

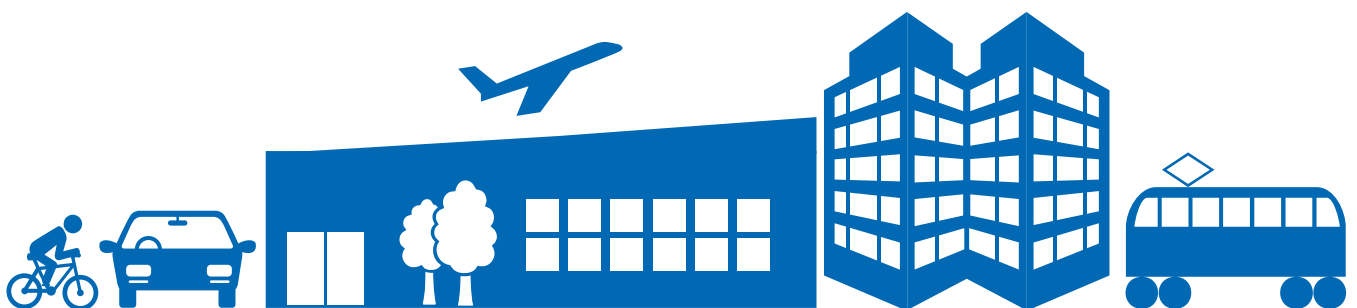


# Lissenhall East

## Issues Paper

### Draft Local Area Plan

November 2017

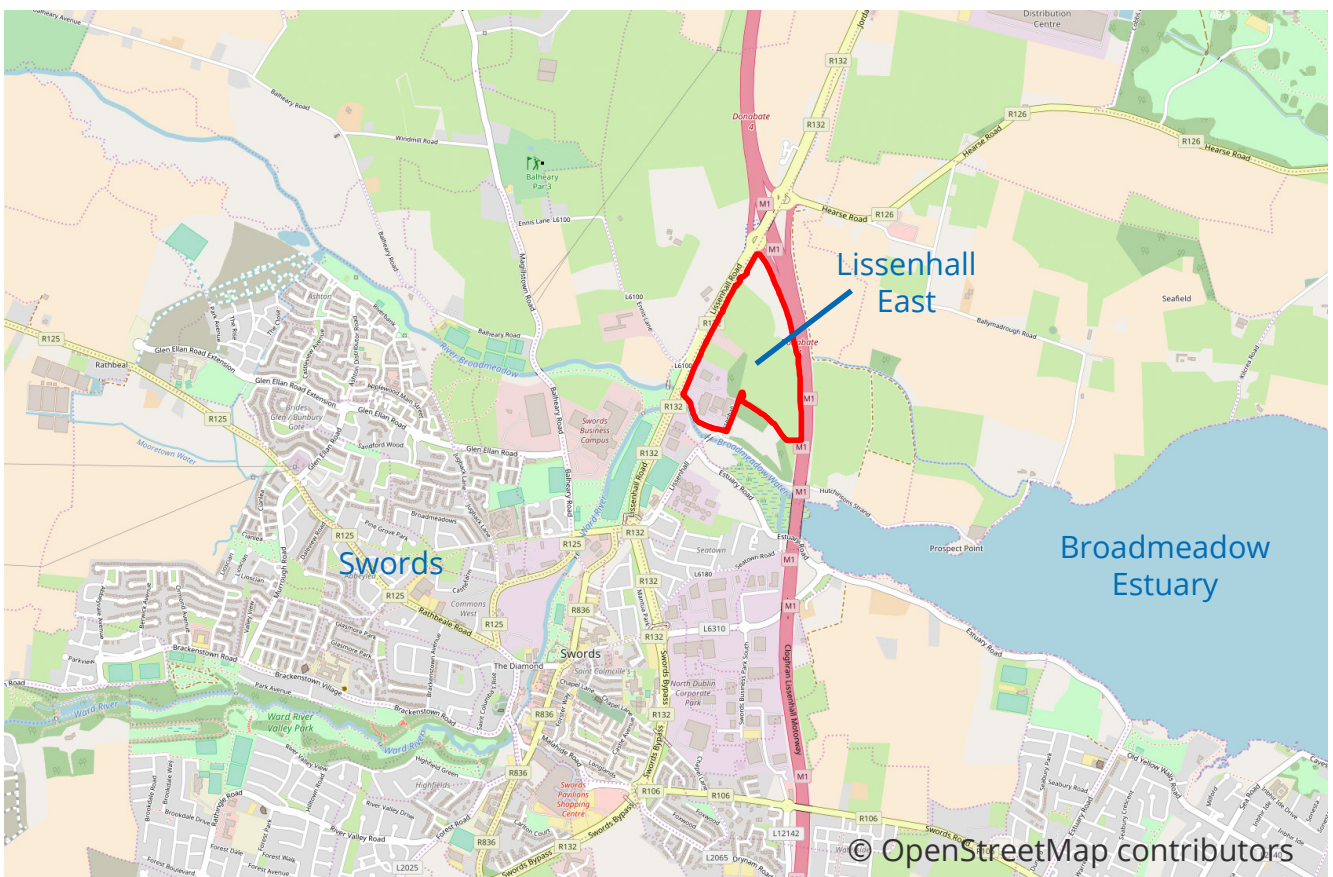


Fingal Development Plan 2017 - 2023

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[www.fingal.ie](http://www.fingal.ie)

# Location



# Having Your Say

## Your Role

The preparation of the Lissenhall East Local Area Plan (LAP) involves two phases. Firstly, a non-statutory Pre-Draft phase and secondly, a statutory Draft phase.

Fingal County Council is now beginning the Pre-Draft phase for preparing the LAP and has prepared this Issues Paper to inform the public. This phase will be followed by the preparation and publication of a Draft LAP. During both phases, the Council will undertake public consultation and invite your comments.

