



# Kinsaley

## Issues Paper

*Having Your Say*

May 2018



Fingal Development Plan 2017 - 2023

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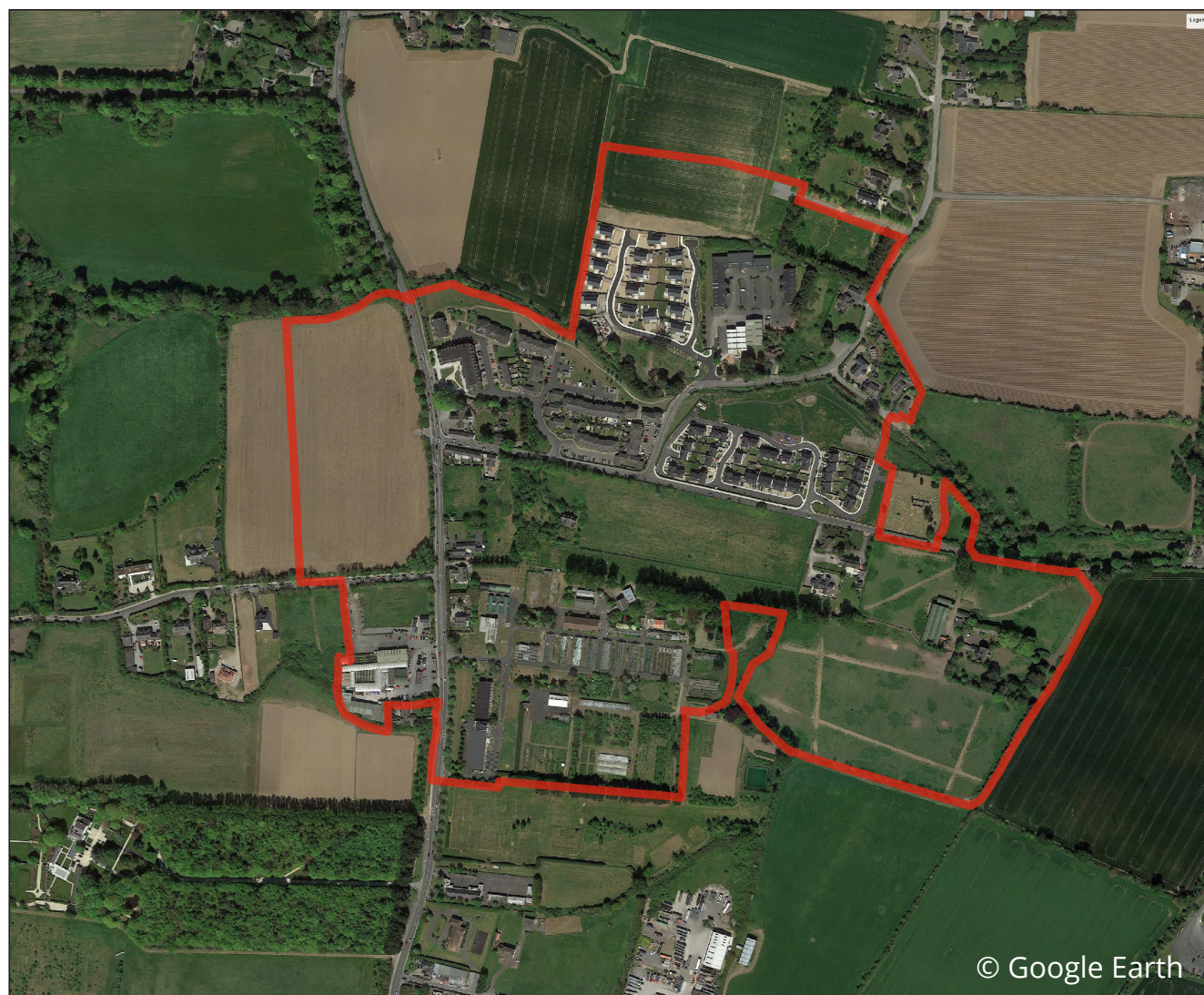
# Introduction

