



RATHINGLE

Local Area Plan

November 2013



RATHINGLE

Local Area Plan

Adopted 11th November 2013

DAVID O'CONNOR
County Manager

GILBERT POWER
*Director of Planning
& Strategic Infrastructure
Department*

PETER BYRNE
Senior Planner

PATRICIA CONLON
Senior Executive Planner

CIARÁN CORRIGAN
Technician





Swords Castle



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SECTION 1 INTRODUCTION	3
SECTION 2 POLICY AND STATUTORY CONTEXT	5
SECTION 3 LOCAL AREA PLAN CONTEXT	12
SECTION 4 STRATEGIC VISION AND DEVELOPMENT STRATEGY	15
SECTION 5 GREEN INFRASTRUCTURE	16
SECTION 6 MOVEMENT AND TRANSPORTATION	23
SECTION 7 URBAN DESIGN	27
SECTION 8 COMMUNITY AND COMMERCIAL INFRASTRUCTURE	34
SECTION 9 INFRASTRUCTURE AND SERVICES	38
SECTION 10 BUILDING DESIGN, ENERGY EFFICIENCY AND SUSTAINABILITY	42
SECTION 11 IMPLEMENTATION REQUIREMENTS	45
APPENDIX A SEA SCREENING STATEMENT	46
APPENDIX B SCREENING FOR APPROPRIATE ASSESSMENT	53
MAPS ATTACHED	
LAP CONSTRAINTS	
LAP MAP	





Rathingle LAP Lands Aerial View summer 2012



EXECUTIVE SUMMARY

The plan lands comprise 6.0 hectares in total, with two residential zoning objectives: 5.8ha. is zoned objective, “RA”, “Provide for new residential communities with approved local area plans and subject to the provision of the necessary social and physical infrastructure”, and 0.2ha. is zoned “RS”, “Provide for residential development and protect and improve residential amenity”. The net development area is c. 5.8 hectares (c.14 acres). This Local Area Plan has been prepared for public consultation, and the invitation of submissions to inform the final plan and then its consideration for adoption by the elected members, prior to the development of the plan lands. In preparing this LAP, cognisance has been paid to the relevant National, Regional and Local Planning Guidelines.

The intention to prepare a Local Area Plan for Rathingle was advertised in the local newspaper, the Fingal Independent on 8th January 2013. Written submissions were invited from members of the public. A total of 6 submissions were received. All submissions were taken account of in the preparation of the Local Area Plan.

The LAP area comprises 6 hectares (14.8 acres gross) of undeveloped, residentially zoned lands, located at the western development boundary of Swords, directly adjoining the existing residential development at Ridgewood. The lands are uncultivated, sloping gently from south to north and are bounded by existing trees and hedgerows. The LAP forms the final phase (9) in the development of Ridgewood, which has been developed incrementally, since the late 1990s. To date c.1178 housing units have been built in Ridgewood (including 22 no. currently under construction) and there is an extant permission for a further 127 no. units.

The LAP proposes the development of circa 170-190 new homes comprising 2, 3, & 4 bedroomed dwelling units; resulting in an additional population of circa 550. Access is proposed from the existing Ridgewood development at Ridgewood Avenue and Cedar Park. The LAP supports Fingal County’s Green Infrastructure Strategy by the inclusion of objectives to protect and enhance existing tree and hedgerow boundaries, some of which comprise historic townland boundaries; public open space provision in accordance with the Fingal Development Plan; the use of Sustainable Urban Drainage Systems to prevent pollution and flooding; incorporation of primary views and a network of pedestrian and cycling routes connecting to local amenities schools and local services at Ridgewood and nearby at Rivervalley and Boromhe.

To assist the preparation of this LAP, a Transportation Impact Assessment (TIA) was carried out by Transport Insights- Transport Planning Consultants. The TIA findings indicated that following the completion of the proposed development, the existing signalised junction at Ridgewood Green/Forest Road is likely to remain within capacity. Also, there is scope to further enhance the performance of the junction through optimisation of signal timings.

There are two vehicle entry points to the LAP lands, namely at Ridgewood Avenue and at Cedar Park. This is based on the philosophy set out in the recently published Design Manual for Urban Roads and Streets. The objective is to provide maximum permeability for sustainable modes (walking and cycling) and to minimize the negative impact of vehicular traffic. Providing two access points, avoids concentrating motorized traffic solely along Ridgewood Avenue, which also accommodates pedestrian/cycle traffic to the playing fields and to the existing permitted residential development.

A further pedestrian/cycle only access is proposed at Cedar View to provide easy and convenient connections to local facilities and services for sustainable modes. Safe and convenient cyclist facilities, either through on-road or off-road cycle lanes, shall be considered as part of future applications.

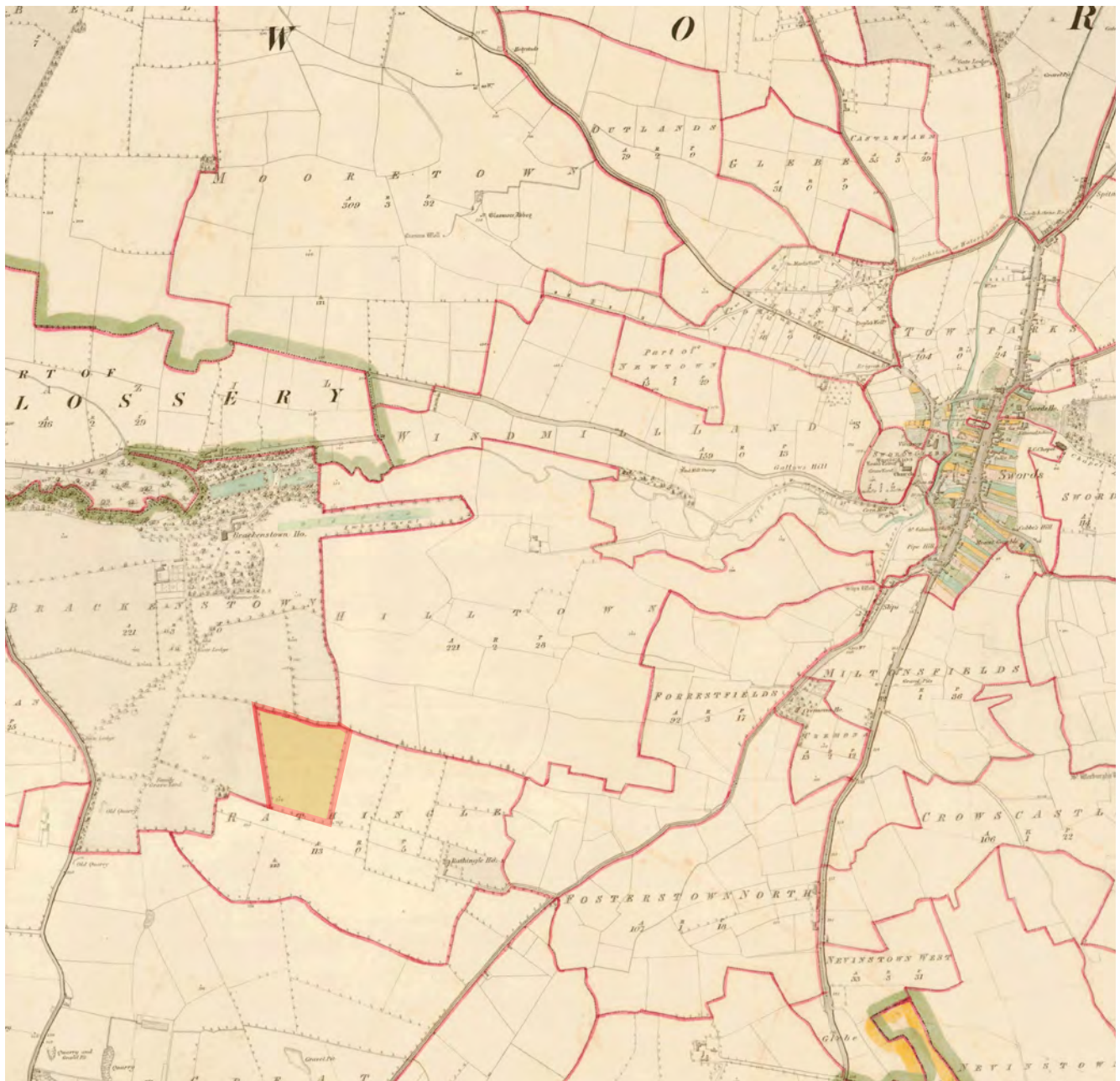
Housing occupation within the plan lands can only take place following commissioning of the Swords WWTP upgrade works and removal of relevant network constraints. Work has commenced on this upgrade which is due to be commissioned by mid 2015.

