**Chapter 4 Urban Fingal**

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Insert additional text after paragraph 3, Section 4.2.

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 ~~provide for~~ 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 program for the release of development in a sequential manner within the lands themselves and subject to other policies contained within the Plan.

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Create two new Masterplan areas where Estuary West is currently proposed. Lands to the east of Balheary Road to be Estuary Central and lands to the west to be Estuary West.

**~~Estuary West / Holybanks Masterplan~~**

**~~•~~** ~~A mixed Local Services Area shall be provided in the centre of the ME zoned land close to Newtown House and the stand of mature trees.~~

**~~•~~** ~~The lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.~~

**~~•~~** ~~Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the Masterplan lands.~~

**~~•~~** ~~Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east access linking the subject lands to the Estuary Metro Stop, the proposed Local Service Area in the Masterplan lands with Applewood to the west); along the extended Riverside Park; and along Jugback Lane.~~

**~~•~~** ~~Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.~~

**~~•~~** ~~Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road (southern section, south of the junction with Glen Ellen Road); the link road between Castlegrange and the Estuary Roundabout; the extended Broadmeadow Riverside Park to the north and the Ward River which crosses through the subject lands.~~

**~~•~~** ~~No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed Regional Park on the west side of the town.~~

**~~•~~** ~~Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.~~

**~~•~~** ~~Develop the Ward River corridor as a ‘green spine’ through the subject lands connecting into the Broadmeadow Riverside Park.~~

**~~•~~** ~~Retain the existing stone walling along the R132~~.

**~~Estuary East Masterplan~~**

**~~•~~** ~~Facilitate the proposed new Metro North through these lands and an appropriate relationship~~

~~with the proposed new Metro North at this location.~~**~~94~~**

**~~•~~** ~~Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along~~

~~a east – west axis linking the subject lands to the Estuary Metro Stop along the R132 and~~

~~to adjoining Estuary West/Holybanks Masterplan lands; and also along the extended~~

~~Broadmeadow Riverside Park and along the Ward River Valley).~~

**~~•~~** ~~The Masterplan lands shall be subject to a detailed flood risk assessment..~~

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**Estuary West**

* Future development shall provide a strong urban edge with attractive elevations which address,overlook and provide a high degree of informal supervision of : the Glen Ellan distributor Road;the extended Broadmeadow Riverside Park and Jugback Lane
* A mixed use Local Services Area shall be provided in the centre of the subject lands close to Newtown House and the Stand of mature trees.
* Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the MP lands.
* Reserve a School site as required in consultation with the Department of Education and Skills.
* Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - eastaccess linking the proposed Local Service Area in the MP lands with Applewood to the west; along the extended Broadmeadow Riverside Park and along Jugback Lane.
* Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.
* Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.
* Protect the residential amenities of existing property adjoining the subject lands.
* Retain the rural character of Balheary road north of its junction with Glen Ellan Road .
* The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.
* Consult with HSA in relation to the designated Svesco site to south as part of the MP process.

**Estuary Central**

* Provide for the proposed new Metro North aligned through these lands and an appropriate relationship and integration of development to the proposed new Metro North at this location.
* Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road [southernsection, south of junction with Glen Ellan Road]; the link road between Castlegrange and the Estuary roundabout; the extended Broad meadow Riverside Park to the north and the Ward River which crosses through the subject lands.
* Reserve a School site as required in consultation with the Department of Education and Skills.
* Provide for the retention and protection of existing mature trees and hedgerows within and bounding the MP lands in so far as is practicable.
* Provide for pedestrian and cycle routes within the MP lands [in particular, along a west - east axis linking the subject lands to any proposed new Metro North stop proposed along the R132 and to the adjoining Estuary West MP lands; and also along the extended Broadmeadow riverside park and along the Ward River valley].
* Protect the residential amenities of existing property within and adjoining the subject zoned lands.
* Retain the rural character of Balheary road north of its junction with Glen Ellan Road
* No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed regional Park on the west side of the Town
* The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.
* Develop the Ward River corridor as a ‘Green Spine’ through the subject lands connecting into the Broad meadow River Park.
* Retain existing stone walling along the R132.
* Consult with the HSA in relation to the designated Svesco site to south as part of the MP process.

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Separate Seatown Masterplan into Seatown North Masterplan and Seatown South Masterplan.