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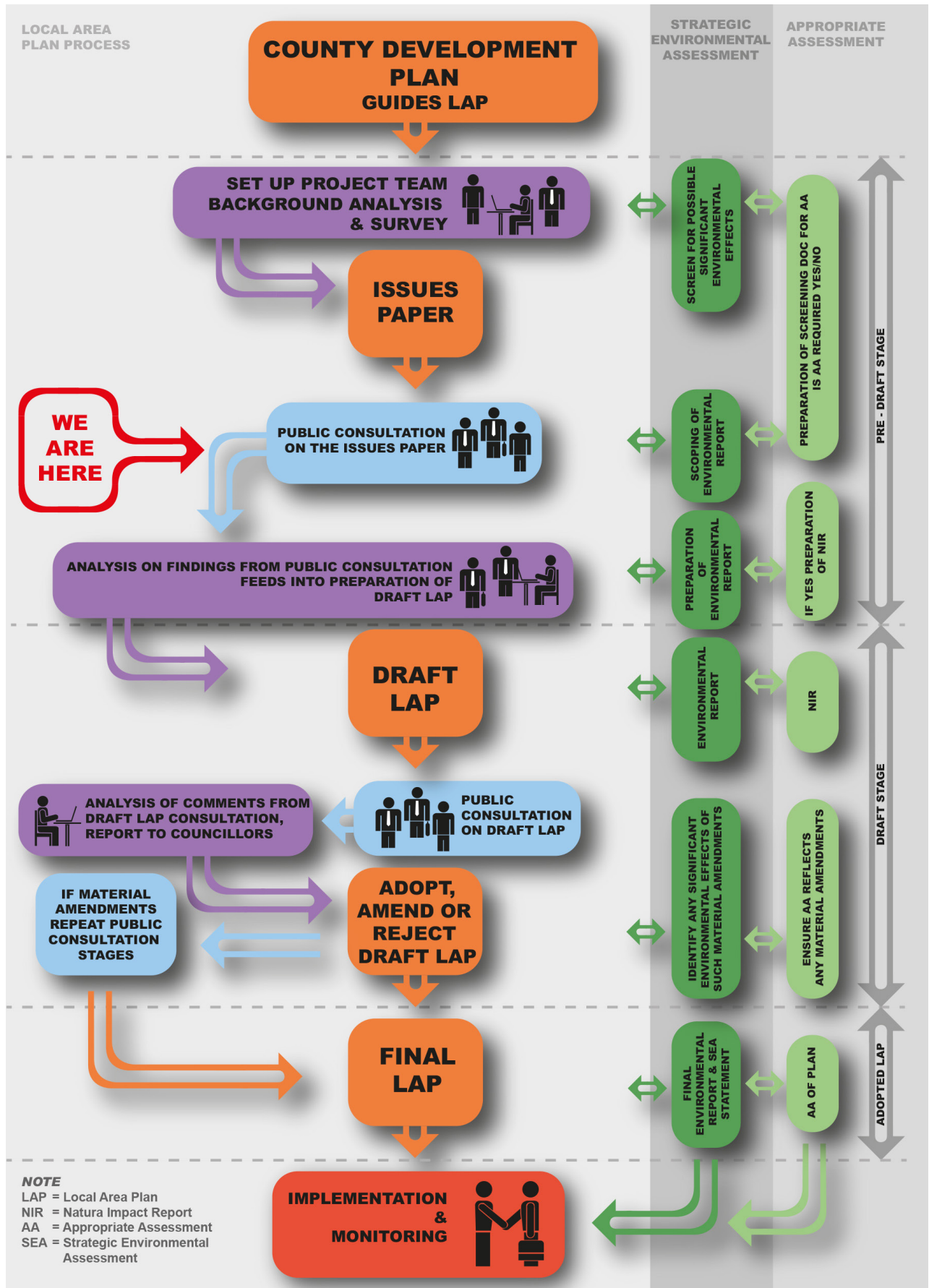
A Local Area Plan (LAP) is a legal document and a public statement of planning policies and objectives for the development of a given location. The Kinsaley LAP sets out a framework for the development of the village with the emphasis on proper planning and sustainable development. Essentially, the LAP provides planning guidance to local residents and those interested in development in the village. It identifies the potential for and the extent and type of development that is appropriate to the village, including the provision of housing. It also includes measures for the protection of the environment and the economic, social and cultural development of the area.

