

**Chapter 6 Economic Development**

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| CHAPTER 6  Proposed Amendment CH 6.1 | | |
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| Draft CDP 2017 – 2023 | 6.2 Strategy for Economic Development | 185 |

Insert new Objective ED at Section 6.2 Strategy for Economic Development, before ED01.

The Council will endeavour to continually review its employment strategy in order to ensure the allocation of sufficient quantum’s of and types of lands for employment in urban and rural areas in line with the settlement hierarchy.

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| CHAPTER 6  Proposed Amendments CH 6.2 | | |
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| Draft CDP 2017 – 2023 | 6.7 Aviation Sector | 194 |

Amend Objective ED30 at Section 6.7 Aviation Sector

Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential, taking into account the impact on local residential areas, and any negative impact such proposed developments may have on the sustainability of similar existing developments in the surrounding area, and the impact on the environment, including the climate.

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| CHAPTER 6  Proposed Amendment CH 6.3 | | |
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| Draft CDP 2017 – 2023 | 6.8 Retail Sector | 198 |

Insert new Objective ED at Section 6.8 Retail Sector, after ED35.

As part of any future review of the Retail Planning Guidelines for the GDA, the Council shall 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.

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| CHAPTER 6  Proposed Amendment 6.4 | | |
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| Draft CDP 2017 – 2023 | 6.8 Retail Sector | 199 |

Amend Table 6.1 at Section 6.8 Retail Sector

Table 6.1: Fingal Retail Hierarchy.

| **Retailing Level** | **Urban**  **Centre**  **Location** | **Zoning**  **Objective** | | **Types of Services** | **Appropriate Retail**  **Format** |
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| Level 3:  Town  Centres | Balbriggan  Malahide  Skerries  Charlestown  ~~Donabate~~  ~~Lusk~~  ~~Rush~~ | | Major Town  Centre ‘MC’  Town  Centre ‘TC’ | Level 3 Centres will vary in terms of scale of provision and the size of catchment based on their proximity to a Level 2 Centre. Generally where the centre has a large catchment (such as Balbriggan) and is not close to a major town centre, there should be a good range of comparison shopping (though no large department store), with a mix of uses and services, some leisure activities and a range of cafes and restaurants. At least one supermarket and a smaller scale department store may be required to meet local needs. Where the Level 3 Centre is close to an existing major town centre, the scale of retail and mixed use provision should be lower, with the proposed range of shops meeting more basic day to day needs, with only small scale range of comparison units trading. Level 3 Centres should generally cater for a population of between 10,000 and 40,000 people. | Middle Order Comparison  Lower Order Comparison  Superstore  Supermarket |
| Level 4:  Small Towns and Village Centres; and Local Centres | Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, Howth, Portmarnock, Baldoyle, Ongar, Sutton, Balrothery  Applewood, Stapolin, Racecourse, Santry Demesne, Bayside, Castlemills, Carrickhill, Tyrellstown,  Donabate  Lusk  Rush  Crowscastle Local Centre  Roselawn and Rathbeale | | Town  Centre ‘TC’  Local  Centre ‘LC’ | Level 4 Centres should generally provide for one supermarket ranging in size from 1,000-2,500 sq m with a limited range of supporting shops (low order comparison), supporting services, community facilities or health clinics grouped together to create a focus for the local population. This level of centre should meet the everyday needs of the local population and surrounding catchment. | Lower Order Comparison  (limited to a small number of shops meeting local needs)  Supermarket |
| Level 5: Local Shops and Small Villages | Kinsaley Village, Kinsaley/ Feltrim Brackenstown, Holywell, Rivervalley, Sea- bury, Castlelands, Mount- view, Hartstown, Hunts- town, Carpenterstown, Boroimhe, Ridgewood, Laurel Lodge, Corduff and Loughshinny  Holmpatrick Shopping Centre  Skerries Point Shopping Centre  Balscadden, Naul, Garristown, Oldtown, Ballyboghil, Rowlestown, Coolquay and Rivermeade | | Local Centre ‘LC’  Rural  Village ‘RV’ | Level 5 Centres should meet the basic day to day needs of surrounding res- idents, whether as a rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb. Expected are a maxi- mum of one or two small convenience stores, newsagents, and potentially other supporting services. | Local shops |

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| CHAPTER 6  Proposed Amendment CH 6.5 | | |
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| Draft CDP 2017 – 2023 | 6.8 Retail Sector | 205 |

Insert new text atSection 6.8, subsection Retail Warehousing and Retail Parks

Notwithstanding the precautionary approach, Fingal and the Retail Planning Guidelines acknowledge there is evidence of consumer demand in Ireland for innovative types of large-scale retail warehouses which are capable of displaying a very wide range of bulky goods under one roof, together with a range of customer facilities. The scale of such outlets requires a regional, if not a national, population catchment. Accordingly, proposed exceptions to the 6,000 sqm retail warehouse cap may be considered on the merits of individual development applications.

