



Comhairle Contae Fhine Gall
Fingal County Council

Fosterstown Local Area Plan





FOSTERSTOWN

Local Area Plan

Adopted by Fingal County Council
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Executive Summary

This LAP sets out the development strategy for the proper planning and sustainable development of these residentially zoned lands which are strategically located at the southern 'Gateway' to Swords, along the proposed Metro North route and north of Dublin Airport.

The lands are bound by the R132 to the east and the Forrest Road to the west. The Boraimhe residential development is located to the south-west and south of the Plan lands, with older individual residential dwellings adjoining the lands to the north.

Metro North will run along the R132 to the east of the LAP lands and Fosterstown stop will be located opposite the subject lands on the east side of the R132. All of the LAP lands are located within circa. 340 metres of stop [circa 4-5 minutes' walk]. Access to the metro stop from the LAP lands will be via a proposed pedestrian bridge over the R132.

The LAP seeks to promote the development of high quality residential development which provides for a wide housing choice to meet the diverse and changing needs of residents over time, to promote the long term occupation of future residential units and to allow people to trade up or down within their own community, in order to promote the development of a stable and balanced community within this new residential district in Swords.

Given the location of the LAP lands within easy walking distance of the Fosterstown metro stop and immediately adjacent to the town centre zoned land, an average net density of circa 80 - 90 units per hectare is considered appropriate for the plan lands subject to appropriate design and amenity standards

as stated in this LAP, being met. Development of the LAP lands could potentially yield approximately 900-1,000 residential units with a population of up to circa 2500 - 2800. Building heights will vary between 2 and 7 storeys with the higher buildings beside the proposed metro stop and the R132 and the lower buildings adjoining existing residential development.

The LAP provides for a Local Service Area in a central location close to the metro, to serve the day to day needs of residents. A network of quality public open spaces will be provided centered along the stream which crosses the Plan lands.

A high standard of urban design shall be required to ensure the creation of a high quality environment with a definite sense of place. Following the adoption of this LAP and prior to the submission of any planning applications, the developers shall be required to advance an Urban Design/ Landscape Master Plan /s for the entire LAP lands, prepared by qualified, experienced urban designers and landscape architects for the agreement of the Planning Authority. Section 23 sets out the mechanisms for implementation of this LAP.

The LAP shall remain in force for a period of 6 years or any revised period provided for by new planning legislation.

This LAP has been screened for both Strategic Environmental Assessment under SEA Regulations and Appropriate Assessment under Article 6 of the Habitats Directive 92/43/EEC. The Planning Authority, in consultation with the Environmental Authorities and the National Parks and Wildlife Service of the DoEHLG, is satisfied that the LAP does



not require an Environmental Report nor a full Appropriate Assessment report.

The SEA Screening Statement is appended to this LAP. The Appropriate Assessment Screening Report is published in conjunction with this LAP.

The key elements in the development strategy for the subject lands are as follows:

Numbers of residential units: providing for circa 900-1000 residential units on the subject lands.

Distinct Character Areas: providing for the development of three distinct Character Areas within the subject lands. Each quarter shall have its own distinct character and shall be well integrated with the other quarters.

Distributor Road network: providing for two distributor roads: [1] an east- west distributor road [*The Fosterstown Link Road*] through the northern section of the site connecting the Forrest Road and the R 132 and [2] a north-south distributor road through the development lands linking the Forest Road to the R132. Four vehicular access points to the site shall be provided, two onto the R132, and two onto Forrest Road. The location of these accesses will spread the impact of the traffic from the development on the surrounding road network, rather than concentrating all of the traffic at one or two locations.

Public open space and recreational strategy: providing for the development of Class 1 Public Open Space off site in accordance with Swords Variation 29 [objective Swords 19] and providing for the development of a high quality network of Class 2

Public Open Space within the subject lands, much of it centered along the existing stream which crosses the lands and incorporating pedestrian and cycle routes in order to maximise permeability within this area.

Pedestrian and cycle routes: providing for a network of direct pedestrian and cycle routes through the subject lands and linking the LAP lands with the Metro; adjoining residential development and Swords town centre. This will facilitate direct and easy access between existing residential areas outside the subject lands at Boroimhe; Forrest road; River Valley and Rathingle and the Fosterstown Metro stop as well as facilitating direct access to the metro for future residents within the LAP lands.

Local Services: providing for a Local Services Area at a central location close to the Metro. This centre will provide for the day to day needs of future residents within the LAP lands. This LSA will also conveniently serve those living outside the LAP lands and accessing the Fosterstown stop through the LAP lands.

Urban Design Strategy: an urban design strategy which promotes the development of a high quality urban residential area at the southern 'Gateway' to Swords.

Building heights : providing for the higher buildings on the eastern part of the LAP lands beside the proposed metro stop and the R132.

Existing residential amenities: ensuring the protection of the residential amenities of existing housing adjoining the subject lands by minimising

visual intrusion, overlooking and overshadowing.

Landscaping Strategy: providing for strategic landscaping to be implemented within the subject lands.

Sustainable Urban Drainage Systems [SuDs]: developing a SuDS strategy for this land bank.

Phasing : The Local Area Plan provides for phased development within the LAP lands and places strict limits on development until such time as:

- The capacity of the Swords WWTP is expanded. No development will be permitted within the LAP lands until such time as the capacity of the Swords WWTP is increased.
- The necessary road infrastructure is in place including the Fosterstown Link Road; the upgrading of the Forrest Road; the construction of central median along R132 and the upgrading of the Pinnock hill junction.
- If a decision is made by An Bord Pleanála not to confirm the rail order, or the Government decide it is no longer policy to develop Metro North or to postpone the project indefinitely, the Planning Authority will review the LAP.



Vision Statement

The County Development Plan 2005-2011 delineates an area of circa 13.14 hectares in area located at the southern 'Gateway' to Swords, along the proposed Metro North route for which this Local Area Plan has been prepared. This Local Area Plan sets out the development strategy for the development of these residentially zoned lands at Fosterstown. The LAP vision is to promote the development of a high quality urban residential community, which is integrated with adjoining residential development, Metro North and Swords Town Centre. This vision seeks to create a new residential community, with a distinct identity, living in well designed, comfortable, energy efficient homes, with a range of house types set within an attractive, landscaped environment, permeable for pedestrians, cyclists and vehicles alike, linked to the proposed Metro, adjoining residential communities and Swords Town Centre, ensuring the proper planning and sustainable development of the area for the benefit of the whole community in Swords.



1.0 Introduction

Background and Purpose of Plan

The Fosterstown Local Area Plan lands are located to the south of Swords, at the boundary with the town centre. The plan lands, which comprise circa 13.14 hectares [32.4 acres], are zoned RS1 in the Fingal County Development Plan 2005-2011,

‘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’.

The Vision statement associated with this zoning objective states:

‘To ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities; to provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities’.

The purpose of this LAP is to set out the optimal development strategy for the proper planning and sustainable development of these RS1 zoned lands, which are strategically located at the southern ‘Gateway’ to Swords, along the proposed Metro North route and north of Dublin Airport.

This LAP sets out the development framework for future development within the Plan Area. It sets out the parameters for future development on these lands in terms of layout, access, vehicular access, pedestrian permeability, residential density, building heights, infrastructural requirements, public open space; urban design, and community and social facilities.

The LAP shall remain in force for a period of 6 years or any revised period provided for by new planning legislation.

If a decision is made by An Bord Pleanála not to confirm the rail order, or the Government decide it is no longer policy to develop Metro North or to postpone the project indefinitely, the Planning Authority will review the LAP.



Aerial Photograph with Fosterstown LAP Lands outlined



2.0 Planning Context

2.1 National Spatial Strategy (NSS) 2002-2020

The National Spatial Strategy (NSS) provides a national planning framework for balanced regional development throughout the Country for the period up to 2020. The purpose of the NSS is to achieve a better balance of social economic and physical development and population growth between the regions. In the NSS, Swords is strategically placed along the designated strategic national transport corridor between Dublin and Dundalk, which forms part of the emerging Dublin – Belfast economic corridor. The National Spatial Strategy aims to achieve the consolidation of the Dublin Metropolitan Area. Swords is located within the metropolitan area.

2.2 Regional Planning Guidelines for the Greater Dublin Area 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 provide a sustainable planning framework for the GDA within the context of the Planning and Development Act 2000 and the National Spatial Strategy 2002-2020. The Guidelines provide a long term strategic planning framework for the development of the Greater Dublin Area in the period up to 2016 within the NSS vision for 2020.

The RPG's distinguish between the Metropolitan and Hinterland areas with distinct development strategies for both. Swords is identified as a 'Metropolitan Consolidation Town' within the Metropolitan Area. Metropolitan Consolidation Towns are defined within

the RPG's as follows:

- (a) Those located close to the City Centre
- (b) Those with good road and public transport connections
- (c) Towns with population ranges of 40,000 to 100,000
- (d) Towns which function as main attractors of major investment.

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) Thereby facilitate the provision of a considerably enhanced public transport system and facilitate and encourage a shift to public transport.

2.3 Transport 21

Announced in November 2005, Transport 21 sets out a 10 year transport investment framework to 2015 covering both Exchequer and Public Private Partnership (PPP) capital investments in national roads and public transport. Transport 21 seeks to address the twin challenges of past investment backlogs and continuing growth in transport demand.

A key element of Transport 21 is the implementation of the Metro North line by 2012 linking Dublin City Centre with the Airport and Swords. The Railway Procurement Agency has submitted the Metro North Draft Rail Order to ABP. The LAP lands are located to the west of the proposed Fosterstown stop. All of the subject lands are located within convenient walking distance of this stop.



Guidance Documents

Developers shall have regard to the following guidance documents in preparing proposals for development within the LAP lands

'Sustainable Residential development in Urban areas' Guidelines for Planning Authorities issued by DEHLG [Dec 2008] and the accompanying non- statutory urban design manual, a best practice guide.

Sustainable urban housing: design standards for new apartments' Guidelines for Planning Authorities DOEHLG Sept 2007.

Quality Housing for Sustainable Communities [DoEHLG, 2007]

2.4 County Development Plan Zoning and Objectives

The Fosterstown Local Area Plan lands are located to the south of Swords, at the boundary with the town centre. The plan lands, which comprise circa 13.14 hectares, are zoned RS1 in the Fingal County Development Plan 2005-2011 with the objective :*'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'*.

The Vision statement for this zoning objective is as follows:

'To ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities; to provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities'.

Development Objective Swords 3: *'to actively promote the early development of the metro linking the town of Swords with Dublin Airport and Dublin City Centre'*.

'Outer Airport Noise Zone' :The subject lands are located within the 'Outer Airport Noise Zone' and within the boundary of the Master Plan area for Swords.

Forrest Road :There are specific objectives in the County Development Plan to improve the Forrest Road [CDP map and item no. 16 in table 6.1 'road construction and improvement measures' in written statement].

Trees, woodlands and hedgerows: There is also a specific objective to protect and preserve trees, woodlands and hedgerows along the northern boundary of the Fosterstown lands.

Preserved views : Preserved views are designated on the R132 road corridor to the south of the subject lands. The preserved view relates primarily to views of Malahide Estuary from this location.

2.5 Swords Variation 29 [adopted 14 July 2008]

Relevant provisions in Swords Variation 29 relating to the Fosterstown LAP lands are as follows:

Metro: the County Development Plan maps were varied to show the current revised metro route, the 6 proposed metro stops, the depot and the park and ride sites. The metro runs along the R132 to the east of LAP lands.

Objective SWORDS 19 *'To facilitate and permit off-site provision of Class 1 open space on strategic sites within Swords, where it maximizes the opportunities of Metro North and advances the Council objective to develop a Regional Park (LO A/ Swords Objective 17).Class 1 open space shall be provided off site, by way of (a) direct acquisition of lands within the regional park itself and transfer of same to the Council, (b) payment of a financial contribution (to be identified through a review of the County s.48 Contribution Scheme), or (c) a combination of (a) and (b). Where Class 1 open space is provided off-site, there shall be a requirement on developers to provide a meaningful increase in Class 2 open space above the minimum level of Class 2 required in the County Development Plan. Class 2 open space will be provided, located, designed and constructed, to ensure that notwithstanding the introduction of higher density schemes, high standards of residential amenity shall be maintained within individual schemes (e.g. on-site small children's playgrounds, street furniture such as seating, etc.)'*.



Objective SWORDS 20 'To develop a series of new Neighbourhood Centres, on strategic development areas and undeveloped zoned lands within Oldtown, **Fosterstown**, Seatown Development Area, Estuary Development Area and Lissenhall Strategic Development Area, in accordance with an approved Local Area Plan for Swords'.

Objective SWORDS 22 'To develop and augment the local road network to facilitate the optimum and sustainable development of Swords'.

Local Road Augmentations Proposed include:

(a) Oldtown-Mooretown Western Distributor Link Road;

(b) Oldtown-Lissenhall Link Road(s);

(c) Highfield Link Road;

(d) Seatown Development Area Link Road (Swords Business Park to Mountgorry Roundabout)

(e) Fosterstown Link Road;

In addition to local improvements already approved within the Development Plan:

(f) Forest Road Improvement Scheme (ref. County Development Plan Written Statement, Table 6.1, no. 16)

(g) Airside-Drinan Link Road (ref. County Development Plan Written Statement, Table 6.1, no. 17)'.
'

LO G To facilitate the development of a local Park and Ride facility [300 spaces] by the RPA at Fosterstown Stop.

