

# Rivermeade

Local Area Plan  
May 2018





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# Rivermeade

## Local Area Plan

Adopted by Council 14th May 2018

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## 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 Rivermeade village. It sets out the development strategy for the proper planning and sustainable development of the village. 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.

## Public Consultation

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 30<sup>th</sup> August 2016 and 11<sup>th</sup> October 2016. A total of fourteen submissions were received. The opinions expressed in these submissions were taken into account in the making of the Draft Local Area Plan.

A statutory public consultation process took place on the Draft Rivermeade LAP between the 13<sup>th</sup> February and the 28<sup>th</sup> March 2018. A total of thirty nine submissions were received during this stage. The opinions expressed in the submissions informed the making of the Local Area Plan.

## Existing Settlement of Rivermeade

Rivermeade is located within the rural area of Fingal to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 km north of Finglas. The village is accessed from the Toberburr road which runs in a north-south direction along the western boundary of the RV zoned lands. Killeek Lane which adjoins part of the LAP lands to the south runs east toward Swords. Keelings, a large agri-business is situated south of Killeek Lane.

The settlement of Rivermeade comprises a housing estate constructed by the Council in the 1970's to accommodate the residential needs of the displaced community affected by the development and operation of Dublin Airport. It was further developed in the 1980's and later in 2002. There are currently 175 existing houses within the village boundary, all located on the southern side of the Ward River. In addition to the residential

development there is a primary school (including a school hall) and a community facility serving mainly Rivermeade as well as its rural hinterland. There is also a playground and small football pitch serving the settlement.

Rivermeade functions as a commuter village within the Metropolitan Area. The LAP area covers an area of approximately 42 hectares [103 acres]. The settlement has a population of circa 600 persons.

## Vision and Development Strategy

### Vision Statement

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

### Key Objectives of the LAP

The LAP outlines key objectives for the sustainable development of the village in relation to: housing, design, natural heritage, employment opportunities, retail/ commercial, public open space and recreation, community and social facilities, vehicular and pedestrian access and infrastructural requirements.

## Village Development Framework Plan and Design Guidance [VDFFP]

The Council commissioned 'ICON Architecture | Urban Design | Conservation' and Cummins and Voortman 'Sustainable Architecture and Urban Design' to prepare a Village Development Framework Plan and Design Guidance for the village [VDFFP]. This VDFFP is a separate guidance document to be read in conjunction with the Local Area Plan. 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 Village Development Framework Plan and Design Guidance (VDFFP) is the principal guidance document for the physical development of Rivermeade Village.

## Development Areas

The LAP map identifies 11 Development Areas within the village and these are shown on the LAP map. The LAP sets out the appropriate development parameters, for each of the 11 identified development sites within the village, in the interests of promoting the proper planning and sustainable development of the village.

## Residential Densities within the Village and Potential Development Yield

Rivermeade has the capacity to accommodate circa 273 additional residential units. This will increase the population of Rivermeade from circa 600 to approximately 1,334, and it is anticipated that this population increase will take place over a minimum period of 20 years.

The overall density of development proposed is considered appropriate having regard to the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)* which states inter alia the following: *'.....The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development.'*

## Improved connections to Swords and Finglas

A number of external road improvements and new connections will need to be developed to improve accessibility between Rivermeade and Swords and Finglas and to facilitate future development at Rivermeade. The LAP provides for phased road improvements in tandem with future development.

## Education and Community

The LAP provides for the development of additional community facilities including additional school accommodation as required to provide for the needs of this expanding community.

## Retail /Commercial Development

The Council will promote and encourage the development of retail and commercial services within a new village centre at a level appropriate to serve the residents of Rivermeade and its adjoining rural hinterland. This will ensure that the village can serve as a key local service centre for the village and its rural hinterland.

## Employment opportunities close to Rivermeade

The LAP provides for employment uses within the new village centre.



# E Executive Summary

The proposed new link road [incorporating pedestrian and cycle facilities] between the LAP lands and the upgraded Killeek Lane will provide for improved road links between Rivermeade and Swords and will provide direct physical links between Rivermeade and Keelings, integrating Rivermeade with this key expanding employment area. It will help to reduce community severance from this employment area and maximize the potential to integrate Rivermeade with this large and significant employment 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 LAP includes objectives for the protection and enhancement of Green Infrastructure in Rivermeade under the following headings:

- Landscape Character
- Biodiversity
- Parks, Open Space and Recreation
- Archaeological and Architectural Heritage
- Sustainable Water Management

## Open Space and Recreation

Under the Fingal Development Plan 2017-2023, Rivermeade contains two distinct areas of Open Space ('OS') zonings. Within these 'OS' zonings, the LAP provides for extended and improved recreational facilities, providing a 'Recreational Hub' for existing and future residents as well as those living in the rural hinterland and in particular provides for the following:

- Extending and developing the Ward linear park to include the disused reservoir which shall be brought into recreational use;
- Consolidating and developing the existing recreational and amenities facilities in Rivermeade.
- Providing for additional public open space and active recreational facilities adjoining the Ward linear park in the eastern part of the LAP lands.

## Low Carbon Community

The LAP promotes the development of this village as a Low Carbon Community. This is discussed in greater detail in Section 2.0 of this document.

## Infrastructure and Services

The LAP outlines specific objectives for Water Quality, Surface Water Management, Flood Risk management, Foul Drainage and Waste Water Treatment. A key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ward River. New housing and other forms of development shall proceed within the LAP lands following the completion of the Toberburr pumping station and pipe connection to Swords Waste Water Treatment Plant (WWTP). The existing Swords WWTP has been expanded and now has a capacity of 90,000 p.e.

## Phasing of Development

It is anticipated that the level of development proposed will be developed over a significantly longer timeframe relative to the lifetime of this LAP (6 years or any extended period). This LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular the necessary road improvements. Furthermore, in the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications/applications for planning consents shall be submitted for each of the proposed development areas. All planning applications shall be based on the guidance outlined in the Rivermeade Village Development Framework Plan and Design Guidance (VDFF).



## 1.0 Introduction

Rivermeade is located within the rural area of Fingal to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 Km north of Finglas. The village is accessed from the Toberburr road which runs in a north-south direction along the western boundary of the RV zoned lands. Killeek Lane which adjoins part of the LAP lands to the south runs east toward Swords. Keelings, a large agri-business is situated south of Killeek Lane.

The village has a current population of circa 600 persons. There are 175 existing houses within the village boundary. The settlement of Rivermeade/Toberburr was constructed in the 1970's by the Council to accommodate the residential needs of the displaced community affected by the development and operation of Dublin Airport. The only development which has occurred since the estate was built has been the construction of 24 houses as well as a community facility completed in 2002. The primary function of this settlement has been to provide for residential development. The layout of Rivermeade is suburban in character comprising terraced and semi-detached housing. A new primary school [with school hall] which opened in 1981 serves Rivermeade as well as its rural hinterland. Recreational facilities including a playground, football pitch; multi-functional pitch and public open spaces adjoin the school and the River Ward.

The LAP lands are approximately 42 hectares [103 acres] in area. A significant amount of the LAP lands are 'greenfield' lands in agricultural use. These lands are located north of the Ward River and east of the existing houses. There are a couple of single individual houses located within the boundary of the LAP lands.

The LAP lands are located within the designated Rolling Hills Character Type. The LAP lands are characterised by their location adjacent to the Ward River valley and by very strong vegetative field boundaries. The Ward River traverses the centre of the LAP lands, north of existing housing. Ground levels fall in a northerly and southerly direction towards the river. The Ward River and its tributaries support a small but biologically significant population of Atlantic salmon and sea trout in addition to resident brown trout populations. A disused reservoir adjoining the Ward River is located within the LAP lands.

## 1.1 Why a Local Area Plan for the Village

The subject lands are zoned 'RV' in the Fingal Development Plan, 2017 - 2023 where it is a stated objective to:

*'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'*

A Local Area Plan and Village Development Framework Plan and Design Guidance (VDFFP) was adopted for Rivermeade on 10<sup>th</sup> June 2013. No development has taken place in Rivermeade since the adoption of the Local Area Plan. Since the adoption of the LAP, the Fingal Development Plan 2017-2023 has been adopted and the following objective relates to Rivermeade:

### Objective RF01

*'Review the Rivermeade Local Area Plan before end of 2017. This Plan will reassess the potential for higher densities which will help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rivermeade.'*

In accordance with objective RF01 there is a requirement to review the existing Rivermeade LAP 2013.

## 1.2 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 future development of the village. It sets out the agreed development strategy for the future proper planning and sustainable development of Rivermeade which is located in the rural hinterland west of Swords, and north of Dublin Airport. It sets out the parameters/requirements for future development on these lands in terms of layout, urban design, density; vehicular access, pedestrian and cycle routes; infrastructural requirements, public open space, and supporting community, commercial and social facilities. The LAP identifies the potential for and the extent and type of development that is appropriate to this village including the provision of private serviced sites which will provide an alternative to 'one-off' housing in the countryside. 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. The LAP 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.

## 1.3 Public Consultation

Under the Planning & Development Act 2000 (as amended) the Planning Authority shall take whatever steps it considers necessary to consult the public.

Written submissions on the pre-draft consultation phase were invited from members of the public to be made to Fingal County Council between the 30<sup>th</sup> August 2016 and 11<sup>th</sup> October 2016. A total of fourteen submissions were received. These submissions were taken into account in the making of the Draft Local Area Plan.

The issues that were raised in the submissions can be summarized under the following headings:

### Compliance with relevant legislation and guidance documents

- Ensure the LAP complies with 'Smarter Travel – A Sustainable Transport Future' by including objectives to provide improved public transport and direct pedestrian and cycle linkages.
- Need for the LAP to comply with all relevant legislation relating to SEA/AA.
- Promotion of cycle/pedestrian linkages encouraged, with reference to NTA Cycle Manual to be made in LAP.

### Open space

- Strategic landscape plan required and the retention of hedgerows and other forms of wildlife habitat.
- Delivery of Class 1 and 2 Open space with proposed pitches in a phased manner.

### Movement and Transportation

- A number of submissions state that Rivermeade Drive is not suitable for increased traffic and an alternative access should be provided.
- Indicative road alignments should be included in the Draft LAP to inform residents.
- Adherence to all Development Plan standards in relation to pedestrian, cycle and vehicular access.
- Review of Rivermeade Drive required in relation to passing of bus along this route.



# 1 Introduction To Rivermeade

## Economic development

- Small business enterprise should be promoted.
- Ensure the LAP includes policies which support economic development and local manufacturing.
- Promotion of tourism recommended.

## Densities and urban design

- Increased densities sought within a number of Development Areas.
- Need to create character areas through a mix of residential development to create a sense of place within Rivermeade

## Phasing

- Phasing of development crucial – in terms of expansion of school, village centre.
- Incorporate community facilities into any extension of the school.
- Consolidation of Rivermeade village is supported and a phased approach to developing the village is recommended.

## Climate Change

- Need to consider climate change and alternative energy sources.

## Specific objectives

- Objectives should be included in the LAP to deal with water, waste-water, flood risk, biodiversity, green infrastructure, cultural and built heritage.
- In relation to climate adaptation, the need to ensure compliance with the EPA 'Local Authority Adaptation Strategy Development Guidelines' (EPA 2016).

## 1.4 Assessments associated with the Local Area Plan

### 1.4.1 Screening for Strategic Environmental Assessment

A screening exercise was carried out in relation to whether a Strategic Environmental Assessment (SEA) is required for the Local Area Plan (Directive 2001/42/EC). The SEA screening report was sent to the Environmental Protection Agency, the relevant government departments and to adjoining Local Authorities, for their comments. A summary of the responses received and the SEA Screening Statement is included in Appendix 1 of this document. The screening exercise for SEA concluded that an Environmental Report was not required.

### 1.4.2 Appropriate Assessment

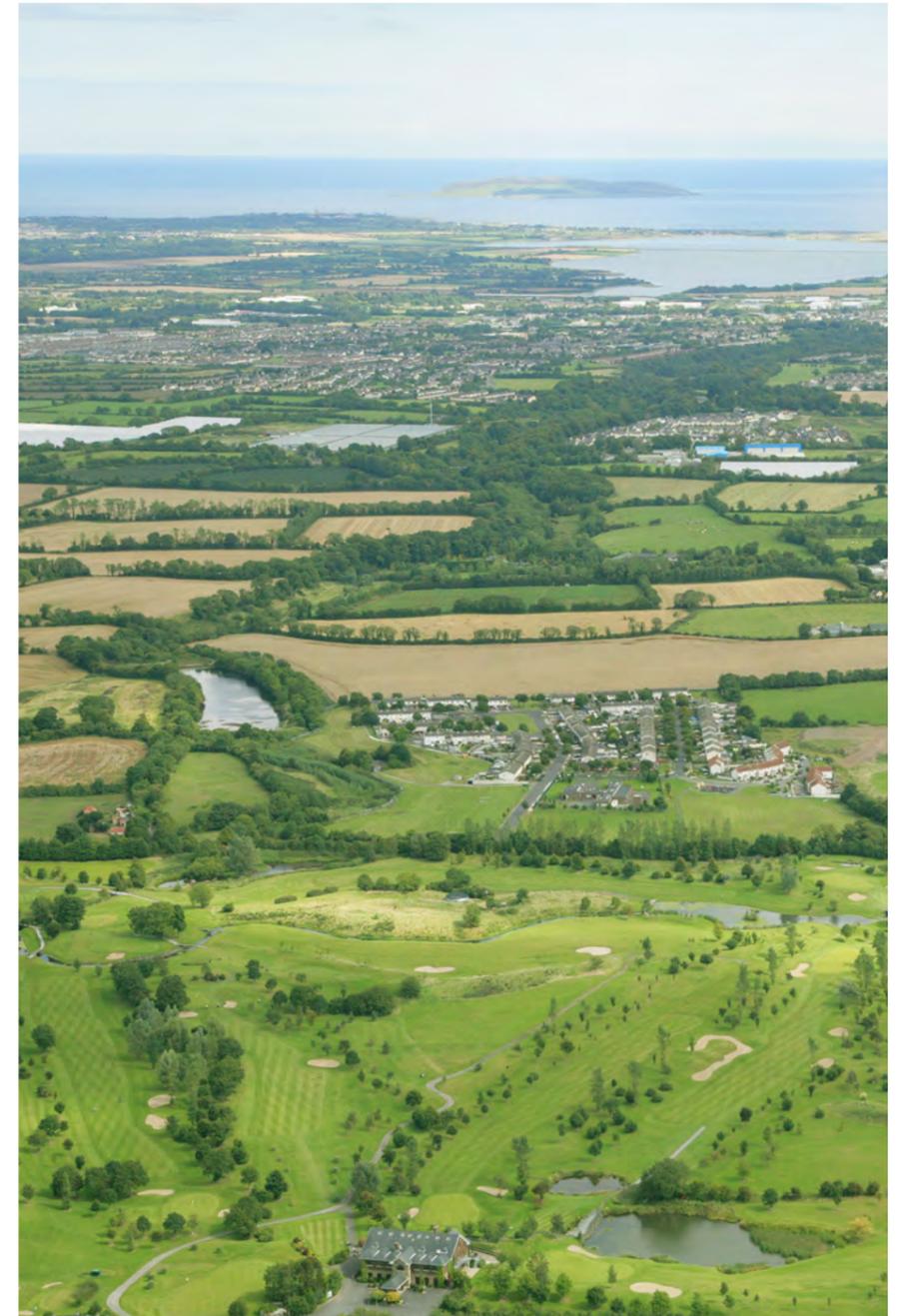
Screening for the necessity of an Appropriate Assessment (AA) regarding the potential impact of the Plan on any Natura 2000 sites, was carried out (required under the EU Habitats Directive) by consultants. The screening exercise for AA concluded that a full Appropriate Assessment was not required. The AA Screening Report is published separately at the same time as the LAP.

### 1.4.3 Strategic Flood Risk Assessment (SFRA)

A Stage 2 Flood Risk Assessment was completed by Fingal County Council in November 2013 and concluded that the proposed development will be located outside the 1:100 year floodplain as determined by the FEMFRAM study. It is recommended that proposed developments adjoining the flood plain should include a commensurate flood risk assessment with the planning application to ensure that flood risks have been considered.

### 1.4.4 Transport Assessment

A Transportation Network report was carried out for the adopted Rivermeade LAP in 2011. The existing and proposed transportation networks for Rivermeade are elaborated on in Section 14 of the LAP.



