

OLDTOWN

Local Area Plan

June 2012



OLDTOWN

Local Area Plan

Adopted by Fingal County Council
on 11th June 2012

DAVID O'CONNOR
County Manager

GILBERT POWER
*Director of Planning
& Strategic Infrastructure
Department*

PETER BYRNE
Senior Planner

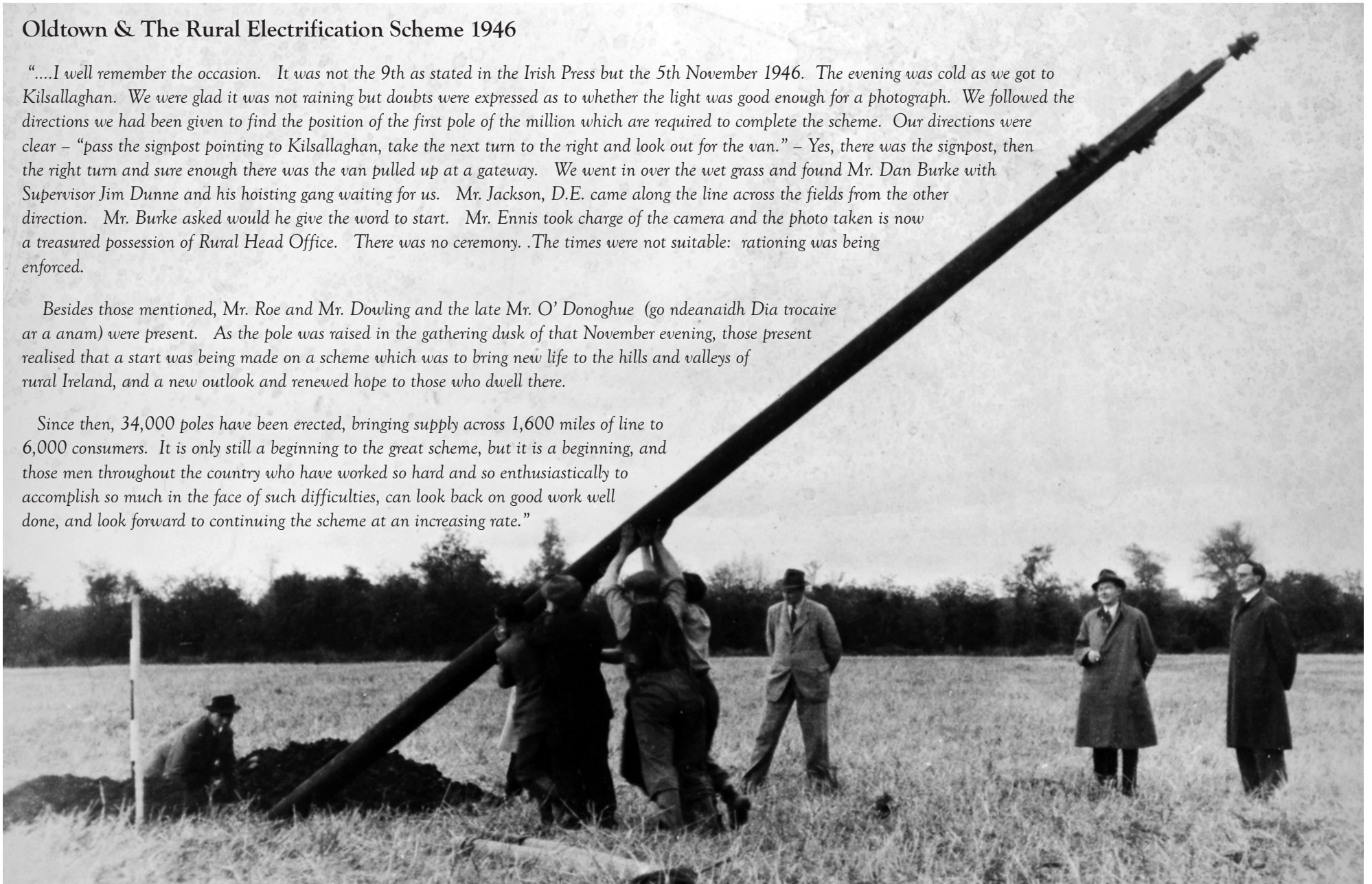
PATRICIA CONLON
Senior Executive Planner

