

FINGAL COUNTY COUNCIL
MONDAY 13TH MAY 2019
CHIEF EXECUTIVE'S REPORT
DRAFT KINSALEY LOCAL AREA PLAN

Introduction

In accordance with Section 20 of the Planning and Development Act 2000 (as amended) the Draft Kinsaley Local Area Plan went on public display from Tuesday 19th February 2019 to Wednesday 3rd April 2019 at Fingal County Council Offices, County Hall Swords, Civic Offices Grove Road Blanchardstown, Malahide Library, Baldoyle Library and Howth Library and on the Fingal County Council on line consultation portal <https://consult.fingal.ie/en/browse>

The purpose of this report is to:

- Report on and provide a summary of the written submissions and observations received in relation to the Draft LAP during the consultation period.
- Set out the Chief Executive's response to the issues raised in the submissions and observations and make recommendations to the Elected Members on the issues.

Structure of the Report

This report contains the following:

- (A) Chief Executive's Recommendation
- (B) List of persons/organisations who made submissions
- (C) Summary of issues raised in submissions and the opinion of the Chief Executive in relation to the issues raised and recommendation
- (D) Summary of recommendations
- (E) Overall Recommendation

Appendices:

1. Screening of Recommended Amendments to Draft Kinsaley Local Area Plan (Draft LAP) for requirement for Appropriate Assessment (AA) and/or Strategic Environmental Assessment (SEA).

(Editorial changes and updating of the draft Plan will be carried out and minor typographical or graphical errors or discrepancies will be amended)

PART A CHIEF EXECUTIVE'S RECOMMENDATIONS:

CER 1

Amend map to include 'icon for wastewater pumping station on Chapel Road.'(Editorial)

Remove shading (in green) to existing school at St. Nicholas of Myra. (Editorial)

Amend 'location of recreational facilities on lands zoned greenbelt to the south of LAP lands'

Amend the LAP map to include indicative pedestrian connection between the drop-off/ car parking area and St. Nicholas of Myra N.S.

PART B LIST OF PERSONS/ORGANISATIONS THAT MADE SUBMISSIONS:

A total of 67 no. submissions were received during the public display of the Draft Kinsaley Local Area Plan between the 19th of February 2019 and the 3rd April 2019. All submissions have been given careful and serious consideration. Some submissions received included issues not relevant to the LAP and in some cases not relevant to planning generally or local authority operations and cannot be included in the Chief Executive's report. Listed in Table No. 1 are the submissions received including the name of the person or organisation making the submission and its allocated identification number.

Table No. 1: List of Submissions

ID NO.	Title	First Name	Surname	Organisation/on behalf of
FIN-C199-1	Ms	Natasha	Crudden	Transport Infrastructure Ireland
FIN-C199-2	Mr	Mannix	Ryan	
FIN-C199-3	Ms	Tara	Horigan	Health and Safety Authority
FIN-C199-4	Ms	Deirdre	Forrest	Irish Aviation Authority
FIN-C199-5	Mr and Mrs	Louis and Yvonne	Moore	
FIN-C199-6	Mr	Michael	Kiernan	
FIN-C199-7	Ms	Linda	O' Grady	Dublin Airport Authority
FIN-C199-8	Mr	Eoin	McInerney	
FIN-C199-9	Mr	Ed	Hogan	On behalf of Maureen Taaffe
FIN-C199-10	Ms	Bernice	Martin	Health Service Executive
FIN-C199-11	Ms	Nicola	Quaid	
FIN-C199-12	Ms	Gretta	Hannigan	Inland Fisheries Ireland
FIN-C199-13	Mr	Sean	Haughey	
FIN-C199-14	Mr	Ronan	Kennedy	
FIN-C199-15	Ms	Catherine	Farrell	
FIN-C199-16	Ms	Mandy	McGuinness	
FIN-C199-17	Ms	Anne-Marie	McCausland	

FIN-C199-18	Ms	Deirdre	Delaney	
FIN-C199-19	Ms	Susan	Early	
FIN-C199-20	Mr	Philip	Russell	
FIN-C199-21	Ms	Hil	McGuire	
FIN-C199-22	Ms	Andrea	Henry	
FIN-C199-23	Ms	Pauline	Smith	
FIN-C199-24	Ms	Iveta	Lutere	
FIN-C199-25	Mr	Philip	Loughney	
FIN-C199-26	Ms	Sarah	Penlerick	
FIN-C199-27	Ms	Glenda	Murray	
FIN-C199-28	Mr.	David	Henry	
FIN-C199-29	Mr	Michael	O'Neill	
FIN-C199-30	Ms	Julie Anne	Murphy	
FIN-C199-31	Ms	Laura	Carthy	
FIN-C199-32	Ms	Deborah	Ward	
FIN-C199-33	Mr	Ken	Smith	
FIN-C199-34	Ms	Iveta	Lutere	
FIN-C199-35	Mr	Ian	Thomson	
FIN-C199-36	Ms	Liezel	Leonard	
FIN-C199-37	Mr	Walter	Gomez	
FIN-C199-38	Ms	Niamh	Brennan	
FIN-C199-39	Ms	Janine	Gunning	
FIN-C199-40	Ms	Megan Louise	Coulson	
FIN-C199-41	Ms	Audrey & Emmet	Browne	
FIN-C199-42	Mr	Rory	Brennan	
FIN-C199-43		Val	Russell	
FIN-C199-44	Ms	Elaine	Murphy	
FIN-C199-45	Ms	Sinead	Walsh	
FIN-C199-46	Ms	Sinead	Crawford	
FIN-C199-47	Mr	Gareth	Maguire	Killian and Barbara Nolan
FIN-C199-48	Ms	Gloria	Ashwell	
FIN-C199-49				Gravis Planning/ Brooklands Nursing Homes (Ireland) Ltd.
FIN-C199-50	Ms	Caroline	Wilson	
FIN-C199-51	Mr	Blaine	Cregan	John Spain/ Alhans Ltd. (in receivership_ Declan McDonald Receiver PWC.
FIN-C199-52	Ms	Laura	Venta	
FIN-C199-53	Ms	Deirdre	Hollywood	
FIN-C199-54				John Downey/ Carley Properties
FIN-C199-55	Mr	Gary	Wilson	
FIN-C199-56	Mr	Michael	MacAree	NTA
FIN-C199-57	Mr	Mark	Johnston	WK Nowlan/ Teagasc
FIN-C199-58	Ms	Susan	Clarke	Tom Phillips/ O Flynn Capital Partners
FIN-C199-59	Mr	Colin	Ryan	Department of Housing Planning and Local Government
FIN-C199-60	Ms	Maria	Rochford	Future Analytics
FIN-C199-61	Ms	Emma	Gosnell	Marlet Property Group Limited

FIN-C199-62	Cllr.	David	Healy	
FIN-C199-63	Mr	Alan	Hanlon	Site Acquisitions and Property Management Section/ Dept. Of Education and Skills.
FIN-C199-64	Mr	Kevin	Baker	Dublin Cycling Campaign
FIN-C199-65	Ms	Grace	Doyle	
FIN-C199-66	Mr	Brendan	Fahy	c/o St Nicholas of Myra
FIN-C199-67	Ms	Yvonne	Clarke	

Part C: SUMMARY OF ISSUES RAISED IN SUBMISSIONS AND THE OPINION OF THE CHIEF EXECUTIVE IN RELATION TO THE ISSUES RAISED AND RECOMMENDATIONS:

PRESCRIBED BODIES:

1.0 Department of Housing Planning and Local Government (FIN C199-59)

Issue:

The Department of Housing Planning and Local Government considers that the Draft LAP provides a comprehensive framework for the future development of the village located in the Metropolitan area of Fingal and for achieving a moderate amount of planned growth in residential, retail, commercial and services development.