## 2.0 Introduction

The *Climate Action and Low Carbon Development Act 2015* established the national objective of transition to a low carbon, climate resilient and environmentally sustainable economy in the period up to and including the year 2050. The *National Climate Change Adaptation Framework, Building Resilience to Climate Change* provides a strategic policy focus to ensure adaptation measures are taken across different sectors and levels of government to reduce Ireland’s vulnerability to the negative impacts of climate change. The aim of this Framework is to ensure that an effective role is played by all stakeholders in putting in place an active and enduring adaptation policy regime. The governance structure provides for climate change adaptation to be addressed at national and local level.

*The National Mitigation Plan 2017* sets out policy measures to manage greenhouse gas emissions and the removal of emissions at a level that is appropriate for furthering the *national transition objective* set out in the 2015 Act.

The Fingal Development Plan 2017-2023 is underpinned by the principles of sustainable development, climate change adaptation, social inclusion and high quality design. The Council in association with all stakeholders [community; landowners; SEAI] will promote the development of a Low Carbon Community incorporating environmental sustainability in existing and future development in Rivermeade.

Fingal County Council is committed as a priority to encourage and promote more sustainable development through energy end use efficiency in building design; increasing the use of renewable energy and developing an appropriate urban form.

The LAP promotes the development of this village as a Low Carbon Community. It also includes objectives in relation to the management of water supply and drainage services.

## 2.1 Efficiency and Energy Performance for Buildings

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 the *Climate Action and Low Carbon Development Act 2015* seeking to transition to a low carbon, climate resilient and environmentally sustainable economy by 2050.

New building design in the LAP lands shall 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.

Fingal County Council will seek to ensure that all development in the LAP lands will contribute positively towards 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 alternative energy technologies.
- Promoting the retrofitting of existing housing and the school to reduce energy demands.
- All buildings in the Plan area should incorporate environmentally sustainable design principles in their design and construction. New buildings shall strive to reduce the energy and water demand through measures which include the following:
  - Careful consideration of building orientation, form, massing and fenestration to make the most of passive solar gain for space heating.
  - Maximization of natural daylight.
  - Maximization of passive solar gain for solar thermal water heating and electricity production. [For example solar panels and ground mounted photovoltaic panels]
  - maximizing the potential for incorporating wind energy [For example wind turbines and wind spires].
  - Use of insulation to reduce heat loss from draughts and uncontrolled ventilation.
  - Reduced water use through rainwater harvesting and recycling of rainwater and in-building grey water treatment systems.
  - Use of building roofs as solar collectors and rainwater harvesters. (Green roofs can be used as amenity spaces that also support biodiversity and rainwater attenuation.)
  - Intelligent and energy efficient heating, cooling and ventilation systems.

- Use of materials with low embodied energy and consider incorporating environmentally ‘smart’ materials that can minimize energy use by responding to changing external conditions.

## 2.2 Wind Energy

It is an objective to promote and facilitate the development of wind power within the LAP lands [for example wind turbines and wind spires] where such development does not have a negative impact on the landscape and the amenities of property adjacent. All new wind energy developments in the County shall comply with national guidelines and the Fingal Development Plan 2017-2023.

## 2.3 Environmental Sustainability and the LAP

Land use policy and controls are central to the achievement of sustainability at a local level. The LAP promotes Environmental Sustainability by:

- Promoting the efficiency and energy performance of all buildings both existing and new build.
- Making the best use of land through consolidation and renewal of the village.
- Promoting use of renewable energy including solar and wind power;
- Promoting walking and cycling by providing for safe, attractive pedestrian and cycling routes.
- Promoting biodiversity by conserving existing indigenous hedgerows and trees and by providing for additional strategic planting in the village.
- Providing for the development of a Sustainable Living Centre [Development Area 8].
- Providing for opportunities for food production through the development of allotments in Development Area 7.
- Promoting waste reduction by providing a convenient, well-maintained recycling area in the village.



## 2 Sustainability – Promoting A Low Carbon Community

### 2.4 Specific sustainability measures in the LAP

#### Lands adjoining the reservoir

The development of a single wind turbine could be considered on the lands adjoining the reservoir.

#### Houses on serviced sites:

Wind turbines and solar panels could be considered in association with development of houses on the larger serviced sites.

#### Existing Houses/school

The existing houses and school could be retrofitted to make them more energy efficient.

#### Village Centre

Consideration could be given to the development of wind spires integrated into the design of the new village centre/free standing wind turbines up to 20 metres in height and solar panels.

#### Allotments

The LAP provides for a generous area (c.2.4 ha) to be developed for allotments to serve the Rivermeade community. There is the potential to provide up to 36 allotments ranging from 150 sq m to 350 sq m in size.

### 2.5 Strategic Environmental Sustainability Objectives

- Ensure high standards of energy efficiency in existing and new residential developments in line with good architectural conservation practice and promote energy efficiency and conservation in the design and development of new residential units, encouraging improved environmental performance of building stock.
- Promote and facilitate the development of wind power within the LAP lands [for example wind turbines and wind spires] where such development does not have a negative impact on the landscape and the amenities of adjacent property.



## 3.0 Introduction

This LAP is guided by EU Directives, the National Planning Framework and Regional Planning Guidelines and by the Fingal Development Plan 2017-2023, in addition to 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 for development in the Rivermeade Local Area Plan.

## 3.1 National Planning Framework (NPF), 2018 – 2040

The National Planning Framework (NPF) was published on the 16th February 2018 and replaces the National Spatial Strategy. The NPF is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between. The vision as contained in the NPF will be achieved by:

- developing a new region-focused strategy for managing growth;
- linking this to a new 10-year investment plan, the Project Ireland 2040 National Development Plan 2018-2027;
- using state lands for certain strategic purposes;
- supporting this with strengthened, more environmentally focused planning at local level; and
- backing the framework up in law with an Independent Office of the Planning Regulator.

The Rivermeade LAP is in accordance with the provisions of the NPF with particular reference to National Policy Objectives 15, 18a and 18b.

## 3.2 Regional Planning Guidelines 2010 – 2022

The Regional Planning Guidelines aim to implement the policies and objectives of the National Spatial Strategy at a regional level. The Regional Planning Guidelines for the Greater Dublin Area (GDA) provides a strategic planning framework for the development of the Dublin and the mid-east region.

Following on from the enactment of the *Local Government Reform Act 2014*, three new Regional Assemblies came into effect

in January 2015, replacing the previous Regional Assemblies. Fingal is now part of the Eastern and Midland Regional Assembly (EMRA). The new Assembly will produce a *Regional Spatial and Economic Strategy* which will, when adopted, supersede the current RPGs. The Regional Spatial and Economic Strategy is currently being prepared by the Eastern and Midland Regional Assembly.

The RPGs distinguish the Metropolitan area from the Hinterland area with distinct development strategies for each area. Rivermeade is located in a rural area within the designated Dublin Metropolitan Area. The RPGs categorizes the rural villages in the GDA into two sub types: Commuter Villages and Key Villages. Rivermeade is designated as a commuter village and the RPGs indicate that future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.

## 3.3 Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (May 2009)

The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential infrastructure and services for residential development not only in the larger urban areas but also in small towns and villages. The main objectives of the guidelines for small towns and villages are:

- Development must be plan led either through an adopted Local Area Plan or Village Design Statements.
- The strengthening of small towns/villages will provide an alternative to urban generated rural housing;
- New development should contribute to maintaining compact towns and villages. “Leap-frogging” of development at some distance from the existing built-up area should be avoided. Overall expansion should proceed on the basis of a number of well integrated sites within and around the urban centre rather than focusing on rapid growth driven by one very large site.
- The scale of new residential development schemes should be in proportion to the pattern and grain of existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities; and

- The design, layout and character of new development should successfully relate to the local character and heritage of the existing small town or village.

## 3.4 Transport Strategy for the Greater Dublin Area 2016 - 2035

This Strategy provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area up to 2035. The Strategy presents the transport requirements for the GDA based on principles of effective, efficient and sustainable travel.

*Smarter Travel, A Sustainable Transport Future 2009-2020*, also seeks to promote sustainable development, by reducing emissions, through the promotion of cycling, walking and sharing car journeys. Rivermeade is a rural village within the designated Dublin Metropolitan Area with limited public bus transport. The LAP is consistent with the objectives of the Strategy and Smarter Travel in terms of promoting cycling, walking in and around the village and between Rivermeade and Swords, together with improving the built environment and protecting the natural environment.

The *Greater Dublin Area Cycle Network Plan* was published in 2013 and is a ten year cycling strategy for Dublin, Kildare, Meath and Wicklow. This Plan indicates a proposed new cycle/pedestrian link from Rivermeade to Swords via Killeek Lane and the Ward River Valley Park and also extending up along the Toberburr Road, to the west of the LAP lands.

## 3.5 Fingal Development Plan 2017 - 2023

The Fingal Development Plan 2017 - 2023 is the statutory framework for the county which sets out the Council’s proposed policies and objectives for the development of the County over the Plan period. The Development Plan seeks to develop and improve, in a sustainable manner, the social, economic, environmental and cultural assets of the County. The Local Area Plan has had due regard to all relevant policies and objectives set out in the Development Plan.



# 3 Legislative Context

## 3.5.1 Core Strategy

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be included in County Development Plans. A Core Strategy must indicate how the County's population allocation is consistent with the *National Spatial Strategy* and the *Regional Planning Guidelines*. All LAP's shall be consistent with the Core Strategy.

The Planning and Development (Amendment) Act 2010 introduced important new legal obligations on planning authorities to ensure that both existing and future local area plans comply with new core strategies which have been incorporated into Development Plans. The key purpose of Core strategies is to ensure that local authorities identify and reserve an appropriate amount of land in the right locations to meet housing and population targets.

The Fingal Development Plan's Core Strategy includes a Settlement Strategy. The Fingal Settlement Strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the Metropolitan Area. Rivermeade is a rural village located within the Metropolitan Area. The proposals for increased residential development within Rivermeade are consistent with Fingal's identified hierarchy of settlement centres and with the core strategy.

The Core Strategy in the Fingal Development Plan for 2017-2023 indicates a total residential capacity of 49,541 housing units on zoned lands for the County split between the Metropolitan area (39,909 units) and the Hinterland area (9,632 units). The total residential capacity on the zoned lands in the 'Small Towns/Villages' category (including Portrane) in the Metropolitan Area is 877. This figure represents 2.1% of the total residential capacity in the Metropolitan Area [39,909]. The likely number of additional residential units in Rivermeade in the long term will be circa 273 units which is less than 0.7% of this figure [39,909].

This yield of 273 units would only be realisable over a period significantly longer than the statutory time period of the LAP and the Fingal Development Plan 2017-2023. This proposed level of development is consistent with the Core Strategy and the RPGs 2010-2022. It is an objective to monitor the number of residential units built over the period of the plan.

## 3.5.2 Local Area Plan Zonings

In the settlement hierarchy of the Fingal Development Plan, Rivermeade is zoned as a rural village - 'RV'. Rivermeade also contains the zoning objective 'OS'.

The RV zoning objective seeks to:

*'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'*

The Vision Statement for the RV zoning is:

*'Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are areas within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment.'*

*The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.'*

The OS zoning objective seeks to:

*'Preserve and provide for open space and recreational amenities.'*

The Vision Statement for the OS zoning is:

*'Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.'*

## 3.5.3 Specific objectives relevant to Rivermeade

The Fingal Development Plan 2017-2023 contains the following specific objectives for Rivermeade.

Objective RF01

*Review the Rivermeade Local Area Plan before end of 2017. This Plan will reassess the potential for higher densities which will help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rivermeade.*

Objective RF02

*Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret's.*

## 3.5.4 Other relevant objectives

It is a Development Plan objective to extend the Ward Regional Park westwards, under Objective Swords 18 which states the following:

*'Prepare a Landscape and Recreation Strategy for the Ward River Valley, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities including a feasibility study to develop the Old Mill Pond for the purposes of angling, including the provision of angling docks, to promote the pastime of angling.'*

## 3.5.5 Rural Settlement Strategy

Section 5.2 of the Fingal Development Plan sets out Fingal's Rural Settlement Strategy. The Rural Settlement Strategy will guide the location of residential development within the rural area in a manner which recognizes the rural area of Fingal as an area under 'Strong Urban Influence', and therefore provides for rural-generated housing need within the rural area, and directs urban-generated housing away from the open countryside to towns and villages. The Strategy indicates policy and objectives for villages, clusters and houses in the open countryside, and objectives for layout and design associated with each settlement type.

## Rural Villages

*"Fingal's network of designated Rural Villages has the potential to develop as attractive vibrant, resilient communities."*

The Statement of Policy for Fingal's Rural Villages is to:

- *Promote attractive and vibrant villages.*
- *Ensure sustainable expansion and development at a level appropriate to and integrated with the existing village.*
- *Meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection.*
- *Preserve the villages' distinctive character, heritage, amenity and local identity.*



Villages are designated in the Regional Planning Guidelines as either ‘commuter villages’ or ‘key villages’. In addition to the villages of Balrothery and Loughshinny (discussed in Chapter 4, Urban Fingal) there are 10 villages in the Plan, designated with RV zoning. Commuter villages, include all the villages in the Metropolitan Area, namely: Coolquay, Kinsealy, Rivermeade and Rowlestown; as well as Balscadden in the Hinterland Area. They are located close to Dublin or on major routes to the city. The RPGs indicate that future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns.”

The FDP further states:

“The villages, as a collective, are a valuable rural asset to the County that needs to be protected from excessive inappropriate development. Their function as either Key Villages or Commuter Villages within the Metropolitan and Hinterland areas, as defined in the RPGs, is an important determining factor for the scale and type of development proposed, but of equal importance is preserving the uniqueness of all our villages, acknowledging their contribution to the cultural richness of the County.

Settlement within the designated Rural Villages will continue to be open to all. The settlement strategy will not require that a person is from a rural or urban area. This policy will promote the vitality of the villages and facilitate the provision of appropriate facilities. This is a policy response to the low levels of growth in many of the villages over recent years. However, the level of growth within villages must be managed. Rapid expansion will not be permitted as it would put undue pressure on services and the environment and encourage higher levels of unsustainable commuting. The level of growth will be managed through the Core Strategy and the Local Area Plan process.”

### 3.5.6 Zoning of adjacent lands

‘GB’ [Green Belt] and ‘HA’ [High Amenity] zones separate Rivermeade from Swords to the east.

The lands to the north of the LAP lands are zoned ‘RU’ where it is the objective to ‘Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage’.

Lands adjacent to the south of the LAP lands are zoned ‘FP’ where it is the objective to ‘Provide for and facilitate the development of a Food Industry Park’. It is an objective to prepare

a Masterplan for the Foodpark zoned lands at Keelings within the lifetime of the Development Plan. This Masterplan is known as Barberstown M.P. 3.C and the details are set out in Chapter 6 of the Fingal Development Plan under Objective ED90.

### 3.5.7 Landscape Character

The LAP lands are located within the designated *Rolling Hills Character Type*. The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting, ensuring that new development will be ‘absorbed’ within this landscape and the impact of development in the landscape will be reduced.

### 3.5.8 Airport Noise Zones

The majority of the LAP lands are located within the Outer Airport Noise Zone, while the southern arm of the LAP lands is located within the Inner Airport Noise Zone which precludes new residential development.

### 3.5.9 Protected Structures and Recorded Monuments

While there are no Protected Structures or Recorded monuments located within the LAP lands, there are a number of structures and monuments in the vicinity of the lands. The Protected Structures include numbers 0633, 0634, 0636, 0638, 0639. Further information is included in Section Twelve of this LAP.

### 3.5.10 Swords Western Relief Road

The proposed Swords Western Relief Road traverses the south east edge of the RV lands.

### 3.5.11 Extension of the Ward Regional Park

It is a Development Plan objective to extend the Ward Regional Park westwards, under Objective Swords 18 which states the following:

*‘Prepare a Landscape and Recreation Strategy for the Ward River Valley, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities including a feasibility study to develop the Old Mill Pond for the purposes of angling, including the provision of angling docks, to promote the pastime of angling’.*

In addition, Development Plan Objective RF02 states the following:

*Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret’s.*



# 4 Existing Environmental Issues And Opportunities

## 4.0 Landscape Character and Topography

The LAP lands are located within the designated Rolling Hills Character Type. The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting, ensuring that new development will be 'absorbed' within this landscape and the impact of development in the landscape will be reduced.

