202)	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030] <p>Source: NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.</p>
South Dublin Bay SAC (000210)	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Embryonic shifting dunes [2110] <p>Source: NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Site Name & Code	Qualifying Interests & Code
Boyne Estuary SPA (004080)	<ul style="list-style-type: none"> • Shelduck (<i>Tadorna tadorna</i>) [A048] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Redshank (<i>Tringa totanus</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Little Tern (<i>Sterna albifrons</i>) [A195] • Wetland and Waterbirds [A999]

Site Name & Code	Qualifying Interests
	<p>Source: NPWS (2013) Conservation Objectives: Boyne Estuary SPA 004080. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
<p>River Boyne & River Blackwater SPA (004232)</p>	<ul style="list-style-type: none"> • Kingfisher (<i>Alcedo atthis</i>) [A229] <p>Source: NPWS (2018) Conservation objectives for River Boyne and River Blackwater SPA [004232]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
<p>River Nanny Estuary & Shore SPA (004158)</p>	<ul style="list-style-type: none"> • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Herring Gull (<i>Larus argentatus</i>) [A184] • Wetland and Waterbirds [A999] <p>Source: NPWS (2012) Conservation Objectives: River Nanny Estuary and Shore SPA 004158. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
<p>Rockabill SPA (004014)</p>	<ul style="list-style-type: none"> • Purple Sandpiper (<i>Calidris maritima</i>) [A148] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] <p>Source: NPWS (2013) Conservation Objectives: Rockabill SPA 004014. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht</p>
<p>Skerries Islands SPA (004122)</p>	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Shag (<i>Phalacrocorax aristotelis</i>) [A018] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Purple Sandpiper (<i>Calidris maritima</i>) [A148] • Turnstone (<i>Arenaria interpres</i>) [A169] • Herring Gull (<i>Larus argentatus</i>) [A184] <p>Source: NPWS (2018) Conservation objectives for Skerries Islands SPA [004122]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>

Site Name & Code	Qualifying Interests
Wicklow Mountains SPA (004040)	<ul style="list-style-type: none"> • Merlin (<i>Falco columbarius</i>) [A098] • Peregrine (<i>Falco peregrinus</i>) [A103] <p>Source: NPWS (2018) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
Lambay Island SPA (004069)	<ul style="list-style-type: none"> • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Shag (<i>Phalacrocorax aristotelis</i>) [A018] • Greylag Goose (<i>Anser anser</i>) [A043] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Herring Gull (<i>Larus argentatus</i>) [A184] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] • Razorbill (<i>Alca torda</i>) [A200] • Puffin (<i>Fratercula arctica</i>) [A204] <p>Source: NPWS (2018) Conservation objectives for Lambay Island SPA [004069]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
Rogerstown Estuary SPA (004015)	<ul style="list-style-type: none"> • Greylag Goose (<i>Anser anser</i>) [A043] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Shoveler (<i>Anas clypeata</i>) [A056] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Knot (<i>Calidris canutus</i>) [A143] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Redshank (<i>Tringa totanus</i>) [A162] • Wetlands & waterbirds [A999] <p>Source: NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>

Site Name & Code	Qualifying Interests
<p>Malahide Estuary SPA (004025)</p> <p>(also known as Broadmeadow/ Swords SPA)</p>	<ul style="list-style-type: none"> • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Pintail (<i>Anas acuta</i>) [A054] • Goldeneye (<i>Bucephala clangula</i>) [A067] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Knot (<i>Calidris canutus</i>) [A143] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Redshank (<i>Tringa totanus</i>) [A162] • Wetlands & Waterbirds [A999] <p>Source: NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
<p>Baldoyle Bay SPA (004016)</p>	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Wetlands & Waterbirds [A999] <p>Source: NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
<p>Irelands Eye SPA (004117)</p>	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Herring Gull (<i>Larus argentatus</i>) [A184] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199]

Site Name & Code	Qualifying Interests
	<ul style="list-style-type: none"> • Razorbill (<i>Alca torda</i>) [A200] <p>Source: NPWS (2018) Conservation objectives for Ireland's Eye SPA [004117]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
Howth Head Coast SPA (004113)	<ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) <p>Source: NPWS (2018) Conservation objectives for Howth Head Coast SPA [004113]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>
North Bull Island SPA (004006)	<ul style="list-style-type: none"> • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa totanus</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Larus ridibundus</i>) [A179] • Wetlands & Waterbirds [A999] <p>Source: NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
South Dublin Bay and River Tolka Estuary SPA (004024)	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Grey Plover (<i>Pluvialis squatarola</i>) [A140]

Site Name & Code	Qualifying Interests
	<ul style="list-style-type: none"> • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris alpina</i>) [A149] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Larus ridibundus</i>) [A179] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] • Wetlands & Waterbirds [A999] <p>Source: NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>
Dalkey Islands SPA (004172)	<ul style="list-style-type: none"> • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] <p>Source: NPWS (2018) Conservation objectives for Dalkey Islands SPA [004172]. Generic Version 6.0. Department of Culture, Heritage and the Gaeltacht.</p>