



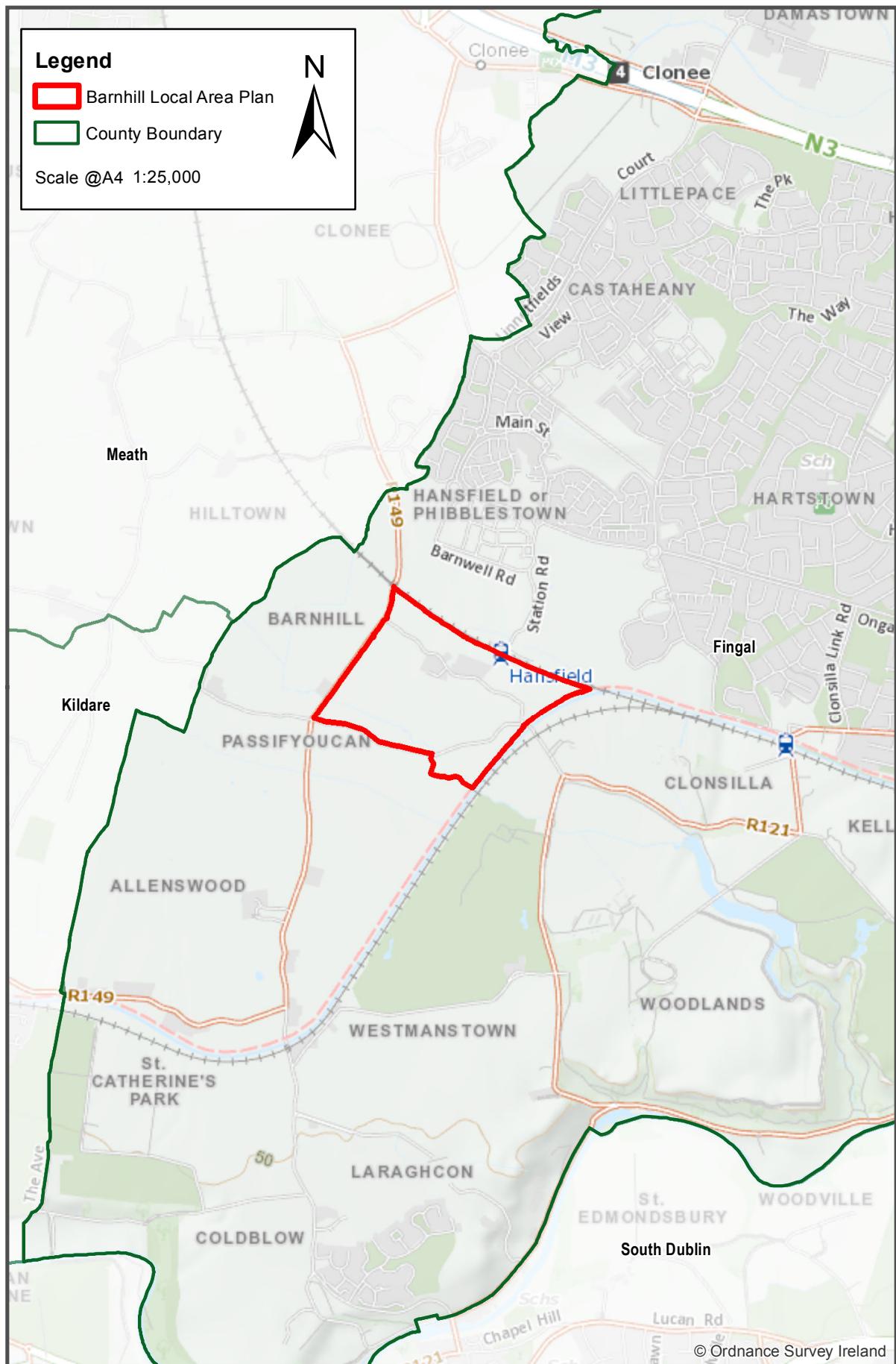
Having Your Say **STRATEGIC ISSUES PAPER**

BARNHILL
LOCAL AREA PLAN
2017-2023

June 2017



Location Map



Having Your Say

Your Role

The preparation of the Local Area Plan has two phases:

A Pre-Draft and Draft phase

Presently we are at the 'pre-draft' stage which is followed by the preparation and publication of a Draft LAP. At both stages the planning authority undertakes public consultation exercises and invites your comments.

If you are interested in the development of the Barnhill LAP and wish to contribute to the shaping of its future, please make a written submission to the Planning Authority at this stage before the 28th of July 2017.

Why should you get involved

Local input is considered vital to the entire LAP process and we value what you have to say. We hope that this issues paper will initiate interest and debate resulting in constructive, positive and helpful feedback. Submissions are not limited to the issues raised in this paper so please feel free to raise any other issue or area of interest/concern which you consider relevant.