Oldtown & The Rural Electrification Scheme 1946

"...I well remember the occasion. It was not the 9th as stated in the Irish Press but the 5th November 1946. The evening was cold as we got to Kilsallaghan. We were glad it was not raining but doubts were expressed as to whether the light was good enough for a photograph. We followed the directions we had been given to find the position of the first pole of the million which are required to complete the scheme. Our directions were clear – "pass the signpost pointing to Kilsallaghan, take the next turn to the right and look out for the van." – Yes, there was the signpost, then the right turn and sure enough there was the van pulled up at a gateway. We went in over the wet grass and found Mr. Dan Burke with Supervisor Jim Dunne and his hoisting gang waiting for us. Mr. Jackson, D.E. came along the line across the fields from the other direction. Mr. Burke asked would he give the word to start. Mr. Ennis took charge of the camera and the photo taken is now a treasured possession of Rural Head Office. There was no ceremony. The times were not suitable: rationing was being enforced.

Besides those mentioned, Mr. Roe and Mr. Dowling and the late Mr. O' Donoghue (go ndeanaidh Dia trocaire ar a anam) were present. As the pole was raised in the gathering dusk of that November evening, those present realised that a start was being made on a scheme which was to bring new life to the hills and valleys of rural Ireland, and a new outlook and renewed hope to those who dwell there.

Since then, 34,000 poles have been erected, bringing supply across 1,600 miles of line to 6,000 consumers. It is only still a beginning to the great scheme, but it is a beginning, and those men throughout the country who have worked so hard and so enthusiastically to accomplish so much in the face of such difficulties, can look back on good work well done, and look forward to continuing the scheme at an increasing rate."



Oldtown was part of the Kilsallaghan Rural Area where the first pole in the Rural Electrification Scheme was erected on November 5th. 1946 .

Extract form The REO News, an ESB in house publication from November, 1948. Reproduced by kind permission of The ESB Archives.

EXECUTIVE SUMMARY	01	SECTION FOURTEEN : SUSTAINABILITY	47
SECTION ONE : INTRODUCTION	05	SECTION FIFTEEN : WASTE MANAGEMENT	49
SECTION TWO : PLANNING CONTEXT	09	SECTION SIXTEEN : CONSTRAINTS/PHASING AND CHECK LIST FOR PLANNING APPLICATIONS	50
SECTION THREE : CONSTRAINTS AND OPPORTUNITES	12		
SECTION FOUR : DEVELOPMENT STRATEGY FOR THE VILLAGE	15	SEA SCREENING STATEMENT – OLDTOWN LOCAL AREA PLAN	52
SECTION FIVE : DEVELOPMENT PERAMETERS, RESIDENTIAL DENSITY & PHASING	20	SEA ADDENDUM	57
SECTION SIX : RESIDENTIAL MIX	25	APPENDIX I	58
SECTION SEVEN : EMPLOYMENT OPPORTUNITIES, RETAIL/COMMERCIAL SERVICES	26		
SECTION EIGHT : COMMUNITY EDUCATIONAL PROVISION AND TOURISM DEVELOPMENT	28		
SECTION NINE : GREEN INFRASTRUCTURE	30		
SECTION TEN : OPEN SPACE AND RECREATION	33		
SECTION ELEVEN : ARCHITECTURAL HERITAGE	36		
SECTION TWELVE : WATER SERVICES INFRASTRUCTURE	41		
SECTION THIRTEEN : TRANSPORTATION	45		



Putting away the oil lamp in McCullagh's Public House in Oldtown; reported as being the first rural consumer on January 15th, 1947.

Reproduced by kind permission of The ESB Archives.

EXECUTIVE SUMMARY

Purpose of the Local Area Plan

The Local Area Plan is a legal document and a public statement of planning policies and objectives for the development of the village. It sets out a framework for the development of the village with the emphasis on proper planning and sustainable development. It includes measures for the protection of the environment and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. It is valid for six years from the date of adoption by the Council; its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

This LAP is guided by the EU Directives, The National Spatial Strategy, Regional Planning Guidelines, NTA's Transport Strategy Vision 2030, the Department of Transport's Smarter Travel, and by the County Development Plan and various Government policy documents and guidelines. The need to promote "sustainable development" is paramount. This term refers to "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". This is the underlying principle guiding development in the Oldtown Local Area Plan.

