

Proposed Material Alterations to the Draft Fingal Development Plan 2017-2023

Book of Maps, Sheets 1 - 16

4th November 2016



**Fingal Development
Plan 2017-2023**

**Comhairle Contae
Fhine Gall**
Fingal County
Council



**Proposed Material Alterations to the Draft
Fingal Development Plan 2017-2023**

Book of Maps, Sheets 1 - 16

4th November 2016

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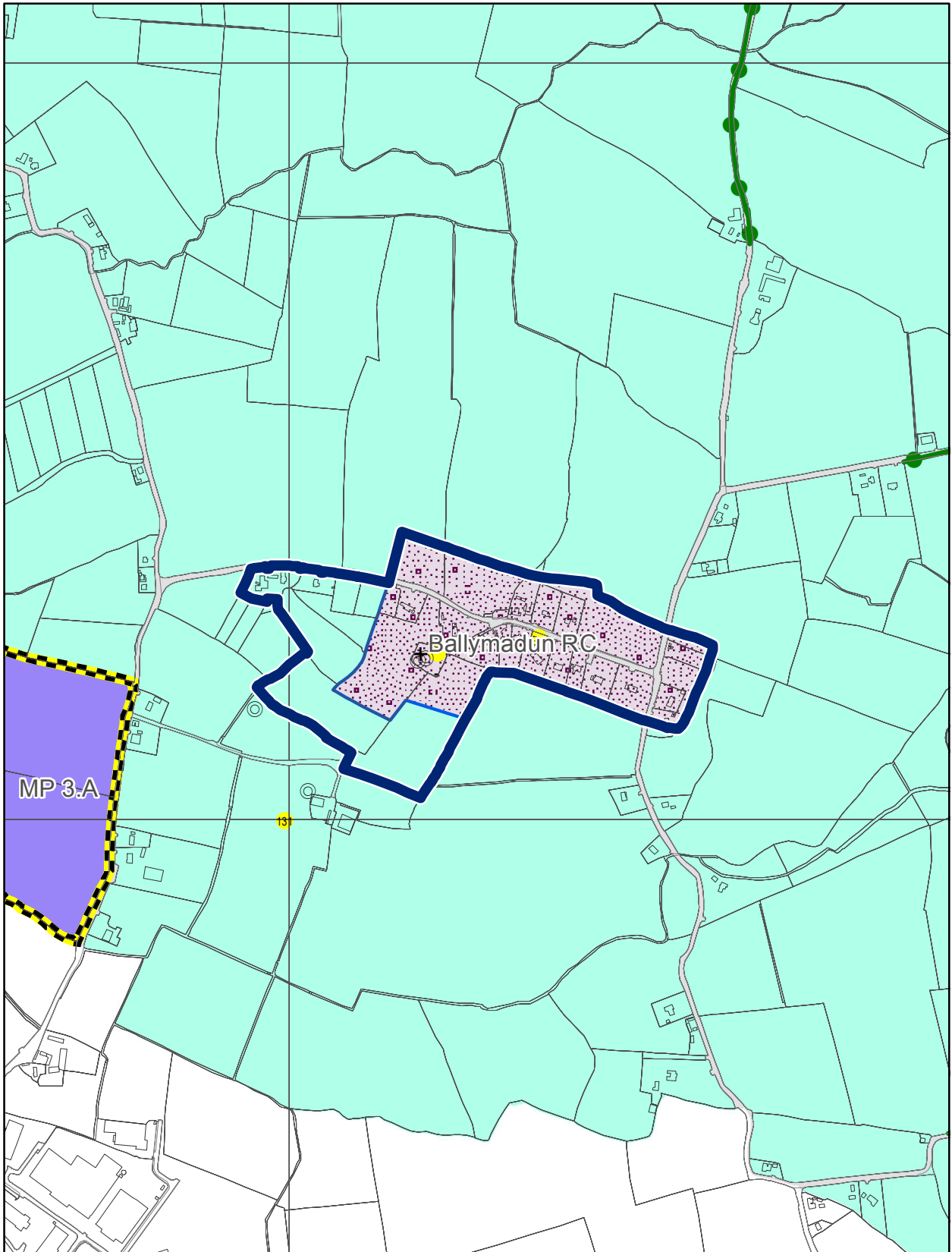
BOOK OF MAPS, SHEETS 1 TO 16



PROPOSED AMENDMENTS TO DRAFT DEVELOPMENT PLAN SHEETS

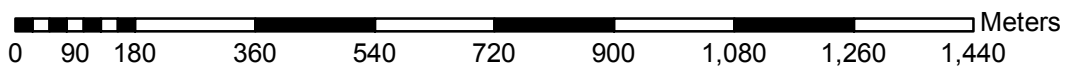


Sheet 2 - Fingal North	No Proposed Amendments
Sheet 3 - Fingal Central	1-8
Sheet 4 - Balbriggan	9-13
Sheet 5 - Skerries	14-20
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Sheet 16 - Green Infrastructure 3	No Proposed Amendments

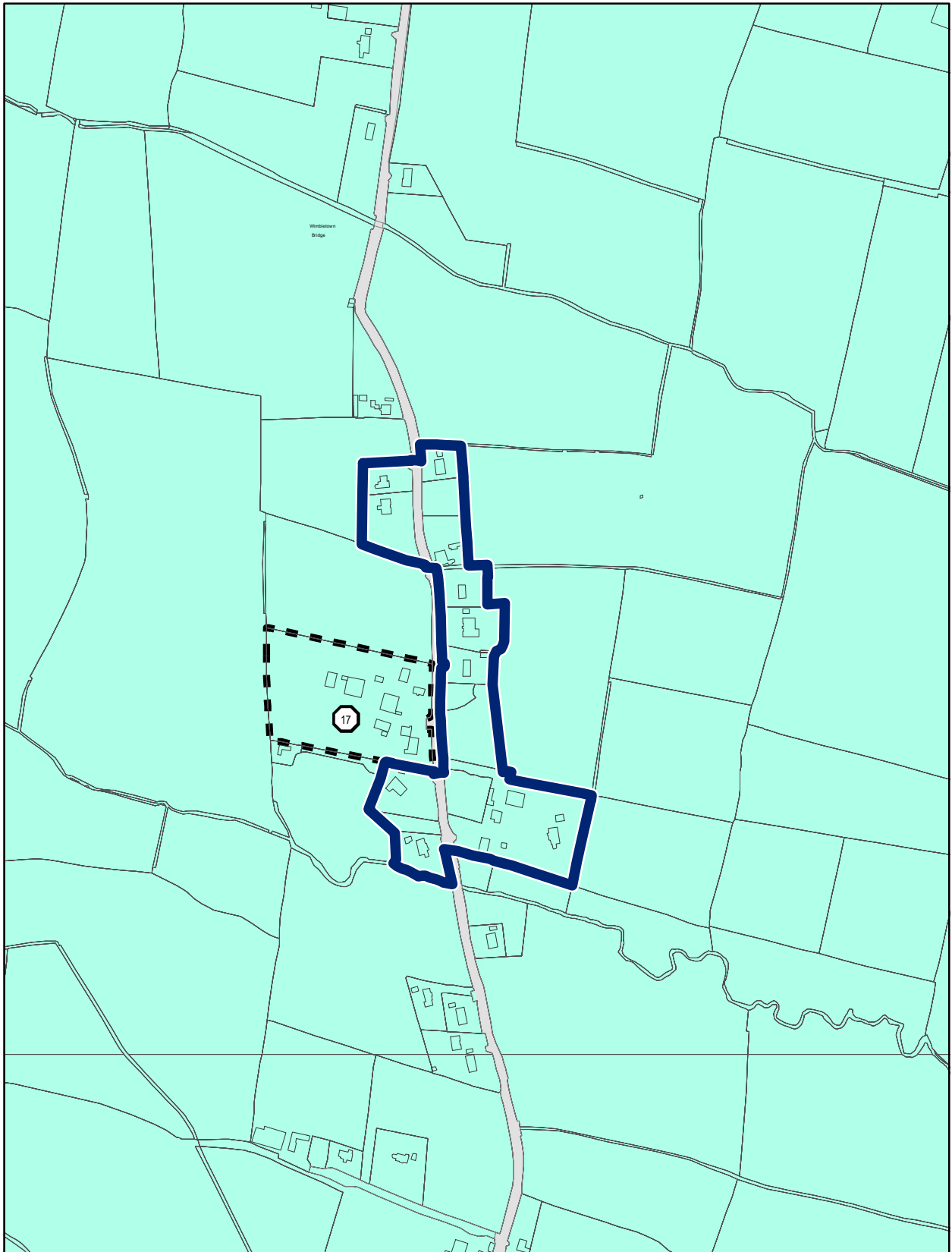


PA SH 3.1

Extract Draft Development Plan Sheet: 3

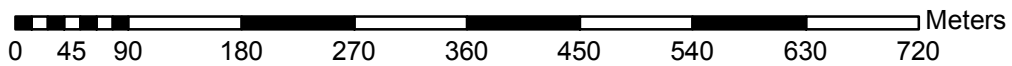


Amend zoning from RC – ‘Rural Cluster’ to RV – ‘Rural Village’ and RU - ‘Rural’ to RV-Rural Village at Ballymadun

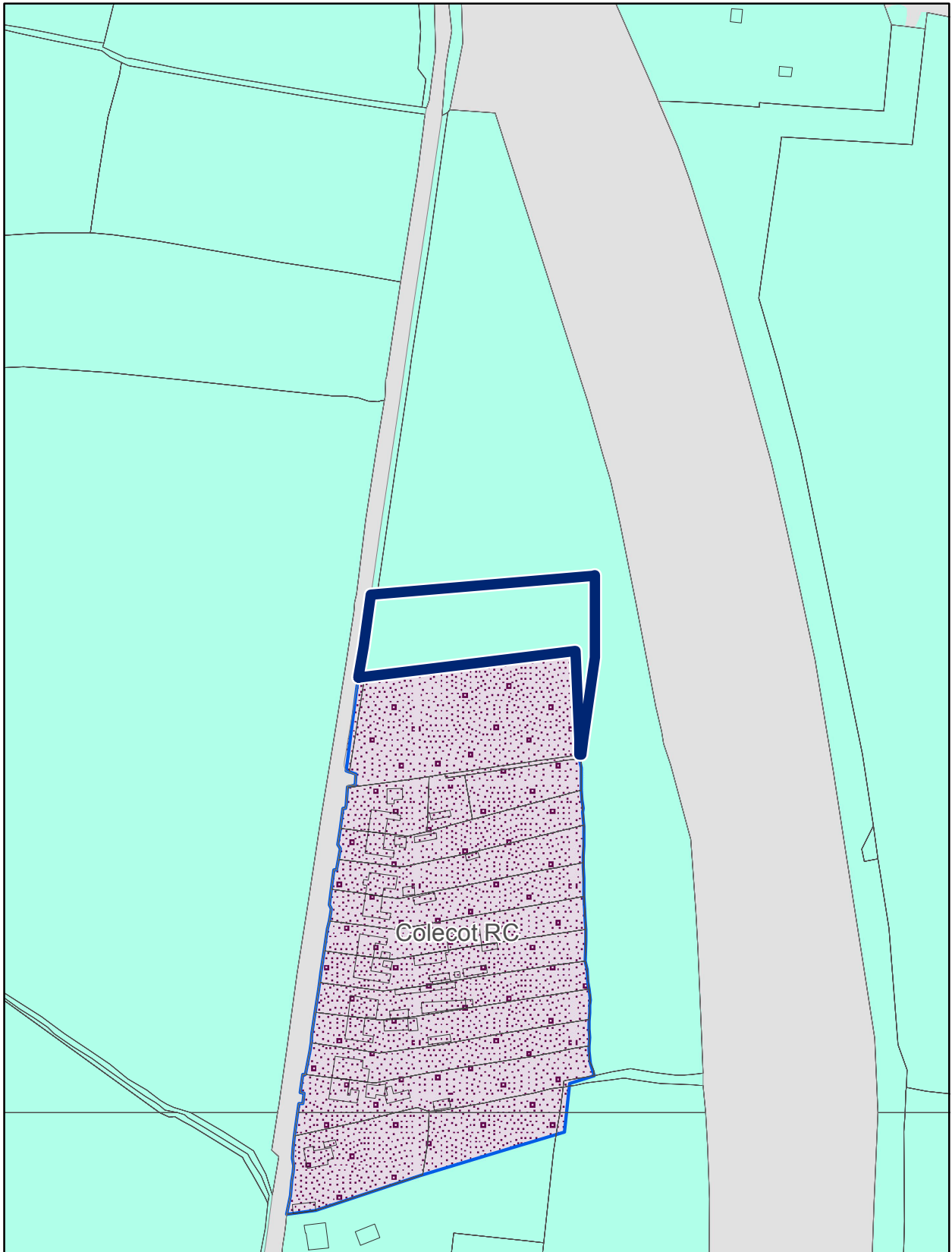


PA SH 3.2

Extract Draft Development Plan Sheet: 3

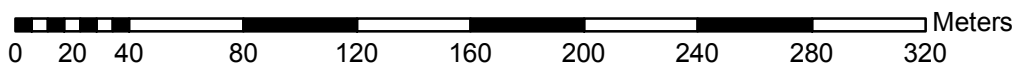


Amend zoning from RU - 'Rural' to RC - 'Rural Cluster' at Wimbletown South

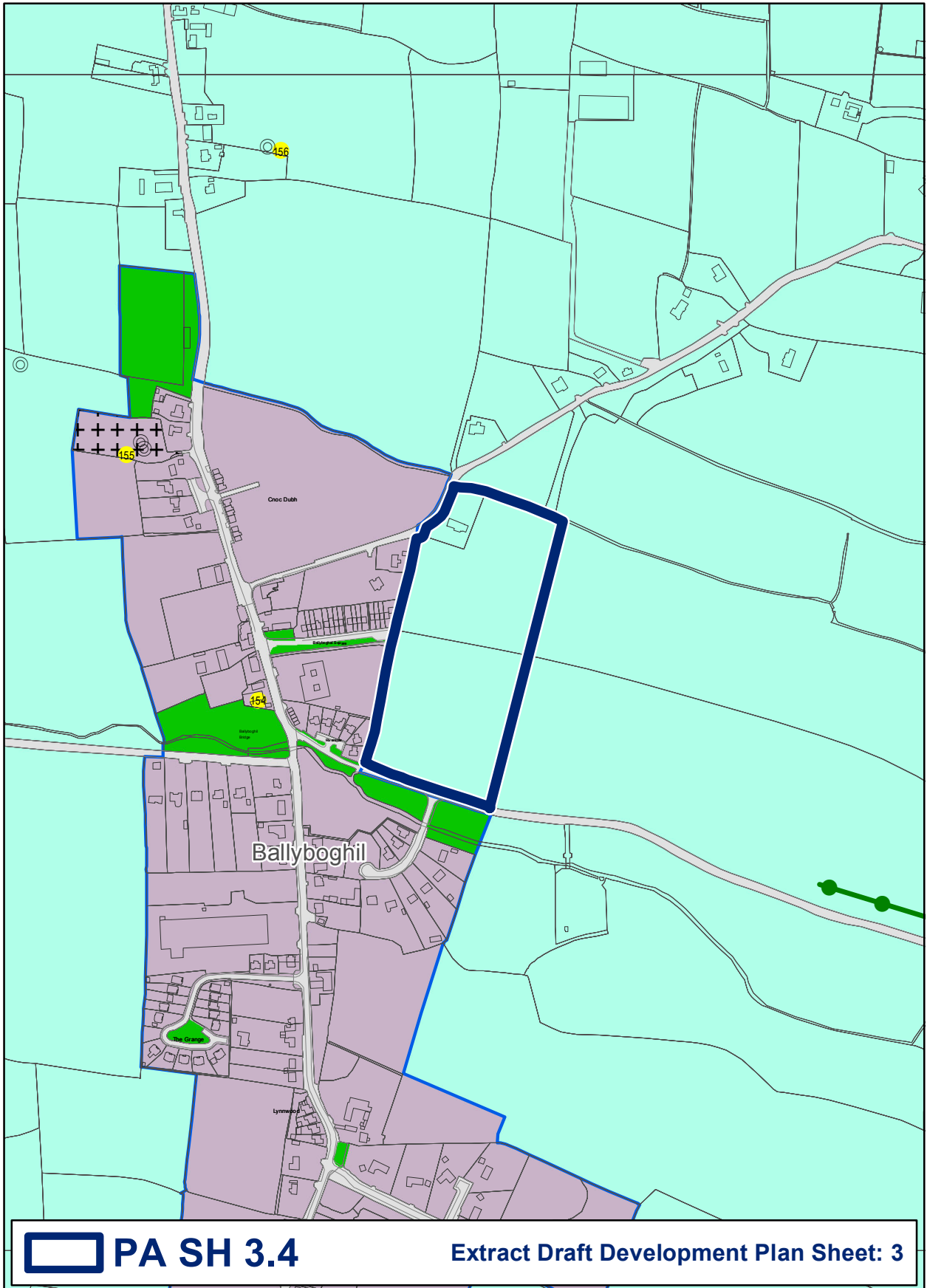


 **PA SH 3.3**

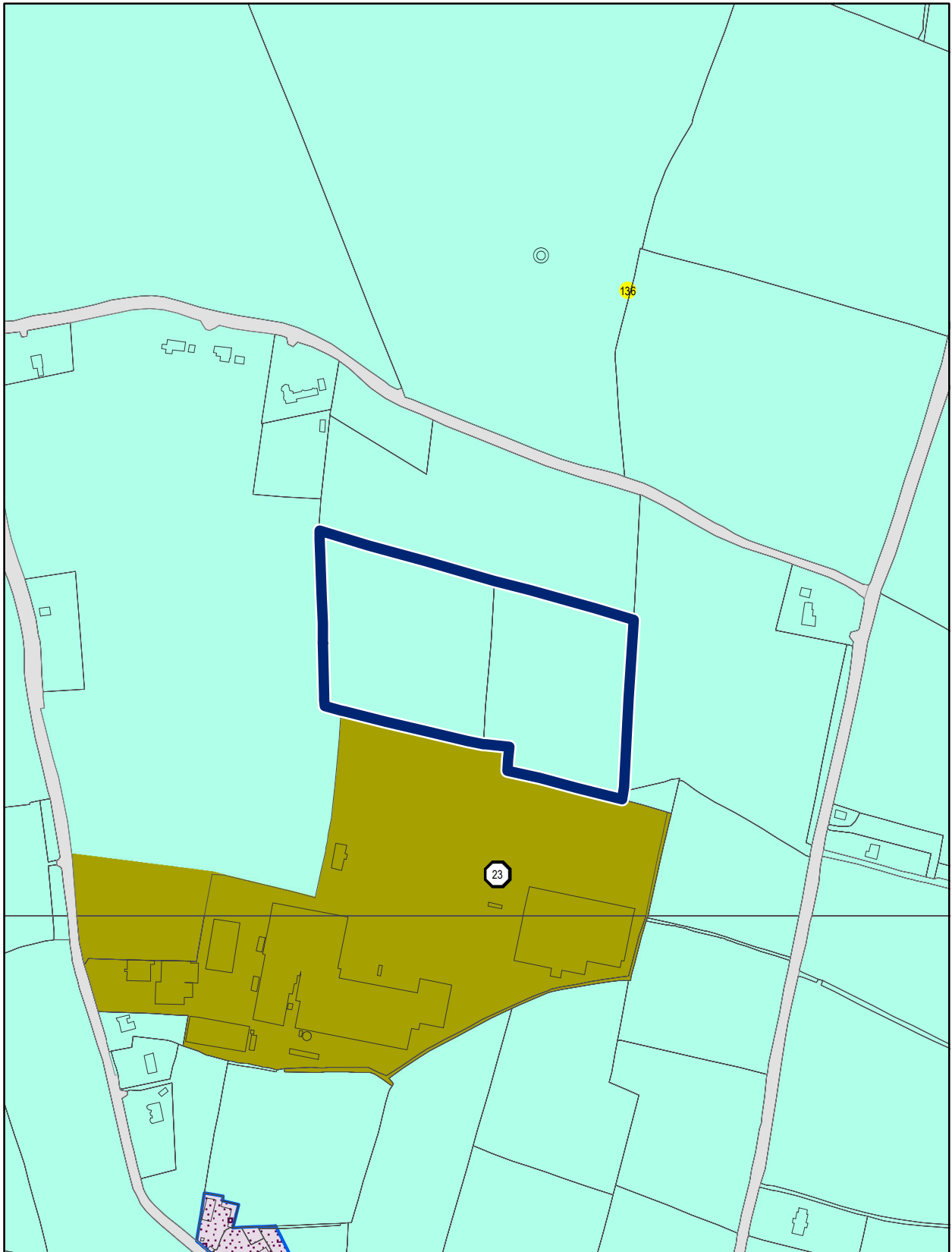
Extract Draft Development Plan Sheet: 3



Amend zoning from RU - 'Rural' to RC – 'Rural Cluster' at Colecot RC

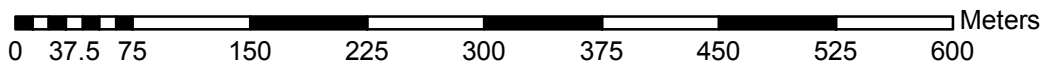


Amend zoning from RU - 'Rural' to RV – 'Rural Village' at Ballyboughal

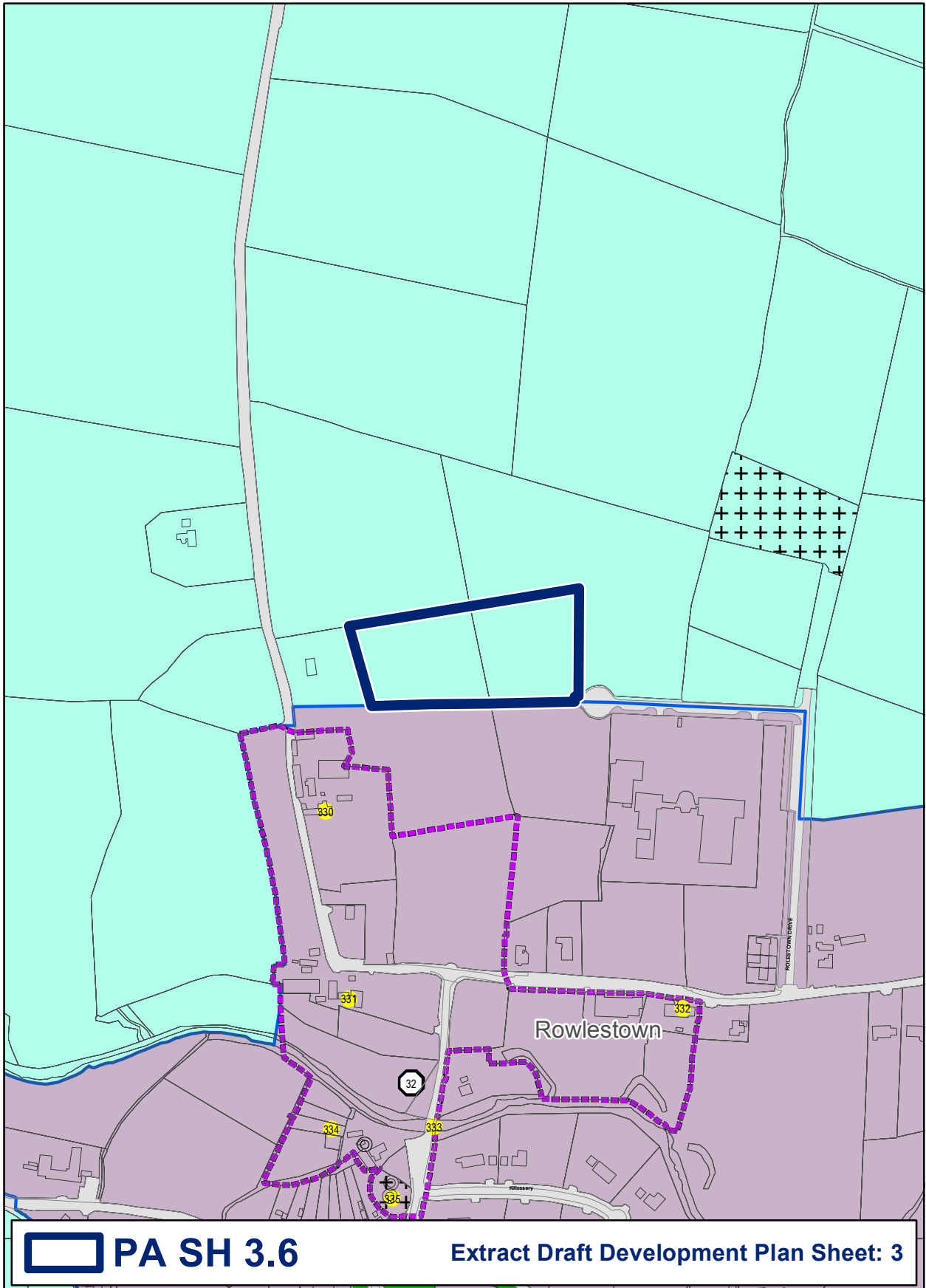


 **PA SH 3.5**

Extract Draft Development Plan Sheet: 3

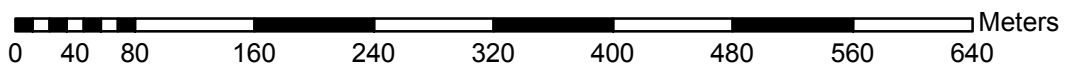


**Amend zoning from RU - 'Rural' to FP - 'Food Park' at Sam Dennigan & Co.
Palmerstown**

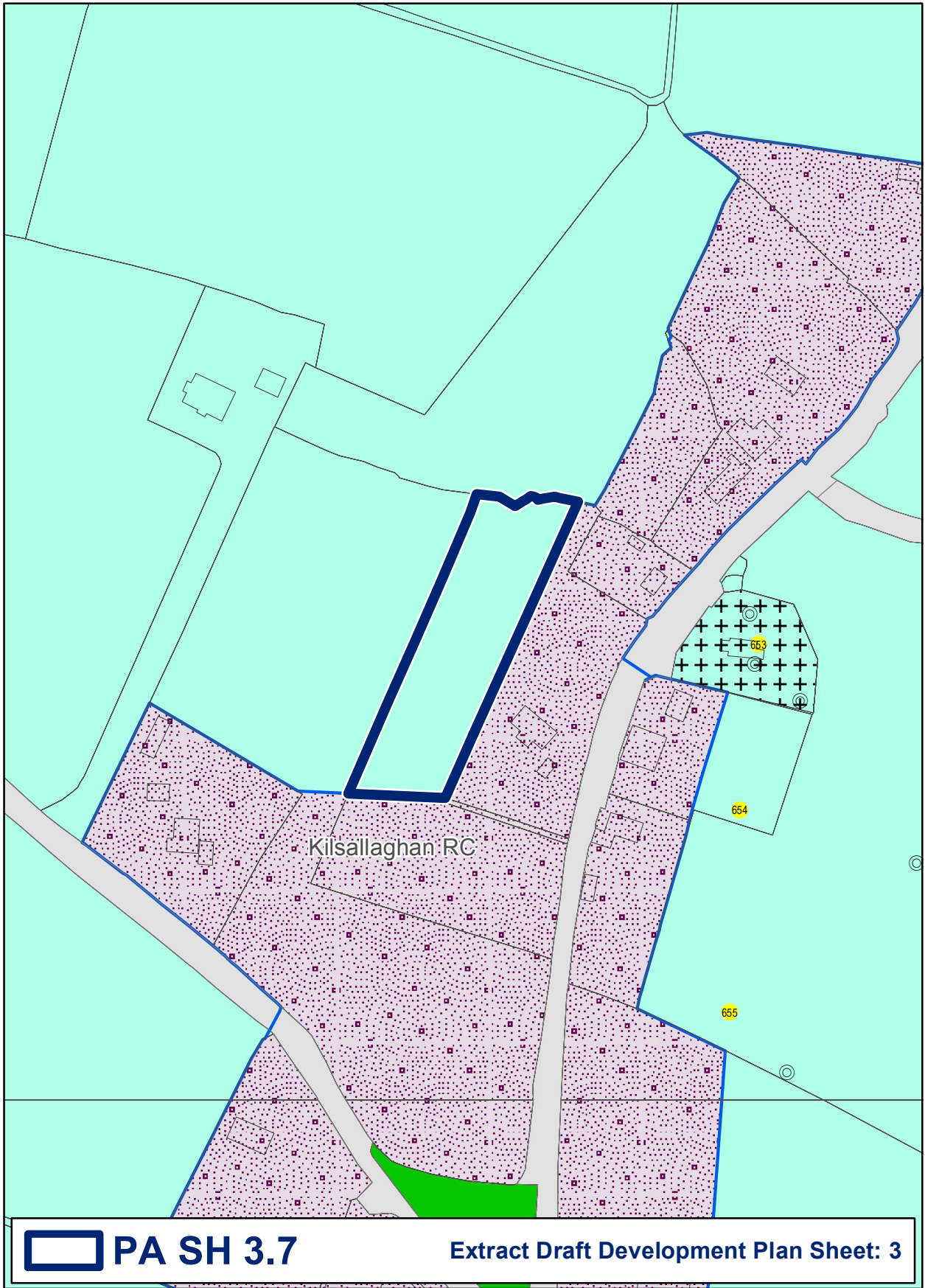


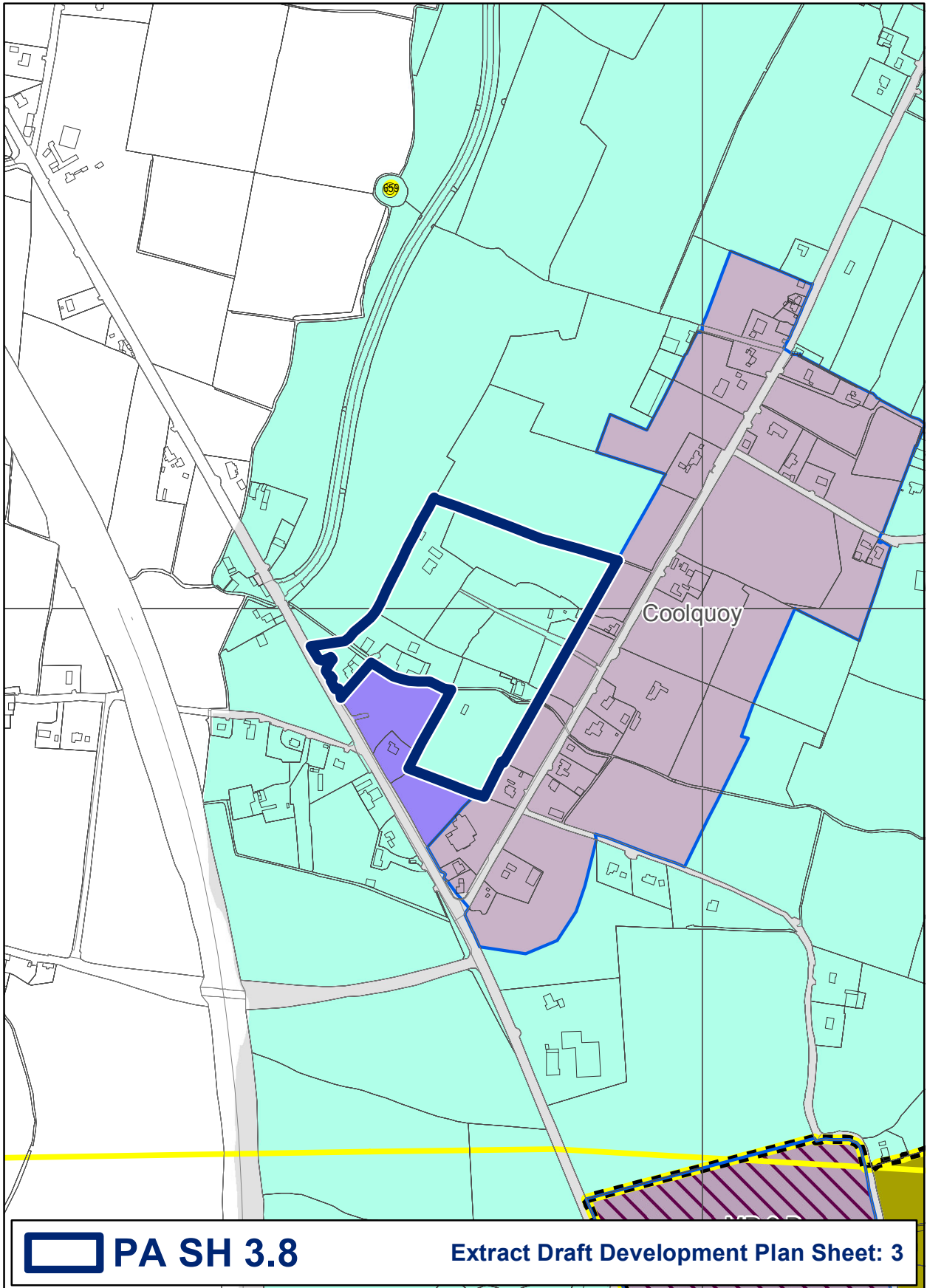
PA SH 3.6

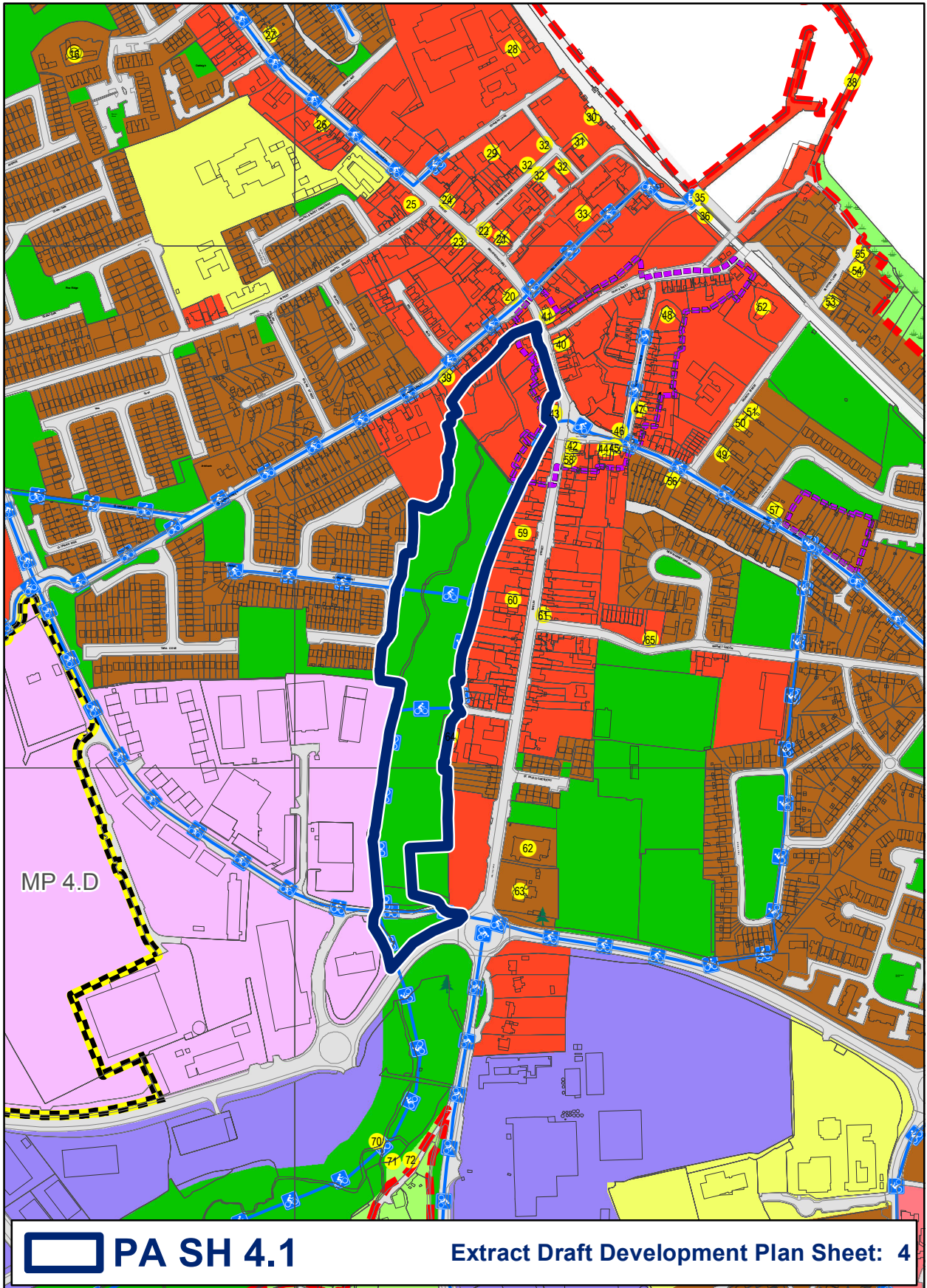
Extract Draft Development Plan Sheet: 3



Amend zoning from RU - 'Rural' to RV - 'Rural Village' at Rowlestown.

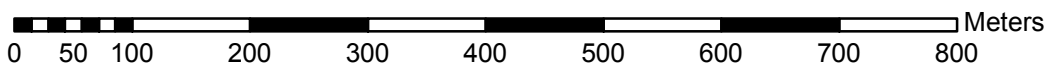




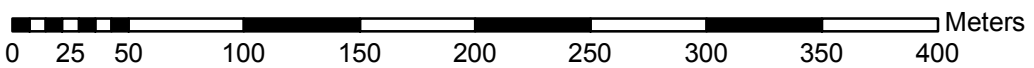
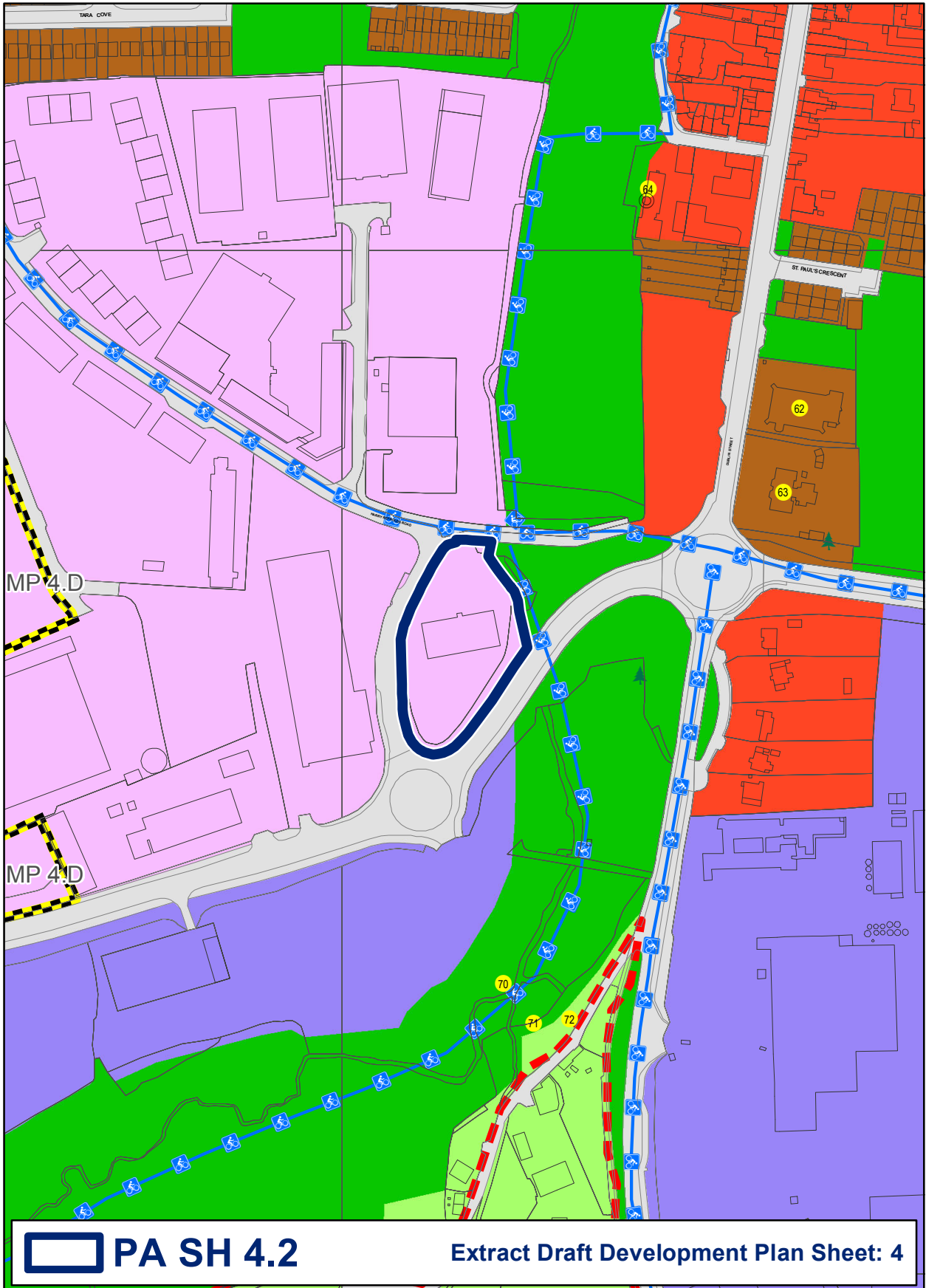


PA SH 4.1

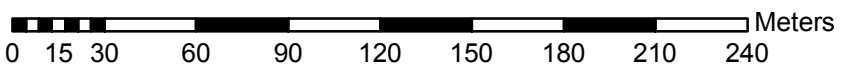
Extract Draft Development Plan Sheet: 4



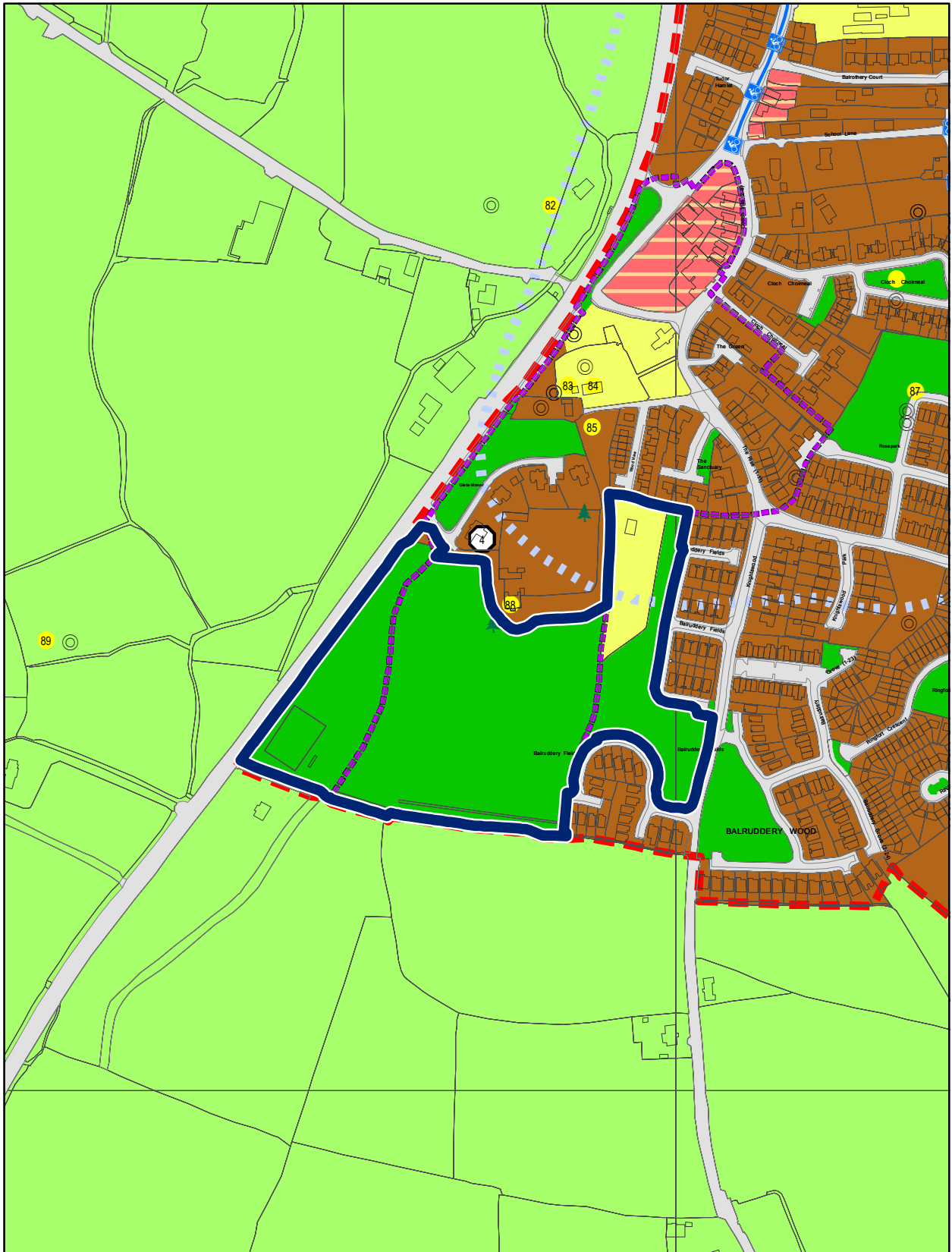
Prepare a Masterplan at Mill Pond, Balbriggan MP 4.G and amend Objective BALBRIGGAN 16: Prepare and/or implement the following Masterplans during the lifetime of this Plan: - Mill Pond, MP 4.G.