The LAP has been screened in relation to Strategic Environmental Assessment as required under Directive 2001/42/EC. The relevant government departments were consulted in addition to the Environmental Protection Agency. In addition, screening for the necessity of an Appropriate Assessment, the purpose of which is to ensure

the protection of the integrity of any European “Natura 2000” sites was also carried out as required under the EU Habitats Directive.

The screening exercises for both the SEA and AA concluded that neither an Environmental Report nor an Appropriate Assessment were required for this LAP. The SEA Statement and Appropriate Assessment Screening Report are appended to the LAP.

This LAP shall be in operation for a six year period, from its adoption, unless further extended by resolution of the Council, for up to a total period of 10 years, provided the objectives of the local area plan are consistent with the objectives and Core Strategy of the Fingal Development Plan.



1st Edition OS Map 1837-43 with Rathingle LAP lands highlighted

SECTION 1: INTRODUCTION

1.0 Introduction to the Local Area Plan

The LAP area comprises 6 hectares (gross 14.8 acres) of undeveloped, residentially zoned lands, located at the western development boundary of Swords, directly adjoining a residential development known as Ridgewood. The net development area is c. 5.8 hectares (c. 14 acres). The lands are uncultivated, sloping gently from south to north and are bounded by existing trees and hedgerows. The LAP forms the final phase in the development of Ridgewood, which has been developed incrementally, since the late 1990s. To date c. 1178 housing units have been built in Ridgewood (including 22 no. currently under construction) and there is an extant permission for a further 127 no. units. The plan lands are located south of the Ward River and Valley Park, separated from the river by green belt zoned lands which bound the lands to the north and west. To the immediate east and south are lands zoned and developed for residential development. Access to the lands will be via the existing development at Ridgewood, which is accessed from Forest Road. Further east is the R132 which bypasses Swords Town Centre.

1.1 Purpose of Local Area Plan

The plan lands are zoned objective “RA” “Provide for new residential communities with approved local area plans and subject to the provision of the necessary social and physical infrastructure” and “RS” “Provide for residential development and protect and improve residential amenity”.

The Rathingle LAP will set out the future development strategy for the proper planning and sustainable development of the plan lands and will include the following elements:

- Indicative layout for the future development of the lands; including, densities, heights, location of public open spaces, biodiversity;
- Creation of a permeable and legible movement network, for pedestrians, cyclist and vehicles, both within the site and with the surrounding area;
- Development of a high quality new residential neighbourhood on the lands that will complement existing development and uses in the vicinity.

This LAP is consistent with the objectives of the Fingal Development Plan 2011-2017, in compliance with the zoning objective “RA” and is prepared in accordance with sections 18, 19 and 20 of the Planning and Development Acts 2000- 2011 which sets out the legal provisions for the preparation of Local Area Plans.

This LAP shall be in operation for a six year period, from its adoption, unless further extended by resolution of the Council, for up to a total period of 10 years, provided the objectives of the local area plan are consistent with the Objectives and Core Strategy of the Fingal Development Plan.

1.2 Pre Draft Public Consultation

Under the Planning and Development Act 2000-2011, the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Rathingle was advertised in the local newspaper, the Fingal Independent on 8th January 2013. Written submissions were invited from members of the public to be made to Fingal County Council between 8th January 2013 and 5th February 2013. A total of 6 submissions were received. The views of the local community include inter alia:

- Need for Rathingle LAP given location of lands in Swords;
- Traffic circulation within Ridgewood and access onto Forest Road;
- Concerns regarding one entrance/one exit arrangement at Ridgewood;
- Vehicular access to the LAP lands to be via Ridgewood Avenue only;
- Connections to public transport;
- Location of lands within Outer Airport Noise Zone;
- Protection of trees and hedgerows;
- Future landscaping to be carried out in first planting season;
- Future housing to be in the form of houses and not high density apartments;

- Future residential development to reflect the character and density of existing development within Ridgewood;
- Consideration of educational needs of future residents;
- Requirement to submit Project Construction and Demolition Waste Management Plan to Local Authority prior to any future commencement of construction;
- Provision of north/south green link from Rathingle to the Ward River Valley;
- Provision of open space.

All submissions were taken account of in the preparation of the Local Area Plan.

1.3 Assessments associated with the LAP

Having regard to EU Directives, Environmental Assessments and/or Screenings, are required by law to be carried out to assist the preparation of every Local Area Plan to determine whether the plan is likely to have any significant environmental impacts, specifically, Strategic Environmental Assessment and Appropriate Assessment. A Transport Impact Assessment was also carried out to ascertain whether the existing access/exit on the Forest Road is capable of accommodating the proposed additional development and to consider the access arrangements into the plan lands.

1.4 Strategic Environmental Assessment / Appropriate Assessment

The LAP has been screened in relation to Strategic Environmental Assessment as required under Directive 2001/42/EC the objective of which is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans”. The relevant government departments were consulted in addition to the Environmental Protection Agency.

In addition, screening for the necessity of an Appropriate Assessment, the purpose of which is to ensure the protection of the integrity of European “Natura 2000” sites, was also carried out as required under the EU Habitats Directive. The screening exercises for both the SEA and AA concluded that neither an Environmental Report nor an Appropriate Assessment were required for this LAP. The SEA Statement and Appropriate Assessment Screening Report are appended to the LAP.

1.5 Transport Impact Assessment

To assist the preparation of this LAP, a Transportation Impact Assessment (TIA) was carried out by Transport Insights - Transport Planning Consultants. It included a traffic count and queue length survey at the Forest Road junction; an assessment of background traffic growth; a quantification of the trip attractions and generations from the proposed development; and a junction analysis at the year of completion of the development, assumed here to be 2018, and fifteen years later, 2033. The TIA also considered the direct access to/from the LAP lands to the existing Ridgewood area. (See Section 6 Movement and Transport).



Rathingle LAP lands 360° View

SECTION 2: POLICY AND STATUTORY CONTEXT

2.0 Introduction

This LAP is guided by EU Directives, the National Spatial Strategy, Regional Planning Guidelines, the National Transport Authority's [NTA] Draft Transport Strategy 2011 - 2030, the Department of Transport's Smarter Travel, and by the Fingal Development Plan 2011-2017 and various Government policy documents and guidelines.

2.1 National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) sets out a vision for the balanced regional development of the entire country for the period up to 2020, with particular focus on sustainable social, economic and physical development. The NSS seeks to establish a framework for appropriate development at a regional level which makes provision for strategically located urban centres, particularly "Gateways" with the critical mass necessary to drive wider regional development. Planning frameworks at regional and local levels are required to reflect the objective of building sustainable communities and neighbourhoods in a manner and at locations consistent with the NSS. The Minister for the Environment recently announced that the government plans to review the NSS and replace with new strategy proposals.

2.1.1 Transport 21 (2006-2015)

Transport 21 sets out a 10 years transport investment framework to 2015 covering both Exchequer and Public Private Partnership (PPP) capital investments in national roads and public transport. Under Transport 21, the primary programme of rail based works for the Greater Dublin Area includes the development of Metro North from St Stephens Green via Dublin Airport to Swords, terminating north of Swords town centre at Belinstown. A Railway Order for Metro North has been approved by An Bórd Pleanála in 2010, however in 2011 the government announced its deferral.

2.1.2 NTA's Draft Transport Strategy for the Greater Dublin Area

Essential to sustainable development is the integration of landuse and transportation. This is a key objective of The National Transport Authority's Transport Strategy for the Greater Dublin Area 2011-2030. This Strategy promotes the consolidation of development into appropriate areas to enable development to be well served by non-car modes of travel. The NTA's strategy seeks to reduce traffic congestion, improve journey time reliability for car users whilst also reducing car dependency and increasing the availability of travel modes, particularly by bus, cycling and walking.

2.1.3 Smarter Travel- A Sustainable Transport Future 2009-2020

Smarter Travel is a National policy document which sets out objectives to encourage smarter travelling. It seeks inter-alia to focus population and employment predominantly in larger urban areas; reduce car travel by promoting alternative ways of travelling, including cycling and walking and improving fuel efficiency for motorised transport.