The preparation of the LAP involves consultation with the local community to get people's ideas on how they would like to see their village develop. It is valid for six years from the date of adoption by Fingal County Council, unless extended by resolution of the Council. The process for preparing an LAP is set out overleaf.

The LAP area is outlined in red below:



# LAP Process



# Having Your Say

## Your Role

The preparation of the Kinsaley 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 of 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 invites your comments.

If you are interested in how Kinsaley will develop and wish to contribute to the shaping of its future, please make a written submission to the Planning Authority at this Pre-Draft stage by **Friday 13th July 2018**.

To find out more and to speak with members of the planning team, an Information/Drop In Session for members of the public will be held in the Parish Hall adjacent St. Nicholas of Myra Church on the **13th of June 2018 between 3pm and 8pm**.

## Why get involved?

Local input is 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:

Uploading submissions on the Fingal County Council Website:

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

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

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

Only submissions that are signed, addressed and received by **Friday 13th July 2018** can be accepted. All submissions received during this period will be considered by the Council in the drafting of the new Kinsaley LAP and details including the names of those making submissions may be shared with relevant Council Departments or their agents involved in the making of the LAP and may form part of reports linked to the making of the LAP.



The Fingal Development Plan 2017-2023 sets out the Council's proposed policies and objectives for the development of the County over the Plan period. It seeks to develop and improve, in a sustainable manner, the social, economic, environmental and cultural assets of the County.

The administrative area of Fingal covers over 450 square kilometres and includes 88km of coastline. The County stretches from the River Liffey and the Dublin City boundary in the south to the Meath boundary north of Balbriggan, and eastwards from the coast to the Meath and Kildare boundaries in the west.

The County is classified into two areas, the metropolitan area and the hinterland area. The metropolitan area is closest to Dublin City and includes Swords and Blanchardstown, which are the largest population centres in Fingal. The part of Fingal further north, including Lusk, Rush, Skerries and Balbriggan is considered to be the hinterland area.

Kinsaley is one of four village centres located within the area defined as the metropolitan area. The other three villages are Coolquay, Rivermeade and Rowlestown. The approach to these centres in the Development Plan is to ensure that they do not expand too rapidly, which would put pressure on services and the environment and create the potential for unsuitable travel patterns (car focused transport). Given its location within the metropolitan area, the Development Plan acknowledges that Kinsaley acts as a 'commuter village', but seeks to limit/reduce unsustainable commuting practices.

Rural Villages are zoned RV in the Development Plan. The RV zoning seeks to:

*'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan and the availability of physical and community infrastructure'*

Kinsaley also includes the following additional zonings:

Local Centre (LC)