Amend zoning from HT – ‘High Technology’ to GE – ‘General Employment’ at Harry Reynolds Road, Stephenstown Industrial Estate

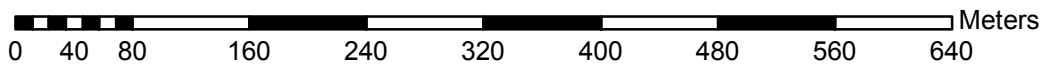


Amend zoning from OS – ‘Open Space’ to RS – ‘Residential’ at School Lane, Balrothery

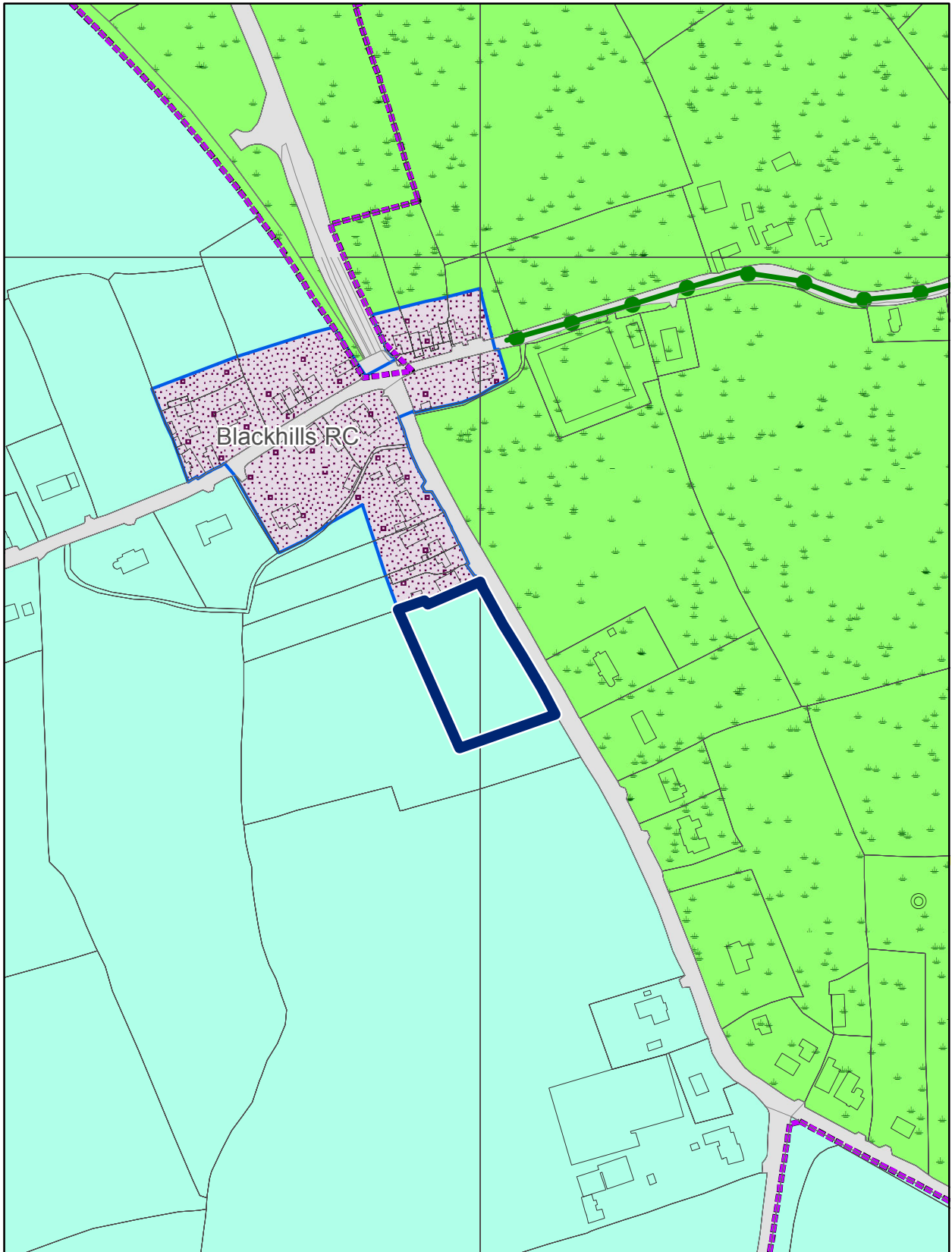


PA SH 4.4

Extract Draft Development Plan Sheet: 4

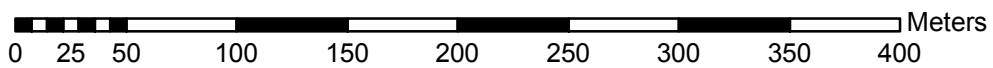


Prepare a Masterplan at Glebe Park, Balrothery MP 4.H and amend Objective BALROTHERY 6: Prepare and implement the following Masterplans during the lifetime of this Plan: - Glebe Park, Balrothery MP 4.H



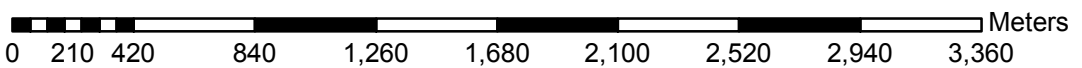
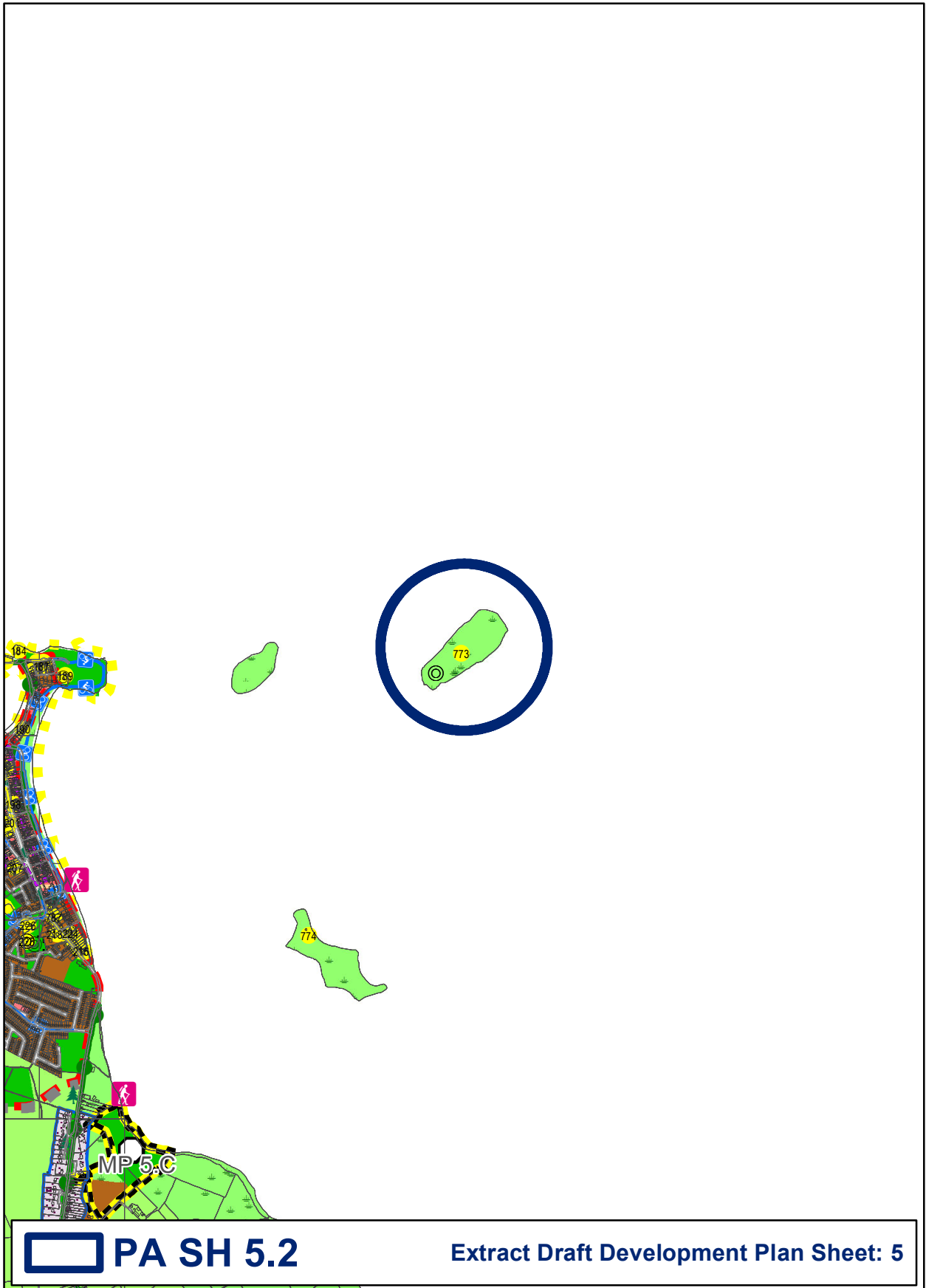
 **PA SH 4.5**

Extract Draft Development Plan Sheet: 4

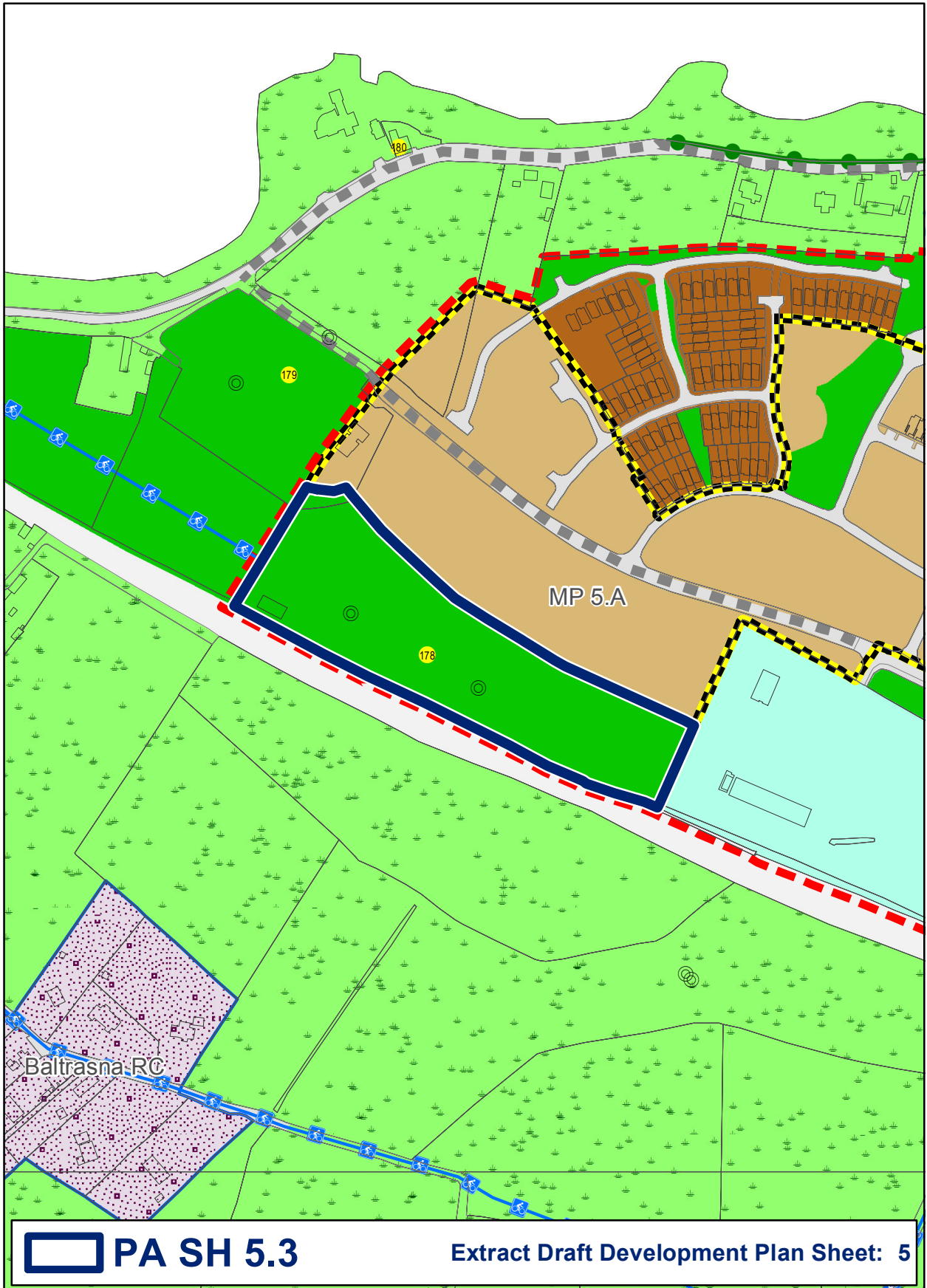


Amend zoning from RU – 'Rural' to RC- 'Rural Cluster' at Blackhills RC



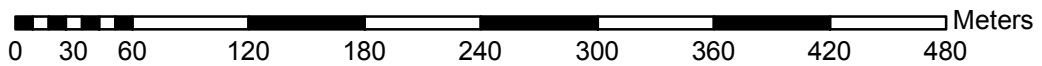


Amend spelling on Sheet 5 to read 'St Patrick's Island.'

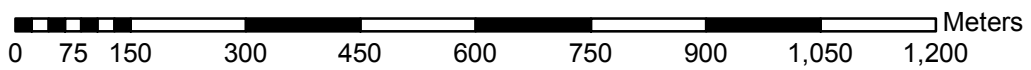
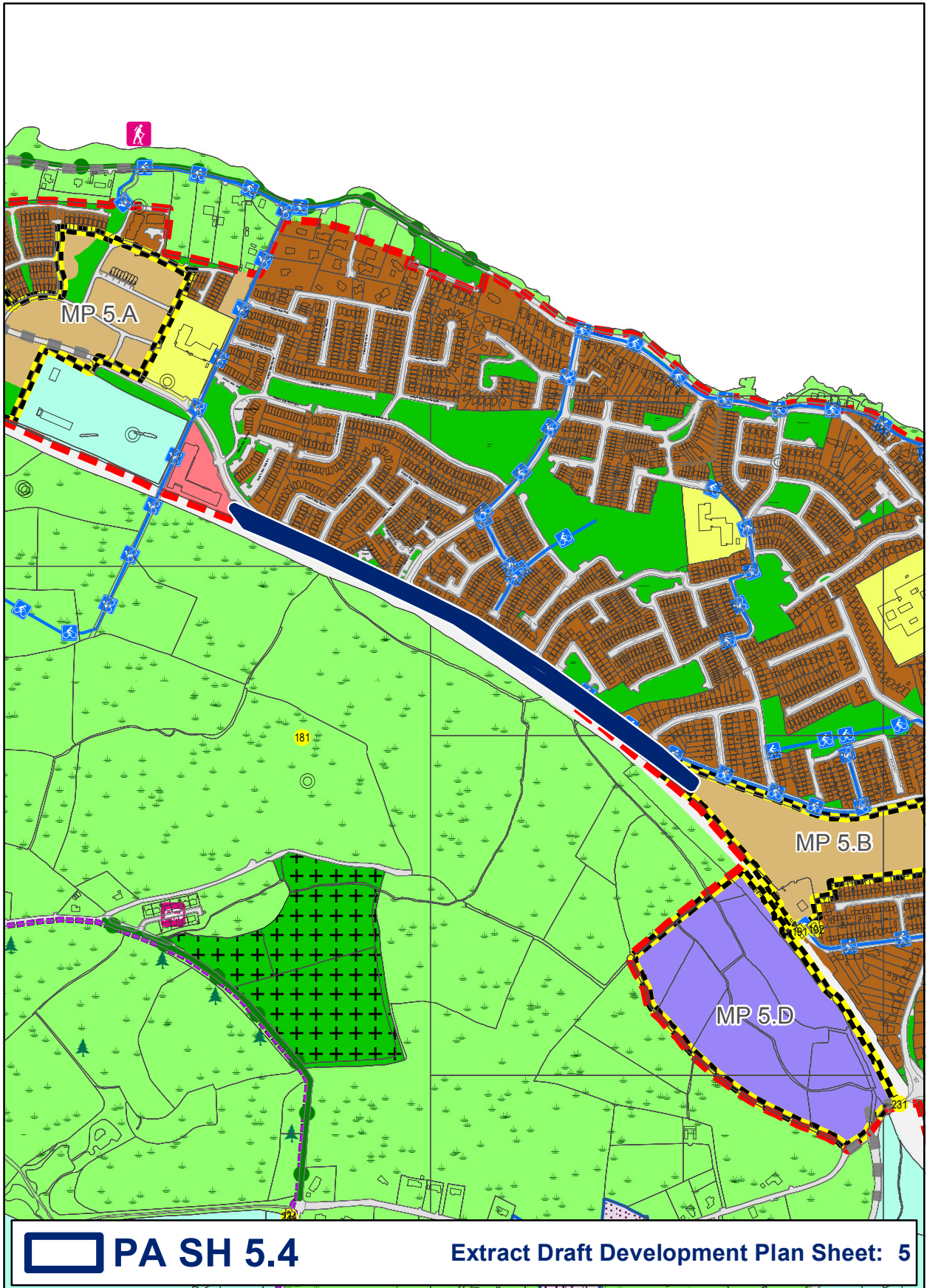


PA SH 5.3

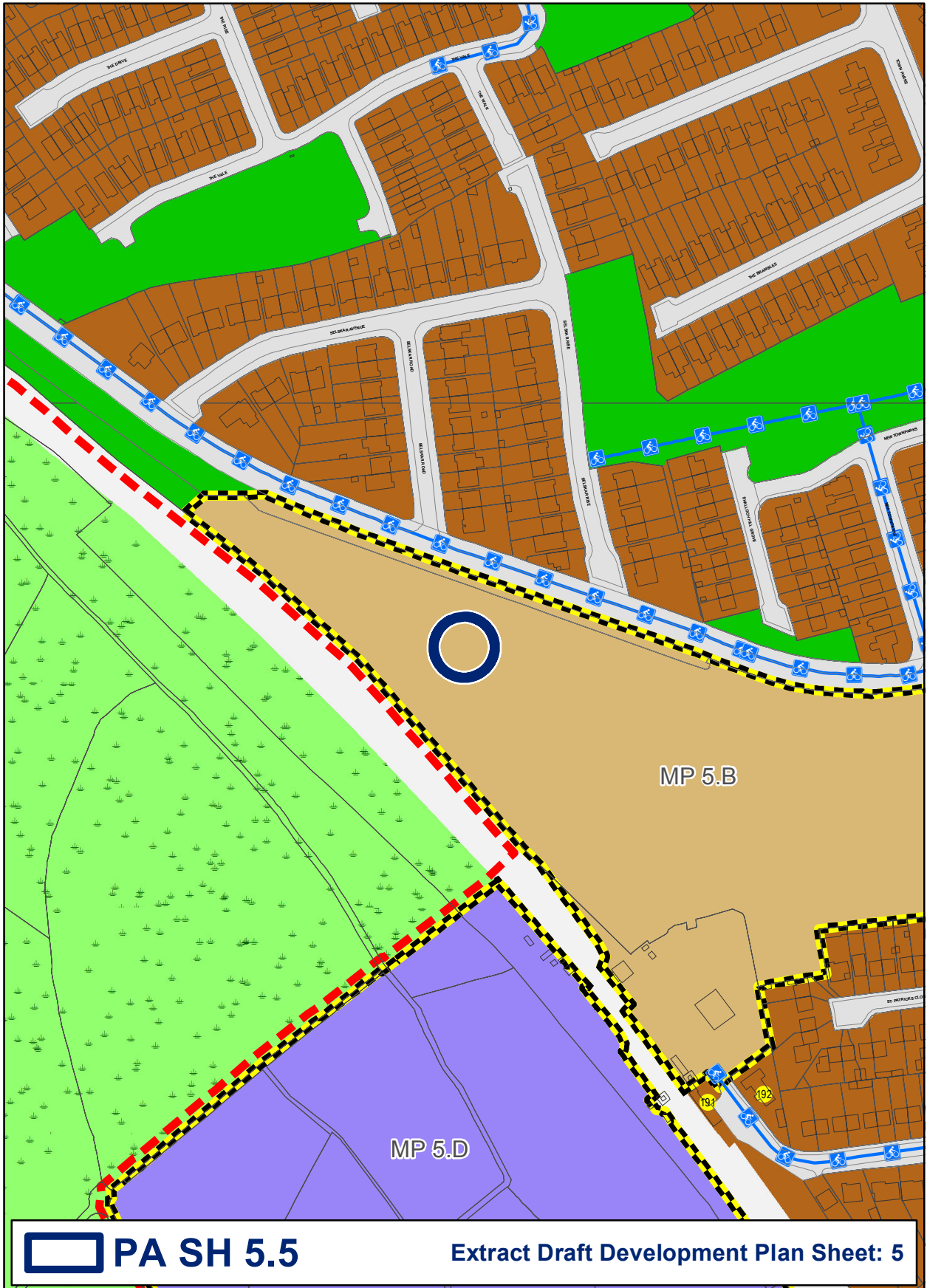
Extract Draft Development Plan Sheet: 5

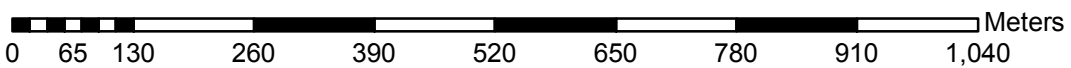
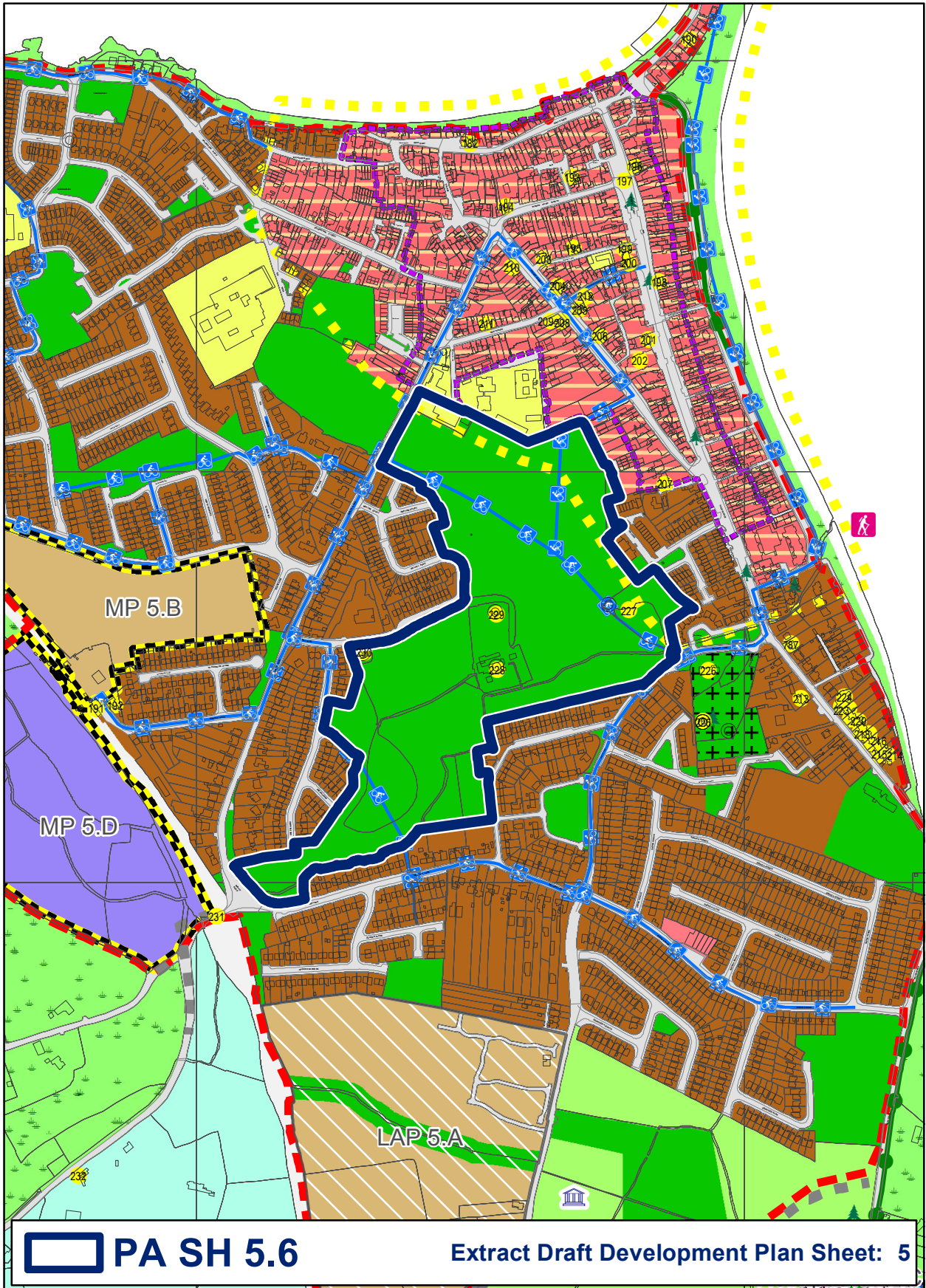


Amend zoning from OS – Open Space to RA – Residential Area at Barnageeragh

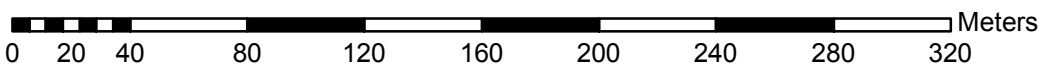
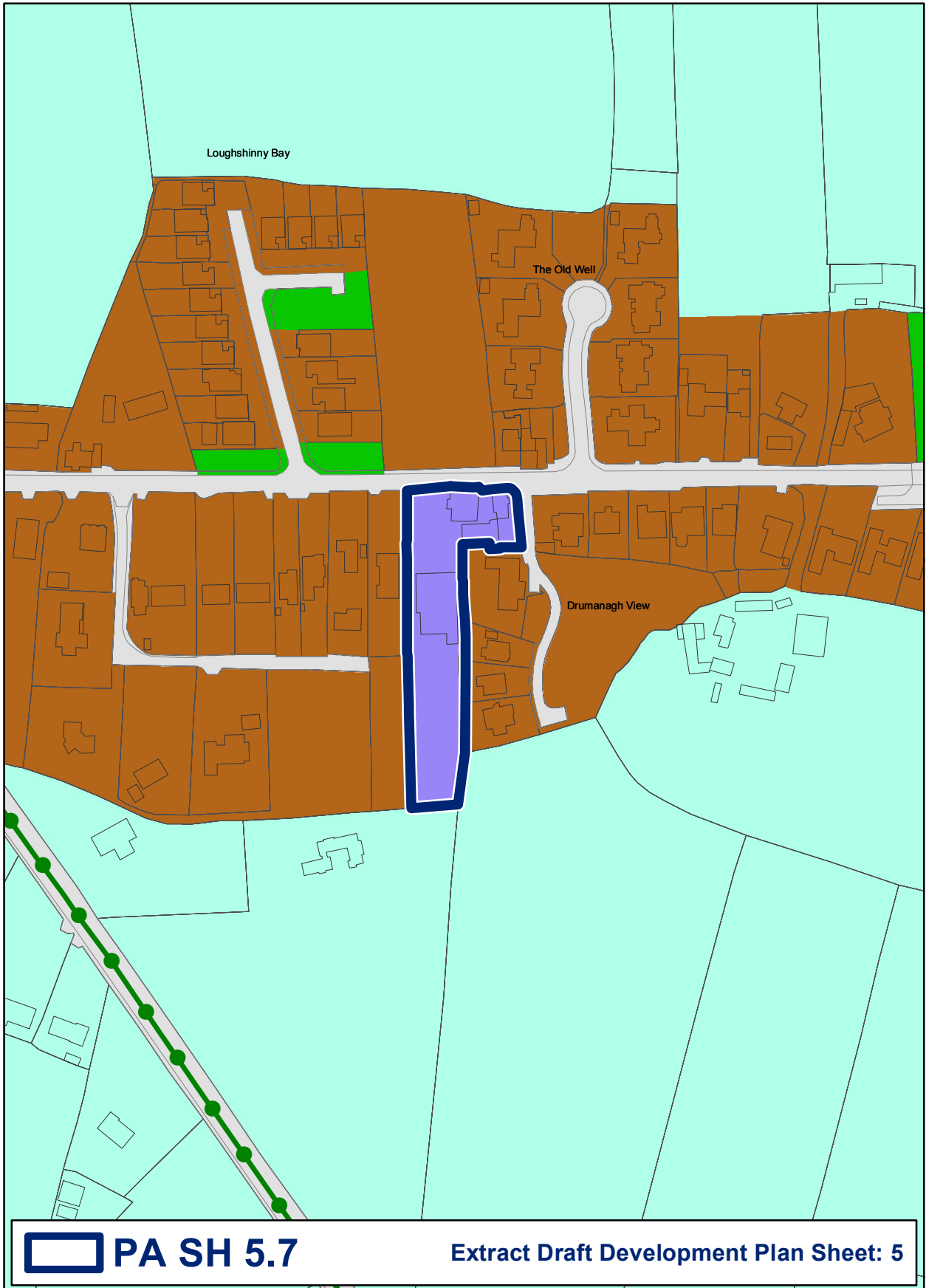


Include an indicative pedestrian cycle line to Skerries Point centre

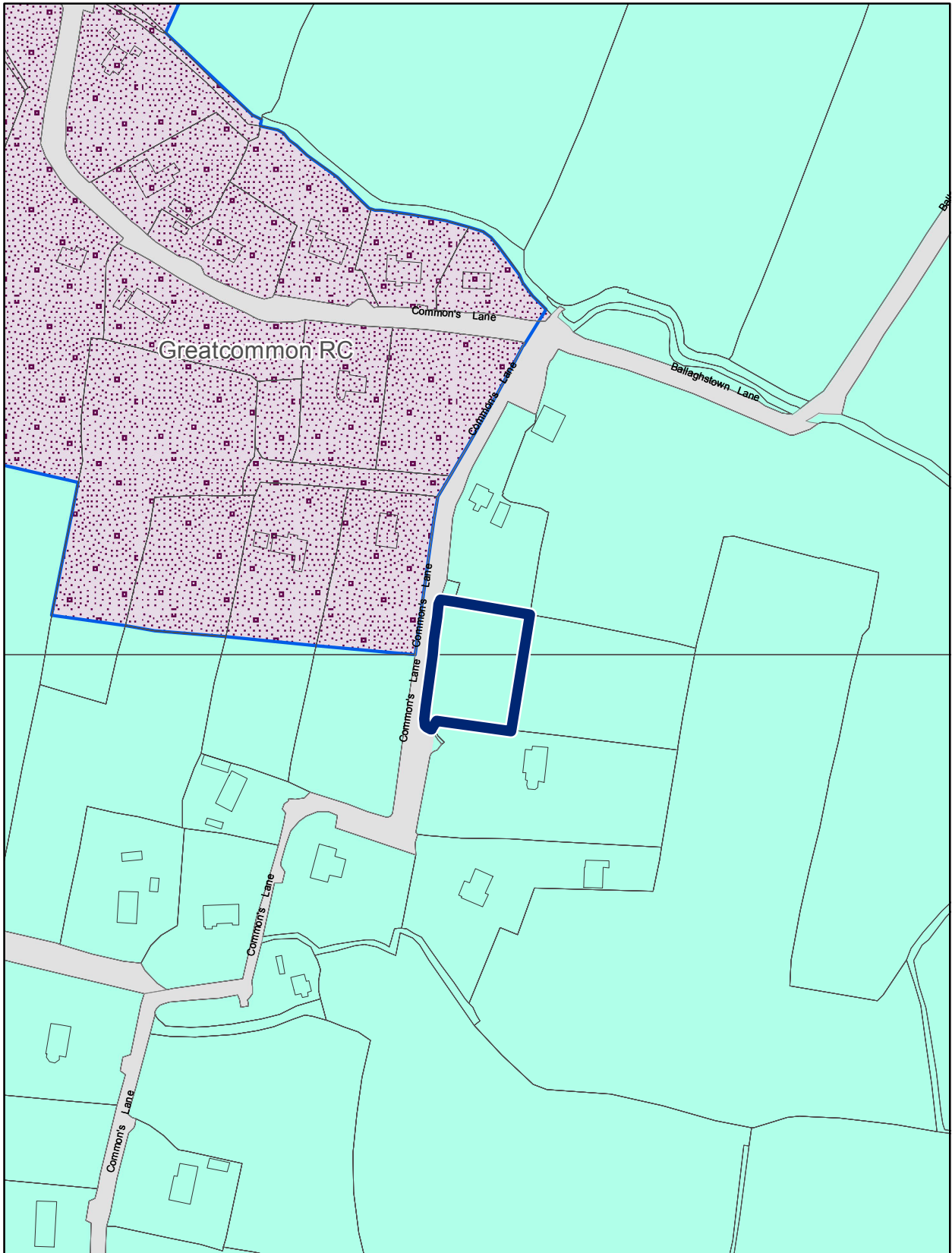




Insert Masterplan boundary at Skerries Town Park and amend Objective SKERRIES 1: Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan: - Skerries Town Park Masterplan MP5.E

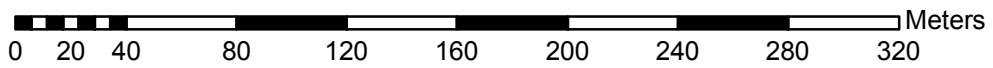


Amend zoning from GE – General Employment to RS – Residential at Ballykea, Loughshinny

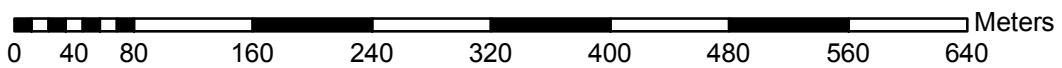
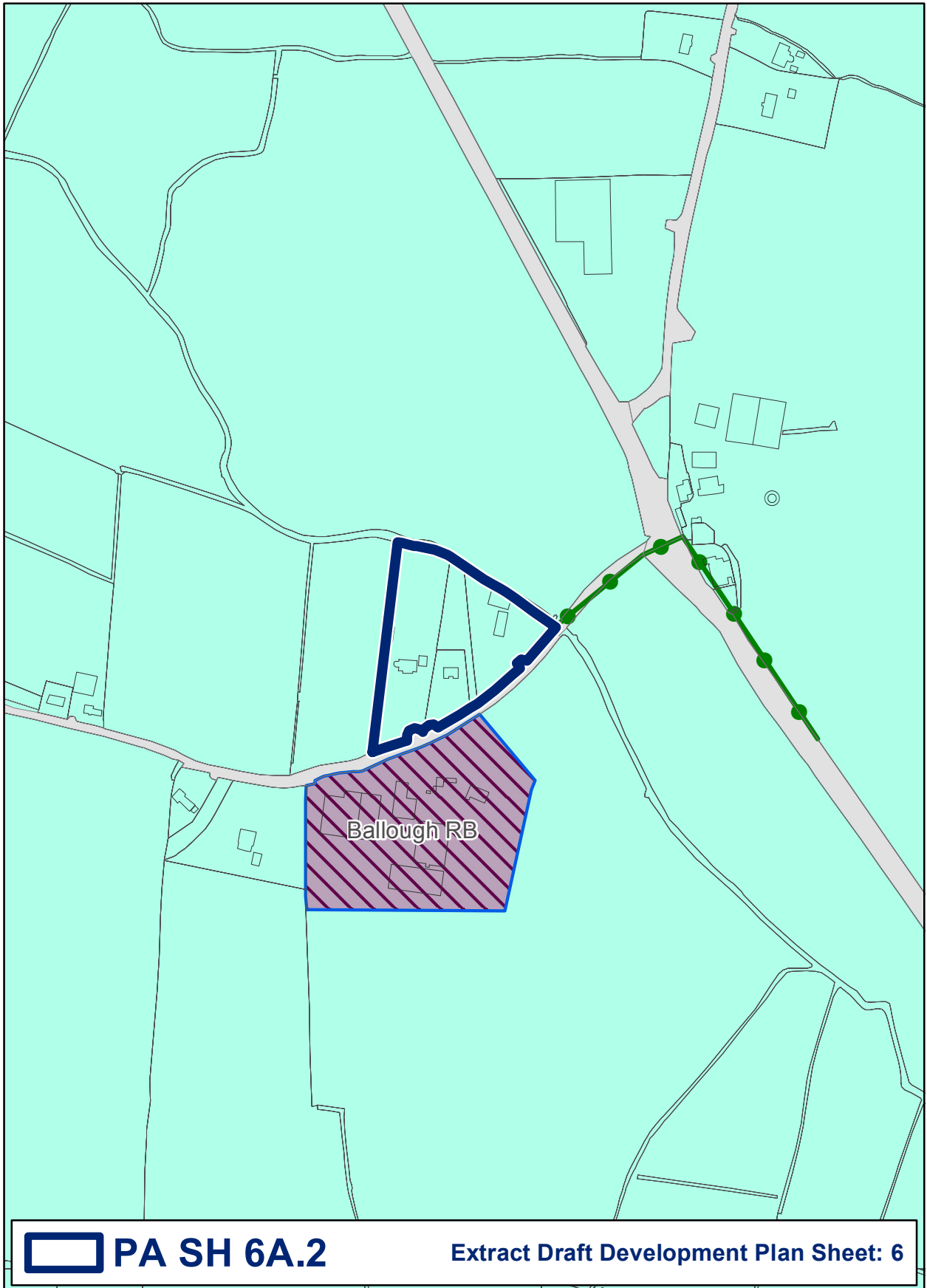


PA SH 6A.1

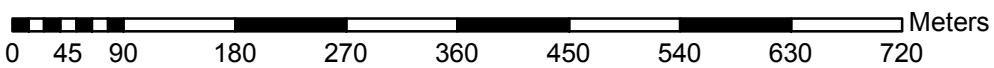
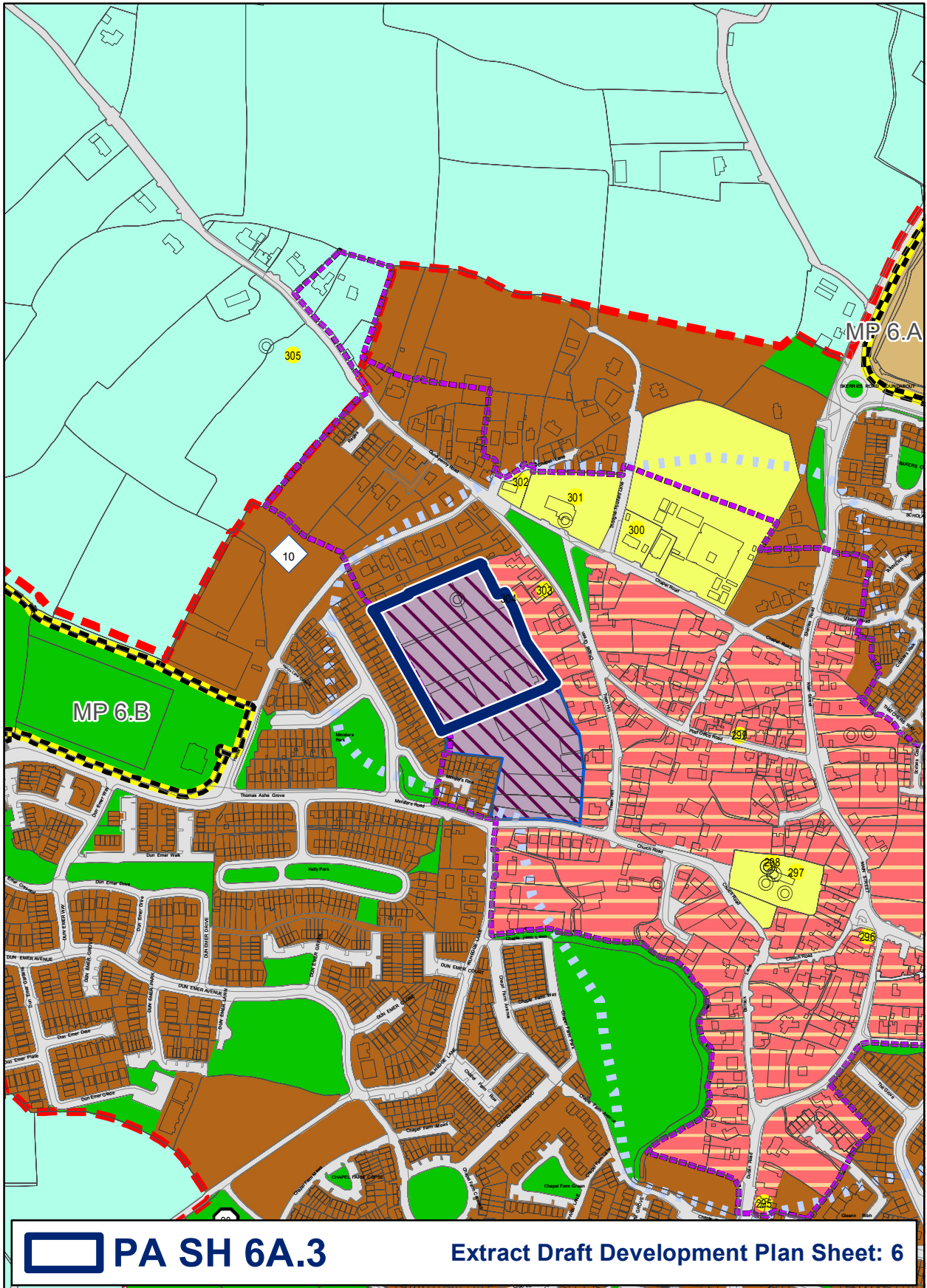
Extract Draft Development Plan Sheet: 6



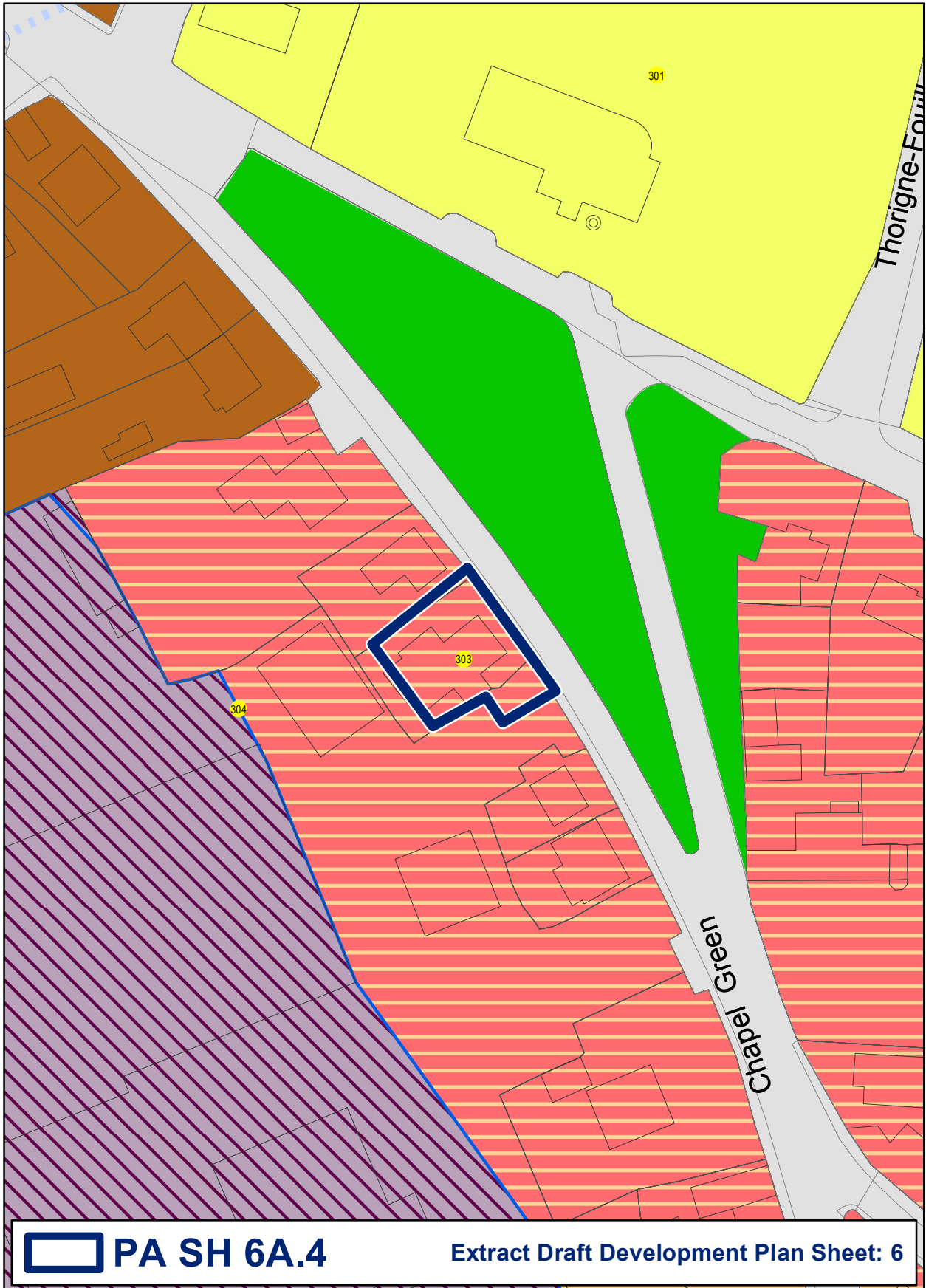
Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Great Commons, Lusk



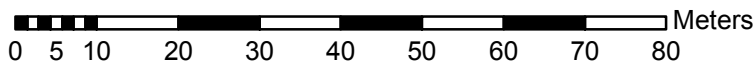
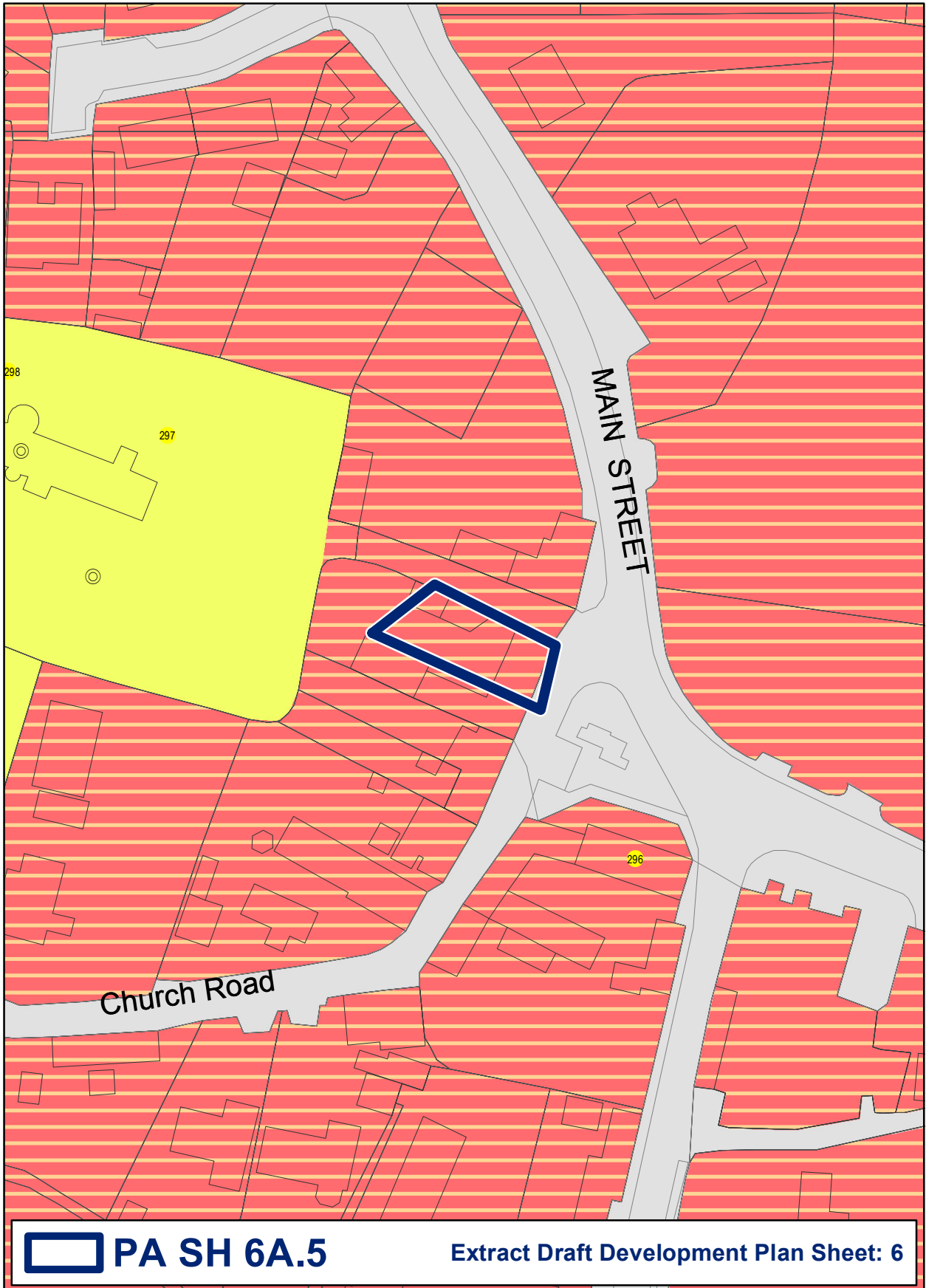
Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Ballough/Lusk



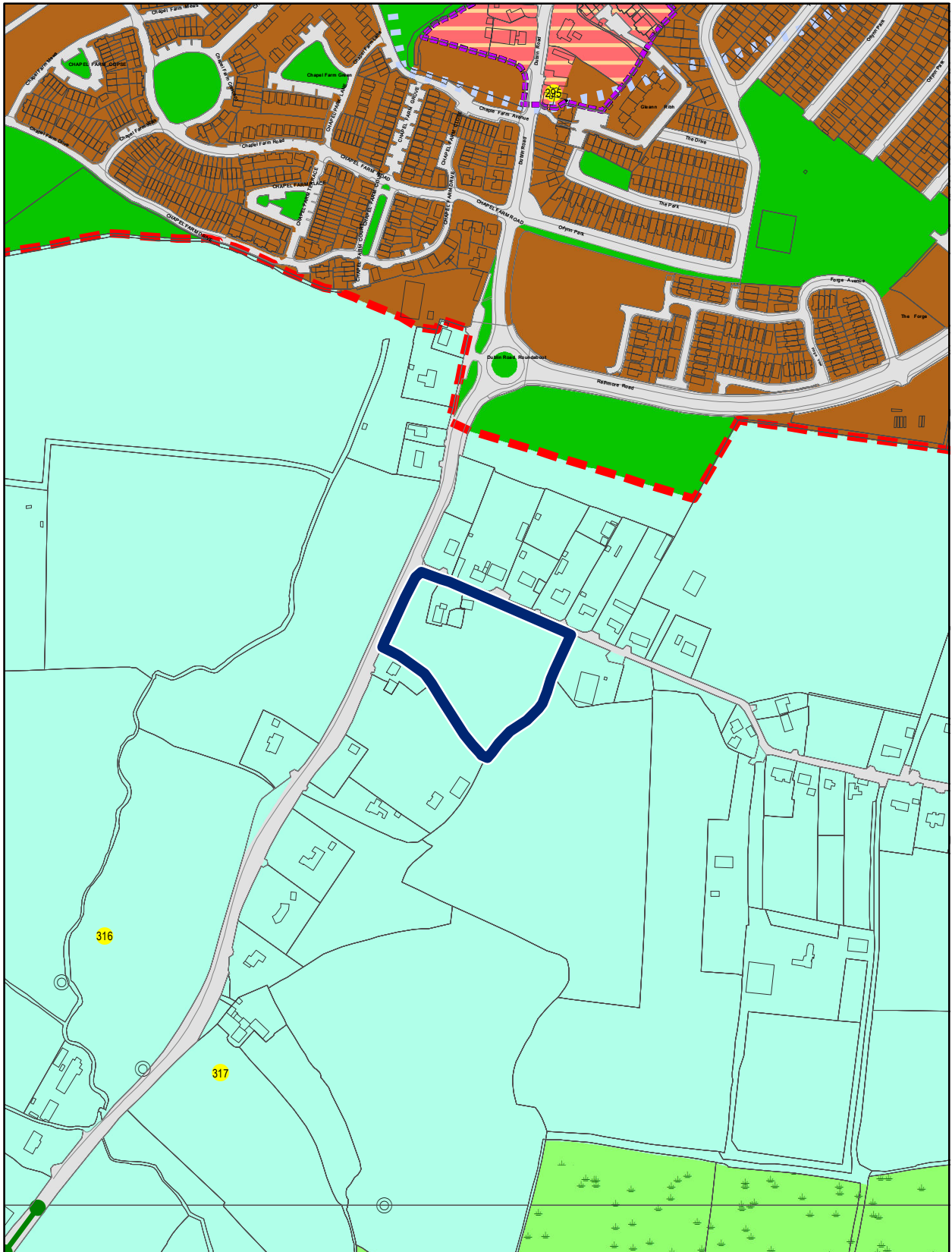
Amend zoning from RB – ‘Rural Business’ to RS – ‘Residential’ at Lusk



Amend zoning from TC – ‘Town Centre’ to CI – ‘Community Infrastructure’ at Chapel Green Lusk.