2.6 'Your Swords an emerging city strategic Vision 2035' [published in June 2008]

In order to facilitate the planning of Metro North within a realistic and proactive long-term physical context, a Strategic Vision for the Town has been developed, and this will be implemented over the next 25 years or so. This Strategic Vision has informed the preparation of this Draft LAP and will inform future Draft LAP/s for Swords. This Strategic vision will be subject to review on an on-going basis.

The Strategic Vision examines how Swords will cater for future growth and will promote a thriving vibrant consolidated major town – **AN EMERGING CITY** – with a population of 100,000 and comparable increases in employment and services. For the most part the Strategic Vision is dependent and contingent on the arrival of Metro North. Development at the scale and intensity proposed will only begin to be realized following the arrival of the Metro. It will also require significant additional social and physical infrastructure and as such can only be delivered on a phased basis in tandem with the delivery of this infrastructure.

Strategic Road Improvements

The Strategic vision document states the strategic road improvements which must be in place prior to the development of the Fosterstown lands including inter alia :

- *Forrest Road Improvements:*
- *Fosterstown Link from Forrest Road to the R132 Pinnock Hill junction.*

Local Neighbourhood Centre at Fosterstown: The Strategic vision document states that given the projected population for this area, that there is a need to provide a local Neighbourhood Centre, accommodating a local supermarket and range of non-retail services.





2.7 Master Plan Swords *January 2009*

In accordance with the CDP, a Master Plan has been prepared for Swords Town Centre. It is an objective of Fingal County Council to ensure that the growth and future development within Swords Town centre shall be guided by the provisions of the Swords Master Plan. The Master plan addresses issues relating to the historical core and role of the town, which is evolving and changing against the background of a growing population, economic expansion and opportunities arising from Metro North.

To ensure the vibrancy and activity of Swords Main Street is developed into the future, three key nodes of attraction in the Town Centre are identified [the Civic Quarter; the Cultural Quarter and the Metro Quarter] which build upon the existing nodes and character areas through the strengthening and development of links between the Main Street, the Pavilions and the Barrysparks development areas.

The Master Plan provides guidance in respect of building heights and street widths (where new streets are proposed) within the 'MC' zoned lands generally, as well as further elaboration on architectural style, materials and urban form within the traditional Town Centre and in particular for the key opportunity sites identified. The indicative heights described in the Master Plan are the recommended maximum permissible heights, based on established urban design principles. The indicative heights strategy in the Town Centre provides for higher buildings as well as landmark buildings adjacent to the proposed metro stops.





3.0 Existing Environment

3.1 Strategic Location and Description of Locality

The Fosterstown lands are strategically located at the southern 'Gateway' to Swords town centre. They are situated to the south of the Pinnockhill Roundabout which is a main entry point into Swords Town Centre. The subject lands are bound by the R132 to the east and the Forrest Road to the west. The Boroimhe residential development is located to the southwest and south of the subject lands, with older individual residential dwellings adjoining the subject lands to the north. Metro North will run along the R132 to the east of the LAP lands and Fosterstown stop will be located opposite the subject lands on the east side of the R132. There is a proposed 300 space park and ride area proposed at Fosterstown stop. Access to the metro stop from the LAP lands will be via a proposed pedestrian bridge over the R132.

The southwest quadrant of Swords within which the subject lands are located, comprises mostly 2-storey suburban type residential development. The development of Boroimhe and Rathingle in recent years has intensified the level of development in this area and provides for local needs in the form of the Boroimhe Neighbourhood Centre and the Rathingle Neighbourhood Centre.

The Fosterstown LAP lands are the largest remaining undeveloped land bank in the southwest area of Swords, providing an opportunity for the development of a high quality, well designed, permeable and legible urban extension to Swords immediately adjoining Metro North.

3.2 Zoning of adjacent lands

The land immediately north of the subject lands is zoned MC, *'to protect, provide for, and/or improve major town centre facilities'*. The lands to the south comprising the Boroimhe residential development, is zoned RS1 and has been developed in accordance with an Action Area Plan prepared in 1998. The lands west of the LAP lands and the Forrest Road, are zoned RS, *'to provide for residential development and to protect and improve residential amenity'* while the lands to the east on the opposite side of the R132 are zoned GI, *'to facilitate opportunities for general industrial employment and related uses in industrial areas'*. A small area of land adjoining the north east part of the LAP lands is zoned OS *'to preserve and provide for open space and recreational amenities'* in the CDP.



3.3 Description of LAP Lands

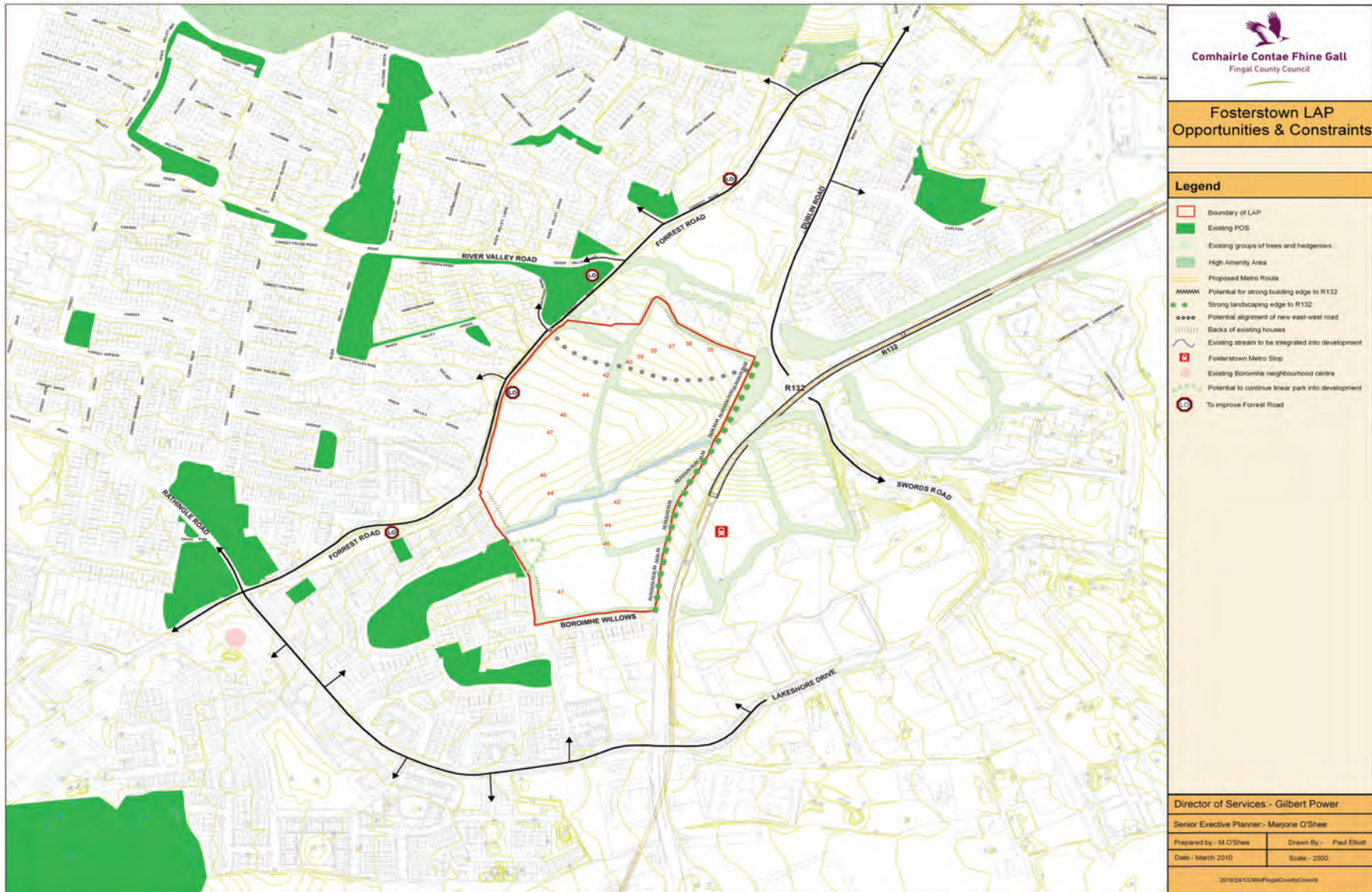
The LAP lands are undeveloped and are used for pasture and grazing. There is currently one agricultural access to the plan lands from the Forrest Road and one from the R132.

Boroimhe residential development adjoins the subject lands to the south and south-west. Existing dwellings in proximity to the south and south-western boundaries of the LAP lands are largely 2 storey semi-detached or terraced dwellings.

Immediately to the north of the LAP lands is a detached residence 'Cremona', the gate lodge and a small number of agricultural buildings. East of 'Cremona' and adjoining the subject lands to the north are a number of detached dwellings on relatively large sites.

Existing residential development is located on the west side of the Forrest Road, west of the LAP lands. The lands to the east of the R132 comprises commercial and industrial land uses including the Airside Retail Park and a 6 storey hotel.







4.0 Existing Environmental Constraints and Opportunities

4.1 Ecology

A Flora and Fauna report prepared describes and evaluates the existing ecology of the subject lands. Five habitat types were recorded, and these five habitat types comprise common and abundant land covers in north County Dublin. The study area is comprised of semi improved grassland with hedgerows, scrub and trees. Most of the lands comprise semi- improved grassland. Hedgerows (primarily Hawthorn, Elder and Blackthorn) incorporating trees (ash, beech, sycamore and willow) bound the perimeter of the subject lands. The most mature tree specimens are found to the north of the study area, adjacent to the older residential properties. Mature beech trees dominate. There is also a significant copse of trees, adjoining the northeast boundary of the subject lands. Field hedgerows incorporating trees divide the area into five parcels.

The hedgerow habitat with trees is evaluated as containing semi-natural features and being of local importance to wildlife. No birds of conservation concern were recorded on site. No badger setts were recorded. No signs of bat activity were observed. No species of conservation concern were recorded on site.

A stream crosses the southern part of the LAP lands. This is a tributary of the Gaybrook River which has been culverted at Boroimhe. It ultimately discharges to the Broadmeadow Estuary.

Existing mature trees and hedgerows shall be incorporated within the future development strategy for the area in so far as is practicable. Any hedge,

tree and scrub removal should not be undertaken during the bird breeding season [1March – 31 August inclusive].

4.2 Topography

Topographically, the plan lands undulate significantly, with a fall across the site of approximately 13m from a high point in the south-west (+47m) to the north-east (+34m), the primary level change occurring in the northern half of the subject site. There is a significant level change across the centre of the plan lands, where an existing east-west hedgerow and stream drop down within a small valley across the land.

The development strategy for the LAP lands is prepared with regard to the changing ground levels across the lands.

4.3.0 Transportation Network

4.3.1 Road network:

Forrest Road: The subject lands are bound by the R132 to the east and the Forrest Road to the west. There is currently one agricultural access to the plan lands from both the Forrest Road and the R132. The Forrest road has a very poor alignment. The carriageway is narrow and winding with a solid white line along the centre of road for the most part. There are not continuous footpaths along its length. There is a narrow path along the east side of road adjoining the LAP lands. There is no footpath along the western side of the road for the most part. There is need to upgrade this road providing for the realignment and widening of this road and the construction of



footpaths and cycle ways on both sides.

Fosterstown Link Road: The Transportation study prepared for Swords highlights the need to improve the transport network in the south-western part of the town and to thereby increase permeability. In particular it highlights the need for the Fosterstown Link road which will provide for an east-west route linking the Forrest Road and the R132. This road will serve not only the LAP lands, but also existing developments in the south-western part of Swords. This route will traverse the northern portion of the subject lands. There is an opportunity as part of the development of the LAP lands to provide the Fosterstown Link from Forrest Road to the R132. [Pinnock Hill/ Dublin Road junction].



Forrest Road

4.3.2 Metro North: The development of the Metro North Route from Dublin city centre to Swords via the airport is a vital element of the public transport infrastructure for development of Swords. Metro North will proceed along the R132, with a stop on the eastern side of the road, opposite the subject lands. This is also the location of the proposed 300 space park and ride area. Access to the stop from the Fosterstown lands will be via a pedestrian bridge over the R132. On Metro North, the journey time from Swords to the City Centre will be about 26 minutes, more than twice the speed of the same journey by car at the peak rush hour.



Metro

4.3.3 Pedestrian and cycling linkages

There is an opportunity to improve permeability in the area by providing direct pedestrian and cycling linkages through the LAP lands linking: [1] existing residents in the South- West part of Swords to the Fosterstown metro stop and the proposed local service facilities provided within the LAP lands and [2] future residents within the LAP lands to Fosterstown metro stop and existing facilities in the area including the Neighbourhood centres at Boroimhe, Rathingle and Rivervalley.

4.4 Public open space network

There is an opportunity to integrate the existing public open space at Boroimhe with future public open space provided for within the LAP lands.