*'Protect, provide for and/or improve local centre facilities'*

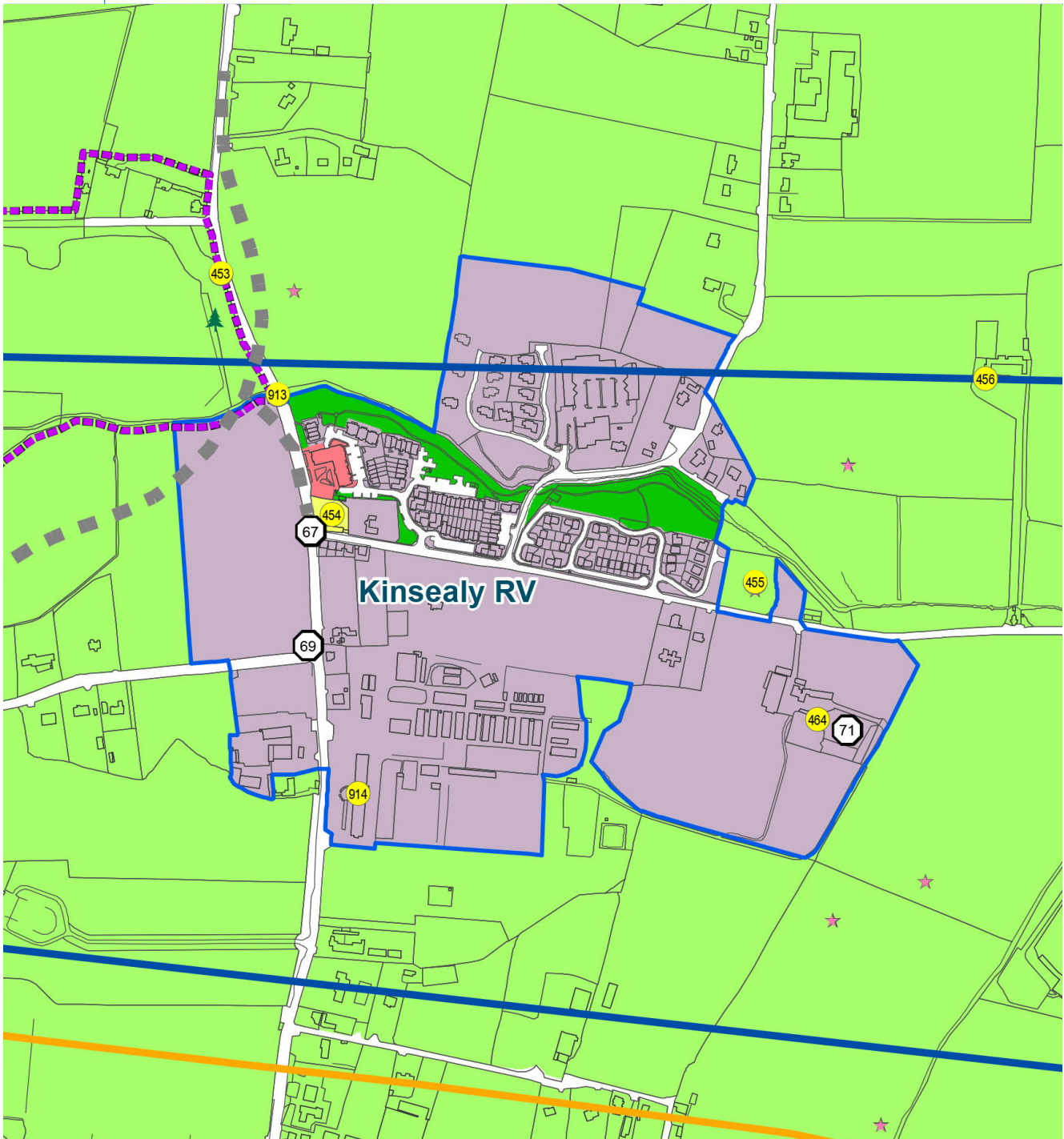
Community Infrastructure (CI)

*'Provide for and protect civic, religious, community, education, health care and social infrastructure'*

Open Space (OS)

*'Preserve and provide for open space and recreational amenities'*

# Fingal Development Plan 2017 - 2023



	CI - Community Infrastructure		OS - Open Space		TC - Town and District Centre		Local Objective Points
	GB - Greenbelt		RA - Residential Area		RV - Rural Village		Protected Structures
	GE - General Employment		RC - Rural Cluster		Inner Public Safety Zone		Recorded Monuments
	HA - High Amenity		RS - Residential		Outer Public Safety Zone		Road Proposal
	LC - Local Centre				Architectural Conservation Area		Inner Airport Noise Zone



## Vision

A Vision is an aspirational statement of the preferred long term future for a place. It can include elements like how the village will look, function and feel. The Vision is an important part of an LAP because it sets the tone for the rest of the document. A draft LAP which will go on public display later in the process will contain a Vision informed by the comments received in response to this Paper.

- **What are your hopes for the future of the village?**
- **What would you like Kinsaley to look like in 10 years time?**
- **Can you suggest a Vision for Kinsaley? What should it include?**
- **How can the LAP help to achieve this Vision?**
- **What are the key existing features of Kinsaley that should be part of its future Vision?**



# 1.2 Character and Place

## Character and Place

The character of a place is shaped by the combination of the public realm (streets, public spaces) and private realm (people's houses, local businesses, etc.). Every property, public place or piece of infrastructure makes a contribution, whether big or small. Kinsaley has a strong visual identity and landscape quality formed by the Sluice River, running east-west through the village and by the stone walls and mature trees associated with the nearby Abbeville Demesne. The village core is centred on the parish church, a number of cottages and the relatively recently developed lands at St. Olave's local centre and residential development. Respecting character does not mean preventing change. Respect for the character of a neighbourhood means that new development should be designed to respond to its context.