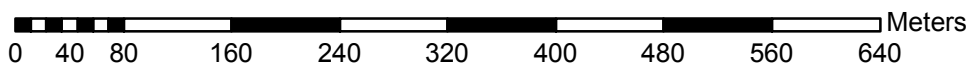


Amend zoning from TC – ‘Town Centre’ to CI – ‘Community Infrastructure’ at Church Road, Lusk

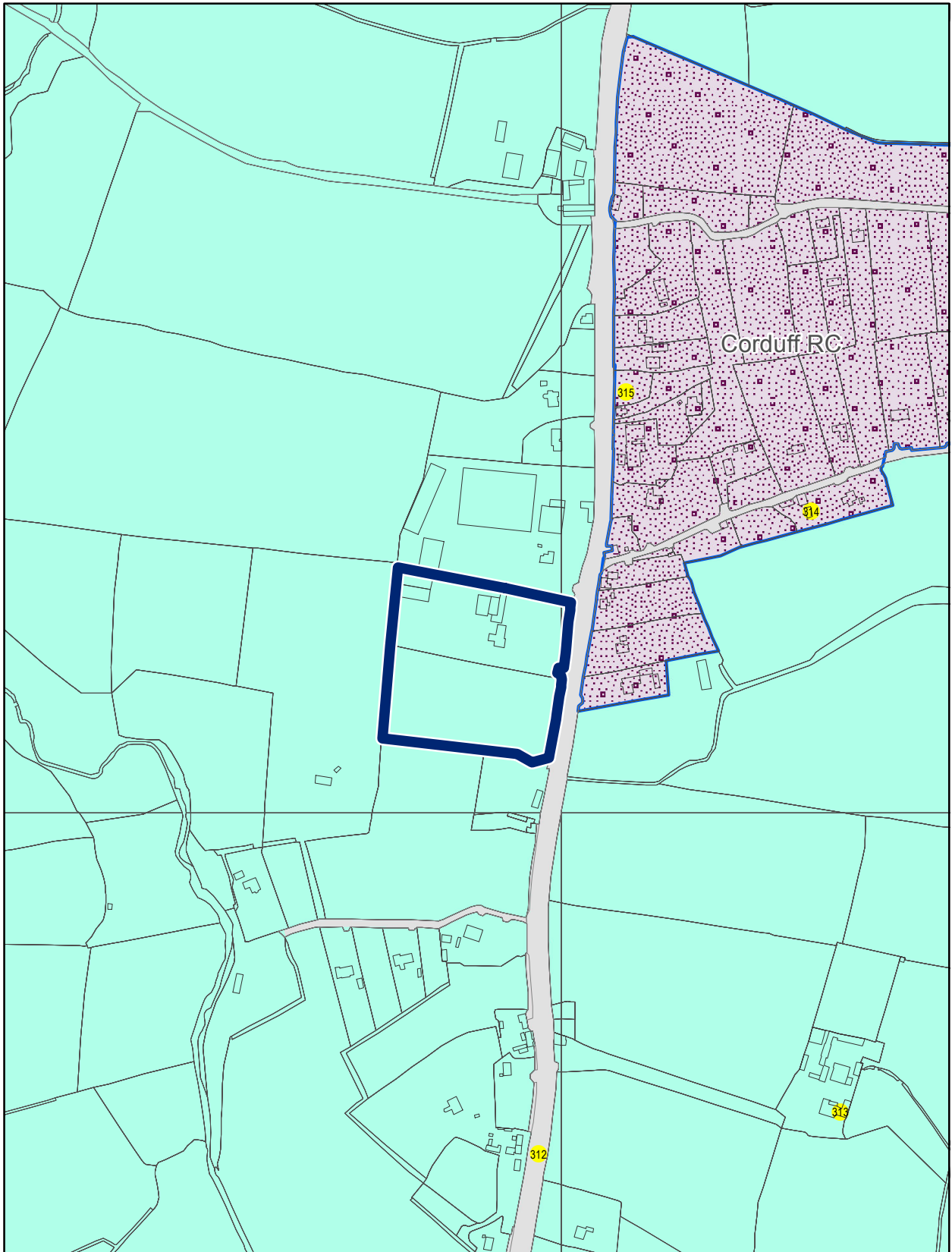


PA SH 6A.6

Extract Draft Development Plan Sheet: 6

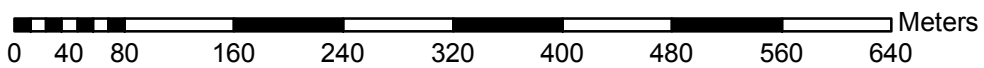


Amend zoning from RU – ‘Rural’ to CI – ‘Community Infrastructure’ at Balleally lane

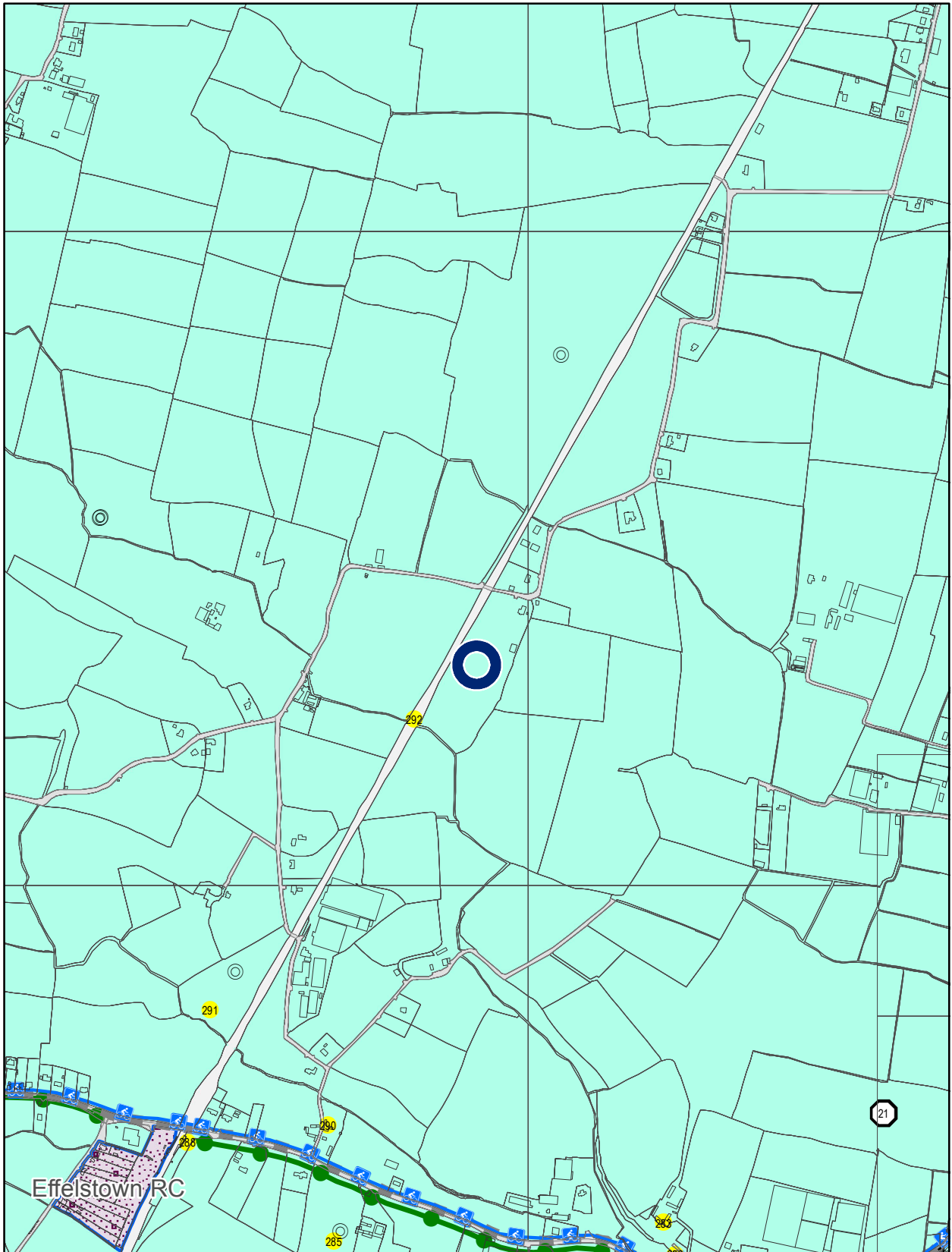


PA SH 6A.7

Extract Draft Development Plan Sheet: 6

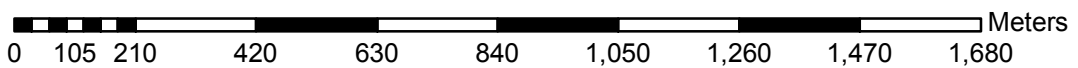


Amend zoning from RU – ‘Rural’ to RC – ‘Rural Cluster’ at Corduff RC

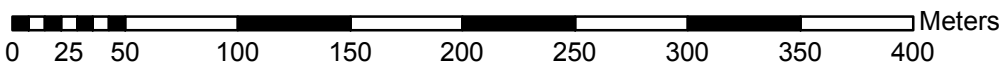
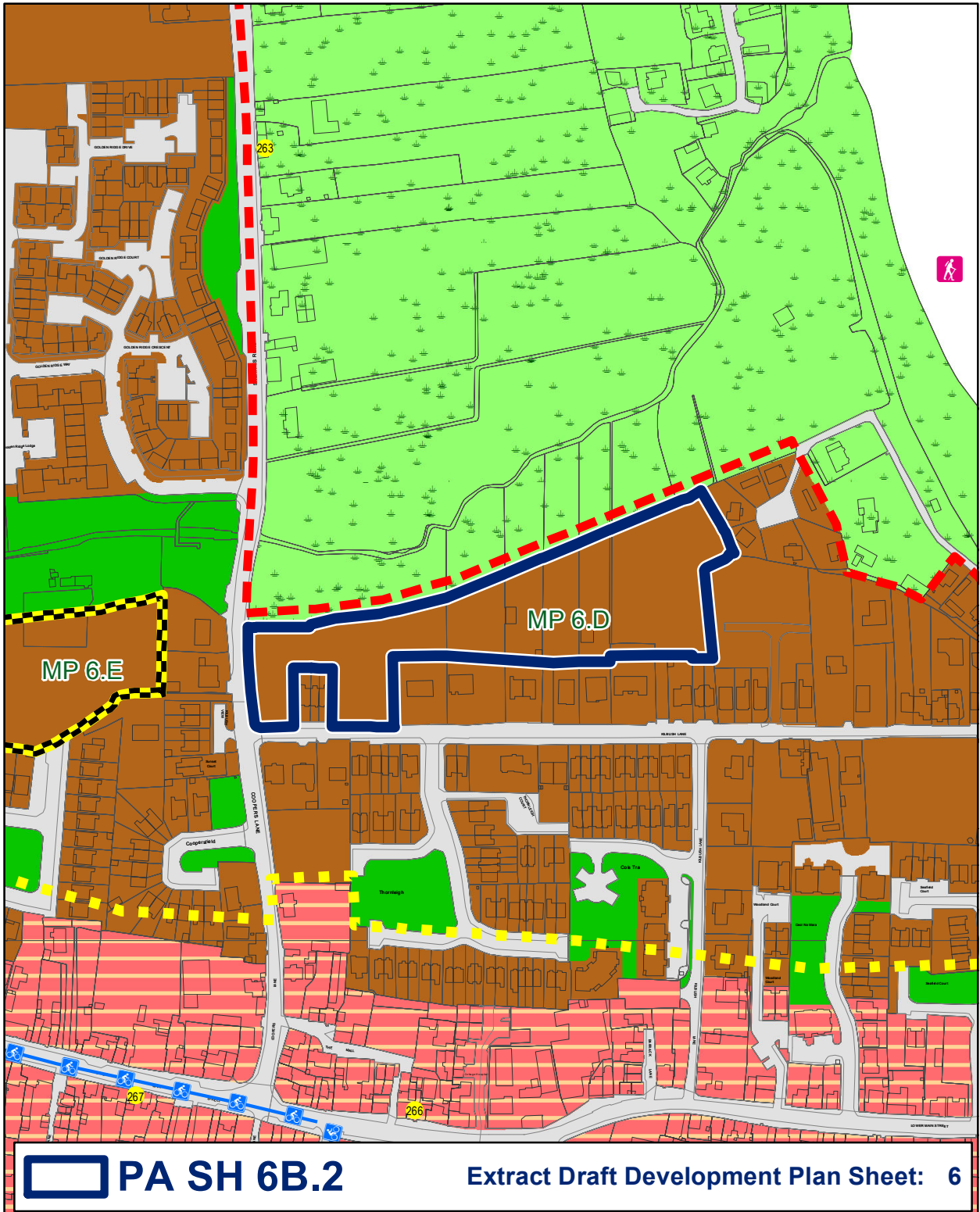


PA SH 6B.1

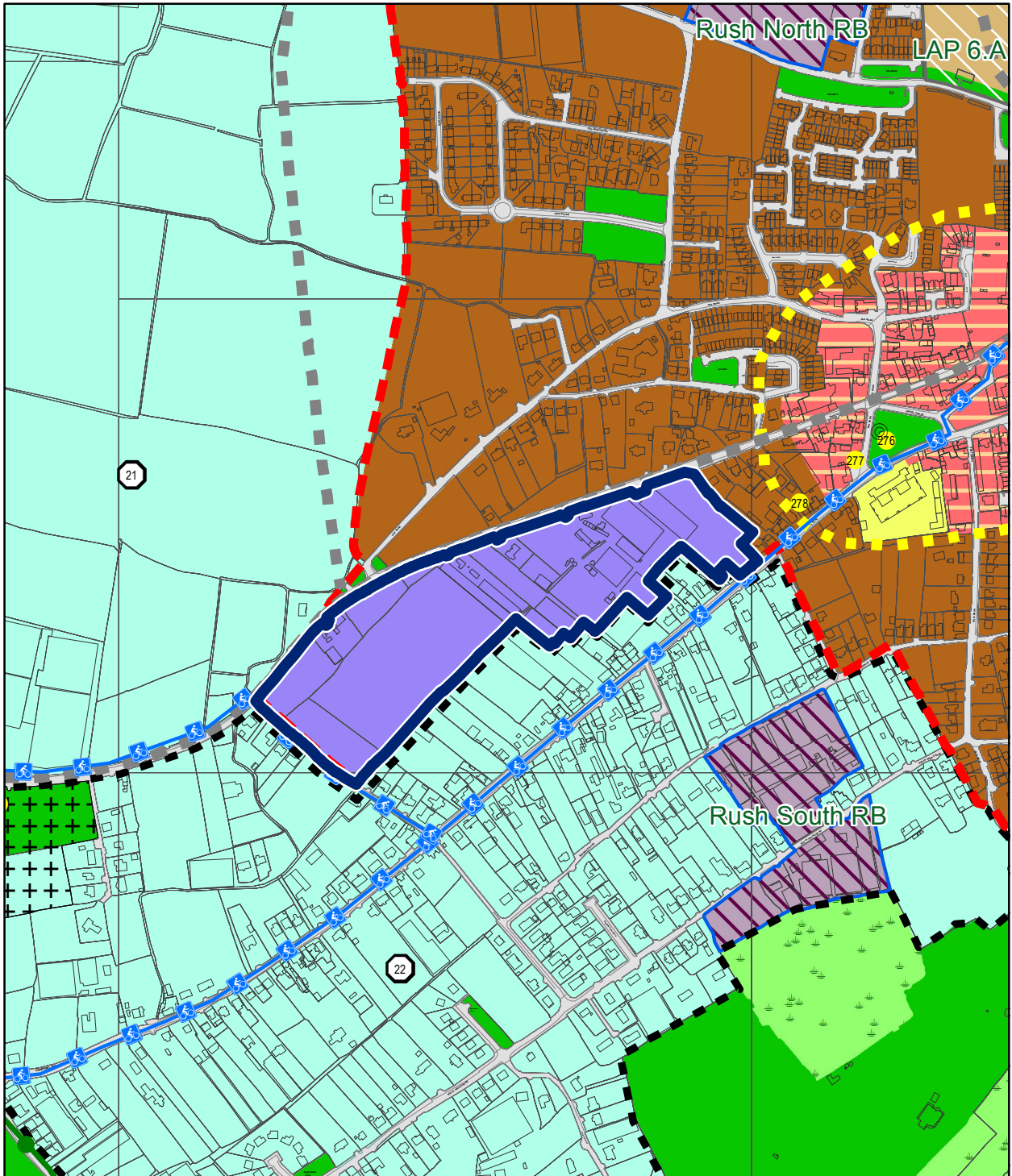
Extract Draft Development Plan Sheet: 6



Insert mapped based Local Objective at Hayestown/Horestown area, to the west of Rush: Facilitate Agri Tourism

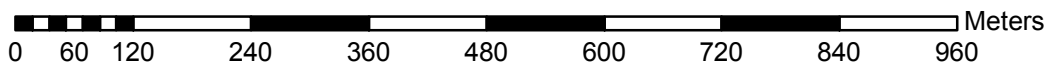


Remove Kilbush Masterplan MP 6.D from Sheet 6.B and amend Objective RUSH 21: Prepare and/or implement the following Local Area Plan and Masterplans during the lifetime of this Plan: - Remove - Kilbush Lane Masterplan (see Map Sheet 6B, MP 6.D) (see PA SH 6B.2)

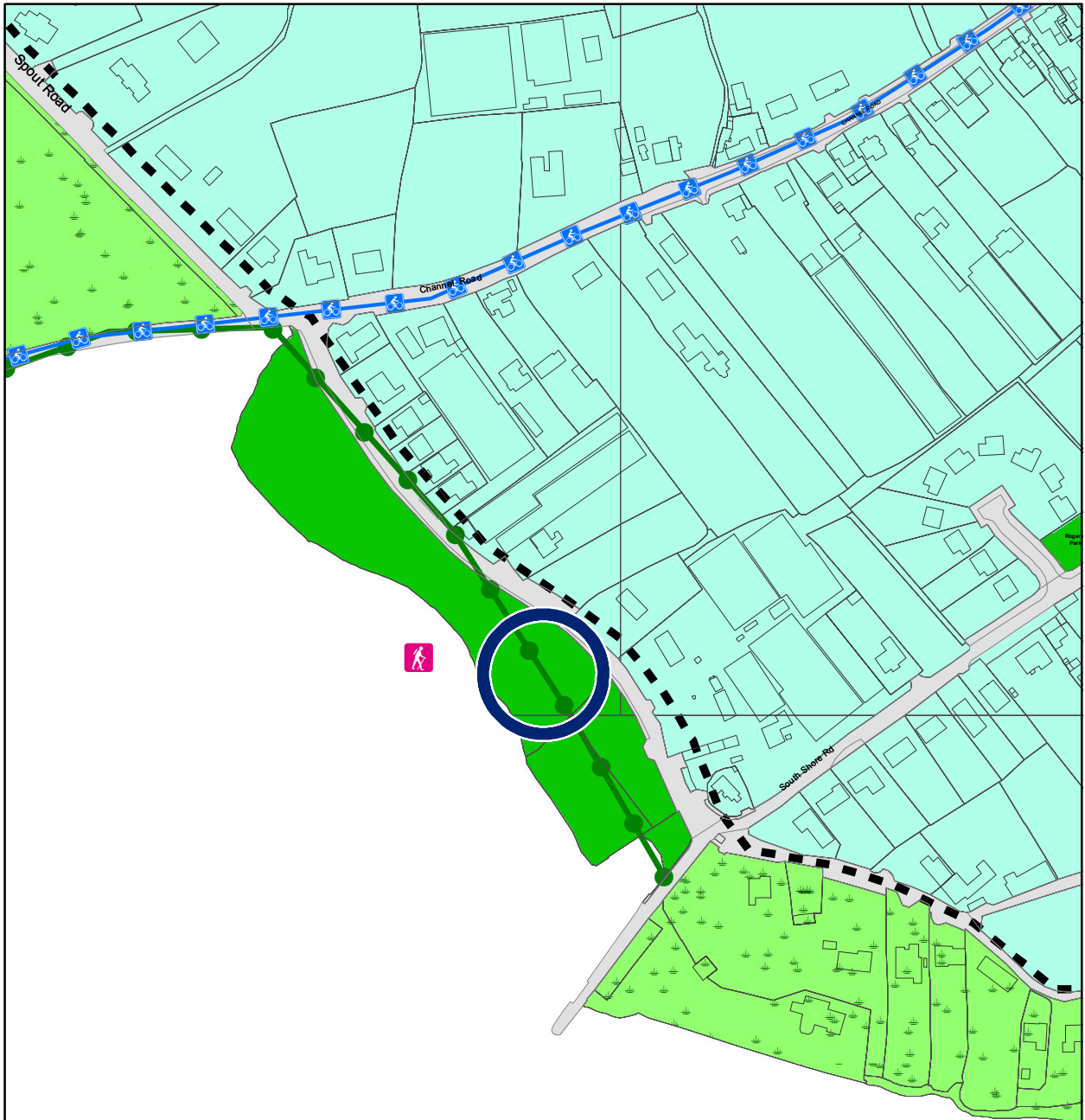


PA SH 6B.3

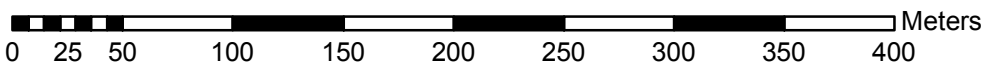
Extract Draft Development Plan Sheet: 6



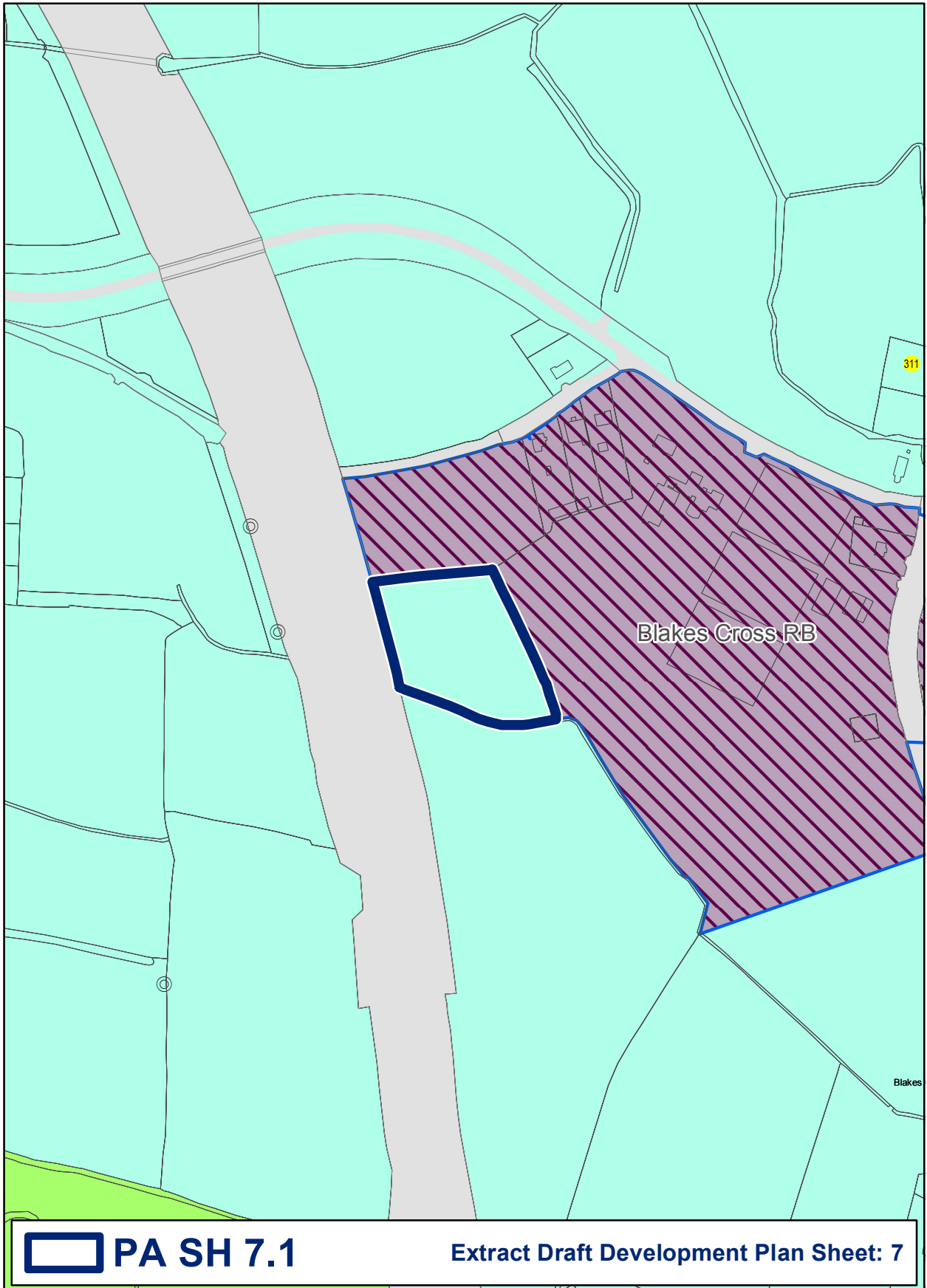
Prepare a Masterplan for GE – General Employment zoned lands at Whitestown and amend Objective RUSH 21: Prepare and/or implement the following Local Area Plan and Masterplans during the lifetime of this Plan:- Whitestown Masterplan (see map Sheet 6B, MP 6.F)



PA SH 6B.4 Extract Draft Development Plan Sheet: **6**

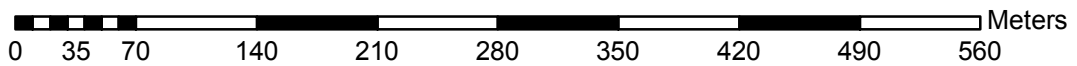


Insert a mapped based Local Objective at Rogerstown: Examine the feasibility of developing a marina and auxiliary and associated acilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline (Objective ED78, Chapter 6: Economic Development refers)

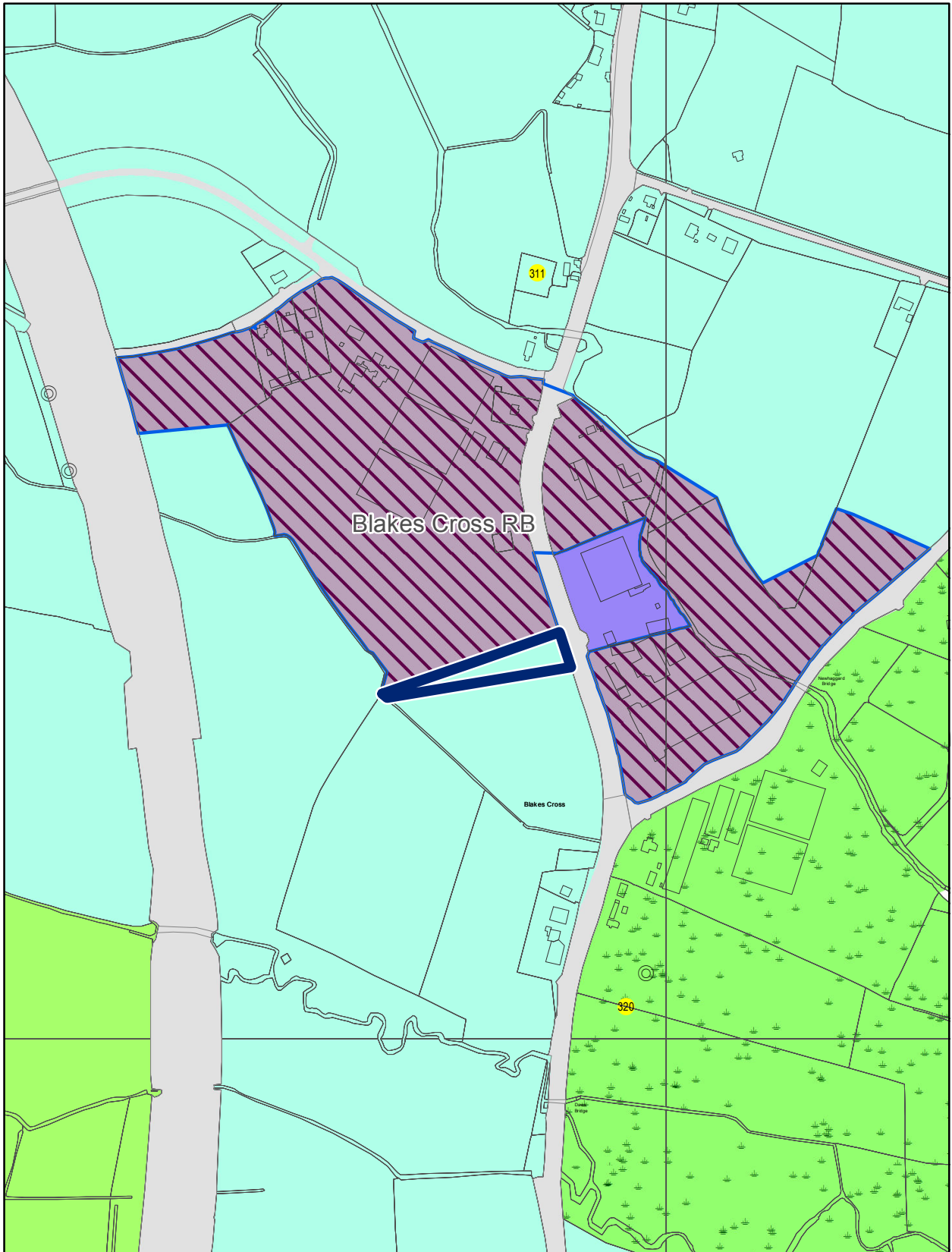


PA SH 7.1

Extract Draft Development Plan Sheet: 7

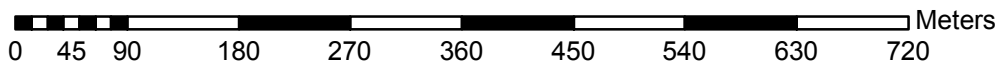


Amend zoning from Objective RU 'Rural' to Objective RB 'Rural Business' at Blake's Cross

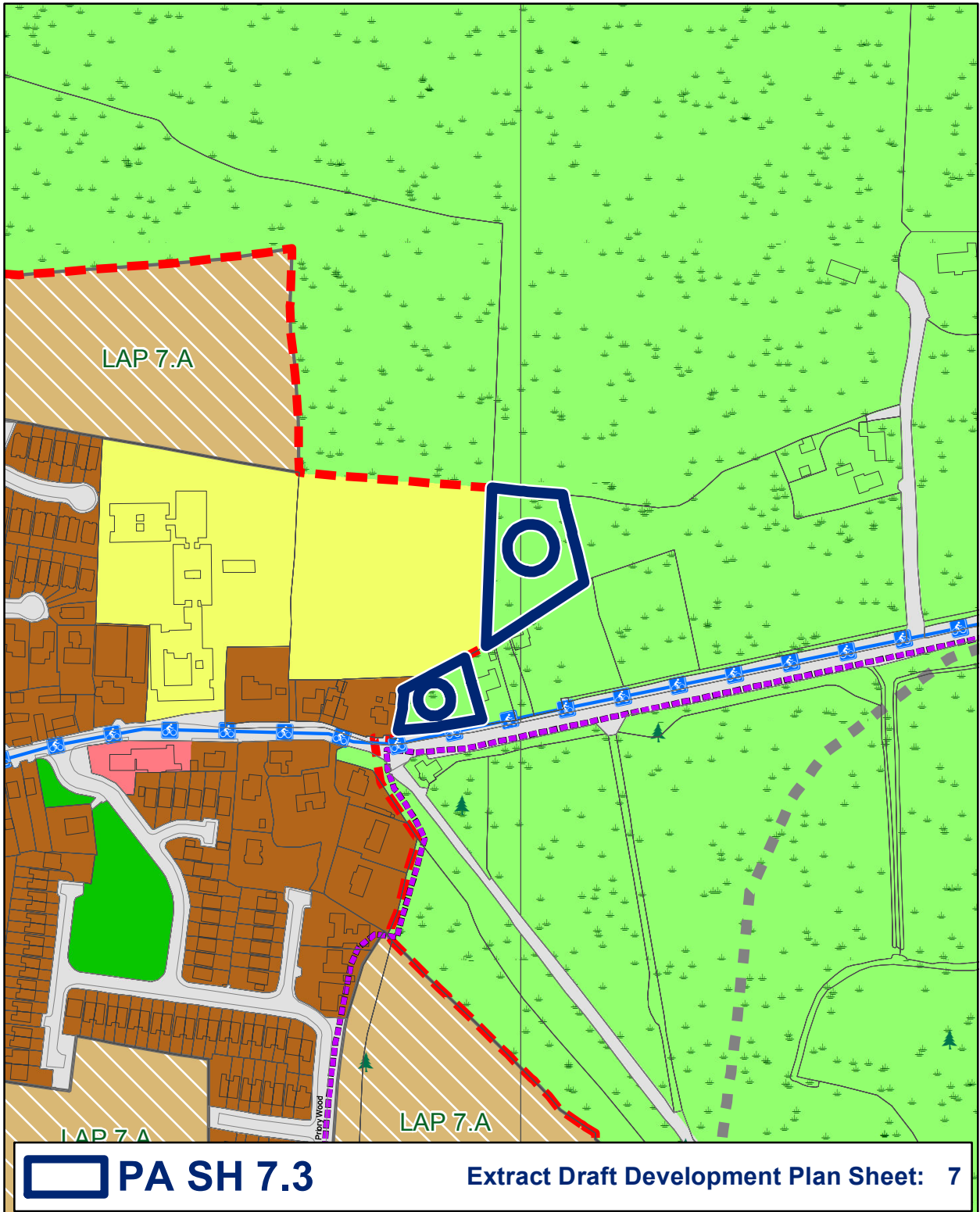


PA SH 7.2

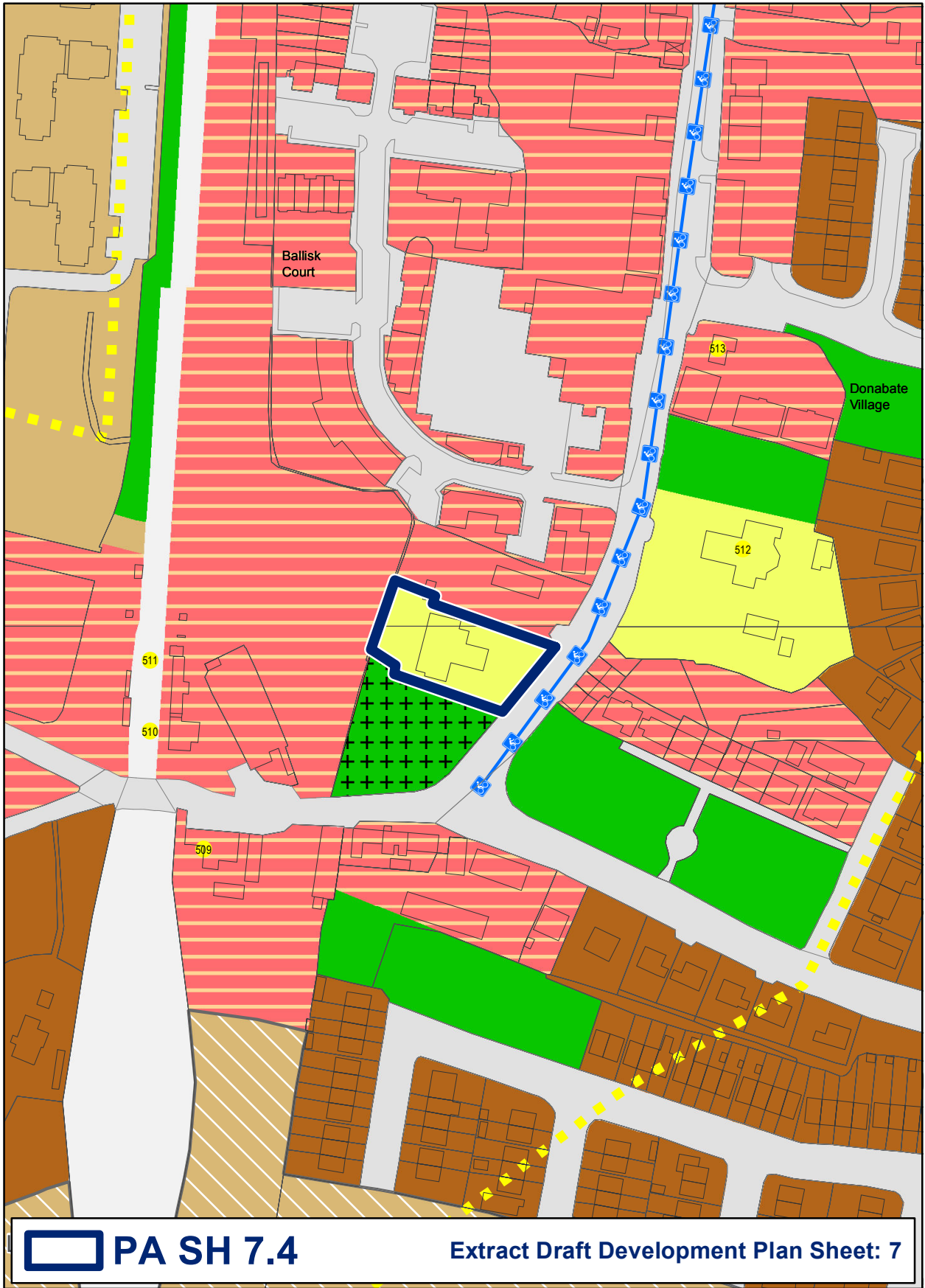
Extract Draft Development Plan Sheet: 7

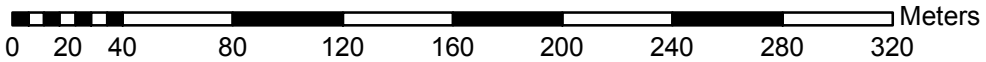
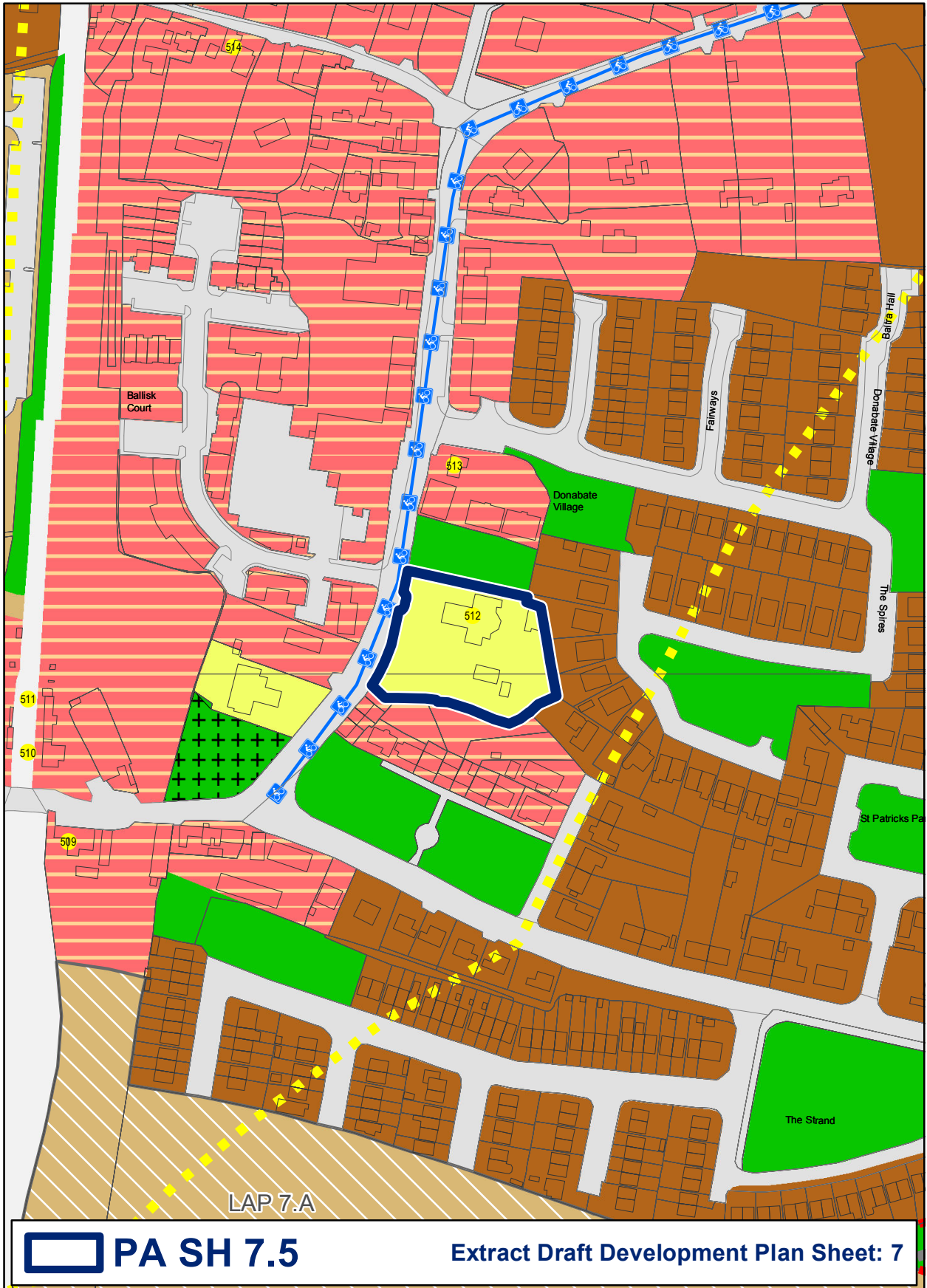