Public Consultation

Under the Planning & Development Act 2000-2010, the Planning Authority shall take whatever steps it considers necessary to consult the public. The intention to prepare a Local Area Plan for Oldtown was advertised in the local newspaper "The Fingal Independent" on 23rd November 2010. At the same time, a booklet, 'A guide to having your say in the Oldtown Local Area Plan' prepared by the Council was delivered to households and businesses in the village. This booklet set out what the Council considered to be the main development issues facing Oldtown and invited the local community and businesses to submit their views regarding which planning and development matters should be included in the new plan for the village.



Written submissions were invited from members of the public to be made to Fingal County Council between the 23rd November and the 21st December 2010. A total of 10 no. submissions were received. A summary of the submission is provided at section 1.4. The opinions expressed in these submissions were taken account of in the preparation of the Local Area Plan.

LAP Vision Statement

"To promote Oldtown as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village's distinctive character, heritage, amenity and local identity."

Key Objectives of the LAP

The LAP outlines key objectives for the development of the village in relation to: Housing, Design, Employment Opportunities, Retail/Commercial, Education and Community, Tourism, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.

Village Development Framework Plan (VDFFP)

The Council commissioned 'ICON Architecture | Urban Design | Conservation' to prepare a Village Development framework for the village. This Framework Plan is a guidance document appended to the statutory Local Area Plan and promotes the best conservation practice with innovative architectural solutions for the overall development of the village. The framework plan represents a long term strategy for achieving the sustainable development of the village with a diversity and mix of uses and to create a place where a balance is achieved between the natural and built environment. It is a General Objective of this Local Area Plan that the appended Village Development framework Plan (VDFFP) is the principal guidance document for the physical development of Oldtown. The Village Development Framework Plan is appended to this LAP.

Existing Population and Scale of Development

The LAP considers the future development of an area of approximately 33 hectares (81.5acs.). An analysis of the village of Oldtown in terms of population and development since the adoption of the previous local area plan in 2004 shows that 137 dwelling units were permitted in the previous 7 years; 62 of these have been built in the village;

this represents an increase of 64% in the housing stock. 75 of those permitted remain unbuilt. The total number of housing units built in the village is now 157, most of which are occupied. The village population has increased in the period from circa 300 to circa 425. When all existing and already permitted dwellings are occupied, the population would be circa 650. New development in the village has occurred in the form of a mix of private housing and social affordable housing.

Where permission was granted in excess of the capacity of existing 500 P.E. WWTP, a planning condition was attached requiring a special financial contribution per dwelling unit to facilitate the interim upgrade of the WWTP, to cater for the proposed development.

Potential for Residential Development & Density

The potential for approximately 40 additional housing units over and above those already existing and permitted is proposed in this LAP. The development of all existing and proposed units would result in a total number of dwellings in Oldtown of c.272 units (resulting c.760 population over time). Low densities, similar to those existing in the village are proposed.

Development Areas

The LAP and VDFP identifies a total of 4no.potential development areas within the village. There are 2no.development areas to the north and 2no. to the south of the R122, Naul Road, which travels through the village. In Development Areas 1&2 to the north of the village mixed residential development is proposed comprising circa 32 no. new housing units, with open spaces and permeable pedestrian linkages to the village centre and school. In Development Area 3, the largest of the development areas, mixed residential development is proposed with significant public open spaces, a riverside walk, village green, playground, multipurpose pitches, crèche, some retail units and interlinked pedestrian/cycling routes. In Development Area 4, located south of the Catholic Church a small enterprise centre is proposed to encourage local employment.

Private Serviced Sites

Within Development Areas 1, 2, and 3, consideration will be given to the coordinated development of private serviced sites through proposals for outline permission and site development works, effectively providing 'ready to go' serviced sites. Such sites would then be subject to individual planning applications to determine house type. All development proposals shall have regard to the development parameters set out at Section 5 and the guidelines set out in the Village Development Framework Plan for the village.

Unfinished Estates

There are two unfinished housing estates in the village; Oldtown Avenue (15 units permitted, 5 built) and Weston Park (35 permitted, 20 built). It is an objective of this LAP to seek the satisfactory completion of development at both locations. To this end the Council will support and facilitate the implementation of agreed Site Resolution Plans.