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| CHAPTER 6  Proposed Amendment CH 6.6 | | |
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| Draft CDP 2017 – 2023 | 6.8 Retail Sector | 206-214 |

Amend/Delete the following at Section 6.8 Retail Policy and Core Retail Areas

* Amend Figure 6.1 Swords Core Retail Area to include the ancillary car parking of the Pavilions.
* Remove Verona Playing Fields from the Blanchardstown Core Retail Area.
* Remove Figures 6.7, 6.8 and 6.9 Core Retail Areas for Donabate, Lusk and Rush from the Draft Development Plan as these centres have been reclassified from Level 3 to Level 4 centres.

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| CHAPTER 6  Proposed Amendment CH 6.7 | | |
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| Draft CDP 2017 – 2023 | 6.9 Tourism Sector | 215 |

Insert new text at Section 6.9 Tourism Sector

Fáilte Ireland have developed five key principles in relation to Sustainable tourism planning, these can be summarised as follows: 1. Tourism, when it is well managed and properly located, should be recognised as a positive activity which has potential to benefit the host community, the place itself and the visitor alike. Sustainable tourism requires a balance to be struck between the needs of the visitor, the place and the host community. 2. Our landscapes, our cultural heritage, our environment and our linguistic heritage all have an intrinsic value which outweighs their value simply as a tourism asset. Sustainable tourism planning ensures that they can continue to be enjoyed and cherished by future generations. 3. Built development and other activities associated with tourism should in all respects be appropriate to the character of the place in which they are situated. 4. Strategic tourism assets including special landscapes, important views, the setting of historic buildings and monuments, areas of cultural significance and access points to the open countryside should be safeguarded from encroachment by inappropriate development. 5. Visitor accommodation, interpretation centres, and commercial/retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities. Sustainable tourism facilities, when properly located and managed can, especially if accessible by a range of transport modes, encourage longer visitor stays, help to extend the tourism season, and add to the vitality of settlements throughout the year. The Council will look favourably on sustainable tourism developments which are consistent with the five key principles outlined above and which comply with the proper planning and sustainable development of the County.

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| CHAPTER 6  Proposed Amendment CH 6.8 | | |
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| Draft CDP 2017 – 2023 | 6.9 Tourism Sector | 215/216 |

Insert new Objective ED at Section 6.9 Tourism Sector, after ED55

Promote and facilitate tourism as one of the key economic pillars of the County’s economy and a major generator of employment and to support the provision of necessary significant increase in facilities such as hotels, aparthotels, tourist hostels, cafes and restaurants, visitor attractions, including those for children.

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| CHAPTER 6  Proposed Amendment CH 6.9 | | |
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| Draft CDP 2017 – 2023 | 6.9 Tourism Sector | 218 |

Insert new Objective ED at Section 6.9, subsection Recreational Trails Network

Promote and facilitate the development of the Liffey Valley Greenway taking full account of the need to protect the natural and cultural heritage of the route and the need to avoid significant adverse impacts on European site(s) and species protected by law and ensure the integration of the Liffey Valley Greenway with other strategic trails in Fingal and in adjoining local authorities.

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| CHAPTER 6  Proposed Amendment CH 6.10 | | |
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| Draft CDP 2017 – 2023 | 6.9 Tourism Sector | 219 |

Insert new text at Section 6.9 Tourism Sector

Hampton Demesne, which is located to the east of Balrothery contains Protected Structure Nos. 91 (former outbuildings of Hampton Hall) and No.92 (six-bay two-storey house, former home of Hamilton family) respectively. An Integrated Tourism/Leisure development at Hampton Demesne will be facilitated where the Hampton Hall, the associated buildings and attendant grounds are conserved and Protected Structures, special character and setting protected and additional improved pedestrian and cycling access to Castlelands is provided.

Beech Park House, located to the south-west of Clonsilla village contains the Protected Structure Nos.709 and 710 which comprise the ‘former outbuildings of Beech Park house’ and the ‘house, lodge and gates’. Consideration will be given to a suitably scaled integrated tourism and recuperative centre at Beech Park House. The nature and extent of the facilities shall be determined primarily by the need to conserve the house, lodge and courtyard and their surroundings, which are of major architectural importance, and the special landscape character and heritage features of the land.’