2.1.4 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009), and accompanying document Urban Design Manual – A Best Practice Guide (May 2009).

These guidelines provide for the creation of sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential physical and social infrastructure and services along with the provision of housing. The Guidelines emphasise the important role of Development Plans and Local Area Plans and the accompanying Urban Design Manual provides guidance on how to create sustainable residential developments through the application of urban design criteria in the design of housing developments.

2.1.5 Quality Housing for Sustainable Communities – Best Practice Guidelines 2007

These Guidelines identify principles and criteria aimed at building sustainable communities and responding effectively to housing need as well as more effective delivery of housing programmes. The Guidelines identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards including guidance on energy efficiency, environmental protection, access for people with disabilities, meeting varied needs of occupants through their lifetime, durability and continued performance of buildings and the need to make optimal use of infrastructure and avoid unsustainable urban sprawl.

2.1.6 The Planning System and Flood Risk Management, Guidelines for Planning Authorities (November 2009)

These guidelines require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;
- Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

These Guidelines provide for good practice in the consideration of flood risk in planning and development management and aim to integrate flood risk management into the overall planning process from strategic consideration to site specifics. This LAP will have regard to The Planning System and Flood Risk Management, Guidelines for Planning Authorities (November 2009)

2.2 Regional Planning Guidelines for the Greater Dublin Area 2010-2022

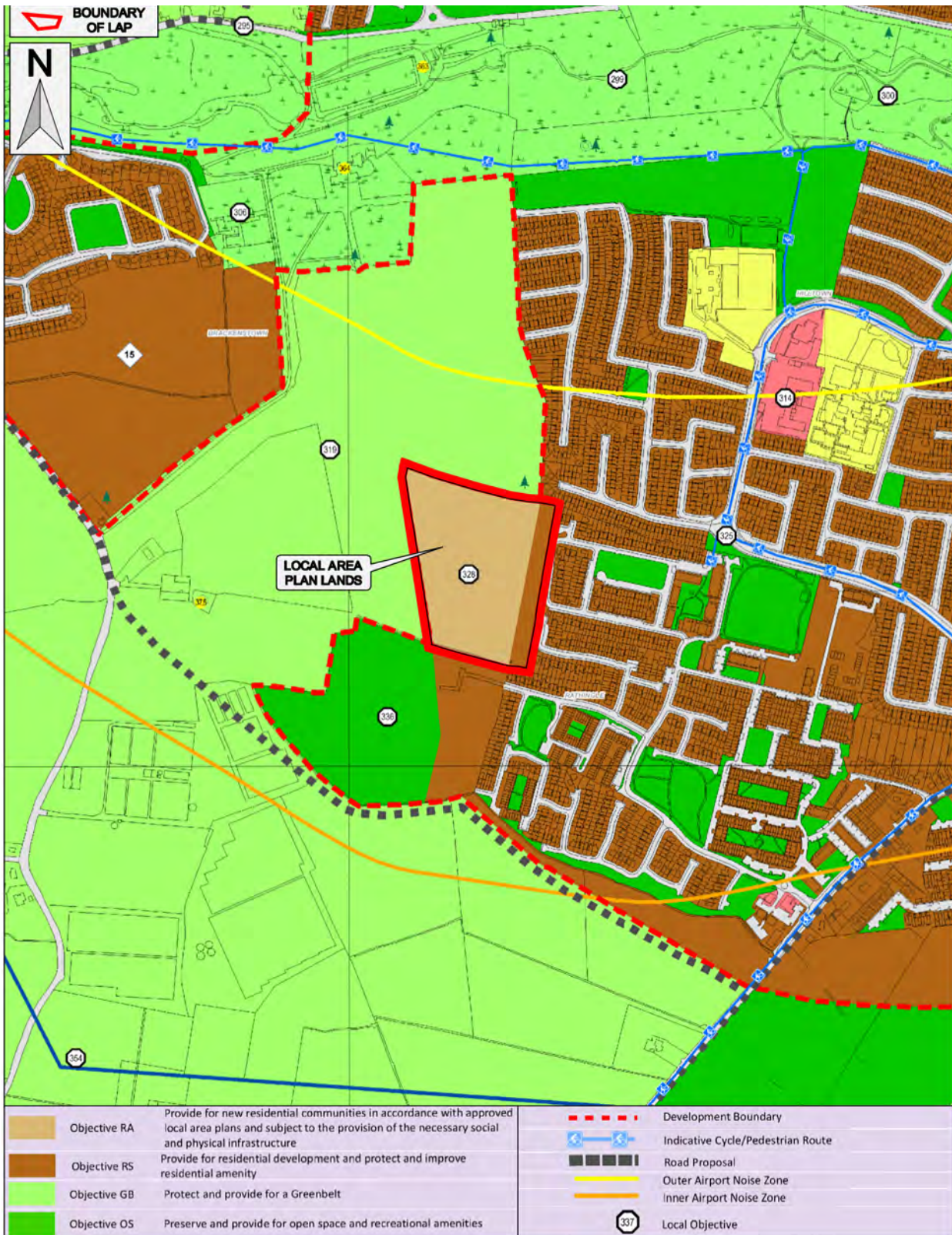


The Regional Planning Guidelines (RPGs) for the Greater Dublin Area (GDA) 2010-2022 provide a sustainable planning framework for the GDA within the context of the Planning and Development Act 2000(as amended) and the NSS 2002-2020. The RPGs distinguish between the Metropolitan and Hinterland areas with distinct development strategies for both. The Guidelines promote the concentration of development into the Metropolitan Area, effective delivery of serviced development land with a sustainable transportation network allowing for the accommodation of a greater population within the developed suburban area. Swords is identified as a “Metropolitan Consolidation Town” within the Metropolitan Area. The strategy for the Metropolitan area in general is to follow a development path which will:

- (a) Consolidate development within the area;
- (b) Increase overall densities of development and
- (c) Facilitate the provision of an enhanced public transport system and encourage a modal shift to public transport.

2.3 Fingal Development Plan 2011-2017

The Fingal Development Plan 2011-2017 is the statutory land-use framework for the county. For contextual purposes of the LAP, objectives are outlined where directly related to the geographic area of the plan lands.



Extract from FDP Sheet No. 8

2.3.1 Relevant Strategic Policies

The Fingal Development Plan contains a number of aims in its strategic policy section which are relevant to this Local Area Plan for Rathingle which include inter alia:

- Promote and facilitate the long term consolidation and growth of the County town of Swords in accordance with the Swords Strategic Vision 2035;
- Secure the timely provision of the water supply and drainage infrastructure necessary to facilitate the sustainable development of the County;
- Secure the timely provision of other infrastructure essential to the sustainable development of the County, in particular in the areas of waste disposal, energy supply, renewable energy generation and ICT; and
- Ensure the timely provision of schools, recreational facilities, roads, waste water treatment facilities and emergency services, appropriate for the number of housing units proposed for construction on lands zoned for residential development.

2.3.2 Development Strategy for Swords

The Development Strategy for Swords as set out in the Development Plan is to promote the planned and sustainable development of the County Town by inter-alia:

- Consolidating existing and future development within well defined town boundaries separated from the agricultural hinterland by designated greenbelt areas;
- Providing for a much-expanded employment, retail, commercial, civic and cultural base at a level appropriate for a vibrant major County town;
- Promotion of the development of high quality living and working environments; and
- Developing high quality public transport links to Dublin City, Dublin Airport and the GDA.

2.3.3 Core Strategy

The 2000-2011 Planning and Development Acts requires all County Development Plans to set out a Core Strategy indicating how the County's population allocation is consistent with the Regional Planning Guidelines (RPG's). The core strategy within the Fingal Development Plan 2011-2017 provides information on housing / settlement allocations based on the settlement strategy and targets set out in the Regional Planning Guidelines and the National Spatial Strategy. The Development Plan places an emphasis on consolidating existing zoned lands and to maximise the efficient use of the existing and proposed infrastructure, through inter alia the LAP process. Within the Core Strategy of the Development Plan, Swords is designated as a Metropolitan Consolidation Town. Long term growth could see such a town expanding up to 100,000 population in a planned and phased manner.

