

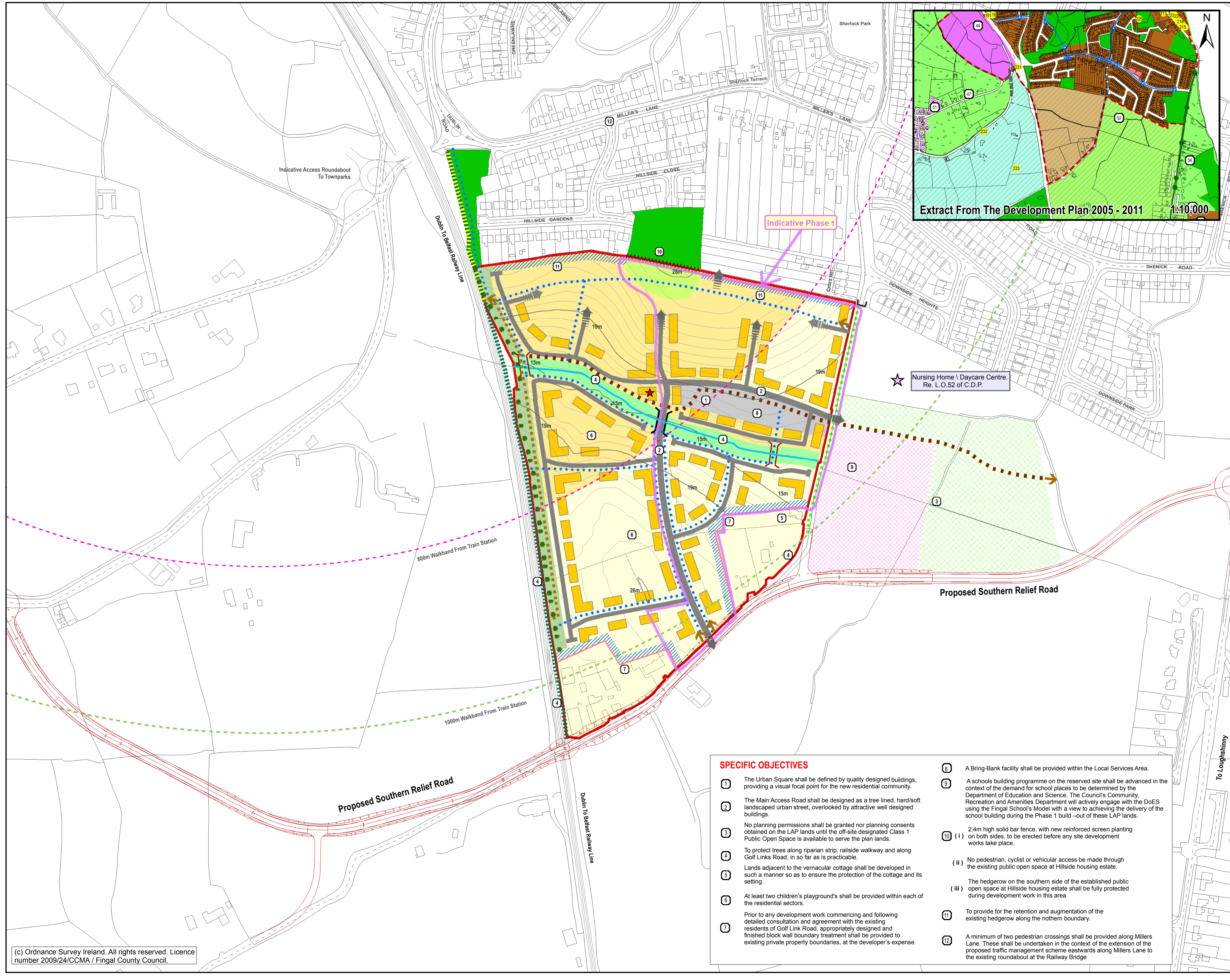
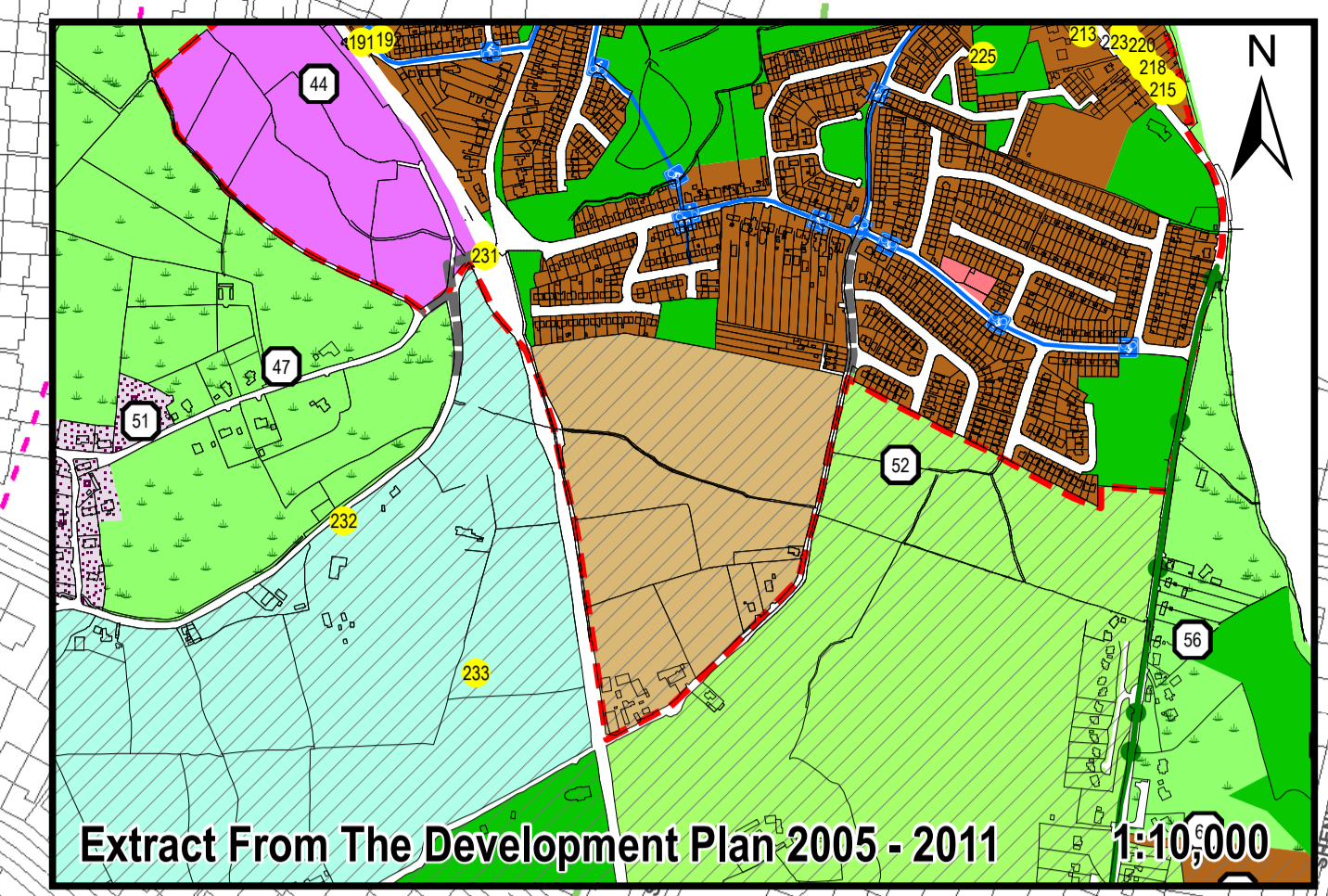
Amendment To Hacketstown Local Area Plan