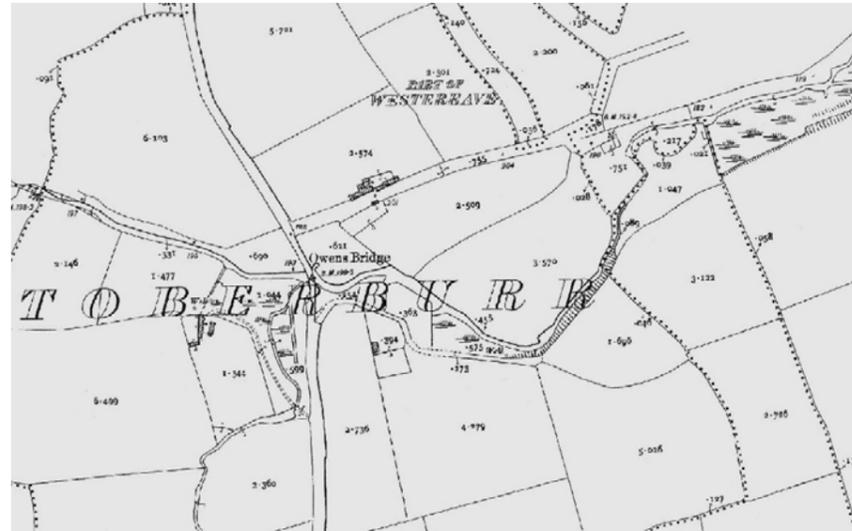
The LAP lands are undulating. Ground levels fall in a northerly [64– 56 metres] and southerly [64– 56 metres] direction towards the Ward River.

## 4.1 Trees and Hedgerows

The LAP lands are characterised by the mature vegetation along the Ward River and the strong vegetative field boundaries. The LAP includes objectives to protect existing trees/hedgerows and to provide for appropriate strategic planting to ensure that new development will be 'absorbed' within the landscape and the impact of new development in the landscape will be minimised.

## 4.2 Existing Vernacular Buildings

The only buildings which predate the development of the Rivermeade housing estate within the LAP lands are an existing cottage and adjacent farm buildings located on the north side of the river Ward. The LAP provides for the retention and refurbishment of the existing cottage and farm buildings to provide for appropriate new uses in association with the adjoining lands along the river corridor and for the restoration of the existing reservoir to provide for a new recreational facility for the benefit of existing and future residents in Rivermeade and the wider rural hinterland.



## 4.3 Existing development

Existing development in Rivermeade comprises mainly housing with a limited level of services. This LAP provides for the development of local services in a new proposed village centre opposite the national school. The Council will encourage the development of retail, commercial and business uses at an appropriate level for the village to serve the residents of Rivermeade and the adjoining rural hinterland.



## 4.4 Water Services

**Foul Water:** The existing Waste Water Treatment Plant (WWTP) serving Rivermeade is operating at its design capacity and has no spare capacity. Irish Water propose to decommission the existing WWTP, construct a pumping station on the site of the WWTP and pipe all effluent from Rivermeade to Swords Waste Water Treatment Plant. The Swords WWTP has been expanded and now has a capacity of 90,000 p.e.

New housing and other forms of development shall proceed within the LAP lands following the completion of the Toberburriv pumping station and pipe connection to Swords WWTP.

**Surface water:** In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be required to be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'. The LAP provides for the Ward River which traverses the LAP lands to be retained within a riparian corridor which widens into new public open space areas.

## 4.5 Flood catchment areas

The LAP lands are characterised by their location adjacent to the Ward River valley. The River Ward crosses through the LAP lands and divides the subject lands into two parts. Public open space lands adjoin the southern side of the river and there is a disused reservoir beside the river. There is an opportunity as part of this LAP to extend and develop the linear open space along the Ward, provide for improved recreational amenities and to restore the reservoir to provide for a new recreational facility.

In 2017, Fingal County Council completed a Strategic Flood Risk Assessment (SFRA) for the county. The SFRA has been prepared in accordance with the requirements of *The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009)* and Circular PL02/2014 (August 2014). The SFRA provides an assessment of all types of flood risk within the County to assist Fingal County Council to make informed strategic land-use planning decisions.

A Stage 2 Flood Risk Assessment (November 2013) has been completed by Fingal County Council and concluded that the proposed development will be located outside the 1:100 year floodplain as determined by the FEMFRAM study. It is recommended that proposed developments adjoining the flood



plain should include a commensurate flood risk assessment with the planning application to ensure that flood risks have been considered. Flood Risk areas are shown on the LAP map.

#### 4.6 Road network

Rivermeade estate was constructed in the middle of the 1970's without any significant supporting road improvements. Road connections both to Swords and Finglas are poor. Rivermeade is accessed from the Toberburr Road which passes north-south along the western boundary of the subject lands. Killeek Lane runs in a west-east direction along part of the southern boundary of the subject lands. Both roads are narrow winding third class rural roads with poor vertical and horizontal alignments and no footpaths. The LAP provides for the necessary road improvements in tandem with future development which will improve the accessibility of Rivermeade to adjoining areas and to Swords in particular.

The LAP has provided for the proposed Swords Western Relief Road which traverses the south east edge of the RV lands. Objective MT41 in Chapter 7 of the Fingal Development Plan seeks to implement the Road Improvement Schemes which are set out in Table 7.1 of that chapter. The Swords Western Relief Road is listed as one of these schemes.

#### 4.7 Pedestrian and cycle links

There is an opportunity as part of this LAP to provide for pedestrian and cycle routes within the village and along the proposed new Rivermeade Link road, and the improved Killeek Lane and Toberburr Road which will improve connectivity between Rivermeade and Swords and Finglas. There is an indicative cycle route located to the south and west of the Plan lands, along Killeek Lane and Toberburr Road respectively which forms part of the National Transport Authority's Greater Dublin Area (GDA) Cycle Network. This route starts in Swords and extends westwards along the Ward River to Rivermeade. The NTA Network has been prepared at a strategic level and implementation of the network will require more detailed engineering design on a route by route basis.



#### 4.8 Open space and recreational facilities

The existing public open space along the Ward River is underutilised and poorly supervised with no housing directly overlooking it.

There is the opportunity and scope to improve the amenity, use and function of existing public open spaces in conjunction with new development. The LAP provides for the public open space along the Ward River to be extended to provide the main recreational and amenity area within this expanding village and to provide for the development of additional active recreational facilities within the village. It is an Objective of the Fingal Development Plan 2017-2023 to facilitate the planned expansion of the Ward River Valley westwards. (Objective Swords 18). The proposed extended public open space provided for in this LAP will form a key and major element in the extended regional park.

#### 4.9 Airport Restrictions

The majority of the LAP lands are located within the Outer Airport Noise Zone while the southern arm of the LAP lands is located within the Inner Airport Noise Zone which precludes new residential development. This area is designated for the development of allotments.

Objective DA07 of the Fingal Development Plan states the following in relation to the Noise zones:

*“Strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other sensitive uses within the Inner Noise Zone, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone. To accept that time based operational restrictions on usage of a second runway are not unreasonable to minimize the adverse impact of noise on existing housing within the inner and outer noise zone.”*

#### 4.10 Keelings

Keelings, a large agri-business is situated in close proximity to the LAP lands on the south side of Killeek Lane. There is an opportunity in this LAP to maximize the potential to integrate Rivermeade with this key expanding employment area for the mutual benefit of both those living in Rivermeade and Keelings. It is an objective to prepare a Masterplan for the Foodpark zoned lands at Keelings within the lifetime of the Development Plan. This Masterplan is known as Barberstown MP 3.C and the details are set out in Chapter 6 under Objective ED90.

# 5 Vision and Development Strategy for Rivermeade

## 5.0 Vision Statement

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

## 5.1 Placemaking

Place making is a multi-faceted approach to the planning, design and management of public spaces. Through placemaking Fingal County Council will ensure the development of sustainable communities by supporting the development of adequate housing, retail, leisure, and employment uses, quality public realm, community facilities, design and standards and open space throughout the County.

The Local Area Plan for Rivermeade represents a unique opportunity to create a sustainable community by adhering to the principles of placemaking. The five main themes to achieve a successful and sustainable place are as follows:

- Sustainable communities
- Public Realm
- Sustainable Design and Standards
- Open Space
- Community Infrastructure, Facilities and Services

Each of the five themes have been incorporated throughout the LAP for Rivermeade.

## 5.2 Key Objectives of the LAP

### Housing

- Strengthen and develop the built form of Rivermeade
- Provide for a viable housing alternative to the open countryside for members of the rural community;
- Promote the provision of a choice of dwelling types, tenure and size to reflect the changing needs in this expanding community.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

### Design

- Provide a strong set of general design guidelines and objectives for development in the village.
- Provide a specific set of design objectives, guidelines and principles relating to specified development sites and areas within the village boundary.
- Ensure that new development is physically, visually and functionally integrated with existing development and amenities in Rivermeade.
- To ensure that all new development is subject to strict development control standards to ensure the protection and enhancement of existing residential and public amenities.

### Employment Opportunities

- Facilitate and promote the development of appropriate employment opportunities in the village.
- Provide for safe direct physical links between the village and Keelings employment area to the south thereby maximizing the opportunities for local sustainable employment within walking or cycling distance of Rivermeade.
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

### Retail/Commercial/ Community and other Services

- Promote the development of retail, service, commercial and community facilities in the village at a level appropriate to meet the demands of the expanding population and its rural hinterland.

### Environment

- Retain, protect and manage significant trees, hedgerows, groups of trees and water courses within the LAP.
- Provide an extended riparian corridor along the River Ward.
- Provide for appropriate strategic landscaping.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Promote and facilitate environmental improvements in the village.

### Heritage

- Protect the archaeological and built heritage within the village.
- Promote the retention and reuse of existing vernacular farm buildings north of the Ward River to sustain their use over time.
- Promote the conservation, enhancement, public access and enjoyment of the natural heritage as important elements in the long-term development of the village.

### Public Open Space and Recreation

- Improve existing recreational facilities and amenities.
- Provide for the development of new public open space areas and recreational facilities to meet the growing recreational needs of residents and those living in the rural hinterland and to act as an attractor for visitors.
- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to existing and new public open spaces.
- Restore the reservoir for recreational use.

### Sustainability

- Promote the development of a low carbon community.
- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings.
- Promote and develop opportunities for biodiversity.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.
- Promote well-designed quality residential development.

### Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving Rivermeade.
- To protect and improve water quality in the Ward River and ground water quality.



## 5.3 Village Development Framework Plan and Design Guidance (VDFP)

To determine the best design approach for the village of Rivermeade, the Council commissioned 'ICON Architecture | Urban Design | Conservation' and Cummins and Voortman 'Sustainable Architecture and Urban Design' to prepare the *Village Development Framework Plan and Design Guidance (VDFP)* for Rivermeade. The Framework Plan identifies the character of the village, and establishes existing functions and opportunities for the village. It develops general design principles for key development sites showing indicative site layout, bulk, massing, elevation treatment and materials. It also covers the treatment of open spaces and the public realm between these sites and places them in an overall framework that is appropriate to the development of the entire village. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity and mix of uses as well as creating a place where a balance is achieved between the natural and built environment. The Framework Plan is proposed as the guidance document for the future form of development in the village. All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan and Design Guidance (VDFP).

### 5.3.1 New Development in the Village

Rivermeade has the capacity to accommodate additional development on lands adjoining existing development. It is the policy of Fingal County Council to ensure that new development shall enhance, strengthen and develop the built form and character of Rivermeade. Development of these lands is likely to occur over a longer period than the lifetime of this LAP. Development will contribute to the consolidation of the settlement making it a strong, compact, attractive place to live and enjoy. The LAP through its objectives and together with the *Village Development Framework Plan and Design Guidance (VDFP)* prepared in tandem with this LAP will guide the sustainable development of the village into the future. The strengthening of this village will also provide an alternative to urban generated rural housing.

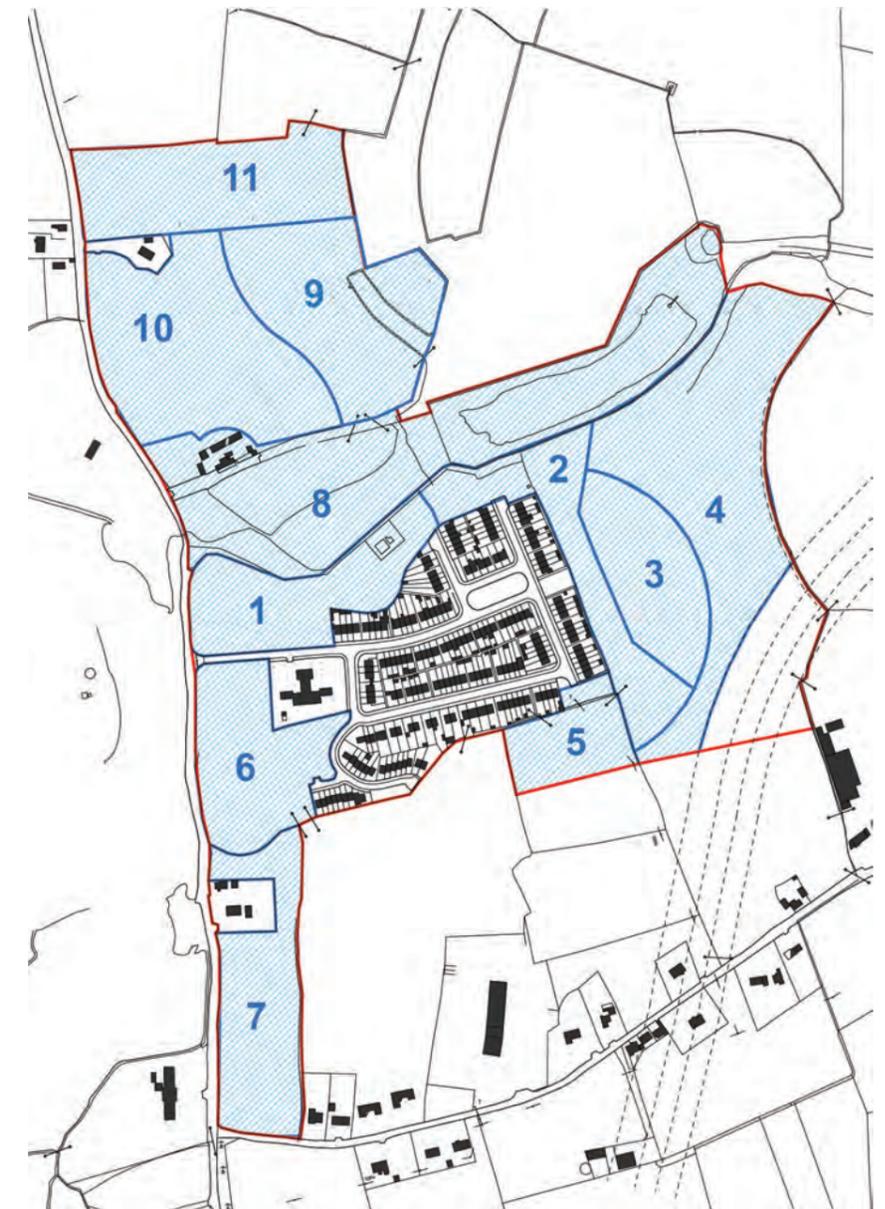
The scale of new development for the village shall be proportionate, and ensure that new development is physically, visually and functionally integrated with and improves the character of the existing settlement of Rivermeade. The LAP and the *Village Development Framework Plan and Design Guidance*

(VDFP) both have regard to the DOEHLG's: *'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', 2009* regarding the development of small towns and villages and the Department of Transport's policy document, *"Smarter Travel: A Sustainable Transport Future" 2009-2020*.

There are 175 existing houses in the village. The potential for approximately 273 new units is indicated in the LAP, increasing the total number (existing and proposed) of dwellings in Rivermeade to circa.448 units (c.1,334 population) over time.

### 5.3.2 Development Areas within the Village

This LAP identifies 11 no. development areas within the village, proposing a mix of uses including residential, commercial, business and recreational amenity. Circa 273 additional residential units are proposed within the village boundary. It is an objective of this Plan that development within these development areas shall take place in a coordinated manner. In order to achieve this objective, it will be necessary for landowners to co-operate with one another. The *Village Development Framework Plan and Design Guidance (VDFP)* forms the blueprint for the future development of these areas, the development of which shall also adhere to the development parameters set out for each development area in Section 6. Individual planning applications/applications for planning consents shall be made in respect of proposed development in each of the identified development areas.



# 5 Vision And Development Strategy For Rivermeade

## 5.3.3 Village Design

The LAP seeks, through careful attention to design, to enhance and improve the character and heritage of the village through the promotion of a range of design principles. By encouraging good design and careful attention of its unique heritage and character, it is intended to enhance the village of Rivermeade as an attractive and vibrant place to live and enjoy.