Amend zoning from Objective RU 'Rural' to Objective RB 'Rural Business' at Blake's Cross

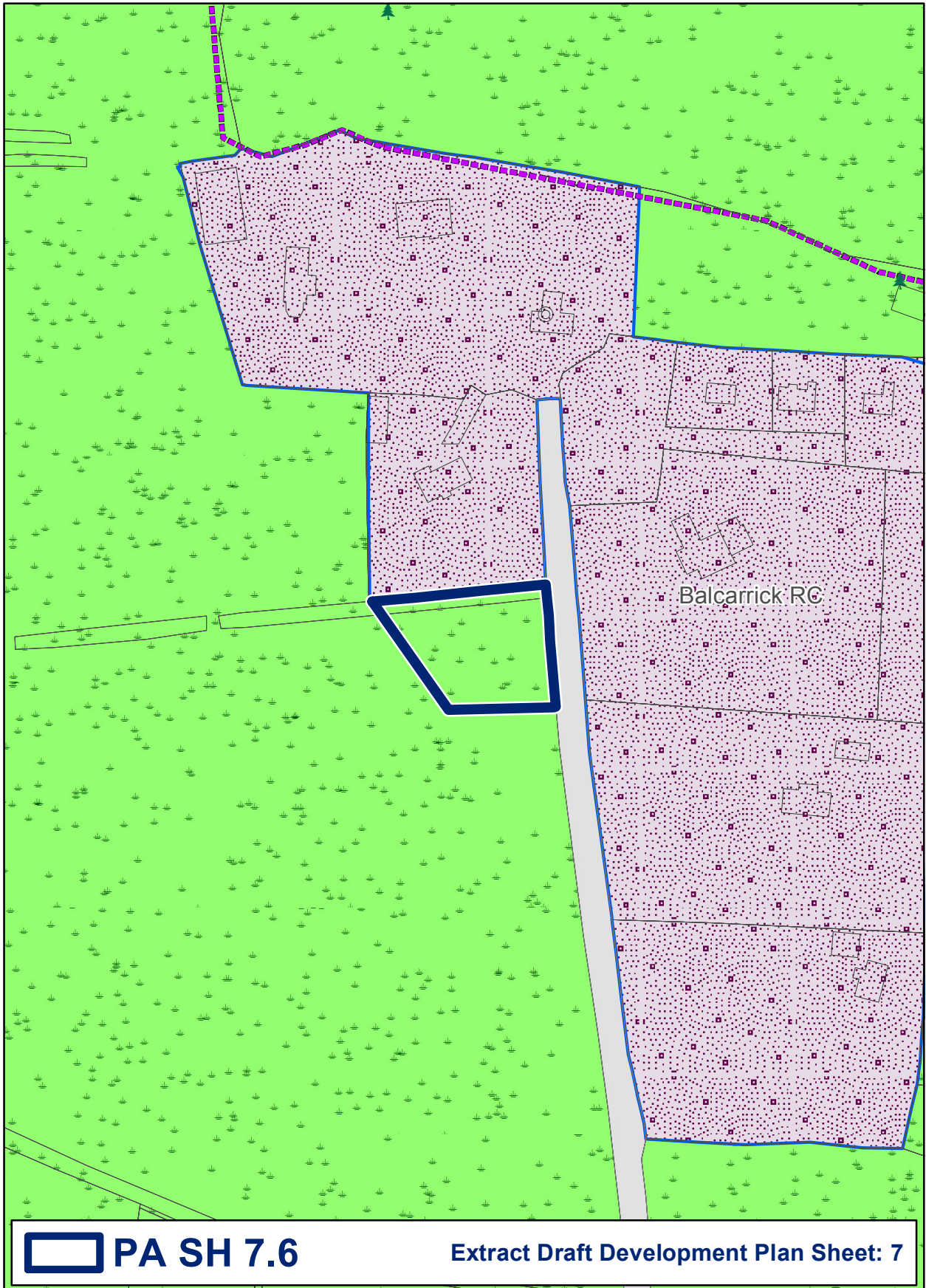


Amend zoning of lands south of the 'CI' zoning at St Patrick's National School fronting the Portrane Road, from Objective HA 'High Amenity' to Objective CI 'Community Infrastructure'. Insert Local Objective: "Provide pedestrian and vehicular access to a designated school set down area to serve St Patrick's National Schools" and Amend zoning from Objective HA 'High Amenity' to Objective CI 'Community Infrastructure' east of the existing National Schools. Insert Local Objective "Provide a designated school set down area and Place(s) of Worship"



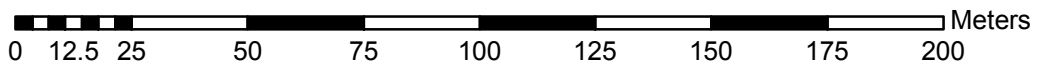


Amend zoning from Objective CI 'Community Infrastructure' to Objective TC 'Town Centre' at St Patrick's Church lands (east side of Main Street)

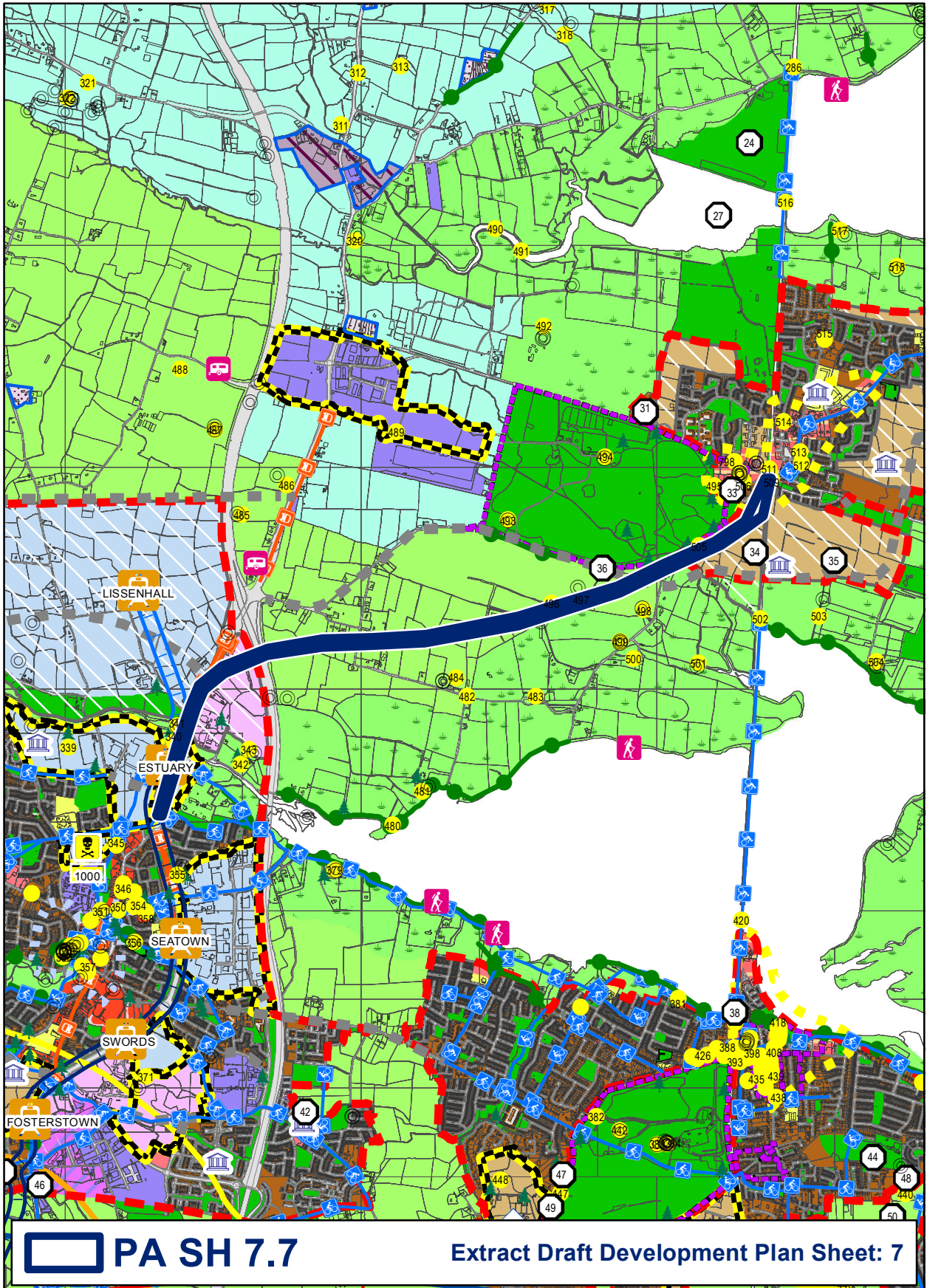


PA SH 7.6

Extract Draft Development Plan Sheet: 7

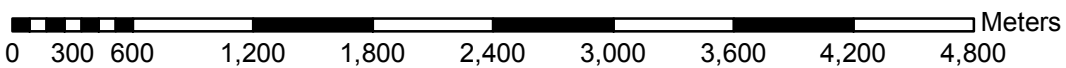


Amend zoning from Objective HA 'High Amenity' to Objective RC 'Rural Cluster' at Balcarrick, Donabate

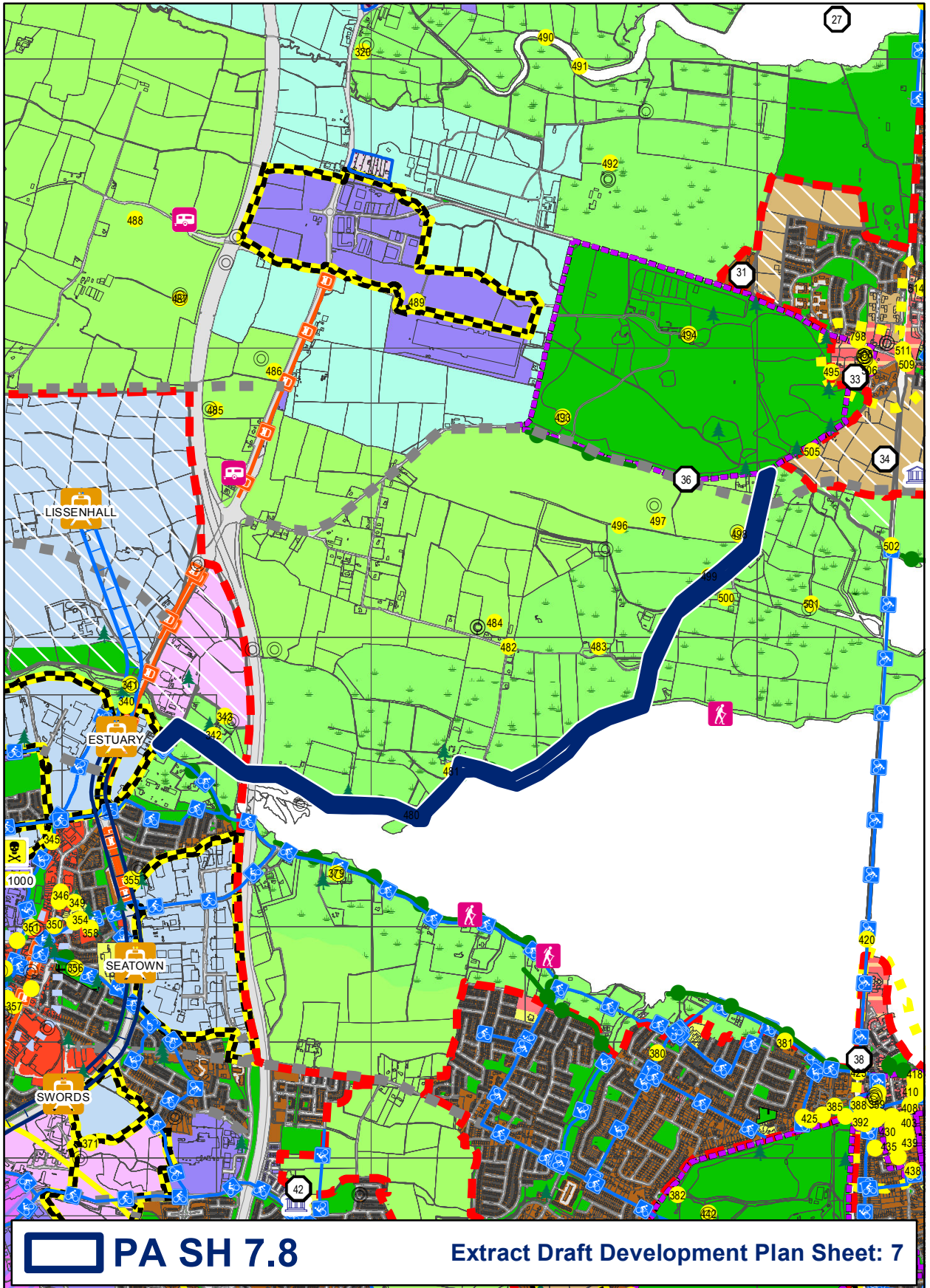


PA SH 7.7

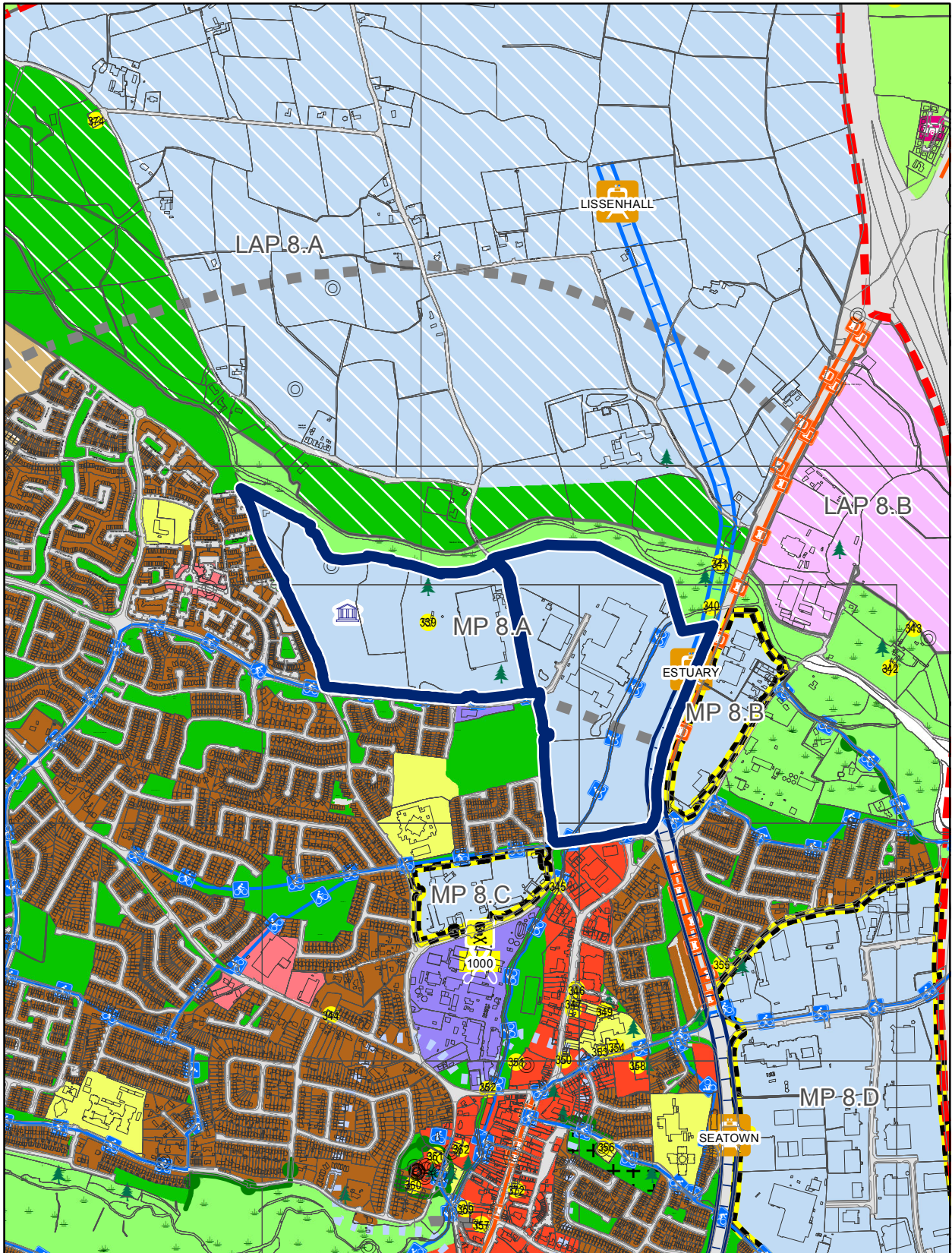
Extract Draft Development Plan Sheet: 7



Add public transport reservation – Swords to Donabate

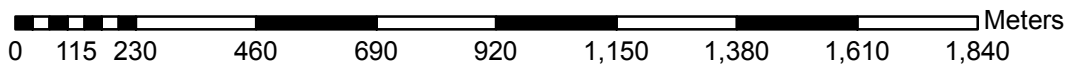


Insert looped Walkway incorporating the Broad Meadow estuary

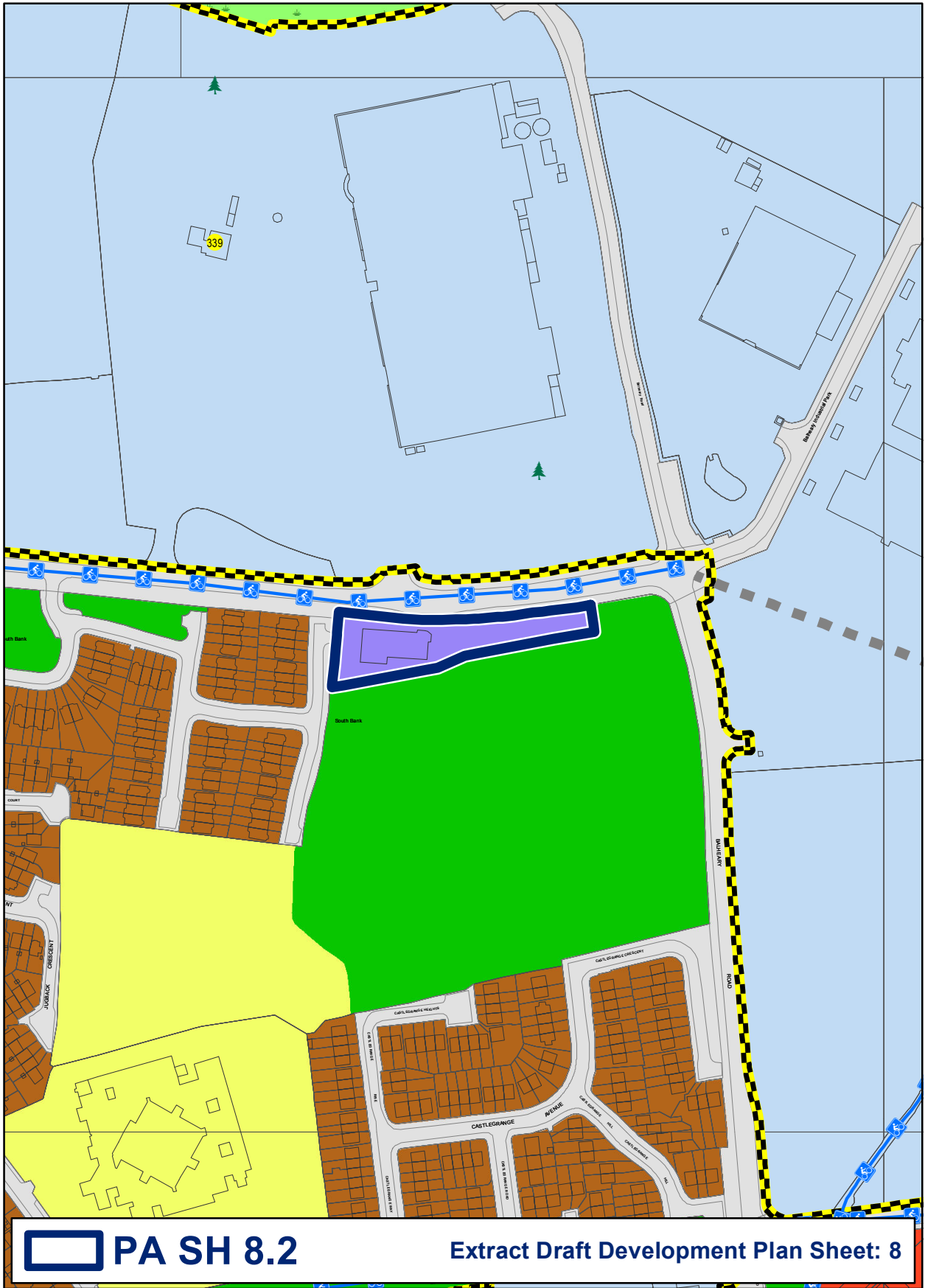


PA SH 8.1

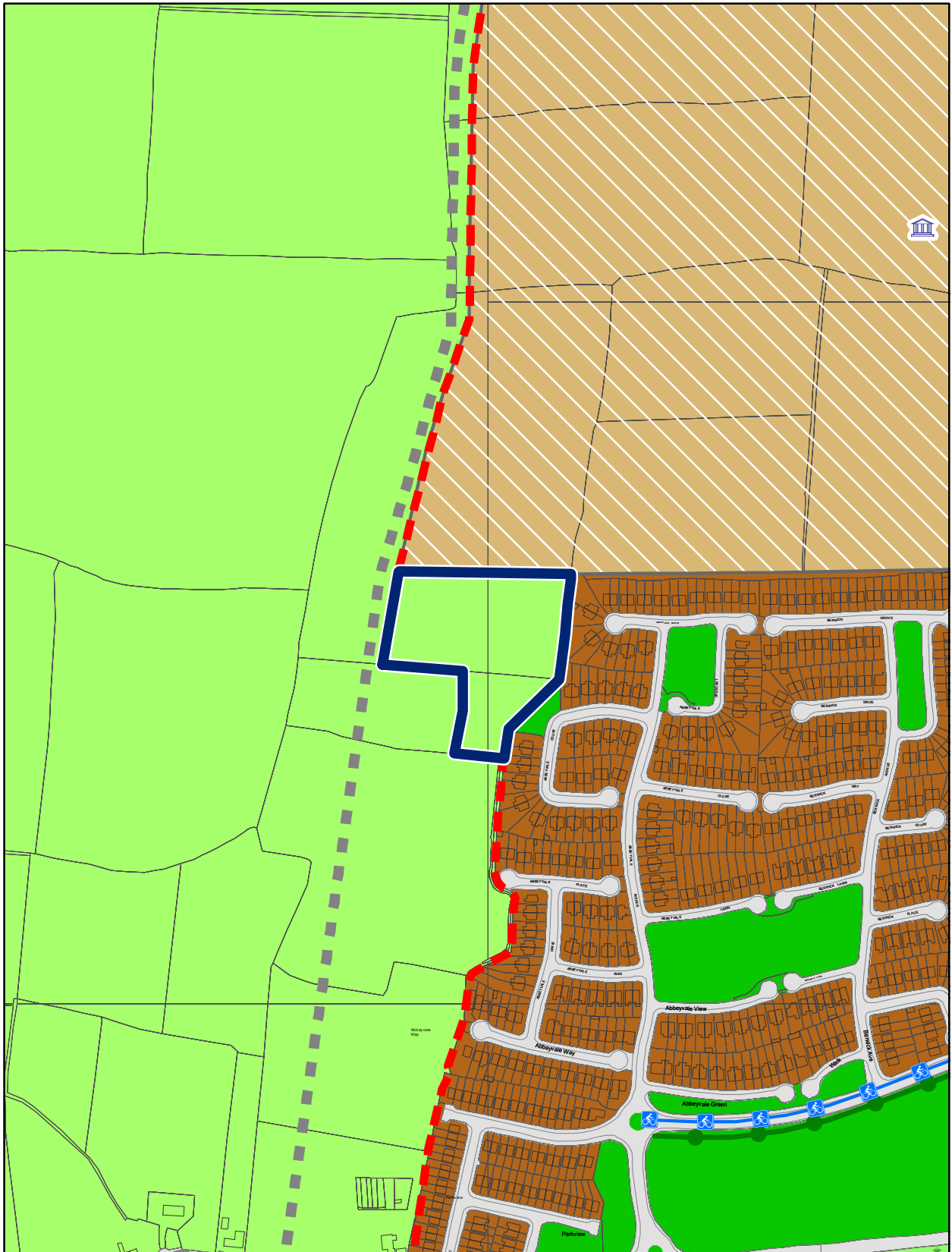
Extract Draft Development Plan Sheet: 8



Create two new Masterplan areas at Estuary, known as Estuary Central and Estuary West

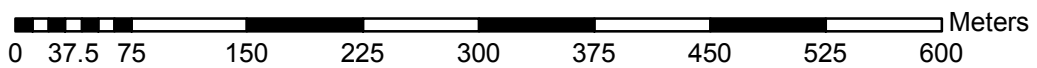


Amend zoning from GE – General Employment to CI – Community Infrastructure at St. Colmcille’s GAA club

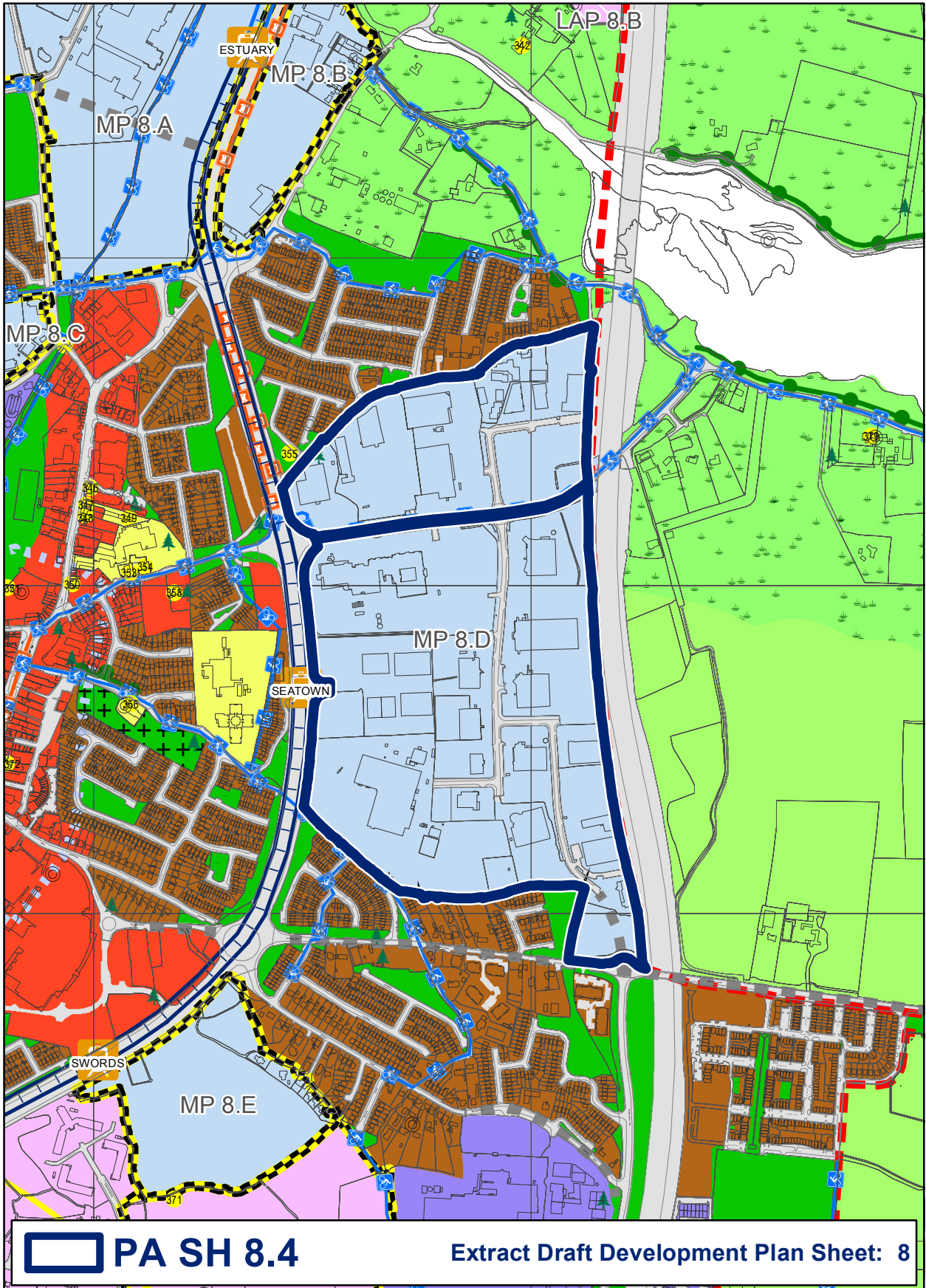


PA SH 8.3

Extract Draft Development Plan Sheet: 8



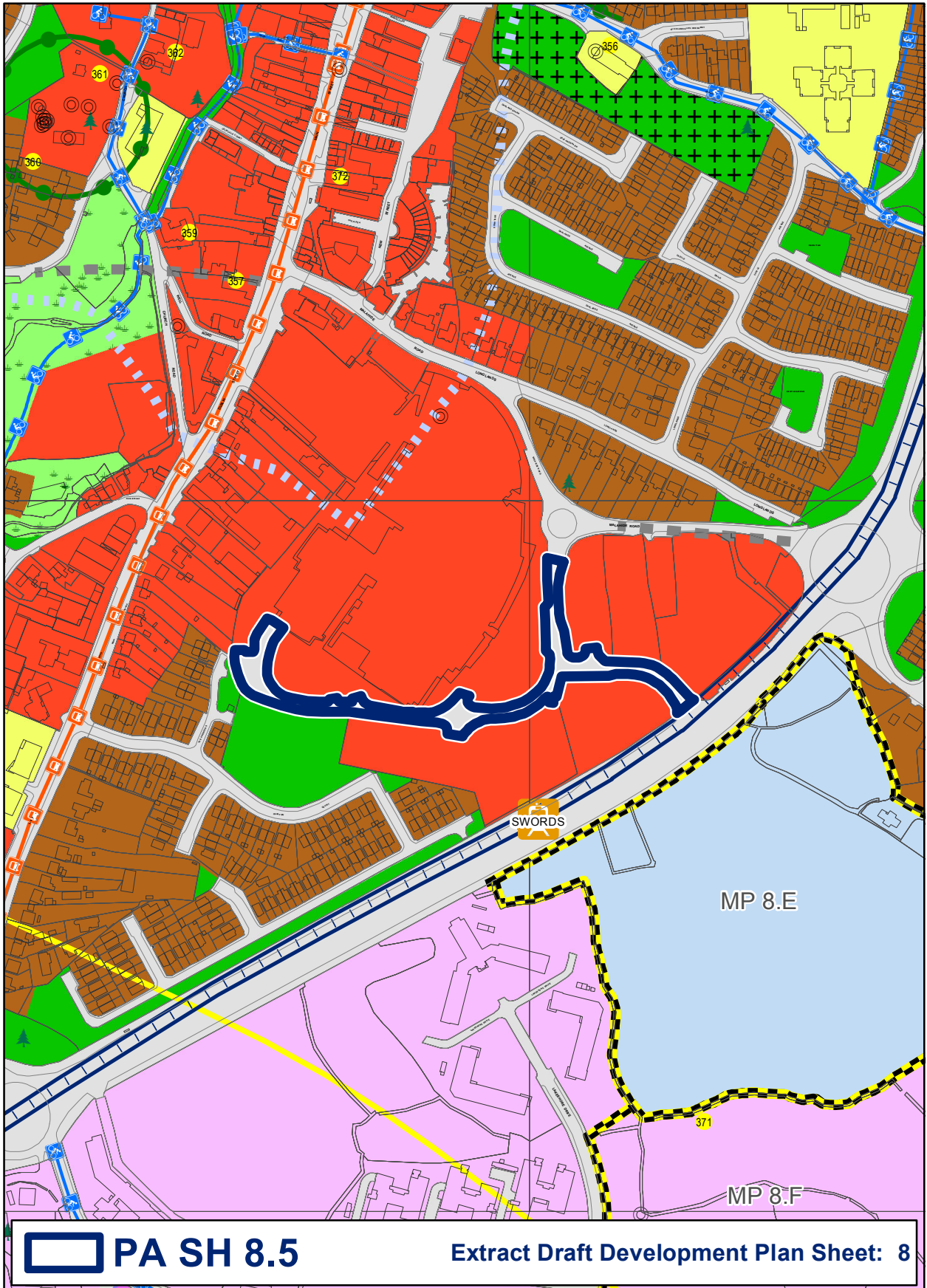
Amend zoning from GB - Greenbelt to RA - Residential Area at Mooretown/Oldtown

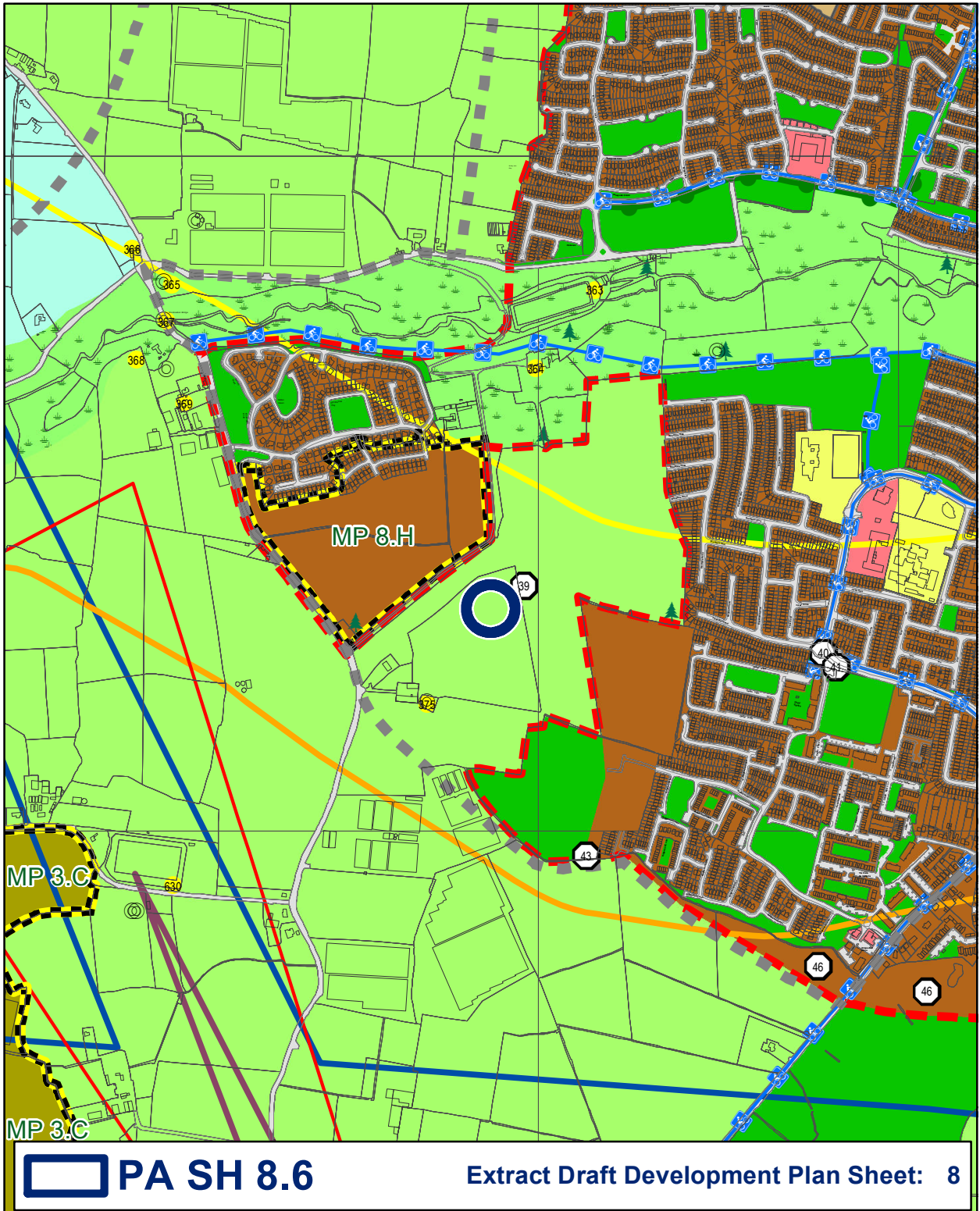


PA SH 8.4

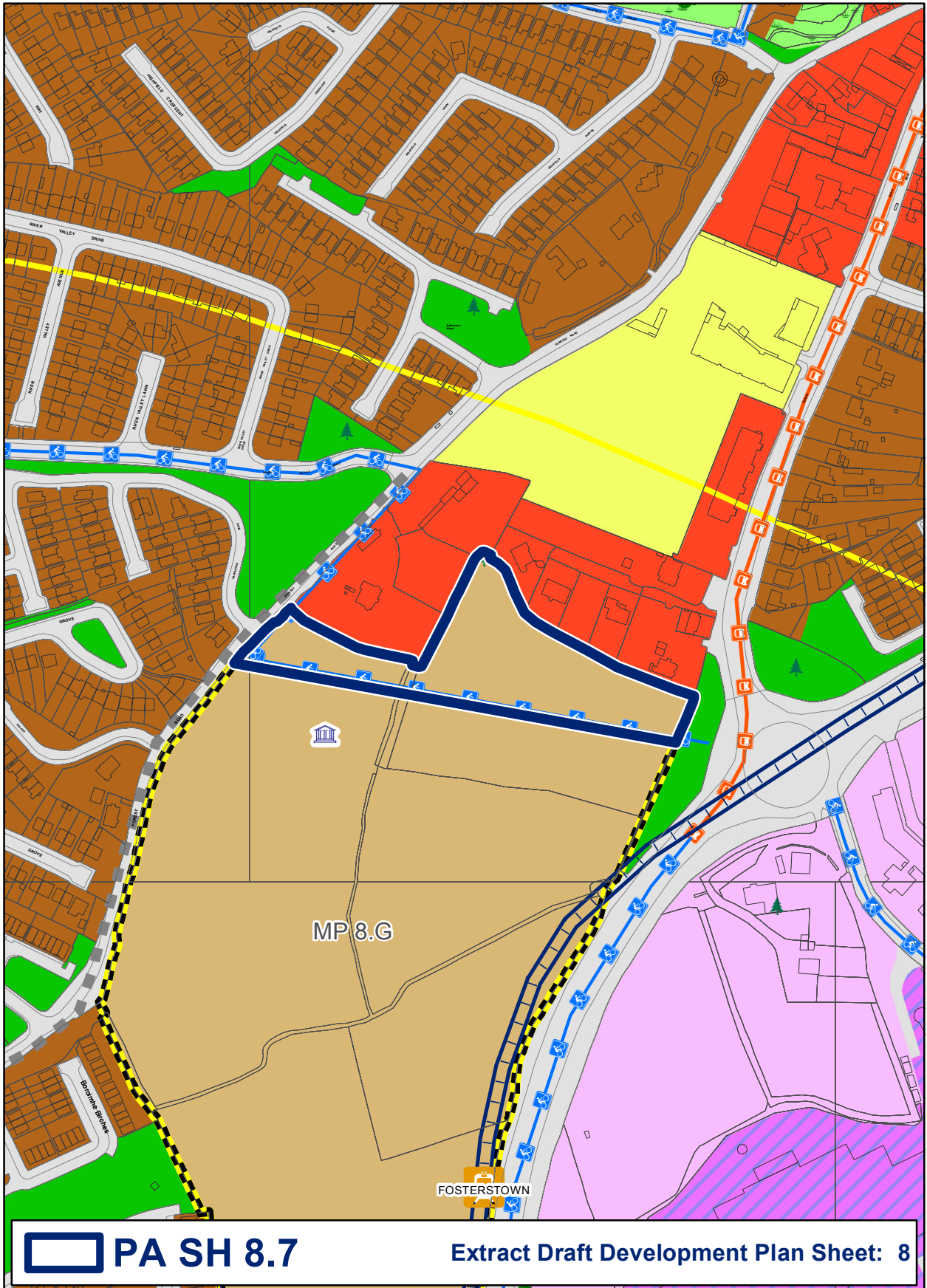
Extract Draft Development Plan Sheet: 8

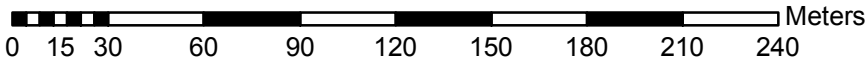
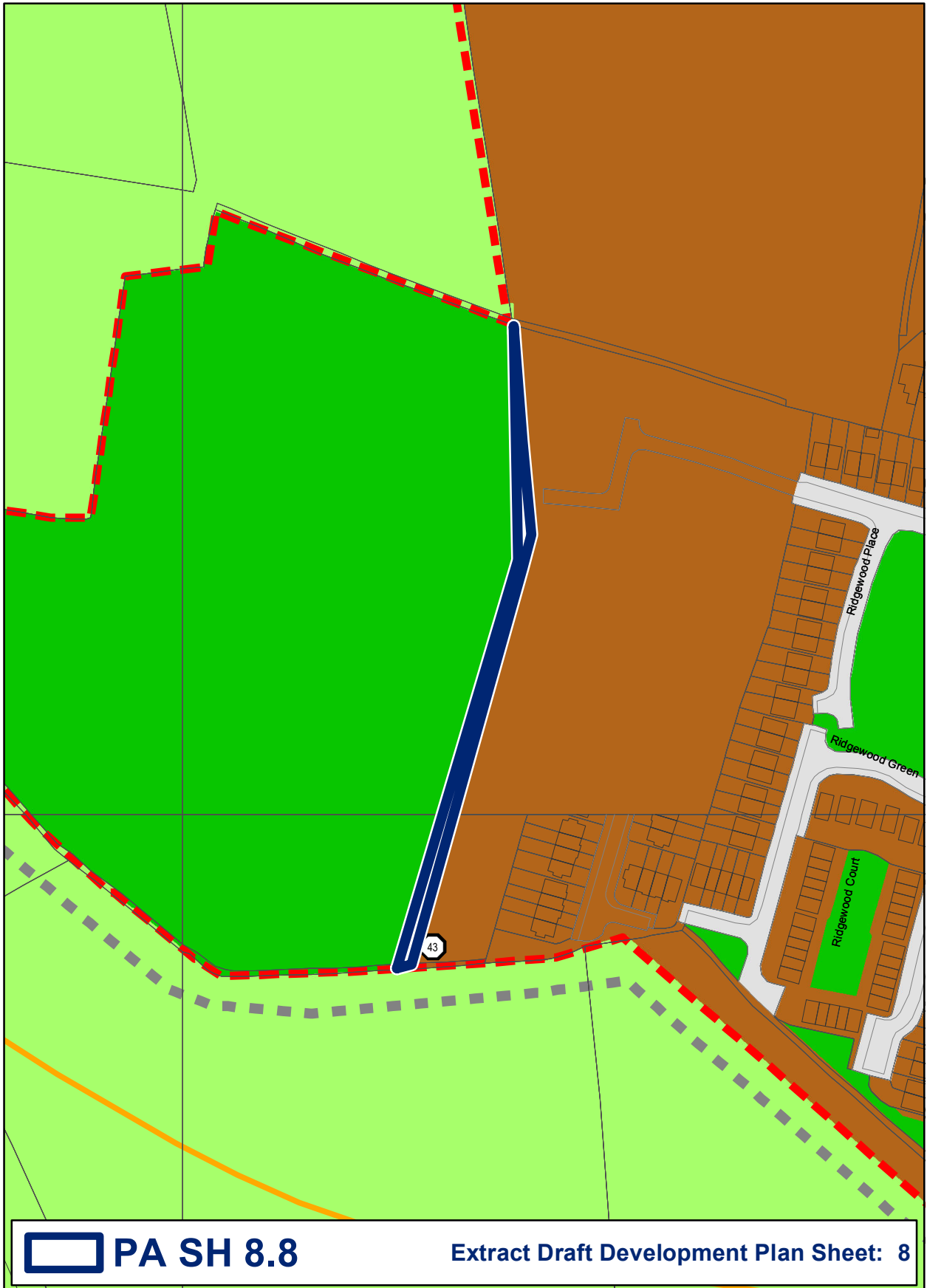
Create two new Masterplan areas at Seatown, known as Seatown North and Seatown South