With regard to the provision of safe pedestrian and cycle linkages to high quality rail-based transport, the submission states that the LAP should provide specific proposals for the provision of continuous pedestrian/cycle facilities along the linkage between Kinsaley and Portmarnock Rail Station which should be included as part of the phasing arrangements for the Plan outlined in Section 11 - Phasing of Development and Application Requirements and should be provided at an early phase of development.

The Department requests that the Council consider the potential for increased residential densities on some of the Development Areas identified for residential development, including further consideration to the provision of apartment development.

Chief Executive's Response:

The submission from the Department expressing support for the Draft LAP in providing for a comprehensive framework for the future development of Kinsaley is welcomed.

Commentary with regard to the early phased provision of continuous pedestrian and cycle facilities between Kinsaley and Portmarnock DART station is noted, however this area is outside the scope of the LAP study area. Notwithstanding, the LAP recognises the importance of this link for the long term growth of the area. In this regard, the Kinsaley

Cycleway and Footpath Network Feasibility study which indicates both on-road and indicative off-road greenway options to connect the village and the rail station is an important consideration to inform future links. This is already reflected in the LAP under Objectives 5.11 and 5.12. The LAP will be strengthened and amended accordingly to include an objective which supports the continuation of the walking and cycle route to Portmarnock station in line with the findings of the Kinsaley Cycleway and Footpath Network Feasibility study.

Fingal County Council has examined the potential for increasing residential densities within some Development Areas and in particular, the request by the Department to give further policy support in the LAP to the provision of new apartment residential development. In this regard, many of the proposed residential areas are somewhat constrained in their ability to accommodate additional units e.g. the location within the Outer Public Safety Zone associated with Dublin Airport and within the curtilage of a protected structure. Also, the role of Kinsaley as a village is an important consideration for the level and type of growth envisaged in this settlement. The submission by the NTA recognising the proportional growth of villages such as Kinsaley would appear to support this view.

Fingal Council has re-examined the potential of Development Areas 3- Teagasc and 4 Malahide Road West to deliver additional residential units, including apartment units.

Development Area 3 Teagasc

The reconfiguration and consolidation of recreational facilities and relocation of the multi-use games areas in proximity to both St. Nicholas of Myra N.S. and the proposed national school, will allow for an increase in development on the Teagasc Development Area to optimise the development potential of the lands.

Development Area 4 Malahide Road West

There are a number of factors which have informed the design approach for Development Area 4 including the precautionary approach to flood risk at a corner within the site (which has been excluded for development potential), a road reservation, a requirement for a civic square and mixed use development. The site does however offer some flexibility as part of a mixed use scheme to allow for a modest increase in density provided the central tenants of the character area are retained such as the need for a civic square and commercial uses.

Recommendation:

Malahide Road West Development Area 4

Support increased residential densities on Malahide Road West Development Area by the insertion of the following:

It is recommended the following additional footnote is added to the Table on Page 54.

Fingal County Council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.4.6 and 10.4.7 as they relate to Development Area 4. Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition the density ranges proposed should be given as ‘approximate’ densities.

The Table will read as follows:

Development Characteristics *	
Site Area	4 hectares
Approximate Density Range (gross)	20-23 units/hectare
Approximate Density range (net)	38-42 units/hectare
Approximate units	85

* Subject to observing the key objectives and design requirements outlined in Section 10.4.6 and Section 10.4.7 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.

Teagasc Development Area 3

Support increased residential densities within Development Area 3 Teagasc by insertion of the following additional footnote to the Table on Page 49.

Fingal County Council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.3.7 and 10.3.8 as they relate to Development Area 3 and subject to the early delivery of playground and MUGA within Development Area 3 – Teagasc (exclusive of the school site) Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition, the density ranges proposed should be given as ‘approximate’ densities.

The Table will read as follows:

Development Characteristics*	
Site Area	6.6 hectares (including proposed school site)
Approximate Density Range (gross)	30-35 units/hectare
Approximate Density range (net)	65-70 units/hectare
Approximate units	185-200

*Subject to observing the key objectives and design requirements outlined in Section 10.3.7 and Section 10.3.8 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.

2.0 Dept. Communications Climate Action and Environment (FIN C199-12)

Issue:

The submission from Inland Fisheries Ireland indicates that the draft LAP creates the policy framework for sustainable development and is consistent with the Eastern River Basin Management Plan. The Draft Plan complies with the requirements of the EU Water Framework Directive (WFD) (2000/60/EC) and promotes the integration and improvement of natural watercourses in urban renewal and development proposals.

Chief Executive’s Response:

The submission of the Department of Communications, Climate Action and Environment is welcomed and endorses and supports the policy framework for sustainable development as set out in the Draft Plan.

Recommendation:

No change.

3.0 Department of Education and Skills (FIN C199-63)

Issue:

The submission states that the Department welcomes the provision of a primary school site within the draft LAP and notes projected population growth for the area of between 1,600 and 2,000 persons would, based on the Department's criteria, yield c.240 children of primary school going age and c.170 children of post primary school going age. This generates a requirement for 1 no. 16 class room primary school. The Department of Education and Skills indicates that the site identified within the Draft Plan is suitable to meet this requirement.

The submission continues to state that the Department will work closely with the Council in relation to the provision of new schools, the development of existing schools and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose.

Chief Executive's Response:

The content of the submission is noted. Fingal County Council acknowledges the affirmation that the Department will continue to work with the Council in relation to providing for new school facilities and in developing existing schools. The Draft LAP makes provision for a site of c.4.0 acres within Development Area 3 Teagasc to accommodate a new primary school as per the requirements of the Department. The site identified incorporates Protected Structure 914 within Development Area 3 which currently accommodates Malahide Portmarnock Educate Together on a temporary basis until 2020 and which is to be relocated to a permanent school campus in a location which more appropriately serves its catchment, thus reducing car borne trips.

In seeking to secure the future use of this protected structure, the Draft LAP gives consideration to an institutional use such as a school within the property, thus ensuring its continuation of use and longevity. This also optimises recent expenditure incurred in the conversion of the property for educational use. Furthermore, the location of the structure in proximity to the long established national school at St. Nicholas of Myra provides an opportunity to create a dedicated schools campus where both schools would benefit from the provision of enhanced facilities such as a shared parking/drop off area and proximity to new sports facilities.