Table CS06 "Proposed new residential and mixed use zoning 2011-2017" of the Fingal Development Plan provides for 5.8ha. of new residentially zoned lands in Swords i.e. the RA zoned part of the LAP lands, which combined with land zoned for mixed uses elsewhere in Swords, is to provide for 3,313 new units in Swords over the period 2011-2017. The area of the LAP lands in total is c.6.0ha. (this comprises 5.8ha. zoned RA and 0.2ha. zoned RS). The total number of units allocated for this Rathingle LAP area, i.e. c.170-190 units, is fully consistent with the Core Strategy of the Fingal Development Plan and the RPGs 2010-2022.

TABLE CS06: PROPOSED NEW RESIDENTIAL AND MIXED USE ZONING 2011-2017

Local Area	New Residential RS & RA (ha)	New Mixed Use (ha)		Total New (ha)	Net Potential New Units*
		ME	MC/TC/LC/RV		
	A	B	C	D=A+B+C	
METROPOLITAN AREA					
Swords	5.8	103	2.7	111.5	3313
Blanchardstown	38 [-38] ²		6	6	0
South Fringe	15.5	57.9		73.4	461
Howth/Sutton	0.8			0.8	10
Kinsealy (RV)	0.36		6.3	6.66	109
Total Metropolitan	22.5	160.9	15	198.36	3893 (85% of total)

Source: Fingal Development Plan 2011-2017

2.3.4 Relevant Development Objectives

The following development objectives as set out in the current Fingal Development Plan relevant in the preparation of this LAP are as follows:

Objective Swords 10

Provide for a comprehensive network of pedestrian and cycle ways, linking housing to commercial areas, to the town centre and to metro stops and linking the three water bodies (the Ward River Valley, the Broadmeadow River Valley and the Estuary to each other..." subject to appropriate assessment.

Objective Swords 12

Develop a 'green necklace' of open spaces which are linked to each other and to the existing town centre of Swords, as well as to new development areas, thus promoting enhanced physical and visual connections to the Ward River Valley Park and the Broadmeadow River Valley Park from within the development boundary of Swords.

Objective Swords 14

Develop an appropriate entrance to the Ward River Valley from the town of Swords so that access to the amenities of the valley is freely and conveniently available to the people of Swords.

Local Objective 299 Prepare a Landscape and Recreation Strategy for the Ward River Valley Park, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities within the Ward River Valley Park.

Local Objective 300 Prepare and implement a plan to develop the linear open space along the Ward River Valley, improve its accessibility and permeability and extend the park from Knocksedan Bridge westwards to Rivermeade.

Local Objective 314 Support and encourage the regeneration of Rivervalley Neighbourhood Centre at a scale which responds to and respects the adjacent residential area.

Local Objective 319 Carry out a study for the long term use of these lands with particular regard to the setting of Brackenstown House and the identification of recreational/amenity lands and outcome of route selection of distributor road.

Local Objective 325 Provide bus only link between Rathingle and Rivervalley.

Local Objective 328 No development to take place until dressing rooms are provided to service the adjoining open space.

Local Objective 336 Provide a north/south green link from class 1 open space at Rathingle to the Ward River Valley.

Map based objective on Sheet No.8

This map based objective seeks to protect and preserve trees woodlands and hedgerows along the boundaries of the LAP lands.

2.3.5 “Your Swords, An Emerging City Strategic Vision 2035”

In order to facilitate the planning of Metro North, a long term development strategy for Swords entitled “Your Swords, An Emerging City Strategic Vision 2035” was published by Fingal County Council in 2009 in which the vision is “To develop Swords as an “Emerging Green City”: to promote and facilitate the sustainable development of Swords as a vibrant consolidated major town with a thriving economy, an integrated public transport network an attractive and highly accessible built environment, with the highest standards of housing, employment services, recreational amenities and community facilities”. Swords is recognised as a key town for population growth and economic and retail activity. Swords town and suburbs has a population of just over 40,000 and the long term vision is for it to grow to 100,000, upon the delivery of Metro North. It is an objective of the Rathingle LAP to support the orderly development of Swords to attain this vision.

2.3.6 Swords Master Plan 2009

The Regional Planning Guidelines for the Greater Dublin Area identified Swords as a Metropolitan Consolidation Town, which has an important role as a developing town within the Dublin City Region. The Fingal Development Plan 2005-2011 identified the need for a Masterplan for Swords Town Centre to guide its future growth and development. This Masterplan sets out the Council’s vision, development proposals and implementation strategy for Swords town to achieve “a quality urban environment appropriate to the function of a successful major town centre within the Dublin-City region”.

The focus of the Swords Masterplan area relates to the MC (Major Town Centre), zoned lands within the Main Street and North Street areas, Pavilions development area, and Barrysparks development area. Swords Town Centre is to be consolidated and strengthened to enable its continued development as a high quality, vibrant and multi-functional sustainable urban centre. Such consolidation is to be encouraged through the densification and growth of appropriate retail, commercial, residential, civic, cultural and leisure developments, taking into account the historical character of the town and its urban fabric.

The plan acknowledges the need to provide for the integration of land use and public transportation and reduction of surface level car parking. The Masterplan has been prepared taking into account the proposed Metro North, improvements to the bus network, provision of multi-modal interchange facilities, traffic management and improved pedestrian / cyclist routes and connectivity. Objectives of the Masterplan are to ensure the development of a highly accessible and well connected town centre and to develop a strategic network of new and enhanced pedestrian and cycle routes with Swords to encourage greater use of sustainable modes of transport. Ridgewood Estate is located to the south of the Masterplan area, but residents of Ridgewood will nonetheless benefit from the enhancement of the Town Centre over time.