**~~Seatown Masterplan~~**

* ~~Future development shall provide a strong urban edge with attractive elevations which~~

~~satisfactorily address, overlook and provide a high degree of informal supervision of the~~

~~R132 and the east- west distributor road going through Swords Business Park.~~

* ~~Provide for an appropriate relationship and integration of development with the R132 and~~

~~the proposed new Metro North at this location.~~

* ~~Provide for a vehicular connection between the subject lands and the Malahide Road.~~
* ~~Higher/denser development shall provide a key urban edge adjoining the R132 and the east-~~

~~west distributor road.~~

* ~~Lower density family houses may be considered along the northern and southern parts of~~

~~these lands adjoining existing residential development.~~

* ~~Provide for the protection of the residential amenities of existing housing adjoining the~~

~~subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.~~

* ~~Retain and consolidate existing trees and hedgerows within and bounding the Masterplan in~~

~~as far as is practicable.~~

* ~~Develop direct, attractive and overlooked pedestrian and cycle routes, within the subject~~

~~lands and connecting these lands to the proposed new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.~~

* ~~Provide for appropriate uses and layout on lands adjoining the M1.~~

**Seatown North Masterplan**

* Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east-west distributor road going through Swords Business Park.
* Provide for appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.
* Higher/denser development shall provide a key urban edge adjoining the R132 and the east- west distributor road.
* Lower density family houses may be considered along the northern part of these lands adjoining Seatown Road.
* Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.
* Reserve a School site as required in consultation with the Department of Education and Skills.
* Retain and consolidate existing trees and hedgerows within and bounding the Master Plan lands in as far as is practicable.
* Develop direct, attractive and overlooked pedestrian and cycle routes within the subject lands and connecting these lands to the proposed new Metro North; Swords town centre, Seatown Road and the Malahide Estuary.
* Provide for the proposed Sutton to Swords cycle route along the east- west distributor road.
* Provide for appropriate uses and layout on lands adjoining the M1.

**Seatown South Masterplan**

* Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132 and the east- west distributor road going through Swords Business Park.
* Provide for an appropriate relationship and integration of development with the R132 and the proposed new Metro North at this location.
* Provide for a vehicular connection between the subject lands and the Malahide Road.
* Higher/denser development shall provide a key urban edge adjoining the R132 and the east- west distributor road.
* Lower density family houses may be considered along the southern parts of these lands adjoining existing residential development.
* Provide for the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing and additional traffic.
* Retain and consolidate existing trees and hedgerows within and bounding the Masterplan lands in as far as is practicable.
* Develop direct, attractive and overlooked pedestrian and cycle routes, within the subject lands and connecting these lands to the proposed new Metro North; Swords town centre and the Malahide Estuary.
* Provide for appropriate uses and layout on lands adjoining the M1.
* Reserve a school site as required in conjunction with the Department of Education and Skills.

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Amend the text accompanying the Crowcastle Masterplan

**~~Crowscastle Masterplan~~**

**~~•~~** ~~Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure~~

~~delivery of this road in tandem with/prior to development of adjoining RS and HT lands.~~

**~~•~~** ~~Establish strong links between Barryspark and Holywell.~~

**~~•~~** ~~Provide for a linear park incorporating a Strategic SuDs and Flood Risk Management Corridor~~

~~across these lands linking into the existing public open space at Holywell.~~

* Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS, RA and HT lands.
* A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.
* A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.
* Establish strong links between Barryspark and Holywell.
* Provide for a linear park incorporating a Strategic SuDs and Flood risk management corridor across the northern part of these lands.
* Provide for a linear park incorporating a Strategic Suds and Flood risk management corridor across these lands, immediately to the south of the Airside – Drinan Link Road and linking into the existing Public open space at Holywell.

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| CHAPTER 4 Proposed Amendment CH 4.5 |
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Insert text at Fosterstown Master Plan

Consider the provision of a hotel at a suitable location at Cremona within the Fosterstown Masterplan Lands.

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| CHAPTER 4 Proposed Amendment CH 4.6 |
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Insert new Objective Blanchardstown

Prepare an Urban Framework Plan for Blanchardstown Town Centre to guide and inform future development. This will include improvements to the urban fabric of the Town through the integration of public transport facilities and road corridors with increased density development and innovative building formats which will have regard to changing retail patterns, the potential for high technology employment growth and the changing education, community and recreational needs of the Town’s diverse population.