Your submissions may be made in the following ways :

By post to
Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co Dublin.
K67 X8Y2

OR

By email to devplan@fingal.ie

Only submissions that are signed, addressed and received by the 28th July 2017 can be accepted. **Please note the submission date has now been extended to 11th August 2017.**

All submissions received during this period will be considered by the Council in the drafting of the new Local Area Plan



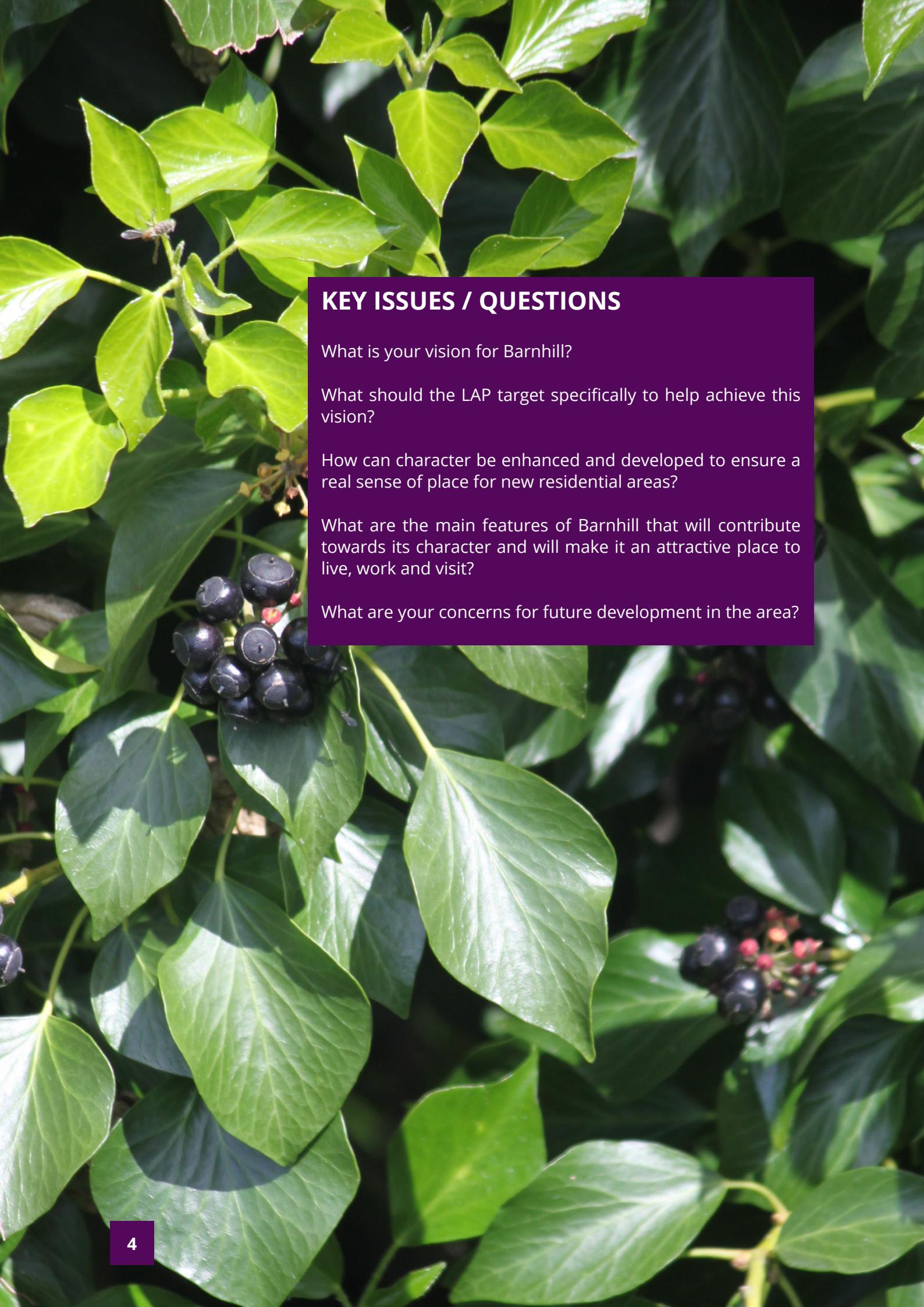
Introduction

Fingal County Council is commencing the Local Area Plan (LAP) for Barnhill (lands south of the Dublin-Dunboyne Rail Line) in order to provide a statutory framework for the proper planning and sustainable development of the tract of 45.64 hectares of undeveloped land zoned Objective 'RA' Residential Area with the objective to - 'Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure' and 3.88 hectares zoned Objective 'OS' Open Space with the objective to - 'Preserve and provide for open space and recreational amenities'.

The Fingal Development Plan 2017-2023 includes important quality of life initiatives such as the Green Infrastructure Strategy and an emphasis on high quality design. This LAP will enable these principles to be included with a strong emphasis on quality of life aspects such as neighbourhoods that support thriving communities, recreational spaces, new linkages and biodiversity. It will also facilitate a comprehensive assessment of infrastructure services in the area such as roads and foul and surface water facilities inclusive of SuDS (Sustainable Drainage Systems).

The plan review and preparation process will be guided by a wide range of considerations, such as public and stakeholder consultation, the key issues and needs identified by local communities and businesses, employment activities and opportunities, services and infrastructure available and required, heritage and environmental issues, statutory requirements, etc. This Issues Paper highlights key issues/questions that may need to be considered in preparing the Local Area Plan for Barnhill.