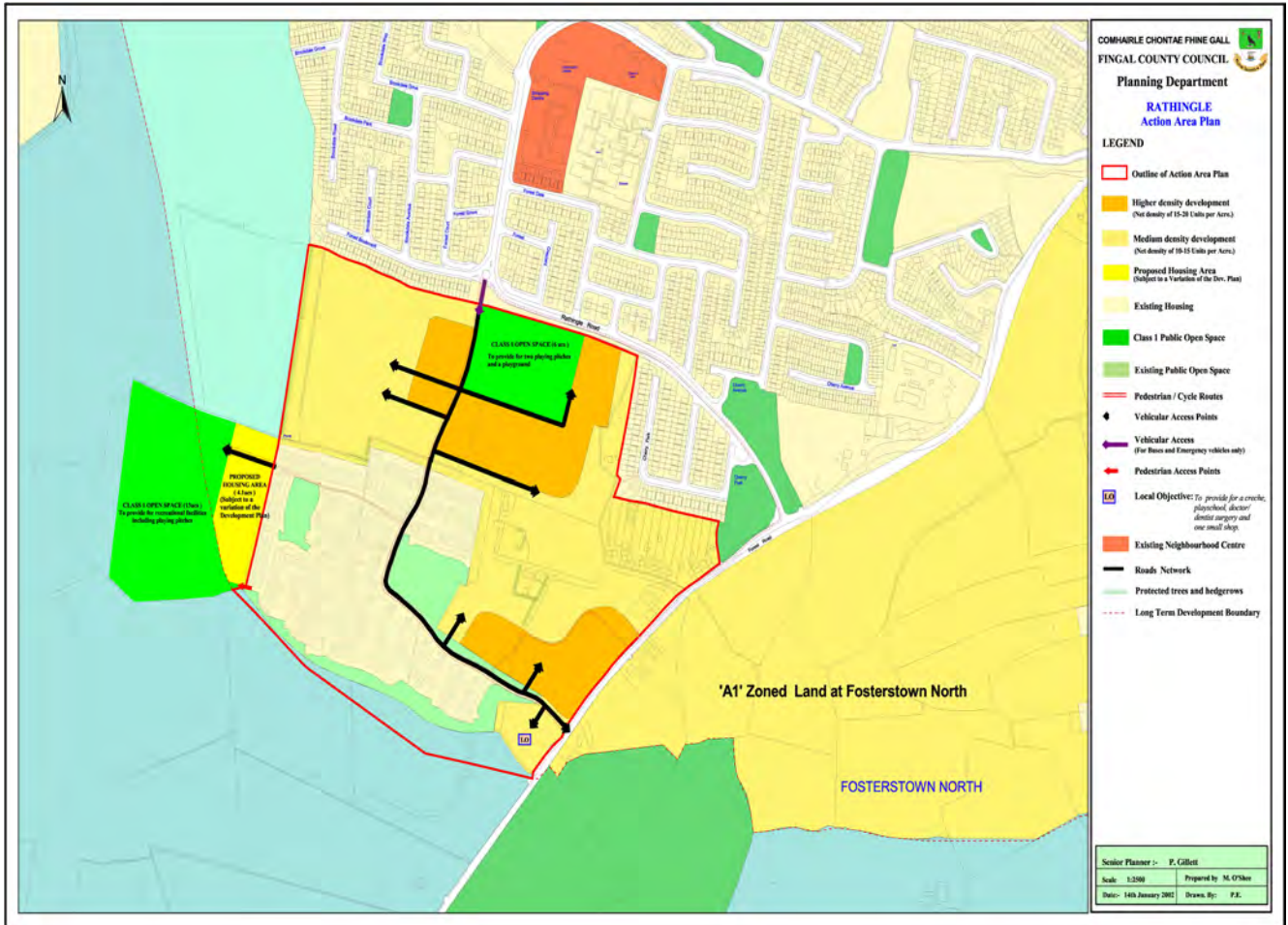
2.3.7 Outer Airport Noise Zone

The LAP lands are located within the Outer Airport Noise Zone, as identified on the Development Plan maps. The Development Plan states that in relation to the Outer Noise Zone, the Council will restrict inappropriate development within this zone while within the Inner Zone, new provisions for residential development and other noise sensitive uses will be actively resisted.

Objective EE51 of the Development Plan states: “Strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on the Development Plan maps, while recognizing the housing needs of established families farming in the zone”. The LAP includes an objective requiring adequate noise insulation within the plan lands at section 8.2.

2.3.8 Rathingle Action Area Plan 2002

The LAP lands are directly adjacent to the lands that are subject to the Rathingle Action Area Plan (AAP) which was adopted in January 2002. The AAP lands have almost been developed in their entirety and form the residential developments known as The Cedars and Ridgewood which directly adjoin the LAP lands. Playing pitches, open spaces and newly delivered changing rooms have been delivered as part of the AAP. Residential development across the Action Plan is split between high and medium density plots of land and provides for net densities of between 37-50 (15-20 p.ac.) and 24-37 (10-15p.ac) units per hectare respectively.



Rathingle Area Action Plan 2002

SECTION 3: LOCAL AREA PLAN CONTEXT

3.1 Location and Description of the Locality

The LAP area comprises approximately 6.0hectares (14.8 acres) of undeveloped lands and is located at the south-western development edge of Swords. To the immediate east is the large residential development of Ridgewood which was developed in accordance with the Rathingle Action Area Plan 2002 and was delivered over a number of phases. Ridgewood is located south of Rathingle Road and Forrest Boulevard and west of Forest Road. The LAP lands are immediately west of Cedar Park, within Ridgewood. The LAP lands will form the final phase of residential development at Ridgewood. To the north and west of the LAP lands are undeveloped lands, that are zoned GB, “Protect and provide for a Greenbelt” in the townland of Brackenstown. These GB zoned lands are outside of the development boundary for Swords. Rivervalley, a large residential area within Swords is located to the north east.

To the south-west of the LAP lands are lands designated for open space, providing for the recreational needs of Ridgewood. These lands have been developed into playing pitches and a new dressing room facility has recently been developed. To the immediate south of the plan lands are undeveloped lands zoned objective RS “Provide for residential development and protect and improve residential amenity” where there is an extant permission for an additional 53 housing units (Reg. Ref. F10A/0535). These as yet undeveloped lands, form phase 8B of Ridgewood. The plan lands can be considered as a transitional, located at the south western edge of the existing built up area of Swords and adjoining green belt lands. There are no structures on the plan lands, the boundaries of which are defined by trees and hedgerows. Access to the LAP lands will be via Ridgewood from the Forest Road.



Views of LAP lands from Ridgewood

3.2 The LAP in the context of Development of Swords

Swords is identified in the Regional Planning Guidelines and the Fingal Development Plan as a Metropolitan Consolidation Town. Such towns are identified as strong active urban places within the Metropolitan Area with strong transport links. These towns are to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City, to each other and to Large Growth Towns in the Hinterland.

3.2.1 Population and Demographics

The 2011 Census indicates that Swords Town has a population of 36,924 persons which is an increase of 2,926 persons (8.6%) since 2006. These figures compare with the Fingal County population figures which increased from 239,992 in 2006 to 273,991 in 2011 an increase of 33,999 (14.2%). The Rathingle lands are located in the Swords-Forrest DED. The 2011 census figures show that most of the electoral areas in Swords have experienced population growth since 2006, including the electoral division of Swords-Forrest. The Small Area Population Statistics (SAPS) of the 2011 Census indicates the population of this DED to be 13,894 - an increase of 11.7% since 2006.

Table 2: Population Change 2006-2011

Swords - Forrest DED	2006	2011
Population	12,443	13,894
% Change		+11.7%

Source: CSO

3.3 Development to date at Rathingle (Ridgewood)

In preparing this LAP, it is important to take account of development in the area to date including key infrastructure that has been delivered. The adjoining residential development of Ridgewood has occurred over a number of Phases - 8no. to date. The development of the plan lands forms Phase 9. Development carried out to date consists of the following:

Open Space & Amenities

Open spaces, two children's playgrounds
Playing pitches and changing rooms facility
Cycling and pedestrian routes

Physical Infrastructure

Internal access roads
Water services infrastructure

Local Services

Neighbourhood Centre, local shops, crèche

Housing

391 Apartments/duplex units
765 no. houses
22 Houses currently under construction
Planning permission exists for an additional 71 no. houses, and 56 no. 2 bed apartments.
Total units built and permitted within Ridgewood is 1,305. The additional c. 190 units proposed in this LAP will bring the total number of units at Ridgewood up to c.1500.



Landscaped Open Space at Ridgewood

3.4 Development Constraints

There are a number of physical constraints and Development Plan requirements affecting the development of the plan lands. The urban design and layout proposed in this LAP has taken the following constraints/requirements into consideration.

- Housing occupation can only take place following commissioning of the Swords WWTP upgrade works and the network constraints identified have been remedied.
- Access is limited to the south and east from the Ridgewood development.
- Historic town land boundaries formed by trees and hedgerows along the northern and western boundaries must be retained, together with trees and hedgerows along the southern and eastern boundaries.
- Protection of existing amenities of adjoining residential development is paramount.
- Minimum 3.0m wide landscaped buffer zone required along eastern, northern and western site boundaries to protect existing hedgerows.
- Urban design and layout to incorporate views to the north county and to the coast.
- All dwellings must be located within 100m of a “pocket park”, which shall be a least 400sq.m. in size.

3.5 Development Opportunities

- The LAP presents an opportunity to advance Fingal’s Green Infrastructure Strategy through:
 - the retention of trees and hedgerows;
 - the incorporation of glimpse views from the plan lands to the north county and the coast; and
 - provision of indicative access to a north/ south green link to the Ward River Valley Park as required under LO 319.
- The LAP lands are located relatively close to Swords Town Centre with its attendant facilities and public transport links.
- The LAP lands can benefit from the availability of existing local services, schools and recreational facilities.
- The LAP presents an opportunity to develop a distinct residential area within the overall Ridgewood development.

3.6 Issues to be considered in the preparation of this Local Area Plan include inter-alia;

- Protecting /enhancing biodiversity
- Implementing green infrastructure
- Access and Movement
- Local amenities/ Local services
- Education
- Residential Densities
- Residential Mix
- Interfacing with existing residential development and protection of residential amenity.
- Infrastructural Services

SECTION 4: STRATEGIC VISION AND DEVELOPMENT STRATEGY

4.0 Introduction

This section sets out the Council's Vision for the development of the LAP lands, outlining the aims, development strategy and issues to be addressed in the LAP.

4.1 Vision Statement

The Vision of the Local Area Plan is:

“To create a visually attractive, sustainable residential environment with an appropriate diverse mix of house types, in which to live and play and create a new residential community, physically and functionally connected to existing local services, amenities, educational facilities and public transport links.”