## 5.3.4 General Village Design Principles

Proposed development shall be undertaken strictly in accordance with the following design principles:

- Provide high quality development having regard to the DoEHLG Planning Guidelines on Sustainable Residential Development; the County Development Plan development standards; the design principles set out in this Local Area Plan and the Village Development Framework Plan and Design Guidance.
- A 'Site Design Statement' shall accompany all planning applications within the village boundary, the components of which are detailed in the Village Development Framework Plan and Design Guidance.
- Provide for much improved relationship of existing and proposed development to the River Ward and riparian corridor which crosses through the centre of the LAP lands.
- Suburban type development shall be avoided.
- All new street and estate names shall be in Irish or bilingual and shall reflect meaningful local names or references.
- All new development shall protect the archaeological heritage of the area.
- Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be accessible and overlooked.
- The public realm shall be formed by quality buildings and paving and landscaping shall be characterised by a high standard of quality finishes and treatments.

- New development shall provide for permeability for pedestrians and cyclists.
- High quality boundary treatment shall be required in all development proposals, including the retention of existing trees and hedgerows where practicable and the use of natural stone where appropriate.
- Existing trees and hedgerows which are of amenity value shall be retained in so far as is practicable.
- 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.

## 5.3.5 Environmental Improvements

The LAP proposes a number of environmental improvements in Rivermeade including the following:

### Strategic Planting

Strategic landscaping is proposed at the following locations [see Specific Objective Number 12 on the LAP map]:

**Southeast corner:** to provide a buffer zone in relation to the Swords Western Relief Road (SWRR).

**South boundary of LAP:** to screen the unsightly development to the south. [Planting here would have to be undertaken on lands outside the LAP boundary, subject to the agreement of the landowner].

**At the entrance to Rivermeade, West:** to soften and emphasise the entrance to Rivermeade.

**Behind the School:** to enhance the amenities of the existing public open space.

**Western boundary to Rivermeade LAP:** to screen the proposed residential units from the Toberburr road.

**Northern boundary to Rivermeade LAP:** to screen and strengthen the transition of the proposed residential development from the rural area.

## Entrance Improvements

It is an objective to provide for an enhanced entrance to Rivermeade providing for inter alia: new signage at the entrance; avenue tree planting along Rivermeade Drive and a raised road surface at the entrance / a colored road surface.

## Enhancements to Rivermeade Drive

It is an objective to provide for additional tree planting; changes to the road surface treatment together with proposed pedestrian crossing facilities, all of which will improve the appearance of the Main Street in Rivermeade and help to slow traffic speeds.

## Off street car and truck parking

It is an objective to provide for additional off street car and truck parking within the village, the locations of which are indicated on the VDFP map.

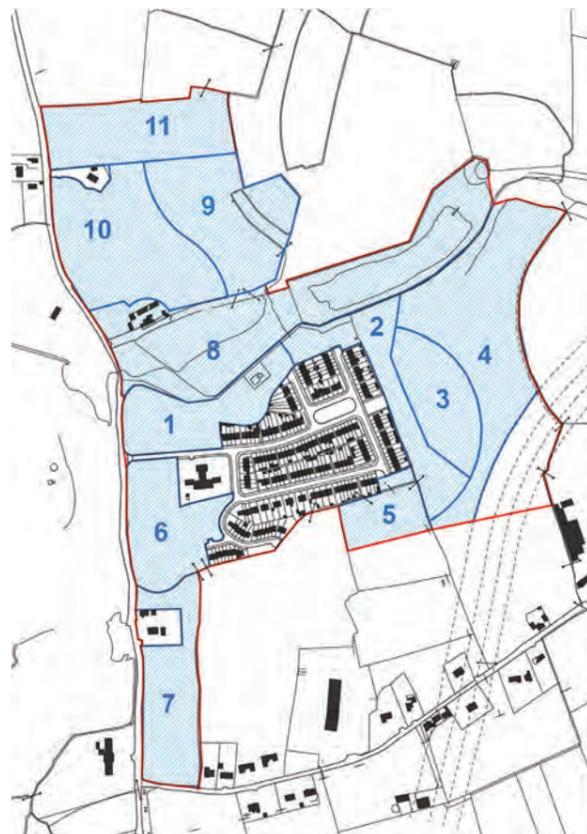


## 6.0 Introduction

There are 11 identified development areas within the LAP lands and these are shown on the LAP map. This section of the LAP sets out the development parameters, for each of the 11 identified development sites within the village, in the interests of promoting the proper planning and sustainable development of the village.

The Village Development Framework Plan and Design Guidance [VDFP] is a guidance document for development within Rivermeade and forms the blueprint for the future development of these areas.

In the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications/applications for planning consents shall be submitted for each of the entire 11 proposed development areas, and the phasing of future development within each such area shall be clearly indicated as part of the planning applications/consents.



## 6.1 Development Area 1: Local Service Area (2.14 Ha)

Development area 1 is a key development site located opposite the school and adjoining the entrance to Rivermeade on lands owned by Fingal County Council and currently used as a football pitch. The development of this area for mixed uses [including residential, retail, commercial, service and community uses] is considered a priority by Fingal County Council given the need to develop supporting services for the expanding village and its rural hinterland. Access to the LAP lands north of the River Ward is through this development area. Uses envisaged in this area might include the following:

- Residential units (30 no. approx.)
- Retail units including a small supermarket; possibly a pharmacy, hairdresser, café.
- A doctor/ dentist and / physiotherapist
- Crèche / childcare facility
- Small offices
- Small business units/ work spaces
- A new community facility.
- A Civic space
- A recycling facility;

The following requirements shall be complied with in the future development of this area:

- Buildings shall be designed to overlook and provide attractive and strong building line along the Main Street.
- The buildings fronting onto the Main Street and the civic space shall be designed to accommodate future demands which may arise for commercial, retail, service or community uses at ground floor level.
- A community building shall be provided if required (this could be located at ground floor level in either of the two large buildings located opposite the mini all weather pitch).
- A crèche shall be provided as required. Small business units/work spaces may be developed in place of the proposed crèche if there is no future requirement for a crèche.
- A 'Civic Space' suitable for outdoor events shall be provided as an integral part of the design of this development area. This area will form a focal point in the village and as such shall be suitably landscaped to provide for the different functions it may serve.

- Residential development shall be designed to overlook and positively address the public open space lands along the river and protect the residential amenities of adjoining property.
- Rear access to the existing adjoining houses shall be maintained.
- Residential development shall be designed to ensure the protection of the residential amenities of adjoining houses by minimising visual intrusion, overlooking and overshadowing.
- Adequate off-street parking shall be provided.
- Access to the LAP lands north of the River Ward shall be through this development area.
- Strategic landscaping shall be provided along the western boundary where the site adjoins Toberburr road.
- Pedestrian and cycle connections shall be provided linking this area with Development area 8 [Sustainable Living Centre]
- Development area 1 shall be the subject of one single planning application / application for planning consent by Fingal County Council within which the phasing of development within this area shall be clearly indicated.
- No development shall take place on these lands until the existing football pitch has been replaced either within Development area 4, or at a suitable alternative location as determined by the Council within the Rivermeade area.



# 6 Development Parameters For Development Areas

## 6.2 Development area 2 [2.14 Ha] and Development area 3 [1.87 Ha.]

Development areas 2 and 3 are Greenfield sites which adjoin existing housing at Rivermeade to the east. Circa 28 and 34 residential units are proposed within Development areas 2 and 3 respectively. The following requirements shall be complied with in the development of this area:

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings.
- Vehicular access shall be provided via extensions to the existing road network.
- Residential development shall be designed to overlook and positively address access roads and public open spaces.
- Residential development shall be designed to ensure the protection of the residential amenities of adjoining houses by minimizing visual intrusion, overlooking and overshadowing.
- Pedestrian and cycle connections shall be provided through these development areas linking existing housing in Rivermeade and the proposed new public open space to the east (Development Area 4).
- Public open space shall be provided in association with the proposed housing at this location.
- Adequate off-street parking shall be provided.
- Single planning applications shall be made in respect of proposed development in each of these respective development areas.
- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development Areas 2 and 3. In the event that future archaeological findings preclude development in parts of the LAP lands, the VDFP shall be revised to reflect this.



## 6.3 Development area 4: New Recreational Hub [4.04 Ha]

This area is located within the eastern part of the LAP lands, adjoining the River Ward and the reservoir. Under the Fingal Development Plan 2017-2023 Development Area 4 has been changed from zoning objective 'RV' Rural Village to 'OS' Open Space. The Open Space zoning ensures that recreational facilities are secured for Development Area 4. Future residential development will be required to overlook this area. Provision shall be made for the development of active recreational facilities within this area including a new floodlit football pitch to replace the existing pitch at the entrance to Rivermeade and a floodlit mini all weather pitch. In addition provision will be made for tennis and / or basketball courts, if required, following public consultation. The development of ancillary supporting facilities for example a small pavilion incorporating café and /meeting area will be encouraged. Off street car parking facilities and changing facilities shall be provided to support the recreational facilities. A playground shall also be provided in this area.

The development of active recreational facilities and ancillary supporting facilities within Development Area 4 will be proactively managed by Fingal County Council through the Development Management process.



## 6.4 Development area 5: Residential Development [1.10 Ha.]

Development area 5 adjoins existing housing at Rivermeade to the south east. Circa 19 residential units are proposed within Development area 5.

The following requirements shall be complied with in the development of this area:

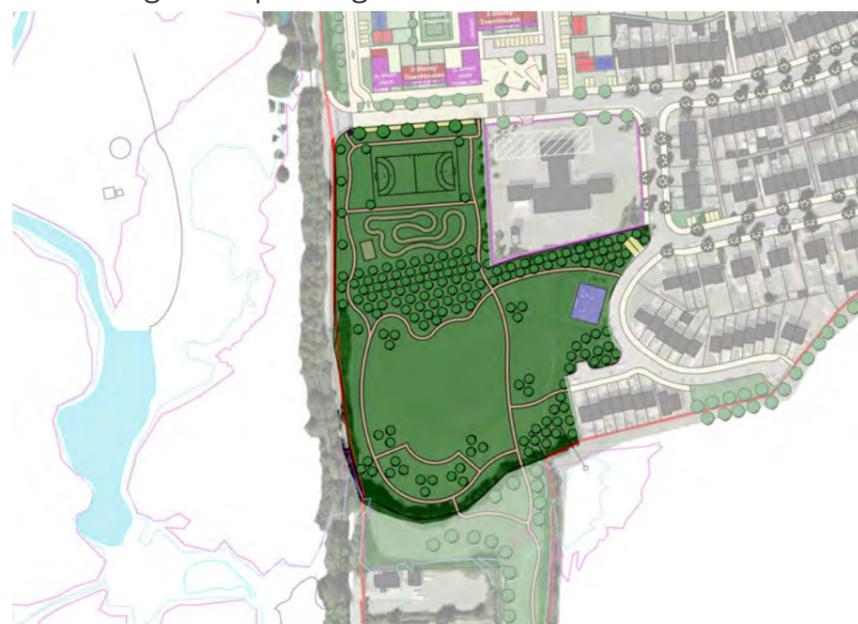
- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings.
- Vehicular access shall be provided via an extension to the existing road network.
- Existing trees and hedgerows shall be retained where practicable.
- Residential development shall be designed to overlook and positively address access roads and public open spaces.
- Residential development shall be designed to ensure the protection of the residential amenities of existing houses by minimising visual intrusion, overlooking and overshadowing.
- Public open space shall be provided in association with the proposed housing at this location.
- Adequate off-street parking shall be provided.
- A single planning application shall be made in respect of proposed development in this development area.





## 6.5 Development area 6: Existing recreational area [2.22 Ha]

This area is located beside the entrance to Rivermeade adjoining the boundary with the Toberburr Road and the entrance road to the west and north respectively. The national school adjoins these lands to the east. Fingal County Council owns most of these lands. Existing recreational facilities include a playground, a mini all weather pitch and a passive recreational area. There is an opportunity as part of the development of the LAP lands to reconfigure this area to provide for improved amenities and additional recreational facilities for the benefit of the expanding community in the village. In this regard, it is an objective to provide for a skate board park; exercise stations and strategic tree planting.



## 6.6 Development area 7: Allotments [2.40 Ha]

This area is bound by Toberburr road and Killeek Lane to the west and south respectively. These lands are located within the *Inner Airport Noise Zone* which precludes new residential development. No new residential development shall be constructed in this area. This area may provide for allotments [circa 36 allotments ranging from 150-350 sq. metres in area].

The following requirements shall be complied with in the development of this area:

- Vehicular access shall be from the Toberburr road. No vehicular access shall be permitted between this development area and the existing estate.
- Pedestrian and cycle connections shall be provided between this development area and the existing public open space [Development area 6].
- Grouped garden storage facilities shall be provided as an integral part of this area.



## 6.7 Development area 8: Sustainable Living Centre [6.55 Ha]

This Development area comprises 6.55 ha including the existing disused reservoir [owned by Fingal County Council] which adjoins the River Ward to the north. Ground levels rise in a northerly direction across this site from circa 56 to 60 metres OD. This area is characterised by its location adjoining the Ward River [some of these lands are located within the 100 and 1000 year flood risk catchment areas ] and by mature trees and hedging. This development area accommodates attractive vernacular buildings [comprising existing cottage and farm buildings] with access to these buildings from an existing access point off the Toberburr road north of Owen's bridge.

The LAP provides for the retention and refurbishment of the existing cottage and farm buildings to provide for appropriate new uses in association with the adjoining lands along the River Ward including the reservoir which shall be restored by Fingal County Council to provide for recreational use [for example fishing, canoeing and sailing]. No housing shall be permitted in this development area.

If any of the existing buildings have to be replaced, the form, scale, location and layout of any new build shall be similar to the existing buildings being replaced. In addition, the LAP provides for an indicative area for new build adjoining the existing cottage and farm buildings should this be required.

A Sustainable Living Centre is proposed. Fingal County Council envisages that this might be developed as a community resource possibly by the landowners in association with the local community and Fingal County Council.

As part of this vision, it is an objective of Fingal County Council to restore the reservoir for recreational use including the provision of fishing bays.

The Sustainable Living Centre might provide for the following:

- Displays of crop growing.
- Organic gardening.
- Animal husbandry.
- Grazing of animals and stabling.
- Exhibits showing good examples of what can be done to reduce energy demands: this might include the development of for example, a wind turbine adjoining the reservoir to the north east.



## 6 Development Parameters For Development Areas

- Educational space for courses, lectures and exhibitions [for example a museum of country life]
- Small café/shop for the sale of vegetables, flowers etc. from allotments and community garden or as outlet for Keelings.
- Farmers market.
- Composting area.
- Community garden;

This facility would be of benefit to existing and future residents in Rivermeade and its rural hinterland as well as being an 'attractor' bringing in visitors particularly from Swords to the facility. It is envisaged that this facility would in particular attract school visits/ tours, combining a visit to the Sustainable Living Centre with an active pursuit for example fishing or canoeing/ sailing in the reservoir. The extension of the proposed pedestrian and cycle connections between Rivermeade and Swords through the Ward Regional Park will in time greatly improve connectivity between Swords and Rivermeade and increase the 'footfall' in Rivermeade and the numbers of people who would readily and regularly visit and enjoy such a facility.



### 6.8 Development areas 9 [3.19Ha.], 10 [3.96 ha] and 11 [2.78 ha]

Development area 9 is located north of the River Ward. Circa 58 residential units are proposed within Development area 9 together with 5 serviced sites. Development Areas 10 and 11 are located within the northern

section of the LAP lands and inside the northern and western boundaries. Circa 63 residential units are proposed within Development Area 10, while 33 residential units are proposed in Development Area 11, together with 3 serviced sites.

FCC will consider a modest increase in density on these lands north of the Ward River in the context of (i) the early delivery of the replacement football pitch, which will facilitate in turn the early delivery of the new village centre and (ii) the provision of an additional quantum of land [ i.e. over and above the Fingal development Plan 2017-2023 public open space requirements] ,suitably developed to an appropriate standard for active public open space purposes, located to the north of development areas 9,10,11 which shall be ceded to Fingal County Council.

Any such increase in density shall (i) align with the core strategy (ii) be accommodated within the housing footprint shown on the VDFP layout plan (iii) comply with the objectives of the Village Development Framework Plan and Design Guidance and specific objectives of the LAP and (iv) comply with the following development requirements for Development areas 9,10 and 11.

The following requirements shall be complied with in the development of Development Areas 9, 10 and 11.

- The scale, height, form, design and character of development shall be in accordance with the design principles laid down in this LAP.
- Development shall comprise 1 and 2 storey dwellings.
- Vehicular access shall be provided via the proposed new road and river crossing within the LAP lands.
- No vehicular access shall be provided onto the Toberburr road.
- Adequate off-street parking shall be provided.
- Provide for strategic planting along the northern boundary.
- Provide for public open space to the west of housing in Development Area 10. [This is an important buffer zone between the Toberburr Road and the proposed housing at this location].
- Provide for appropriate screening to the existing detached house.
- Existing trees and hedgerows shall be retained where possible and the new road and river crossing shall be aligned so as to ensure the protection and maintenance of existing trees and hedgerows.