This site comprises in total approximately 49.52 hectares of land in Barnhill, Blanchardstown, Dublin 15. The land is located circa 3km from Blanchardstown Town Centre, 4.1km from Blanchardstown Main Street and 12.4 km from O'Connell Street, Dublin. It is situated directly south of Hansfield Rail Station and the Dunboyne to Clonsilla Rail Line, and, west of the Royal Canal and the Dublin-Maynooth Railway Line, and, east of the R149. The lands are flat, in agricultural use and characterised by field boundaries comprised of hedging and native tree species. There are 9 no. residential houses and 1 no. industrial type storage facility on the lands.



KEY ISSUES / QUESTIONS

What is your vision for Barnhill?

What should the LAP target specifically to help achieve this vision?

How can character be enhanced and developed to ensure a real sense of place for new residential areas?

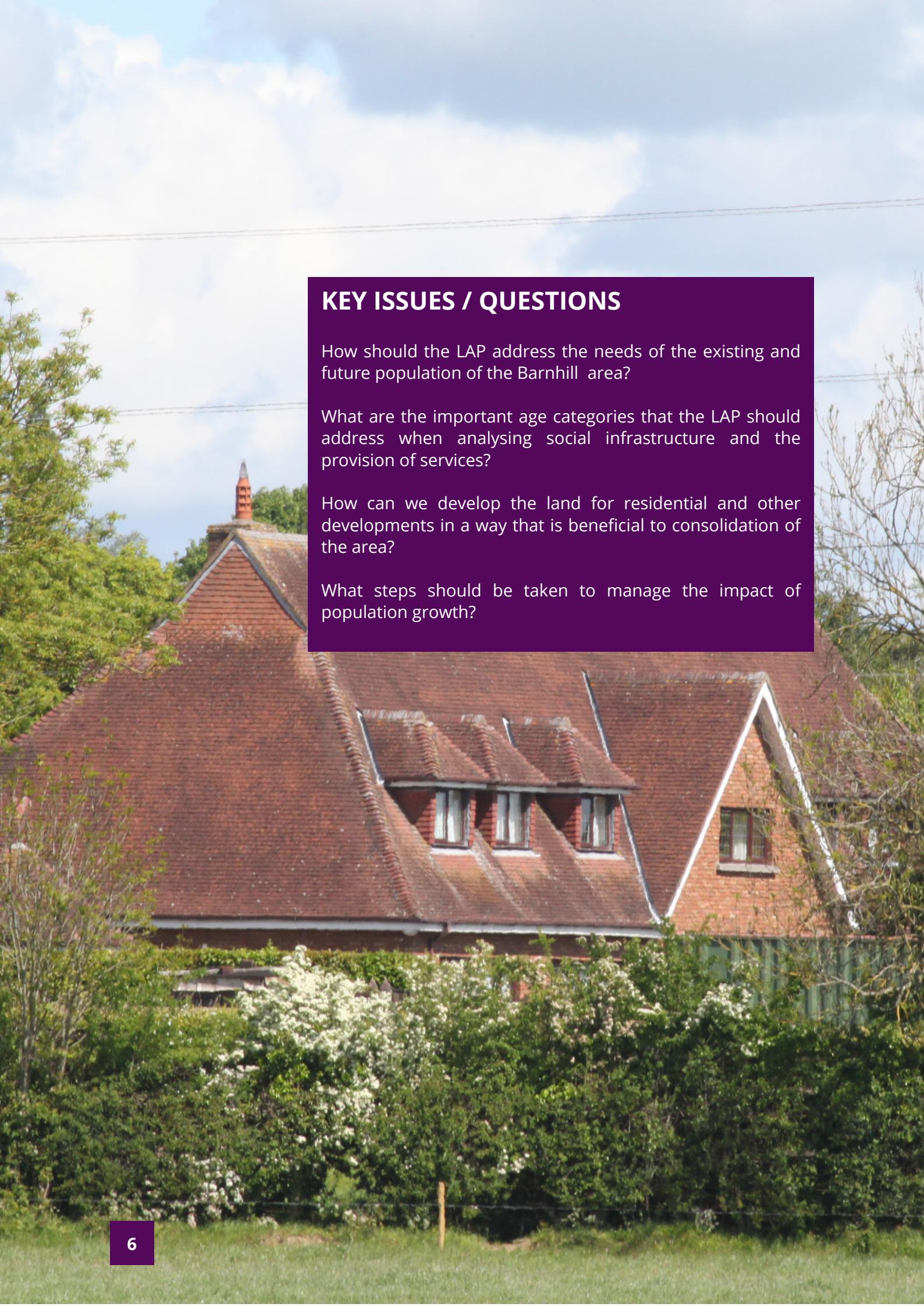
What are the main features of Barnhill that will contribute towards its character and will make it an attractive place to live, work and visit?

What are your concerns for future development in the area?

Vision for Barnhill

A Local Area Plan sets out a vision for the area it covers, specifies the type, amount and quality of development needed to achieve that vision, while seeking to protect and enhance the environment and amenities. It is a positive policy document intended to manage and influence change in our local surroundings, aiming to highlight opportunities and identify what needs to happen to ensure that the opportunities are realised for the area. Through the public consultation process a vision can be formulated for Barnhill.

This LAP offers an opportunity to develop a modern sustainable form of development which will be reinforced by the successful integration of the new community and existing communities in the area. The LAP will seek to provide high quality mixed type housing at varying densities across the LAP lands, accessibility to public transport, the creation of a hierarchy of local streets for good permeability throughout the area, along with a viable mix of commercial and community uses and high quality public open space and amenities. Strong emphasis is placed on the desire to see residential development occur in tandem with the provision of the necessary social, community and physical infrastructure.