4.2 Development Strategy

The Development Strategy for the LAP lands is to create a sustainable residential community with a character appropriate to its location. The LAP comprises 6 hectares (14.8 acres) of undeveloped lands at the western development boundary of Swords. The plan lands adjoin the substantial residential development at Ridgewood development to the east. It is estimated that the Local Area Plan will facilitate approx 170-190 residential units, equating to an approximate new population in the region of circa 550 persons. The plan lands will be developed as an extension to the overall Ridgewood development, but with its own distinct character and sense of place, consolidating the built up area of Swords. The LAP benefits from its proximity to an existing established community in Ridgewood, where there are existing recreational, educational and local neighbourhood facilities. The potential population will be supported by a range of local services, open space and recreational facilities and physical infrastructure, much of which is already in place and the remainder of which will be developed in tandem with the delivery of development on the LAP lands.

4.3 Aims of the LAP

- To protect the existing natural heritage as far as possible, in particular the existing trees and hedgerows that define the boundaries of the LAP area.
- To create a sense of place derived from incorporating the long distance views to the countryside and coast.
- To respect the character and residential amenities of the adjoining built up area at Ridgewood.
- To provide a mix of residential densities and house types to meet the varying household needs of the new community.
- To provide a permeable development where walking and cycling are promoted and encouraged, over the use of the private car.
- To create a sustainable development with its own distinct character, in keeping with the context of its surroundings.

In support of this development strategy and aims, the following issues will be addressed in the subsequent sections of this LAP:

- Green Infrastructure to include: Landscape, Biodiversity, Open Space and Recreation, Archaeology and Built Heritage and Sustainable Water Management,
- Movement and Transportation,
- Urban Design, Densities, Heights,
- Community and Commercial Infrastructure,
- Water Services and Utilities Infrastructure,
- Building Design, Energy Efficiency, Sustainability, Waste Management,
- Implementation requirements.

SECTION 5: GREEN INFRASTRUCTURE

5.0 Introduction

The County's natural heritage is a core component of Fingal's Green Infrastructure, which is the term used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our lives. In this LAP the focus is on protecting and enhancing the biodiversity features of the plan lands; trees and hedgerows, enhancement of views from the lands and protecting historic town land boundaries.

The provision of green infrastructure is seen as an essential element in delivering a high quality of life for both existing and new communities, creating a locally distinctive and quality built environment ('sense of place') and environmental improvements to the existing built environment. In developing green infrastructure strategies there is an opportunity to create places that not only function sustainably but also are very attractive places to live and work and foster a strong sense of community. In this regard, it is imperative to focus on protecting, enhancing, creating and connecting green infrastructure resources and to ensuring that development is planned and managed so that it does not result in undue damage to the surrounding environment and natural assets. Wildlife and natural ecological processes are more likely to be maintained in landscapes that comprise an interconnected system of habitat.

Green Infrastructure (GI) should as far as possible provide an integrated infrastructure for multi functional uses i.e., wildlife, leisure and cultural experience and deliver environmental services such as sustainable water drainage and flood protection that operates at all spatial scales from the urban neighbourhood to the open countryside. The current Fingal Development Plan is underpinned by a green infrastructure strategy which incorporates the following five themes;

- Landscape
- Biodiversity
- Open Space and Recreation
- Archaeological and Built Heritage
- Sustainable Water Management

5.1 Landscape

The LAP lands comprise a single green field of 6.0 ha. roughly square in shape and defined along its eastern boundary by the urban edge of the adjoining residential development at Ridgewood. The plan lands rise from its lowest point at 56m O.D. in the northeast to the highest point at 64m O.D. in the south west. All site boundaries are defined by trees and hedgerows of varying quality.

5.1.1 Landscape and Visual Assessment

Fingal is divided into 6 Landscape Character Types. Each landscape type is given a value through the consideration of such elements as aesthetics, ecology, historical, cultural, religious or mythological. A value can range from low to exceptional. Rathingle is located within the designated Low Lying Agricultural Landscape Character Type in the County Development Plan. This area is characterised by a mix of pasture and arable farming on low lying land with few protected views or prospects. The Low Lying Character Type has an open character combined with large field patterns, few tree belts and low roadside hedges. The area is categorised as having a modest value, containing pockets of important value areas, such as archaeological monuments. The Fingal Development Plan sets out Principles for Development for each Landscape Character Type at section 5.4. Of particular relevance to the LAP lands is the principle to retain trees and hedgerows so as to integrate development into these open landscapes.

5.1.2 Historic Landscape Characterisation

The Plan lands are located within a Historic Landscape Characterisation Area (HLC) indicated in the Fingal Development Plan. Historic Landscape Characterisation (HLC) seeks to identify and understand the historic development of today's landscape as a whole, not just selected "special" sites. The Council has undertaken three HLC studies to date; Swords, Donabate and Portrane and Balbriggan. The HLC is intended to aid the preparation of plans and the assessment of projects.



The Swords HLC study area is defined by two major river systems; the Broadmeadow River in the north and the River Ward which flows through Swords Town. Small streams and tributaries are located to the south of the study area, flowing through the townlands of Fosterstown, Forrest Little and Nevinstown East and West. The study area is cut in an east-west direction by the Ward River Valley. The ecclesiastical settlement of Swords was built on the banks of the Ward River and historically rivers have often formed the focus for settlement, trade and transport. Swords was strategically placed to avail of the natural resources such as the river and the view to the coast and to take advantage of possible trading routes.

The River Valley is now an important amenity area forming a green belt to the south of Brackenstown Road consisting of dense woodland, open greenfields, now used as playing fields and sheltered riverside walks. This green corridor creates a rich and varied landscape affording good views from the western end of the study area towards the north, east and out over the coast.

The Ward River Valley Park contains many features of historical and archaeological interest including Swords Castle. The former designed gardens of Brackenstown (RPS 363 and DU011-030) located adjacent to the Ward River, harnessed the power of the river for elaborate features such as canals, drainage and water features throughout the estate.

Of particular relevance to the Rathingle LAP, the HLC study encourages management regimes that promote the maintenance of existing field boundaries and encourage replacement planting, the clearance of ditches and the maintenance of hedgerows where necessary. The LAP affords an opportunity to capture some of the long distance views towards the north county and to the coast and particularly towards Lambay Island.



Distant view towards Lambay Island from LAP lands

5.1.3 Protection of Views

The Swords Historic Landscape Character Assessment identifies that views to the north, east and coast can be observed from the area. This is particularly so from the highest vantage point around the 64m contour in the south west of the plan lands and from various points along the western section of the lands where significant views to the north county, Portrane and Lambay Island can be seen.

Views into the lands are from the Ridgewood development to the east, particularly from Cedar View, Cedar Park and Ridgewood Close. The adjoining lands to the north and west, zoned green belt, are in agricultural use and are accessed from the R108 Naul Road from which there are limited long distance views of the LAP lands.

Objective GI 1 Development shall have strict regard to the principles for development set out in the Fingal Development Plan for the Low Lying Character Type landscape.

Objective GI 2 Capture principal views towards the north and east of the plan lands into development proposals.

5.2 Biodiversity Conservation

Biodiversity conservation is key to protecting our natural heritage. This LAP proposes to protect our natural heritage in the retention of existing trees, hedgerows and an appropriate landscape buffer zone and to ensure that no harm comes to any of the designated environmental sites in the area. The nearest site with environmental designations (pNHA, SAC, SPA) is the Malahide / Swords / Broadmeadow Estuary which is to the north-east of the LAP lands. The Ward River is to the north of the LAP lands, beyond the adjoining greenbelt lands at Brackenstown. The Ward River flows into the Malahide / Swords / Broadmeadow Estuary. A screening for appropriate assessment has been undertaken as part of the preparation of this LAP, in accordance with Article 6.3 of the Habitats Directive and Planning and Development Act 2000-2011 (refer to Appendix B). The AA Screening Assessment determined that a full appropriate assessment is not required as the LAP will not individually or in combination with other plans or projects have a significant effect on a European site. The Ward is a salmonid river. The LAP at section 10.6 includes an objective to prevent pollution of local rivers and tributaries, particularly during construction / development phases.

Objective GI 3 Promote the conservation and enhancement of biodiversity having regard to the policies and objectives of the Fingal Development Plan 2011-2017 and the Fingal Heritage and Fingal Biodiversity Plans, whilst allowing for appropriate development, access and recreational activity. An ecological assessment of the natural heritage resource may be required to be submitted for any proposed development within the plan area to identify bio-diversity features and appropriate mitigation measures.