Public Open Space at Boroimhe



4.5 Water Services [section 11 of LAP]

Foul Drainage

Swords Waste Water Treatment Plant is operating at its design capacity of 60,000 PE (population equivalent) and does not have the capacity to accommodate all of the proposed development within the LAP lands.

No development will be permitted within the LAP lands until such time as the capacity of the Swords WWTP is increased.

Surface Water

The LAP lands shall be required to be developed in accordance with Sustainable Urban Drainage Systems [SUDS] principles. The existing stream, a tributary of the Gaybrooke River traversing the subject lands shall be retained within a 10 metre[.min.] wide riparian corridor.

Water Supply.

The water supply for Swords is derived from the Leixlip water treatment plant. Leixlip water treatment plant is being upgraded to meet increased water supply demand throughout the County. There are water mains on the adjoining roads [R132, the Forrest Road and Boroimhe Road].

4.6 Existing Residential Development

The subject lands are bound to the north, south and southwest by existing residential development. Older individual residential dwellings adjoin the LAP lands to the north while the Boroimhe residential development is located to the southwest and south. Development of the LAP lands shall be required to ensure the protection of existing residential amenities in the immediate vicinity of the subject lands and in particular shall minimise visual intrusion, overlooking and overshadowing.

4.7 Archaeology [section 15 of LAP]

No National Monuments or Protected Structures have been identified within the plan lands. Archaeological assessment of the LAP lands has been undertaken where possible.

4.8 Local Retail, Education, Recreation and Other Services

There is an existing Neighbourhood Centre at Boroimhe, to the south-west of the plan lands. It is anchored by SuperValu and also provides a pharmacy, a medical centre and other services.

Given the projected population within the LAP lands [circa 2500 – 2800], there is a need to provide a Local Services Area, accommodating a local supermarket and range of non-retail services. This centre will provide for the day to day needs of future residents within the LAP lands. This LSA will also conveniently serve those living outside the LAP lands and accessing the Fosterstown stop through the LAP lands.

4.9 ESB Power Lines

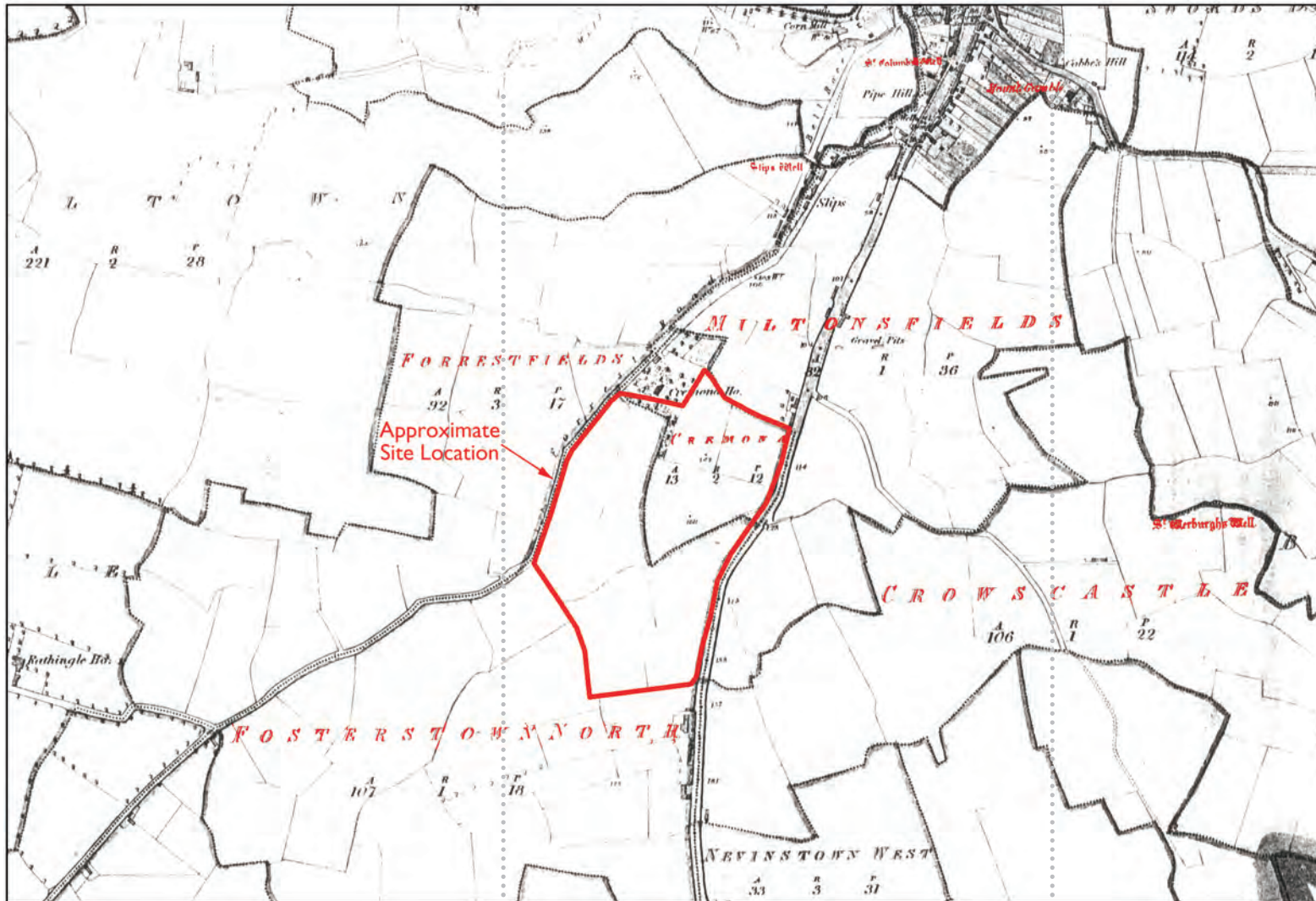
10kV ESB supply cables traverse the subject lands. These shall be required to either be relocated off site or under grounded as part of the development of the Plan lands



ESB Power Line



Pedestrian and Cyclist Desire Lines



1st Edition OS Map 1837-43



5.0 Key Principles of the Development Strategy

This LAP sets out the development framework for the future development within the Plan lands to enable the phased development of a well-designed high quality modern urban residential development area adjoining Swords town centre. The following are important considerations in determining the optimal development strategy:

- The strategic location of the LAP lands at the edge of Swords and along the route of the proposed Metro North line.
- The need to fully integrate development within the subject lands with existing residential development, Swords Town Centre and Metro North and in particular to promote the development of a permeable development with strong vehicular, and pedestrian/cyclist linkages with the surrounding area.
- Promoting the development of a high quality urban residential area which 'fits' well into the physical and built environment at the southern 'Gateway' to Swords.

5.1 The key elements in the development strategy for the subject lands are as follows:

Numbers of residential units: providing for circa 900-1000 residential units on the subject lands.

Distinct Character Areas: providing for the development of a three distinct Character Areas within the subject lands. Each quarter shall have its own distinct character and shall be well integrated with the other quarters.

Distributor Road network: providing for two distributor roads :[1] an east- west distributor road [*The Fosterstown Link Road*] through the northern section of

the site connecting the Forrest Road and the R 132 and [2] a north-south distributor road through the development lands linking the Forest Road to the R132. [*Four different vehicular access points to the site shall be provided, two onto the R132, and two onto Forrest Road*]

Public open space and recreational strategy: providing for the development of Class 1 Public Open Space off site in accordance with Swords Variation 29 [objective Swords 19] and providing for the development of a high quality network of Class 2 Public Open Space within the subject lands.

Green routes: providing for direct pedestrian and cycle linkages throughout the subject lands and linking the LAP lands with [1] the Fosterstown Metro stop; [2] adjoining residential development to the west [*along Forrest Road*], south and south west [*at Boraimhe*] and [3] Swords town centre.

Local Services: providing for a Local Services Area at a central location close to the Metro.

Urban Design Strategy: an urban design strategy which promotes the development of a high quality urban residential area at the southern 'Gateway' to Swords.

Existing residential amenities: ensuring the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing.

Landscaping Strategy: providing for strategic landscaping to be implemented within the subject lands.

SuDs Strategy : developing a SuDS strategy for this land bank.



6.0 Residential Development

It is an objective of this LAP to promote the development of high quality residential development which provides for a wide housing choice in terms of tenure, unit size and type (i.e. apartments/ houses/ multi-unit buildings) in order to promote the development of a stable and balanced community within this new residential district in Swords and to allow people to trade up or down within their own community.

Fingal County Council will seek to ensure that a range of housing types are provided within the LAP lands to meet the diverse and changing needs of residents over time and to promote the long term occupation of future residential units.



6.1 Quality of the residential environment for future residents

It is an objective of this LAP to promote the development of high quality residential development for future residents providing for a stable community over time. Residential developments at this location shall be models of good practice and deliver high quality homes.

Adaptability: All homes, whether apartments, traditional houses or otherwise, should be adaptable to the life stage of those living there. While the needs of a family with children are very different to those of an elderly couple, the basic structure of the home should be easily adaptable to accommodate these different life stages. It is an objective of Fingal County Council to ensure all new residential schemes are designed so that residential units are easily adaptable in the future.

Dual aspect: Dual aspect provides for inter alia, cross-ventilation, better views, better daylight/sunlight and more adaptability within residential units. Dual aspect shall be incorporated into the design of all apartment /residential blocks. Single aspect north or northeast facing units will not be permitted.

Daylight and sunlight: Daylight and sunlight is a key residential amenity and all buildings should receive adequate daylight and sunlight. The internal layout of residential units shall be designed to maximise use of natural daylight and sunlight. Daylight and sunlight levels, as a minimum, should be in accordance with *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.E. 1991)* and *British Standard (B.S.). 8206 Lighting for Buildings,*



Part 2 2008: Code of Practice for Daylighting or any update on these documents.

Overlooking: Overlooking of all residential units shall be minimised and shall be within acceptable standards.

Gated communities: Proposals for residential developments shall not provide for the creation of gated communities.

6.1.2 Additional requirements for Apartments

Floor to ceiling heights: A minimum floor to ceiling height of 2.7 metres shall be required, measured from finished floor level to finished ceiling level in all apartments.

Acoustic privacy: People in apartment developments live in close proximity to one another so effective sound insulation/acoustic privacy is most important within apartments, between apartments, between apartments and common areas. Developers shall give consideration to the provision of higher levels of noise insulation than in the current Building Regulation or any updated standards.

Entrances and lobbies: Entrances and lobbies are important quality issues in apartments. Entrances shall be clearly identified and lobbies shall be spacious and welcoming as they are a form of communal space.

Communal facilities: Communal facilities [e.g. a community room] shall be provided in all apartment schemes in excess of 100 units for the communal use of the residents as deemed appropriate by the

Council. In addition a manager's office and store shall be provided as appropriate.

Communal laundry rooms and storage facilities: Communal laundry rooms and storage facilities shall be provided in apartment blocks where deemed appropriate.

6.2 Residential Unit Sizes

The floor area of an apartment or house is the critical measure of its liveability. It is the envelope within which all the other qualities can be delivered such as spacious living and dining areas, kitchens suitable for cooking for a family, functional storage and laundry areas.

Given the proximity of the lands to the Metro, their suitability for higher density residential development, and the need to provide for a greater mix of house types to reflect different and changing household sizes over time, the housing mix shall comprise as follows:

- One bed residential units shall be limited to a maximum of 5% of the total number of units. All one bed residential units shall have a minimum overall net floor area of 55 sq. metres.
- Two bed residential units shall not exceed 50% of the total number of units. All two bed residential units shall have a minimum overall net floor area of 80 sq. metres.
- Not less than 45% of the total number of residential units shall comprise 3 bed or more residential units. All three bed residential units shall have a minimum overall net floor area of 100 sq. metres.

6.3 Residential Density

The subject lands are located beside Fosterstown Metro stop. All of the lands are located within 340 metres of stop [circa 4-5 minutes walk]. Given the location of the LAP lands within easy walking distance of the Fosterstown metro stop and immediately adjacent to the town centre zoned land, an average net density of circa 80 - 90 units per hectare is considered appropriate for the plan lands subject to appropriate design and amenity standards being met. Development of the LAP lands could potentially yield approximately 900-1,000 residential units with a population up to circa 2500 - 2800.

This average net density is in accordance with 'Sustainable Residential development in Urban areas' Guidelines for Planning authorities issued by DEHLG [Dec 2008] which state inter alia:

[1] There should, in principle, be no upper limit on the number of dwellings that may be provided within any town or city centre site subject to specified safeguards.

[2] Increased densities should be promoted within 1km of a light rail stop or a rail station. In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors, with the highest densities being located at rail stations and decreasing with distance away from such nodes.

Given the location of the LAP lands beside the proposed Fosterstown Metro stop and adjacent to



Swords Town Centre, it is considered appropriate that average net densities will be significantly above the minimum recommended net density of 50 dwellings per hectare and will likely be in the region of 80-90 units per hectare subject to appropriate design and amenity standards, as stated in this LAP being met.

