

Uimhir Thagarta Uathúil: FIN-C453-1081

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Stádas: Submitted

Aighneacht:

Sustainable Skerries submission to the Draft FDP May 2022

Comhairliúchán:

Draft Fingal County Development Plan 2023-2029

Chapter 3: Sustainable Placemaking and Quality Homes

Caibidil: Section 1: Written Statement» Chapter 3: Sustainable Placemaking and Quality
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In this chapter we welcome plans to prioritise sustainable active transport modes and to encourage the development of car free neighbourhoods and streets. The promotion of a clean air and noise reduction approach to public realm in town and village centres through pedestrianisation of streets and/or restriction of through traffic where possible and appropriate is also a positive aspect of the plan. The promotion of suitable, appropriately sized enterprises within rural villages to minimise the need for commuting is another welcome step towards reducing congestion, emissions and pollution. We were also pleased to see that the plan will ensure that new residential development incorporates energy efficiency measures and promotes innovative renewable energy opportunities, for example by passive solar design, natural ventilation, and vegetation (green roofs etc) on buildings and makes most effective and sustainable use of water, aggregates and other resources. To ensure this is implemented we wish to see this **written into building regulations and strictly enforced to avoid retrospective requirements for retrofitting**.

Given the intensive use of natural resources and the emissions created from building materials we encourage the measures to **support the refurbishment and retrofitting of existing buildings** and recommend that this be **extended to all areas of Fingal where appropriate**. We also welcome efforts to preserve greenbelts in Fingal in order to safeguard valuable countryside. The additional requirement that safe access to a new house be designed so that it avoids the need to remove long or significant stretches of roadside hedging and trees is also a welcome step toward preserving wildlife and natural resources.

Given the alarming recent findings regarding sea level rise in Dublin which is occurring faster than expected (rise in Dublin-Bay is occurring at approximately double the rate of global sea-level rise, Parnell and colleagues, 2022), it is essential to uphold the new requirement that no new houses are permitted on High Amenity zoned lands which are located between the sea and the coast and even to **extend this to building houses beyond this proximity to the sea in conjunction to projected sea-level rise**. Furthermore, **those living in high-risk areas to sea-level rise, potential flooding and coastal erosion (e.g. Balbriggan, Skerries, Loughshinny, Rush, Portrane, Donabate and Malahide) should be supported and consulted with in order to create plan for community adaptation and, in some instances, relocation**.

We further recommend the **inclusion of additional details for the following objectives**:

Objective SPQHO2: Prioritises sustainable active transport modes by providing safer cycle lanes and community

public transport services (*particularly when the concept of a 15 minute town is not viable*) that meet the needs of its residents. This is particularly important when no provision has been made for new shops and schools close to the new housing developments

Objective SPQHO4: Enhance the visual amenity of existing town and village centres, minimising unnecessary clutter and proliferation of street furniture and provide guidance on public realm design, including wirescape, shopfront design, street furniture (including native and / or pollinator friendly / ecologically valuable plants and trees), signage and the adequate provision of bins and recycling options.

Objective SPQHO9: Focus new residential development on appropriately zoned lands within the County, within appropriate locations proximate to existing settlement centres where infrastructural capacity is readily available, and along existing or proposed high quality public transport corridors and active travel infrastructure in a phased manner alongside the delivery of appropriate physical and social infrastructure. Active travel options should also be provided while liaising with the Transport Infrastructure Ireland to ensure public transport options to and from new developments to local amenities such as shops and libraries.

Objective SPQHO19 Promote and encourage schemes which promote innovative ways of addressing dementia friendly issues in the built environment, such as the provision of community managed gardens

Objective SPQHO29 Ensure residential new builds include the provision of infrastructure for the harvesting of rainwater where it is feasible and cost-effective. (E.g. the provision of a rain-water harvesting system for every new dwelling)

Documents Attached: Níl