5.2.1 Trees and Hedgerows



This LAP is based around the core principle of preserving and retaining important trees and hedgerows which bound the LAP lands. The existing trees and hedgerows bounding the LAP lands are of local importance for biodiversity, forming wildlife corridors and should be preserved, as much as possible; integrating future development into the existing landscape and fulfilling an important function in terms of protecting the biodiversity of the plan and adjoining lands. The northern and western boundaries of the LAP lands are of also of historical significance as they run along the townland boundary between the townlands of Rathingle and Brackenstown. The preservation of the hedgerow along these boundaries fulfils the stated objective AH25 of the Fingal Development Plan, to retain and preserve historic townland boundaries into redevelopments, retaining the areas' historic sense of place.

Objective GI 4 Protect and preserve the trees and hedgerows which form the boundaries to the LAP lands and integrate as far as possible into the new development. In particular, the townland boundaries between Rathingle and Brackenstown, running along the northern and western boundary of the plan lands, shall be protected, in accordance with objective AH25 of the Fingal Development Plan.

5.3 Public Open Space and Recreation

The Fingal Development Plan sets out the hierarchy and accessibility standards for open space provision to meet the amenity requirements for future residents within the plan lands. (See Table OS1 below) For all developments with a residential component, the overall requirement for public open space provision is a minimum of 2.5 hectares per 1,000 population. The estimated population for the Plan lands is c. 550. The overall required public open space provision is therefore c.1.37 ha. (c. 3.3 acres).

The LAP lands will form the final phase of the Ridgewood development. The Class 1 open space requirement has already been provided for, by the developer, to the south-west, in the form of playing pitches and a purpose built changing rooms facility, all of which have been dedicated to Fingal County Council. This Class 1 open space serves the entire Ridgewood development and c.3 acres of open space lands have been reserved and developed at this location to meet the Class 1 open space requirements for the LAP lands.

TABLE OS1: OPEN SPACE HIERARCHY AND ACCESSIBILITY

Type of Public Open Space	Areas	Accessibility from homes	Note
Pocket Parks (Class 2 as per Development Contribution Scheme) Facilities for smaller children, but not necessarily formal play facilities. Have an important visual and social function also. Pocket parks must not be to the side or back of houses and must be adequately overlooked.	Between 400 sq m – 0.2 hectares	Every home within 100m walking distance	Provide pocket parks in all cases. No contributions in lieu
Small Parks (Class 2 as per Development Contribution Scheme) Depending on their size, these will accommodate playground facilities, kick about areas, and passive recreation.	Between 0.2 – 2 hectares	Within 400m walking distance of homes	
Local Parks (Class 1 as per Development Scheme) Accommodate playground facilities and a number of playing fields. Passive recreational and biodiversity areas will also be accommodated in these parks.	Between 2 hectares – 20 hectares.	400 metres.	
Urban Neighbourhood Parks (Class 1 as per Development Contribution Scheme). A wide variety of facilities and uses can be provided here due to their size. Biodiversity areas will also be accommodated in these parks.	Between 20 hectares – 50 hectares	Within 1km	
Regional Parks (Class 1 as per Development Contribution Scheme) Provide for a large range of uses. Formal and informal play areas, passive recreation areas, biodiversity areas and often a distinct attraction will be available on site.	Over 50 hectares	Within 5km	

Source- Fingal Development Plan 2011-2017

The Fingal Development Plan requires, except in exceptional circumstances, that 10% of the development site area should be provided as public open space. However, given that the full Class 1 requirement has already been provided to the south west of the LAP lands, the provision of 10% of the development site area is not required in this case. Public open space is provided for within the development site in the form of pocket parks.

Class 2 requirements will be provided at different locations throughout the site and will be of a scale and configuration so as to function as attractive green spaces, in the form of pockets parks; usable areas for smaller children to accommodate informal kick-about, provision of a childrens’ playground and to provide passive amenity. Class 2 open spaces shall be designed as safe places, passively surveyed by surrounding dwellings.

Landscaped buffer zones are also proposed along the edges of the plan lands to protect tree and hedgerow boundaries and to encourage biodiversity and maintain linkages to the amenity lands at Ward River Valley Park to the north. Although essential for the protection of the existing hedgerows and provide attractive visual amenity, these areas are not calculated as class 2 open space as they are not of recreational value.

Objective GI 5 Public open space shall be provided in accordance with the standards set out in the Development Plan (Section 7.5) which requires inter alia the following in relation to the provision of residential open space:

- For all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1,000 population;
- Every home shall be located within 100m of a pocket park, small park, or local park.
- Maximimse the accessibility of the recreational amenities through a network of key cycle and pedestrian routes throughout the plan lands and linking to existing and proposed open spaces/recreational facilities.
- Public open space shall be overlooked allowing for easy passive supervision and shall not be located to the rear or side of housing or other development.
- A children's' playground shall be provided within the plan lands in accordance with Objective OS26 of the Fingal Development Plan and the standards required by the Council's Parks and Heritage Division.
- Existing trees and hedgerows shall be incorporated into the design of housing layouts to the greatest extent possible.
- Integrate open space provision with sustainable water management measures (including SuDs) where possible and appropriate.

5.3.1 Private Open Space

Private open space shall be delivered in accordance with the standards set out in the Development Plan objectives OS35, OS36 and OS37 so that the maximum benefit is derived from the private open space provision.

Objective GI 6 Minimum private open space provision for dwelling houses (exclusive of car parking area) are as follows:

- Houses with 3 bedroom or less to have a minimum of 60sq,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 75 sq.m of private open space located behind the front building line of the house;
- Narrow strips of open space to the side of houses shall not be included in the private open space calculations.

5.4 Archaeological and Built Heritage

There are no Protected Structures or Recorded Monuments or Zones of Archaeological Importance located on the LAP lands. There are a number of Protected Structures located a short distance from the LAP lands and these include;

- (i) An old cemetery on the Naul Road to the west of the LAP lands (Ref. 375),
- (ii) Knocksedan House on the Naul Road (Ref.369)
- (iii) Brackenstown House and associated Tree Preservation Orders on the Naul Road (Ref.364) both of which are north east of the LAP lands
- (iv) Mill Ponds, Millrace and sluice system on the River Ward -off Brackenstown Road, (Ref.363) to the north of the LAP lands.

The subject lands are not identified as being within an area of archaeological potential. However, recent discoveries of unknown sites such as in the Mooretown/Oldtown area of Swords demonstrates the potential for significant archaeology to survive in any location within Fingal. Accordingly, an archaeological impact assessment of the plan lands will be required in accordance with objective AH08 of the Fingal Development Plan. Subsequent monitoring at construction stage will also be required. Assessments and Monitoring shall be carried out by a qualified archaeologist and provision shall be made for the full recording and excavation of any archeological features or deposits found.

Objective GI 7 Prior to the lodging of any planning application, an Archaeological Impact Assessment of the plan lands shall be carried out, in accordance with Objective AH08 of the Fingal Development Plan 2011-2017.

Objective GI 8 To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund, archaeological monitoring on site. Any and all required archaeological investigations including monitoring during removal of topsoil and during construction phase, shall be carried out in consultation with the DoECLG by a suitably qualified archaeologist under licence from the DoECLG and the National Museum of Ireland, at the developer's expense.

5.5 Sustainable Water Management

Sustainable Drainage Systems (SuDs) can be best defined as offering a “total” solution to rainwater management and must be included in all new development. Ponds, artificial wetlands and water features can make a positive contribution to the provision of Sustainable Drainage Systems (SuDs) and to the amenity of an area. Properly designed and located SuDs feature can be incorporated within and can complement the amenity and aesthetic value of open spaces. To reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas, the Sustainable Drainage Systems (SuDs) outlined in the Greater Dublin Strategic Drainage Study (GDSDS) will be implemented.

This approach using Sustainable Drainage Systems (SuDs) can best be summarized as offering a “total” solution to rainwater management and are applicable in both urban and rural situations. By using SuDs techniques, water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses via permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, therefore helping to prevent downstream flooding and improve water quality. This closely mimics natural catchment behavior where rainfall either infiltrates through the soil or runs off slowly over the ground surface to the nearest watercourse. This is known as the ‘Treatment Train’ approach. SuDs can also provide amenity benefits to local communities and benefits for biodiversity simultaneously. Further information on SuDs is available at www.suds.com.