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| CHAPTER 4 Proposed Amendment CH 4.7 |
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Amend Objective Blanchardstown 7

Support the delivery of ~~Metro West~~ a Light Rail Corridor linking Blanchardstown to Tallaght in South Dublin and to the proposed new Metro North line at Dardistown.

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| CHAPTER 4 Proposed Amendment CH 4.8 |
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Replace Objective Blanchardstown 12

~~Prepare a comprehensive study for the strategic landbank at Dunsink. The study shall include detailed analysis of the physical infrastructure required to enable the lands to fulfil their full potential. The study shall investigate mitigation measures that may be required to address the impact on the site of the adjacent former landfill area.~~

To carry out a feasibility study of lands at Dunsink to include a full investigation of requirements in terms of infrastructure, water, access, drainage and any remedial measures associated with the former landfill area to inform the future designation of these lands for development. This will be carried out in consultation with necessary statutory agencies and appropriate stakeholders to facilitate the orderly and appropriate release of lands at Dunsink.

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Insert additional bullet point in the Old Schoolhouse Masterplan

* Provide for a recreational/tourism hub at this location facilitating a linear public park in addition to tourism related uses, restaurants and craft shops to be scaled and designed in a sensitive manner to reflect the sensitive environment.

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| CHAPTER 4Proposed Amendment CH 4.10 |
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Insert additional bullet point in Objective Blanchardstown 17, Old School House Masterplan;

* A key priority of the Masterplan shall be safeguarding the viability of the schoolhouse restoration (financially and otherwise)

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| CHAPTER 4Proposed Amendment CH 4.11 |
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Insert new Objective Castleknock

Promote sympathetic cycle integration between Castleknock and both Blanchardstown Village and the Phoenix Park

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| CHAPTER 4Proposed Amendment CH 4.12 |
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Amend Objective Clonsilla 6

Create a network of pedestrian and cycle routes between Clonsilla, the Royal Canal and the adjacent railway stations; and a connection from the ‘Windmill’ residential development to Dr.Troy Bridge and ~~the future Metro West~~ a new Light Rail Corridor stop.

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| CHAPTER 4Proposed Amendment CH 4.13 |
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Amend Objective Coolmine 2

Ensure no individual unit within the Coolmine Industrial LC zoning is larger than 150m2 nfa.

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| CHAPTER 4Proposed Amendment CH 4.14 |
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Amend Objective Coolmine 3

Improve and promote the visual appearance of the area through a programme of environmental improvements with particular emphasis to the boundary along the Clonsilla Road and that the number of signage/advertising/hoardings be limited along the perimeter of the industrial estate.

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| CHAPTER 4Proposed Amendment CH 4.15 |
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Amend Objective Donabate 17

Promote and enhance the visitor experience and amenities at Newbridge House and Demesne within the context of the Demesne’s heritage importance and values, including the provision of a new pedestrian and cycle entrance into the Demesne on Turvey Avenue, subject to a feasibility study.

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| CHAPTER 4Proposed Amendment CH 4.16 |
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Insert new objectives to the Streamstown Masterplan

* Facilitate low density residential development reflective of the character of the area.
* Protect and preserve trees, woodlands and hedgerows within the Masterplan area.
* Preserve the tree lined approach to Malahide along the Dublin Road.
* Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the protected structure, its curtilage and protected trees.
* Retain visual corridors to/from Auburn house through the establishment of a visual buffer to the east of Auburn House.
* The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.
* Provide for a pedestrian / cycle route along the Auburn House avenue to Malahide Road.
* Ensure pedestrian connectivity between Auburn House Avenue and
* Abington/Gaybrook/Castleheath.

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| CHAPTER 4Proposed Amendment CH 4.17 |
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Amend Objective Baldoyle 2

Prepare a~~n Urban Framework Plan~~ Masterplan for Baldoyle Industrial Estate and Kilbarrack Industrial Estate to guide and inform future development including improvements to signage and physical appearance, determine appropriate uses, provision for intensification of employment, and facilitate improvements to pedestrian access to and from Howth Junction Station and associated bus stops which can be implemented over the lifetime of the Plan.

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| CHAPTER 4Proposed Amendment CH 4.18 |
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Amend Objective Charlestown and Meakstown 1

Develop an enhanced community identity within Fingal through the improvement of social, cultural, community and residential amenities. ~~and~~ Support the development of a sense of identity for the area including improvements to signage, landscaping and physical appearance and through the promotion of mixed uses, including residential, in Charlestown Centre.