If you are interested in the development of the Lissenhall East area and wish to contribute to the shaping of its future, please make a written submission to the Planning Authority at this Pre-Draft stage before Friday 22nd December 2017.

An Information Session for members of the public will be held in County Hall on Tuesday 5th December 2017 between 3-8pm.

## 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 stimulate interest and initiate debate resulting in constructive, positive and helpful feedback. Submissions are not limited to the issues raised in this paper so please raise any other issue of interest or area of 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

Uploading submissions on the Fingal County Council Website:

<https://consult.fingal.ie/en/browse>

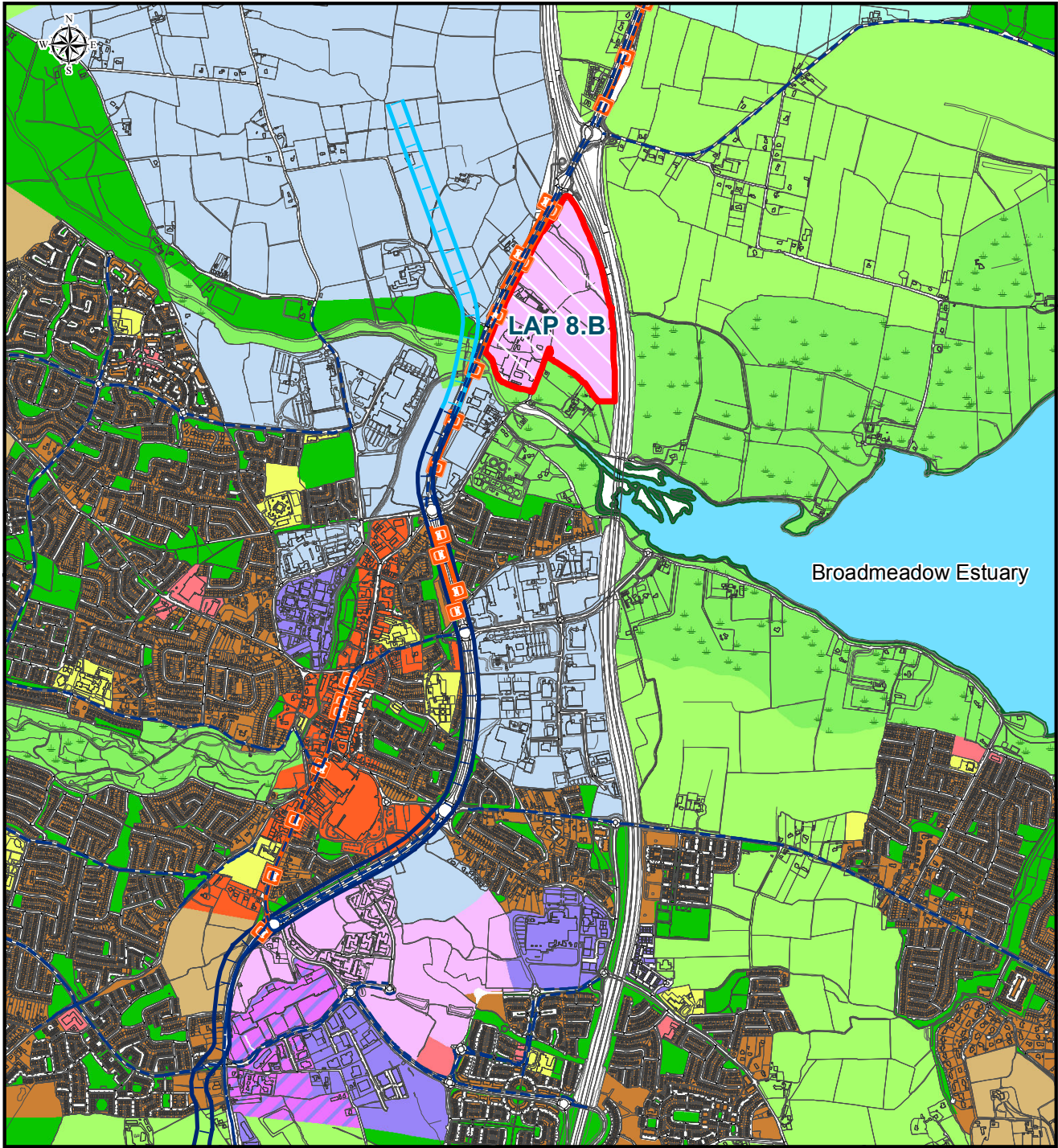
By email to [devplan@fingal.ie](mailto:devplan@fingal.ie)