- Residential development shall be designed to overlook and positively address access roads and public areas.
- Public open space shall be provided in association with the proposed housing at this location.
- A single planning application shall be made in respect of proposed development in this development area.



#### Development Areas 9 and 10:

- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development areas 9 and 10. In the event that future archaeological findings preclude development in parts of the LAP lands, the VDFP shall be revised to reflect this.

#### Serviced Sites in Development Areas 9 and 11

- Houses on serviced sites shall be connected to mains drainage and no propriety treatment systems shall be permitted.

#### Residential Densities within the Village and Potential Development Yield

Planning Authorities must take account of the wider development context in preparing LAP's for towns and villages. The Fingal Development Plan objective for the RV zoned villages seeks to: *'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and*



*community infrastructure*. Fingal's rural villages are a resource for the local community and its surrounding hinterland and provide an alternative location for those who wish to live in a rural settlement but do not accord with the provisions of the Rural Settlement Strategy as it applies to the open countryside.

The appropriate scale for future development in Rivermeade was considered having regard to the following:

- An assessment of the village in terms of its existing population, services and facilities;
- The amount of available development land within the village envelope;
- The 'absorption' capacity of the village,
- The need to strengthen and develop the village in terms of providing for additional integrated residential development and supporting services, recreational amenities and improved linkages to Swords and Finglas.

This LAP proposes a range of densities and house types for each of the identified development sites. The recommended densities are considered appropriate for the village of Rivermeade, having regard to the DOEHLG guidelines. This strategy recognizes Rivermeade's function to provide for local needs, its poor linkages to both Swords and Finglas, the need to avoid commuter driven development, together with the detailed site assessment undertaken as part of the development of the Village Development Framework Plan and Design Guidance (VDFP).

There are 175 existing housing units in the village. This LAP indicates that there is potential for approximately 273 new units increasing the total number of dwellings in Rivermeade to circa 448 units (resulting in c.1,334 population over time).

## 6.9 Summary Schedule of Development within the LAP Lands

This level of development is unlikely to be developed over the lifetime of this LAP (6 years, unless extended by resolution of the Council to a maximum of 10 years) 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:

- (1) the new pumping station and pipe connection to Swords WWTP and
- (2) the required road improvements particularly the new Rivermeade Link Road between the LAP lands and the improved Killeek Lane, and Toberburr Road.

In the interest of controlling the pace of development and ensuring that the new development is well integrated with existing development and provided in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that single planning applications / applications for consent shall be submitted for all of the lands within each proposed development area.

Planning applications shall be based on the guidance outlined in the Village Development Framework Plan and Design Guidance (VDFP). Specific requirements in relation to phasing are stated in Section 16.

### Schedule of Development within the LAP lands:

#### Area 1: (2.14 ha)

- Potential density residential area: 14 units/Ha (5.6 units/acre)
- Residential
  - Retail /commercial /community uses
  - Creche or longer term business units/work spaces
  - Public open space
  - Public civic space
  - Potential yield of 22 residential units
  - Potential yield of 4 residential apartment units
  - Potential yield of 4 dwellings suitable for the elderly
  - Total residential units proposed: 30

#### Area 2: (2.14 Ha)

- Potential density residential area: 13.3 units/ Ha (5 units/acre)
- Potential yield of 24 residential units
  - Potential yield of 4 dwellings suitable for the elderly
  - Total residential units proposed: 28

#### Area 3: (1.87 Ha)

- Potential density: 18 units/ Ha (7.39 units/acre)
- Potential yield of 32 residential units
  - Potential yield of 2 dwellings suitable for the elderly
  - Public open space
  - Total residential units proposed: 34

#### Area 4: (4.04 Ha)

- Public open space
- 3 tennis courts, 1 soccer pitch & 3 multi-sport pitches
- Sports changing facility & cafe/meeting area
- Proposed detention basin

#### Area 5: (1.10 Ha)

- Potential density: 17.2 units/ Ha (7 units/acre)
- Potential yield of 18 residential units
  - Potential yield of 1 dwelling suitable for the elderly
  - Public open space
  - Total residential units proposed: 19

#### Area 6: (2.22 Ha)

- Public open space
- Existing sports ground
- Existing playground
- Proposed all weather skateboard facility

#### Area 7: (2.40 Ha)

- Proposed allotments

#### Area 8: (6.55 Ha)

- Model farm / Sustainable Living Centre
- Public open space
- Proposed detention basin

#### Area 9: (3.197 Ha)

- Potential density: 19.7 units/ Ha (8 units/acre)
- Potential yield of 56 residential units
  - Potential yield of 2 dwelling suitable for the elderly
  - Potential yield of 5 residential units on private serviced sites
  - Public open space
  - Total residential units proposed: 63

#### Area 10: (3.96 Ha)

- Potential density: 15.9 units/ Ha (6.44 units/acre)
- Potential yield of 59 residential units
  - Potential yield of 4 dwellings suitable for the elderly
  - Public open space
  - Total residential units proposed: 63

#### Area 11: (2.78 Ha)

- Potential density: 12.9 units/ Ha (5.2 units/acre)
- Potential yield of 32 residential units
  - Potential yield of 1 dwelling suitable for the elderly
  - Potential yield of 3 residential units on private serviced sites.
  - Public open space
  - Total residential units proposed: 36



# 7 Residential Mix

## 7.0 Residential Mix

The LAP proposes a variety of house types comprising a mix of single and two-storey detached, semi-detached, and terraced housing, including houses tailored for the needs of the elderly within the community which are provided for at different locations across the residential areas within the village. Proposals for sheltered housing will also be considered.

All proposals for housing shall provide for adequate noise insulation as required by objective DA07 of the Fingal Development Plan.

## 7.1 Private Serviced-Sites

It is proposed to provide circa 8 serviced sites within the Rivermeade LAP lands, within Development Areas 9 and 11. It is intended that the serviced sites will provide people with an alternative option to building in the open countryside.

No vehicular access shall be provided onto the Toberburr road. Houses shall be connected to mains drainage and no proprietary treatment systems shall be permitted. Existing field hedgerows shall be retained and maintained in so far as is practicable.

There are existing gas pipelines in the general vicinity of the LAP lands and outside the LAP boundary. These pipelines exist within 14 metre wide Bord Gáis way leaves. Neither excavation nor development may take place within a Bord Gáis Way leave, unless consent in writing has been granted by An Bord Gáis.

All development proposals shall have regard to the development parameters set out above and the guidelines set out in the *Village Development Framework Plan and Design Guidance (VDFP)*.

## 7.2 Homes for the Elderly of the Community

The LAP proposes 18 single storey homes interspersed within the development to suit the different accommodation needs within the community including the needs of the aging population who may wish to trade down to a smaller house, or for those who wish to relocate from rural areas to live closer to services in Rivermeade. The specified locations do not preclude the development of this type of dwelling elsewhere in the development.

## 7.3 Social Housing

49 of the existing houses in Rivermeade are owned by Fingal County Council. The Council will secure the provision of a satisfactory level of social and affordable housing within the plan area as set out in the Fingal County Council, Housing Strategy for the County.



## 8.0 Introduction

Apart from a pre-school childcare facility provided in the school there appears to be no businesses operating in Rivermeade.

## 8.1 Proposed Village Centre

The proposed Village Centre is located at the entrance to Rivermeade in Development area 1 opposite the National School. It is an objective of Fingal County Council to promote and encourage the provision of residential, retail, commercial, service, community and business units for appropriate small to medium sized businesses at this location in order to create a sustainable balance between residential, service and employment uses in Rivermeade.

Fingal County Council will encourage the development of retail and commercial services and facilities at a level appropriate to the village to meet the needs of the existing and future residents within Rivermeade and its rural hinterland. It is an objective to ensure that the proposed village centre is designed to the highest standards so that it can become the focal point of this expanding area.

Development area 1 shall be the subject of one single planning application/ application for planning consent within which the phasing of development within this area shall be clearly indicated.

## 8.2 Employment

Within Development Area 1, the proposed buildings fronting onto the Main Street and the civic space will be designed to accommodate future demands which may arise for commercial, retail, service or community uses at ground floor level. Such uses will promote and facilitate sustainable employment in this area.

Keelings, a large agri-business is situated in close proximity to the LAP lands on the south side of Killeek Lane. The LAP provides for a proposed new link road between Rivermeade and an improved Killeek Lane with shared path and cycle way. These improved connections would provide an opportunity as part of this LAP to maximize the potential to integrate Rivermeade with this key expanding employment area for the mutual benefit of both those living in Rivermeade and Keelings.

Fingal County Council will co-operate with state and semi-state employment agencies and local entrepreneurs in encouraging and supporting appropriate small and medium enterprise, and promoting the establishment of new employment opportunities in Rivermeade.

## 8.3 Commercial Recreation

The LAP provides for the retention and refurbishment of the existing cottage and farm buildings to provide for appropriate new uses in association with the adjoining lands along the River Ward including the reservoir which could be restored to provide for recreational use [Development area 8-Sustainable Living Centre]. In addition to the benefits arising from the development of the riparian corridor, the farm complex and reservoir for the existing and expanding community in Rivermeade they will serve as important 'attractors' in their own right in bringing people to Rivermeade.

## 8.4 Broadband

Broadband connectivity is considered a necessity for any village if it is to attract new businesses and new residents. The Council will support the expansion and rollout of broadband services in the village.



# 9 Community Infrastructure

## 9.0 Introduction

The provision of good community facilities and services, including education, childcare facilities, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life.

## 9.1 Existing facilities in Rivermeade

Built community facilities in Rivermeade village comprise a community centre; Mary Queen of Ireland National School and a childcare facility in the school.

Public open space is located along the Ward River and along the boundary with the Toberburr Road and adjoining the school. Existing recreational facilities include an informal football pitch, a playground, mini all weather pitch and a passive recreational area. Recreational facilities are discussed in greater detail in Section 11.

There is a church, national school and post box in St. Margaret's village, to the south. Other community facilities located in close proximity include St. Margaret's GAA Club and St. Margaret's golf club which are located on the R122 to the west of Rivermeade and a nursing home on the Toberburr Road to the south.

The nearest garda station is in Swords. Rivermeade is serviced by Clonmethan Health Centre in Oldtown.

### 9.1.1 Educational Facilities

The primary School in Rivermeade *Mary Queen of Ireland National School* adjoins the main area of public open space and existing recreational facilities including the playground and multi-functional mini pitch. The school is located opposite the proposed village centre. There are 89 no. pupils and 11 staff members in the school for the 2017/2018 academic year. The pupils primarily come from Rivermeade. School needs will increase with the development of the LAP lands. The existing school site is of sufficient size to accommodate additional classrooms as required and the LAP shows an indicative extension to the school on its northern side, enabling the school to provide a strong presence onto the Main Street opposite the new village centre.

Fingal County Council will facilitate and co-operate with community and educational organizations in the provision of services for the community including, in particular, schools and crèches to meet the required needs of both the current and expanding population.

### 9.1.2 Community and Recreational Facilities

As part of the development of the LAP lands, a Village centre will be developed to serve the day to day needs of the expanding residential community. A community building shall be provided as part of the Village centre as required. A Civic space shall be incorporated as a key element in the design of the Village centre. In addition community facilities in the form of additional recreational facilities and extended public open space areas shall be provided as part of the development of the LAP lands.

### 9.1.3 Childcare facilities

The provision of childcare facilities is an important factor for economic and social wellbeing. There is currently an existing playschool/preschool located in one of the classrooms of the national school. It is an objective of this LAP that childcare facilities shall be provided in accordance with the *Childcare Facilities Guidelines for Planning Authorities*. It is an objective of this LAP to promote the development of a purpose built child care facility if required in the village centre.

## 9.2 Economic Infrastructure

Rivermeade is identified as a Level 5 Centre in the Fingal Retail Hierarchy (Chapter 6, Table 6.1 of the FDP 2017-2023). Level 5 of the Fingal Retail Hierarchy includes a range of lower-performing local centres and small groupings of local shops in urban areas, and the rural villages.

In retailing terms, Level 5 Centres are intended to meet the basic day to day needs of the local population whether as rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb. It is considered appropriate for Level 5 Centres to have a maximum of one or two small convenience stores, newsagents, and potentially other supporting services. The Council's policy in relation to Level 5 Centres is to maintain their lower tier retailing functions so as to meet the needs of the local population and smaller catchment population.

There is currently no commercial or business uses (apart from the childcare facility) operating in Rivermeade. The proposed Village Centre (Development Area 1) is a key development site at the entrance to Rivermeade which will create a village centre or 'heart' to this village. Within the village centre it is proposed to provide the necessary retail, commercial, service and community uses to serve Rivermeade. A civic square is also

proposed here which will create a meeting point for locals to gather.

The inclusion of small business units/work spaces within the village centre will be encouraged to help to reinforce its function and to provide small scale employment opportunities within the LAP lands at this location. It is envisaged that any future employment uses within the plan lands will be small scale in nature.

## 9.3 Home-Based Economic Activity

Small-scale and appropriate home-based economic activity will be promoted and encouraged where the proposal does not adversely affect existing residential amenity and does not alter the primary use of the dwelling as a residence.

## 9.4 Fingal Local Economic and Community Plan 2016-2021 (LECP)

Fingal Local Economic and Community Plan 2016-2021 is the first integrated economic and community development plan for the county. The plan is built upon the understanding that economic, local and community development are mutually supportive in building sustainable communities with strong local economies. The plan promotes a collaborative leadership approach across a broad range of publically funded agencies and civil society stakeholders to achieve improved outcomes and impacts for citizens, businesses and communities.

One of the key initiatives of the LECP is to maximise the tourism, leisure and recreational potential of Fingal by developing and expanding the range of facilities and services to attract tourists. The LAP for Rivermeade presents an opportunity to investigate the recreational potential of the village to serve both Rivermeade and the wider rural hinterland and to promote and facilitate the development of such facilities in Rivermeade.

## 9.5 Tourism

The tourism sector has been identified as one of the country's most important economic sectors and is credited with playing a significant role in the economic recovery. Tourism is an important indigenous sector in Fingal, in terms of generating revenue and employment.



### 9.5.1 Fingal Tourism Strategy 2015

One of the main aims of the Fingal Development Plan 2017-2023 is to: *“Facilitate the potential for growth in tourism by implementing the Fingal Tourism Strategy 2015-2018, as appropriate.”*

The Fingal Tourism Strategy identified Fingal Tourism as being heavily dependent on:

- Day trip visitors, particularly to coastal locations and heritage attractions.
- Stay over visits, largely concentrated around Dublin Airport.

Due to the proximity of Rivermeade to Dublin Airport and Swords, there is an opportunity to explore the tourism potential of Rivermeade. Fingal’s scenic and varied landscape presents opportunities for recreational activities, particularly the development of a recreational walking trail network at strategic and local level. The development of a recreational trail network in Fingal is a largely untapped generator of economic and tourism development. A Recreational Trails Plan will be developed for the County setting out a strategic framework for future trail development.

In this regard, there is potential to explore a Recreational Trail along the Ward River Valley westwards from Swords as far as Rivermeade. There is currently a specific objective contained in the Fingal Development Plan for such a proposal, as follows:

Objective RF02

*Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret’s.*

A Recreational Trail to Rivermeade would bring people from Swords to Rivermeade and link in with the proposals envisaged in Development Area 8, which include a Model farm or a sustainable living centre.

### 9.6 Community Infrastructure Objectives

- Require as part of planning applications for new residential and commercial development within the LAP lands that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.
- Promote and facilitate the development of a Recreational Trail to provide a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and the Ward River Valley.



# 10 Green Infrastructure

## 10.0 Introduction

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. This includes the nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas found throughout Fingal and which surround and are threaded through our villages, towns and urban areas.

The five key themes which encompass green infrastructure are:

- Landscape Character
- Biodiversity
- Parks, Open Space and Recreation
- Archaeological and Architectural Heritage
- Sustainable Water Management

A key objective of green infrastructure planning is that green infrastructure management and provision is integrated with plans for growth and development. The preparation of Local Area Plans provides a key opportunity for the protection, management, enhancement and provision of green infrastructure which is fully integrated with new development. This Local Area Plan provides for green infrastructure through objectives which address the five Green Infrastructure themes identified.