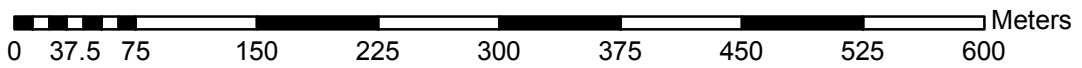
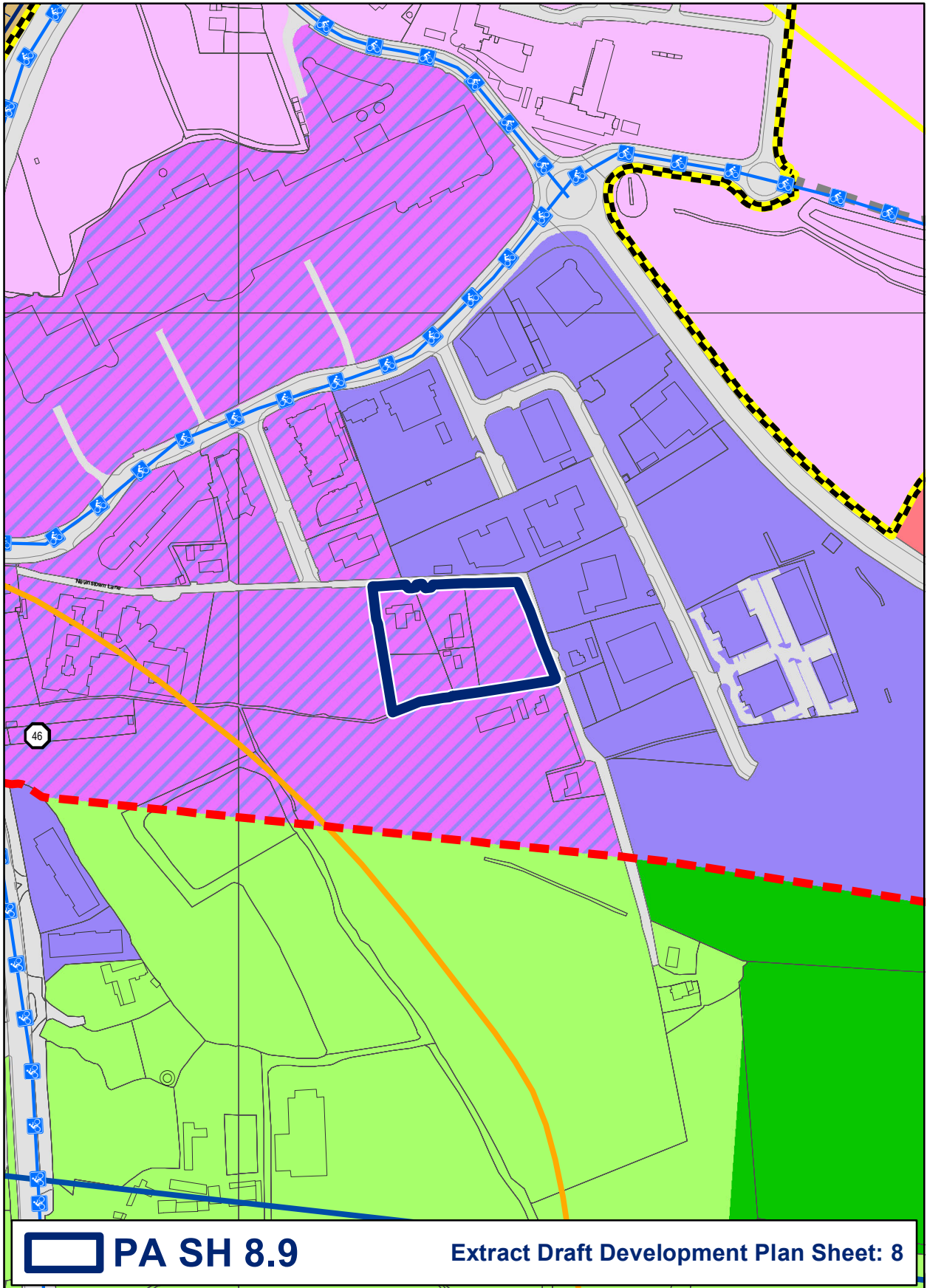


Insert new mapped Local Objective at Knocksedan: Carry out, within 2 years of the adoption of this Development Plan, a feasibility study, of lands at Knocksedan to include a full investigation of requirements in terms of infrastructure, traffic, water, access, drainage and community facilities to inform the future designation of these lands for development

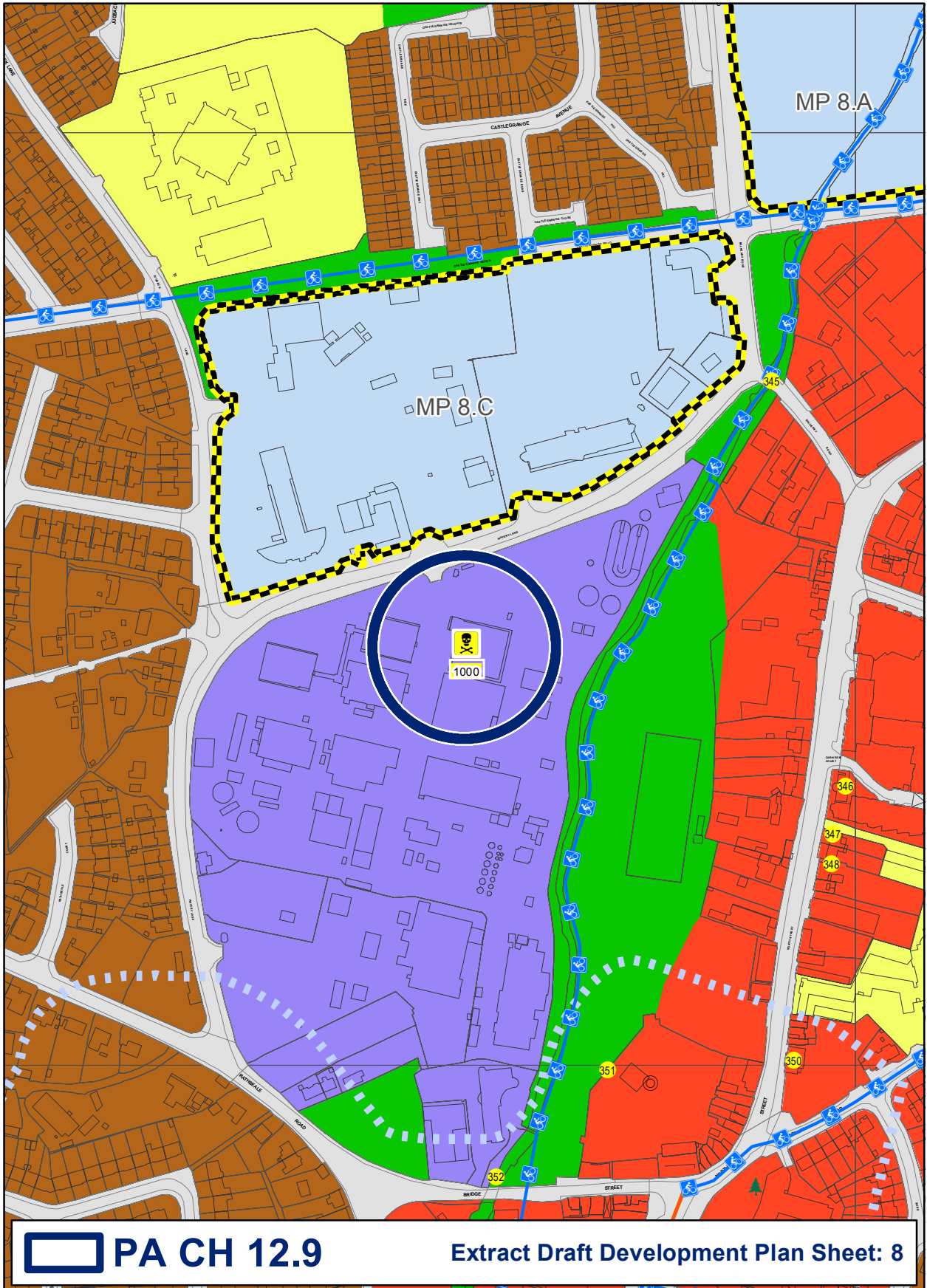




Amend zoning from OS – Open Space to RS - Residential at Rathingle

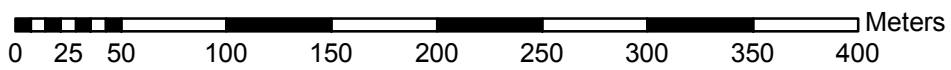


Amend zoning from RW - Retail Warehousing to GE- General Employment at Nevinstown



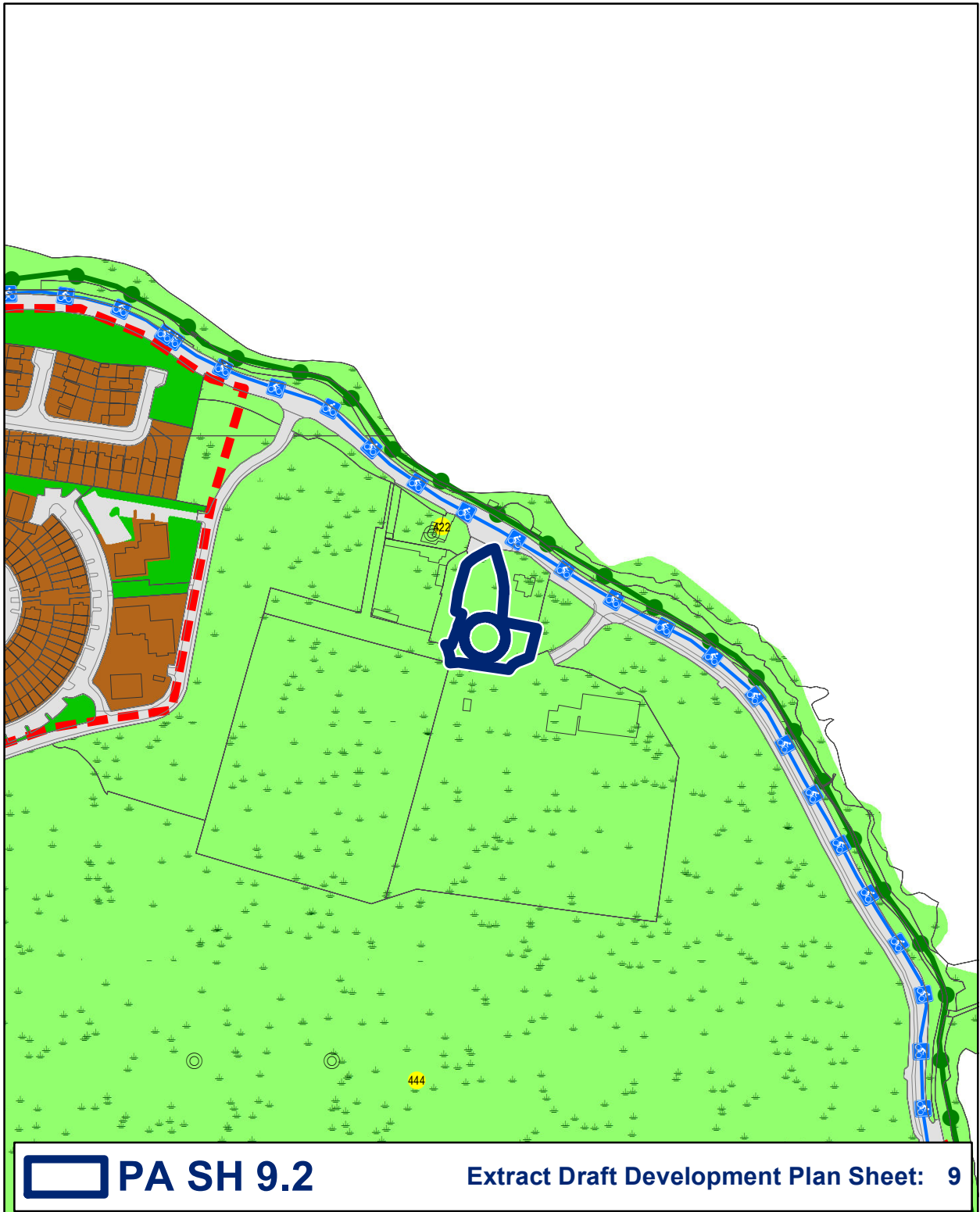
PA CH 12.9

Extract Draft Development Plan Sheet: 8

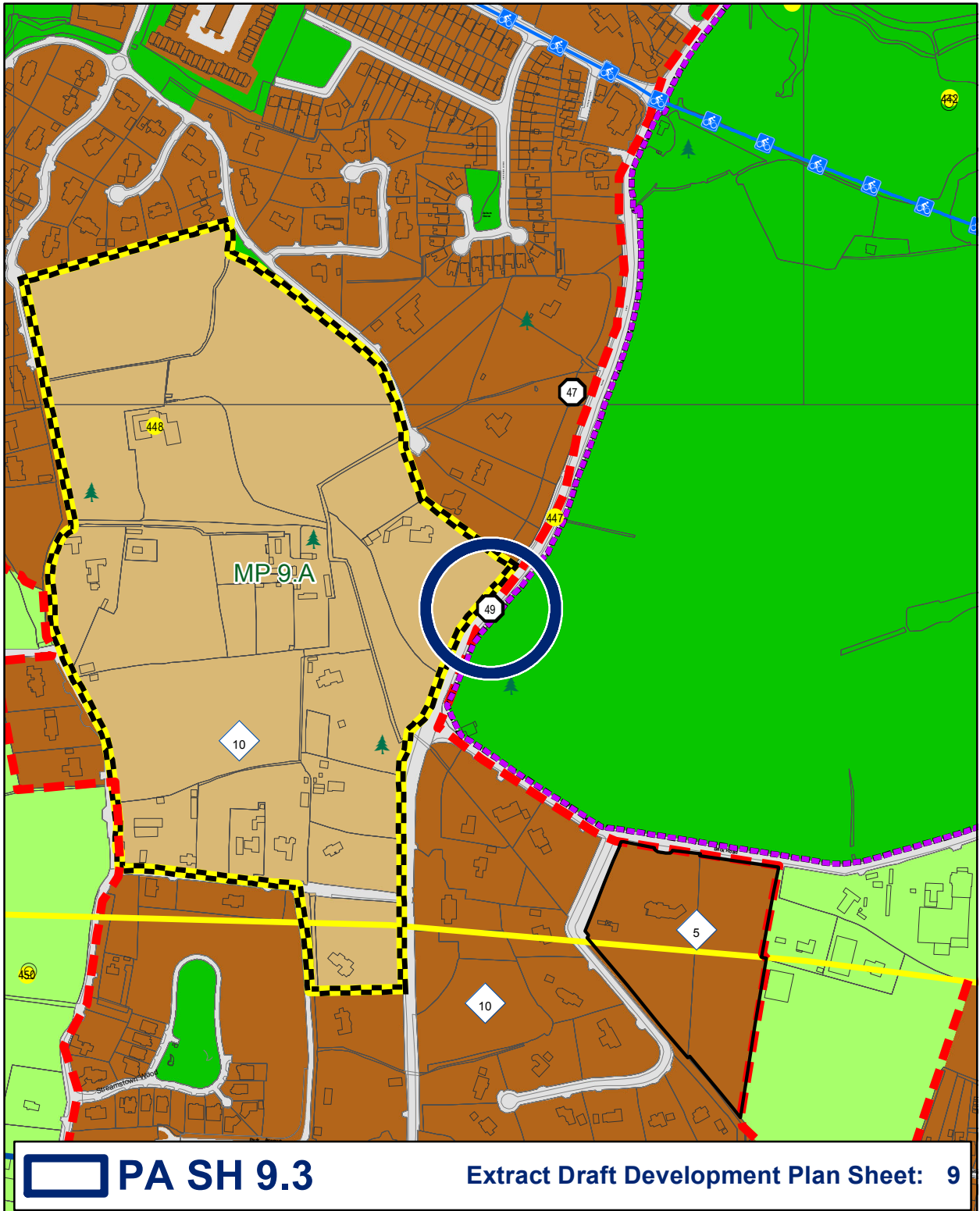


Remove Swords Laboratories T/A Bristol Meyers Squibb from Table 12.13 Chapter 12

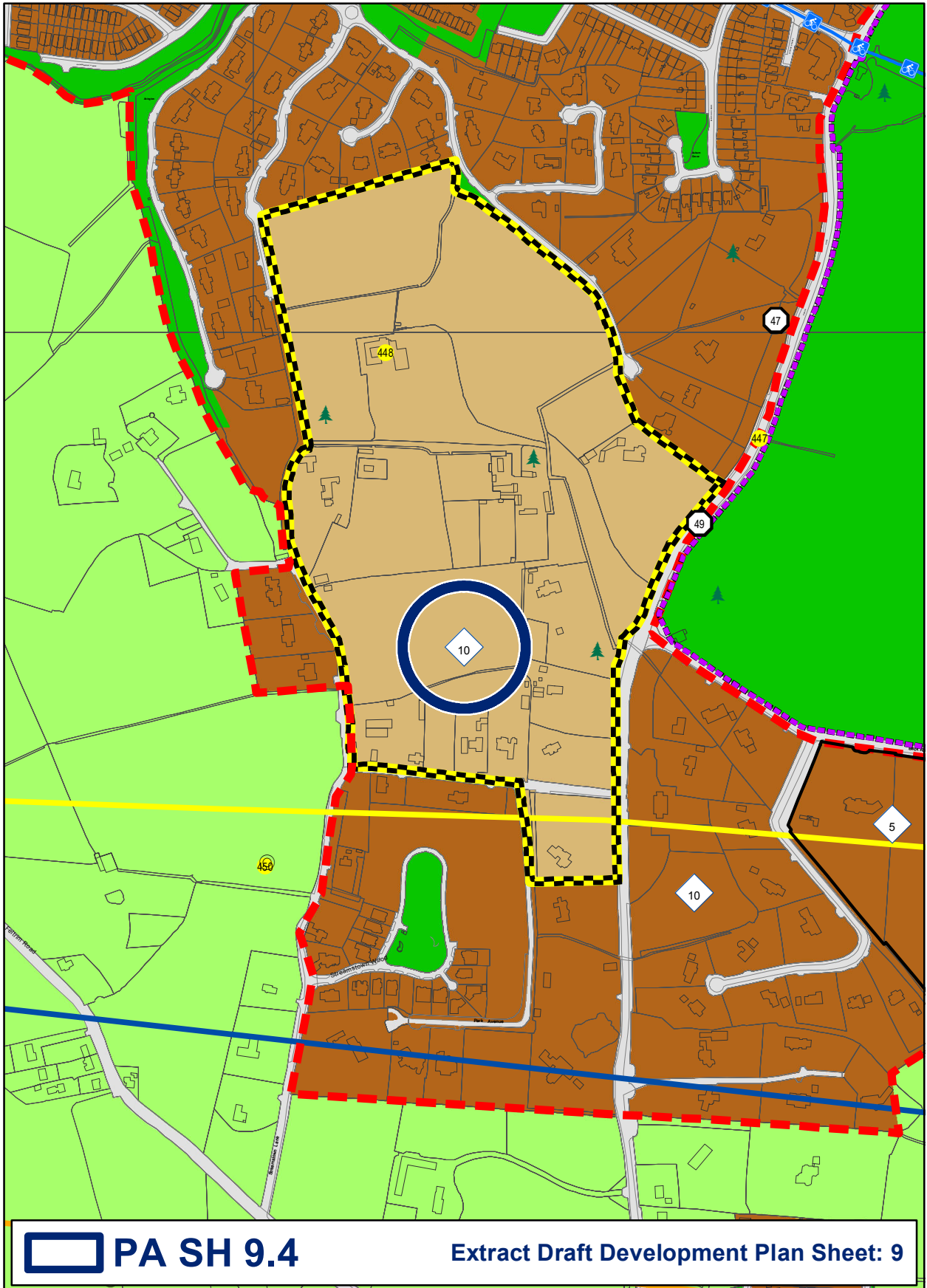




Amend zoning from Objective HA 'High Amenity' to Objective RS 'Residential' at Robswall Cottages Include Local Objective: To permit the completion, before December 2018, 2(no.) residential units associated with planning permission reference number F08A 1407, only



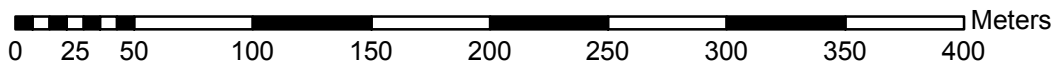
Amend wording of Local Objective 49 to read as: New or widened entrances onto the Dublin Road between Streamstown lane and the Swords Junction will be restricted, to ensure the protection of the mature tree-lined approach along the Dublin Road to Malahide



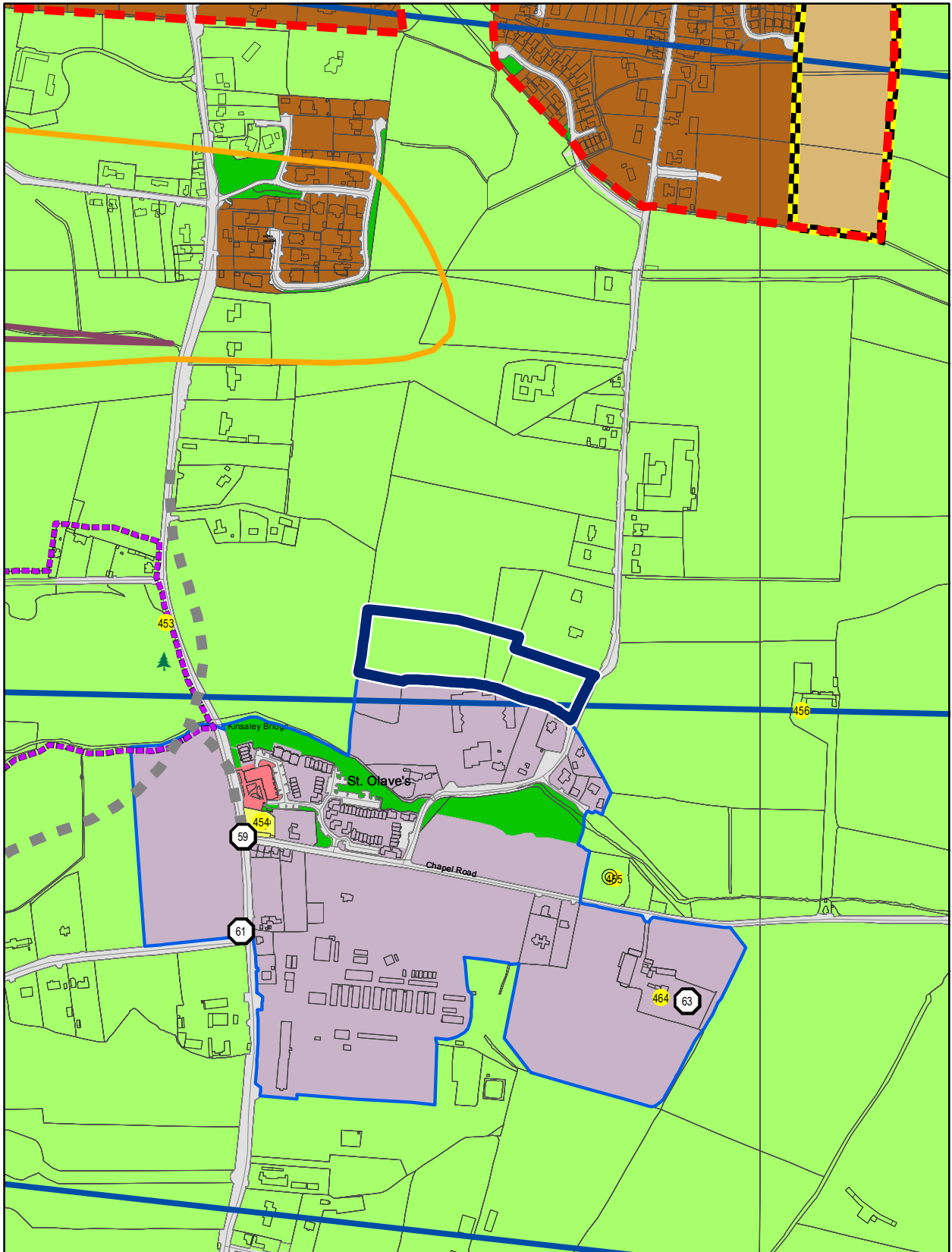


PA SH 9.5

Extract Draft Development Plan Sheet: 9

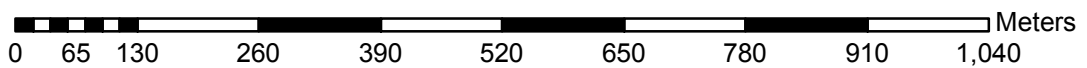


Amend zoning from Objective GB 'Greenbelt' to Objective RC 'Rural Cluster' at Feltrim Road

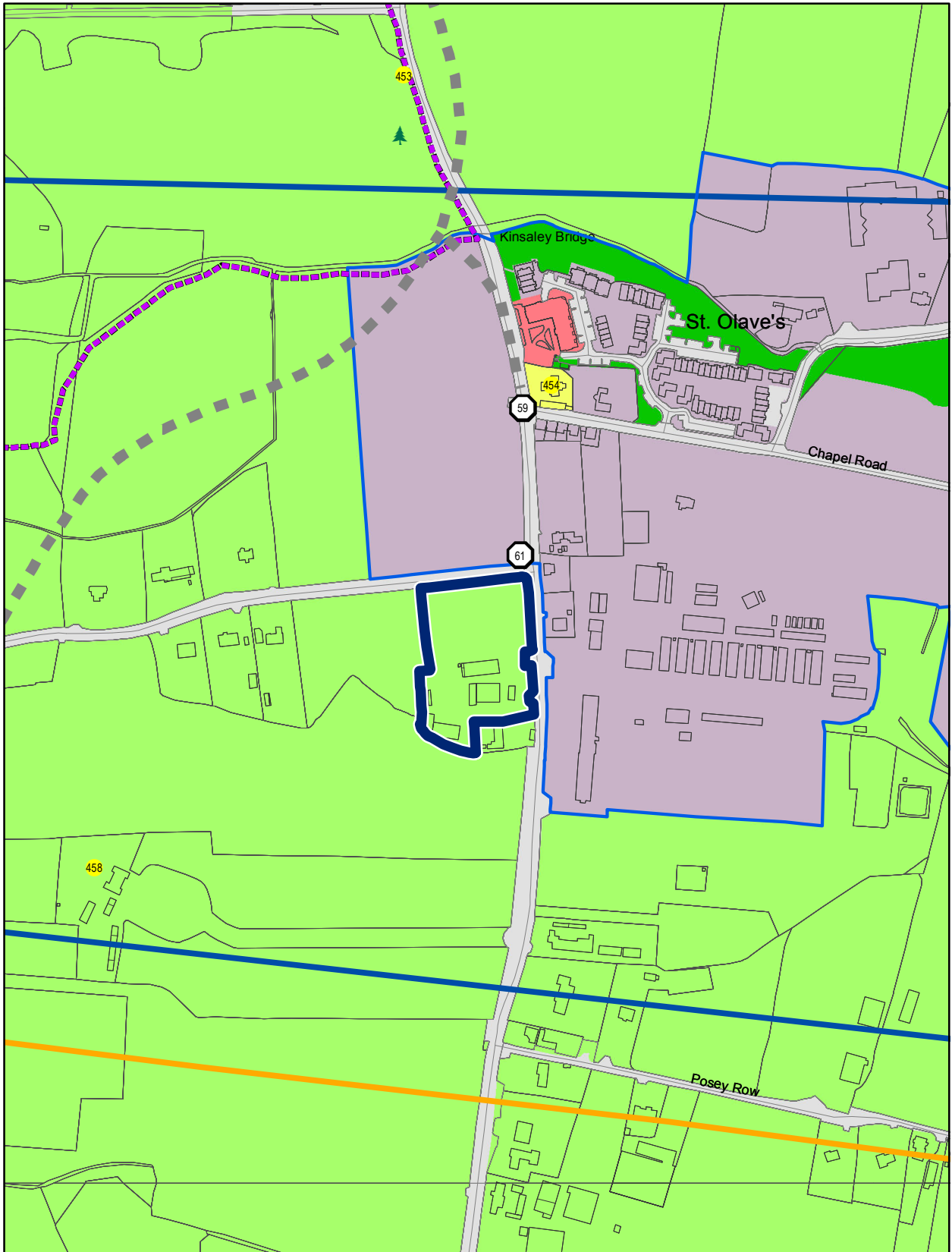


PA SH 9.6

Extract Draft Development Plan Sheet: 9

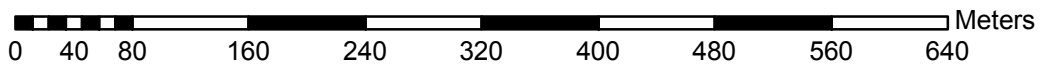


Amend zoning from Objective GB 'Greenbelt' to Objective RV 'Rural Village' north of Kinsealy Village

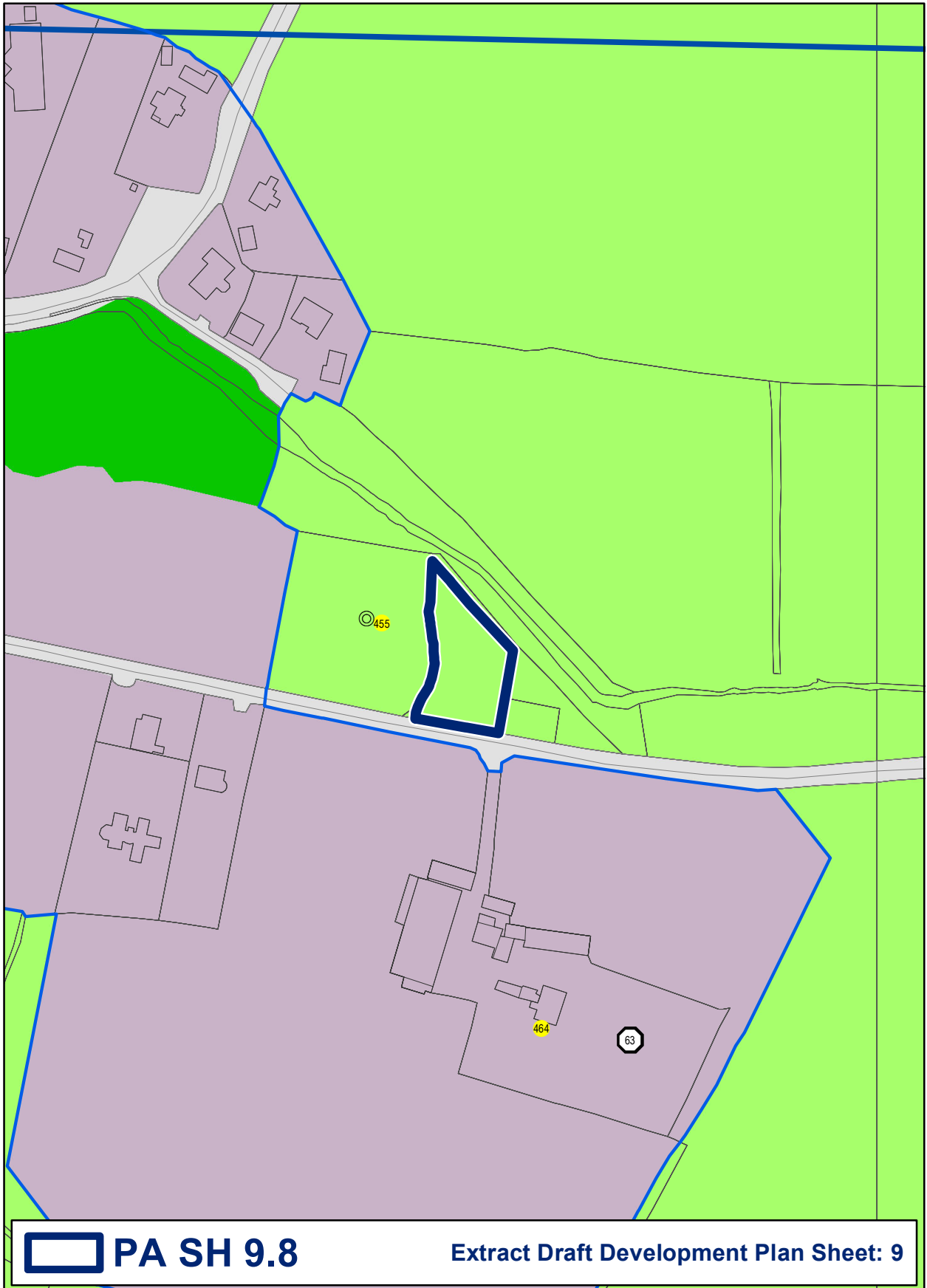


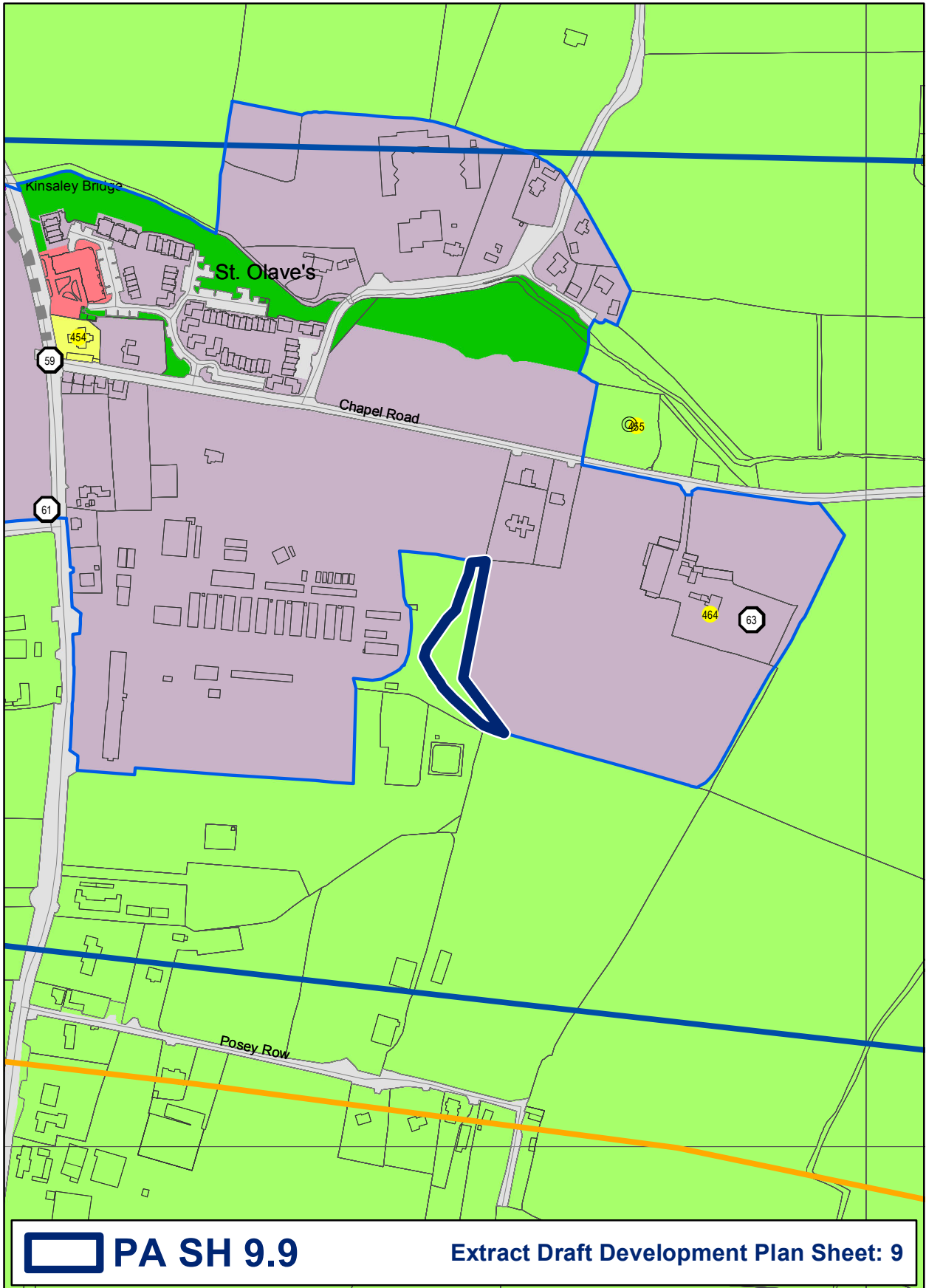
PA SH 9.7

Extract Draft Development Plan Sheet: 9



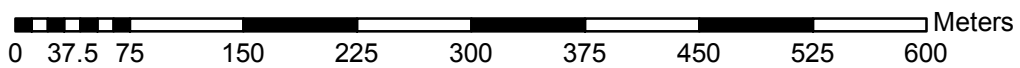
Amend zoning from Objective GB 'Greenbelt' to Objective RV 'Rural Village' at Kinsealy Garden Centre



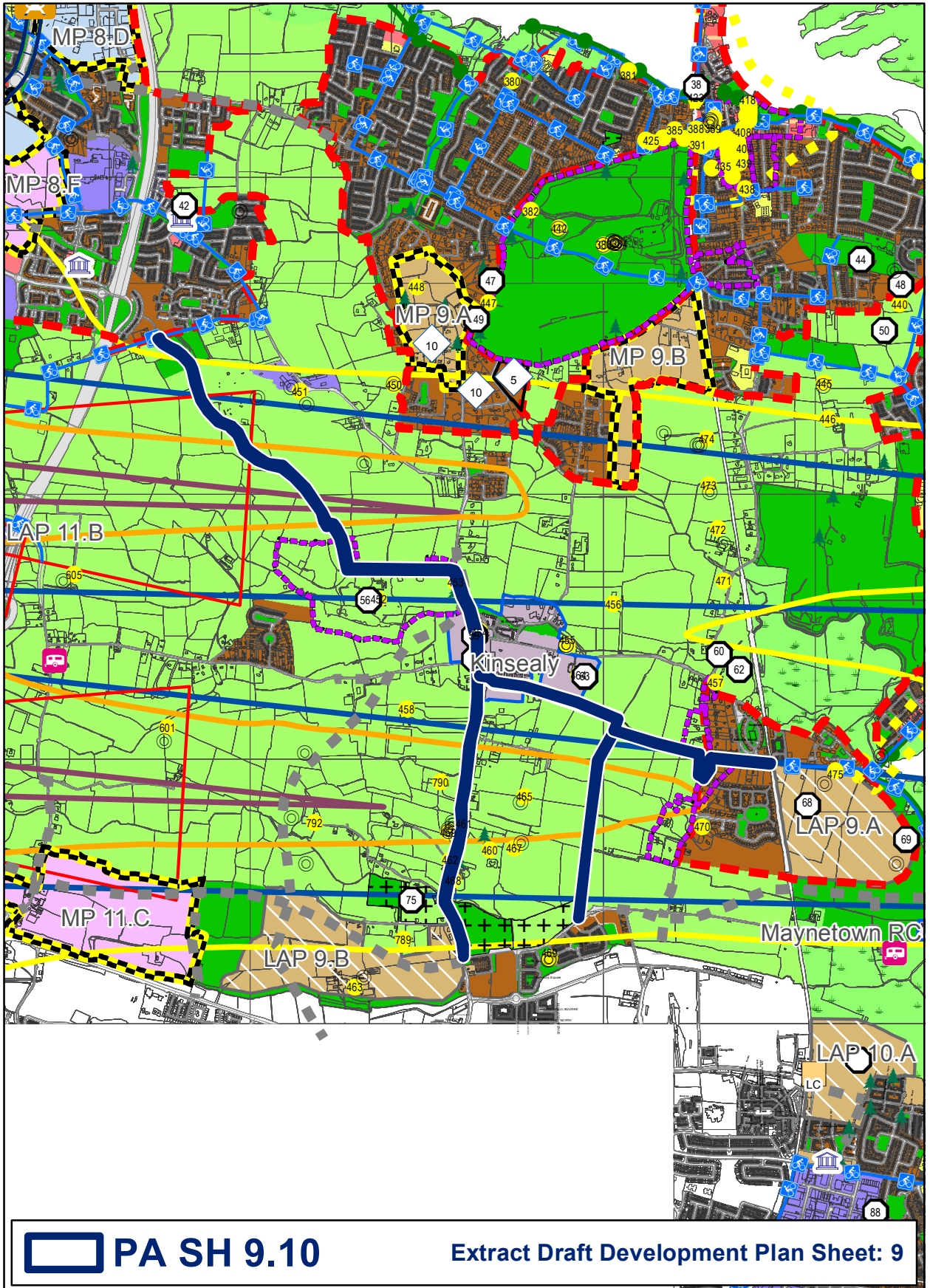


PA SH 9.9

Extract Draft Development Plan Sheet: 9

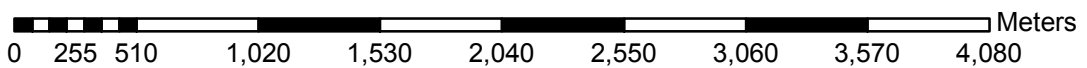


Amend Kinsealy House RV boundary to correlate with established boundary at this location

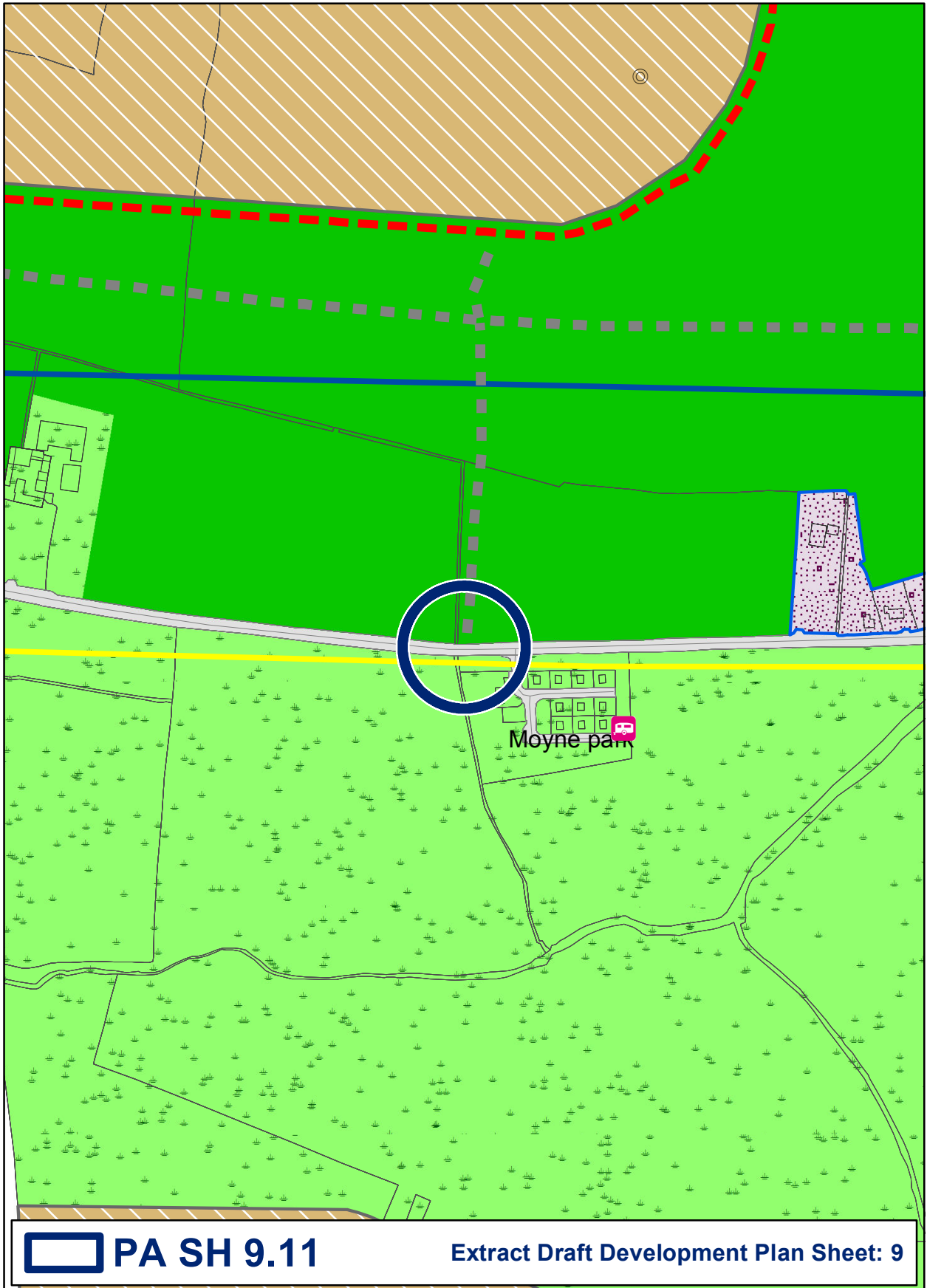


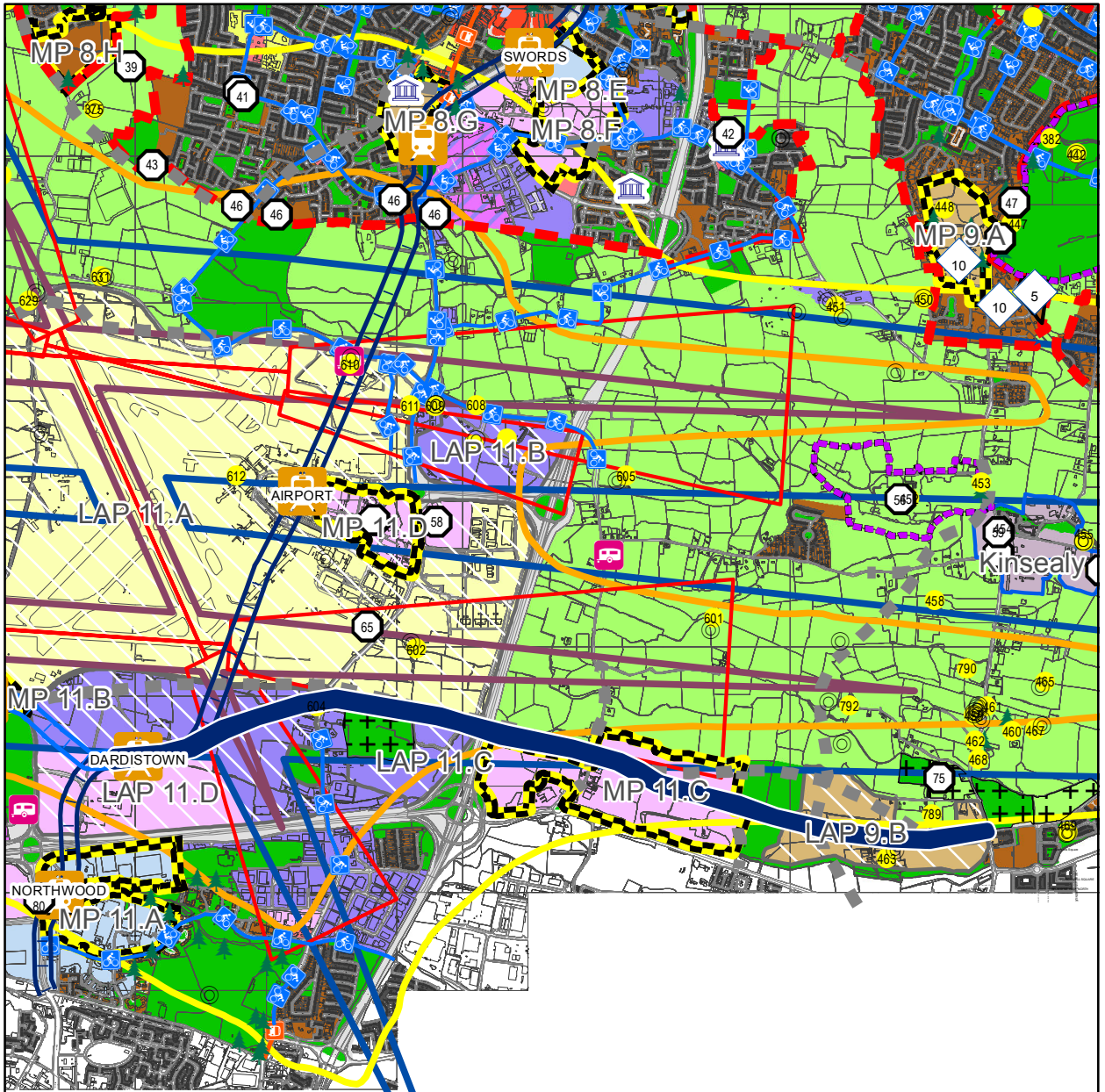
PA SH 9.10

Extract Draft Development Plan Sheet: 9



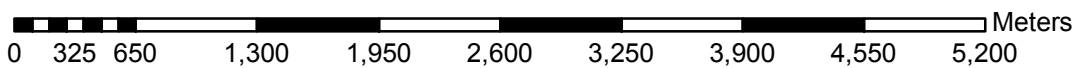
Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane, Old Portmarnock to Teagasc Kinsealy, Balgriffin to Teagasc Kinsealy, Balgriffin to Kinsealy