Education and Community

The existing national School has recently been extended to accommodate additional population in Oldtown. The LAP seeks to facilitate and co-operate with community and educational organisations in the provision of services for the community to meet the needs of the population as it grows.

Retail /Commercial Development

Oldtown has a limited retail/commercial base. To fulfill its role as a local services centre, the Council will promote the protection of existing local retail/commercial services and the expansion of this sector to an appropriate level for the needs of the village, but which would not attract/ encourage unsustainable travelling patterns in accordance with the requirements of the RPGs. The expansion of the retail /commercial area shall be permitted principally within the village centre where refurbishment of vernacular buildings and change of use of existing buildings will be considered, and also in Development Areas 3& 4.

Tourism Development

This LAP recognises the potential to make tourism a key economic function of this picturesque village, a resource that is currently underdeveloped. This plan aims to promote appropriate sustainable tourism activities within the village and encourage the development of cultural/recreational facilities and services to attract visitors and tourists to the village and the surrounding area.

Green Infrastructure

The term Green infrastructure is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. The key themes which encompass green infrastructure are:

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

This LAP explores these five themes and proposes objectives for the protection and enhancement of green infrastructure in Oldtown.

Open Space and Recreation

The LAP identifies proposed additional areas of publicly accessible open spaces. These are proposed in the form of pocket parks within Development Areas 1&2 to the north of the village and a small park incorporating a village green, riparian corridor, riverside walk, multipurpose pitches and a children's playground within Development Area 3.

Proposed open space and recreational areas are indicated on the LAP map and an indicative/illustrative design for these spaces, including environmental spaces in the form of green corridors, is set out in the Village Development Framework Plan. The provision of publicly accessible open space shall be in accordance with the requirements of the County Development Plan.

The Council's Parks' Division is seeking to develop active recreational "hubs" at various locations throughout the Fingal. These 'hubs' will allow clubs from different sporting codes to share facilities such as changing/meeting rooms, car-parking, all-weather pitches, and other ancillary facilities. It is proposed to develop such a "Hub" at The Naul for active recreational space, serving the north west of the County. When developed, this "hub" will offer additional recreational facilities which will also benefit of the residents of Oldtown.

Proposed open space and recreational areas are indicated on the LAP map and an indicative/illustrative design for these spaces, including environmental spaces in the form of green corridors, is set out in the Village Development Framework Plan.

A series of pedestrian /cycle routes are proposed throughout the village linking existing and new residential areas to strategic and new open spaces, to the National School and Community Hall.

Over time it is an objective of the Council in association with landowners, the local community and other stakeholders to promote the extension of these pedestrian routes linking the villages of Oldtown and Ballyboghil, off road, along the route of the Ballyboghil River. This route, together with the proposed green corridors within the village, will form part of Fingal's developing green infrastructure strategy.

Efficiency & Energy Performance for Buildings

Fingal County Council is committed to developing sustainable building requirements to promote a shift to energy efficient, low environmental impact buildings. Good design is the key to achieving the optimum energy performance of buildings at no extra cost. 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. The Planning Authority will promote energy efficiency and conservation above the Building Regulations standards and seeks to ensure that all development in the LAP lands will contribute positively towards a reduction in energy consumption and the associated carbon footprint. Objectives in relation to energy efficiency are set out at Section 14.3.

