



















Fingal Development Plan 2005 - 2011

Rural Business & Clusters 1

Zoning Objectives

-  Objective RS To provide for residential development and to protect and improve residential amenity.
-  Objective RS1 To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure.
-  Objective MC To protect, provide for and/or improve major town centre facilities.
-  Objective SC To protect and enhance the special physical and social character of major suburban centres and provide and/or improve urban facilities.
-  Objective NC To protect, provide for and/or improve neighbourhood centre facilities.
-  Objective GI To facilitate opportunities for general industrial employment and related uses in industrial areas.
-  Objective GI1 To facilitate opportunities for general industrial employment and related uses in new industrial areas in accordance with an approved local area plan.
-  Objective ST To facilitate opportunities for science and technology based employment.
-  Objective ST1 To facilitate opportunities for science and technology based employment and associated and complementary uses in a high quality environment in accordance with an approved local area plan.
-  Objective WD To provide for distribution, warehouse, storage and logistics facilities which require good access to the major road network within a good quality environment.
-  Objective DA To ensure the efficient and effective operation of the airport in accordance with an Airport Action Plan.
-  Objective RU To protect and provide for the development of agriculture and rural amenity.
-  Objective RV1 To protect the special character of rural villages and provide for improved village facilities and local housing need in accordance with approved local area plans and infrastructure provision.
-  Objective RC To protect residential amenity and the character of settlement clusters and provide for small scale infill development to serve local needs.
-  Objective RB To provide for and facilitate the provision of agri-business uses.
-  Objective GB To protect and provide for a green belt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.
-  Objective HA To protect and improve high amenity areas.
-  Objective OS To preserve and provide for open space and recreational amenities.

Specific Objectives

-  Sensitive Landscapes
-  Howth SAA Buffer Zone
-  Liffey Valley SAAO & Howth SAAO
-  Designated nature conservation areas (See landscape and Natural Heritage Sheet for details)
-  To protect and/or provide for a Burial Ground
-  Development Boundary
-  Road Proposal
-  Rail Proposal
-  Metro Proposal
-  Quality Bus Corridor
-  Indicative Cycle Network
-  To Preserve Views
-  Master Plan Area
-  Zone of Archaeological Potential
-  Urban Centre Strategy / Study Area
-  Architectural Conservation Area
-  Inner Airport Noise Zone
-  Outer Airport Noise Zone
-  Inner Public Safety Zone
-  Outer Public Safety Zone
-  Car Park
-  To provide for residential development at a density per hectare as shown.
-  Seveso Site
-  All development shall comply with the adopted local area plan or action area plan.
-  Local Objectives
-  Coastal Walk
-  Future Employment Node
-  To identify and protect a route for the proposed Orbital Metro
-  Proposed School
-  To provide for a Neighbourhood Centre
-  To provide for Traveller Accommodation
-  To protect and preserve Trees, Woodlands and Hedgerows
-  Protected Structures
-  Recorded Monuments