6.4 Social and Affordable Housing

The Social and Affordable housing shall be delivered in accordance with the provisions of the adopted Fingal County Council housing Strategy which is in place at the time of the submission of planning applications. The social and affordable housing shall be delivered jointly by Fingal County Council, private developers and the voluntary housing sector. In order to promote and facilitate social integration it is an objective of the Council to ensure that social and affordable housing is spread throughout the Plan lands.

6.5 Protection of existing amenities

It is an objective of the Planning Authority to ensure that development proposals immediately adjoining existing development shall provide for the protection of existing residential amenities and shall have particular regard to minimising overlooking, visual intrusion and overshadowing. In this regard the heights of buildings shall not exceed 2-3 storey's where they immediately abut existing 2 storey development along the northern, southern and south – western boundaries.

6.6 Building Heights

The appropriate heights of buildings across the LAP lands have been determined having regard to the following criteria:

- Compliance with the guidance contained in the Swords Master Plan – the indicative heights strategy in the Town Centre provides for higher buildings as well as landmark buildings adjacent to the proposed metro stops.
- Promoting high quality new residential development.
- Protecting existing residential amenities.
- The visual appearance of scheme as viewed from public areas particularly the R132;
- The impact of development on the existing skyline within Swords, particularly at the southern entrance to the town ;
- Promoting a good relationship of proposed buildings to new streets and creating an attractive public realm.

The maximum permitted building heights within the identified Character Areas are as follows:

Character Area 1 [Eastern Section]: 5-7 storeys plus landmark building.

Character Area 2 [North – West Section]: 2- 5 Storeys

Character Area 3 [South – West Section]: 2- 5 Storeys





7.0 Local Service Provision

Given the projected population for this area [circa 2500- 2800], there is a need to provide for a local services area which will accommodate a local supermarket and range of non-retail services. This centre will provide for the day to day needs of future residents within the LAP lands. This LSA will also conveniently serve those living outside the LAP lands and accessing the Fosterstown stop through the LAP lands. The Local Services Area is provided for in a central location along the proposed north – south distributor road, adjacent to the Fosterstown Metro stop.

Typical uses envisaged in this Local Services Area are:

- A small local supermarket [limited to circa 800-1000 sq.m. net retail floor area];
- Other small shop units, potentially including a pharmacy, a hairdresser, chemist, delicatessen, [the average size of such units will be approx. 150 sq.m/ 200 sq.m net retail floor area].
- doctor/dentist surgeries,
- A purpose built crèche/childcare facility.
- Residential
- Live/work units.
- Glass recycling facility
- Recreational facilities [for example a gym]
- A restaurant/café/ public house.
- Small offices

A civic plaza / urban square shall be incorporated into the design of the LSA creating an attractive meeting space for the new community.

A community facility shall be provided as part of the LSA.

Parking associated with the LSA shall be located underground/undercroft.

A residential component is envisaged within the local services area. The combination of mixed uses including residential within the LSA will encourage vitality and vibrancy within this important urban space.

Evening time uses including a pub, restaurant and late night shops will be encouraged at ground and first floor levels in the landmark building and in the northern side of the LSA in order to promote the vibrancy of this area and provide for passive supervision in the evening by people coming and going from the Fosterstown Metro stop.

Public Art

The Council will encourage and give support to proposals for the creation and display of works of art in suitable, accessible public places, in order to improve the environment. A piece of public art shall be provided at the civic plaza / urban square at the LSA at the developers expense.





8.0 Childcare Facilities

It is an objective of this LAP that childcare facilities shall be provided throughout the development in accordance with the DoEHLGs' Childcare Facilities Guidelines for Planning Authorities. Childcare provision shall be provided in each development phase on a pro-rata basis as outlined below in Section 20 - Phasing. It is an objective of this LAP to promote the development of a purpose built child care facility in or adjacent to the LSA.

potential yield of 900 units would be anticipated. In this event, the LAP lands would deliver a lower population number requiring a recalculation of Open Space requirements, as outlined below.

Based on the proposed unit sizes [a maximum of 55% 2 bed units or less and a minimum of 45% 3+ bed units] , the LAP would have a population of 2160 for public open space purposes [495 units X 1.5 persons = 742 and 405 units X 3.5 persons = 1417] . Applying the above standards, this population would require 9.5 acres of Class 1 public open space and 3.9 acres of Class 2 public open space'

Class 1 shall be provided off site while Class 2 shall be provided within the LAP lands.

9.1 Class 1 Public Open Space:

Based on the standards above, the development of the Fosterstown LAP lands will generate a demand for between circa. 9.5-10.56 acres of Class 1 public open space which shall be provided as part of the development of the LAP lands. The exact quantum generated by the proposed development of the LAP lands and location of this space will be determined at planning application stage.

In accordance with Variation 29 Objective SWORDS 19, Class 1 Public Open Space associated with the proposed development of the subject lands may be provided off site, by way of (a) direct acquisition of lands within the regional park itself and transfer of same to the Council, (b) payment of a financial contribution (to be identified through a review of the County s.48 Contribution Scheme), or (c) a

9.0 Open Space/Recreational Strategy

High quality public and private open space areas shall be provided in accordance with the provisions of the CDP. Developers within the LAP lands shall provide a minimum public open space of 6.2 acres [2.5 hectares] per 1000 populations broken down as follows:

Class 1 public open space: 4.4 acres [maximum] per 1000 populations,

Class 2 public open space: 1.8 acres [minimum] per 1000 populations,

Based on the proposed unit sizes [a maximum of 55% 2 bed units or less and a minimum of 45% 3+ bed units] , the LAP would have a population of 2400 for public open space purposes [550 units X 1.5 persons = 825 and 450 units X 3.5 persons = 1575] . Applying the above standards, this population would require 10.56 acres of Class 1 public open space and 4.3 acres of Class 2 public open space.

In the event of the Department of Education & Science (DES) requiring a 3 acre site, the unit numbers on site, would be revised accordingly, and a



combination of (a) and (b). Prior to any development being permitted on the subject lands, it shall be demonstrated to the satisfaction of the Planning Authority that the proposed arrangements in relation to Class 1 public open space comply with the CDP as varied or the provisions of any new CDP.

In the event of a new CDP allowing for greater flexibility in its approach to accepting and allocating financial contributions received in lieu of open space, it is proposed that monies received in lieu of Class 1 Open Space at Fosterstown shall be prioritized to provide for the addition or improvement of community, recreational and amenity facilities in the southern end of Swords.

9.2 Class 2 Public Open Space

Based on the standards above, the development of the Fosterstown LAP lands will generate a demand for between circa. 4.3 acres and 3.9 acres of Class 2 public open space [excluding the required riparian corridor] which shall be provided as part of the development of the LAP lands. The exact quantum generated and location of this space will be determined at planning application stage.

The required Class 2 public open space shall comprise a mix of public open spaces and a civic square at the Local service area.

Two main areas of Class 2 public open space shall be provided across the centre of the LAP lands along the existing stream and connecting into the existing public open space at Boroimhe. The proposed riparian corridor widens out into these two public open space areas. These Class 2 public open space

areas shall incorporate direct pedestrian and cyclist routes connecting the residents at Boroimhe to the proposed LSA and the Fosterstown Metro North stop while also connecting future residents in the LAP lands to the Neighbourhood centre at Boroimhe. Well designed pedestrian bridges shall be provided across the stream to maximise permeability through the LAP lands.

Note: While the location of the Class 2 public open space is shown on the LAP map, the exact configuration is indicative and shall be determined at Master Plan and planning application stage.

Class 2 public open space shall be creatively incorporated into residential layouts and shall be overlooked by adjoining development so as to optimize passive surveillance and promote its use. Class 2 public open space shall be provided and developed at the developer's expense, dedicated as public open space and shall be kept free of development.

Multi use games areas / recreational facilities [e. g tennis / basketball courts] shall be provided as well as playgrounds within the Class 2 Public Open Space. Class 2 Public Open Space shall be fully equipped and available for use in accordance with the phasing of residential development.

Class 2 public open space areas may be designed to incorporate proposed detention ponds required as part of the SUDS strategy for the LAP lands.

Where Class 2 public open spaces are provided within the central blocks of apartment schemes, the public open space shall be accessible to the public

and not closed off by gates.

9.3 Playgrounds

A minimum of 4 playgrounds shall be provided within the LAP lands and at least one playground shall be provided within each Character Area, at the developer's expense.



9.4 Landscape Plan

A landscape Plan for the entire LAP lands [or alternatively 2 landscape Plans for the lands to the north and south of the stream respectively] shall be submitted to and agreed with the Planning Authority prior to the submission of any Planning applications. The agreed Landscape Plan shall be submitted as part of all Planning applications. The landscape plan shall include a tree survey and recommendations for the retention and protection of existing healthy trees within the plan lands.



This Landscape Plan shall address the following:

- The location, design and planting [*using native species*] of Class 2 public open space within the scheme and providing for the integration of the open space with the adjoining public open space at Boroimhe.
- Retaining and Incorporating existing significant trees and hedgerows which are of amenity value into the development where practicable. Particular attention shall be paid to the following :
 - [1] The hedgerows and trees along the northern boundary edge shall be maintained and improved/strengthened along its length in so far as is practicable.
 - [2] Some of the trees and hedgerows along the existing stream shall be retained in so far as is practicable.
 - [3] Some of the mature trees and hedging along the N/S field boundary [north of stream] shall be retained where practicable and the N/S distributor road shall be aligned to incorporate some of these trees where practicable as part of the landscaping of the N/S distributor road.
- Both of the proposed distributor roads shall be designed as tree lined routes.
- Providing for pedestrian and cycle routes through the Class 2 public open space.

- Providing a landscaped edge along the R132.
- Specific attention shall be paid to the ground levels of all public open space to ensure that these public spaces are usable, safe and functional. Finished ground levels shall have a satisfactory relationship to the ground level of adjoining housing.
- Specific attention shall be paid to the future maintenance of all public open spaces.
- The location of playgrounds.

9.5 Private open space

Private open space for residential development shall be provided in accordance with County Development Plan standards.





10.0 Transportation Network

Roughan and O'Donovan, consulting engineers were commissioned by Fingal County Council to advise on the transport network requirements to serve development within the LAP lands.

10.1 Vehicular Access and Movement Strategy

It is an Objective of this LAP to provide for permeability for vehicles, pedestrians and cyclists within the subject lands and to ensure that good connections are provided to link the LAP lands with surrounding development.

The main road network and junctions are shown on the LAP map. The precise location of the main road network and junctions may alter marginally in the devising of the Urban Design/ Landscape Master Plan/s.

10.1.1 Road Hierarchy

Two distributor roads shall be provided within the LAP lands in a north-south and east-west direction. Four different vehicular access points to the site shall be provided, two onto the R132, at the northern and southern ends of the road frontage, and two onto Forrest Road, also at the northern and southern ends of the LAP lands' road frontage. The location of these accesses will spread the impact of the traffic from the development on the surrounding road network, rather than concentrating all of the traffic at one or two locations.

Pedestrian and cycle permeability to the site will be available at these points and at various other locations to provide for connectivity between external developments and the LAP lands (and Fosterstown Metro Stop).

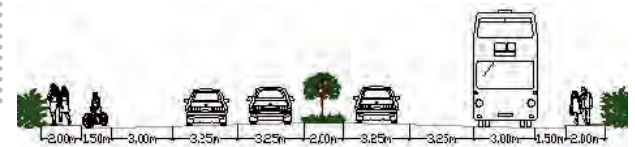
In particular the following shall be complied with:

R132: The access onto the R132 is located approximately midway between the Pinnock Hill junction and the junction of the R132 with Boromhe Road. This junction is located approximately 120m south of the proposed footbridge to the Fosterstown Metro Stop, avoiding conflict with existing development to the south or the proposed Metro Stop and ancillary works (including footbridge) to the north.

This location also achieves good separation from the junctions to the south at Boromhe and to the north at Pinnock Hill, thereby providing sufficient weaving distance along the R132 for vehicles turning into and out of the site. The junction with the R132 shall cater for left-in / left-out access only.



Dual Carraigeway with Landscaped Central Median



Proposed Cross Section of R132



In the interest of traffic safety no residential development shall be occupied or sold within the southern section of the LAP lands [lands to the south of stream] until a central median is constructed on the R132 extending from the Pinnock Hill junction to the Boroimhe junction. This is required in order to prevent right turning traffic movements into and out of the LAP lands. This median shall be landscaped with low maintenance shrubs and trees for visual amenity reasons and also to be consistent with the rest of the R132.

Fosterstown Link road

Fosterstown Link Road will run in an east-west direction through the northern part of the site connecting Forrest Road with the R132. The provision of the Fosterstown Link Road will require the upgrade of the Pinnock Hill roundabout junction to a large signalised junction.

A staggered signalised junction is proposed at the junction of Hawthorn Park/ Fosterstown Link Road/ Forrest Road, the detailed design of which will ensure that residents and visitors can safely and conveniently enter and exit Hawthorn Park and that pedestrians can safely and conveniently cross the Forrest Road to access the Fosterstown Metro stop via the LAP lands.