The Local Authority acknowledges the contribution which St. Nicholas of Myra N.S. makes to community life within Kinsaley and supports the future expansion and development of existing school facilities.

In conjunction with the reservation of a future school site to cater for the educational requirements of the village, as communicated by the Department of Education and Skills, Fingal County Council continues to support the appropriate expansion of the existing national school at St. Nicholas of Myra. It is recommended that the policy framework in the Draft LAP is strengthened to better reflect this and that the draft LAP be amended to provide for the following objective:

Recommendation:

Insert the following objective under Section 3.13 Objective 3.1 Page 9 to read:

‘That the Local Authority supports the continued role and future enhancement of St. Nicholas of Myra National School’.

4.0 National Transport Authority (NTA) (FIN C199-56)

Issue:

The submission from the NTA notes that the existing zoned land has the capacity to provide a further 483 no. housing units in addition to the existing housing stock and units currently under construction resulting in a growth in population from c.340 persons to approximately 1,800 persons.

The NTA supports the National Planning Framework (NPF) objectives of smart compact growth in cities, large towns and smaller towns and sustainable rural development to serve the needs of rural areas. It is understood that the growth of rural areas would be proportional to their size and as such, provision for population growth of c.1,500 residents in the Kinsaley environs over the lifetime of the LAP has the potential to undermine the planning objectives of the NPF and the transport objectives of the NTA’s transport strategy. The NTA recommends that a clear phasing programme for delivery of new residential development should be included in the LAP and should ensure that the scale and rate of growth is controlled over the life of the LAP in order to be consistent with the NPF and the NTA Transport Strategy.

The NTA submission also acknowledges that the sense of place within the village centre is compromised by the levels of traffic on the road network and supports the provision of continuous footpaths on the main routes where these are currently incomplete. In addition, the NTA would support the provision of links for walking and cycling connections between the residential areas and from residential areas to local destinations such as schools and services. Specifically the NTA supports the

delivery of safe legible walking and cycling routes connecting residential areas to schools.

Chief Executive's Response:

The submission from the NTA is acknowledged. FCC in preparing the draft LAP are cognisant of achieving a balance between the orderly growth of the village and the requirements of national guidance in relation to delivery of a sustainable density of development given the location of Kinsaley within the Metropolitan area of Fingal and the need to ensure compact growth as set out in the National Planning Framework (National Strategic Outcome 1- Compact Growth). The density of residential development proposed within the LAP is in compliance with national planning guidance and would not undermine the planning objectives of the NPF. In this regard the submission received from the Department of Housing Planning and Local Government (FIN C199-59) is relevant in which the Council is requested to give further policy support in the LAP to the provision of new apartment residential development in Kinsaley and to ensuring that the Council consider the potential for increased residential densities on some of the Development Areas. This is addressed under Section 1.0 of the report.

Recommendation:

As per Recommendation under Section 1.0

5.0 Transport Infrastructure Ireland (TII) (FIN C199-01)

Issue:

Transport Infrastructure Ireland has no specific observations to make with respect to the Draft LAP.

Chief Executive's Response:

The submission is noted.

Recommendation:

No Change.

6.0 Health and Safety Authority (HSA) (FIN C199-03)

Issue:

The submission states that the approach of the Authority to land use planning is set out in the document 'Policy and Approach of the Health and Safety Authority to COMAH Risk-based Land-use Planning' should be consulted to fully understand the advice given in the submission. The submission states that the Authority would expect the planning guidelines to contain:

- (a) An indication of planning policy in relation to major accident hazard sites notified under the regulations which reflects the intentions of Article 13 of Directive 2012/18/EU.
- (b) The consultation distances and generic advice, where applicable, supplied by the Authority to FCC in relation to such sites. These distances to be indicated on the various maps included in the Plan, as well as any more specific distances and advice supplied by the Authority.
- (c) A policy on the siting of new major hazard establishments taking account of Article 13 and the published policy of the Authority in relation to new developments, including developments in the vicinity of such establishments.
- (d) One COMAH establishment in the vicinity of Kinsaley is located at SK Biotech Ireland Ltd, Watery Lane, Swords.

Chief Executive's Response:

The comments of the Health and Safety Authority are noted.

EU Directive 2012/18/EU provides that appropriate consultation distances must be put in place so as to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. There are no proposals within the LAP for developments for which Control of Major Accident Hazards (COMAH) Regulations apply. As identified in the submission, the closest COMAH establishment to the boundary of the LAP lands relates to the SK Biotech Ireland Ltd. facility at Watery Lane in Swords approximately 4.90km from the northern boundary of the Draft LAP lands. The consultation distance as prescribed for this site as stipulated in the Fingal Development Plan Sheet 8 is 1000m.

Recommendation:

No Change.

7.0 Health Service Executive (HSE) (FIN C199-10)

Issue:

The submission of the Environmental Health Service of the HSE is made under the remit of Healthy Ireland and identifies objectives of Healthy Ireland that can be incorporated into strategic planning and design of the village. The Environmental Health Service agrees with the ethos of the Draft LAP and supports all efforts to create a sustainable community which aims to enhance and improve the quality of life of those living in the community whilst limiting the negative impact of development on the environment. The objectives relate to physical activity, reduction in obesogenic environment, tobacco free Ireland, national substance misuse strategy, community inclusion, positive aging, accessible transport systems, smarter travel policy, cycle policy and sustainable development.

Chief Executive's Response:

The submission from the HSE is welcomed. The Draft LAP for Kinsaley is designed to be inclusive for all groups and members of the community and seeks to ensure the provision of enhanced recreational and sustainable travel modes for residents of the village and those of the extended community. All new buildings will be designed to current Building Regulations including Part M, Access and Use.

Recommendation:

No change.

8.0 Irish Aviation Authority (IAA) (FIN C199-4)

Issue:

The Irish Aviation Authority advises that it has no observations to make.

Chief Executive's Response:

The submission of the IAA is noted.

Recommendation:

No change.

9.0 Dublin Airport Authority (DAA) (FIN C199-7)

Issue:

The submission by the DAA acknowledges the inclusion of Objective 5.21 which seeks to ensure that future development takes due cognisance of Public Safety and Airport Noise Zones and that future applicants for development proposals consult with the relevant authorities including the Irish Aviation Authority and the DAA as part of the development management process.

The submission acknowledges that Development Area 1 – Kinsaley Lane is located within the Outer Public Safety Zone and the density of housing units proposed thereon at 10-14 units per hectare accords with the recommendations of the ERM Report- Public Safety Zones. Furthermore, the DAA acknowledges Objective 10.18 of the Draft LAP which seeks to ensure appropriate levels of internal noise insulation within noise sensitive structures having regard to the location of the village within the Outer Airport Noise Zone.

Chief Executive's Response:

The submission of Dublin Airport Authority expressing broad support for the objectives contained within the Draft Plan is acknowledged and welcomed.

Recommendation:

No change.