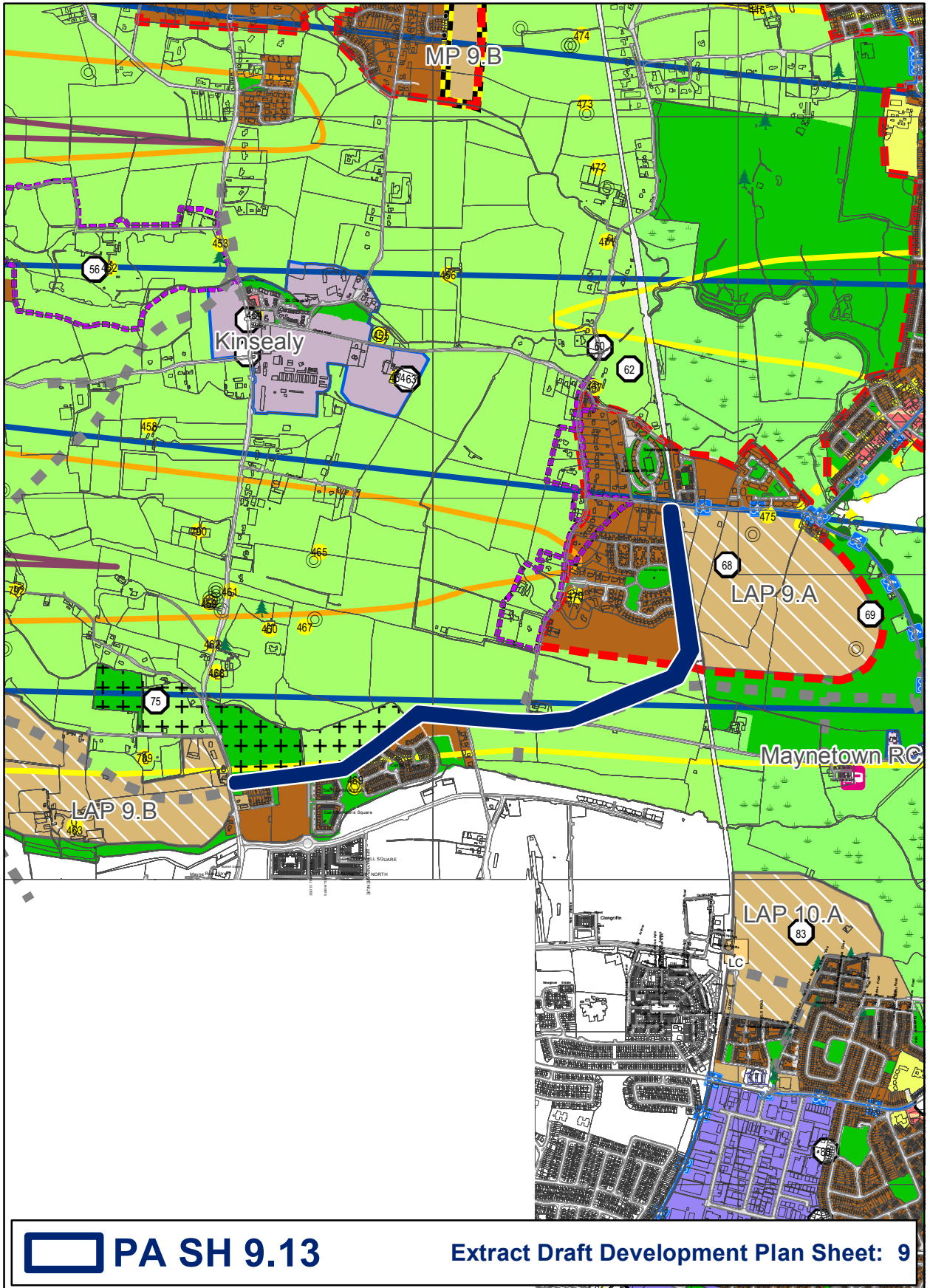


PA SH 9.12

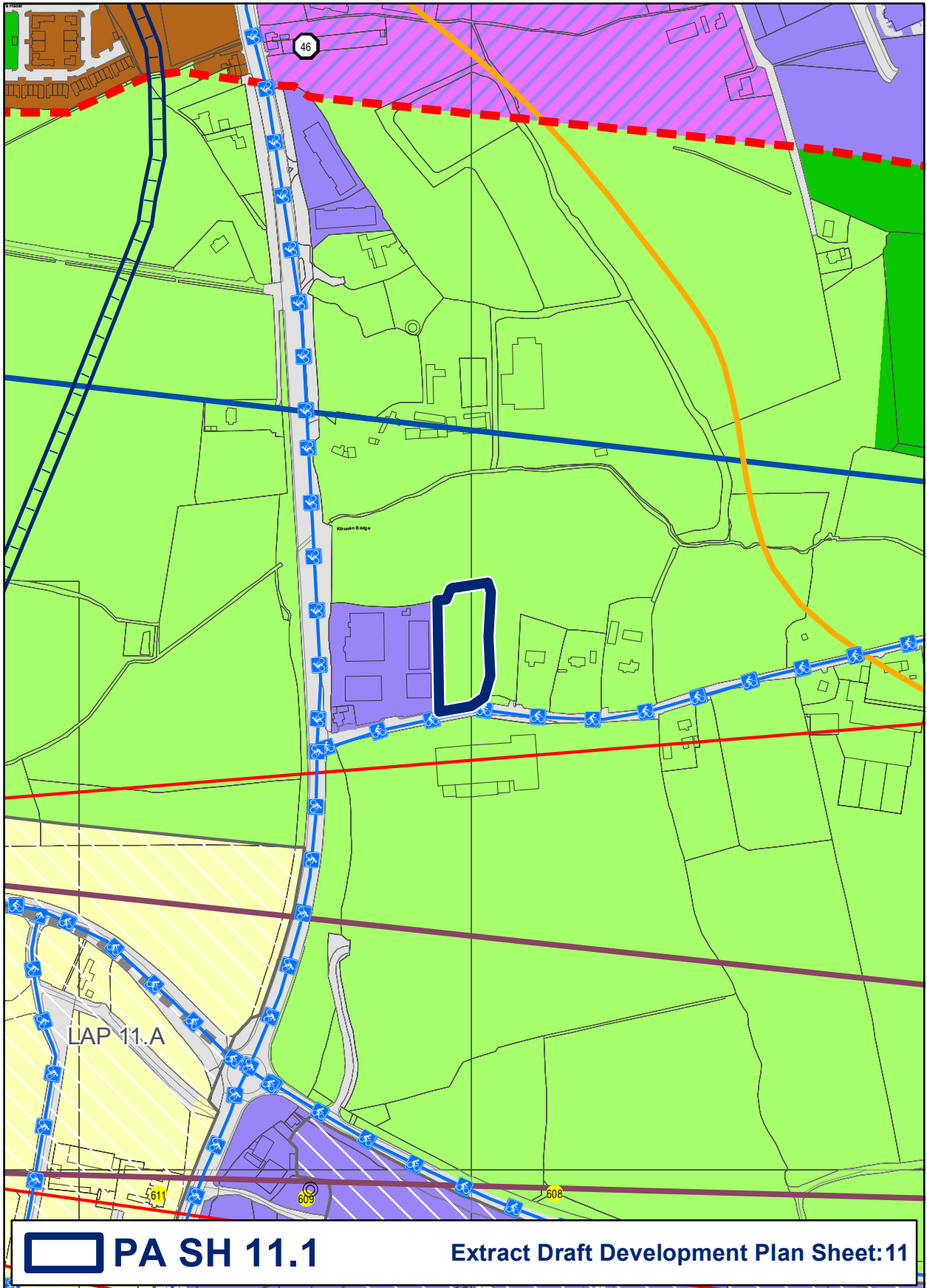
Extract Draft Development Plan Sheet: 9



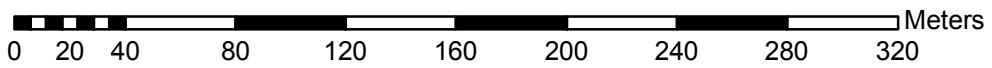
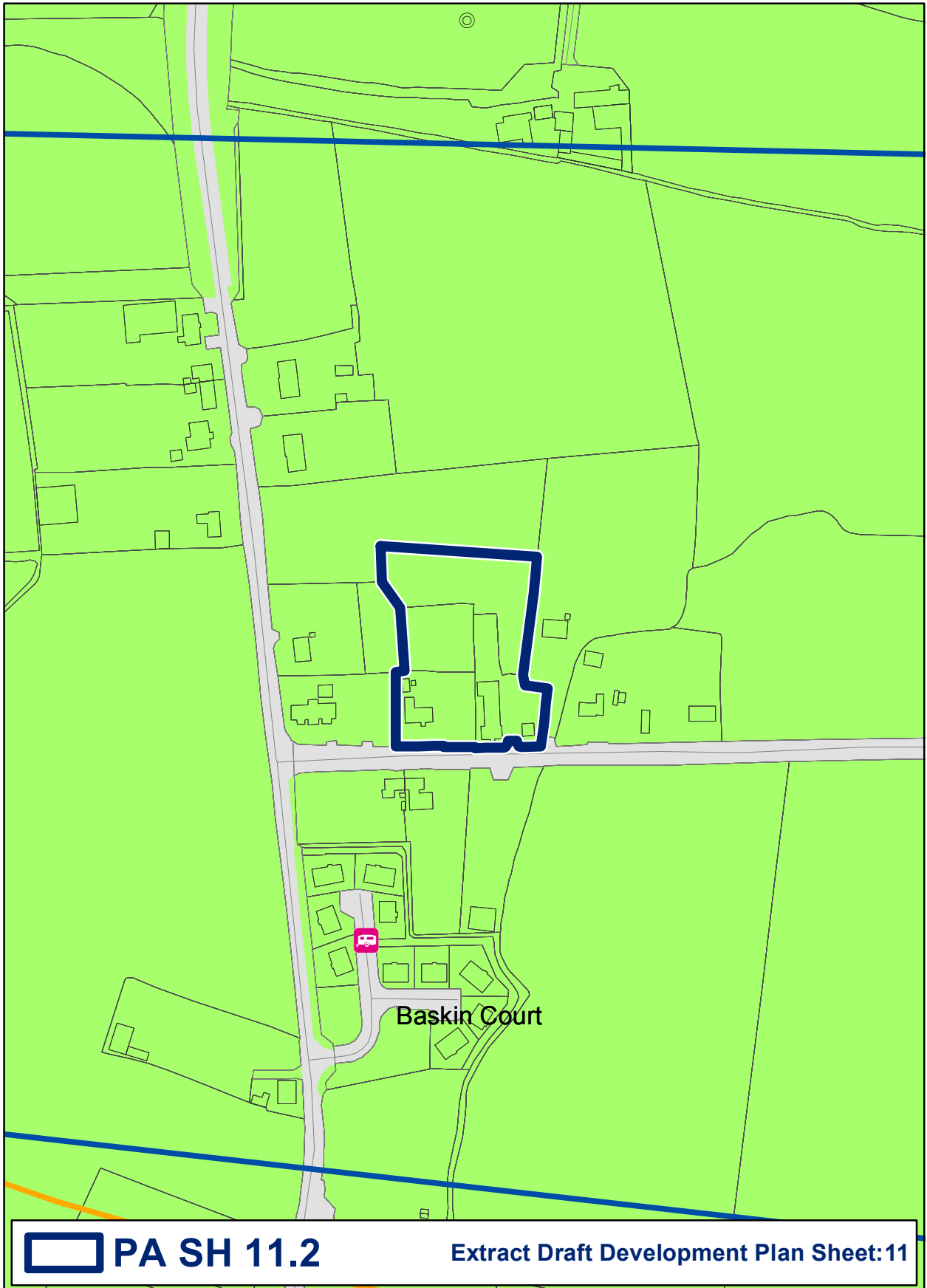
Add public transport reservation – Light Rail Corridor to Balgriffin (with intended connection to Clongriffin or Dart Line)



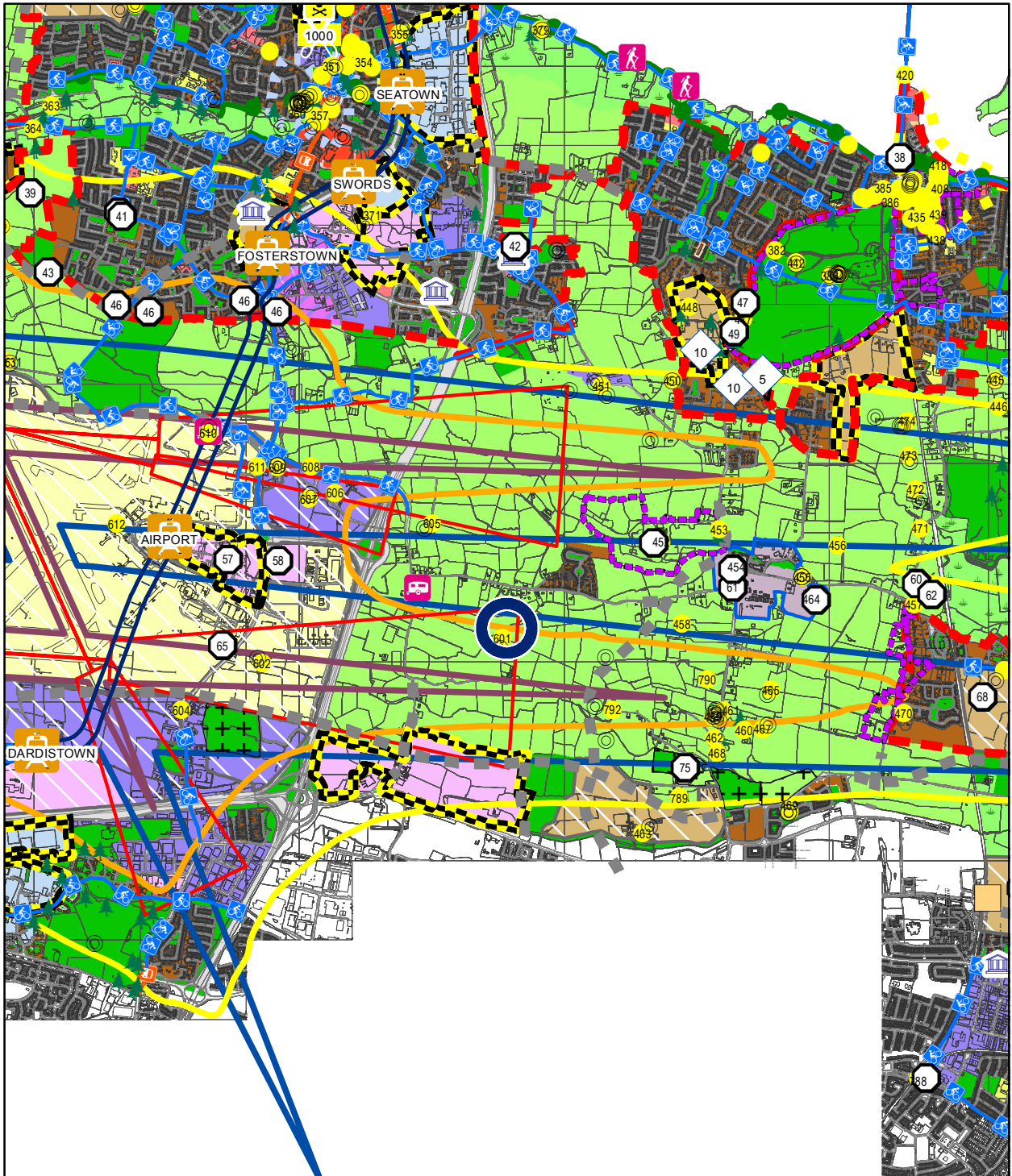
Add public transport reservation Balgriffin to Portmarnock



Amend zoning from HA- High Amenity to GE - General Employment at Metropoint, Kilronan

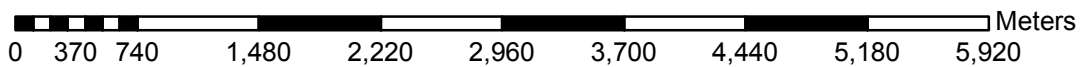


Amend zoning from GB –Greenbelt to RC – Rural Cluster at Baskin Lane

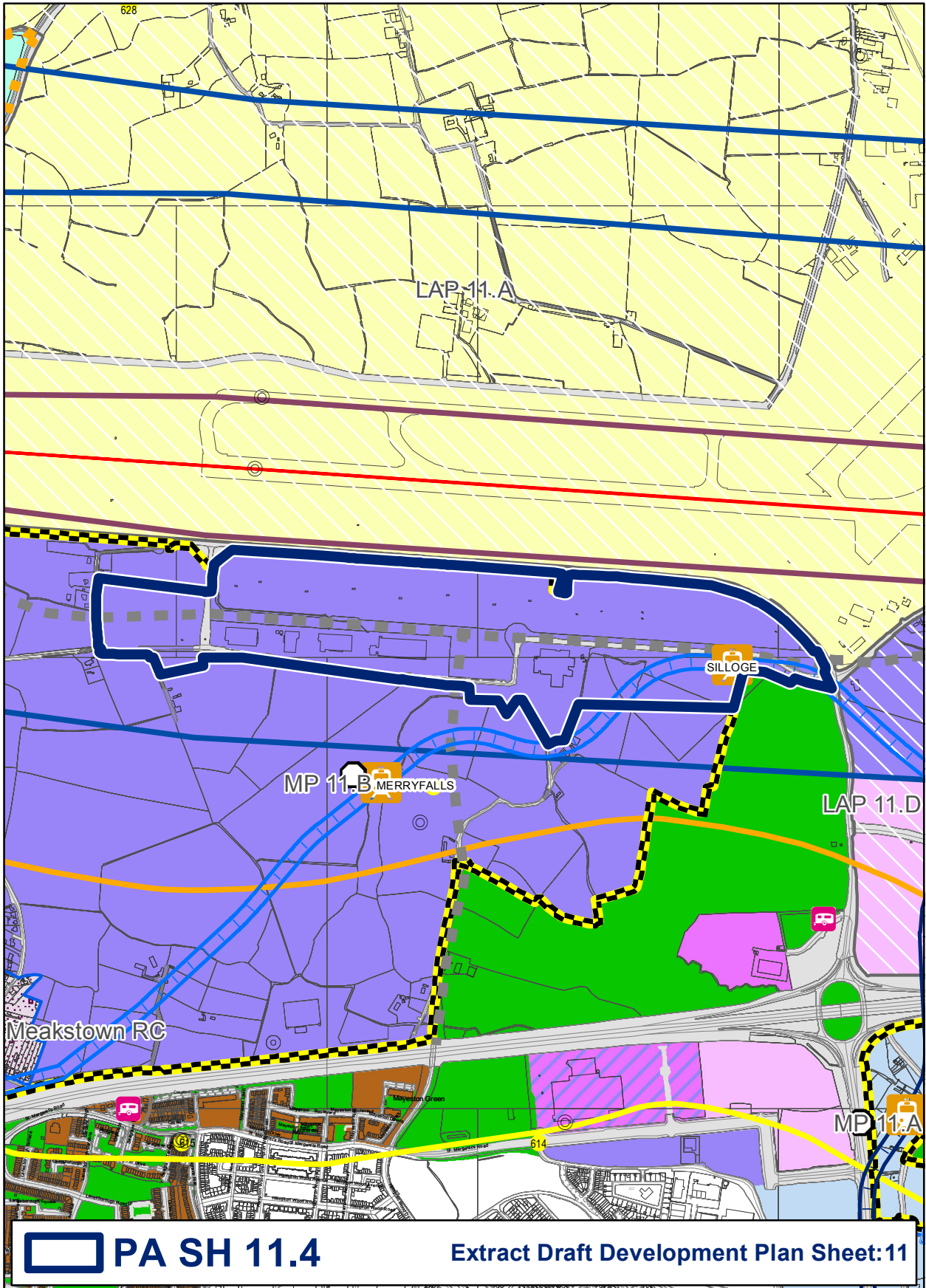


PA SH 11.3

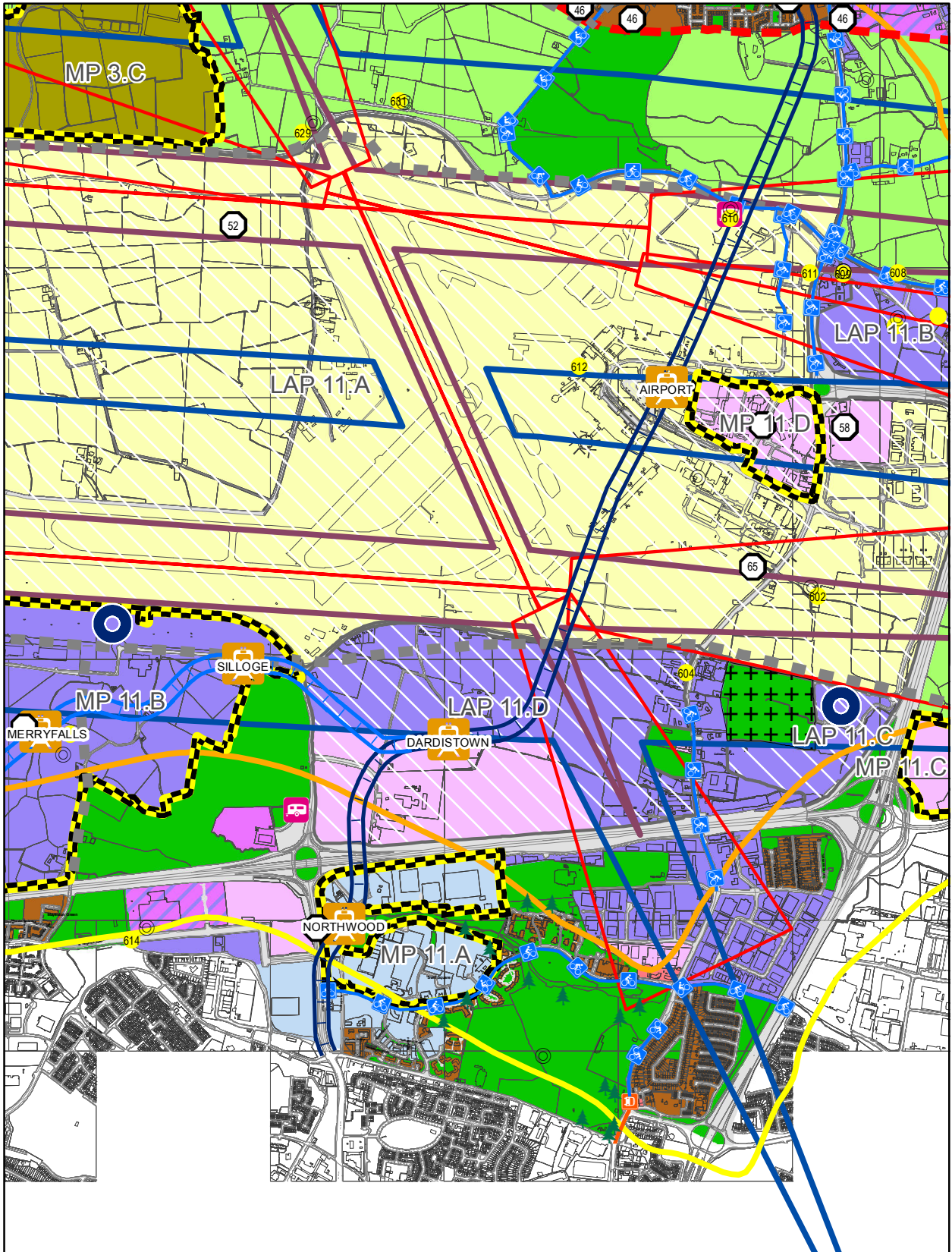
Extract Draft Development Plan Sheet: 11



Insert new Local Objective for South Fingal Study Area: Carry out a comprehensive feasibility study of the South Fingal area to produce a strategic 'vision' and overall strategy for the proper planning and sustainable development of the study area, based on a sustainable transport and smarter travel approach, planning for all transport modes and needs, whilst also being reflective of road network capacity and modal split assumptions. This will be carried out in consultation with statutory agencies and relevant stakeholders. Exact boundary to be agreed as part of the process

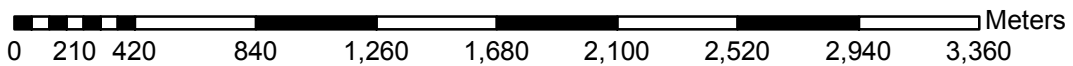


Amend Masterplan MP 11B boundary to omit land at Horizon Logistics Park

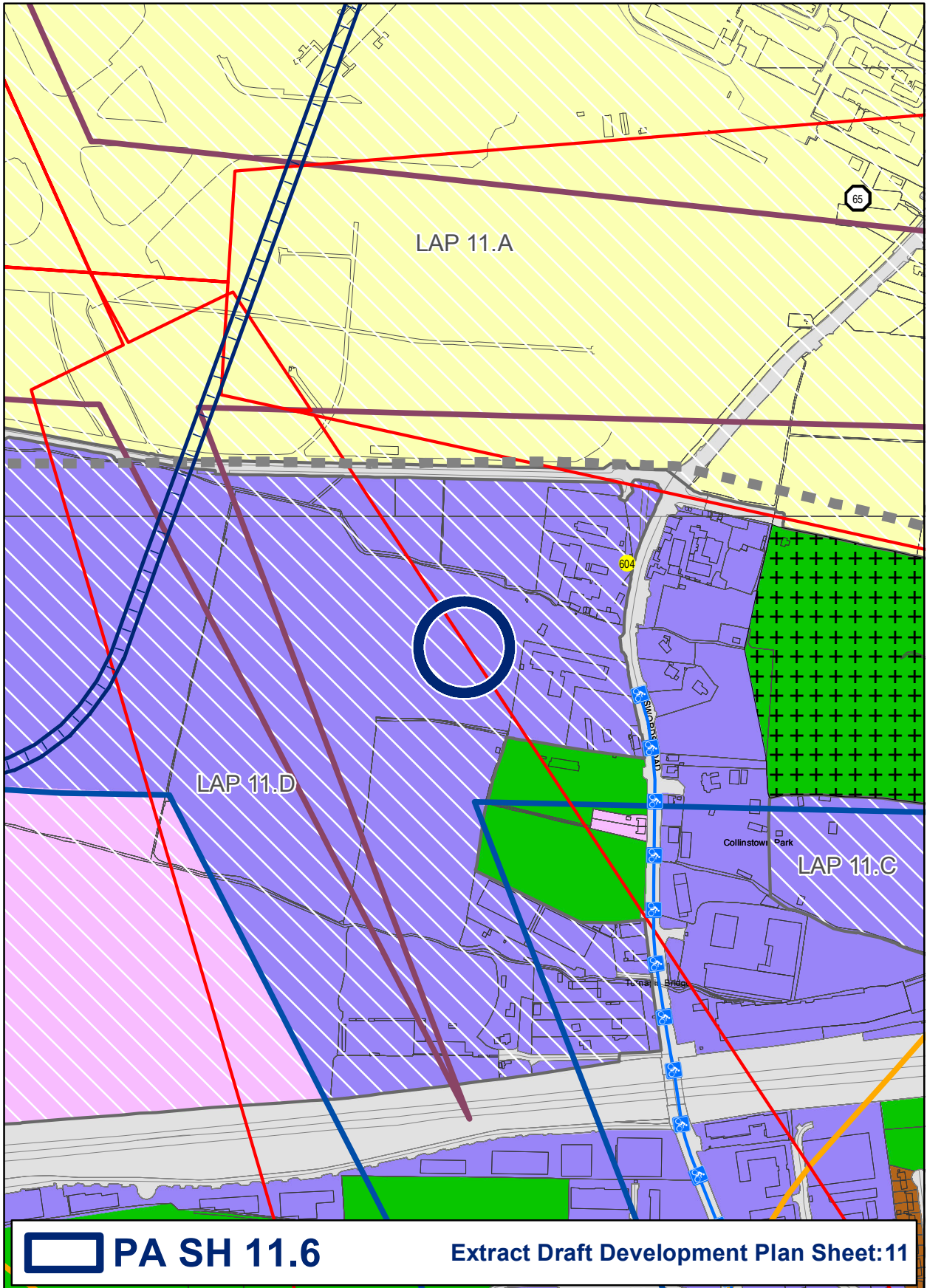


PA SH 11.5

Extract Draft Development Plan Sheet:11



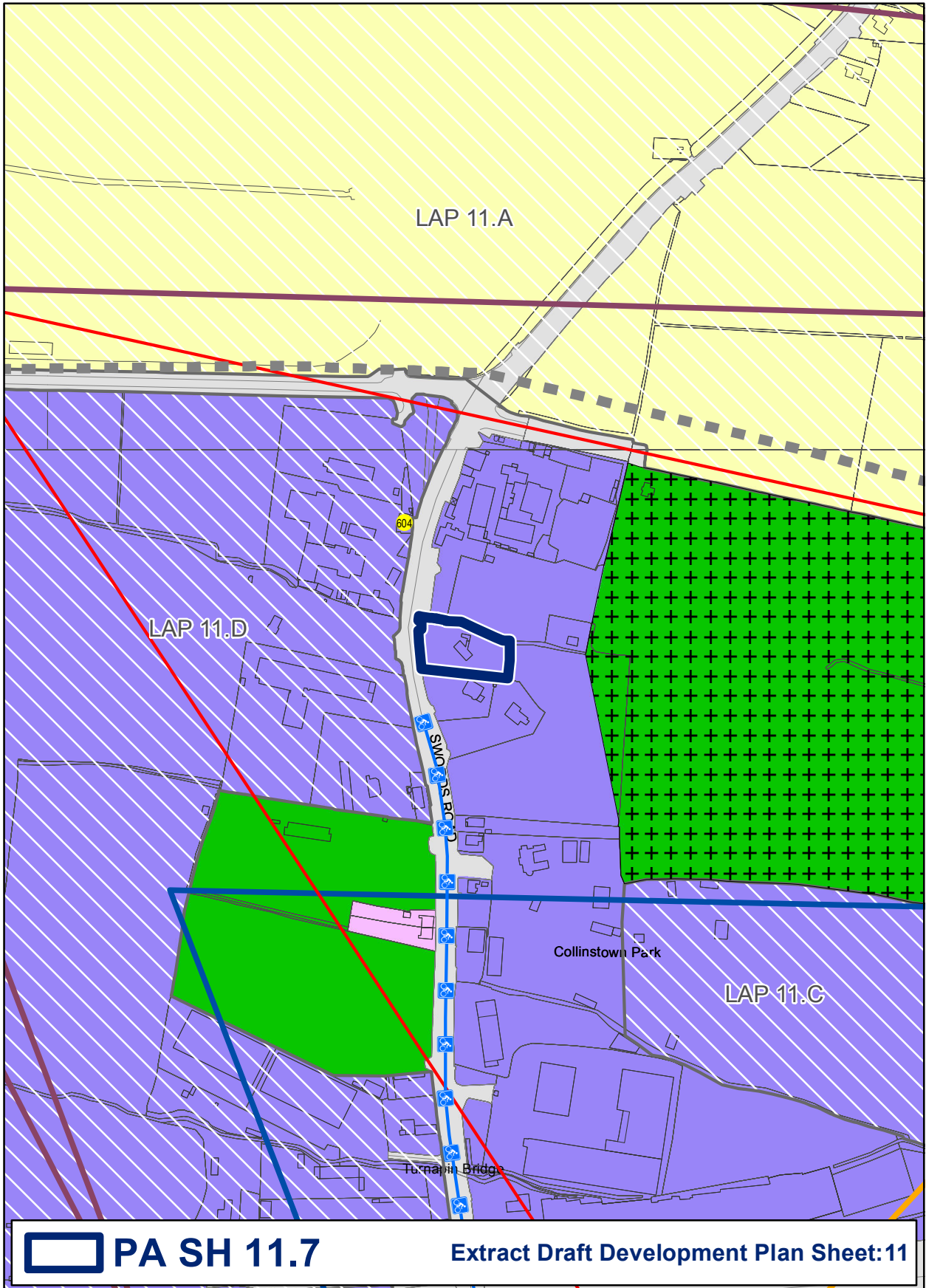
Include 2 no. CP (Car Park) designations at the two parking facilities in the ownership of the DAA, known as the blue and red car-park, located on GE lands



PA SH 11.6

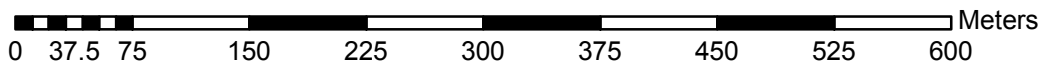
Extract Draft Development Plan Sheet:11

Include CP (car park) designation at the Quick Park site

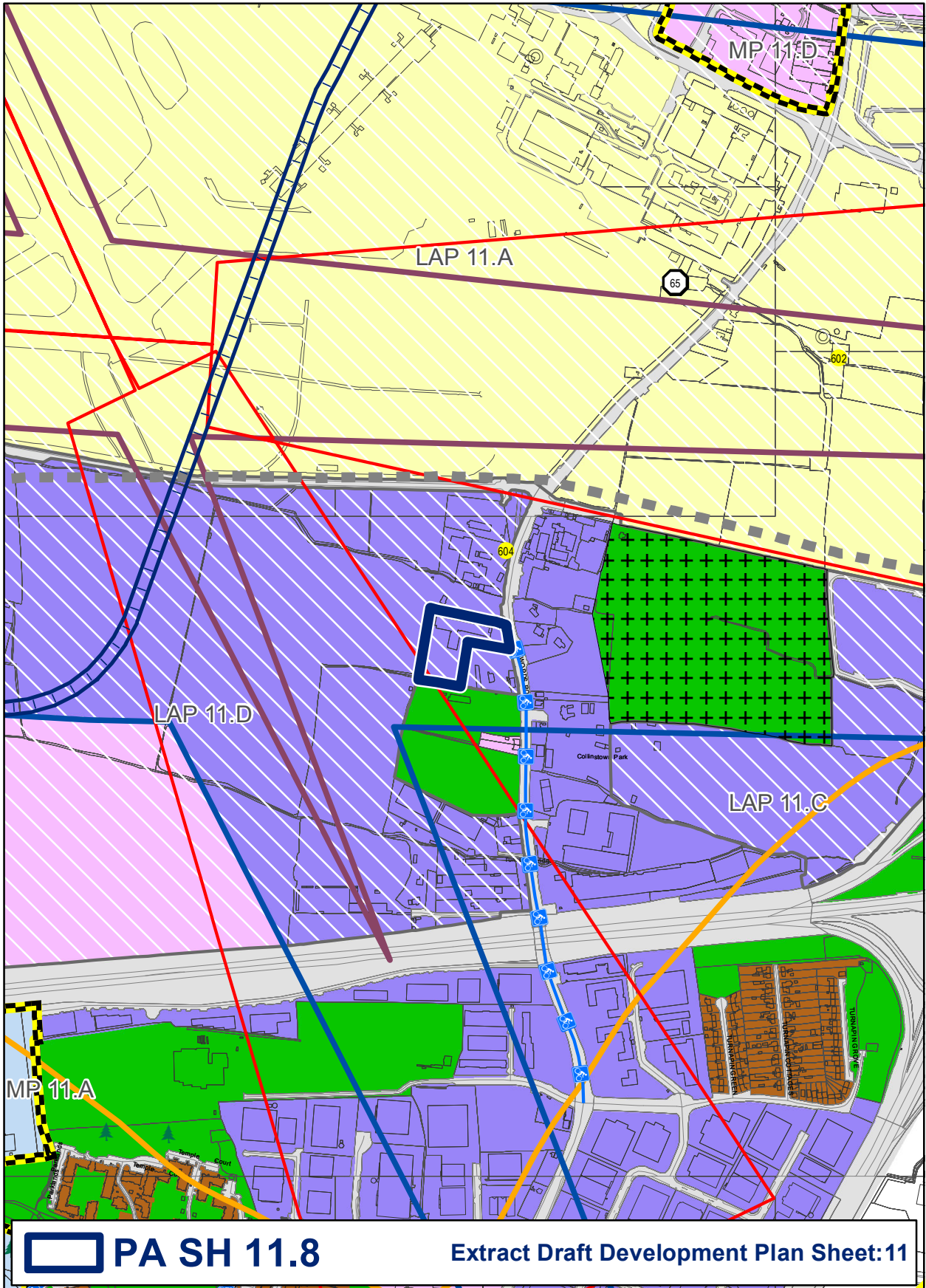


PA SH 11.7

Extract Draft Development Plan Sheet:11

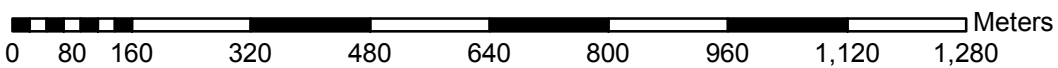


Amend zoning from GE- General Employment to RS- Residential at Derryolam, Dardistown, Cloghran

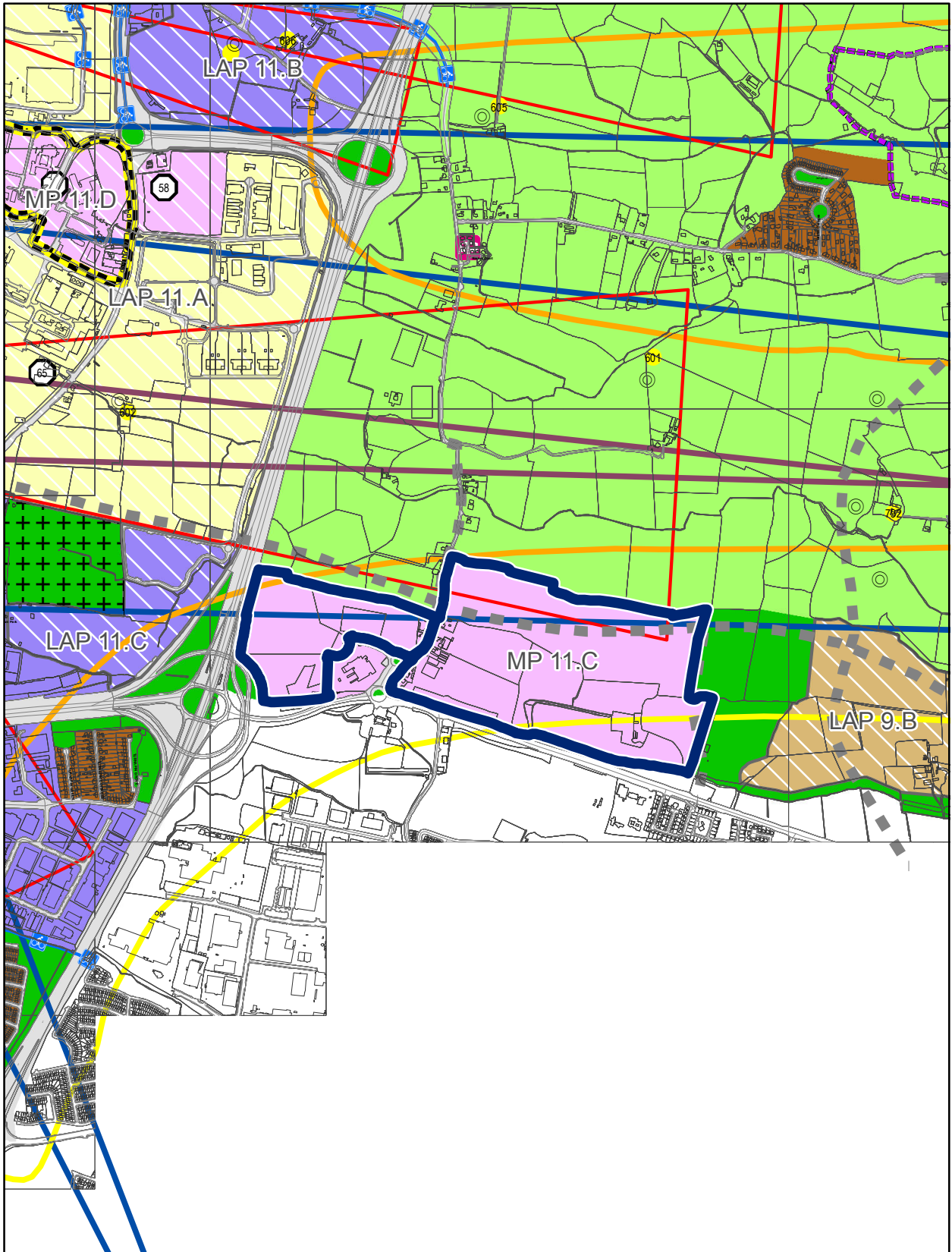


PA SH 11.8

Extract Draft Development Plan Sheet:11

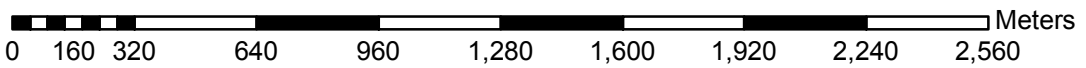


Amend zoning from GE – General Employment to HT -High Technology at Old Airport Road

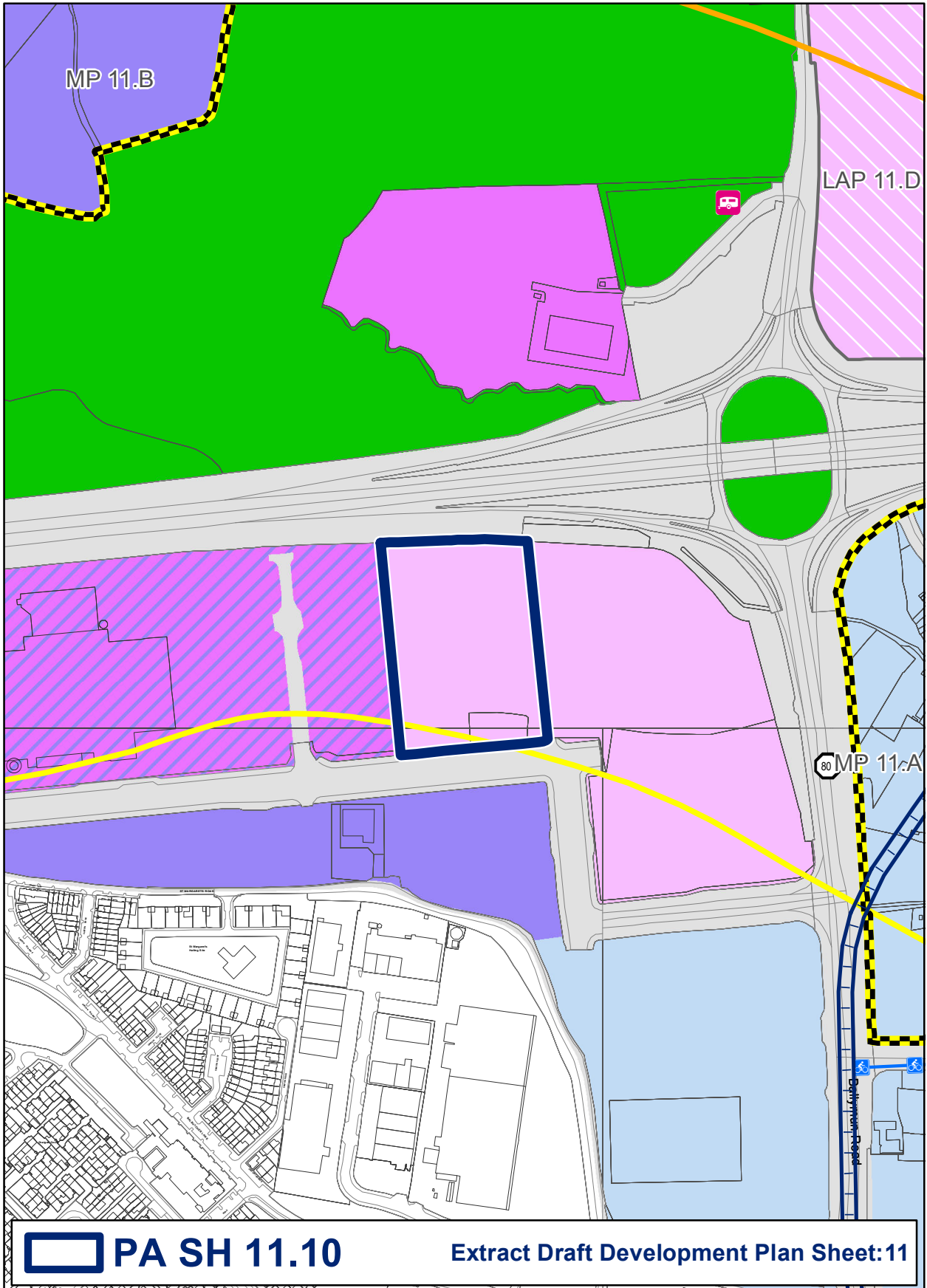


PA SH 11.9

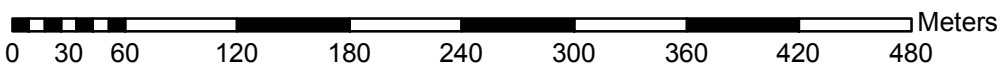
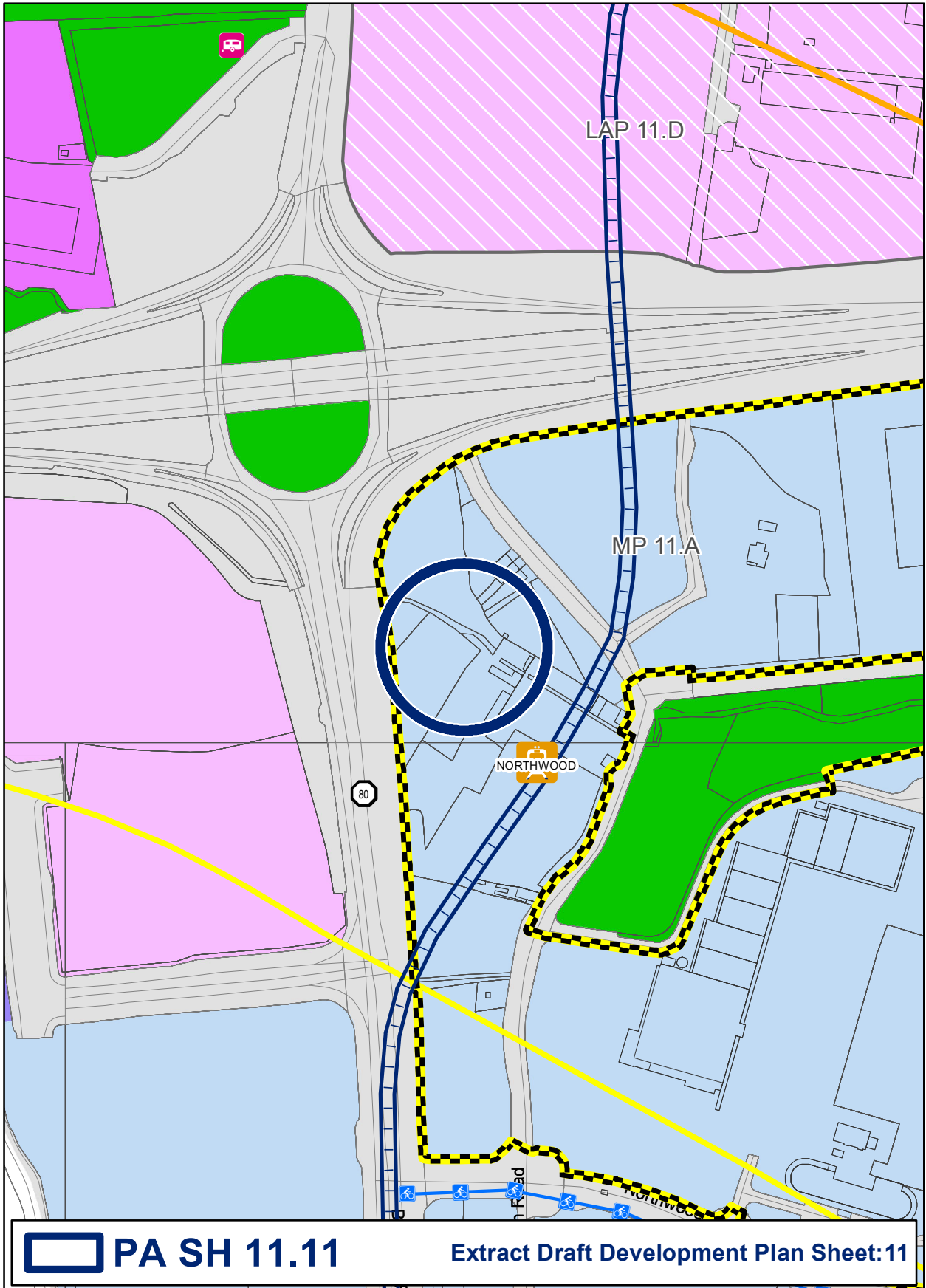
Extract Draft Development Plan Sheet: 11