The new link road will join the R132 at the current Pinnock Hill roundabout at the north-eastern corner of the site. It is proposed to upgrade this roundabout to a signalised junction. On the west side of the site, the link road will join Forrest Road at a new junction. A right turning lane will be provided into the site from the Forrest Road to prevent delay on through traffic.

Signalised pedestrian and cyclist crossings will also be provided to improve connectivity between the site and lands to the west. It may be appropriate to provide a raised table for the pedestrian and cyclist crossing, and this would be consistent with the traffic calming measures already in place on the Forrest Road.

This road will serve not only the LAP lands, but also existing developments in the south-western part of Swords. It is anticipated that this new link road will be used by external users as an alternative route from Forrest Road to the R132. This will alleviate stress on the current road network to some degree.

This route shall be designed as a tree lined route and be attractively landscaped. Future development shall in the main, be arranged in a perimeter block pattern in relation to this road and shall overlook and positively address this route. Vehicular access to development in this area shall be provided via designated staggered junctions off this distributor road [these are indicatively shown on the LAP map]. No on- street parking shall be permitted.

No residential development shall be occupied or sold within the northern section of the LAP lands [lands to



Typical Cross Section of Fosterstown link Road

north of stream] until the Fosterstown Link Road and the upgrade of the Pinnock Hill roundabout junction to a large signalized junction, have been completed.

North-south local distributor route: A north-south local distributor route shall be provided to serve the LAP lands. This road will run from the Fosterstown Link Road at its northern extent to the R132 at its southern extent with a branch extending to Forrest Road. Its junction with the R132 shall cater for left-in / left-out access only.

This road shall be designed in a manner which facilitates the slow movement of traffic through the development. Traffic calming elements such as speed bumps will not be considered acceptable as part of the design. This road shall be designed as a tree lined route and shall be attractively landscaped. Some of the mature trees and hedging along the N/S field boundary [north of stream] shall be retained and the N/S distributor road shall be aligned to incorporate some of these trees where practicable as part of the landscaping of the N/S distributor road.



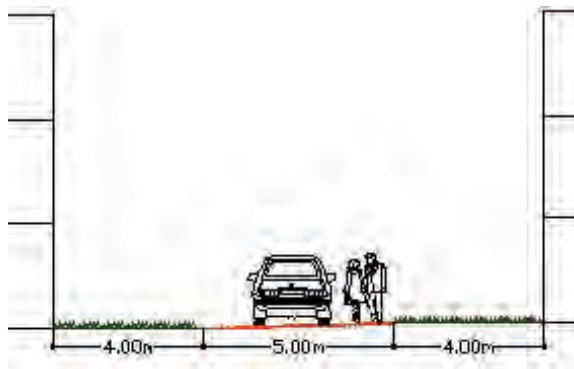
Typical Cross Section of North-South Spine Road



The stream traversing the LAP lands is a constraint to the north-south distributor road. An architecturally designed feature crossing of the stream shall be provided at this location, which will be a focal point of the LAP. Only a short span bridge is required. The vertical alignment of the road over the bridge need not be a paramount consideration, and the designer might choose a hump-back bridge, similar to many of the bridges across Dublin's canals.

Future development shall in the main, be arranged in a perimeter block pattern in relation to the north-south distributor route and shall overlook and positively address this route. Vehicular access to development in this area shall be provided via proposed shared space cul de sacs off this distributor road [these are indicatively shown on the LAP map].

Shared Space Cul de Sacs: Residential access roads shall accommodate a lower level of traffic and as such shall be appropriately designed. They may provide for



Typical Cross Section of Shared Space

shared access space

10.1.2 Forrest Road Upgrade

The Forrest Road defines much of the western boundary of the LAP lands. It has a very poor alignment. The carriageway is narrow and winding with a solid white line along the centre of road for the most part and there are not continuous footpaths along its length. There is need to upgrade this road providing for the realignment and widening of this road and the construction of footpaths and cycle ways on both sides in tandem with the development of the LAP lands. A preliminary design for the improvement of this road has been prepared and the approximate land take for this scheme is shown on the LAP map.

No residential development shall be constructed within the northern section of the LAP lands [lands to north of stream] until the necessary and required upgrading of the Forrest road [including the provision for pedestrians and cyclists] has been completed.

No direct vehicular access shall be provided from future residential development within the LAP lands



Forrest Road

onto the Forrest Road.

10.2 Pedestrian/cyclist links

A key objective of this LAP is to provide for direct pedestrian and cyclist routes throughout the LAP lands linking in with existing and potential future pedestrian and cyclist routes outside of the LAP lands. This will facilitate direct and easy access between existing residential areas outside the subject lands at Boroimhe; Forrest road; River Valley and Rathingle and the Fosterstown Metro stop as well as facilitating direct access to the metro for future residents within the LAP lands. Future residential development shall overlook the pedestrian/ cycle routes to provide for informal supervision and thereby facilitating the safe use of such routes. Pedestrian and cyclist routes are indicated on the LAP map. Pedestrian bridges shall be provided linking the public open space lands on both sides of the stream to maximise permeability within the LAP lands.



Copse of Trees adjoining LAP lands

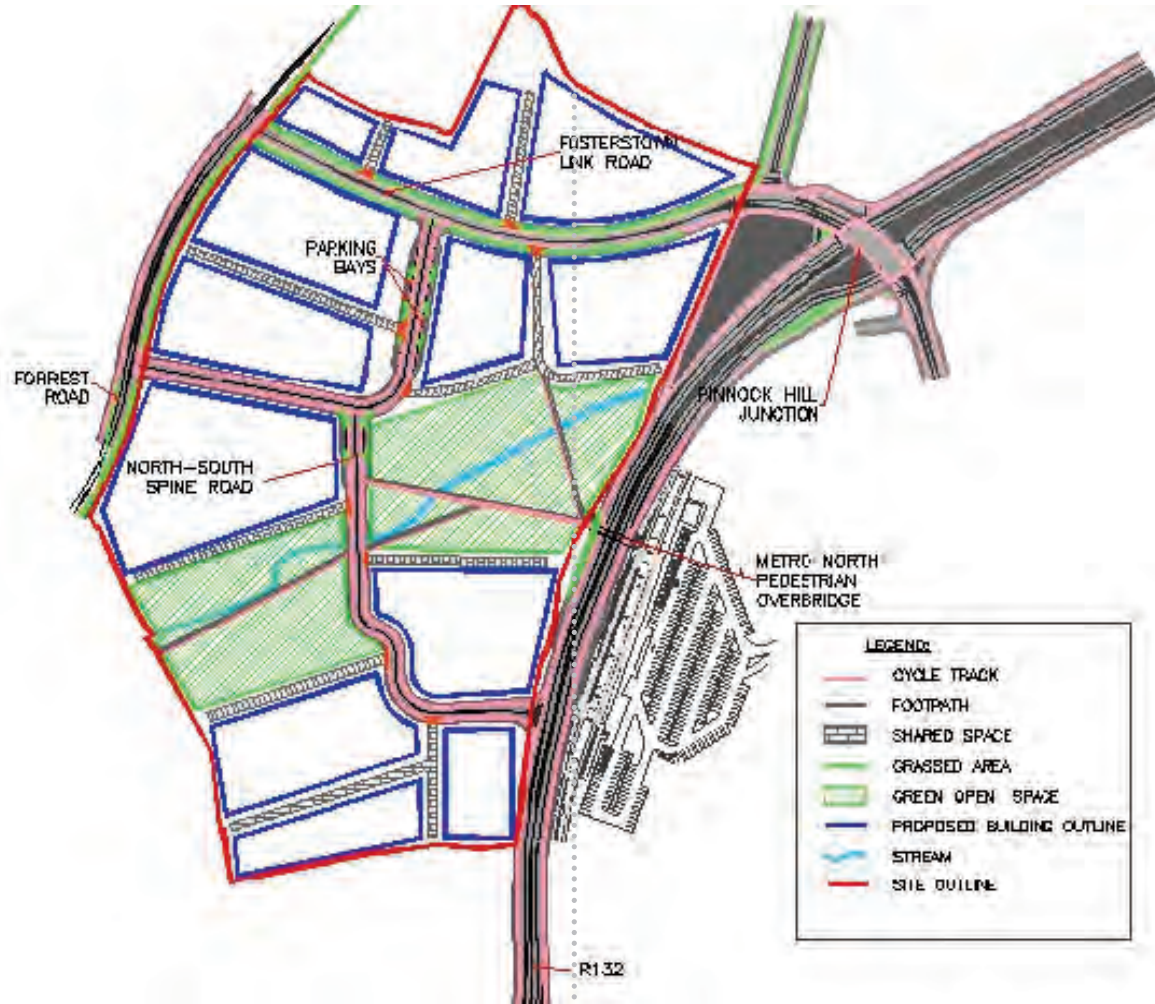


10.3 Parking Standards

Car parking shall be provided in accordance with County Development Plan standards.

Underground/undercroft parking shall be provided for proposed multi-unit residential blocks within the LAP lands. Where car parking is to be located below open space, it shall be designed to ensure that the open space can be planted and utilised.

Bicycle parking shall be provided in accordance with County Development Plan standards.



Proposed Transportation Network



11.0 Water Services

11.1 Foul Drainage:

Swords Waste Water Treatment Plant is operating at its design capacity of 60,000 PE (population equivalent) and does not have the capacity to accommodate all of the development within the LAP lands.

Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and are investigating the possibility of expanding to 140,000 in the long term. The planned expansion of the Swords WWTP to 90,000 is expected to be completed in 3 years.

No development will be permitted within the LAP lands until such time as the capacity of the Swords WWTP is increased. No development will be permitted on temporary on-site treatment facilities.

All foul infrastructure will be designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage works and shall comply with the Greater Dublin Strategic Drainage Study [GDSDS].

11.2 Storm water Management – SUDS

The LAP lands shall be required to be developed in accordance with SUDS principles.

A stream, a tributary of the Gaybrooke River traverses the LAP lands and ultimately discharges to the Malahide Estuary. The culverting of this stream shall not be allowed. The stream shall be retained within a 10 metre wide riparian corridor on both sides of the stream. This riparian corridor shall

widen out into the proposed Class 2 public open space areas.

The GDSDS (Greater Dublin Strategic Drainage Study) policy document, adopted by Fingal County Council includes a set of drainage criteria which aims to minimise the impact of urbanisation. One objective of this document is to ensure that all new development incorporates a storm water management plan, with the aim of replicating the runoff characteristics of the Greenfield site. Sustainable Urban Drainage Systems (SUDS) require that surface water be separated from foul flows and controlled on site, with the view to minimising the discharge of storm water from the site.

All development within the LAP lands will be subject to appropriate design and must detail how surface water runoff will be disposed of. A storm water management plan, designed in accordance with the *Greater Dublin Strategic Drainage Study – Volume 2* must be incorporated into all new developments. To mimic natural catchment processes as closely as possible, a “treatment train” approach is required. The storm water management plan should comprise of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

In addition to the individual storm water management systems, site control measures shall be installed. These installations will deal with runoff on a catchment scale rather than at source level. It is envisaged that attenuation facilities, for example detention ponds or basins shall be located according to topography. The design and location of these regional and all source and site facilities must be in accordance with Fingal County Council’s



requirements, which preclude their location within water course riparian corridors. Underground attenuation tanks or similar structural devices are not acceptable. A provisional assessment of the most suitable locations as well as the associated volumes for such facilities has been carried out by Fingal County Council. It should be emphasized that these figures are based on assumed values and detailed design of such facilities will depend on further site investigations. Indicative locations for proposed attenuation facilities are shown on the LAP map.

No construction will be permitted within the plan lands without a comprehensive surface water drainage plan. The surface water system for the site must be designed in accordance with the Greater Dublin Regional Code of Practice for Drainage works.

Flood Risk Assessment

Fingal County Council is currently carrying out the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS). This is a catchment-based flood risk assessment and management study of rivers and streams within the county area.

The stream dissecting the Fosterstown LAP lands is a tributary of the Gaybrook River. A flood risk assessment of this stream shall be carried out prior to the preparation of the Urban Design/ Landscape Master Plan and the submission of any planning applications.

The Department of Environment, Heritage and Local Government and the OPW have jointly published in November 2009 a comprehensive guidance document for the management of flood risk entitled

'The Planning System and Flood Risk Management'. The Guidelines are aimed at ensuring more consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. The Guidelines require the incorporation of flood risk management in the plan-making and development management processes.

Fingal County Council must have regard to the planning and development principles outlined in the national flood risk management guidelines when considering development proposals.

11.3 Water Supply

The water supply for the majority of the Fingal area including Swords is derived from the Leixlip water treatment plant. The proposed upgrade of the Leixlip Water Treatment Plant has a planned completion date in 2012. In addition the proposed duplication of the existing 36" trunk main between Ballycoolen Reservoir and Kingston is planned for completion in 2011. Both are required to guarantee future security of supply for Swords.

In order to limit unnecessary water usage, leaks and excessive consumption it will be necessary to submit and adhere to a water management and conservation plan detailing how best practice in water conservation shall be applied in respect of future development within this LAP area.

There are water mains on the R132, the Forrest Road

and Boromhe Road . Possible upgrades of the network may be required to facilitate future development within the LAP lands. The water supply for the development must comply with the "Guidelines for Drinking Water Supply." FCC February 2009 Revision 1.





