Uimhir Thagarta Uathúil: FIN-C453-1250   **Údar:** Cllr Brian Dennehy
Stádas: Submitted
Aighneacht: Chapter 14

Comhairliúchán:
Draft Fingal County Development Plan 2023-2029

Development Management Standards

Caibidil: Section 1: Written Statement » Chapter 14: Development Management Standards

All Class 1 open space area's conditioned in planning permissions granted for four dwellings and over will require that no financial contributions in lieu of open space will be accepted.

All Class 1 open space area's conditioned in planning permissions granted for four dwellings and over will require the full ownership of the physical property to be transferred to Fingal County Council prior to completion of any developments granted permissions.

Require a minimum 10% of a proposed development site area be designated for use as public open space. The Council has no discretion to accept a financial contribution in lieu of remaining open space requirement required under Table 12.5, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table12.5. The Council has no discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision or upgrade of Regional Parks in exceptional circumstances where the provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities is not achievable, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 12.5. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.

Ensure a minimum open space provision for dwelling houses (exclusive of car parking area) as follows: • 3 bedroom houses or less to have a minimum of 72 sq m of private open space located behind the front building line of the house. • Houses with 4 or more bedrooms to have a minimum of 90 sq m of private open space located behind the front building line of the house. Narrow strips of open space less than 2 mtrs wide to the side of houses shall not be included in the private open space calculations.

Require a minimum 10% of a proposed development site area be designated for use as public open space. The Council has no discretion for the remaining open space required under Table 12.5 to allow provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table 12.5. The Council has no discretion for the remaining open space required under Table 12.5 to allow provision or upgrade of Regional Parks in exceptional circumstances where the provision or

upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/ amenity facilities is not achievable. This is subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 12.5.

Require the monetary value in lieu of open spaces to be 100% the value calculated with the Fingal County Council Development Contribution Scheme

Cease the practice of accepting monetary value in lieu of open spaces to be in line with the Fingal County Council Development Contribution Scheme

All roads in new residential developments in Fingal to be directed to be surfaced with tarmacadam producing reduced noise levels from passing traffic.

Provision be made for the use of water storage butts in all new residential developments in Fingal where a water butt of a minimum capacity of 200 litre be provided with which each new housing unit.

Documents Attached: Níl