## 10.1 Landscape Character

The LAP lands are located within the designated Rolling Hills Character Type. This area of Fingal is mainly agricultural land characterized by rolling landscapes across the Ward and Broadmeadow River valleys. The undulating nature of the countryside together with the presence of larger properties and tree belts has resulted in a varied landscape. The Rolling Hills Character Type is characterized as having a modest value. This character type is considered to have a medium sensitivity as it can absorb a certain amount of development once the scale and forms are kept simple and surrounded by adequate screen boundaries and appropriate landscaping to reduce impact on the rural character of the surrounding roads.

The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/hedgerows and to provide for appropriate strategic planting, ensuring that new development will be 'absorbed'

within this landscape and the impact of development in the landscape will be reduced.

## 10.2 Biodiversity

Biodiversity refers to the diversity of ecosystems and individual species of flora and fauna. It is an important part of the landscape in which we live and which gives each local area its sense of place.

The Fingal Development Plan through its policies and objectives is committed to the protection and enhancement of the county's biodiversity. The Fingal Heritage Plan 2011-2017 provides for practical actions to enhance our understanding and enjoyment of heritage including our natural heritage and to better protect and manage it. The Fingal Biodiversity Action Plan 2015 sets out the Council's objectives for biodiversity conservation for the next 20 years. A major element of the Fingal Biodiversity Action Plan is the development of the Fingal Ecological Network.

The Fingal Ecological Network sets out a spatial framework for biodiversity conservation and management in Fingal. The ecological network consists of the following elements:

- Core Biodiversity Conservation Sites
- Ecological Buffer Zones
- Nature Development Areas
- Ecological Corridors and Stepping Stones including Trees and Hedgerows

### 10.2.1 Biodiversity within Rivermeade

There are many elements of flora and fauna in the village and the surrounding area which are all part of the interrelated natural fabric of the landscape. Many of the features within and around Rivermeade function as ecological 'corridors' or 'stepping stones' which enable species to move from place to place. Ecological corridors are linear landscape features such as rivers, hedgerows and road verges that enhance the movement of wildlife through the landscape.

#### River Ward

The River Ward crosses through the LAP lands and flows eastwards to the Broadmeadow Estuary. This river is considered to be a key ecological corridor and shall be protected and maintained for its biodiversity and amenity value including surface water management. In order to protect, improve and enhance the natural character of this watercourse, the culverting of the Ward River shall not be permitted and the

river shall be retained within a riparian corridor which shall widen out into proposed public open space areas.

#### Trees and Hedgerows

Trees provide both valuable amenity and wildlife habitat. Visually they add to an area, softening the impact of physical development on the landscape while also fulfilling an important role in the improvement of air quality in urban areas and providing wildlife habitats. Existing trees and hedgerows contribute strongly to the character of this area and act as a transition into the adjoining agricultural landscape. Field and road boundaries are defined by trees and hedgerows. They provide important wildlife habitats as well as contributing significantly to the character, setting and amenity of Rivermeade.

### 10.2.2 Biodiversity around Rivermeade

#### Ward River Valley

An important ecological corridor is the Ward River Valley located approximately 1.5km east of Rivermeade. There is an opportunity to create an ecological corridor along the Ward River from Swords westwards as far as Rivermeade. This would protect and enhance the biodiversity and landscape qualities along the Ward River at this location.

#### Nature Development Areas

Fingal County Council has identified a number of areas and land-uses in the County with potential for biodiversity enhancement. These include farmland areas, golf courses and demesnes. St Margaret's Golf and Country Club to the west of the Rivermeade lands has been identified as one such area. The Nature Development Area is a reservoir of biodiversity and together with the ecological corridors and stepping stones in Rivermeade and the Ward River Valley would allow species to move through the landscape.

## 10.3 Green Infrastructure Objectives

- Minimise the visual impact of future development on the setting and visual quality of this Rolling Hills Character Type.
- Protect existing trees and hedgerows within the LAP lands which are of amenity or biodiversity value and contribute to the landscape character in so far as is practicable. Future development proposals shall provide for their protection and management into the future.



- Prohibit proposals necessitating the removal of extensive amounts of trees and hedgerows.
- Provide for appropriate strategic planting.
- Promote the conservation and enhancement of biodiversity having regard to the policies and objectives of the Fingal Development Plan, the Fingal Heritage Plan 2018-2023 and the Fingal Biodiversity Plan, while allowing for appropriate development, access and recreational activity.
- Conserve, protect and enhance existing trees and hedgerows, within the LAP lands which form wildlife corridors and link habitats, providing the 'stepping stones' necessary for wildlife to flourish, while also protecting and enhancing surface water and groundwater resources in the area.
- Developers shall submit proposals for the protection and management of local biodiversity features in any future development proposals.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- Protect the integrity of the Ward River for its biodiversity and amenity value including surface water management, a riparian corridor shall be established along the river free from new development.
- Promote and facilitate public access along the Ward River.
- Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDs) where possible and appropriate.



# 11 Parks, Open Space And Recreation

## 11.0 Open Space Strategy

The provision of accessible open space is an integral part of the provision of high-quality green infrastructure for communities and forms a core element in the emerging Green Infrastructure Strategy for the County. To achieve high quality open space, Fingal County Council has five basic principles of open space provision:

- Hierarchy
- Accessibility
- Quantity
- Quality
- Private Open space

## 11.1 Principles of Open Space Provision

### 11.1.1 Hierarchy and Accessibility

Table 12.5 extracted from the Fingal Development Plan 2017-2023 is set out below and this table outlines the public open space hierarchy and accessibility standards. For all developments with a residential component a mix of public open space types should be provided where achievable.

Table 12.5 Open Space Hierarchy and Accessibility (extracted from Fingal Development Plan 2017-2023)

Type of Public Open Space	Areas	Accessibility from homes	Note
Pocket Parks (Class 2 as per Development Contribution Scheme) Facilities for smaller children, but not necessarily formal play facilities. Have an important visual and social function also. Pocket parks must not be to the side or back of houses and must be adequately overlooked.	Between 500 sq m – 0.2 hectares	Every home within 150m walking distance	Provide pocket parks in all cases. No contributions in lieu
Small Parks (Class 2 as per Development Contribution Scheme) Depending on their size, these will accommodate playground facilities, kick about areas, and passive recreation.	Between 0.2 – 2 hectares	Within 400m walking distance of homes	

Type of Public Open Space	Areas	Accessibility from homes	Note
Local Parks (Class 1 as per Development Contribution Scheme) Accommodate playground facilities and a number of playing fields. Passive recreational and biodiversity areas will also be accommodated in these parks.	Between 2 hectares – 20 hectares.	400 metres.	
Urban Neighbourhood Parks (Class 1 as per Development Contribution Scheme). A wide variety of facilities and uses can be provided here due to their size. Biodiversity areas will also be accommodated in these parks.	Between 20 hectares – 50 hectares	Within 1km	
Regional Parks (Class 1 as per Development Contribution Scheme) Provide for a large range of uses. Formal and informal play areas, passive recreation areas, biodiversity areas and often a distinct attraction will be available on site.	Over 50 hectares	Within 5km	

\*Areas not counted in the Open Space calculation include:

- Environmental Open Space, i.e. incidental or narrow pieces of open space used for the preservation of trees and or as a visual relief and screen planting e.g. along roads.
- Green corridors
- Areas of open space under high voltage electricity lines.

In terms of Rivermeade a mix of open space types will be provided where achievable. Where pocket parks are proposed Constructed Tree pits incorporating SuDS elements are considered appropriate. Constructed Tree pits along street avenues will also be encouraged. A Local Park is proposed in Development Area 4 of c.4 hectares (discussed further in Section 11.3) and an existing Local Park is located within Development Area 6.

## 11.1.2 Quantity

For all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In order to provide existing and future communities with adequate recreational and leisure opportunities, the Council will employ a flexible approach to the delivery of public open space and more intensive recreational/amenity facilities.

*Future required public open space to support new residential development*

High quality public and private open space areas shall be provided in accordance with the provisions of the Fingal Development Plan. Developers within the LAP lands shall provide a minimum public open space of 2.5 hectares [6.2 acres] per 1000 population.

Based on the proposed number of houses which is 273, the LAP would have a population of circa 955 for public open space purposes [273 no. 3 bed houses @ 3.5 persons units = 955]. Applying the above standards, this population will generate a demand for circa 2.38 hectares [6 acres] of public open space. (955x2.5/1000 = 2.38 ha)

## 11.1.3 Quality

Design of Public Open Spaces

Open spaces must be designed to a high specification. The quality and long-term sustainability of open space is important and details of the proposed landscaping, hard and soft, of these spaces will be required at the planning application stage.

Sustainable urban Drainage Systems

Sustainable urban Drainage Systems (SuDS) is defined as offering a “total” solution to rainwater management and must be included in all new developments. Properly designed and located SuDS features can be incorporated within and can complement the amenity and aesthetic value of open spaces. SuDS areas do not form part of the public open space provision, except where they contribute in a significant way to the design and quality of open space. The determination shall be at the discretion of the Planning Authority.

## 11.1.4 Private Open space

All residential units shall provide private open space which shall comply with Section 12.7 of the Fingal Development Plan 2017-2023.

## 11.2 Existing Open Space serving Rivermeade

Existing public open space comprises the public open space lands adjoining the River Ward and the public open space lands adjoining the school.

### *Public open space lands adjoining the River Ward:*

This area is of limited amenity value presently and poorly supervised by housing backing onto this space. There is the opportunity and scope to improve its future use, function and appearance in conjunction with new development in Rivermeade. The only recreational facility here is a small informal football pitch beside the entrance to Rivermeade.

The LAP provides for the public open space lands adjoining the River Ward to be extended to provide the main recreational/amenity spine in this expanding village and to include new public open space and recreational facilities to the east. It is an objective to restore the reservoir for recreational use.

### *Public open space lands adjoining the school:*

The existing public open space located at the entrance to Rivermeade and adjoining the national school is well used. Existing recreational facilities include a playground, a mini all weather pitch, and pathways.



## 11.3 Proposed Public Open Space for Rivermeade

The principal areas for new designated and/or improved public open space to serve Rivermeade are to be provided in Development Areas 4, 6 and 8, and a new 'civic' space in Development Area 1. These are elaborated on below:

### 11.3.1 Development Area 4 (Class 1 as per Development Contribution Scheme)

A new area of designated Public Open Space circa 4 hectares in area is provided for within the eastern part of the LAP lands, adjoining the River Ward and reservoir to the south known as Development Area 4. Future residential development shall overlook this area and provide for the informal supervision and passive surveillance of this public area.

Provision shall be made in Development Area 4 for the development of an active recreational hub in Rivermeade to serve the expanding village and its rural hinterland. This will provide for improved recreational facilities including a new floodlit football pitch to replace the existing pitch at the entrance to Rivermeade. The proposed pitch shall be an all-weather floodlit pitch to maximise its future use.

No development shall take place within Development area 1 until the existing football pitch has been replaced within the LAP lands, or at another suitable location within the Rivermeade area.

*Note: This will be a replacement pitch and shall not be considered as fulfilling part of Public Open Space requirements supporting the new development.*

Off street car parking facilities and changing facilities shall also be provided to support the recreational facilities. Other facilities to be provided may include a multi-use sports area to accommodate potentially tennis and basketball courts and skate board park. Ancillary supporting facilities for example a small pavilion incorporating changing facilities and a café and / or meeting area will be permitted. A playground shall also be provided in this area.

### 11.3.2 Development Area 6 (2.22 hectares)

Existing recreational facilities within Development Area 6 include a playground, a mini all weather pitch and a passive recreational area. There is an opportunity as part of the development of the LAP lands to enhance this area by providing strategic landscaping and additional recreational facilities (e.g. exercise stations and a skateboard park) to improve its amenity value for the benefit of the expanding community in Rivermeade. Fingal County Council will seek to provide for the development of exercise stations within Development Area 6 within the next 12 months.



### 11.3.3 Development Area 8 (6.55 hectares)

This area comprises 6.55 hectares. It adjoins the Ward River and also accommodates an existing disused reservoir. There is the potential to provide a green corridor along the Ward River. A Sustainable Living Centre is proposed in this area to include for example organic gardening, grazing of animals and stabling, farmers market and composting area.

#### *Green Corridor*

Green corridors are required along all watercourses in the interests of bio-diversity protection, amenity value, flood control and surface water management. The LAP provides for a green corridor along the Ward River. This riparian corridor shall be kept free of development and retained as strategic open space as it forms part of the Fingal Ecological Network. This riparian corridor shall widen out into new public open spaces along the river. It should be noted that Development Plan Objective DMS71 provides for green corridors in all new development. The area of land provided for the Green corridor within the LAP lands shall not be included for the purposes of the calculation of the required public open space to support



# 11 Parks, Open Space And Recreation

additional development and it is additional to the Development Plan public open space requirements.

## Existing Reservoir

It is an objective of this LAP to provide for the restoration of the existing disused reservoir for recreational use. It shall form part of the extended linear park along the Ward River providing for water based recreational facilities (for example fishing; water sports etc.)

### 11.3.4 Development Area 1 (New 'Civic Space')

A new 'Civic Space' suitable for outdoor events shall be provided as part of the Village centre in Development area 1. This area has the potential to become an important civic space for the expanding community located in the new 'heart' of Rivermeade beside a new community building and opposite the school and existing recreational facilities. A 'Civic Space' suitable for outdoor events [e.g. farmer's market and various community gatherings] shall be provided as an integral part of the design of the village centre. This area will form a focal point in the village and as such shall be suitably landscaped to provide for the different functions it may serve. The use of suitable landscaping will assist in creating an improved public realm and promoting an attractive village centre at this key development site within Rivermeade. The Village Development Framework Plan details a possible design and layout of this space.

## Existing small areas of public open space

It is an objective to provide for improvements to some of the small existing public open space areas, by providing for tree planting and pathways.

### 11.4 Extending the Ward Regional Park westwards

There is an opportunity to create permeable routes in the form of pedestrian and cycling linkages from Rivermeade to Swords via the Ward River Valley. Such a vision is already captured in the Fingal Development Plan 2017-2023 under Objective Swords 18 and Objective RF02.

Objective Swords 18 states the following:

*'Prepare a Landscape and Recreation Strategy for the Ward River Valley, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities including a feasibility study to develop the Old Mill*

*Pond for the purposes of angling, including the provision of angling docks, to promote the pastime of angling.'*

In Chapter 5 of the Fingal Development Plan Objective RF02 states the following:

*Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret's.*

It is a priority of Fingal County Council to prepare a Masterplan for the Ward River Valley. It is envisaged that the proposed extension and development of public open space and recreational facilities in Rivermeade as proposed in this LAP will in time form an important part of the extended Ward river valley park.

### 11.5 Pedestrian and cycling routes

The road upgrade proposals including the shared footpath and cycle facility along both the Rivermeade Link Road and along the upgraded Killeek Lane will be a key element in connecting Rivermeade to the very attractive Ward River Valley Park 'green route' between Swords and Rivermeade which will in time greatly improve pedestrian and cycling connections between Rivermeade and Swords.

There is an indicative cycle route located to the west and south of the Plan lands, along Toberburr Road and Killeek Lane respectively which forms part of the National Transport Authority's Greater Dublin Area (GDA) Cycle Network. This route extends eastwards along the Ward River valley park to Swords. The NTA Network has been prepared at a strategic level and implementation of the network will require more detailed engineering design on a route by route basis.

### 11.6 Parks, Open Space and Recreation Objectives

- Ensure that open space areas within the LAP comply with the open space standards as set out in the Fingal Development Plan 2017-2023.
- Ensure developers lay out and maintain open space areas to a high standard, until such a time as they are taken in charge and facilitate the early handover of areas of public open space to the Council. The Council, at its discretion, may in certain circumstances accept a financial contribution in order to complete the landscaping and development of these areas.

- Provide for active recreational facilities within existing and new public open space areas to serve Rivermeade and its rural hinterland.
- Provide for the restoration of the existing disused reservoir for recreational use. It shall form part of the extended linear park along the Ward River providing for water based recreational facilities.
- Provide for improvements to small existing public open space areas, by providing for tree planting and pathways.
- Ensure that public and/or communal open spaces are overlooked and designed to ensure that potential for anti-social behavior is minimized through passive surveillance.



## 12.1 Archaeology and Architecture

The National Monuments Act 1930-2004 sets out the legislative procedure for protection of all known archaeological monuments. Section 12 of the National Monuments (Amendment) Act, 1994 relates specifically to the establishment and maintenance of a statutory inventory of sites called the Record of Monuments and Places (RMP). Monuments of National significance are identified and listed for protection by the National Monuments Service of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. The Record of Monuments and Places (RMP) is the principal mechanism for protecting sites of archaeological importance.