12.0 Urban Design Objectives

The following urban design objectives shall inform the Urban Design/ Landscape MasterPlan/s and shall be translated into all proposals for development within the LAP lands:

Character: A place with its own identity.

The LAP is subdivided into three distinct *Character Areas*, each of which shall be designed as a place with its own particular identity. This may be achieved through variations in building design; use of existing landscape elements; the use of key architectural features and selective use of materials in different locations. A coherent palette of materials shall be utilised in both buildings and paving to give a strong character to the different *Character Areas*.

Continuity and Enclosure: A place where public and private spaces are clearly distinguished.

It is an objective to promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.

Quality of Public Realm: A place with attractive and successful outdoor areas.

The public realm shall be characterised by a high standard of design, quality finishes and treatments, including hard and soft landscaping.

Ease of movement: A place that is easy to get to and easy to move around.

In developing the overall layout of the proposed development, specific regard shall be had to the creation of a framework of routes and spaces that connect the lands within the LAP to each other as well

as connecting the LAP lands to adjoining areas. Each street shall be designed according to the core principle that the street is a space, a place of containment and activity rather than simply a movement and access route. The scale and character of each street, its width, and the height of buildings along it shall relate to this hierarchy. A high degree of permeability shall be provided throughout the street network. Buildings shall be arranged in the main in a perimeter block pattern in relation to the streets.

Legibility: a place with a clear image and is easy to understand.

Three distinguishable *Character Areas* are proposed. The use of key architectural features, including well designed nodal buildings at key locations [e.g., main junctions, 'gateway' entrance, Local Service Area] and landscape features shall 'sign post' the distinct *Character Areas* within the Fosterstown development area and shall help to create a 'sense of place' as well as punctuating key 'places' within this new urban area.

Adaptability: A place that can change easily: It is an objective of this LAP to promote adaptability particularly in relation to the changing requirements of households over time.

Diversity: A place with a variety and mix in housing type.

It is an objective of this LAP to promote the development of a wide housing choice in terms of tenure, unit size and type in order to promote the development of a stable and balanced community within this new residential district in Swords.





12.1 Layout and Urban Design Principles

It is an objective of Fingal County Council to promote high standards of urban design and modern architecture in future development within these lands.

Proposed development shall comply with the following requirements:

- A high standard of urban design shall be required to ensure the creation of a high quality modern built environment with a definite sense of place physically linked into Swords town.
- To provide for a network of high quality new public spaces and urban squares/ civic spaces [including one at LSA] in accordance with the standards as set out in the County Development Plan.
- Design and layout shall incorporate principles of passive surveillance to discourage anti-social behavior.
- The public realm shall be characterized by a high standard of design, quality finishes and treatments, including hard and soft landscaping.
- Private and public areas shall be clearly delineated. Private areas will be protected from undue overlooking and public areas shall be easily accessible and overlooked by development.
- The development of the plan lands shall acknowledge and respect the existing topography whilst balancing amounts of cut and fill in so far as is practicable.
- The east-west and north-south distributor roads within the LAP lands shall be designed as tree-lined, hard and soft landscaped urban streets, accommodating footpaths, and cycle paths and shall be overlooked by attractive well-designed buildings.
- To provide for a network of well designed safe, direct and attractive pedestrian and cycle routes throughout the subject lands and linking these lands to existing adjoining residential development; Swords Town centre and the Metro stop to the east.
- Traffic calming shall be an integral feature of the layout.
- Car parking shall be provided in accordance with Development Plan standards and shall be an integral part of the design concept for apartment development. Car parking shall in the main be provided in form of underground or undercroft parking.
- Development proposals immediately adjoining existing development shall provide for the protection of existing residential amenities and shall have particular regard to minimising overlooking, overshadowing and visual intrusion.
- All development shall be carried out in accordance with the highest environmental standards, having regard to water and air quality, noise standards and the protection of flora and fauna.
- Surface water attenuation area[s] shall be incorporated as a design feature within the LAP Lands.
- Buildings shall generally be of contemporary design and incorporate quality architectural treatment, materials and finishes.
- Street frontage buildings shall be designed to provide strong corner definition such that gables are generally avoided and the front elevation definition shall be continued to the side elevation thereby ensuring a 'seamless' transition at corners and junctions.
- Dual aspect shall be incorporated into the design of all apartment /residential blocks. Single aspect north or northeast facing units will not be permitted.
- Roof mounted plant rooms will not be acceptable, such plants shall be integrated into the overall design of buildings avoiding significant areas of flat roofs with plant randomly distributed over them.
- A high standard of elevation detail is required on all building elevations which front main routes, the stream, open spaces and the pedestrian routes.
- Design solutions to be varied significantly throughout the plan lands ensuring the avoidance of monotonous repetition of a limited number of buildings and dwelling types.
- All boundary treatments where appropriate and required shall be carefully designed and provided for in all planning applications/planning consents.
- In addition to the requirement to provide a minimum of 4 playgrounds, small play areas shall be provided as standard [safe soft surface; some play equipment- swings/slides etc; sand pits] in all residential blocks.



12.2 Layout and Design Parameters for each Character Area

The LAP is subdivided into three distinct Character Areas [The CA's are shown on LAP map]

Character Area 1 [Eastern Section]: this CA adjoins the R132. It is characterised by falling ground levels [levels fall towards the north] and the proximity of the lands to the Fosterstown Metro North stop. Development within this CA shall likely comprise the development of high quality, well-designed apartments mostly ranging between 5 and 7 storey's in height [7 storey's being the maximum] subject to qualitative standards being met. Indicative locations for some of the 7 storey buildings are shown on the LAP map [identified as nodal buildings]. A 'Landmark Building' may be provided within a parkland setting opposite the metro stop ¹. Building heights shall not be uniform along the boundary with the R132 and shall fall towards the northern and southern ends to protect existing residential amenities and facilitate an interesting urban form. Future development in this CA shall allow for clear breaks in the buildings blocks as viewed from the R132 to ensure visibility and permeability through the scheme and to provide for access to the Fosterstown Metro stop. A landscaped edge shall be provided along the R132. Buildings along the R132 shall be designed to provide a strong definition to the R132 at the southern 'Gateway' to Swords and to allow for the successful integration of future development with the Fosterstown metro stop.

A Local Service Area and Class 2 Public Open Space area are provided for in this CA. Future development shall be required to overlook and positively address the Class 2 Public Open Space.

Character Area 2 [North –West Section]

This CA is characterised by its proximity to the Forrest Road and established residential properties adjoining the northern boundary which is defined by mature trees and hedging. Development within this Character Area (CA) will likely comprise a mix of housing and apartments and within either CA 2 or CA3 (as identified on the LAP Map) will likely comprise a primary school. Provision for up to a 16 classroom primary school shall be accommodated on these lands, if so required by the Department of Education & Science (DES). The details of the nature of the provision of the school on the LAP lands shall be determined at Master Plan stage, in agreement with the DES. Building heights shall range between 2 and 5 storeys. In order to protect existing residential amenities, where development immediately adjoins existing residential development to the north of the LAP lands the heights of such development shall be restricted to 2- 3 storeys.

Development shall provide for an attractive strong urban form which overlooks addresses and provides for a high degree of informal supervision of the Fosterstown Link Road, the realigned and improved Forrest Road and the N/S distributor road. The height of development adjoining the Forrest Road shall not be uniform and shall comprise buildings 2-4 storeys in height in order to promote an interesting urban form. Proposed development adjoining the Forrest Road shall be designed to protect the existing residential amenities of residential properties adjoining the west side of this road.

The height of development adjoining parts of the North-South distributor Road and the Fosterstown

Link Road shall not be uniform and may increase up to a maximum of 5 storeys subject to protecting adjoining residential amenities [both existing and proposed]. Buildings shall reduce in height towards the northern boundary in order to protect existing residential amenities. Existing mature hedging and trees along the northern boundary of the Plan lands shall be maintained and improved/strengthened as practicable.

Character Area 3 [South- West Section]

This CA is characterised by its proximity to the existing residential development at Boromhe to the south and south –west. There is restricted frontage within this CA onto the Forrest Road. Development within this Character Area (CA) will likely comprise a mix of housing and apartments and within either CA 2 or CA3 (as identified on the LAP Map) will likely comprise a primary school. Provision for up to a 16 classroom primary school shall be accommodated on these lands, if so required by the Department of Education & Science (DES). The details of the nature of the provision of the school on the LAP lands shall be determined at Master Plan stage, in agreement with the DES.

Building heights shall range between 2 and 5 storeys. In order to protect existing residential amenities, where development immediately adjoins existing residential development the heights of such development shall be restricted to 2-3 storeys. The height of development adjoining parts of the North- South distributor Road shall not be uniform and may increase up to a maximum of 5 storeys subject to protecting adjoining future residential amenities. The height of



development adjoining the Forrest Road shall not be uniform and shall comprise buildings 2-4 storeys in height in order to promote an interesting urban form. Proposed development adjoining the Forrest Road shall have regard to protecting the existing residential amenities of residential properties adjoining the west side of this road. An area of Class 2 public open space linking in with the existing public open space at Boroimhe and incorporating pedestrian and cycle routes shall be provided within this CA. Future development shall be required to overlook and positively address this important public space area.

¹ *An increase in building height above the maximum 7 storey's, may be accepted at the discretion of the Planning Authority, where it can be demonstrated that there is a strong urban design rationale for doing so, although it should be re-iterated that a landmark building does not necessarily have to be high to achieve it's objectives in urban design terms.*





13.0 Education

As part of this LAP process consultation took place between Fingal County Council and the Department of Education and Science.

Existing schools in the vicinity of the LAP lands include: The Holy Family Primary School at Rivervalley and Loretto College Secondary School in Rivervalley [circa 1 km from LAP lands and c.13 minute walk]; Swords Borough National School and Colaiste Choilm Secondary School within short distances of the LAP lands.

The Department of Education & Science (DES) has advised the Council that it would be prudent to reserve a site for up to a 16 class primary school. In the light of this 2 alternative locations for a 16 classroom primary school are identified and reserved as part of this LAP within each of Character Areas 2 and 3. Providing the school at either of these locations adjacent to the linear public open space area and adjacent to the vehicular access onto the Forrest Road will mean that the school will be readily accessible to residents both within and outside the LAP lands. The identification of 2 alternative sites allows for flexibility in the timing of the delivery of the school, so as to facilitate the DES comprehensive re-evaluation of the schools needs for these lands. The possible integration of the school within an urban/residential development will provide the DES with greater options regarding the more affordable and expedient delivery of the school site, if that is what they wish. It does not preclude the DES seeking a 3 acre school site, but rather provides them with alternatives, if required.

With the construction of the Metro a number of other schools will be within easy reach of residents living

within the LAP lands including:

- St. Colmcilles National School [Chapel Lane Swords] - Seatown stop is located close to this school.
- Fingal Community College [Seatown Lane] – this secondary school is a short walk from the Seatown stop.

The DES shall be consulted as part of the Urban Design / Landscape Master Plan preparation process to agree proposals for the primary school at the preferred reserved location.



14. 0 Biodiversity- protecting the natural heritage of the area.

The ecological assessment found that the lands within the Fosterstown LAP are of local ecological importance. The key ecological features are the hedgerows incorporating trees particularly those along the stream, along the northern boundary of the lands and along the N/S field hedgerow in the north part of the LAP lands. These provide corridors for the movement of birds and wildlife.

It is an objective of Fingal County Council to ensure the following as part of the development of the subject lands:

- Mature trees and hedgerows: mature trees and hedgerows within the LAP lands shall be incorporated within future development within the LAP lands in so far as is practicable.
- Riparian corridor: the stream shall be maintained within a riparian corridor which shall incorporate some of the existing trees and hedgerows. The existing stream shall be retained within a 10 metres [minimum] wide riparian corridor on both sides. This corridor shall widen into two main Class 2 public open space areas.
- Providing pedestrian/ cycle routes or "green corridors" through the development area and linking in to adjoining residential areas.

The inclusion of the key ecological features [trees, hedgerows and stream] shall inform the preparation of the Urban Design / Landscape Master Plan/s for the development of the plan lands, following the adoption of this LAP. The landscape plan shall include a tree survey and recommendations for the retention and protection of existing healthy trees

within the LAP lands.





15.0 Built Heritage /Archaeology

No National Monuments or Protected Structures have been identified within the plan lands.

An Archaeological Assessment of the Fosterstown LAP lands was prepared on behalf of Fingal County Council [Report dated October 2009] by Margaret Gowan and Co Ltd. Field inspection was restricted to the southern section of the LAP lands only.

This Archaeological Assessment report stated that there is a significant potential that subsurface archaeological sites or features lie undetected below the present ground level of the LAP lands. This potential is supported by a Neolithic axe head that has been identified in Fosterstown North, the sites proximity to a watercourse, the numerous recorded archaeological sites, the potential crop marks located in Fosterstown South and also by the previously undetected archaeological sites that have been uncovered to the northeast and east.