Only submissions that are signed, addressed and received by Friday 22nd December 2017 can be accepted.

All submissions received during this period will be considered by the Council in the drafting of the new Lissenhall East LAP.







<b>Legend</b>		
LAP 8:B Lissenhall East Local Area Plan	HT - High Technology	RU - Rural
County Boundary	LC - Local Centre	RW - Retail Warehousing
CI - Community Infrastructure	MC - Major Town Centre	Cycle Network
GB - Green Belt	ME - Metro Economic Corridor	Quality Bus Corridor
GE - General Employment	OS - Open Space	Indicative Metro Route
HA - High Amenity	RA - Residential Area	Indicative Route for New Metro North
	RS - Residential	
		Scale 1:25,000 @ A4



The Lissenhall East LAP comprises a strategic land bank located to the northeast of Swords town centre. The lands are positioned at a key intersection defining the northern gateway to the town, being bound to the west by the regional road R132 and to the east by the M1 motorway. The LAP comprises an area of some 27.7 hectares, with existing businesses and buildings, though predominantly comprising undeveloped greenfield lands.

In the Fingal Development Plan 2017-2023, the lands are zoned as 'HT' High Technology with the Zoning Objective to:

*'Provide for office, research and development and high technology/ high technology manufacturing type employment in a high quality built and landscaped environment';*

and the Vision to:

*'Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity.'*

The LAP is a proactive policy document intended to manage and influence change in our local surroundings. This LAP therefore offers an important opportunity to develop a vision and planning framework to facilitate the optimum development of the Lissenhall East lands as a high quality business centre underpinning the growth of Swords and providing employment opportunities for the population within Swords and Fingal.

- How can sustainable economic growth and employment generation be facilitated and supported within Lissenhall East LAP?
- What are the main features of Lissenhall East that will contribute towards its character and will make it an attractive place in which to work and visit?
- How can the development of a wide range of land uses as envisaged in the 'HT' High Technology zoning objective be encouraged?
- What do you think about the future development in Lissenhall East considering, the planned residential development in Lissenhall LAP lands to the west, Swords and the Greater Dublin Area?

## 1.2 Economic Development

Fingal has experienced the most rapid population growth of any county in the country, with the population increasing by over 23,000 people between 2011 and 2016. Swords is designated as a one of four 'Primary Economic Growth Towns' within the Greater Dublin Area in the Regional Planning Guidelines. The Guidelines provide for the long term growth of Swords with a potential population of 100,000 people.

Ongoing growth in the population and workforce within Swords and Fingal will generate significant additional employment opportunities locally. There is therefore a need to attract and grow large scale, high quality employment in sectors of the economy which will deliver and maintain high quality, stable, long term employment.

The Lissenhall East LAP lands are considered to have the potential to attract significant, high quality employment to Swords capitalising on the growing local and young population, proximity to Dublin Airport, the City Centre and in the future being served by upgraded public transport, including Metro North.

Appropriate urban design, services, car parking provision and amenities will be required to attract large scale employment to the Lissenhall East LAP lands.