KEY ISSUES / QUESTIONS

How should the LAP address the needs of the existing and future population of the Barnhill area?

What are the important age categories that the LAP should address when analysing social infrastructure and the provision of services?

How can we develop the land for residential and other developments in a way that is beneficial to consolidation of the area?

What steps should be taken to manage the impact of population growth?

Population & Housing

Blanchardstown is designated as a Metropolitan Consolidation Town in both the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPG's) and the Fingal Development Plan 2017-2023. Metropolitan Consolidation Towns present opportunities for intensive development and activity and to focus growth around dynamic urban quarters within the fabric of the Gateway and for opportunities for employment and services proximate to high population densities. The LAP will assist in delivering the strategic long term growth of Blanchardstown. As provided for in the Fingal Development Plan 2017-2023, the undeveloped RA residentially zoned lands, the subject of this LAP, have the potential to provide for an additional population of circa 4,500 persons.

KEY ISSUES / QUESTIONS

What housing types and densities are appropriate for the LAP lands in Barnhill generally?

What is the best way to accommodate the future housing needs of Barnhill, to ensure that the needs of different groups of people i.e. elderly, mobility impaired, first time buyers, families and single people can be adequately catered for?

Are live-work units (e.g. dwellings with artists' studios or crafts workshops) a viable option in the area? Where and how should they be provided?

How can innovative and contemporary designs be encouraged and realised in Barnhill?

How should we seek to integrate the surrounding established residential areas with the new development areas being created?

What elements contribute to an attractive residential layout and best create a distinctive character and sense of place in the area?

Developing New Residential Communities

The Fingal Development Plan 2017-2023 aims to secure the sustainable growth of towns by providing sustainable residential communities and delivering a high quality of life in terms of amenity, convenience and safety. New development areas should integrate into the established surroundings and promote social inclusion, while providing a good range of community and support services in appropriate, accessible locations.

New development areas should be connected, legible, attractive, well designed with a variety of adaptable dwelling types/sizes and densities, providing a sense of place and a high quality public realm. The LAP is an opportunity to enhance the character and identity of Barnhill. The future development of the LAP lands opens up opportunities to create a new urban landscape through the creation of a new built form and an enhanced environment. The principles of good urban design and the future built form are fundamental elements to creating, maintaining and enhancing a sense of place, ensuring that Barnhill develops into an attractive place to live, work and visit.

New residential areas provide the opportunity to minimise transport demand by providing a mix of appropriate uses at the right location, prioritising walking, cycling and public transport and working towards reducing car dependency. The LAP lands while currently in agricultural use provide an opportunity to expand existing residential areas and ensure effective use of existing investments in public transport in the area in particular Hansfield Railway Station.

The Local Area Plan will consider a hierarchy of heights and appropriate densities in response to the character of the plan area and having regard to the established residential areas, community uses in the area and any negative impact on the landscape surrounding Barnhill.



KEY ISSUES / QUESTIONS

What transport objectives should be included in the Plan?
Which objectives should take priority?

What improvements could be made to public transport links?

What measures are needed to create safe, good quality and attractive streets for people to move around, socialise and to do business?

How can the use of public transport, cycling and walking be promoted and the use of the private motor car be reduced?

How can facilities for the elderly and mobility impaired be improved?

Where should access points to the LAP lands from surrounding residential areas be reserved and where can existing linkages be improved?

Transportation and Movement

Barnhill is close to a number of transport links including the N3/M3 and the Dublin-Dunboyne Rail line. The existing road network of Barnhill consists of 2 no. small internal rural roads, one of which borders the land to the south, and both connecting the R149 to the R121. The R149 borders the lands to the west, the Royal Canal to the east and the Dublin-Dunboyne Rail Line to the north.

Improving transport linkages, better use of the existing rail and bus network along with alternative ways of travelling such as cycling and walking will be encouraged through the plan which will help to promote a more sustainable way of living. New residential communities will be closely linked to and integrated with the existing communities. In this regard, there is in place a permission for a new road and bridge to connect the Barnhill lands to the existing Ongar Road through the lands to the north in Hansfield.

Ease of movement into and out of an area has many benefits, such as fostering economic competitiveness, reducing greenhouse gases and noise pollution, promoting healthier lifestyles and providing maximum transport efficiency with the least environmental impact. The Local Area Plan will continue to promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. This includes ensuring that the design and layout of new developments provide permeability, linkages and connectivity to their surrounding areas, thereby minimising local trips by private car.