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| CHAPTER 4Proposed Amendment CH 4.19 |
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Insert new Objective Portrane

Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

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| CHAPTER 4Proposed Amendment CH 4.20 |
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Amend Objective Balbriggan 7

Preserve and improve access to the harbour, beaches ~~and~~ seashore, and other coastal areas while protecting environmental resources including water, biodiversity and landscape sensitivities.

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Amend Objective Balbriggan 16 to include Mill Pond Masterplan and update associated Mill Pond Masterplan text

Mill Pond Masterplan (see Map sheet 4, MP 4.F)

**Mill Pond Masterplan**

Facilitate the development of Mill Pond to provide for passive and active recreational facilities and amenities including a feasibility study to develop the lake for the purposes of wildlife promotion.

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| CHAPTER 4Proposed Amendment CH 4.22 |
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Insert bullet point in Stephenstown Masterplan (MP 4.D)

The development of lands in this area will be guided by the principles contained in the *‘Stephenstown Urban Design and Landscape Masterplan (2009)*’.

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| CHAPTER 4Proposed Amendment CH 4.23 |
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Amend Objective Lusk 8

Encourage the refurbishment ~~and re-thatch~~ of the existing (former thatched shop premise) cottage abutting Church Road.

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| CHAPTER 4Proposed Amendment CH 4.24 |
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Insert the following text at Station Road Masterplan

* Ensure, in relation to the phasing and siting of development within the Masterplan boundary area, that the main retail anchor be developed within the central section of this area in a manner which provides for appropriate sustainable integration with the existing town core.
* Consider a second smaller retail anchor, as well as local commercial/office development, at the eastern end of the Masterplan area, which shall be designed as a nodal gateway building with a strong streetscape urban edge at the eastern approach to Lusk town and which shall only be developed in tandem with a comprehensive development and expansion of the town centre, commencing with the delivery of the main retail anchor centrally within the scheme.

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| CHAPTER 4Proposed Amendment CH 4.25 |
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Insert new Objective Rush

Investigate the feasibility of a public car parking facility in the Town.

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| CHAPTER 4Proposed Amendment CH 4.26 |
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Insert new Objective Rush

Create Pedestrian/Cycle link between Balleally Public Park and Rogerstown via the Ramparts, Rush.

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| CHAPTER 4Proposed Amendment CH 4.27 |
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Amend Objective Rush 21

* ~~Kilbush Lane Masterplan (see Map Sheet 6B, MP 6.D)~~

~~Kilbush Masterplan~~

* ~~Promote and facilitate high quality residential development fronting onto the high amenity zoned land and proposed linear park.~~

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| CHAPTER 4Proposed Amendment CH 4.28 |
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Amend Objective Rush 21 to prepare a Masterplan for GE – General Employment zoned lands and include

* Whitestown Masterplan (see map Sheet 6B, MP 6.F)

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| CHAPTER 4Proposed Amendment CH 4.29 |
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Insert new Objective Skerries

Promote and facilitate increased permeability and accessibility for those using active travel modes, prams, wheelchairs, personal scooters and other similar modes.

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| CHAPTER 4Proposed Amendment CH 4.30 |
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Insert new Objective Skerries

Provide a cycleway between Skerries and Ladys Stairs to improve accessibility of Ardgillan Demesne

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| CHAPTER 4Proposed Amendment CH 4.31 |
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Insert new Objective Skerries

Continue to support the delivery of enhanced recreational, community, social, youth and educational facilities in the area.

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| CHAPTER 4Proposed Amendment CH 4.32 |
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Insert new Objective Skerries

Promote and facilitate the development of the Balbriggan to Skerries cycling/walking Scheme along the Coast Road within the lifetime of this Development Plan.

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| CHAPTER 4Proposed Amendment CH 4.33 |
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Include Skerries Town Park Masterplan in Objective Skerries 11

Skerries Town Park Masterplan (Map Sheet 5)

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Insert new Objective Balrothery

Prepare a Masterplan for Glebe Park, to improve passive supervision, improved connectivity, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities. (see Map Sheet 4)

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| CHAPTER 4Proposed Amendment CH 4.35 |
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Insert new Objective Balrothery

Support the development of a Village Heritage Trail interpreting the built and natural Heritage of Balrothery in conjunction with local community groups.