

**Chapter 3 Placemaking**

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| CHAPTER 3  Proposed Amendment CH 3.1 | | |
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| Draft CDP 2017 – 2023 | 3.2 Sustainable Communities | 55 |

Insert the following text at Section 3.2 Sustainable Communities

The most successful and popular places and neighbourhoods are generally those which:

* Encourage and facilitate sustainable lifestyles and livelihoods.

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| CHAPTER 3  Proposed Amendment CH 3.2 | | |
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Insert new Objective PM at Section 3.2, subsection Sustainable Placemaking, before PM01

Support the development of sustainable low-carbon climate resilient communities

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| CHAPTER 3  Proposed Amendment CH 3.3 | | |
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Insert new Objective PM, before PM01

Use specific powers, such as the Vacant Sites register as provided for under the Urban Regeneration and Housing Act 2015, to address issues of vacancy and underutilisation of lands in town and village centres in Fingal.

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| CHAPTER 3  Proposed Amendment CH 3.4 | | |
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| DRAFT CDP 2017 – 2023 | 3.2 Sustainable Communities | 57 |

Insert new Objective PM, before PM01

Identify obsolete and potential renewal areas within the County and encourage and facilitate the re-use and regeneration of derelict land and buildings in the County’s urban centres.

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| CHAPTER 3  Proposed Amendment CH 3.5 | | |
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Insert new Objective PM, before PM01

Work with landowners and development interests to pursue the potential of suitable, available and viable land and buildings for appropriate development.

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| CHAPTER 3  Proposed Amendment CH 3.6 | | |
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Amend Objective PM02

Protect the primacy and maintain the future viability of the existing major towns in the County and develop them with an appropriate mix of commercial, recreational, civic, cultural, leisure, tourism and residential uses.

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| CHAPTER 3  Proposed Amendment CH 3.7 | | |
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Amend Objective PM03

Ensure each Rural Village develops in such a way as to provide a sustainable mix of commercial and community activity within an identified village core which includes provision for enterprise, residential, retail, commercial, tourism and community facilities.

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| CHAPTER 3  Proposed Amendment CH 3.8 | | |
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Insert new Objective PM, after PM06

Review the Fingal Housing Strategy having regard to the provisions of any future Regional Spatial and Economic Strategy (RSES) by the Eastern and Midlands Regional Assembly for its area.

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| CHAPTER 3  Proposed Amendment 3.9 | | |
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Amend Section 3.2, subsection Areas of Disadvantage and Vacant and Derelict Sites Create two new subsections.

**Areas of Disadvantage ~~and Vacant~~ and Derelict Sites**

*Specific parts of the County are disadvantaged, particularly the RAPID area in Blanchardstown. The RAPID programme has allowed for a coordinated approach to disadvantage in the area.*

~~The~~ *~~Urban Regeneration and Housing Act 2015~~* ~~aims to incentivise urban regeneration with a view to facilitating increased activity in the housing construction sector.~~ The Act introduces a vacant site levy which will generally be an annual charge of 3% of the market value of each site on a vacant sites register which will be maintained by the Planning Authority. The Planning Authority is required to identify sites which are vacant and come within the scope of the Act.

*The Designated Urban Centre Grant Scheme has been developed by the Government to enable investment in urban centres. The objective of this Grant Scheme is to contribute to the improvement in the development potential of Irish urban centres by investing in, and enhancing their economic, social and environmental conditions. This scheme will be available until 2020.*

*The €30 million Village and Town Renewal Scheme announced by Government will run over 6 years. Projects eligible under this scheme will extend to the enhancement of villages, small towns and the surrounding countryside. Projects such as greenways, cycle-ways, upgrading of parks and civic areas, public utilities such as street lighting and renovation of derelict buildings are possible projects which could qualify for funding under this scheme.*

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Objective PM 17

Identify areas and recommend methods of small-scale urban regeneration in the RAPID area and other disadvantaged areas commensurate to the area and in consultation with the local population.

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| CHAPTER 3  Proposed Amendment CH 3.11 | | |
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Objective PM 18 (previously PM19)

Implement the provisions of the Derelict Sites Act including listing sites on the Derelict Sites Register and imposing the Derelict Sites Levy.

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| CHAPTER 3  Proposed Amendment CH 3.12 | | |
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Objective PM19 (previously PM20)

Promote the utilisation of the available funding to improve and revitalise urban centres, towns and villages.

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| CHAPTER 3  Proposed Amendment CH 3.13 | | |
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Insert the following text at Section 3.2 Sustainable Communities**.**

**Vacant Sites**

Vacant development sites are both a challenge and an opportunity for the County to provide for additional housing, employment and other space. Active land management including the implementation of the vacant land levy are key planning policies to implement the vision and core strategy of the plan. The Urban Regeneration and Housing Act 2015 provides for a levy on vacant sites and this is a key measure in implementing the Core Strategy by encouraging the development of such vacant development sites.

The Act sets out two classes of land

- Regeneration land, under Section 10(2)(h) of the Planning Act 2000 as amended.

- Residential land, under Section 10 (2)(a) of the Planning Act 2000 as amended.