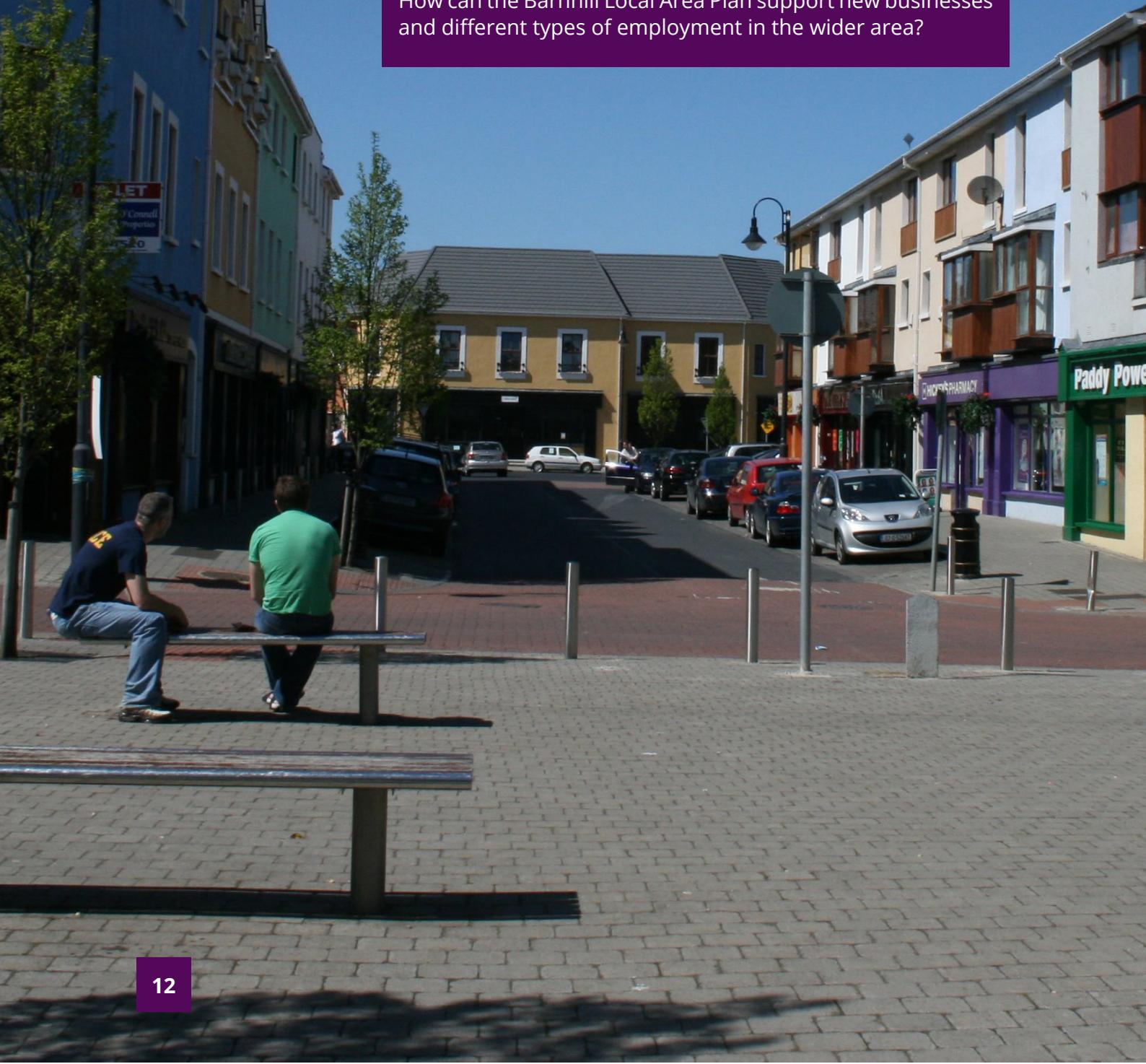
We would like to hear your views on the future provision of public transport, additional car parking provisions, creation of new links to the nearby centre of Clonsilla, Blanchardstown Centre, and existing strategic transport corridors in and around the area, as well as the future provision of walkways and expanded provision of cycle tracks to serve the area.

KEY ISSUES / QUESTIONS

What type of retail facilities are needed to meet the demand of future residents?

What type of non- retail facilities are needed within the area?

How can the Barnhill Local Area Plan support new businesses and different types of employment in the wider area?



Retail and Economic Development

Blanchardstown is designated as a Level 2 'Major Town Centre' in the Retail Strategy for the Greater Dublin Area 2008-2016 and is the largest commercial centre within the Metropolitan Area of Fingal. Its centre is composed of Blanchardstown Town Centre and Blanchardstown Village, both of which serve a significant catchment. Barnhill is located within 3km of the Dublin Enterprise Zone, a 1571 hectare land bank primarily zoned for Office, Research & Development, High Technology Manufacturing, Industrial, General Enterprise and Employment. It consists of 20 individual business Parks, 779 businesses, 16,920 employees and 1.18 million sqm of building floor area. There is potential to create an additional 20,000 jobs on the 716 hectares of undeveloped zoned and serviced land available.

The development of retail and non-retail services in the area and any expansion of existing facilities needs to be carefully planned and managed to ensure an appropriate mix of facilities at an appropriate scale.

KEY ISSUES / QUESTIONS

What type of community facilities and local services will be needed in Barnhill?

Do the current community facilities within the area cater for all sectors of the population, for example, the young and elderly populations?

Are there adequate schools in the area and are they easily accessible to the people that they serve?

Are there adequate health and childcare facilities in the Barnhill area that are easily accessible to all?

Can you identify other possible locations appropriate for community facilities?

Education and Community

Well developed educational and community facilities can ensure a good quality of life and social interaction for all residents. These amenities can include childcare and educational facilities, nursing homes and health centres, libraries, facilities for older people, places of worship and community halls.

In terms of educational facilities, the Barnhill area is currently served by primary and post primary facilities in Hansfield to the north and a primary school, Scoil Choilm Community National School and a post-primary school, Luttrellstown Community College to the east.