10.0 TRANSPORTATION

Submissions Received Relevant to this section:

FIN-C199-2, FIN-C199-5, FIN-C199-6, FIN-C199-8, FIN-C199-13, FIN-C199-14, FIN-C199-15, FIN-C199-20, FIN-C199-47, FIN-C199-51, FIN-C199-53, FIN-C199-56, FIN-C199-57, FIN-C199-60, FIN-C199-61, FIN-C199-62, FIN-C199-64.

Summary of Issues Raised

- (i) The two junctions in Kinsaley Village from Baskin Lane and Chapel Road need to be redesigned to alleviate traffic in the village. Any proposed upgrade of the Baskin Lane junction should accommodate safe access to the existing entrance of 'Baros' on the eastern side of the road. Traffic lights at Chapel Road are causing delays.
- (ii) Is the proposed new Malahide Road to proceed?
- (iii) A number of submissions welcome the provision of links for pedestrian and cyclists as core elements of the Local Area Plan. However, concerns are raised relating to:
 - (a) The walking and cycling links are only within the LAP boundary. The LAP is confusing as it says that it is an objective to provide safe walking and cycling routes to main destinations but then it only provides the route up to the boundary.
 - (b) The LAP should indicate what type of cycle facilities will be provided along Chapel Road. Figure 5.3 which shows a pinch point crossing of Chapel road with no footpath cycle track or lane, or shared space design elements, a design which if implemented would make the road more dangerous for people cycling, not safer.
 - (c) The LAP should be clear as to how the link to Portmarnock DART Station is to be provided. Recommendation is greenway.
 - (d) Include the other route from Kinsaley considered in the feasibility study, i.e. to Melrose Kinsealy, Holywell and Swords.
 - (e) There is a need to set a required quality-of-service for the cycle routes and greenways.
 - (f) Relocate a section of the primary greenway along Malahide Road to the east side of the road beside the proposed school.
 - (g) Include an objective that after the realignment of the Malahide Road to bypass Kinsaley that a bus gate is added to reduce unnecessary through traffic.
- (iv) The vehicular access through the main entrance of the Teagasc facility should remain available to future occupants of any future residential schemes, until viable access points from the north and south are available as identified in the Draft Local Plan.
- (v) One developer does not want to deliver the greenway proposed on their lands in Phase 1 for budgeting reasons. In addition the said greenway will clash with the construction entrance in order to construct the 4 no. apartment blocks on the south.

- (vi) The lack of sufficient road width at the Kinsaley end of Station Road and lack of provision of safe pedestrian access from Drumnigh Wood to Portmarnock train station has been raised. In addition there is a request for the provision of a footpath on the east side of the Malahide Road, between St Doolagh's Church and Kinsaley National School.
- (vii) Adequate car parking to serve the schools including dedicated disabled parking with appropriate pedestrian connectivity to existing and proposed school grounds.

Chief Executive's Response:

- (i) Fingal County Council is undertaking a standalone transport assessment and concept design of the road network in the area, to assess the implications of the traffic management recommendations contained in the Draft LAP. This includes a traffic modelling assessment of the Malahide Road/ Chapel Road Junction and the Malahide Road/ Baskin Lane Junction. The study will determine the optimum solution to improve capacity for vehicular traffic and provide safe movement for all road users across the junctions. Any proposed junction upgrades will accommodate existing and future development entrances.
- (ii) The R107 Malahide Road Realignment Balgriffin Bypass is to be retained as an objective of the Fingal Development Plan. The Kinsaley LAP is incorporating the reservation for a future bypass for which an alignment is indicative only and subject to detailed design.
- (iii) The Planning Authority welcomes the positive response given to the Local Area Plan.
 - (a) The LAP provides for enhanced and improved walking and cycling routes within the village and the LAP lands. In doing so it also provides opportunities to improve linkages to the surrounding area.
 - (b) Figure 5.3 on Page 16 of the Draft LAP is labelled as a sample drawing. Various types of cycle facilities along Chapel Road will be developed in accordance with the principles set out in the National Cycle Manual and will be subject to a Road Safety Audit. This is further supported under Objective 5.5 which seeks to *'undertake a transport assessment and concept design of the road network in the area to assess the implications of the traffic management recommendations contained herein to include a traffic modelling assessment of the AM and PM peak flows and concept design of the Malahide Road/Chapel Road junction and the Malahide Road/Baskin Lane junction'*.
 - (c) Two indicative Greenway options to connect Kinsaley Village and Portmarnock Train Station are included in the Kinsaley Cycleway and

Footpath Network Feasibility Study. The LAP makes provision for a number of route options to reflect this i.e. behind Abbey Well residential area , through fields north of Chapel Road or through the Teagasc lands.

- (d) It is the purpose of the Kinsaley Cycleway and Footpath Network Feasibility Study to consider these destinations, the context of which is much broader than the Kinsaley LAP and beyond its scope.
 - (e) Quality of service will be designed in line with the National Cycle Manual.
 - (f) The recommendation to relocate a section of the primary greenway along Malahide Road to the east side of the road to connect with the proposed school will be studied by the design team and incorporated in the LAP maps if considered appropriate following any future preliminary design process.
 - (g) The requirement of buses, pedestrians and cyclists will be addressed as part of the future design of the Malahide Road bypass.
- (iv) The existing vehicular access to the Teagasc Development Area could be retained on a temporary basis to accommodate construction traffic. This can be addressed as part of the preparation of a Construction Traffic Management Plan which will accompany future planning applications for the subject lands.
 - (v) It is recommended that the pedestrian and cyclist green route be delivered in the early stages of the development as it will connect Development Area No.6 with the school, community buildings, playground and pitches. An appropriate Construction Traffic Management Plan should be developed at the planning application stage to ensure that construction access to the southern area is provided in a safe and coordinated manner thereby allowing for the construction of the residential blocks to the south of the site.
 - (vi) These lands are outside the development boundaries of Kinsaley Village and any works would be beyond the scope of the LAP.
 - (vii) Parking and drop-off area between the existing and proposed schools and quantum of parking spaces including disabled spaces will be subject to detailed design at development management stage. Footpaths will be provided internally within the site to connect the facility to adjoining schools. Parking arrangements will take cognisance of people with disabilities.

Recommendation:

Insert new objective under:

Section 5.4.3 'Pedestrian/Cycle Routes Objectives 'ensure that the design of cycle paths will accord with the recommendations in the National Cycle Manual'.