While there are no Protected Structures or Recorded monuments located within the LAP lands, there are a number of structures and monuments in the vicinity of the lands as follows:

## 12.2 Protected Structures

R P S No.	Structure Name	Street Name	Description
0633	Killeek Church & graveyard	Killeek Lane, Killeek, St Margaret's, Co Dublin	Remains of medieval church within oval shaped enclosed graveyard that is still in use.
0634	Killeek Bridge	Killeek, St Margaret's, Co Dublin	Late 19 <sup>th</sup> century triple-arch redbrick and rendered road bridge over Ward river.
0636	Thatched Cottage	Toberburr Road, Killeek, St Margaret's, Co. Dublin	Late 18 <sup>th</sup> or early 19 <sup>th</sup> century single-storey thatched dwelling and stone outbuildings.
0638	Fulacht Fiadh / Mound	Within grounds of St. Margaret's Golf Club, R122 Road, Toberburr, St. Margaret's, Co Dublin	Archaeological site of crescent-shaped mound located close to 11 <sup>th</sup> tee on the greens of St. Margaret's Golf Club. Fulacht Fiadh denotes a cooking place.
0639	Owens Bridge	Toberburr, Toberburr, St. Margaret's, Co Dublin	Late 19 <sup>th</sup> or early 20 <sup>th</sup> century stone parapet and metal railing road bridge over Ward River

## 12.3 Recorded Monuments

SMR number	Classification	Townland
DU011-024	Fulacht fia	Toberburr
DU011-025	Enclosure	Killeek
DU011-026	Enclosure	Westereave
DU011-031001	Ecclesiastical enclosure	Killeek
DU011-031002	Church	Killeek
DU011-031003	Graveyard	Killeek

Given the presence of archaeological sites in the vicinity of the LAP lands an archaeological assessment was carried out. In 2007, a geophysical survey of the LAP lands was conducted by J. M. Leigh Surveys in order to locate and identify any responses of potential archaeological interest and to investigate the nature and extent of any archaeological responses identified. The area under investigation comprised of 18 fields. Survey work consisted of gradiometer scanning (32 hectares) and a targeted detailed gradiometer survey totaling 4 hectares was conducted under licence 06- R-202 from the Department of the Environment, Heritage & Local Government. Areas of potential archaeological interest were identified within the LAP lands and test trenching is recommended for these areas. Prior to the commencement of any development within the LAP lands test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development areas 2, 3, 9, and 10. Should future archaeological findings preclude development in parts of the LAP lands the VDFP shall be revised to reflect this.

## 12.4 Archaeological and Architectural Heritage Objectives

- Protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation. Developer's shall make provision to allow for and fund, whatever archaeological work may be needed on site if any remains are noted following topsoil removal. Any and all required additional archaeological investigations including monitoring during removal of topsoil and during construction phase, shall be carried out under licence and in consultation with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (AHRRGA), by a suitably qualified archaeologist under licence from the DoAHRRGA and the National Museum of Ireland, at the developer's expense.

- Prior to the commencement of any development within the LAP lands, test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development areas 2, 3, 9, and 10. Should future archaeological findings preclude development in parts of the LAP lands the VDFP shall be revised to reflect this.
- Protect Protected Structures and their settings in the vicinity of the LAP lands.



# 13 Water Services

## 13.0 Introduction

The sustainable growth of the County is dependent on the provision of services and infrastructure. A Plan led approach, in accordance with the County's Core Strategy and Settlement Strategy is required for the delivery of such services in order to ensure there is adequate capacity to support the future development of the County.

From 1<sup>st</sup> January 2014, Irish Water replaced local authorities to become the statutory body responsible for water supply and waste water treatment. It is responsible for the operation of public water and waste water services including management of national water assets, maintenance of the system, investment and planning, and managing capital projects.

The Council remains the designated Water Authority for the assessment and approval of on-site waste water treatment systems in the County and is responsible for surface water drainage, flooding, monitoring of water pollution and is an agent of Irish Water for operations.

## 13.1 Foul Drainage

Irish Water aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewater in Rivermeade, in accordance with the Urban Waste Water Treatment Directive. In addition, it aims to anticipate and provide drainage capacity to meet the future demands in the area whilst continuing to protect the environment.

### Existing Waste Water Treatment Plant (WWTP)

The existing Toberburr Waste Water Treatment Plant (WWTP) serving Rivermeade is operating at its design capacity and has no spare capacity. The treatment plant caters for preliminary treatment, secondary treatment; surface aeration and sludge draw off. The treated effluent from the WWTP discharges into the Ward River.

### Future Plans

Irish Water propose to decommission the existing WWTP, construct a pumping station on the site of the WWTP and pipe all effluent from Rivermeade to Swords Waste Water Treatment Plant. The existing Swords WWTP has been expanded and now has a capacity of 90,000 p.e.(population equivalent).

The pump station has been through preliminary design and the planning consent process. It will cater for current flows from existing development in Rivermeade and up to 200 new residential units. A proposed rising main from the proposed pump station traverses part of the LAP lands and the required temporary and permanent way leaves in respect of this rising main are 5 metres and 10 metres respectively.

All future development within the LAP lands including the housing on the proposed individual serviced sites shall connect to the mains public foul drainage network. No on-site proprietary waste water treatment systems shall be permitted to serve individual houses.

New housing and other forms of development shall proceed within the LAP lands following the completion of the Toberburr pumping station and pipe connection to Swords WWTP.

## 13.2 Water Supply

The water supply for the majority of the Fingal area including Swords is supplied from the Leixlip water treatment plant.

A trunk water main traverses the LAP lands and the permanent way leave in respect of this water main is 10 metres each side of the watermain. There are no particular constraints in terms of supplying water to future development within the LAP lands.

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.

## 13.3 Surface Water

Surface water disposal from the existing housing comprises a separate public sewer system and water is discharged to the Ward River.

The Ward River traverses the centre of the LAP lands. In order to protect, improve and enhance the natural character of this watercourse, the culverting of the Ward River shall not be permitted and the river shall be retained within a riparian corridor. This riparian corridor shall widen out into proposed public open space areas. This corridor should be a minimum of 12metres wide measured from the top of the embankment.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be required to be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'. This approach using Sustainable urban Drainage Systems (SuDS) can best be summarised as offering a "total" solution to rainwater management. Water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses using for example permeable paving, swales, infiltration trench/blanket, soakways, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, thereby helping to prevent downstream flooding and improve water quality. A "treatment train" approach is required to mimic natural catchment processes as closely as possible.

A SUDS strategy for the LAP lands was prepared for Fingal County Council in 2012 by Oliver Russell and Associates Limited for the adopted LAP. This strategy comprises of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

Further information on SuDS is available at [www.uksuds.com](http://www.uksuds.com).

No construction will be permitted within the plan lands without a comprehensive surface water drainage plan.

The surface water system for the proposed site shall be designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage works and should comply with the Greater Dublin Strategic Drainage Study (GDSDS).

It is important to note that drainage ditches (whether dry or not) are considered watercourses under the 1977 & 1990 Water Pollution Acts and should not be culverted except where the need arises.

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.

## 13.4 Flood Risk Management

In 2017, Fingal County Council completed a Strategic Flood Risk Assessment (SFRA) for the county. The SFRA has been prepared in accordance with the requirements of *The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009)*

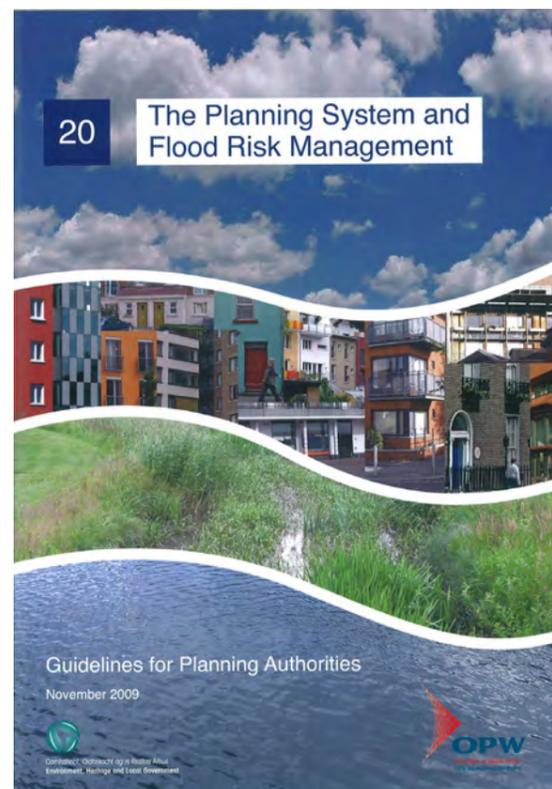
and Circular PL02/2014 (August 2014). The SFRA provides an assessment of all types of flood risk within the County to assist Fingal County Council to make informed strategic land-use planning decisions.

The flood zone maps in the SFRA are largely derived from the Eastern CFRAM, FEM FRAM and the Tolka Flooding Study mapping. These maps are the most comprehensive flood maps produced for Fingal since the introduction of the Guidelines and the Floods Directive. The flood zone mapping is based on the best currently available data and a more detailed, site specific FRA may indicate localised flood extents.

All development proposals within flood risk areas should be supported by an appropriately detailed Flood Risk Assessment (FRA). The level of detail within the FRA will depend on the risks identified and the proposed land use. Applications should demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test (where required), the proposal will demonstrate that appropriate mitigation and management measures are put in place.

The Strategic Flood risk assessment recommends that any highly vulnerable development should be avoided in the Flood Zones A and B with less vulnerable development subject to a detailed FRA. A flood risk assessment of appropriate detail should accompany all applications for new development within the Flood zones to demonstrate that they would not have adverse flood risk impacts. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.

The same approach shall be adopted for the Rivermeade Local Area Plan. The River Ward crosses through the LAP lands and divides the subject lands into two parts. A Stage 2 Flood risk Assessment has been completed by Fingal County Council and concludes that the proposed development will be located outside of the 1:100 year floodplain as determined by the FEMFRAM study. It is recommended that proposed developments adjoining the flood plain should include a commensurate flood risk assessment with the planning application to ensure that flood risks have been considered.



**13.5 Water Quality**

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, and implementing and monitoring compliance with environmental legislation.

The Water Framework Directive (WFD), which became effective in 2000, established a framework for community action in the field of water policy. Its ultimate objective is to prevent deterioration in the status of any waters and to achieve at least 'good status' of all waters.

The National River Basin Management Plan 2018-2021 was published in April 2018 and the relevant aspects of the plan will be integrated into the Rivermeade LAP.

The Ward River flows through the LAP lands. This river flows eastwards into the Broadmeadow Estuary east of Swords. The proposed development lands at Rivermeade are located within the Broadmeadow Water Management Unit [WMU]. The section of the Ward River that is at Rivermeade has been assigned 'poor' status by the EPA under the Water Framework Directive.

In relation to waterbodies within or adjacent to LAP lands, it is imperative that any works during construction/development phases do not impact negatively on the Rivers or any tributaries.

The proposed replacement of the existing wastewater treatment plant with a pump house which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River downstream of the present discharge point. The LAP lands shall be required to be developed in accordance with SuDS principles.

**13.6 Groundwater Vulnerability and Protection**

The Geological Survey of Ireland's (GSI) Ground Water Mapping indicates extreme groundwater vulnerability at this location with rock at, or near, the surface. Appropriate measures will be required to ensure the protection of groundwater sources from pollution during construction/development works.

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include; implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, and the drawing up of pollution contingency measures.

**13.7 Water Services Objectives**

*Foul Drainage*

- All aspects of the foul drainage design and layout shall comply with the requirements of Irish Water's standard details document IW-CDS-5020-01 and IW Code of Practice IW-CDS-5020-03.
- All future development within the LAP lands including the housing on the proposed individual serviced sites shall connect to the mains public foul drainage network. No on-site proprietary waste water treatment systems shall be permitted to serve individual houses.
- Ensure that new developments provide separate foul and surface water drainage systems and incorporate sustainable urban drainage systems (SuDS).



# 13 Water Services

- New housing and other forms of development shall proceed within the LAP lands following the completion of the Toberburr pumping station and pipe connection to Swords WWTP.

## *Water Supply*

- All aspects of the water supply design and layout shall comply with the requirements of Irish Water's standard details document IW-CDS-5030-01 and IW Code of Practice IW-CDS-5030-03.
- Promote water conservation to reduce the overall level of water loss in the public supply.

## *Surface Water*

- The surface water system for the proposed site shall be designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage works and should comply with the Greater Dublin Strategic Drainage Study (GSDSDS).

## *Flood Risk*

- Implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any update of these guidelines.
- Proposed developments adjoining the 1:100 year floodplain should include a commensurate flood risk assessment with the planning application to ensure that flood risks have been considered.
- Require the use of sustainable drainage systems (SuDS) to minimize and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate.
- Encourage the use of Green roofs on commercial buildings.

## 14.0 Introduction

It is the function of the transport system to cater for the travel needs of people and businesses. While walking, cycling and public transport are the most sustainable modes of transport and are promoted throughout the LAP, it is clear that the car will remain the dominant mode of transport for residents in Rivermeade. Movement to and around Rivermeade is a key consideration in the preparation of the LAP. The LAP's transport strategy is framed by the Government's 'Smarter Travel - A Sustainable Transport Future' (2009-2020) which sets out the Government's objectives in relation to sustainable travel and transport in Ireland.

## 14.1 Existing Road network

Rivermeade estate was constructed in the middle of the 1970's without any significant supporting road improvements. Road connections between Rivermeade and Swords and Finglas are poor. Rivermeade is accessed from the Toberburr Road which passes north-south along the western boundary of the subject lands. Killeek Lane runs in a west-east direction along part of the southern boundary of the subject lands. Both roads are narrow winding third class rural roads with poor vertical and horizontal alignments and no footpaths. The LAP provides for the necessary road improvements and the phasing of development in association with road improvements which will improve the accessibility of Rivermeade to adjoining areas and to Swords in particular.

## 14.2 Future improved road network serving the LAP lands

A number of external road improvements and new connections will need to be developed to improve accessibility between Rivermeade and Swords and Finglas and to facilitate future development at Rivermeade. The LAP provides for road improvements in tandem with future development.



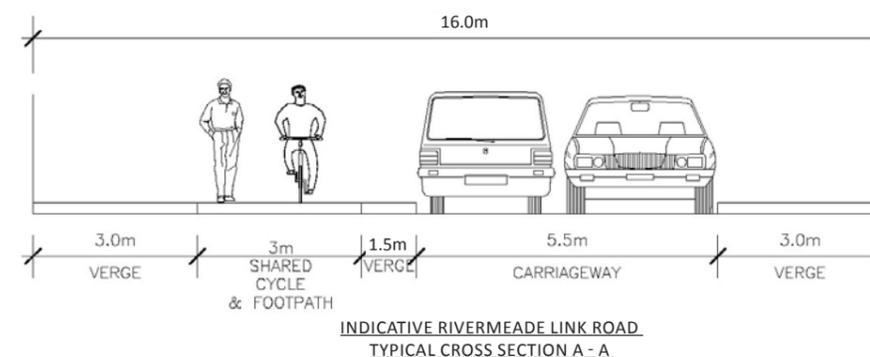
### 14.2.1 Rivermeade Link Road and the upgrading of Killeek Lane

#### Rivermeade Link Road

The LAP seeks to provide for [1] the construction of a new link road between the LAP lands and Killeek lane and [2] the upgrading of the eastern part of Killeek Lane to provide an improved alignment and a shared pedestrian/ cycle way.

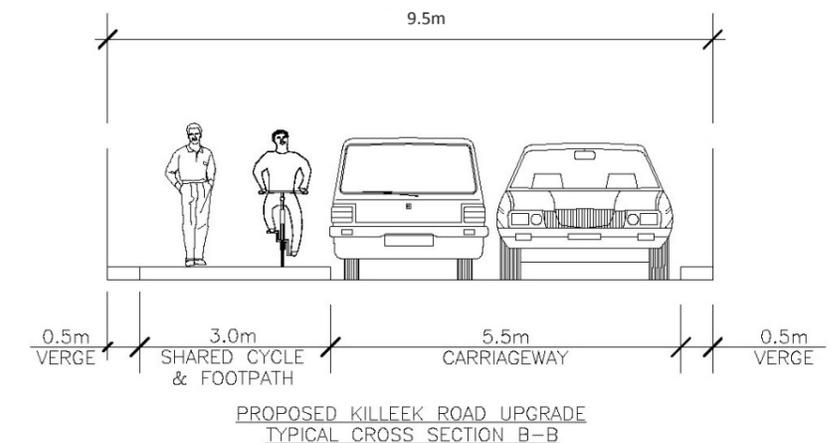
The length of the new link road would be approximately 300m and the upgrade of Killeek Lane extends for approximately 1.4km as far as the Naul Road.