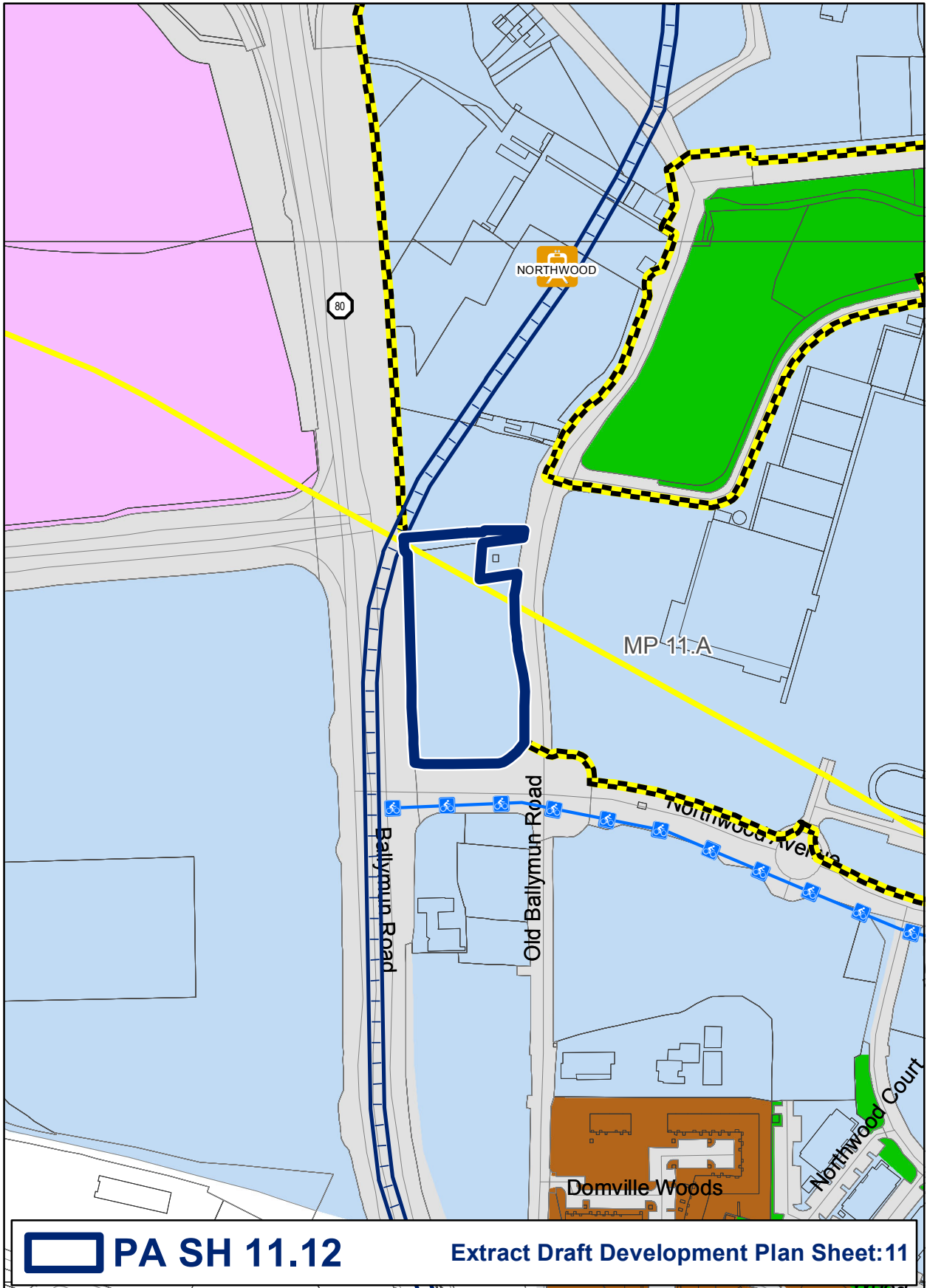
Create two new Masterplan areas at Clonshagh- MP 11.C Clonshagh East and MP 11.E Clonshagh West



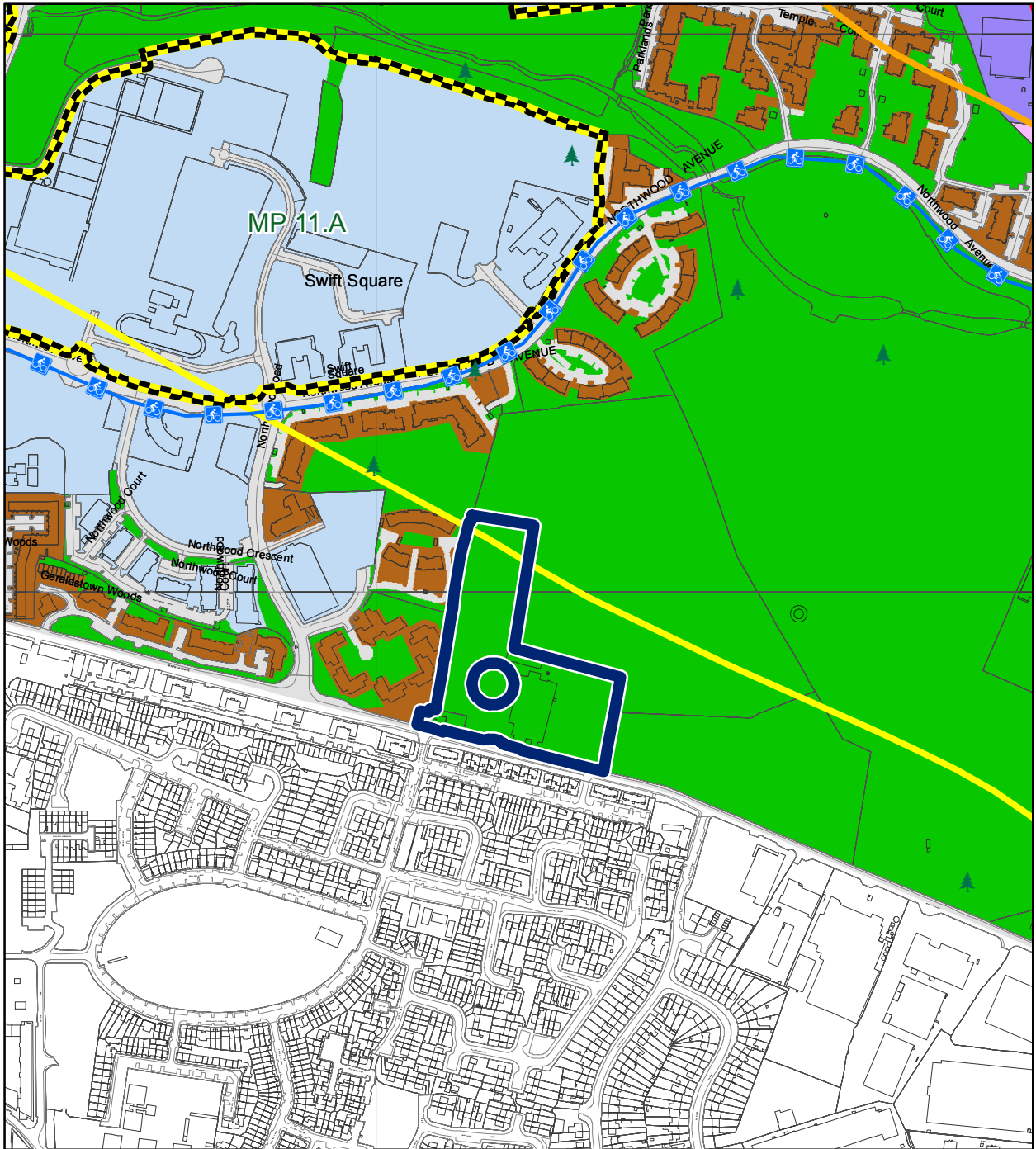
Amend zoning from HT – High Technology to RW - Retail Warehousing zoning adjacent to IKEA



Insert map based local objective at Northwood: Support provision of retail for local needs only

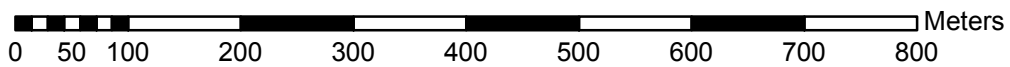


Amend Masterplan MP 11A boundary to omit land at Ballymun Road

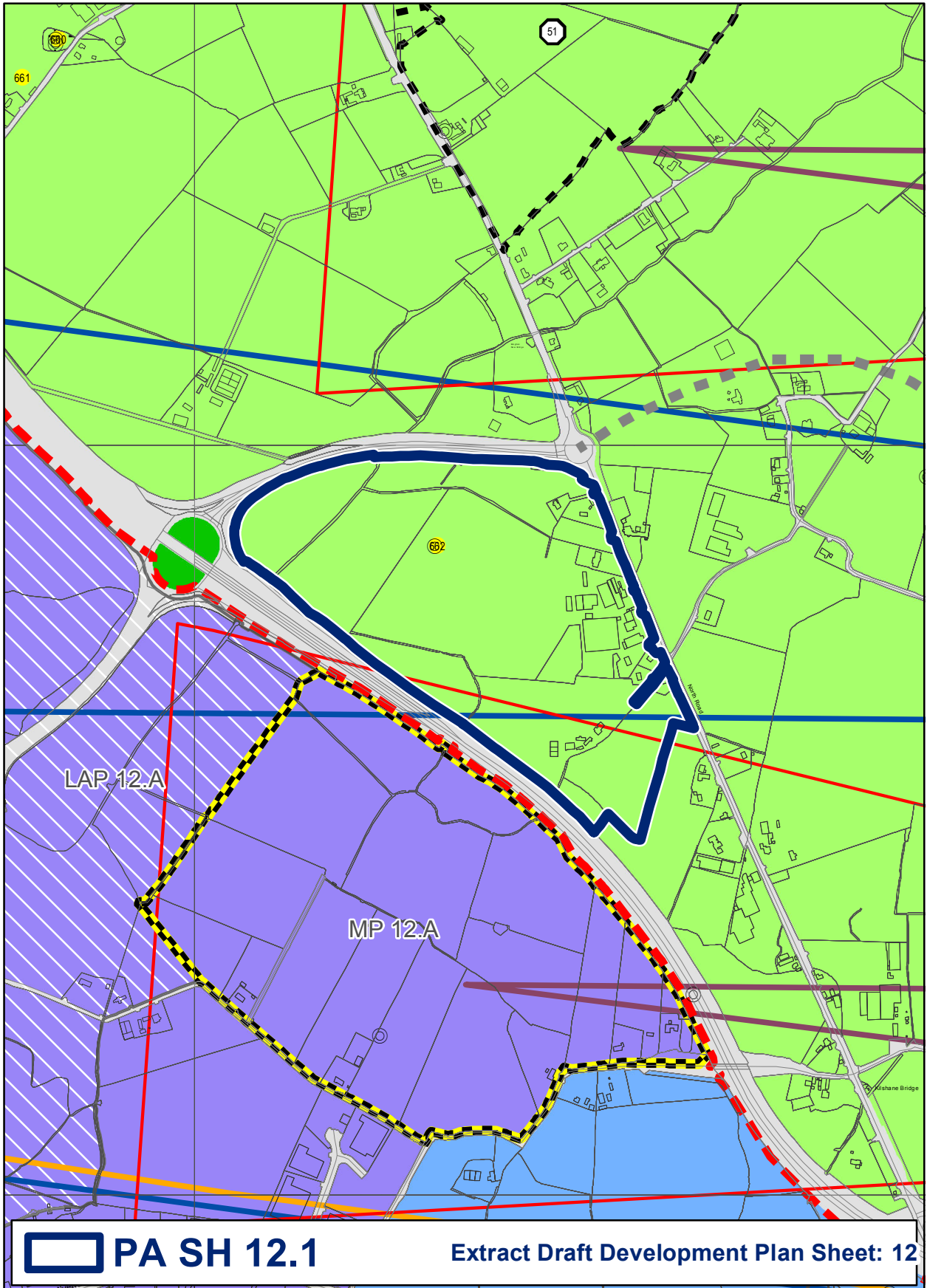


PA SH 11.13

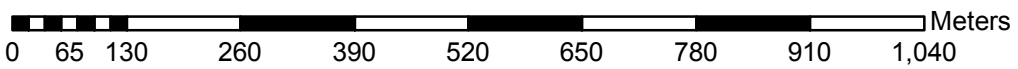
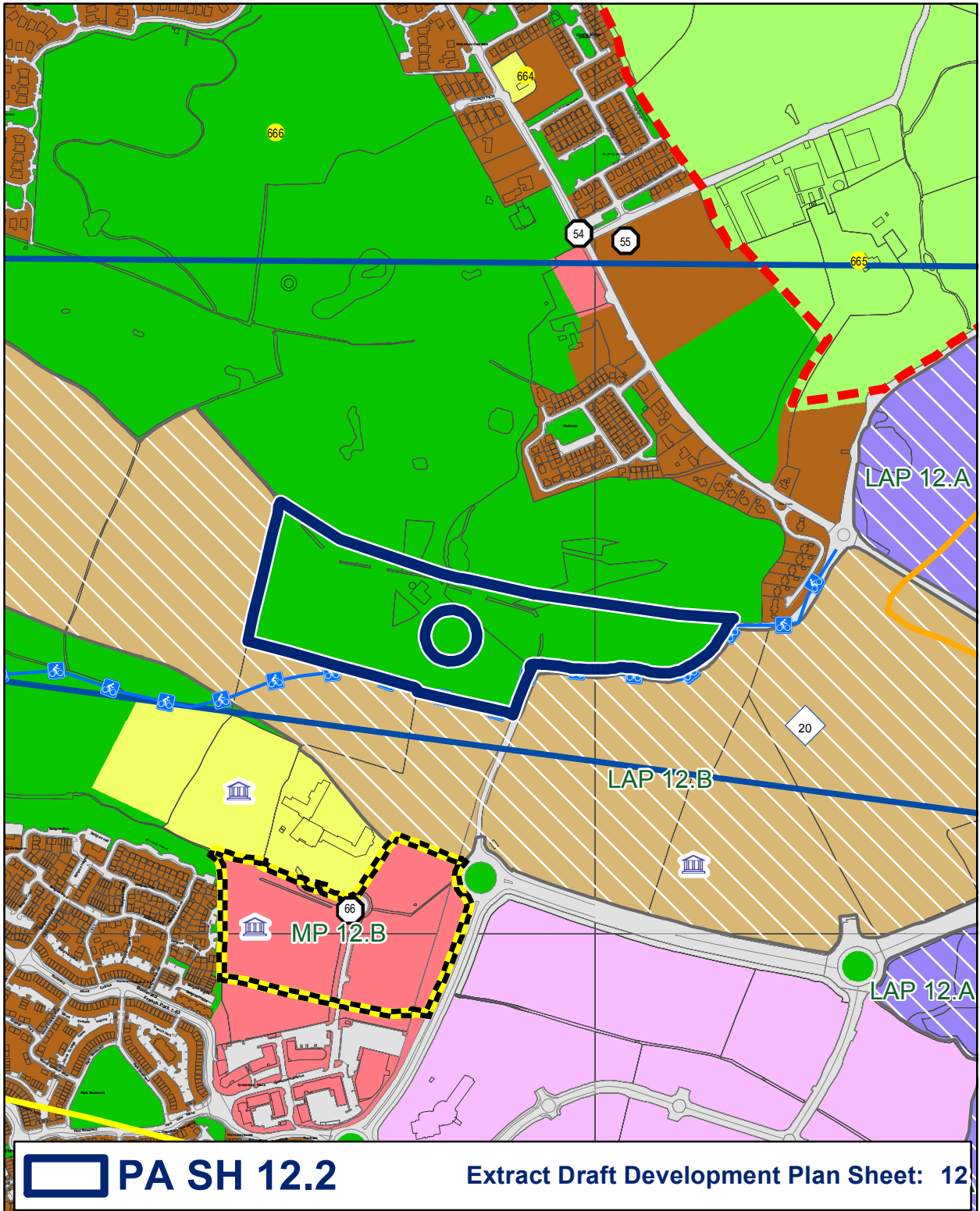
Extract Draft Development Plan Sheet: 11



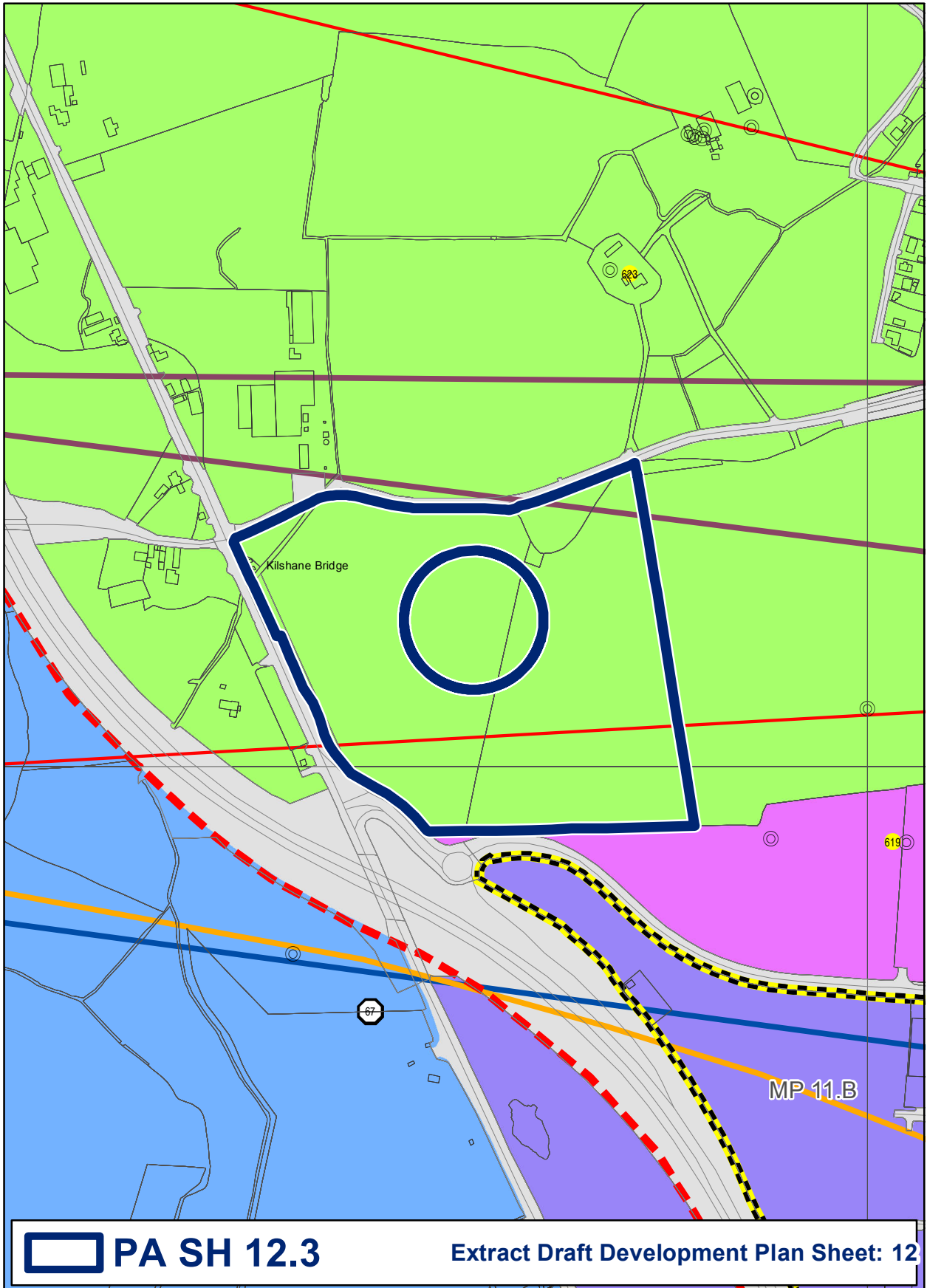
Amend zoning from OS – Open Space to RS - Residential at Santry Avenue and insert new mapped Local Objective: Prepare a Masterplan to facilitate the provision of a purpose built student accommodation facility in an appropriately landscaped setting to preserve the predominantly open space character



Amend zoning from GB 'Greenbelt' to GE 'General Employment' at Cherryhound.

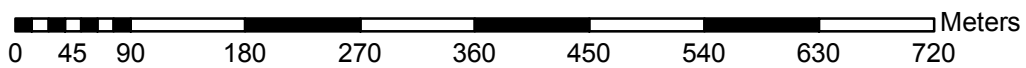


Amend zoning from OS – Open Space to RA – Residential Area at Hollystown Golf Club and Insert Local Objective: Provide a recreational facility for the Dublin G.A.A. County Board, through the provision by them of a 2.5ha playing pitch and local recreational community facility including a clubhouse, related ancillary facilities and car and cycle parking

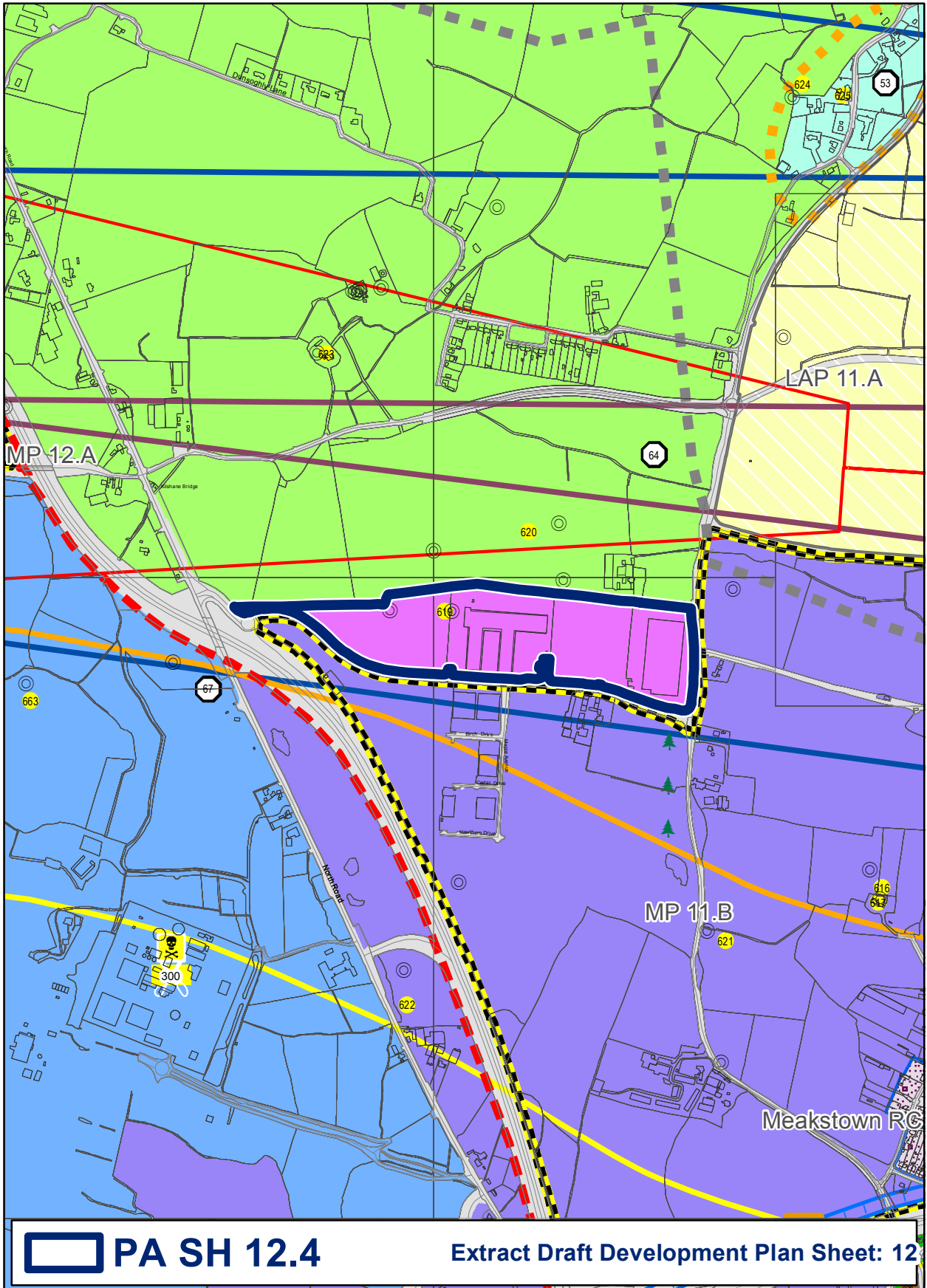


PA SH 12.3

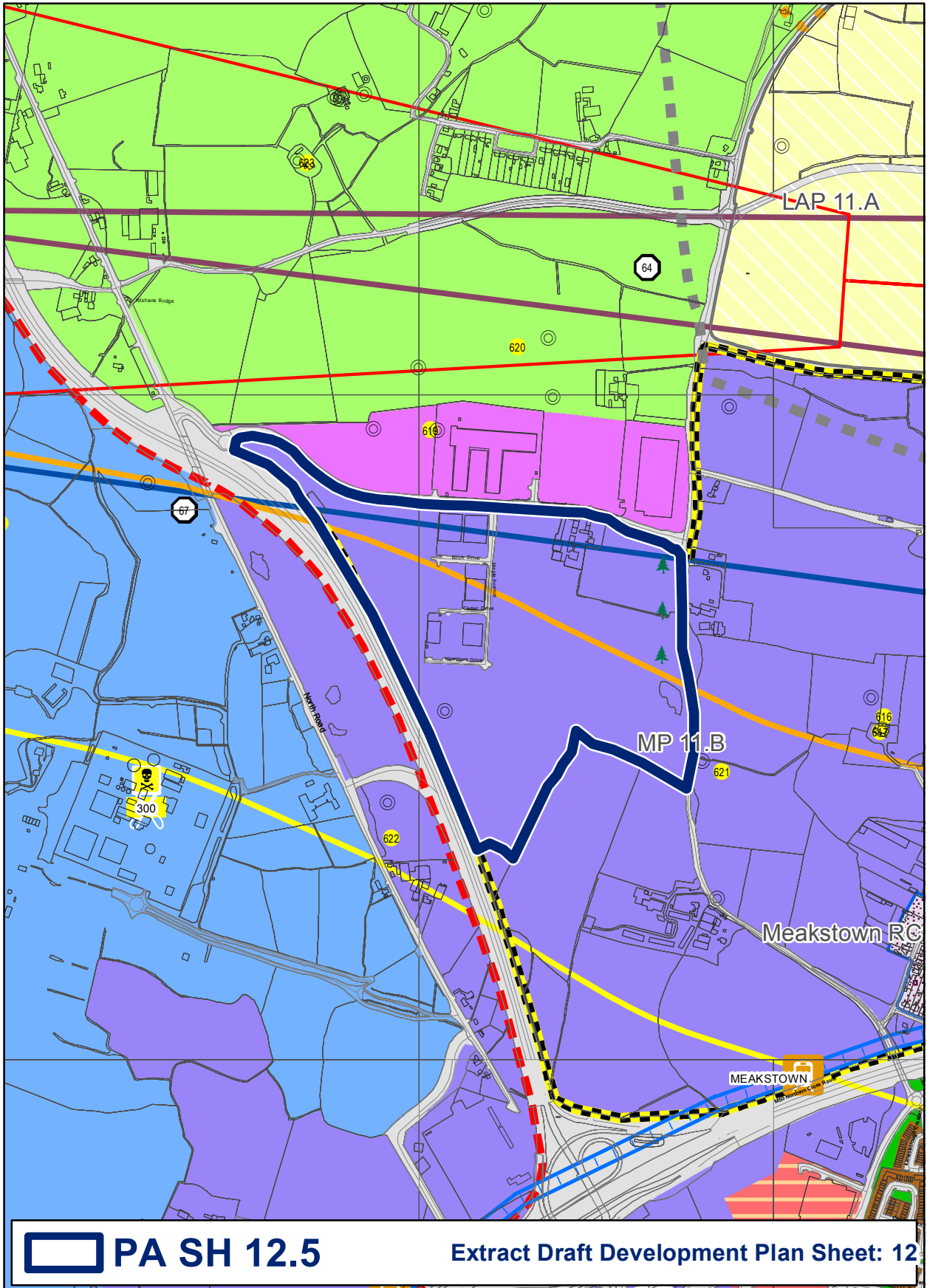
Extract Draft Development Plan Sheet: 12



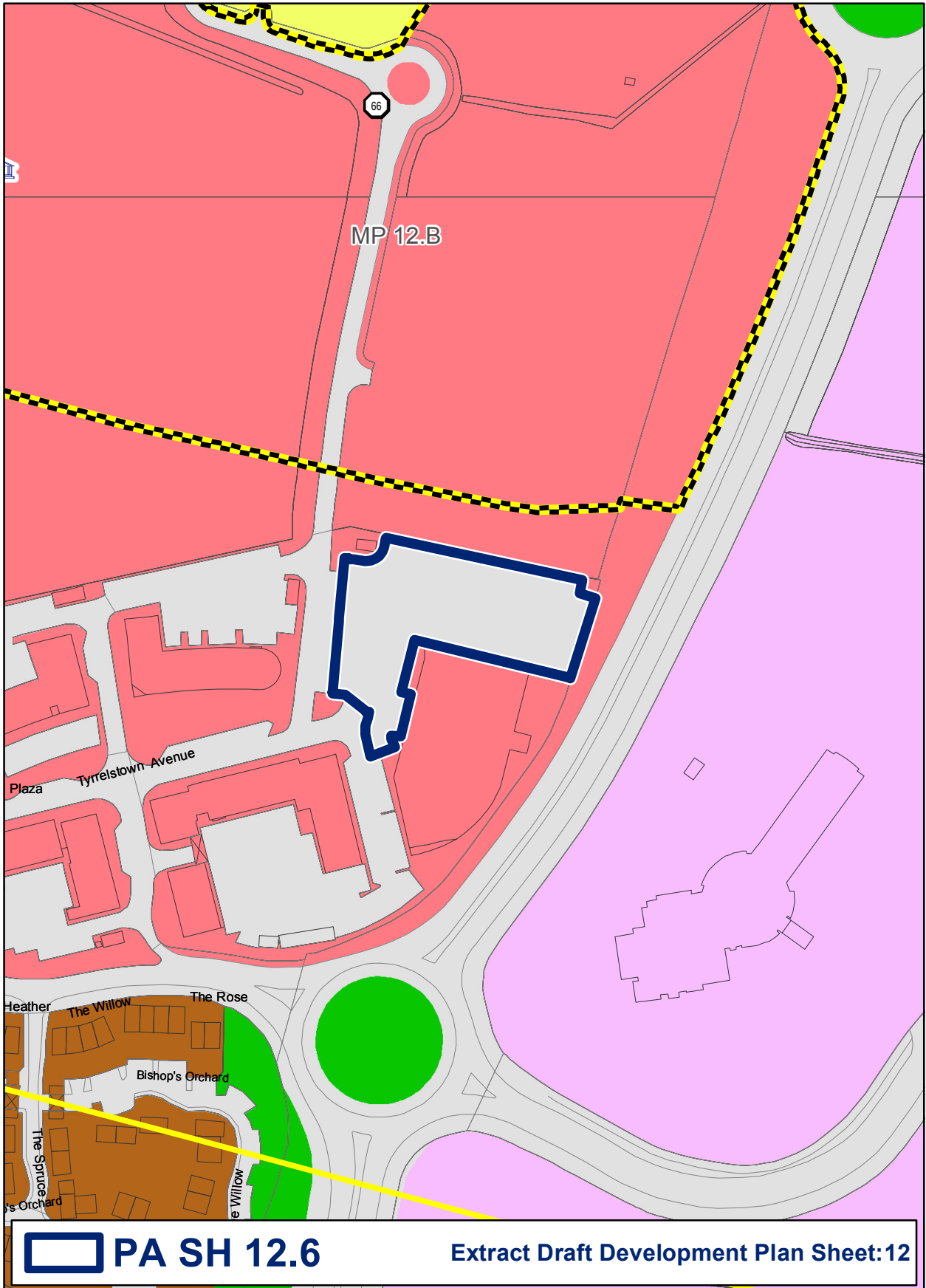
Amend zoning from GB - Greenbelt to WD – Warehousing and Distribution and Include Local Objective: Widen road from St.Margarets By Pass at the Kilshane junction to provide an extended left turning lane



Amend zoning from WD – Warehousing and Distribution to GE – General Employment at Dublin Airport Logistics Park

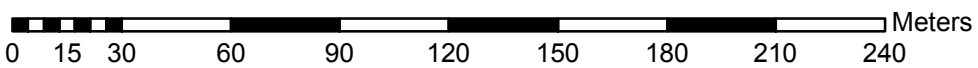


Omit Dublin Airport Logistics lands from Masterplan 11.B and revise boundaries

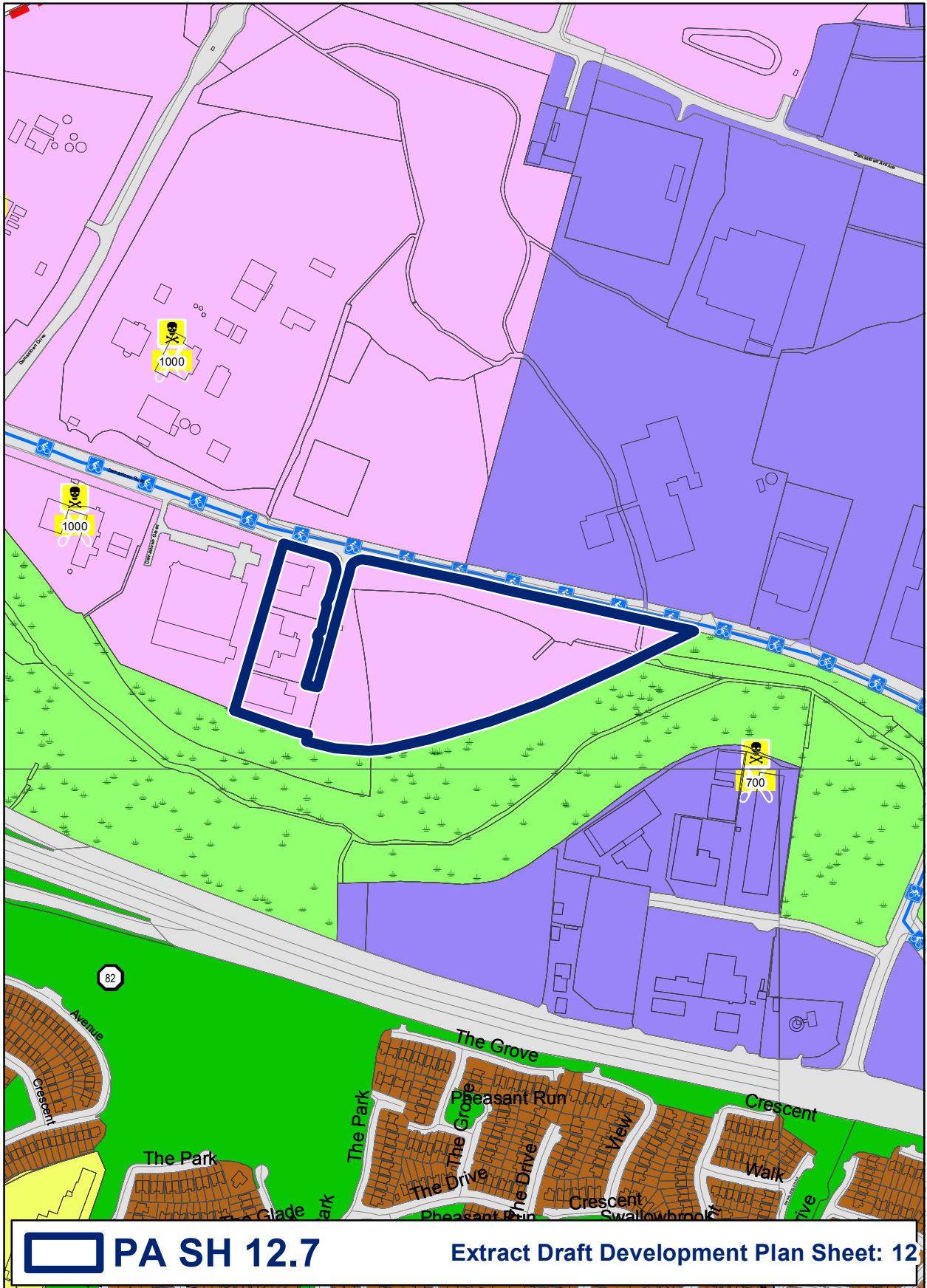


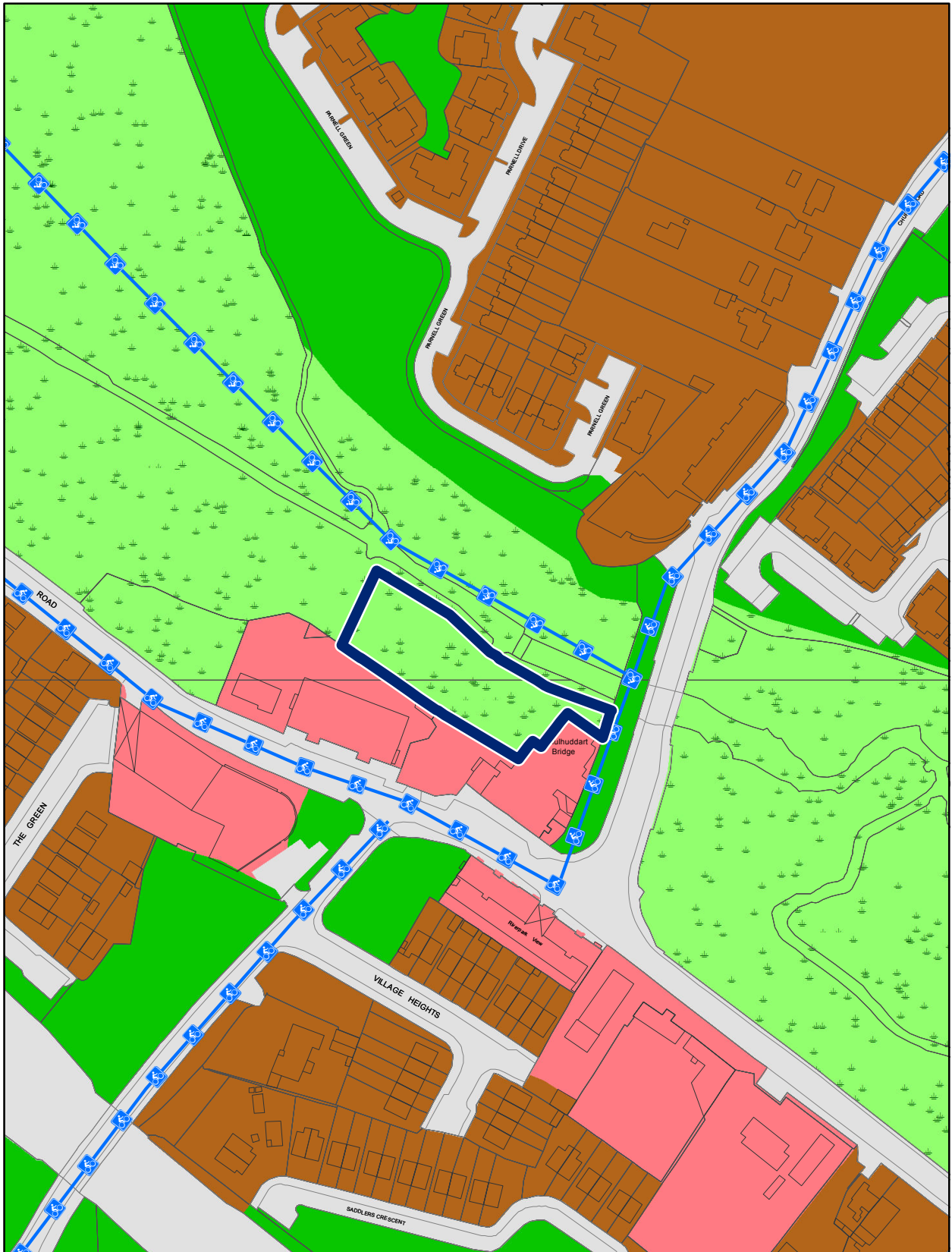
PA SH 12.6

Extract Draft Development Plan Sheet:12



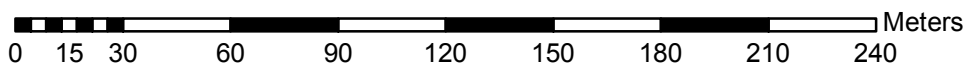
Zone lands LC – Local Centre at LIDL, Tyrellstown