11.0 EDUCATION:

Submissions Received Relevant to this section:

FIN-C199-11, FIN-C199-14, FIN-C199-15, FIN-C199-16, FIN-C199-17, FIN-C199-18, FIN-C199-19, FIN-C199-20, FIN-C199-21, FIN-C199-22, FIN-C199-23, FIN-C199-24, FIN-C199-25, FIN-C199-26, FIN-C199-27, FIN-C199-28, FIN-C199-29, FIN-C199-30, FIN-C199-31, FIN-C199-32, FIN-C199-33, FIN-C199-34, FIN-C199-35, FIN-C199-36, FIN-C199-37, FIN-C199-38, FIN-C199-39, FIN-C199-40, FIN-C199-41, FIN-C199-42, FIN-C199-43, FIN-C199-44, FIN-C199-45, FIN-C199-46, FIN-C199-48, FIN-C199-50, FIN-C199-52, FIN-C199-53, FIN-C199-55, FIN-C199-63, FIN-C199-65, FIN-C199-66, FIN-C199-67

Summary of Issues Raised:

- (i) A number of submissions relating to education welcome the provision of a cohesive plan for the area.
- (ii) It has been highlighted that the existing primary school, St. Nicholas of Myra is not contained within the boundaries of the Local Area Plan.
- (iii) A number of submissions queried the need for an additional school building, enrolment, prioritisation for funding and allocation of resources for two schools.
- (iv) A secondary school rather than an additional primary school should be located on the site.
- (v) A number of parents of children in St. Nicholas of Myra have raised the issue of the divesting of school patronage.
- (vi) Issues arose with respect to the provision of a safe access/egress to the existing school and the lack of provision in a proper pedestrian/cycle network from surrounding areas such as Baskin and along the Malahide Road. Parking arrangements for the existing schools are inadequate and any future parking arrangement must be cognisance of people with disabilities.
- (vii) St. Nicholas of Myra N.S appears to be designated for parking/sports centre.

Chief Executives Response:

- (i) The positive comments relating to the provision of a cohesive Plan for the area are welcomed.
- (ii) The Fingal Development Plan 2017-2023 sets the context and zoning designations for Local Area Plans. Under the Development Plan, ratified by the Councillors, the area of land contained within the Kinsale Local Area Plan

is located to the north of the existing primary school and the Council is precluded from incorporating this land area into the Local Area Plan lands.

- (iii) Consultation took place with the Department of Education and Skills at pre-draft stage. At this point Fingal County Council was advised that a primary school was required to cater for the future population of 1,800 persons. A school site has duly been identified to provide for a 16 no. room school building as required by the Department of Education and Skills. This school takes advantage of the existing investment and continued use of the protected structure. The LAP provides an opportunity to create a dedicated schools campus where both schools would benefit from the provision of enhanced facilities such as a shared parking/drop off area and proximity to new sports facilities. The Local Authority acknowledges the contribution which St. Nicholas of Myra N.S. makes to community life within Kinsaley and supports the future expansion and development of existing school facilities. Enrolment, patronage and funding issues for the schools are outside the remit of the Local Authority under this LAP.
- (iv) During the consultation process with the Department of Education and Skills it was determined that existing secondary schools in the general area would be capable of absorbing demand.
- (v) Issues of patronage are outside the remit of planning considerations under this LAP.
- (vi) The Draft Local Areal Plan identifies a shared and centrally located area to be used for safe and accessible car parking provision for both schools. This offers a superior arrangement to that existing layout and will allow for direct, safe access/egress from the grounds of St. Nicholas of Myra to the car parking area without necessitating the use of footpaths on the Malahide Road. The future parking arrangements for the existing schools will take cognisance of people with disabilities.
- (vii) Shading on the LAP map associated with the school drop off, parking/sports facilities will be amended so as to exclude St. Nicholas of Myra N.S. This is addressed under the Chief Executive's recommendations CER 1.

Recommendation:

No Change.

12.0 ACCESS, LAYOUT OF DEVELOPMENT AREAS AND DENSITY

Submissions Received Relevant to this section:

FIN C199-5, FIN C199-9, FIN C199-49, FIN C199- 51, FIN C199-56, FIN C199-57, FIN C199-58, FIN C199-59, C199-61.

Summary of Issues Raised:

(i) Development Area 2 - Garden Centre

Submission requests that the location of the proposed mixed use commercial element within the Local Area Plan is reconsidered. It is submitted that the mixed commercial/residential land use should be located within Development Area 2 - Garden Centre, as opposed to Development Area 4. It is argued that the garden centre lands are more strategically located on the junction of the Malahide Road and Baskin Lane and could accommodate a commercial element of a 1,400 sq.m convenience retail store and smaller retail units.

(ii) Development Area 3 - Teagasc

Submission requests that the Local Authority consider facilitating a broader and more flexible housing mix on the Teagasc lands, including the provision of two and three storey family homes to ensure that the site integrates with surrounding existing and recently permitted residential developments.

(iii) Development Area 4- Malahide Road West

- a) Reduce the quantum of commercial/retail provision within the development area and replace with residential provision.
- b) Omit the indicative site layout.
- c) Omit the specified unit mix.
- d) Omit the specified density and unit numbers.
- e) Remove the single planning application requirement for Development Area 4 and replace with an objective to prepare a layout plan/masterplan.
- f) Remove R107 road reservation objective.

(iv) Development Area 5- Malahide Road East

Submission requests that the final adopted version of the LAP:

- a) Acknowledge the multiple separate landownerships and facilitate the independent development of the lands.
- b) Final housing mix for the lands shall be agreed with the Local Authority.

- c) Explicitly states that all the images shown in the Plan are indicative and that the development of each Development Area will be to future detailed design in agreement with the Local Authority.
 - d) Address access arrangements to the Development Area from Malahide Road where existing access serves a number of properties/has a right of access.
- (v) Development Area 6 – Kinsaley House
- (a) Proposed greenway would clash with the construction entrance to provide the 4 no. blocks on the south of the site.
 - (b) Draft LAP appears to link the village's maximum development potential with foul water capacity. The Draft LAP is currently limiting the future development potential of the village to 700 no. units in total rather than 700+ new unit capacity.
 - (c) Proposed site layout is excessively prescriptive.
 - (d) Percentage of open space provision is in excess of minimum open space standards at both local and national level.
 - (e) The nature and extent of the east-west green route proposed is excessive and will require the omission of permitted houses bringing residential density to an unsustainably low level which is an inefficient use of zoned and serviced land.
 - (f) All amenities will need to be completed prior to commencement of works to south of site. This includes east-west green route incorporating pedestrian/cyclist facilities and the proposed redevelopment/reuse of Kinsaley House to be completed in the Phase 1. Works in relation to the cycle/pedestrian path clash with legal site entrance situated beside the foul pump house therefore hindering remainder of the works to be completed as part of the phase 1.

Chief Executive's Response:

- (i) Development Area 2: Given the need to ensure the creation and consolidation of a viable village centre to Kinsaley, the Draft LAP seeks to provide for a civic square with a limited level of commercial and retail development within Development Area 4. The provision of additional retailing of the extent detailed in the submission within Development Area 2 would result in duplication of retailing provision, over and above that permitted under the Retail Hierarchy – Level 5 as set out in the Development Plan. The Draft Plan supports the continued operation of Kinsaley Garden Centre within Development Area 2 in

tandem with the provision of residential development on site or the alternative development of the site in its entirety for residential purposes.