Given the archaeological potential of the lands, Margaret Gowan and Co Ltd recommended that a geophysical survey under licence from the DOEHLG be carried out on the lands in so far as is possible. In January 2010, gradiometer scanning and a detailed gradiometer survey was carried out by Margaret Gowan and Co Ltd on the southern section of the LAP lands only [i.e. the lands to the south of the stream only]. No clear responses of archaeological potential were identified. While archaeological potential is thought to be minimal, the DOEHLG may require targeted test trenching or monitoring throughout the site irrespective of the absence of any clear responses of archaeological potential.

Lands south of stream : the developer shall consult with the Department of the Environment Heritage and Local Government regarding any required future strategies or mitigation measures prior to carrying out any development within the LAP lands and shall comply with any such requirements of the DOEHLG .

Lands north of stream : A full archaeological assessment of the northern section of the LAP lands shall be undertaken prior to the preparation of the Urban Design/ Landscape Master Plan for this section of the LAP lands and prior to the tabling of any detailed proposals for development. This assessment shall comprise a field inspection and a geophysical survey. The geophysical survey must be carried out under licence from the DOEHLG. The results of the survey will assist the DOEHLG in the archaeological mitigation strategy to be adopted for the site. The developer shall comply with any requirements of the DOEHLG.





16.0 Community Facilities

As part of the development of the LAP lands, a Local Service Area will be developed. This LSA will serve the day to day needs of the new residential community at this location. A community facility shall be provided as part of the LSA. In addition community facilities in the form of public open space areas incorporating recreational facilities [e.g. playgrounds] shall be provided as part of the development of the LAP lands.

The storage of bins and waste receptacles shall be carefully considered at the design stage. It is an objective of this LAP to ensure that all future residential schemes include appropriate design measures for refuse bins, within convenient distance of all units, details of which should be clearly shown at planning application stage.

Provision shall be made for glass recycling using a 'Bring Bank' at the LSA.

17.0 Public Utilities

17.1 Telecommunications: It is an objective of this LAP that all telecommunications infrastructure serving the plan lands shall be under grounded as part of the development of the Local Area Plan lands.

17.2 Electricity Supply: 10kV ESB supply cables traverse the subject lands. These shall be required to either be relocated off site or under grounded as part of the development of the Plan lands. All future services shall be placed under ground.

17.3 Waste: Residential developments shall have adequate waste storage space designated for 3 waste streams- residual waste (grey bin), dry recyclables (green bin), and organic waste (brown bin) and shall comply with Fingal County Council's Guidelines on the Provision of Waste and Recycling Bins for Residential Developments.



18.0 Sustainability:

New building design in the LAP lands should reflect the need to ensure that development occurs in a sustainable and sensitive manner giving due recognition to the necessity to produce a design which accords with national sustainability and energy conservation policies and contributes to the creation of appropriate urban form.

The energy and environmental performance required for new buildings under the Building Regulations is expected to improve rapidly over the course of the LAP with a Government policy target of carbon neutral by 2013.

Fingal County Council seeks to ensure that all development in the LAP lands will contribute positively towards a reduced energy consumption and the associated carbon footprint. It will achieve this by:

- Ensuring that development proposals demonstrate reduced energy consumption in their design and construction.
- Ensuring that development proposals incorporate where possible alternate energy technologies.
- Ensuring that all proposals above 30 residential units and or buildings greater than 1000m² provide details of the requirements for alternative renewable energy systems, to be submitted at pre planning stage for consideration.



19.0 Construction Waste Management

Developer(s) shall be required to submit a construction programme setting out a planned programme for the management/recovery/disposal of construction/demolition waste material generated at the site during the excavation and construction phases of development, in accordance with the relevant national waste management legislation, at planning application stage. It is an objective of this LAP that Developers shall ensure that all waste is removed from the plan lands by approved waste disposal contractors to approved waste disposal facilities. In addition, it is an objective of this plan that developers shall take adequate measures to minimise the impacts of traffic, noise and dust during construction phases.

20.0 Phasing

Development within the LAP lands will be seriously restricted until such time as the capacity of the Swords WWTP is expanded and the necessary road infrastructure [Fosterstown link road; Forrest Road Improvement scheme; central median along R132 and the upgrading of the Pinnock Hill roundabout to a large signalised junction] is in place. It is envisaged that phase 1 of development shall commence on the southern portion of the LAP lands. Vehicular access to development at this location will be restricted to left in/out vehicular turning movements from the R132.

No residential development shall commence within the LAP lands until the Government approves the awarding of the main infrastructural contract by the RPA for the construction of Metro North to Swords.

20.1 Road Infrastructure:

Southern section of the LAP lands: No residential units shall be sold or occupied within the southern section

of the LAP lands [lands to the south of stream] until [a] a central median is constructed on the R132 extending from the Pinnock Hill junction to the Boroimhe junction. This is required in the interest of traffic safety in order to prevent right turning traffic movements into and out of the LAP lands and [b] the North south spine road [including the bridge crossing] is constructed up to the property boundary. In this regard no ransom strips shall be created.

Northern section of the LAP lands: No residential development shall be constructed within the northern section of the LAP lands [lands to north of stream] until the necessary and required upgrading of the Forrest road [including the provision for pedestrians and cyclists] has been completed.

No residential units shall be sold or occupied within the northern section of the LAP lands [lands to north of stream] until the Fosterstown link road and the upgrade of the Pinnock Hill roundabout junction to a large signalized junction, have been completed.

No residential development shall be sold or occupied within the northern section of the LAP lands [lands to north of stream] until the North south spine road [including the bridge crossing] is constructed up to the property boundary. In this regard no ransom strips shall be created.

20.2 Water Services:

No development shall proceed on the subject lands until such time as the capacity of the swords WWTP is expanded.



20.3 Childcare facilities:

Childcare provision shall be provided in each development phase on a pro-rata basis. A purpose built childcare facility shall be provided for in or adjacent to the LSA.

20.4 Class 2 Public Open Space areas:

Class 2 public open space areas shall be provided in each development phase on a pro-rata basis. Class 2 public open space areas shall be landscaped, fully equipped and available for use to the satisfaction of the Council prior to any residential unit in each development phase being sold or occupied.

20.5 LSA:

The LSA shall be constructed prior to the completion of 600 residential units.



21 .0 STRATEGIC ENVIRONMENTAL ASSESSMENT

All Local Areas Plans with populations of less than 10,000 are required to be screened for significant environmental effects pursuant to Schedule 2A of the Planning & Development (Strategic Environmental Assessment) Regulations 2004. The Planning Authority has carried out this screening process and having consulted with the Department of the Environment, Heritage and Local Government ; The Department of Communications, Energy and Natural Resources and the Environmental Protection Agency, the Planning Authority is satisfied that this Local Area Plan is unlikely to have any significant environmental effect on the environment. Accordingly, the Planning Authority considers that SEA is not required for the implementation of the Fosterstown Local Area Plan. The SEA Screening Statement is appended to the Local Area Plan.

22 .0 APPROPRIATE ASSESSMENT

Article 6 (3) of the EU Habitats Directive 92/43/EEC requires that all land use plans be screened to determine whether the proposed development would affect the integrity of any Natura 2000 sites located in the vicinity of the proposed development. The nearest Natura 2000 site to the plan lands is Malahide Estuary SAC and Broadmeadow/Swords SPA. The planning authority has carried out this screening process and having consulted with the National Parks and Wildlife Service of the DoEHLG is satisfied that the proposed development will not affect the integrity of the Natura 2000 site. The Appropriate Assessment Screening report is published in conjunction with this LAP.



23.0 Mechanisms for Implementation

Following the adoption of this LAP:

1. Urban Design/ Landscape Master Plan/s: An Urban Design/ Landscape Master Plan shall be prepared for each of the proposed phased developments: phase 1 [south section- lands south of stream] and phase 2 [north section -lands north of stream]. These Urban Design/ Landscape Master Plans shall comply with the provisions of this LAP. The agreed plans shall form the blue-print for the development of the plan lands. They shall be prepared by qualified, experienced Urban Designers and Landscape Architects and shall be submitted to and agreed with the Planning Authority prior to any submission of applications for permission. Each Urban Design/ Landscape Master plan must have regard to the other. Alternatively one Urban Design/ Landscape Master Plan may be prepared for the entire LAP lands, requiring the co-operation between land owners and the agreed plan shall form the blue-print for the development of the plan lands. The agreed Urban Design/ Landscape Master Plan shall be submitted as part of all Planning applications.

2. Archaeological Assessment

Lands north of stream A full archaeological assessment of the northern section of the LAP lands shall be undertaken prior to the preparation of the Urban Design / Landscape Master Plan for this section of the LAP lands and prior to the tabling of any detailed proposals for development. This assessment shall comprise a field inspection and a geophysical survey. The geophysical survey must be carried out under licence from the DOEHLG. The results of the survey will assist the DOEHLG in the archaeological mitigation strategy to be adopted for the site. The

developer shall comply with any requirements of the DOEHLG.

Lands south of stream : the developer shall consult with the Department of the Environment Heritage and Local Government regarding any required future strategies or mitigation measures prior to carrying out any development within the LAP lands and shall comply with any such requirements of the DOEHLG .

3. Ecological Assessment

A full ecological assessment of all of the LAP lands shall be undertaken and any required actions considered prior to the preparation of the Urban Design / Landscape Master Plan/s and prior to the submission of any detailed proposals for development.

4. Distributor Roads

The distributor road network shall be designed in accordance with the LAP objectives and the agreed Urban Design/ Landscape Master Plan/s.

5. EIS

An E.I.S shall be prepared for each of the two phases of development within the LAP lands [*phase 1 - south section and phase 2 - north section*] and this EIS shall be submitted with every planning application within either the respective northern or southern section of the LAP lands. Alternatively one EIS may be prepared for the entire LAP lands, requiring the co-operation between land owners and this EIS shall be submitted with every planning application submitted within the LAP lands.



6. Planning Applications:

The first planning application for residential units shall be for 150 units. Thereafter planning applications for residential development shall be submitted for each phase of 250 units and permission shall be obtained for each phase of 250 units, prior to the submission of the next application for the following phase.



Appendix A

SEA SCREENING STATEMENT – FOSTERSTOWN Draft LOCAL AREA PLAN

Introduction:

Fingal County Council is preparing a local area plan for lands at Fosterstown Swords. As part of the preparation of the Local Area Plan, the Planning Authority must consider whether the Fosterstown Local Area Plan requires SEA. The assessment of this issue is based in the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining the likely significance of environmental effects. The guidelines require screening for SEA to be carried out for all Local Area Plans where the population of the area of the Local Area Plan is less than 10,000 persons. Where the population of an LAP is 10,000 or more, an SEA Environmental Report must be prepared. The estimated population for the proposed Local Area Plan at Fosterstown is c. 2,500- 2,800 persons, therefore SEA is not mandatory.

Proposed Local Area Plan

The Local area plan comprises an area of 13.14 hectares. The Fosterstown Local Area Plan lands are located to the south of Swords, at the boundary with the town centre. The Fosterstown lands are strategically located at the southern 'Gateway' to Swords town centre. They are situated to the south of the Pinnockhill Roundabout which is a main entry point into Swords Town Centre. The subject lands are bound by the R132 to the east and the Forrest Road to the west.

An average net density of circa 80 - 90 units per hectare is considered appropriate for the plan lands. Development of the LAP lands could potentially yield approximately 1,000 residential units increasing the population of Swords by circa 2500 - 2800. Within the LAP, provision is made for a local services area together with civic plaza, providing for the day to day needs of the new residential community. Public open spaces are also provided for.

Provision is made for the development of [1] an east- west distributor road through the northern section of the site connecting the Forrest Road and the R132 [The Fosterstown Link Road] and [2] a north- south distributor road linking the R132 to the Fosterstown Link Road. The Fosterstown Link Road will be a strategic route serving the south- west part of Swords. This road was identified as a key required strategic road in *Your Swords an emerging city strategic Vision 2035* [published in June 2008] and was included in *Swords Variation 29 [adopted 14 July 2008]*

Pedestrian and cycling routes are proposed throughout the plan lands providing for direct pedestrian and cycle linkages throughout the subject lands and linking the LAP lands with [1] the Fosterstown Metro stop; [2] adjoining residential development to the west [along Forrest Road], south and south west [at Boroimhe] and [3] Swords town centre.

Schedule 2A Screening Assessment

The LAP has been screened under Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.



The Local Area Plan has been assessed viz. the likely significant effects on the environment having regard to the following:

- (i) The characteristics of the plan and
- (ii) The characteristics of the effects and of the area likely to be affected.

Response from the Environmental Authorities

Department of Communications, Energy and Natural Resources:

The Department of Communications, Energy and Natural Resources had no observations to make at this time.

DOEHLG: the DOEHLG states that the Fosterstown Local Area Plan (LAP) envisages large-scale development which is likely to impact on buried archaeological remains. The potential impacts need to be archaeologically assessed as part of the LAP process or as part of the Strategic Environmental Assessment (SEA) process.

An archaeological assessment of the southern part of the LAP lands has been carried out by Archaeological Consultants to assist in the preparation of this LAP. The LAP requires that a full archaeological assessment of the northern section of the LAP lands shall be undertaken prior to the preparation of the Urban Design/ Landscape Master Plan for this section of the LAP lands and prior to the tabling of any detailed proposals for development.