It is envisaged that any future requirement for schools which may arise on foot of the development of the LAP lands will be delivered in a co-ordinated manner in consultation with the Department of Education and Skills..

KEY ISSUES / QUESTIONS

Is there an adequate quantity and quality of play, open space and recreational facilities in the Barnhill area or environs?

Are there deficiencies in the existing nearby open spaces and, if so, where could new parks/open spaces and recreational areas be located?

How can the Plan utilise and enhance existing amenity areas in the area and provide for both passive and active recreation?

How do you think the Plan can provide opportunities for good connectivity for recreational walking and cycling purposes? Is there any specific location where you feel this Plan can address this issue?

Open Space & Recreation

Recreational facilities and open spaces are important amenities which contribute to the character of an area and can include passive and active recreational areas, formal landscaping and natural areas.

Public open space is one of the key elements in defining the quality of a neighbourhood environment, in relation to passive and active amenity, and its ecological and environmental aspects.

An expanding population generates increased demand for the provisions of services and amenities and it is of the utmost importance that these are provided in tandem with new development. One of the key issues of this Local Area Plan process is to address the delivery of these essential facilities as new communities are created.

KEY ISSUES / QUESTIONS

How best can we integrate a Green Infrastructure approach to the lands incorporating the themes of open space, biodiversity, landscape, water and archaeology?

How do we make sure that development improves our natural heritage/landscape, promotes biodiversity and minimise the loss of, or damage to, our natural heritage?

How do we best protect and manage the environmental resources available to deliver environmental, social and economic benefits and services to the local area?

What greening initiatives should be considered for the area and incorporated into any new developments?

How can the Barnhill LAP contribute to the protection and appreciation of any archaeological sites?

Green Infrastructure, Biodiversity, Heritage & Landscape

The term Green Infrastructure is used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. This includes the nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas which surround and are threaded through our towns and urban areas. The principles of Green Infrastructure planning are central to sustainable land use and development. Green Infrastructure is a 'quality of life' issue as it contributes to the protection of both the urban and rural environments - for people, for biodiversity and for our ecosystems.

The Fingal Development Plan 2017-2023 and the Fingal Biodiversity Action Plan 2010-2015, (setting a template for the next 20 years), both seek to establish wildlife corridors and green networks across the County. The challenges we are now facing is how to balance the development of compact urban areas, through the intensification of mixed-use areas built around the public transport system, with more sustainable forms of development in order to encourage approaches which effectively work with nature.

The protection of the built and natural heritage forms an important element in the preparation of LAPs. With regard to the Barnhill LAP specifically, there are no recorded archaeological monuments located on the land, however archaeological investigation will occur when development occurs to ensure the protection of any undiscovered built heritage.

In overall terms the landscape, natural environment, and biodiversity are a valuable resource, which can be vulnerable to the effects of new development. In this regard, it is imperative to focus on maintaining and improving these resources and ensure that development is planned and managed so that it does not result in diminishing these natural assets.

KEY ISSUES / QUESTIONS

What are the main infrastructural problems that should be considered in the Local Area Plan?

What measures should be included in the Plan to ensure that waste is reduced and disposal of waste is better managed? Is there a need for the provision of additional recycling areas?

What are the energy networks and telecommunication needs within the Plan area?

How can Sustainable Drainage Systems be further encouraged and utilised within Barnhill?

How can the Barnhill LAP encourage energy conservation and energy efficiency and the provision and development of alternative sources of renewable energy?

Do you see Barnhill becoming a 'green hub' and if so how do you see this being achieved?

Utility, Infrastructure and Communications

The sustainable growth of Barnhill is dependent on the satisfactory provision of service infrastructure, utilities, energy and communication networks. There is a need to plan for all of these elements so as to ensure that there is adequate availability to support future sustainable development. The phasing of development in tandem with the provision of necessary infrastructure and utilities will also be critical to the future sustainable development of the area. The key areas for consideration under this heading include:

- Wastewater Disposal
- Surface Water Disposal and Sustainable Drainage Systems (SuDs)
- Water Supply and Quality
- Waste Management
- Energy Infrastructure and Telecommunications

KEY ISSUES / QUESTIONS

How is climate change impacting on Barnhill? How will it impact in the future?

How can renewable energy sources be better promoted in Barnhill?

Are there energy initiatives that could be introduced into Barnhill and facilitated through the Plan?

What areas in Barnhill, if any, have experienced flooding?

What have been the causes of flooding?

What measures should be included in the Plan to deal with flood risk and assessment?

Climate Change, Renewable Energy & Flooding

The way in which urban areas such as Barnhill develop into the future can have a huge impact at local level on reducing the impacts of climate change.

This can include measures such as:

- **promoting reduced travel demand by integrating land use and public transport,**
- **encouraging passive solar design and energy efficient buildings,**
- **facilitating an increase in the modal share of sustainable modes of travel,**
- **promoting waste reduction and the re-use of existing building stock.**

In the context of an urban area such as Barnhill it may be appropriate to investigate the potential for the use of renewable energy sources and the incorporation of energy efficiency measures into the Barnhill LAP such as:

- **encourage development that utilises renewable energy supply systems and/or**
- **encourage the use of measures such as the installation of a District Heating System which works like a domestic central heating system only on a larger scale.**
- **Design houses within a layout that maximises solar gain.**

Development if not managed appropriately can exacerbate the natural flooding process. The Department of the Environment and the Office of Public Works have published The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009, which require Planning Authorities to ensure that, where relevant, flood risk is a key consideration in preparing a Local Area Plan. The aim of the guidelines is to avoid flood risk where possible, substitute less vulnerable uses when avoidance is not possible and mitigate and manage the risk where avoidance and substitution are not possible.