- How can significant employers be best attracted to Swords and the Lissenhall East area?
- What level of employment could be provided within Lissenhall East in the short to long term?
- What type of amenities should be provided to meet the needs and demands of future employees?
- Is there a need to link the development of the Lissenhall East LAP lands with the provision of infrastructure?
- Is there a benefit to phasing the development of the Lissenhall East LAP and if so, how should the development be phased?





Developing a high quality built environment is crucial in attracting inward investment and employment to Lissenhall East, particularly given the visibility of the Lissenhall LAP lands from the M1 motorway and as a gateway to Swords.

Emphasising the importance of urban design in preparing the LAP will ensure the development of a sense of place through the incorporation of natural environmental features, legible and accessible layouts, and excellent architecture. Appropriate design solutions can create a pedestrian, cycle and public transport friendly environment and promote the usage of sustainable modes of transport travelling to and within Lissenhall East.

Buildings and the wider built environment in their design, construction and operation can contribute to the sustainability of the overall development through the preservation of water, energy, materials and waste in construction and operation and the incorporation of energy efficiency and renewable energy technology.

- How can urban design maximise connectivity with the planned Metro North Estuary Stop adjacent to the Lissenhall East LAP lands?
- How can we provide a strong urban edge addressing the M1 motorway and the R132 Swords bypass? Should a landmark building at the northern boundary be provided?
- How can we provide a high quality built environment including street hierarchy, block size, scale, massing and built height which promotes economic development and a sense of place?
- What should be done to create a distinct environment with a unique sense of place having regard to the existing location and natural environment that worker and visitors alike relate to and identify with?
- How can we ensure adequate provision of high quality open space? Should this be in the form of urban and pocket parks?



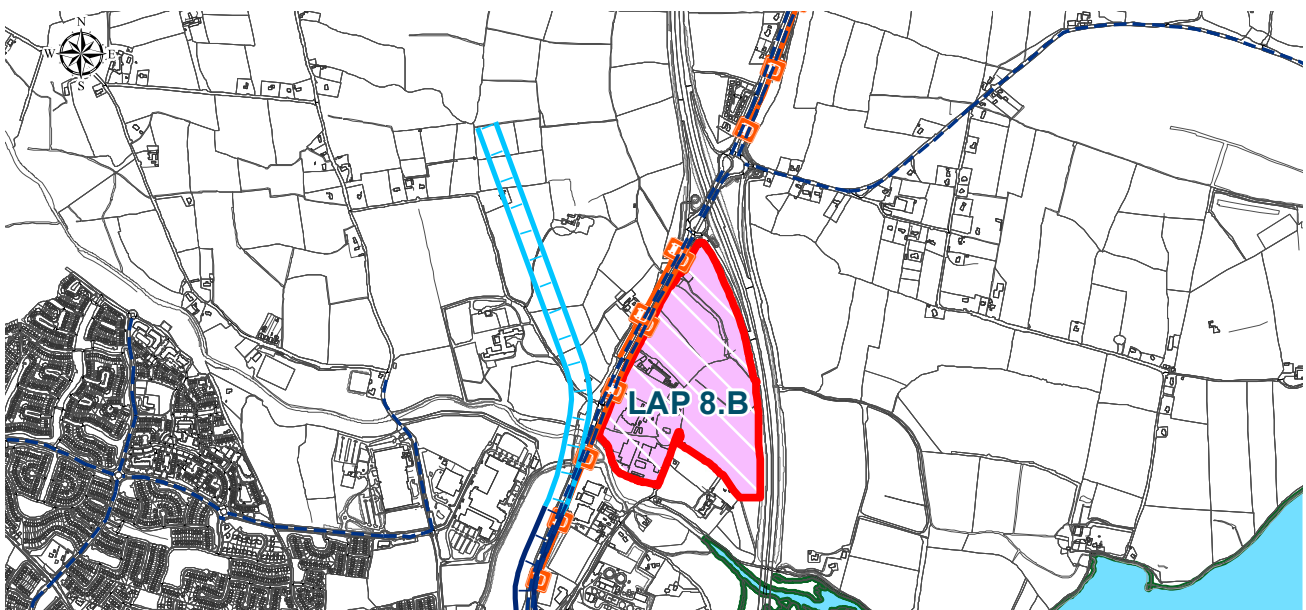
# 1.4 Movement and Transportation

The Lissenhall East LAP lands benefit from their proximity to the existing national motorway network and the R132. The lands are also located in close proximity to planned significant public transportation infrastructure including the Quality Bus Corridor, Bus Rapid Transit and Metro North and should promote sustainable ways of travelling to work.

Ease of movement into and out of the area has many benefits, such as attracting mobile inward investment, fostering economic competitiveness, reducing greenhouse gases and noise pollution, promoting healthier lifestyles and providing maximum transport efficiency with the least environmental impact.