- **How would you describe the character of Kinsaley?**
- **What are the key elements of Kinsaley's character (buildings, landscape, people)?**
- **Has the character of Kinsaley changed over recent years? What do you like about the changes?**
- **How would you like to be able to describe the character of Kinsaley at the end of the term of the LAP (six years from now)?**
- **How can new development be designed to respond to the existing character of the village?**





## Heritage

A place's heritage forms a key part of its identity and distinctiveness. Consequently, the protection of the built and natural heritage forms an important element of the preparation of Local Area Plans. Heritage is protected through the planning system by designating buildings as 'protected structures'. There are currently three protected structures within the village, comprising St. Nicholas of Myra Catholic Church, Kinsaley House, and the building currently housing the Malahide Portmarnock Educate Together National School (former Teagasc building). The road bridge on the Malahide Road is located on the LAP boundary and is also protected. The ruined church and graveyard to the north of the Chapel Road is also protected and lies just outside of the LAP boundary. Abbeville is a protected structure and is also located within the Abbeville Demesne Architectural Conservation Area located just outside of the LAP boundary. There are no recorded archaeological monuments located inside the LAP area, however archaeological investigation will be required when development occurs in order to ensure the protection of any undiscovered elements.

- **What does the village's heritage mean to you?**
- **How important is Kinsaley's heritage and protected structures to the future of the village?**
- **How can the future of protected structures be best protected?**
- **What uses are appropriate in historic buildings?**
- **What is the relationship between Abbeville and the village? How do you see Abbeville contributing to the village into the future?**



# 1.4 Village Centre and Urban Design

## Village Centre

A healthy village centre is the heart of the community, a place where people go to buy goods, to meet other people and just to spend time. A village centre should be distinctive and unique and have its own sense of character.

Kinsaley is unusual as a rural village in that it is located in such close proximity to other centres (e.g. Portmarnock and Malahide). Accordingly, the development and expansion of the village Centre will need to be carefully considered and managed in order to create a place where people will want to shop locally and spend time, despite a range of other much larger centres being in easy reach. In order to be sustainable, Kinsaley needs to provide local services in keeping with its designation as a 'level 5' centre in the Fingal Development Plan so that it can cater for the needs of the local community whilst building resilience to larger competing centres.

- **What makes the village centre distinctive and unique? How can this be protected and improved?**
- **What are the challenges currently facing the village centre?**
- **What types of local shops would you like to see in Kinsaley? What else would you like to see in the village centre (apart from shops)?**
- **How should the village centre look and feel?**
- **What effect does Kinsaley's proximity to larger centres have?**

## Urban Design

Developing a high quality built environment is crucial in attracting inward investment and employment as well as maximising the enjoyment of current residents of the village. Emphasising the importance of urban design in preparing the LAP will ensure the development of a sense of place through the incorporation of the village's existing character, natural environmental features, legible and accessible layout, and excellent architecture.

- **Are you happy with the current appearance of the village?**
- **Can urban design help to create a more people friendly place?**
- **Is a stronger building presence needed in the village? What should this look like and where should it go?**
- **Does the village need a stronger building presence along the Malahide Road and Chapel Road?**
- **Could more public space be located in the village? What should it look like and where should it be located?**



## Population, Community and Housing

Kinsaley is a 'Rural Village' located within the metropolitan area of Fingal County Council. The Council's approach to these centres in the Development Plan is to ensure that they do not expand too rapidly in order not to put too much pressure on local services and the environment. It is also considered that rapid growth could create the potential for unsuitable travel patterns (car focused rather than walking, cycling, or public transport). The population of Kinsaley was estimated at 340 persons in 2017. However, recent development approvals may lead to significant future growth in the area. Community facilities within Kinsaley include temporary location of Malahide Portmarnock Educate Together School in Teagasc building, St. Nicholas of Myra Church and parish hall and St. Nicholas of Myra National School (outside of LAP boundary).