As part of the preparation of the Local Area Plan for Barnhill Fingal County Council will include policies and objectives to support the reduction of the impacts of climate change, energy conservation and greater use of renewable energy sources/technologies as well as identifying measures to minimise the potential for flooding in the area.



Strategic Environmental Assessment

Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. SEA is based on decision making at a strategic level. There are a number of steps involved in this process, including the following;

- Preparation of an environmental report where the likely significant environmental effects are identified and evaluated.
- Consultation with the public, contiguous local authorities and environmental authorities (Environmental Protection Agency, Dept. of Housing, Planning, Community & Local Government; Dept. of Arts, Heritage, Rural & Gaeltacht Affairs; Dept. of Communications, Climate Action and Environment and Irish Water).
- Incorporation of the findings of the report and the outcome of the consultations in deciding whether to adopt or modify the Draft Local Area Plan.
- Publication of the decision on the adoption of the plan and outline how SEA influenced the outcome.

The environmental report is the core of the SEA process. The environmental report will contain the likely significant effects on the environment of implementing the plan which must be identified, described and evaluated in the report. In determining the effects on the environment the following will be considered:

- Population
- Biodiversity
- Human health
- Flora/Fauna
- Soil
- Water
- Climate Factors
- Material Assets
- Cultural Heritage

The interaction of all of the above will also be taken account of.

The Council has decided to undertake a SEA as part of this plan. In this regard, the Draft LAP will be accompanied by an 'Environmental Report' evaluating the potential impacts of the proposed plan on the environment. This Report will be available to view at the same time as the Draft Plan. Any comments in relation to the preparation of the SEA are welcome.



Appropriate Assessment

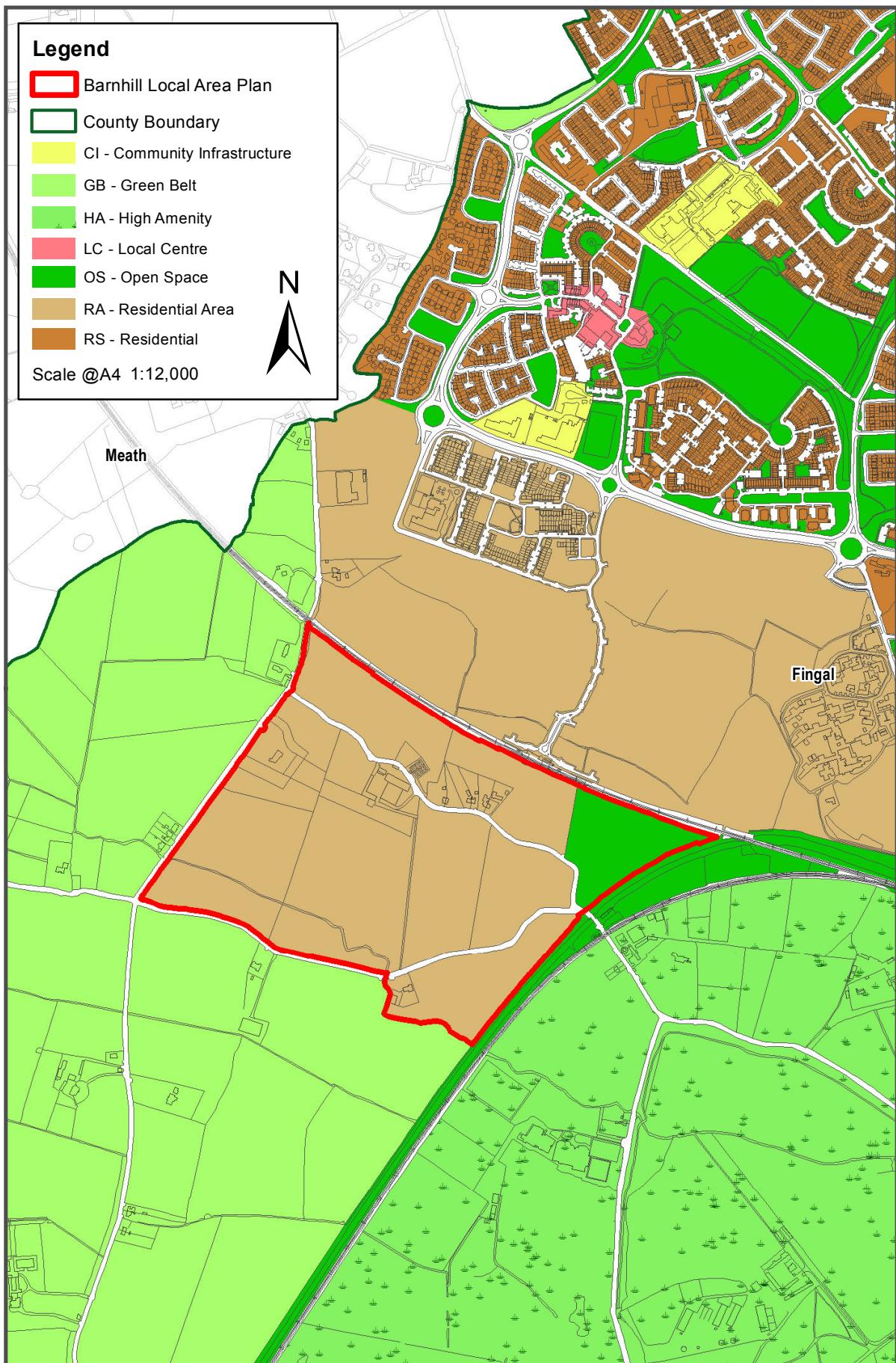
EU Habitats Directive 'Appropriate Assessment'