Abbeville

The existing building complex is very extensive and accommodates a number of structures and attractive buildings in an extensive demesne type landscape. It is an exceptional site which, in the event of it no longer being suitable for residential use, could be reused to provide for future tourism, amenity and other recreational needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

The nature and extent of the facilities to be provided shall be determined primarily by the need to conserve the house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne.

An integrated tourism and recreational complex is encouraged on Abbeyville Demesne. This shall incorporate facilities which may include: Hotel / Conference Centre, Golf Course, Fitness Centre and at least one other extensive tourist/recreational facility. A strictly limited number of dwelling units, grouped in a courtyard type configuration, with the majority of the dwellings to be reserved for tourism use*.* ~~which shall be reserved for tourism use.~~

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| CHAPTER 6  Proposed Amendment CH 6.11 | | |
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| Draft CDP 2017 – 2023 | 6.9 Tourism Sector | 219 |

Amend Objective ED68

Facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into integrated tourist, leisure and recreational complex type developments subject to architectural conservation best practice, and proper planning and sustainable development,having regard to protecting the demesne type landscape and existing natural features, where appropriate.

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| CHAPTER 6  Proposed Amendment CH 6.12 | | |
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| Draft CDP 2017 – 2023 | 6.13 Land Use Zonings and Sectoral Building Requirements | 226 |

Update Table 6.3 Economic Development Zonings as per the amendments made to economic zonings throughout the Sheets.

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| CHAPTER 6  Proposed Amendment CH 6.13 | | |
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| Draft CDP 2017 – 2023 | 6.13 Land Use Zonings and Sectoral Building Requirements | 227 |

Amend Objective ED86 at Section 6.13 Land Use Zonings and Sectoral Building Requirements

Prepare and/or implement the following Masterplans during the lifetime of this Plan:

* Ballymadun (See Map Sheet 3, MP 3.A)
* Coolatrath (See Map Sheet 3, MP 3.B)
* Barberstown (See Map Sheet 3, MP 3.C)
* Folkstown Little (See Map Sheet 4, MP 4.C)
* Stephenstown (See Map Sheet 4, MP 4.D)
* Milverton (See Map Sheet 5, MP 5 D)
* Turvey (See Map Sheet 7, MP 7.A)
* Estuary West/Holybanks (See Map Sheet 8, MP 8.A)
* Estuary East (See Map Sheet 8, MP 8.B)
* Watery Lane (See Map Sheet 8, MP 8.C)
* Seatown (See Map Sheet 8, MP 8.D)
* Crowscastle (See Map Sheet 8, MP 8.F)
* Airport Masterplan (See Sheet 11, MP 11.D)
* Dubber (See Map Sheet 11, MP 11.B)
* Clonshagh (See Map Sheet 11, MP 11.C)
* Northwood (See Map Sheet 11, MP 11.A)
* Kilshane (See Map Sheet 12, MP 12.A)
* Whitestown Masterplan (see Map Sheet 6B, MP 6.F)

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| CHAPTER 6  Proposed Amendment CH 6.14 | | |
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| Draft CDP 2017 – 2023 | 6.13 Land Use Zonings and Sectoral Building Requirements | 232 |

Insert new text at Section 6.13, subsection Incubation Units, Workshops, Starter Units and Home Working

Co-working is a style of work that involves a shared working environment, often an office, and independent activity. Unlike in a typical office environment, those co-working are usually not employed by the same organisation. The concept of co-working is suitable for start-ups, entrepreneurs and freelancers. Opportunities exist where vacant/underused properties are available and can be used for co-working. The Council will support the concept of co-working, where appropriate.

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| Draft CDP 2017 – 2023 | 6.13 Land Use Zonings and Sectoral Building Requirements | 232 |

Amend Objective ED103

Promote the provision of workspace units, including co-working for SMEs, start-up companies and freelancers in general and with particular emphasis on ensuring their provision within large schemes to offer opportunities associated with clustering and networking.

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| CHAPTER 6  Proposed Amendment CH 6.16 | | |
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| Draft CDP 2017 – 2023 | 6.13 Land Use Zonings and Sectoral Building Requirements | 233 |

Amend Objective ED109

Encourage developments which are likely to generate significant levels of freight traffic to locate close to the existing County or national road network having regard to ~~TII policy~~ the DOELG's Spatial Planning and National Roads Guidelines for Planning Authorities (2012).