- (ii) Development Area 3: One of the primary objectives of the Plan is to ensure that building typologies are informed by a detailed topographical survey and visual impact assessment. Moreover, there is an additional objective – ‘to provide an innovative form of housing, in the form of dispersed blocks within a landscape setting.’ Given the scale of the Teagasc lands and its significant development potential, Development Area 3 represents an exceptional opportunity to deliver a unique living environment. The Local Authority will consider at development management stage the precise housing mix and design consistent with the key objectives for the lands.
- (iii) Development Area 4:
 - a) The village core currently centres on St Olave’s development and the church of St. Nicholas of Myra. In developing the village, this area of land is ideally located, and suited, to allow for the necessary expansion of the village centre with the incorporation of a high quality mixed use/residential scheme. The quantum of retail space proposed is considered acceptable for the future development of Kinsealy and in line with Level 5 of the Retail Hierarchy as set out in the Development Plan.
 - b) Development Areas within the Plan lands are labelled as indicative site layouts.
 - c) Table 10.4.7. – States in relation to ‘Mix of units (approximate) – ‘18% are to be 1 bedroom units; 15% 2 bedroom units; 32% 3 bedroom units; 35% 4 bedroom units, or as agreed with the Planning Authority’ thus allowing some degree of flexibility. The precise breakdown will be determined under the development management process.
 - d) Fingal County Council will consider a modest increase in residential units on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.4.6 and 10.4.7 as they relate to Development Area 4. Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition the density ranges proposed should be given as ‘approximate’ densities. The Table will read:

Development Characteristics*	
Site Area	4 hectares
Approximate Density Range (gross)	20-23 units/hectare
Approximate Density range (net)	38-42 units/hectare
Approximate units	85

* Subject to observing the key objectives outlined in Section 10.4.6 and Section 10.4.7 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.

- e) Given the importance of Development Area 4 in relation to the development of the village as a whole, i.e. the provision of a village core, a central civic space and necessary retail provision, it is imperative that the development of the area should be undertaken as part of a single application.
- f) The R107 Malahide Road Realignment Balgriffin Bypass is to be retained as an objective of the Fingal Development Plan and as detailed within Development Area 4. The Draft LAP incorporates a reservation for a future bypass for which an alignment is indicative only and subject to detailed future design.

(iv) Development Area 5

- a) While an existing shared access to the Malahide Road serving a pair of semi-detached properties within Development Area 5 currently exists, proposals may be brought forward at development management stage whereby a suitably designed access to serve both the existing properties and to serve Development Area 5 may be examined. The eastern portion of the site will be served from the Kinsealy Woods estate with no vehicular connectivity through from Chapel Road being provided.
- b) Table 10.5.4. – States in relation to ‘Mix of units (approximate)’ -60% 2 bedroom units, 20% 3 bedroom units and 20% 4 bedroom or as agreed with the Planning Authority. There is no proposal to alter this element of the text in the final version of the Local Area Plan document.
- c) Layout plans are labelled as ‘Indicative Site Layout’ drawings, thus no further change is required.

(v) Development Area 6

- a) The provision of a cycle and pedestrian greenway is a key principle of the site. Construction access to the south of the site may be addressed through the Development Management process and as part of a Construction Management Plan.

- b) The Draft LAP and development principles proposed for each of the Development Areas have been informed by numerous factors including national planning guidance, site specific constraints and the need to ensure connectivity between sites, and are not derived solely on the basis of capacity within the wastewater pumping station. The pumping station permitted under F18A/0061 will be required to cater for future development proposals within Kinsaley, not exclusively limited to housing provision- i.e. the facility will also cater for future commercial development and the proposed school. It will also cater for committed residential development proposals in the surrounding area, outside of the LAP boundaries. To propose a level of residential development within this rural village on the basis of the maximum capacity of the future wastewater treatment plant would be inappropriate.

- c) The layout proposed with regard to Development Area 6, as with all Development Areas within the plan is indicative only and provided the design principles as outlined in the Draft Plan in Section 10.6.6 and Section 10.6.7 are complied with, alternative layouts may be tabled during the Development Management process.

- d) A key requirement of Development Area 6 is the need to ensure a green route allowing for pedestrian and cycle connectivity to adjoining lands. This green route is an extant requirement of the existing planning permission relating to the site Reg. Ref. F16A/0464. Taking into consideration the requirement to ensure the preservation of the setting of the protected structure, the need to ensure on-site attenuation and having regard to topographical and visual impacts. It is important that the green route is maintained and the arrangement of other areas of public open space may be tabled during the Development Management process.

- e) The residential density of the site has increased over that permitted under F16A/0464. The existing extant permission permits the development of 100 no. units. Development Area 6 proposes the development of approximately 123 no. units by the incorporation of a revised layout to the south of the site, resulting in improved interaction with and passive surveillance of the proposed east west cycle/pedestrian route.

f)The indicative blocks detailed to the southern portion of the site may take the form of a number of building typologies and are not restricted to apartment developments. The timing and delivery of the units will be examined as part of the development management process and access thereto outlined in an appropriate Construction Management Plan ensuring that construction access to the southern area is provided in a safe and co-ordinated manner.

Recommendation

Development Area 4

Fingal County Council will consider a modest increase in residential units on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.4.6 and 10.4.7 as they relate to Development Area 4. Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition the density ranges proposed should be given as ‘approximate’ densities. The Table will read as follows:

Development Characteristics *	
Site Area	4 hectares
Approximate Density Range (gross)	20-23 units/hectare
Approximate Density range (net)	38-42 units/hectare
Approximate units	85

* Subject to observing the key objectives outlined in Section 10.4.6 and Section 10.4.7 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.

13.0 EXTENSION OF LAP BOUNDARIES:

Submissions Received Relevant to this section:

- FIN-C199-11, FIN-C199-14, FIN-C199-15, FIN-C199-16, FIN-C199-17, FIN-C199-18, FIN-C199-19, FIN-C199-20, FIN-C199-21, FIN-C199-22, FIN-C199-23, FIN-C199-24, FIN-C199-25, FIN-C199-26, FIN-C199-27, FIN-C199-28, FIN-C199-29, FIN-C199-30, FIN-C199-31, FIN-C199-32, FIN-C199-33, FIN-C199-34, FIN-C199-35, FIN-C199-36, FIN-C199-37, FIN-C199-38, FIN-C199-39, FIN-C199-40, FIN-C199-41, FIN-C199-42,

FIN-C199-43, FIN-C199-44, FIN-C199-45, FIN-C199-46, FIN-C199-48, FIN-C199-49, FIN-C199-50, FIN-C199-53, FIN-C199-54, FIN-C199-55, FIN-C199-57, FIN-C199-60, FIN-C199-66, FIN-C199-67.

Summary of Issues Raised

(i) St. Nicholas of Myra

It has been submitted that the LAP boundary be extended in order to include St. Nicholas of Myra National School.

(ii) The submission from Brooklands Nursing Homes (Ireland) Ltd. prepared by Gravis Planning relates to a site extending to approximately 0.64Ha (c.1.6acres) located on the southern side of Baskin Lane, adjacent to Development Area 2 (Kinsaley Garden centre). The submission details the planning history of the site and seeks to include the subject lands for nursing home use within the LAP by way of the inclusion of a new Development Area- Development Area 7 – Baskin Lane. The subject lands are currently zoned Greenbelt under the Fingal Development Plan 2017-2023.