LEGEND

- Outline Of LAP Lands
- Lower Density Development
- Higher Density Development
- Local Services Area / Urban Square
- Reserved Primary School Site
- Proposed Class 1 Public Open Space
- Proposed Class 2 Public Open Space
- Existing Public Open Space
- Frontage Development
- Riparian Strip / Ecological Corridor
- Railside Buffer Strip
- Landmark Building
- Indicative Route Of Proposed Southern Relief Road
- Sensitive Treatment, including treatment of site boundaries at Interface with Existing Development
- Screening Fence - See Specific Objective 10
- Existing Stream
- Road Improvements Including Construction Of New Footpath/Cyclepath Along Golf Links Rd.
- Pedestrian Priority Route
- Existing Right Of Way
- Widening And Upgrade Of Existing R.O.W.
- Indicative Cycle / Pedestrian Routes
- New Railside Walkway
- Retention Of Existing Hedgerow / Trees
- Existing Property Boundaries
- Main Access Road
- Secondary Road
- Vehicular Bridge
- Pedestrian Bridge
- Indicative Vehicular Access
- Indicative Pedestrian Access
- Cul - De - Sac at Cabra Hill, on completion of Southern Relief Road & Subject To Statutory Process


GENERAL OBJECTIVES

- A** Prior to the submission of any planning applications or applications for consent, an Urban Design Plan and Landscape Plan, prepared by appropriately qualified persons shall be agreed with the planning authority.
- B** The Phasing of housing in the plan lands shall be in accordance with section 21.0 of the written text



SPECIFIC OBJECTIVES

- 1** The Urban Square shall be defined by quality designed buildings, providing a visual focal point for the new residential community.
- 2** The Main Access Road shall be designed as a tree lined, hard/soft landscaped urban street, overlooked by attractive well designed buildings.
- 3** No planning permissions shall be granted nor planning consents obtained on the LAP lands until the off-site designated Class 1 Public Open Space is available to serve the plan lands.
- 4** To protect trees along riparian strip, railside walkway and along Golf Links Road, in so far as is practicable.
- 5** Lands adjacent to the vernacular cottage shall be developed in such a manner so as to ensure the protection of the cottage and its setting.
- 6** At least two children's playgrounds shall be provided within each of the residential sectors.
- 7** Prior to any development work commencing and following detailed consultation and agreement with the existing residents of Golf Link Road, appropriately designed and finished block wall boundary treatment shall be provided to existing private property boundaries, at the developer's expense.
- 8** A Bring-Bank facility shall be provided within the Local Services Area.
- 9** A schools building programme on the reserved site shall be advanced in the context of the demand for school places to be determined by the Department of Education and Science. The Council's Community, Recreation and Amenities Department will actively engage with the DoES using the Fingal School's Model with a view to achieving the delivery of the school building during the Phase 1 build-out of these LAP lands.
- 10** (i) 2.4m high solid bar fence, with new reinforced screen planting on both sides, to be erected before any site development works take place.
(ii) No pedestrian, cyclist or vehicular access be made through the existing public open space at Hillside housing estate.
- 11** The hedgerow on the southern side of the established public open space at Hillside housing estate shall be fully protected during development work in this area
- 12** To provide for the retention and augmentation of the existing hedgerow along the northern boundary.


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Fingal County Council

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