The provision of public transport and roads, linkages to the nearby centre of Swords, as well as the future provision of walkways and cycle tracks to serve the area will be required.

- How can we promote the use of public transport, cycling and walking? Are there particular locations within the LAP area that are suitable for pedestrian and cycling facilities?
- What quantum of car parking should be provided?
- What public transport provisions are required to support employment generation?
- What measures are needed to create safe, high quality routes for people to move around and to do business?
- Where should access points to the LAP lands from surrounding areas be reserved and where can existing linkages be improved?
- How can we ensure development integrates with planned improvements to the surrounding road infrastructure and public transport upgrades including the Western Distributor Road, Metro North, BRT Swords to City Centre and QBC on the R132?





The development of Lissenhall East as a centre of High Tech activity and employment is dependent on the satisfactory provision of service infrastructure, utilities, energy and communication networks.

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; and
- Energy Infrastructure, Telecommunications and Broadband.

- What are the main infrastructural issues that should be considered in the LAP?
- Are there water supply or water quality issues experienced in the area at present?
- How will surface water be managed within the LAP lands? Will surface water attenuation be required? Can on-site surface water attenuation ponds be developed as high quality landscaped features of the site? What will the SuDs scheme for the entire LAP lands be?
- What are the energy networks and telecommunication needs within the Plan area? Is the infrastructure including telecommunications, fibre optic broadband links and utilities (gas and electricity) provided for within the Lissenhall East LAP lands?





# Green Infrastructure, Biodiversity, Heritage and Landscape





The Fingal Development Plan 2017-2023 seeks to establish wildlife corridors and green networks across the County. The term 'Green Infrastructure' is used to describe these interconnected networks of land and water that sustain environmental quality and enrich our quality of life. This includes 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.

Balancing the provision of employment with the protection of the built and natural heritage forms an important element in the preparation of LAPs. The provision of a high quality and attractive natural environment is central to supporting biodiversity and also attracting high end value added business and corporate headquarters.

- How can the need for development and employment be best balanced with the protection, conservation and enhancement of wild life habitats and natural resources?
- Can amenity areas and 'pocket parks' provided as part of a High Tech business park environment support wildlife and biodiversity?
- What greening initiatives should be considered for the area and incorporated into any new developments?
- What steps should be taken to protect and safeguard Broadmeadow Estuary which is both a Special Protection Area (SPA) and a Special Area of Conservation (SAC), adjacent to the southwest portion of the LAP lands?
- How can the integrity and setting of Lissen Hall, a protected structure located adjacent to the LAP lands, be best protected?
- How can the archaeological heritage of the LAP lands be ascertained and best protected?





# 1.7 Climate Change, Renewable Energy and Flooding





The strategic approach taken in developing significant employment areas such as Lissenhall East into the future can make a local contribution to reducing the impacts of climate change. The approach can include measures such as:

- Promoting reduced travel demand by integrating land use and public transport;
- Encouraging passive solar design and energy efficient buildings; and
- Facilitating an increase in the modal share of sustainable modes of travel.

For the development of a high quality business campus at Lissenhall East, it will be appropriate to investigate the potential for the use of renewable energy sources and the incorporation of energy efficiency measures into the LAP such as:

- Encourage development that utilises renewable energy supply systems;
- Use of building material that minimise environmental impact; and
- Building design which minimise energy requirements.

As part of the preparation of the Local Area Plan for Lissenhall East, 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.

- How is climate change impacting on Lissenhall East? How will it impact in the future?
- How can renewable energy sources be better promoted in Lissenhall East?
- Are there energy initiatives that could be introduced into Lissenhall East and facilitated through the LAP?
- What areas in Lissenhall East, 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?

# 2

## Environmental Assessment and Protection





There are three key environmental assessments that will be undertaken during the preparation of the draft Lissenhall East LAP. These are the Strategic Environmental Assessment (SEA), the Appropriate Assessment (AA) and the Strategic Flood Risk Assessment (SFRA).

Any comments in relation to the preparation of the SEA, AA and SFRA for the Draft LAP are welcome.

## Strategic Environmental Assessment

SEA is a process allowing for 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. 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;
- 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; and
- 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.

## 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 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

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.

## Strategic Flood Risk Assessment

SFRA is a process that will identify whether there may be any flooding or surface water management issues related to the site lands that may warrant further investigation. The SFRA will inform the LAP with regard to the level of risk and potential conflict at particular locations, and evaluate the strategic development options for the LAP lands.

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