'Appropriate Assessment' (AA) is a process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site¹ and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. This is understood to include Natura 2000 Sites not situated in the area encompassed by the Draft Plan or scheme but could potentially be impacted upon through 'ex-situ' impacts which may include a study area up to 15km. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies which may impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

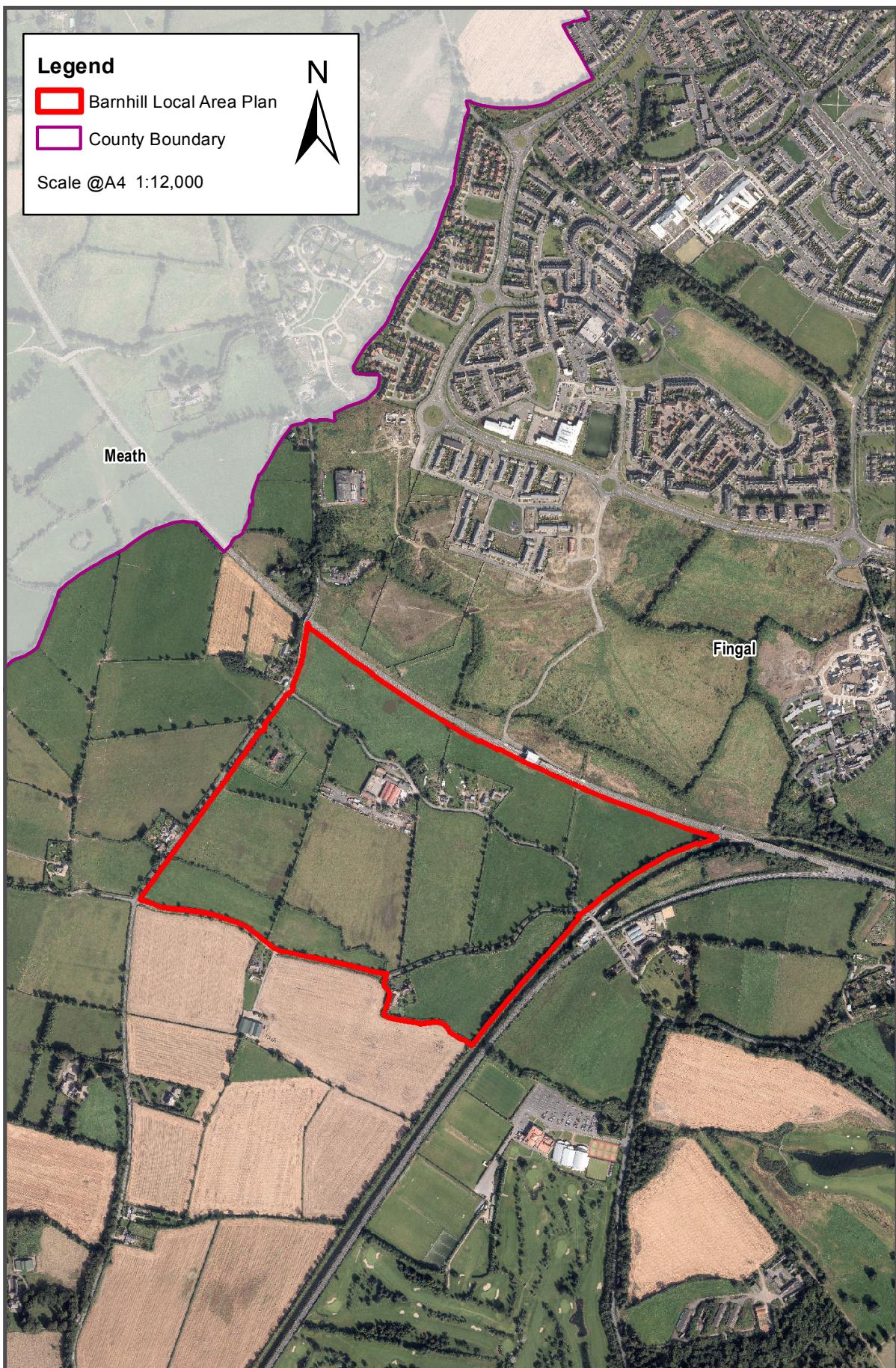
The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any impacts on European sites by identifying possible impacts early in the plan-making process and writing the plan in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in impacts on European sites, and no further practicable mitigation is possible, then it must be rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

¹ Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

Development Plan 2017 - 2023 Zoning



Aerial Location Map



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**Comhairle Contae
Fhine Gall**
Fingal County
Council