- **What can be done to integrate new housing and people into the area?**
- **What facilities (e.g. education, civic, medical, etc.) are required to cater to the current and future population of the village?**
- **What are the possible benefits of having more people living in Kinsaley?**
- **What type of housing is appropriate in Kinsaley (detached, semi-detached, terraced, apartments, etc.)?**
- **What gaps are there in the existing housing market in Kinsaley (age friendly, family, single person, first time buyers, etc.)?**
- **Are there adequate community uses in the village? What else is required?**



# 1.6 Economic Development

## Economic Development

Kinsaley is unique in terms of the surrounding agri-food industry, being located in proximity to a variety of producers. Local employment also exists in the form of Kinsaley Business Park, comprising light industrial units and offices built in the late 1980's and accessed off Kinsaley Lane. Until recently, the Teagasc site to the south of the village offered significant rural based employment but this has ceased since consolidation into the Teagasc Centre in Blanchardstown. Other employment uses are focused on existing retail services along the Malahide Road.

- **How can Kinsaley's unique position in terms of the surrounding agri-food industry be better leveraged to benefit the village?**
- **What type of retail facilities are needed to meet the demand of current and future residents?**
- **What other types of businesses are needed within the area?**
- **What opportunities for employment exist in the village and local area?**
- **Can tourism be developed to bring more visitors and jobs into the area?**
- **What types of new jobs are required in Kinsaley?**



### Transport and Movement

The village is located mid-way between Malahide to the north and Balgriffin to the south and is surrounded by greenbelt. The busy Malahide Road (R107) runs north-south to the west of the existing village. Chapel Road, which splits the village runs east-west and forms a junction with the R107 at the Parish Church of St. Nicholas of Myra, a Protected Structure. The village Centre is based around the parish church, cottages and the relatively recently developed lands at St. Olave's local centre and residential development. Functionally, the village can be described as a commuter village under development pressure. The LAP will address issues such as transport, car parking, quality of the links to the surrounding area as well as the future provision of pedestrian and cycle tracks.

The junction of Malahide Road and Chapel Road will also be signalled as a condition of planning permission for a residential development within the village.

- **How walkable is Kinsaley? Do you find the village centre easy to get around?**
- **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 do business?**
- **How can the use of public transport, cycling and walking be promoted so that people can rely less on private cars.**
- **How can transport facilities for the elderly and mobility impaired be improved? Is additional parking required? If so, where should it be located?**

### Infrastructure

The development of the village as well as its enjoyment by current residents is dependent on the satisfactory provision of service infrastructure, utilities, energy and communication networks. The provision of necessary infrastructure and utilities will also be critical to the future sustainable development of the area. Infrastructure includes elements such as wastewater disposal, surface water disposal, Sustainable Drainage Systems (SuDS), water supply and quality, waste management, energy infrastructure, telecommunications and broadband. Irish Water manage foul and drainage water supply. There is a current Planning Application under assessment (F18A/0041) for a new waste water pumping station at Chapel Road.

- **Have you noticed problems with flooding or drainage of surface water in the village?**
- **Surface water attenuation ponds are sometimes developed as high quality landscaped features. Do you think that would work in Kinsaley?**
- **Is the village's infrastructure including telecommunications, broadband and**

# 1.8 Green Infrastructure, Biodiversity and 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 villages, 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, 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.

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



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

This can include measures such as:

- Increasing the level of tree coverage
- 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
- Providing green measures to control/ manage surface water

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

- **Are you concerned about the effects that climate change might have? What effects are you concerned about?**
- **What steps can be taken to help mitigate those effects?**
- **What role can renewable energy play?**

There are three key environmental assessments that will be undertaken during the preparation of the draft 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 at this stage as well as when the draft LAP is put on display.

## 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. However, not all plans require SEA. If the potential environmental impacts of a plan or programme are identified as being very limited at the initial screening stage, SEA may not be required. If SEA is required, 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.

## 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. Given that the Sluice River runs through the village and onwards to the Mayne River catchment and Baldoyle Bay, possible effects from the development of Kinsaley must be examined. The Kinsaley LAP will be screened to determine if a full AA is required.

## 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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