The LAP advocates this broad philosophy of SuDs, incorporating a range of water management functions and associated SuDs techniques. These include the proposed open spaces and the riparian corridor along the Broadmeadow River. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Given that some culverting has already occurred along the southern boundary of the plan lands in association with the development of the playing pitches, the treatment of the remainder of this boundary watercourse, shall be determined at planning application stage. However no further culverting of watercourses along the remaining site boundaries will be permitted, in accordance with Objective BD22 of the Fingal Development Plan which aims to “*Protect rivers, streams and other water courses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish*”.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance of appropriate SuDs techniques. Applicants are referred to “Greater Dublin Region Code of Practice for Drainage Works. Version 6.0, April 2006”, Section 16. Guidance is also available to applicants in the GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies, 2005, Volume 2 New Development and Volume 3 Environmental Management. Environmental Management Executive Report (2004); ‘CIRIA C697: SuDs Manual’ (2007); and CIRIA C698: Site Handbook for the Construction of SuDs’.



Examples of Sustainable Urban Drainage System

Objective GI 8 To require all developments to provide ‘Sustainable Drainage Systems’ (SuDs) as part of their development proposals.

Objective GI 9 To ensure that as far as practical that the design of SuDs enhances the quality of open spaces.

Objective GI 10 To ensure that any existing open watercourses (save along the southern site boundary) remain open and are incorporated into amenity proposals in the development of the plan lands.

SECTION 6: MOVEMENT AND TRANSPORTATION

6.0 Introduction

The LAP has had regard to and is consistent with the NTA's Draft Strategy Vision 2030 for the GDA and the goals and targets of Smarter Travel - A Sustainable Transport Future 2009-2020. The LAP lands are located to the south west of Swords town centre, accessed off Forest Road via Ridgewood. The area is served by Dublin Bus and private operators such as Urbus and Swords Express. The LAP shall include objectives to ensure maximum accessibility to everyday needs such as schools, sports facilities, shops by walking and cycling and to promote/encourage travel to employment etc. by public transport, as far as possible.

6.1 Existing Bus Services

Dublin Bus Route 102 operates along the Forest Road, providing a service to Dublin Airport and Sutton Dart station, via Ridgewood /Rathingle. The nearest bus stops from the plan lands are located at: (a) the northbound stop is approx 225m from the Forest Road / Ridgewood Green junction and (b) the southbound bus stop is approx 210m from the junction. This bus route links to the primary bus corridor along the R132 Dublin Road, c. 1.6 km from the site from where Dublin Bus routes connect to the wider Swords area, Dublin City Centre, Balbriggan, Portrane, Rowlestown, Belfield and Sutton. The following Dublin Bus routes serve the Swords Area; Nos. 33, 33a, 41, 41a, 41b, 41c, 41x, 43 and 102. Additionally, Bus Éireann provides a regional service to and from the City. Private operators such as Urbus provide a service between Swords and Castleknock via Dublin Airport and Blanchardstown and Swords Express provide a service to the City Centre, including the IFSC.

6.2 Pedestrian/Cycling Facilities

The development of the LAP lands will promote pedestrian and cycling permeability, connecting into existing pedestrian footpaths and cycle lanes within the existing Ridgewood development and onto the Forest Road and Rathingle Road. Footpaths are provided along both sides of Forest Road accommodating pedestrian trips to Swords Town Centre. To the east of the LAP lands, along the northern boundary of Ridgewood, and adjacent to the playing pitches, there are two pedestrian / cyclist access points, allowing access to civic and retail amenities at River Valley and bus stops on Rathingle Road.

Segregated cycle lanes (approximately 1.3 metres wide) are provided within Ridgewood and running alongside the footpaths on Ridgewood Green as far as Ridgewood Avenue. Cycle lanes are also provided along significant sections of Forest Road providing a link for cyclists between Ridgewood and the junction with Rathingle Road. Additional cycle lanes are also provided along sections of Forest Road (north of the Rathingle Road/ L2300/ Forest Road junction), which provide a link to Swords Town Centre.

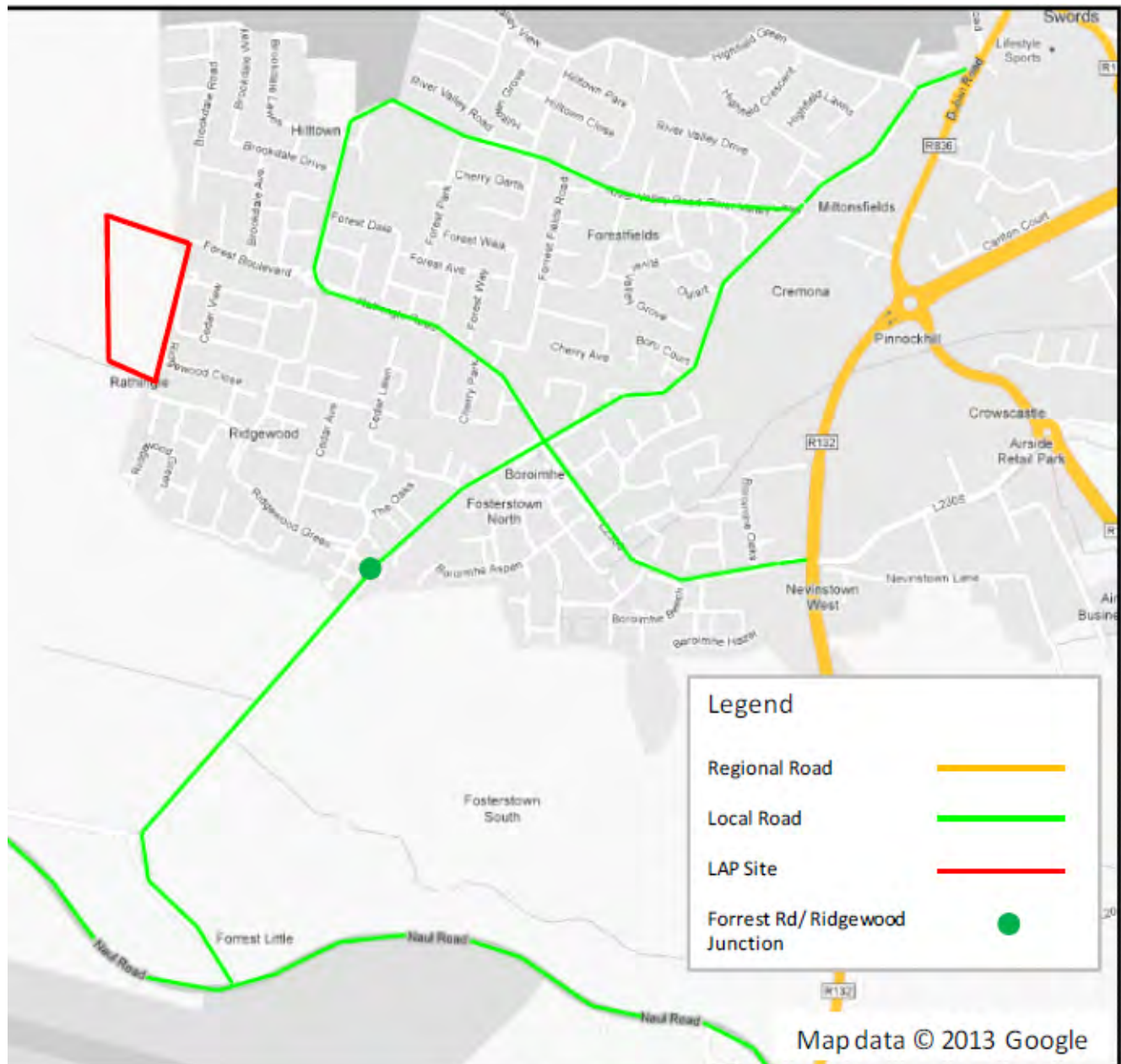


The existing pedestrian and cycle network within Ridgewood provides convenient access to the neighbourhood centre facilities via footpaths at Ridgewood Green and it is approximately a seven minute walk from the LAP lands (via Ridgewood Avenue) to these facilities. It will be an objective of the LAP to promote pedestrian and cycling links into Ridgewood connecting onto the Forest Road and beyond to Swords.

6.3 Existing Local Road Network

Access to the plan lands shall be via the existing Ridgewood residential development. The principal roads and junctions in proximity to the Rathingle LAP lands are:

- Forest Road;
- R108 Naul Road;
- Rathingle Road
- R132 Dublin Road;



The existing road network - extract from Transport Insights ‘Rathingle Transport Assessment’