(iii) Submission by Downey Planning on behalf of Carley Properties relates to a tract of land extending to c.13.7Ha adjoining the eastern boundary of the LAP lands, west of Kinsaley Hall. The lands are currently zoned Greenbelt under the Fingal Development Plan 2017-2023. It is proposed in the submission that the lands be designated as a future development area and could provide for residential accommodation and consolidate established residential neighbourhoods within Kinsaley.

(iv) Submission from WK Nowlan on behalf of Teagasc relates to Development Area 3- Teagasc. The submission seeks to amend the boundaries of the draft Plan to include in their entirety lands identified in Figure 5 of the submission as Plot A, Plot B and Plot C. for the purposes of relocating multi-use game areas, soccer pitch and playgrounds thereby releasing additional RV zoned land for housing purposes. The three plots of land are currently zoned Greenbelt under the Development Plan. The draft LAP currently provides for a minor boundary extension to incorporate lands identified as Plot A to enable a continuation of the green route (cycle and pedestrian facilities) through Development Areas 3 and 6. No change of land use zoning from Greenbelt is proposed with regard to this extended area.

(v) The submission relating to lands surrounding the Emsworth Estate is seeking to extend the draft LAP boundary to incorporate the subject lands to the west. It is submitted that the future development of the subject lands would incorporate tourism, community infrastructure (health) and public amenity elements which, it is

argued, would be compatible with the development objectives for Kinsaley Village.

Chief Executive's Response:

- (i) It is not proposed to amend the boundaries of the LAP to include St. Nicholas of Myra N.S. The Fingal Development Plan 2017-2023 sets the context and zoning designations for Local Area Plans. Under the Development Plan, ratified by the Councillors, the area of land contained within the Kinsaley Local Area Plan is located to the north of the existing primary school and the Council is precluded from incorporating this land area into the Local Area Plan lands. The long standing contribution to education and community life provided by St. Nicholas of Myra National School and its historical connection with the village of Kinsaley is acknowledged. Fingal County Council continues to support the appropriate expansion of the existing national school at St. Nicholas of Myra and it is recommended that the policy framework in the draft LAP is strengthened to better reflect this and that the Draft LAP be amended to provide for the following objective:

That the Local Authority supports the continued role and future enhancement of St. Nicholas of Myra National School.

(ii),(iii),(iv),(v) Submissions FINC199-49 FINC199-54 FINC199-57 FINC199-60 seek to extend the boundaries of the draft LAP to include 23.6Ha of land surrounding Emsworth, lands extending to 0.64Ha at Baskin Lane adjacent Kinsaley Garden centre, lands north of Chapel Road in proximity to Kinsaley Hall extending to 13.7Ha and lands within the Teagasc landholding (site area not provided).

The cumulative total of all additional lands sought for inclusion extends to approximately 38 Ha. which represents a c. 97% increase in the area of Kinsaley village. The inclusion of additional lands to the extent shown would represent an unsustainable extension of this rural village and would be contrary to the Core Strategy of the Fingal Development Plan 2017-2023.

Furthermore, the subject lands, all of which are currently zoned greenbelt, represent important buffer zones surrounding the village providing clear delineation and separation from zoned lands within adjoining urban settlements e.g. Portmarnock to the east and zoned lands at Belcamp to the south.

While the inclusion of open space, recreational facilities and sports clubs are permitted on lands zoned Greenbelt, land uses including enterprises centres, residential development (outside of the Rural Settlement Strategy) and residential

care homes/retirement homes are uses which are not permitted under the Greenbelt zoning objective.

Recommendation:

No change

PART D

SUMMARY OF RECOMMENDED AMENDMENTS TO DRAFT LOCAL ARERA PLAN:

CHIEF EXECUTIVE'S AMENDMENTS:

CER 1 Amend Draft LAP map to:

Amend map to include 'icon for wastewater pumping station on Chapel Road.' (Editorial change)

Remove shading (in green) to existing school at St. Nicholas of Myra. (Editorial change)

Amend 'location of recreational facilities on lands zoned greenbelt to the south of LAP lands'

Amend the LAP map to include 'indicative pedestrian connection between the drop-off/ car parking area and St. Nicholas of Myra N.S'.

RECOMMENDED AMENDMENTS:

No. 1 Support increased residential densities within Development Area 4 Malahide Road West by insertion of the following:

It is recommended the following additional footnote is added to the Table on Page 54.

Fingal County Council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.4.6 and 10.4.7 as they relate to Development Area 4. Any such increase in density shall also align with (i) the Core Strategy (ii) be

accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition the density ranges proposed should be given as ‘approximate’ densities. The Table will read as follows:

Development Characteristics*	
Site Area	4 hectares
Approximate Density Range (gross)	20-23 units/hectare
Approximate Density range (net)	38-42 units/hectare
Approximate units	85

* Subject to observing the key objectives and design requirements outlined in Section 10.4.6 and Section 10.4.7 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.

No. 2 Support increased residential densities within Development Area 3 Teagasc by insertion of the following:

It is recommended the following additional footnote is added to the Table on Page 49.

Fingal County Council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.3.7 and 10.3.8 as they relate to Development Area 3 and subject to the early delivery of playground and MUGA within Development Area 3 – Teagasc (exclusive of the school site) Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.

In addition, the density ranges proposed should be given as ‘approximate’ densities. The Table will read as follows:

Development Characteristics*	
Site Area	6.6 hectares (including proposed school site)
Approximate Density Range (gross)	30-35 units/hectare
Approximate Density range (net)	65-70 units/hectare
Approximate units	185-200

* Subject to observing the key objectives and design requirements outlined in Section 10.3.7 and Section 10.3.8 these density requirements and unit

numbers may change during the development management process by consent of the Planning Authority.

No. 3 Insert the following objective under Section 3.13 Objective 3.1 Page 9 to read:

‘That the Local Authority supports the continued role and future enhancement of St. Nicholas of Myra National School’.

No. 4 Insert new objective under Section 5.4.3 Pedestrian/Cycle Route Objectives
Ensure that the design of cycle paths will accord with the recommendations in the National Cycle Manual.

PART E OVERALL RECOMMENDATIONS:

It is recommended that the Council make the Local Area Plan as amended by passing the following resolution:

That Fingal County Council having prepared and published the draft Kinsaley Local Area Plan and having taken into consideration the representations received and having considered the report of the Chief Executive hereby resolves pursuant to Section 20(3)(d) of the Planning and Development Act to adopt the Kinsaley Local Area Plan.

APPENDIX 1: Screening of Recommended Amendments to Draft Kinsaley Local Area Plan (Draft LAP) for requirement for Appropriate Assessment (AA) and/or Strategic Environmental Assessment (SEA).

The Draft LAP was subject to Screening for the requirement for Appropriate Assessment.

The Draft LAP was subject to Screening for the requirement for Strategic Environmental Assessment.

The Draft LAP was placed on public display and a Chief Executive’s Report has been prepared on the submissions received. As a result of the submissions received a number of Recommended Amendments to the Draft LAP are proposed.

None of the Recommended Amendments are considered to constitute Material Alterations.

The following provides for a Screening of the Recommended Amendments for the requirement for Appropriate Assessment (AA) and / or Strategic Environmental Assessment (SEA).