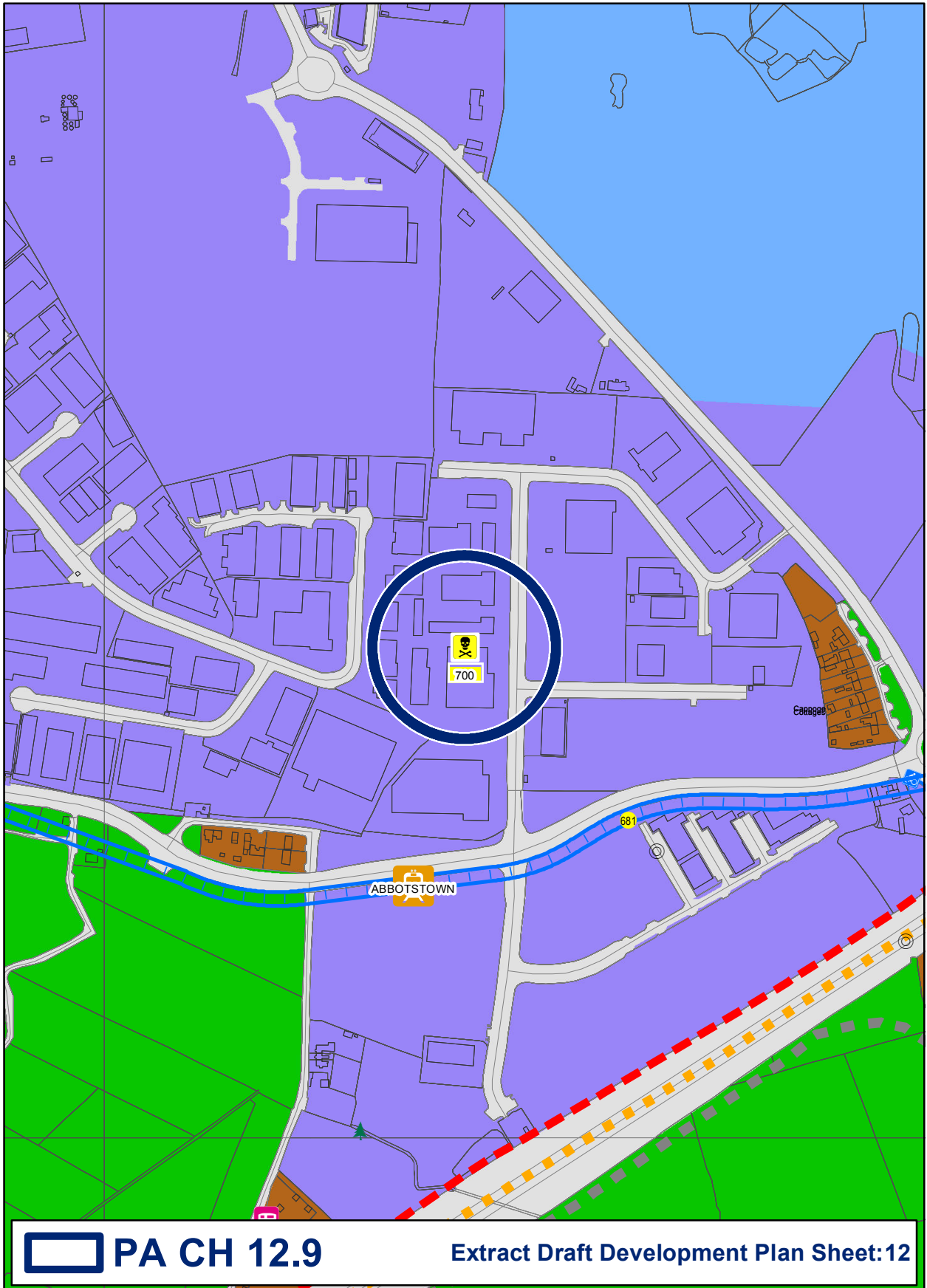


PA SH 12.8

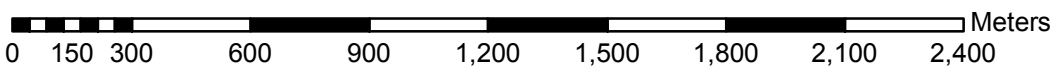
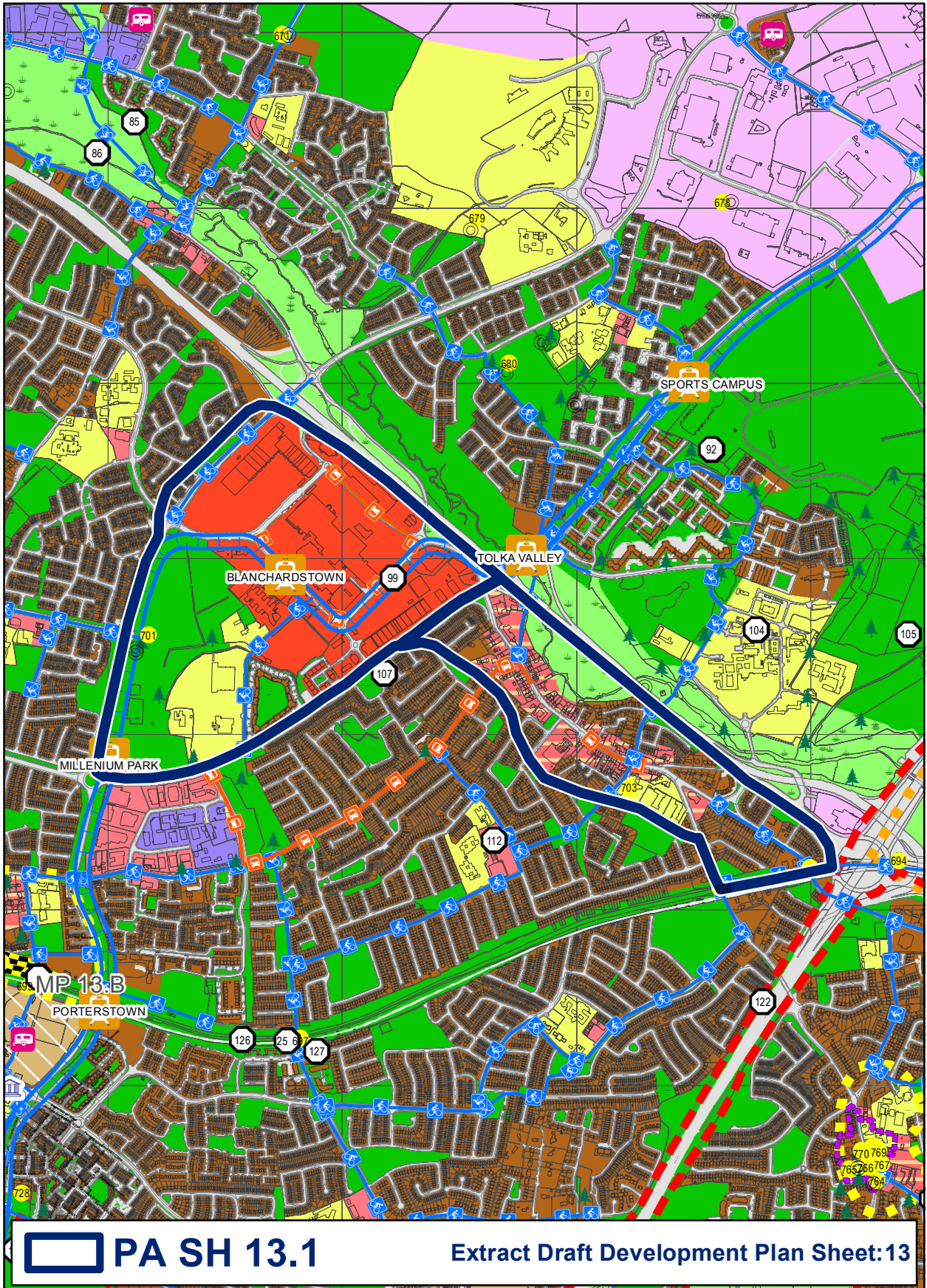
Extract Draft Development Plan Sheet:12



Amend zoning from HA – High Amenity to LC – Local Centre in Mulhuddart Village



Remove Chemco Ireland Ballycoolin from Table 12.13 Chapter 12

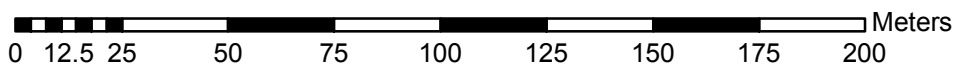


Amend the boundaries of the Urban Framework Plan for Blanchardstown Village as far as the Snugborough Road



PA SH 13.2

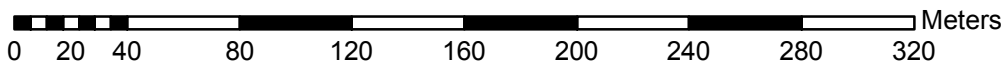
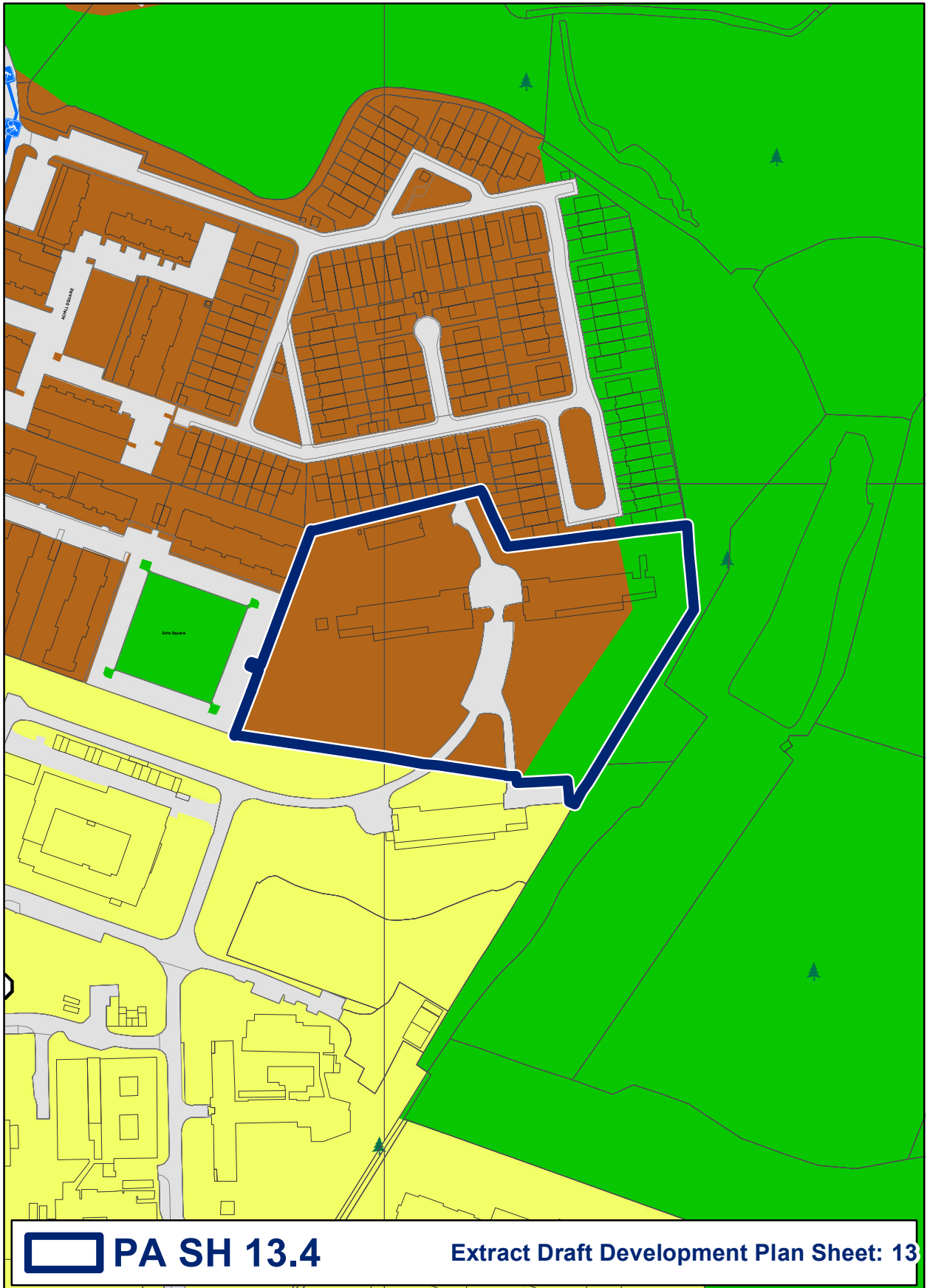
Extract Draft Development Plan Sheet: 13



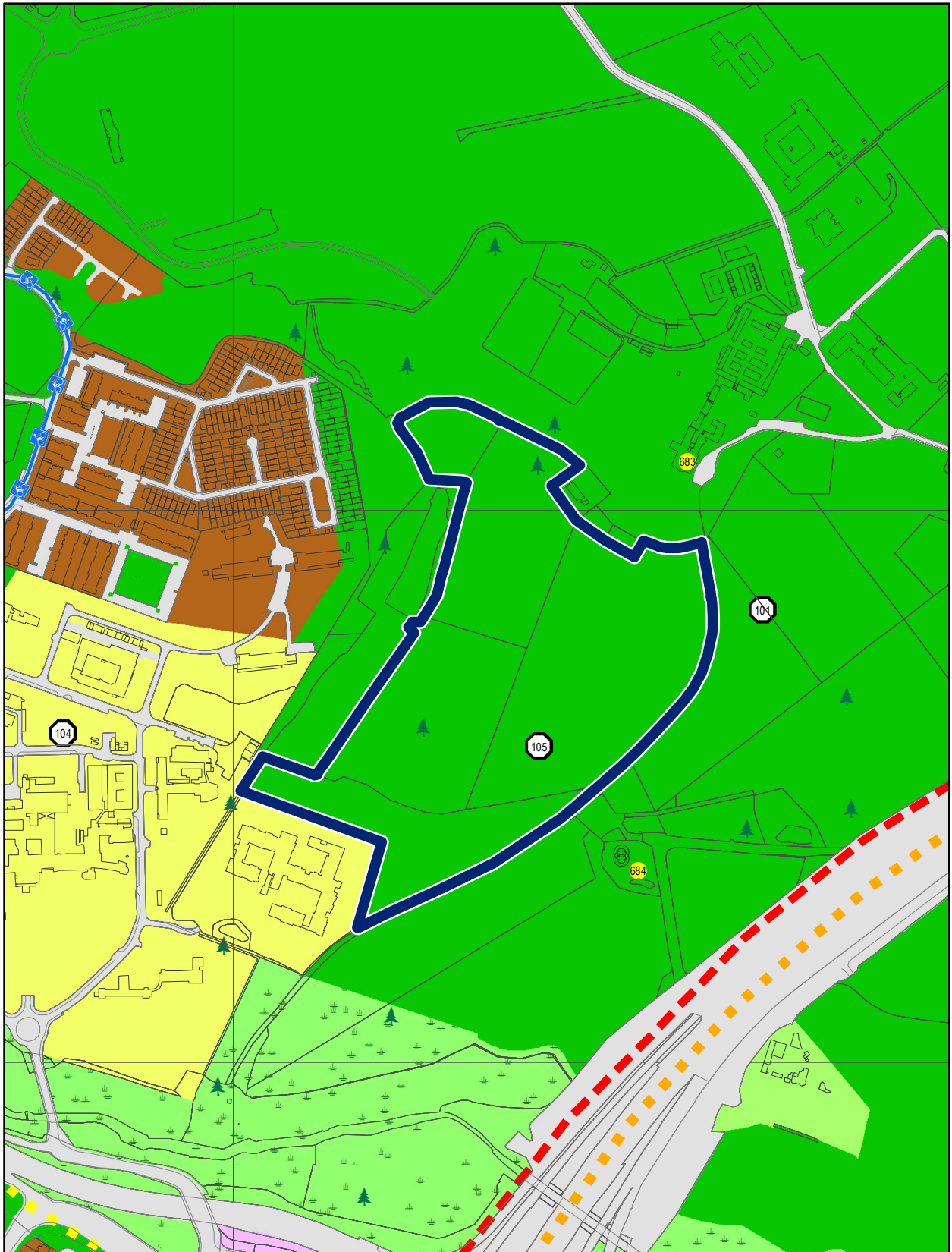
Amend the zoning from RS - Residential to OS – Open Space at Old Corduff Road and Greenridge Court



Amend zoning from OS – Open Space to CI – Community Infrastructure at Waterville housing development and Insert Local Objective: Provide for places of worship only. Any application for development on the site should be sensitively designed and sited and accompanied by a design statement, to ensure the protection of the sylvan characteristics of the site'

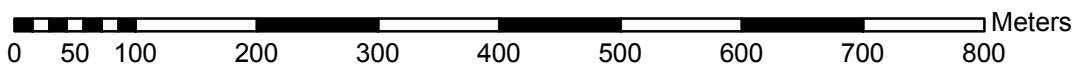


Amend zoning from RS – Residential and OS – Open Space to CI – Community Infrastructure

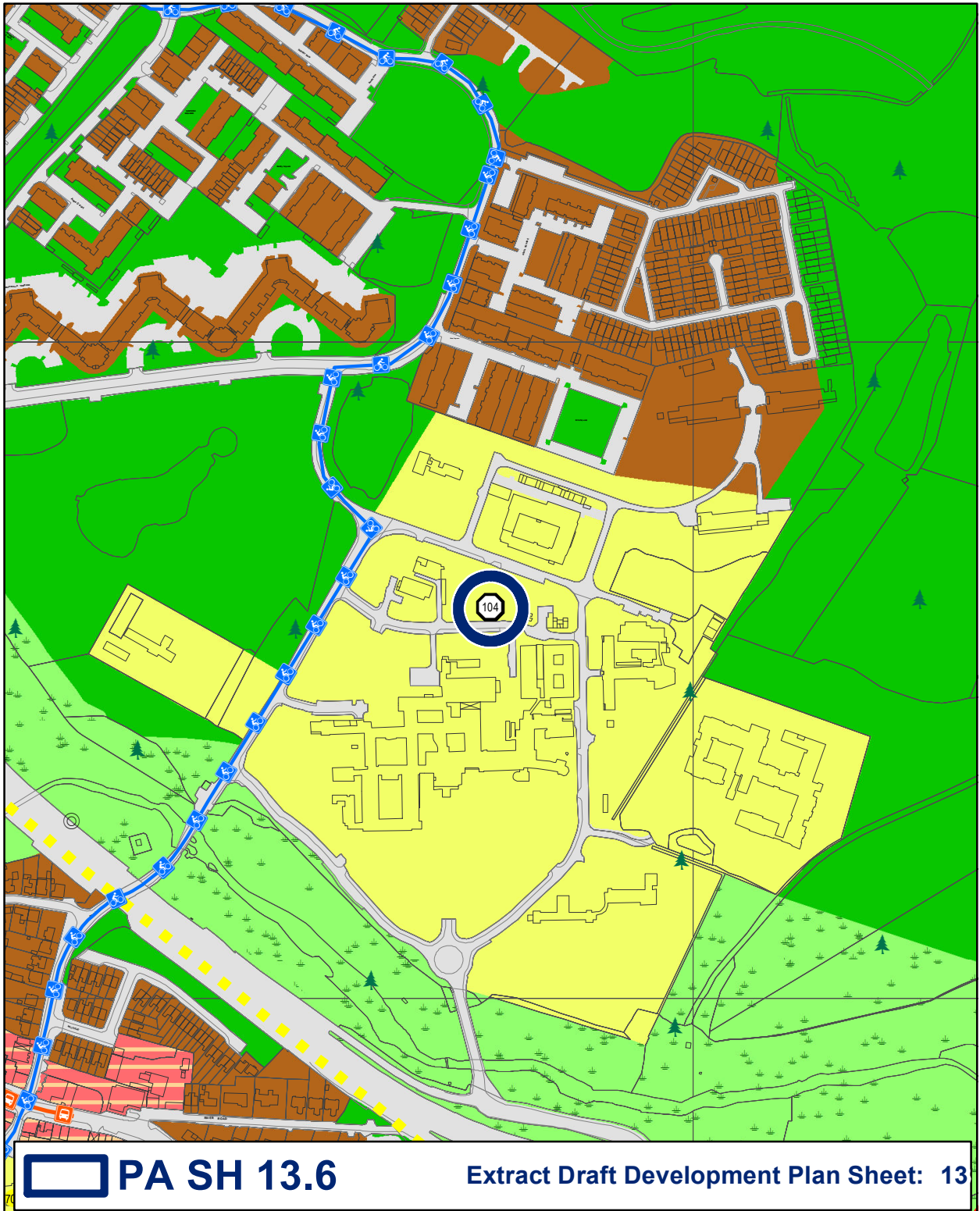


PA SH 13.5

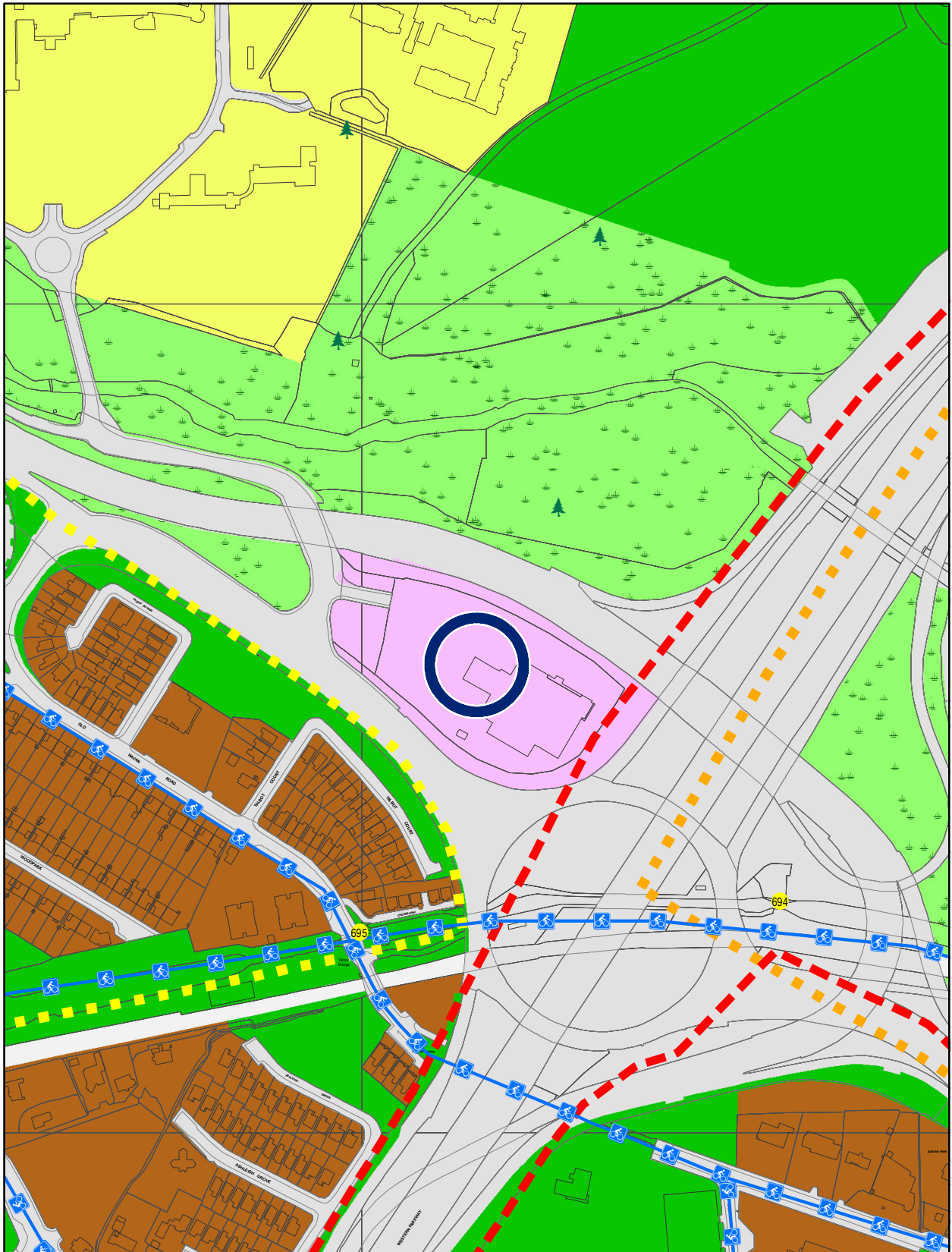
Extract Draft Development Plan Sheet: 13



Amend zoning from OS – Open Space to CI – Community Infrastructure at National Sports Campus

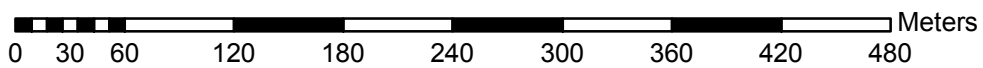


Amend Local Objective 104 to read Facilitate and promote synergies between Connolly Hospital, Institute of Technology Blanchardstown (ITB) and related industries and ensure that future healthcare needs in line with Government policy can be provided for at Connolly Hospital

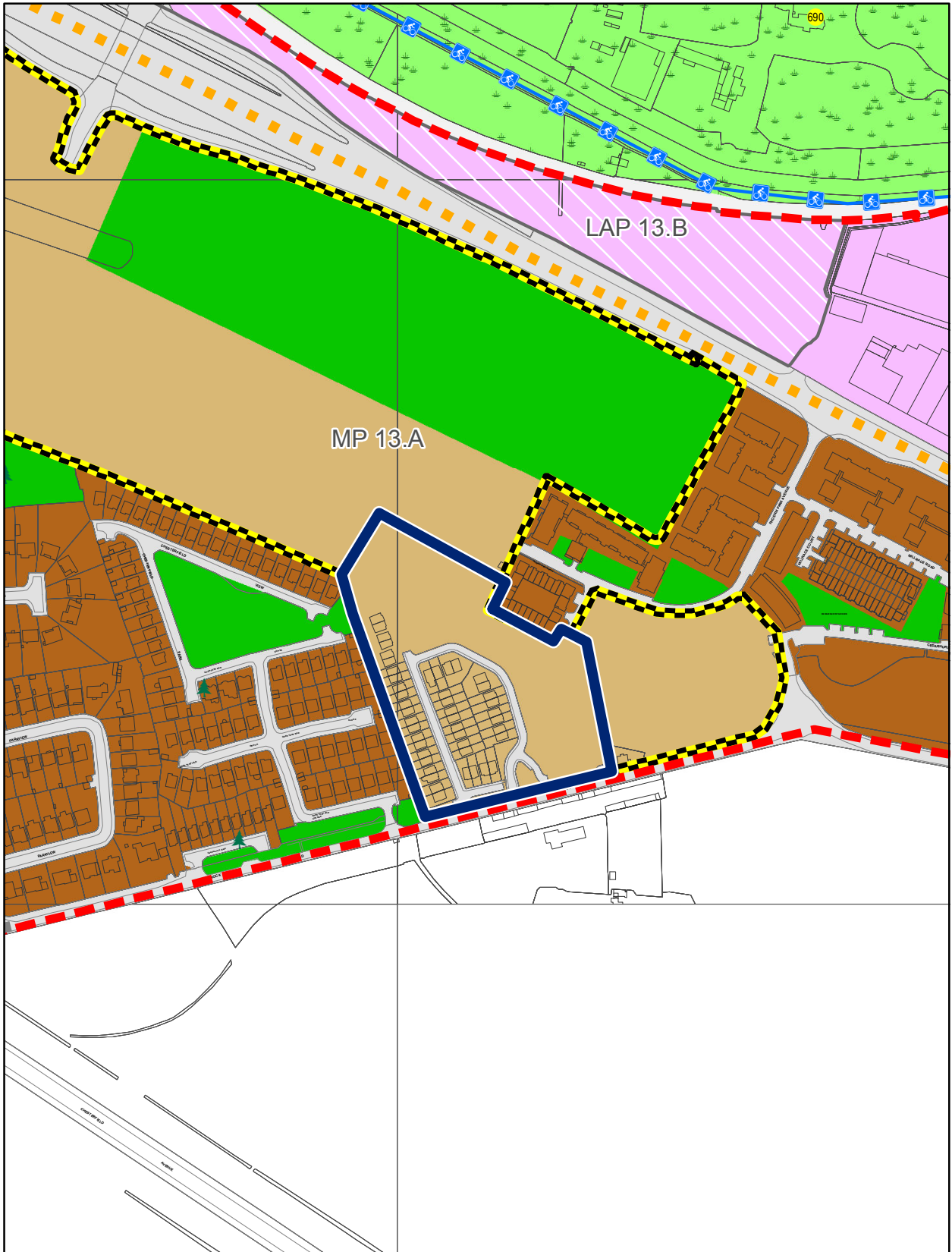


PA SH 13.7

Extract Draft Development Plan Sheet:13

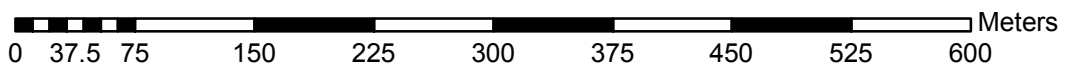


Insert new Local Objective: Consider the provision of a hotel at a suitable location within the lands

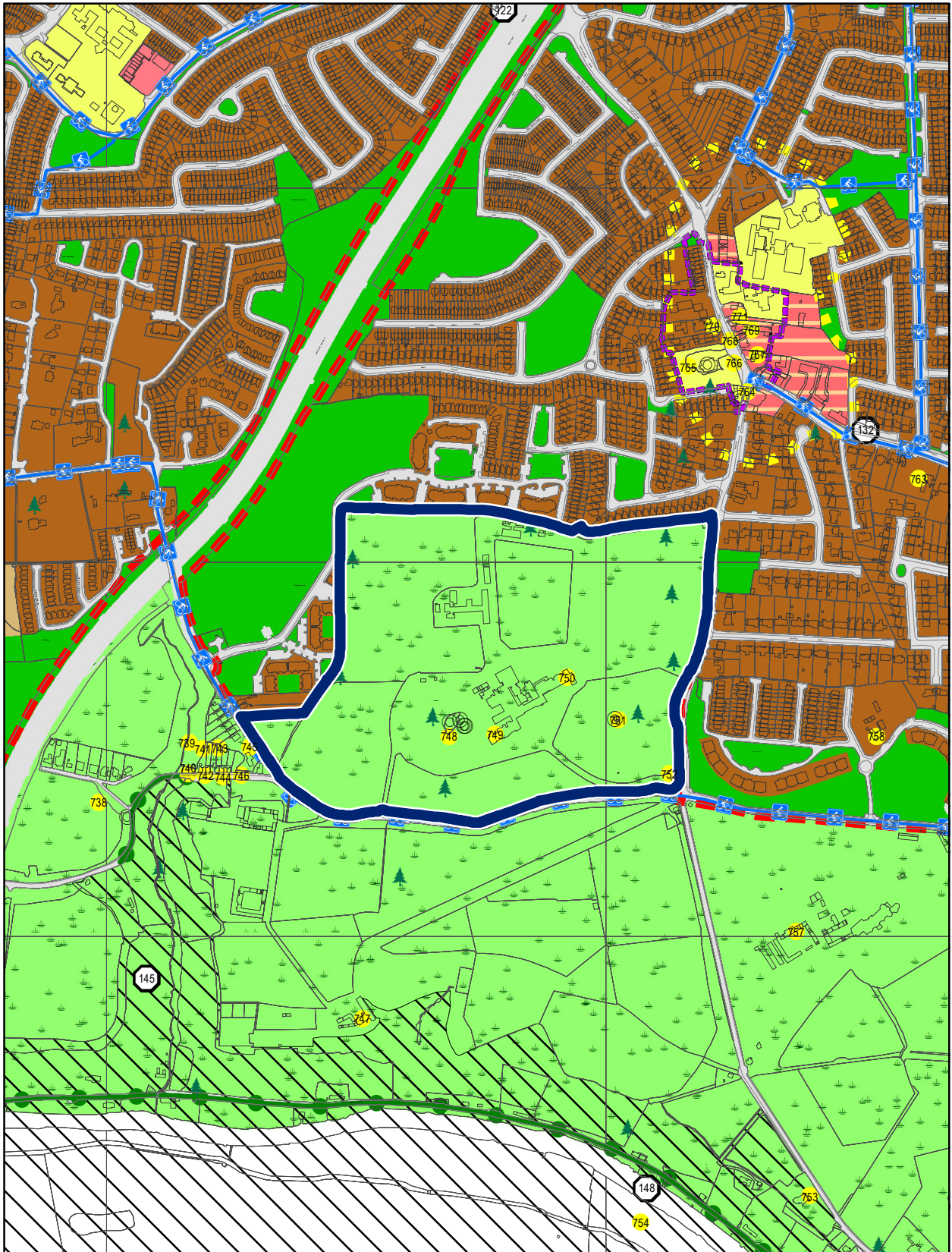


PA SH 13.8

Extract Draft Development Plan Sheet:13

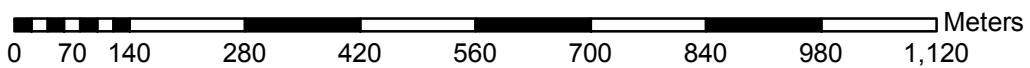


Amend the zoning from RA – Residential Area to RS – Residential at Fairhaven

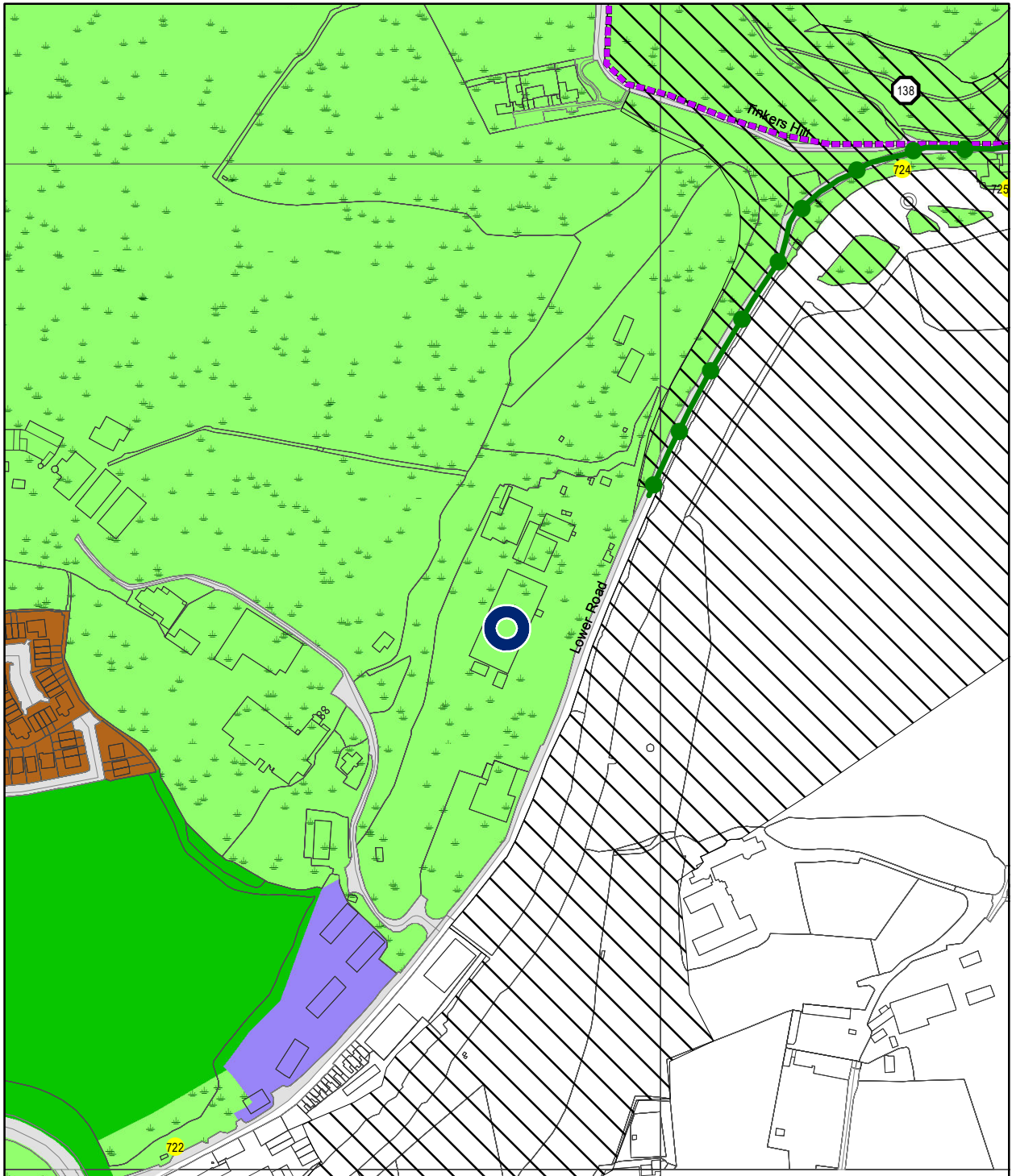


PA SH 13.9

Extract Draft Development Plan Sheet: 13

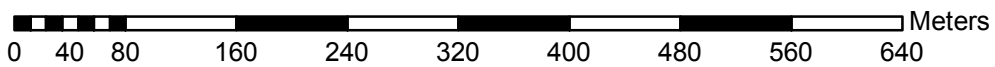


Include lands at Castleknock College within the 'development boundary' of Castleknock

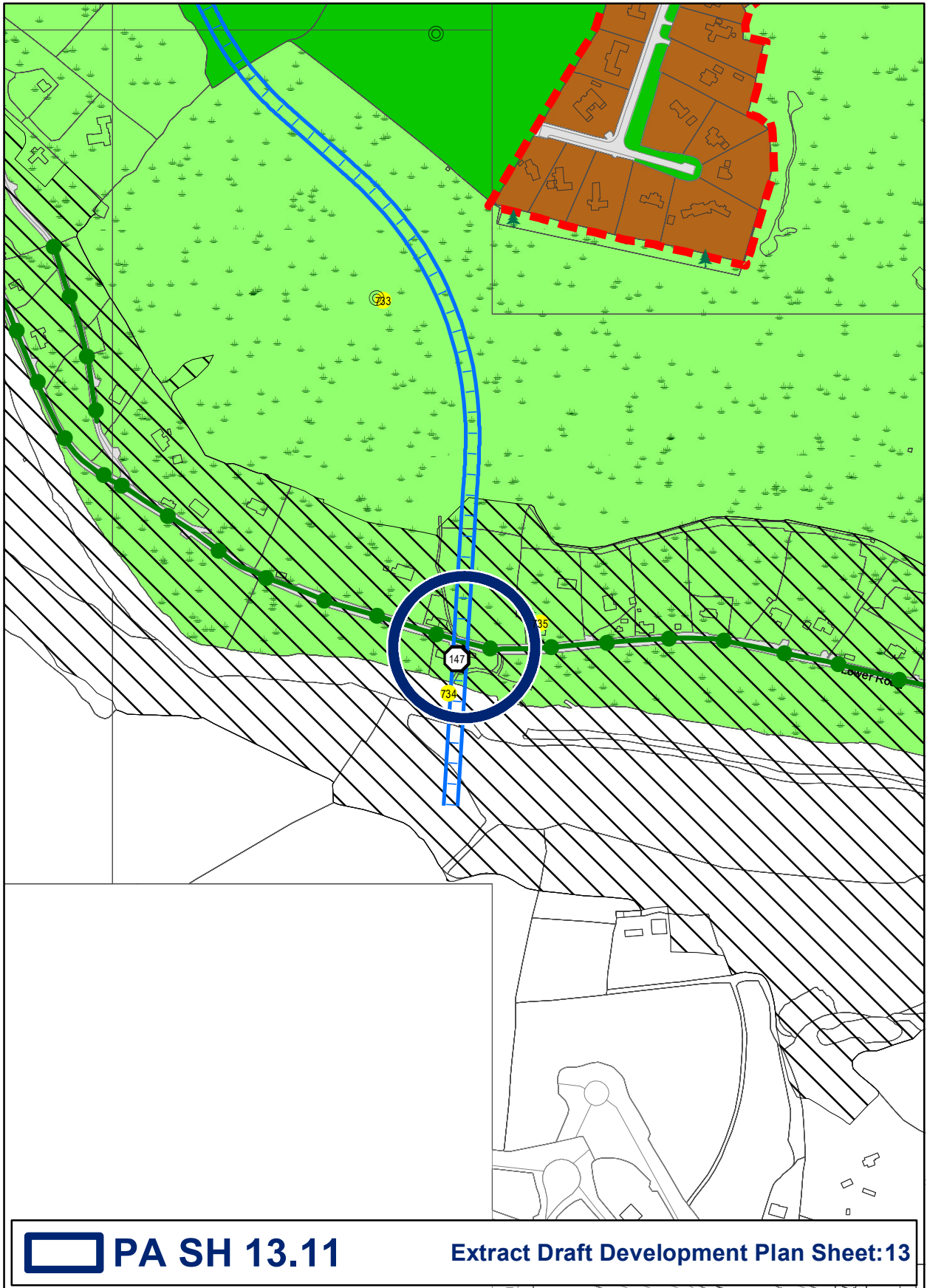


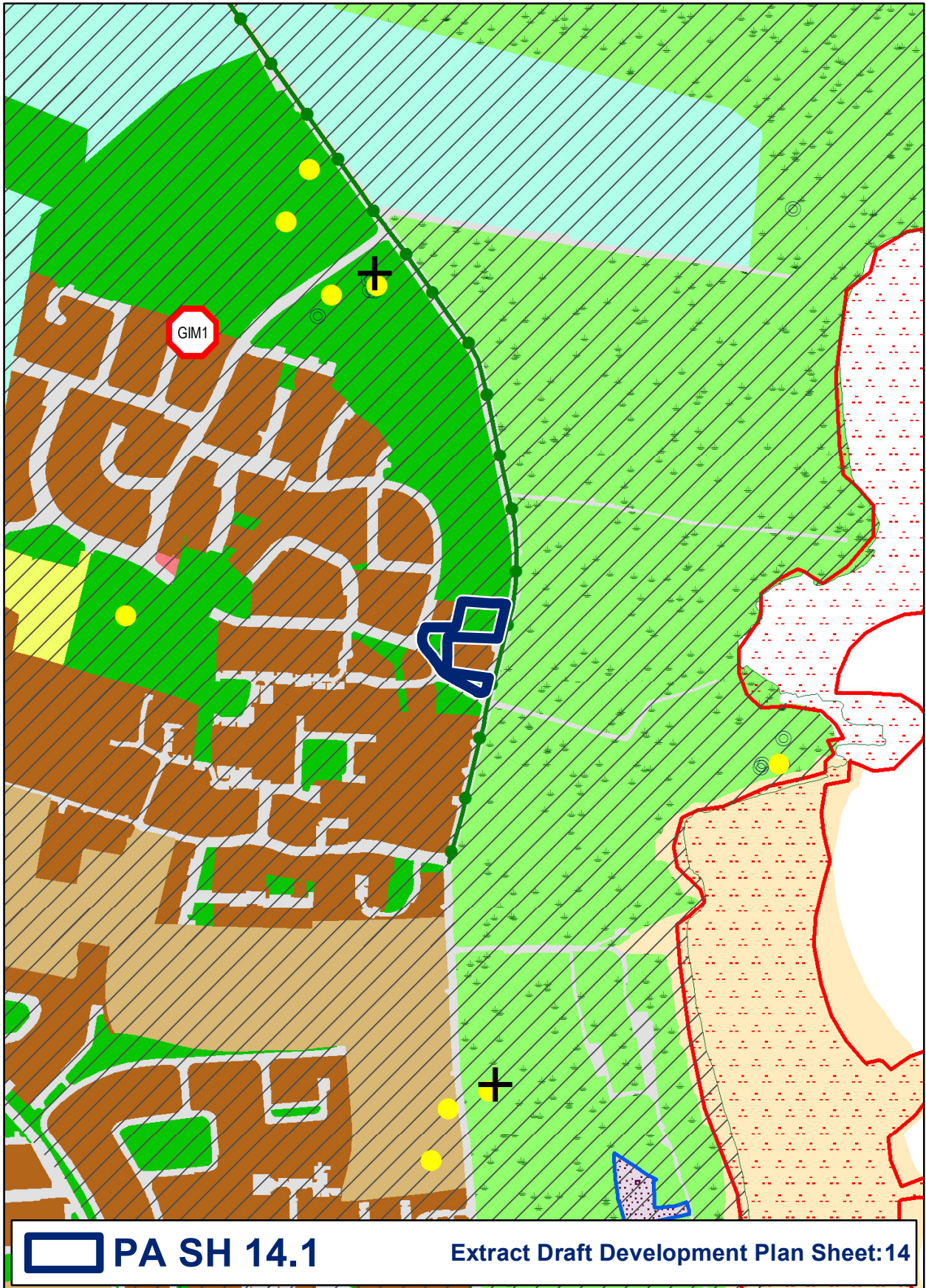
PA SH 13.10

Extract Draft Development Plan Sheet: 13

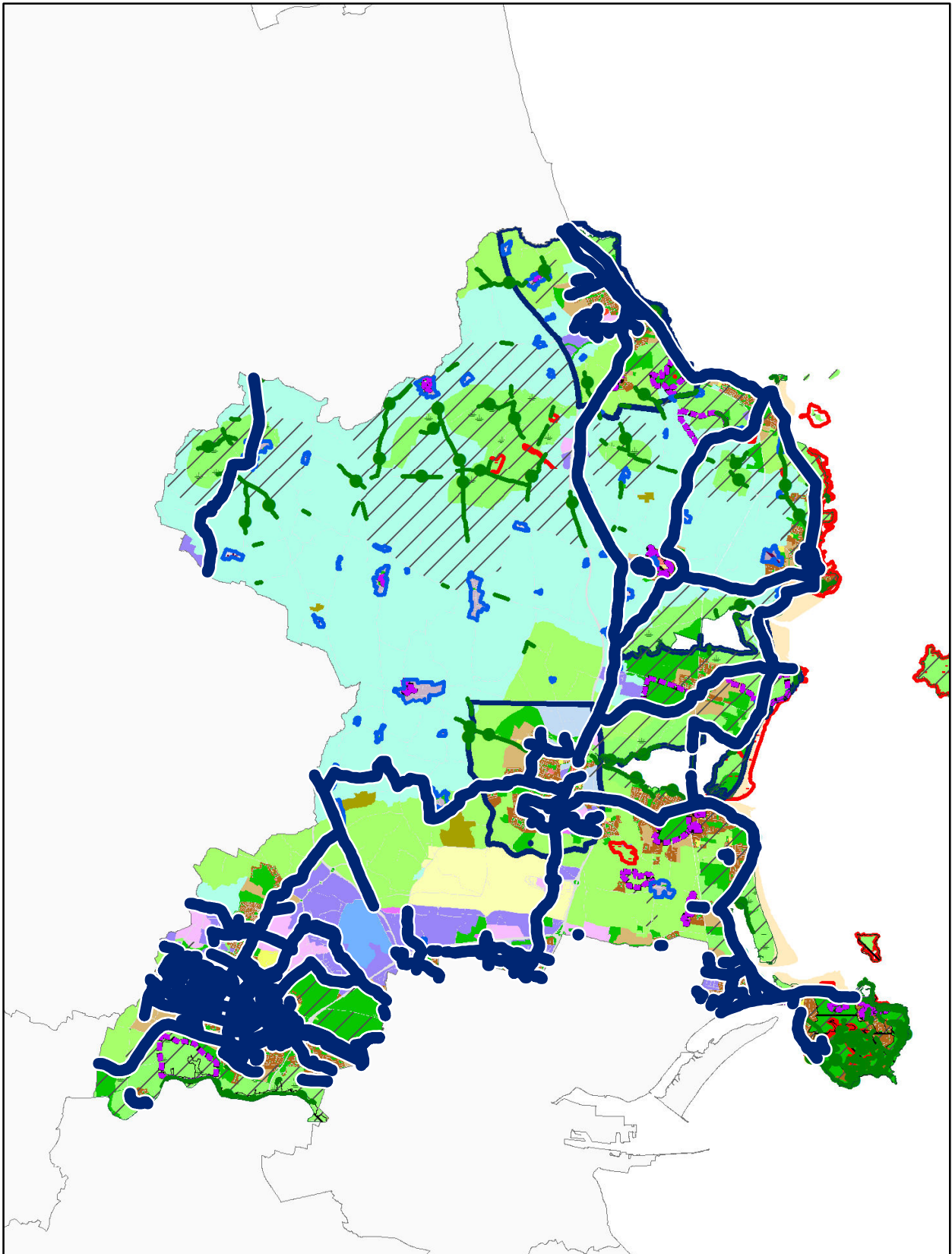


Insert Local Objective: Carry out a study of these lands, where currently in industrial use, to identify the mix and scale of uses and access arrangements appropriate to this visually sensitive area and the Council's objectives for the Liffey Valley SAO and environs and to provide for the long term relocation of existing non-conforming industrial uses in this area



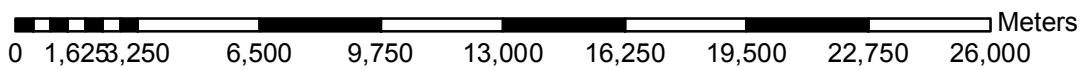


Amend map to reflect RS – 'Residential' zoning at Clifflands, Rush



PA SH 14.2

Extract Draft Development Plan Sheet:14



Include routes of the Greater Dublin Area Cycle Network Plan within Fingal

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