EPA : The submission received from the EPA states that it is a matter for Fingal County Council to determine whether or not the implementation of the proposed LAP would be likely to have significant effects on the environment.

It suggests a number of issues which should be considered during the preparation of the LAP and, where appropriate, included as objectives/policies of the LAP. These issues include:

Wastewater Treatment Capacity, adequacy of Supply and the phasing of development with the availability of capacity: the LAP includes strict restrictions on development within the LAP lands until such time as the capacity of the Swords WWTP is expanded and provides for the phasing of proposed development with the availability of capacity at Swords WWTP.

Appropriate Assessment Screening: An AA screening Report has been prepared and is published with this LAP. Consultation took place with NPWS.

Flood Risk Assessment: A stream, a tributary of the Gaybrooke River traverses the LAP lands and ultimately discharges to the Malahide Estuary. The LAP provides for this stream to be retained within a 10 metre wide riparian corridor which shall widen out into proposed Class 2 public open space areas. The LAP requires that a flood risk assessment of the stream shall be carried out prior to the preparation of the Urban Design/ Landscape Master Plan and the submission of any planning applications.

Cumulative Effects: The cumulative impacts of the development of the plan lands and other planned developments in Swords, Fingal County and adjacent local authority areas, has been taken into account in the screening determination.

The EPA further states that consideration should be given to the option of varying the Swords Local Area Plan to incorporate the lands at Fosterstown, rather than treating the area separately, given the Plan's zone of influence. It should be noted that there is no Swords LAP. The Fosterstown LAP is one of a number of LAP's being prepared within Swords. Each LAP is prepared in the context of the CDP and having regard to any other LAP's [including adopted LAP's and LAP's being prepared].

Other Issues raised by the EPA include inter alia the following: The Water Framework Directive; water supply; water conservation; ground water protection; flood prevention and management; waste management; biodiversity; energy conservation; sustainable travel; infrastructural planning.

The Local Area Plan provides for phased development within the LAP lands and strict limits on development until such time as the capacity of the Swords WWTP is expanded and the necessary road infrastructure is in place. The LAP includes specific objectives to attenuate surface water, prevent water pollution and to mitigate the visual impacts of development on the landscape. It also provides for improved road infrastructure; pedestrian and cycle routes; local services and recreational facilities; the enhancement of local biodiversity; energy efficient homes and ease of access to public transport.



The planning authority is satisfied that the screening assessment has demonstrated that the LAP is unlikely to have any significant environmental effect on the environment.

RATIONALE FOR DECISION:

The subject lands are zoned for residential use under the 2005-2011 County Development Plan. The planning authority considers that SEA is not required in this case, on the basis of the assessments carried out having regard to the nature and characteristics of the lands and overall quantum of development proposed within the plan lands. The characteristics of the likely effects relate to traffic volumes, foul drainage, surface water drainage, water supply, landscape and visual amenities.

Traffic Volumes

Roughan and O'Donovan, consulting engineers were commissioned by Fingal County Council to advise on the transport network requirements to serve development within the LAP lands.

Traffic volumes in the area will increase given the proposed increase of circa 1000 residential units associated with the future development of the LAP.

The County Development Plan 2005-2011 as varied by Swords Variation 29 includes an objective to provide a new strategic distributor road [the Fosterstown Link Road] through the LAP lands linking the Forrest Road and the R132 at the Pinnoch Hill roundabout.

Two distributor roads shall be provided within the LAP lands in a north-south and east-west [*the Fosterstown link road*] direction. Four different vehic-

ular access points to the site shall be provided, two onto the R132, at the northern and southern ends of the road frontage, and two onto Forrest Road, also at the northern and southern ends of the LAP lands' road frontage. The location of these accesses will spread the impact of the traffic from the development on the surrounding road network, rather than concentrating all of the traffic at one or two locations.

The Forrest Road needs to be improved with provision for satisfactory cycle and pedestrian facilities. The draft LAP will provide for the phasing of development in association with inter alia new roads and road improvements.

It is considered that the proposed LAP will have significant impact on the local road network but that the planned improvements will accommodate the estimated traffic volumes.

Foul Drainage

Swords Waste Water Treatment Plant is operating at its design capacity of 60,000 PE (population equivalent) and does not have the capacity to accommodate all of the development within the LAP lands. Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and are investigating the possibility of expanding to 140,000 in the long term.

Fingal County Council Water Services have identified that although Swords WWTP is operating at its capacity to treat raw sewerage, there is hydraulic capacity at the plant to deal with approximately 10,000 p.e. hydraulic load. This would allow for some development to proceed, provided that temporary

onsite treatment works are included in the design and that this treated waste water is discharged to the existing sewerage network.

This has a number of implications for any future development within the LAP lands. Construction of the majority of residential units cannot go ahead until sufficient wastewater treatment capacity has been developed. In the interim, a single phase of development may be allowed to proceed to a maximum of 150 units using an on site treatment system.

The Draft LAP provides that temporary on site treatment facilities may be permitted by Fingal County Council [as the SWWTP has the hydraulic capacity to accommodate additional 'throughput'] for a small number of residential units subject to the following requirements being met:

- The maximum number of residential units which can be served is 150.
- The standard of treatment required is tertiary ;
- That the treated effluent shall be discharged to the sewer network and not the stream.
- The required buffer zones shall be provided [minimum 50 metres from existing or proposed residential units].
- The temporary treatment plant shall be decommissioned when the Swords WWTP has additional capacity.
- Future monitoring requirements in relation to the effluent quality discharging from temporary treatment facility to sewer.
- The treatment plant shall be designed so that,



in the event of a breakdown of the treatment plant, the risk of foul effluent being discharged to the stream is minimised.

- No further development [above the 150 residential units mentioned above] will be permitted within the LAP lands until such time as the capacity of the Swords WWTP is increased.

The proposed increased demand for foul drainage is not considered likely to result in significant environmental effects.

Surface Water Drainage

The LAP lands shall be required to be developed in accordance with SUDS principles.

The draft LAP will incorporate specific objectives to ensure appropriate attenuation using SuDS.

A stream, a minor tributary of the Gaybrooke River traverses the LAP lands. Culverting of this stream shall not be allowed. The stream shall be retained within a 10 metre [min.] riparian corridor on both sides of the stream. This riparian corridor shall widen out into public open space areas

A storm water management system, following the principle of Sustainable Urban Drainage and in compliance with the 'Greater Dublin Strategic Drainage Study' will be adopted to minimise the storm water run off and the risk of water pollution. The exact details of this system will be decided at planning application stage and will be in accordance with best practice and the requirements of Fingal County Council.

The proposed increase in demand for surface water drainage is not considered likely to result in significant environmental effects.

Water Supply

The proposed unit numbers will increase demand for water supply. The existing water supply will be augmented as necessary to meet demand.

The proposed increase in demand for water supply is not considered likely to result in significant environmental effects.

Landscape and Visual Amenities

The development of these lands will materially alter the existing landscape at this location. The Draft Local Area Plan includes objectives [in relation inter alia to: restrictions on building heights; landscaping requirements and the retention of trees and hedgerows] to mitigate the visual impact of the proposed development at the southern 'Gateway' to Swords. The proposed development is therefore not considered to result in significant environmental effects.

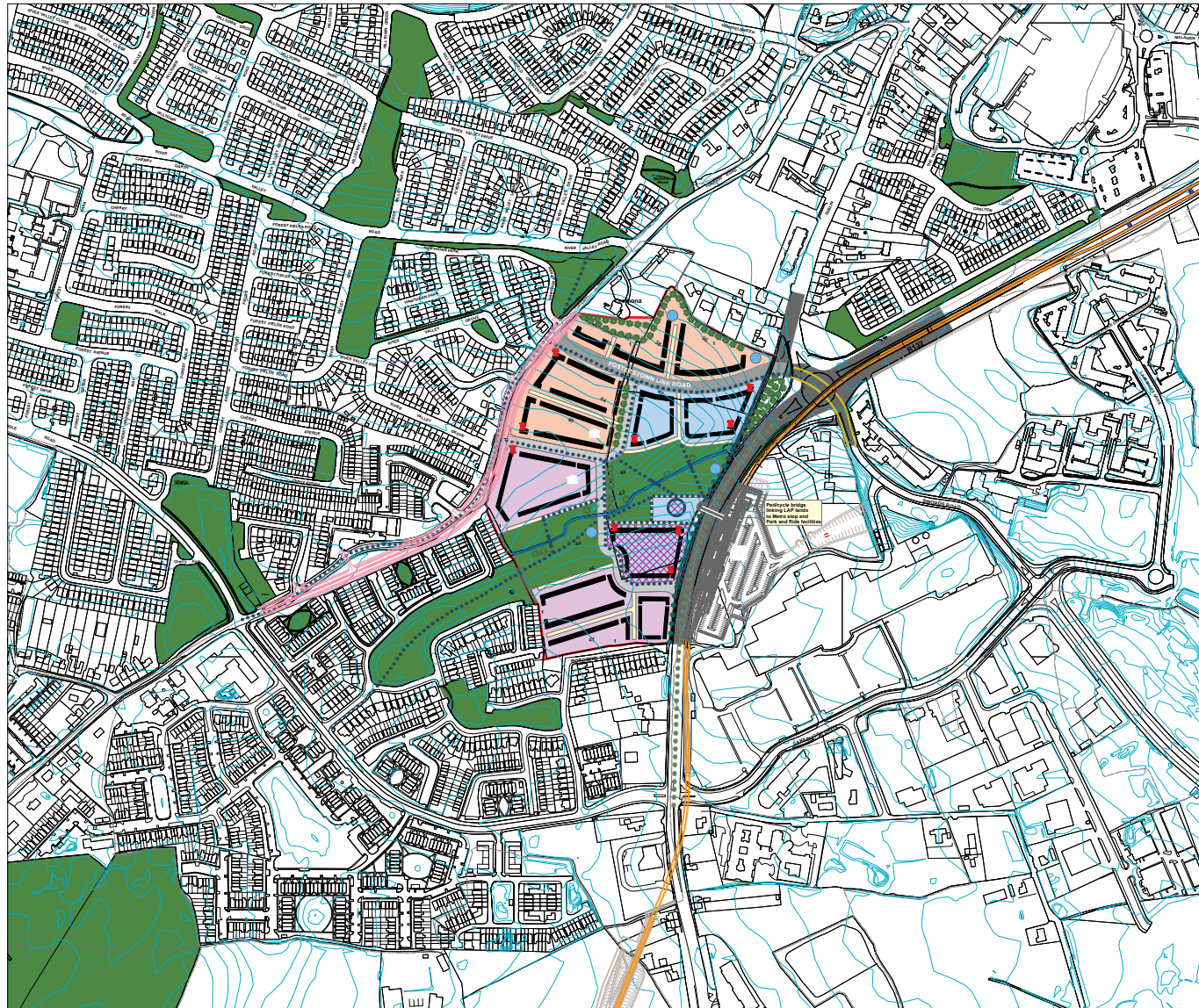
Conclusion


The Planning Authority, having assessed the characteristics and the effects of those characteristics of the LAP in terms of the likely significance of environmental effects, considers that SEA is not required for the implementation of the Fosterstown Local Area Plan.

Amendments to the Draft LAP arising during the LAP process

None of the amendments to the Draft LAP arising during all stages of the LAP process as listed below alter the conclusions of this SEA Screening Statement:

- Managers Report on submissions and Manager's Amendments on Draft LAP;
- Subsequent decisions on motions at Fingal County Council meeting dated 14 June 2010;
- Material Amendments to Draft LAP on public display ;





Comhairle Contae Fhine Gall
Fingal County Council

**Fosterstown
Local Area Plan**

Legend

- Boundary of LAP
- Character Area 1 (5-7 Storeys)
- Character Area 2 (2-5 Storeys)
- Character Area 3 (2-5 Storeys)
- Proposed Metro Route
- Fosterstown Metro Stop
- Class 2 Open Space
- Local Service Area
- Indicative Shared Space
- Forrest Road Realignment
- Trees and Hedgerows to be retained and augmented where practicable
- Indicative Building Blocks
- Landscaped Edge Along R132
- Planted Medium along R132
- Pedestrian / Cycle Connections
- Existing Stream
- Landmark Building
- Nodal Building
- Indicative Detention Ponds
- Pedestrian Bridge
- Proposed Pinnock Hill Crossroads

¹ Proposed Local Objective: In order to protect existing residential amenities, where development immediately adjoins existing residential development, the heights of such development shall be restricted to 2-3 storeys.

- Possible alternative locations for one primary school site (up to 16 classrooms in size).

Director of Services:- Gilbert Power

Senior Planner:- Rachel Kenny

Senior Executive Planner:- Marjorie O'Shea

Prepared by:- M.O'Shea	Drawn By:- P.Elliott
Date:- March 2010	Scale:- 2500

Adopted by Fingal County Council on 13th September 2010
201024CCM\FingalCountyCouncil



Planning Department, Fingal County Hall, Main Street, Swords, Co. Dublin.



Comhairle Contae Fhine Gall Fingal County Council

*LOCAL AREA PLAN
FOR FOSTERSTOWN*

*PLANNING
DEPARTMENT*