The Screening for AA has been carried out by Scott Cawley, Ecologists who also prepared the Screening of the Draft LAP for AA. The Screening for SEA has been carried out by Brady Shipman Martin, Environmental and Planning Consultants who also prepared the Screening of the Draft LAP for SEA.

No.	Recommended Amendment	Screening for AA	Screening for SEA
CER 1	<p>Map-based Amendments to: Include icon for wastewater pumping station on Chapel Road</p> <p>Remove shading (in green) to existing school at St. Nicholas of Myra.</p> <p>Amend location of recreational facilities on lands zoned greenbelt to the south of LAP lands.</p> <p>Include indicative pedestrian connection between the drop-off/car parking area and St. Nicholas of Myra N.S.</p>	<p>Primarily of a clarification, information and update nature. No possibility of likely significant effects. AA not required.</p>	<p>Primarily of a clarification, information and/or update nature. Neutral environmental effects. SEA not required.</p>
No. 1	‘Support increased residential densities within	Provides for clarification and balanced	Provides for clarification and balanced

No.	Recommended Amendment	Screening for AA	Screening for SEA										
	<p>Development Area 4 Malahide Road West by insertion of the following':</p> <p>It is recommended the following additional footnote is added to the Table on Page 54.</p> <p><i>'Fingal County council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.4.6 and 10.4.7 as they relate to Development Area 4. Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.</i></p> <p><i>In addition the density ranges should be given as 'approximate' densities. The Table will read as follows:</i></p> <table border="1" data-bbox="344 1018 952 1305"> <thead> <tr> <th colspan="2">Development Characteristics*</th> </tr> </thead> <tbody> <tr> <td>Site Area</td> <td>4 hectares</td> </tr> <tr> <td>Approximate Density Range (gross)</td> <td>20-23 units/hectare</td> </tr> <tr> <td>Approximate Density range (net)</td> <td>38-42 units/hectare</td> </tr> <tr> <td>Approximate units</td> <td>85</td> </tr> </tbody> </table> <p><i>* Subject to observing the key objectives and design requirements outlined in Section 10.4.6</i></p>	Development Characteristics*		Site Area	4 hectares	Approximate Density Range (gross)	20-23 units/hectare	Approximate Density range (net)	38-42 units/hectare	Approximate units	85	<p>sustainable development. No possibility of likely significant effects. AA not required.</p>	<p>sustainable development. Neutral environmental effects. SEA not required.</p>
Development Characteristics*													
Site Area	4 hectares												
Approximate Density Range (gross)	20-23 units/hectare												
Approximate Density range (net)	38-42 units/hectare												
Approximate units	85												

No.	Recommended Amendment	Screening for AA	Screening for SEA
	<p><i>and Section 10.4.7 these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.'</i></p>		
No. 2	<p>Support increased residential densities within Development Area 3 Teagasc by insertion of the following:</p> <p><i>It is recommended the following additional footnote is added to the Table on Page 49.</i></p> <p><i>'Fingal County council will consider a modest increase on these lands above that stated subject to observing the key objectives and design requirements outlined in Sections 10.3.7 and 10.3.8 as they relate to Development Area 3 and subject to the early delivery of playground and MUGA within Development Area 3- Teagasc (exclusive of the school site). Any such increase in density shall also align with (i) the Core Strategy (ii) be accommodated within the footprint of the stated Development Area (iii) comply with design guidance of the LAP for differing development areas.</i></p> <p><i>In addition the density ranges proposed should be given as 'approximate' densities. The Table will read as follows:</i></p>	<p>Provides for clarification and balanced sustainable development. No possibility of likely significant effects. AA not required.</p>	<p>Provides for clarification and sustainable development. Neutral environmental effects. SEA not required.</p>

No.	Recommended Amendment	Screening for AA	Screening for SEA										
	<table border="1" data-bbox="344 234 952 639"> <thead> <tr> <th colspan="2" data-bbox="344 234 952 272">Development Characteristics*</th> </tr> </thead> <tbody> <tr> <td data-bbox="344 272 647 395">Site Area</td> <td data-bbox="647 272 952 395">6.6 hectares (including proposed school site)</td> </tr> <tr> <td data-bbox="344 395 647 518">Approximate Density Range (gross)</td> <td data-bbox="647 395 952 518">30-35 units/hectare</td> </tr> <tr> <td data-bbox="344 518 647 595">Approximate Density range (net)</td> <td data-bbox="647 518 952 595">65-70 units/hectare</td> </tr> <tr> <td data-bbox="344 595 647 639">Approximate units</td> <td data-bbox="647 595 952 639">185-200</td> </tr> </tbody> </table> <p data-bbox="344 646 952 874">* Subject to observing the key objectives and design requirements outlined in Section 10.3.7 and in Section 10.3.8, these density requirements and unit numbers may change during the development management process by consent of the Planning Authority.'</p>	Development Characteristics*		Site Area	6.6 hectares (including proposed school site)	Approximate Density Range (gross)	30-35 units/hectare	Approximate Density range (net)	65-70 units/hectare	Approximate units	185-200		
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Approximate Density range (net)	65-70 units/hectare												
Approximate units	185-200												
No. 3	<p data-bbox="344 880 952 1074">Insert the following Objective under Section 3.13 Objective 3.1 Page 9 to read: <i>'That the Local Authority supports the continued role and future enhancement of St. Nicholas of Myra National School.'</i></p>	<p data-bbox="981 880 1460 1074">Supports existing educational infrastructure. No possibility of likely significant effects. AA not required.</p>	<p data-bbox="1491 880 2007 1074">Supports existing educational infrastructure. Neutral/Positive environmental effects. SEA not required.</p>										
No. 4	<p data-bbox="344 1080 952 1289">Insert new objective under Section 5.4.3 Pedestrian / Cycle Routes Objectives: <i>'Ensure that the design of cycle paths will accord with the recommendations in the National Cycle Manual.'</i></p>	<p data-bbox="981 1080 1460 1289">Provides for clarification on design standards. No possibility of likely significant effects. AA not required.</p>	<p data-bbox="1491 1080 2007 1289">Supports enhanced pedestrian and cycle connectivity. Sufficient protective objectives/policies in LAP to ensure no negative environmental effects. Neutral/Positive environmental effects. SEA not required.</p>										

Concluding Statements

Appropriate Assessment:

An Appropriate Assessment of the proposed Recommended Amendments is not required as it can be concluded, on the basis of objective information, that these Recommended Amendments to the Draft Local Area Plan, either individually or in-combination with other plans or projects, will not have a significant effect on any European sites.

Strategic Environmental Assessment:

The Recommended Amendments do not constitute Material Alterations. They are minor in nature, or provide clarification to the existing text. Individually or in combination, they do not significantly change the nature and character of the Local Area Plan. Likewise, no significant interactions arise and there is no change to the finding of the initial Screening for SEA that accompanied the Draft LAP on display.

The Recommended Amendments do not result in any significant environmental effects, do not require Appropriate Assessment and as such, Strategic Environmental Assessment is not required.