Infrastructure and Services

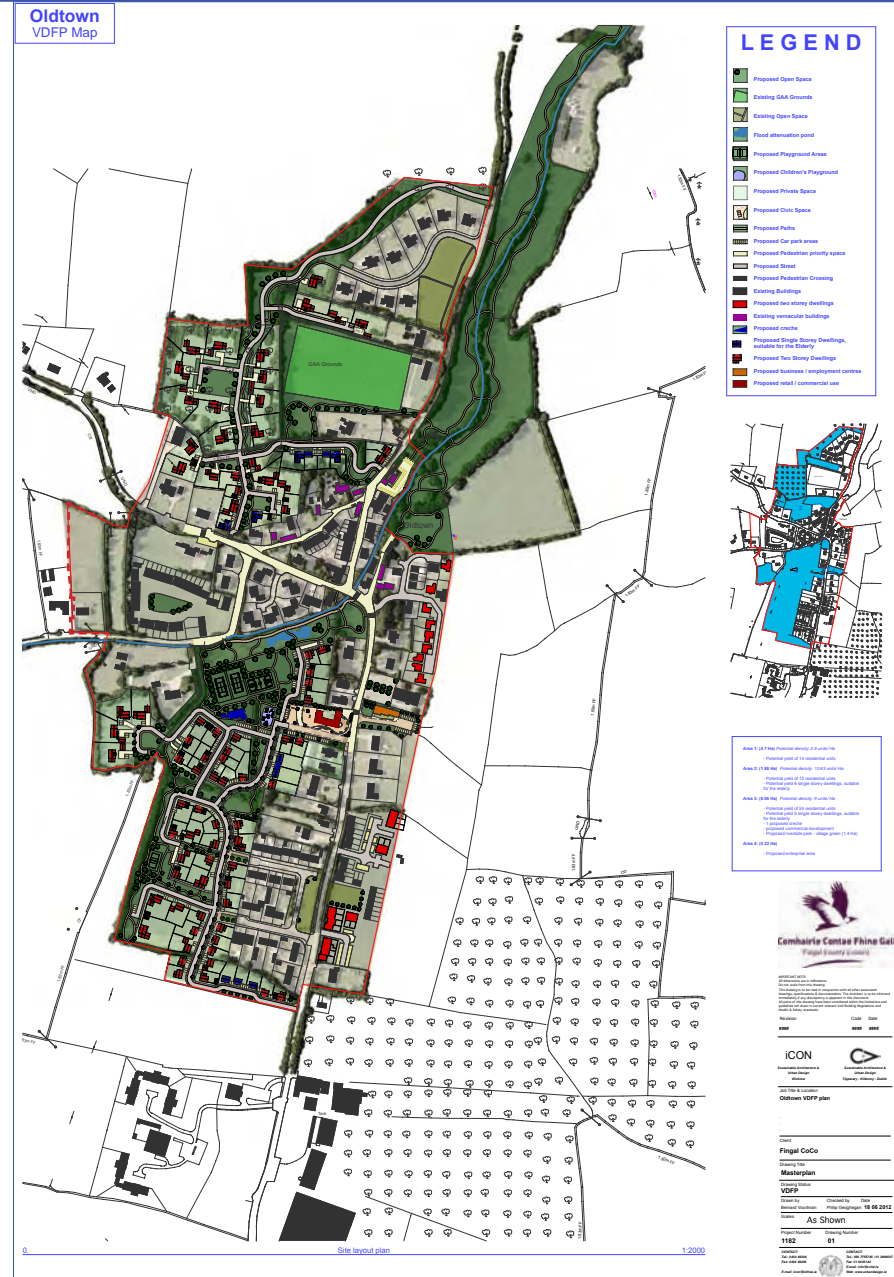
The LAP outlines specific objectives for Water Supply and Water Quality, Ground Water Protection, Surface Water Management, Flood Risk Management, Foul Drainage and Waste Water Treatment. Currently there is insufficient capacity in the Oldtown Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out interim upgrade works accommodating 800 P.E. to facilitate development of lands within the local area plan. Development in the village will be restricted, pending the interim upgrade of the WWTP to cater for 800 P.E. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality. It may be possible, subject to site assessment, to provide temporary on-site wastewater treatment to cater for single houses, pending the interim upgrade with future connection to public network when capacity is available.

Phasing of Development

The level of development proposed is unlikely to be developed over the lifetime of this LAP, (which is 6 years unless extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council) rather it outlines the optimal sustainable development strategy for the village over a longer time period and can only be developed in tandem with the timely delivery of the necessary physical infrastructure, in particular the essential improvements to the WWTP. Having regard to the DoECLG's Guidelines for Sustainable Residential Areas as they apply to villages, it is an objective of this LAP that no one planning application for residential development shall comprise more than 15no.dwellings. Such applications shall be based on the guidance outlined in The Oldtown Village Development Framework Plan (VDFP). Phasing objectives are set out at Section 16.1 of the LAP.

Proposed Extension to the existing RV (LAP) boundary.

The County Development Plan, at Section 8.3 provides for the small scale extension to or reduction of the existing zoning boundary, where it can be clearly shown that the proposed change to the RV zoning contributes significantly to the development objectives for the village. In this LAP small extensions to the RV boundary are proposed, allowing access to new development areas to the north and south of the village. The proposed boundary extension is indicated as a dotted red line on the LAP map.



Oldtown Village Development Framework Plan