In accordance with the Urban Regeneration and Housing Act 2015, it is a key pillar of the Development Plan to promote the development and renewal of areas that are in need of regeneration, having regard to the core strategy, in order to prevent:

* Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
* Urban blight and decay,
* Anti-social behaviour, or
* A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

The Act introduces a vacant site levy which will generally be an annual charge of 3% of the market value of each site on a vacant sites register which will be maintained by the Planning Authority. The Planning Authority is required to identify sites which are vacant and come within the scope of the Act and to make this list publically available.

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Relocate and renumber Objective PM16

Objective PM20 (previously PM16)

Identify and secure the redevelopment and regeneration of areas in need of renewal.

Relocate, renumber and amend Objective PM18

Objective PM21 (previously PM18)

Implement the Vacant Sites Levy for all vacant development sites in the County and prepare and make available a Register of Vacant Sites, as per the requirements of the Urban Regeneration and Housing Act 2015.

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| CHAPTER 3  Proposed Amendment CH 3.15 | | |
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| Draft CDP 2017 – 2023 | 3.4 Sustainable Design  and Standards | 66/67 |

Insert new Objective PM at Section 3.4 Sustainable Design and Standards

New urban developments in Fingal will be required to be low-carbon developments, in all aspects of layout design and construction.

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| CHAPTER 3  Proposed Amendment CH 3.16 | | |
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| Draft CDP 2017 – 2023 | 3.4 Sustainable Design  and Standards | 66/67 |

Insert new Objective PM at Section 3.4 Sustainable Design and Standards

In general, require the use of low carbon building materials, and where available use Environmental Product Declarations (EPD) for the assessment of the sustainable use of resources and of the impact of construction works on the environment.

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| Draft CDP 2017 – 2023 | 3.4 Sustainable Design  and Standards | 69 |

Amend Objective PM29

Locate different types of compatible land uses, e.g. residential, employment, local retail, tourism and daily service needs close together, so as to encourage a greater emphasis on the use of sustainable transport modes.

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| CHAPTER 3  Proposed Amendment CH 3.18 | | |
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| Draft CDP 2017 – 2023 | 3.6 Community Infrastructure, Facilities and Services | 81/82 |

Amend text at Section 3.6, subsection Educational Facilities

Fingal County Council will continue to work closely with the Department of Education and Skills under the Memorandum of Understanding for the acquisition of schools sites to identify and procure sites where a shortfall in school places is identified. Communication between the Council and different patron bodies will assist in allowing the Council to ascertain demand for schools that are based on very wide catchment areas or which do not use a catchment area approach.

In September 2015, a €3.8 billion capital plan was announced by the Government. This funding is for investment in primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings over the period 2016 – 2021.

~~One of the main educational issues currently facing the County that needs to be addressed includes the increasing numbers of post primary schools that are seeking permission to be accommodated at existing schools where existing open space is at a premium.~~

~~The Fingal Schools Model is an example of best practice in the provision of new schools within developing areas.~~  The Memorandum of Understanding, previously known as the Fingal Schools Model, is designed to codify practice in relation to cooperation between the Department of Education and Skills and Local Authorities in the acquisition of sites suitable for the construction and development of buildings for educational purposes. Based on the school planning projections of the Department of Education and Skills, the Council identifies and acquires appropriate sites on behalf of the Department where schools with enhanced sporting, community and arts facilities will be built to the benefit of both the school and the wider community. The design of the schools can vary to meet community needs as identified by the Council. The range of enhanced shared facilities will include amenities such as full-size sports halls, dressing rooms, community meeting rooms, all-weather pitches and playgrounds. These additional facilities (which are over and above the standard specifications for schools) will be available not only to the school during normal school hours but also to the local community outside of these school hours. In the case of schools that are not part of the Fingal Schools Model or the Memorandum of Understanding, the use by the community of school facilities outside of school times is encouraged by the Council.

It is important that schools are located on easily accessible sites. The continued use and possible intensification of existing social infrastructure including schools is encouraged and is consistent with the consolidation strategy of the Draft Plan. Wherever possible, any detrimental impact that schools (or school extensions) may have on the environment of the immediate surrounding areas should be minimised. Therefore, all planning applications for education developments, whether for new development or extensions to existing schools, will be expected to meet the Council’s standards regarding quality of design, vehicular movement/ parking and landscaping.

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| Draft CDP 2017 – 2023 | 3.6 Community Infrastructure, Facilities and Services | 82 |

Insert New Objective PM at Section 3.6, subsection Educational Facilities

Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.

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| CHAPTER 3  Proposed Amendment CH 3.20 | | |
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Amend Objective PM72

Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills ~~as and when they are required~~, based on current population using the most up to date statistical data, anticipated additional growth based on residentially zoned land, taking into consideration the timelines of planning and constructing new school places, and in line with access to public transport.

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Amend Objective PM78

Facilitate the development of additional places of worship through the designation and/or zoning of lands for such community requirements and examine locating places of worship within shared community facilities, to be delivered through actively engaging with the community to understand diverse religious needs for a place of worship and consulting with faith communities to understand which ones are compatible for shared premises/sites.