The proposed cross section for the Rivermeade link road includes a carriageway width of 5.5m, a 3m wide shared footpath and cycleway with a 1.5m grassed separator strip and 3m grassed verges on both sides. The diagram below shows the indicative cross-section of the proposed new link road.



#### Killeek Lane

The upgrade of Killeek Lane is required to provide suitable facilities for pedestrians and cyclists. The indicative cross section includes maintaining a carriageway width of 5.5m (existing varies from 4-6m), the provision of a 3m wide shared footpath and cycle way on one side and 0.5m wide grass verges on both sides. Appropriate road widening could be undertaken on one side so as to minimize the impacts on boundaries/trees. The diagram below shows a typical cross section for the Killeek Lane Upgrade Section.



The Rivermeade Link Road and the improved Killeek Lane will in time tie in with the proposed Swords Western Distributor Road at Naul Road, which will see footpath and cycle facilities provided south along the Naul Road and east towards Swords Town Centre along Brackenstown Road. The proposed link road will also provide a more direct route for a bus connection to the public transport facilities in Swords including the proposed new Metro North.

The indicative road upgrade proposals including shared footpath and cycle facility along the Rivermeade Link Road and the upgrading of Killeek Lane will be a key element in connecting to the very attractive Ward River Valley Park 'green route' between Swords and Rivermeade.

The Rivermeade Link Road and the upgrade of Killeek Lane shall be facilitated by Fingal County Council in the context of development proceeding within the Plan lands in conjunction with the main landowners within the Plan lands. In this regard no more than 40 of the 81 [< 50%] indicative housing units in areas 2, 3 and 5 shall be sold pending the construction of the Rivermeade Link Road and the upgrade of Killeek lane.



# 14 Movement and Transport Strategy

The proposed Rivermeade Link Road and the proposed upgrading of Killeek Lane will both be subject to separate statutory consent processes. They will either be the subject of future planning applications or applications for planning consents.

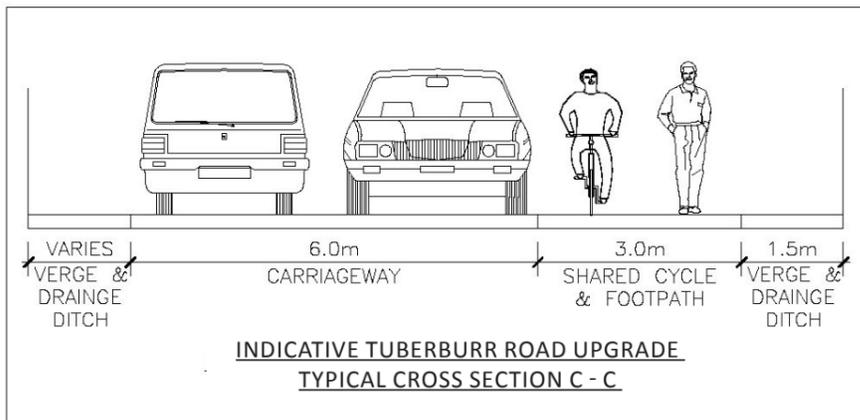
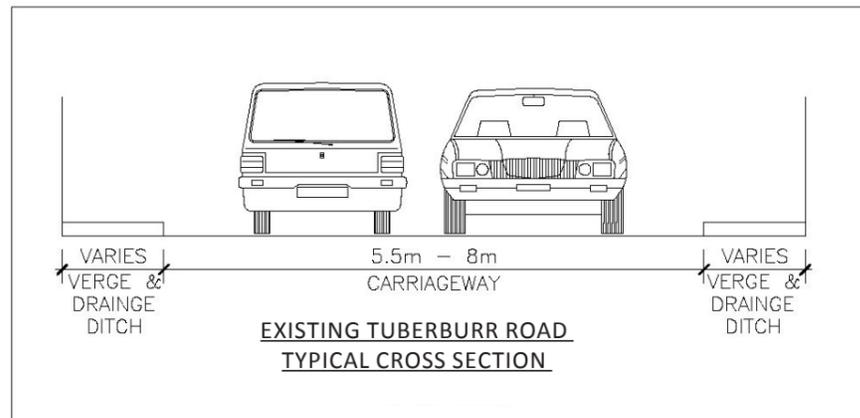
The proposed upgrading of Killeek Lane will be subject to a detailed design in the future. The detailed design will be prepared having regard to protecting the existing rural character and visual amenities of this area and will have particular regard to minimising impacts on existing properties; trees and hedgerows and Protected Structures [Killeek Bridge and Killeek Church and Graveyard]. Any trees/ hedgerows that have to be removed will be replaced along realigned boundaries. Consideration will be given to including a weight restriction on the upgraded Killeek Lane.

## 14.2.2 Toberburr Road Improvements

Fingal County Council will also facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. These upgrades would be necessary to improve the safety of pedestrians and cyclists and ensure that the current network would be able to deal with the additional traffic arising from the development of the LAP lands. Improvements to Toberburr Road can extend from the entrance to Rivermeade to St. Margaret's (circa 2.5 kms) providing for shared facilities for pedestrians and cyclists.

The diagrams below show the existing and indicative typical cross sections. This indicative layout is similar to the N59 Derrylea Scheme which is an NRA pilot project for the provision of a shared pedestrian and cycle facility on a rural road, see photo above right.

The upgrade of the Toberburr Road shall be facilitated by Fingal County Council during the construction of housing in the plan lands. No more than 40 of the 81 [ $< 50\%$ ] indicative housing units in areas 2,3 and 5 and no more than 81 of the indicative 162 [ $50\%$ ] housing units in areas 9,10 and 11 shall be sold pending the undertaking of adequate improvements along Toberburr Road by Fingal County Council in conjunction with the main landowners in the Plan lands.



The proposed upgrading of the Toberburr Road will be subject to detailed design and any proposals will be subject to a separate statutory consent process. As part of this process consideration will be given to reducing traffic speeds.

## 14.2.3 The Swords Western Relief Road [SWRR]

The Swords Western Relief Road is an objective of the Fingal Development Plan 2017-2023 and is a long term objective of the 'Your Swords, An Emerging City, and Strategic Vision 2035'. The SWRR will connect the M1 north of Lissenhall to the N2 north of the M50 (via the Airport Box roads system). The original outline design incorporated seven interchanges along its length connecting to the R132, M1, Newtown, Rathbeale, Naul Road, the R122 and the N2. The scheme has been developed



to address deficiencies in north-south movement through the study area to the west of Swords, whilst providing a strategic bypass of the town to provide a high quality, fast route to the N2, M50 and other national primary roads.

The proposed SWRR traverses the south east edge of the RV lands. The SWRR will likely be in cut as it passes by Rivermeade and the Rivermeade Link road will likely be constructed at existing ground level in order to minimise any adverse impacts on residents in Rivermeade.

## 14.3 Design Manual for Urban Roads and Streets 2013 (DMURS)

The internal road network serving the Rivermeade LAP will be designed in accordance with the *Design Manual for Urban Roads and Streets 2013 (DMURS)*.

This Manual provides guidance relating to the design of urban roads and streets and it presents a series of principles, approaches and standards that are necessary to achieve balanced, best practice design outcomes with regard to street networks and individual streets. The manual prioritises design solutions focusing on sustainable modes of transport, safeguards for vulnerable users and promoting a sense of place. This approach is based upon an integrated model of street design where real and perceived barriers to movement are removed to promote more equitable interaction between users in a safe and traffic calmed environment. Integrated approaches incorporate elements of urban design and landscaping that instinctively alter behaviour, thus reducing

the necessity for more conventional measures (such as physical barriers) to manage behaviour.

The benefit of this approach is:

- Street networks are simpler in structure (more legible) and with high levels of connectivity (more permeable), thus reducing travel distances.
- Higher quality street environments attract pedestrians and cyclists, promoting the use of more sustainable forms of transport.
- Self-regulating streets manage driver behaviour and calm traffic, promoting safer streets.
- Streets and junctions are more compact, providing better value for money.

### 14.3.1 Internal Road Network

There is one entrance into Rivermeade at present, from the Toberburr Road. It is proposed to introduce measures at the entrance to Rivermeade to slow traffic down.

#### *Access to the LAP lands to north of River Ward*

All of the LAP lands located north of the River ward will be accessed by the new internal road and bridge crossing. Existing trees and hedgerows will be retained where possible and this road will be aligned so as to ensure the protection and maintenance of existing trees and hedgerows into the future. Housing completions shall not take place within the LAP lands on the north side of the Ward River until such time as the new road and bridge crossing is constructed.

#### *Access to the LAP lands to the east*

The LAP provides for the Rivermeade link road from an improved Killeek Lane which will serve future development within the eastern part of the LAP lands and greatly improve the accessibility of existing housing in Rivermeade to Swords. Rivermeade Avenue will be extended to ensure proper integration of existing and future residential development.

There will be no discernable increase in traffic on Rivermeade Drive associated with the new development given that traffic from the proposed new housing going to and from Swords will likely use the proposed new Link Road to Killeek Lane rather than travelling westwards through existing development onto the Toberburr Road. It will also provide a more convenient

route for existing residents in Rivermeade accessing Swords as an alternative to travelling via Toberburr Road and Airport Road to Swords.

### 14.4 Pedestrian and cycle links

Reference has been made to the NTA National Cycle Manual in the provision of cycle and pedestrian linkages within and around Rivermeade.

It is an objective of this plan that within the LAP lands provision shall be made for direct and attractive pedestrian and cycle linkages along the river Ward and throughout the village.

Combined pedestrian/cyclist facilities shall be provided on the new Rivermeade Link road and on both Killeek Lane and Toberburr road which shall be improved.

The road upgrade proposals including the shared footpath and cycle facility along both the Rivermeade Link Road and along the upgraded Killeek Lane will be a key element in connecting Rivermeade to the very attractive Ward River Valley Park 'green route' between Swords and Rivermeade which will in time greatly improve pedestrian and cycling connections between Rivermeade and Swords. The new cycle/pedestrian link from Rivermeade to Swords via Killeek Lane and the Ward River Valley Park forms part of the *National Transport Authority's Greater Dublin Area (GDA) Cycle Network*. The NTA Network has been prepared at a strategic level and implementation of the network will require more detailed engineering design on a route by route basis.

### 14.5 Car-Parking

All car parking for residential and commercial development will be required to comply with Fingal Development Plan standards, in terms of parking provision. In the case of residential development, 2 car parking spaces will be provided in curtilage.

Off street car parking facilities shall be provided within Development Area 4 to support the recreational facilities; to serve the allotments in Development Area 7; and to support the Sustainable Living Centre in Development Area 8.

While it is proposed to provide off street parking spaces in existing situations where there are generous grass corner verges, these are indicatively shown and will be subject to future consideration. Some parking spaces for heavy trucks are also

indicatively shown and will be subject to future consideration. These are illustrated on the VDFP map and also on page 20 of the VDFP document.

### 14.6 Public Transport

The bus service to Rivermeade is very limited and residents are therefore very dependent on cars. Dublin Bus Route No. 40B operates between Toberburr and Parnell Street with approximately 5 services each way per day during the week and a total journey time of approximately 50 minutes.

There is a need to improve access to public transport. Fingal County Council will support and encourage public transport providers to enhance the provision of public transportation services between Rivermeade and [1] Swords and [2] Finglas and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the village and enhancing and expanding existing services.

### 14.7 Movement and Transport Objectives

- Seek to implement *the Design Manual for Urban Roads and Streets, 2013* in order to facilitate high quality permeability.
- Provide for combined pedestrian and cyclist routes on the new Rivermeade Link Road, Killeek Lane and Toberburr Road.
- Provision will be made for direct and attractive pedestrian and cycle linkages within and around Rivermeade, in accordance with the NTA Cycle Manual.
- Car parking will be provided in accordance with the Fingal Development Plan 2017-2023.



# 14 Movement and Transport Strategy



## 15.0 Introduction

The Eastern Midlands Region Waste Management Plan 2015-2021 was adopted in May 2015 and sets out the overall vision for managing waste at regional level. The Plan supports a move towards a circular economy which is essential if the region is to make better use of resources and become more resource efficient.

The objectives of the Waste Management Plan are embedded in the Fingal Development Plan 2017-2023 and also reflected throughout the Rivermeade Local Area Plan. The Council's role is focused on education, awareness, prevention and resource efficiency activities as well as regulating businesses and waste operators and enforcing waste legislation. In addition, anti-litter awareness and cleaner communities are promoted through its annual Spring Clean-Up Week Campaign and Eco Week. In addition, the Council has appointed a Green Schools Co-Ordinator to promote the Green Schools Programme. The primary school in the village is registered in this programme.

## 15.1 Waste Management Objectives

- Prevent and minimise the generation of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015-2021 (or any subsequent plans).
- Raise environmental awareness of waste prevention and minimization through the continuation of Council based initiatives. Particular emphasis should be placed on the involvement of local schools, community organisations, individual households and businesses.
- Upgrade waste management facilities in the village, including bring banks and litter bins.
- Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided.
- Ensure all new developments include well designed facilities to accommodate the three bin collection system.
- Ensure all new residential and mixed-use developments include appropriate facilities for source segregation storage and collection of waste.

- All non-residential developments must have suitable and adequate internal and external storage space for segregated waste and must also comply with the Draft Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.

## 15.2 Construction Waste Management Objectives

- Construction and demolition waste management plans shall be submitted as part of planning applications in accordance with objective DMS149 of the Fingal Development Plan 2017-2023.
- Developers shall ensure that all waste is removed by approved waste disposal contractors to approved waste disposal facilities.
- Developers shall take suitable and adequate measures to minimise adverse impacts including inter alia: noise, dust and traffic during construction phases. A methodology statement for such measures shall be submitted at planning application stage and developers shall employ best practice as applicable at the time of construction.
- No construction traffic shall be permitted along Rivermeade Drive/Rivermeade Avenue. All construction traffic shall be routed along a temporary construction traffic route which will be agreed at planning application stage.



# 16 Phasing and Implementation Plan

## 16.0 Development constraints

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but it outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular the necessary road improvements and the essential improvements to the Water Services.

## 16.1 Phasing and Implementation

*'Creating sustainable places requires the integrated and timely provision of development, with supporting physical and social infrastructure. Integrated and timely provision of infrastructure is important because it provides the physical framework within which sustainable development can be fostered, it demonstrates commitment and reduces uncertainty for investors, it provides greater control of phasing and it allows a greater range of developers and actors to take part.'*

*(Extract: Manual for Local Area Plans, 2013)*

Section 19 (2) of the *Planning and Development Act 2000 (as amended)* provides for the phasing of development in an LAP.

The following phasing requirements shall be complied with:

- New housing and other forms of development will proceed following the completion of the Toberburr pumping station and pipe connection to Swords Waste Water Treatment Plant.
- Prior to the commencement of any development within the LAP lands archaeological test trenching shall be carried out as recommended in the geophysical assessment report dated February 2007 in Development areas 2, 3, 9, and 10. In the event that future archaeological findings preclude development in parts of the LAP lands, the VDFP shall be revised to reflect this.
- The Rivermeade Link Road and the upgrade of Killeek Lane shall be facilitated by Fingal County Council in the context of development proceeding within the Plan lands in conjunction with the main landowners within the Plan lands. In this regard no more than 40 of the 81 [ $< 50\%$ ] indicative housing units in areas 2, 3 and 5 shall be sold pending the construction of the Rivermeade Link Road and the upgrade of Killeek Lane.

- The upgrade of the Toberburr Road shall be facilitated by Fingal County Council during the construction of housing in the plan lands. No more than 40 of the 81 [ $< 50\%$ ] indicative housing units in areas 2, 3 and 5 and no more than 81 of the indicative 162 [ $50\%$ ] housing units in areas 9, 10 and 11 shall be sold pending the undertaking of adequate improvements along Toberburr Road by Fingal County Council in conjunction with the main landowners in the Plan lands.
- No house completions shall take place within the LAP lands on the north side of the Ward River until such time as the new road and bridge crossing is constructed.
- In the interests of controlling the pace of development and ensuring that the new development is well integrated with existing development and in tandem with the necessary physical and social infrastructure, it is an objective of this LAP that individual planning applications / applications for planning consents shall be submitted for each of the entire 11 proposed development areas, and the phasing of future development within each such area shall be clearly indicated as part of the planning applications/ applications for consents.
- No development shall take place within Development Area 1 until the existing football pitch has been replaced within the LAP lands, or at a suitable alternative location within the Rivermeade area.
- Fingal will promote the early development of: the new Recreational Hub in Development Area 4; the Sustainable Living Centre in Development Area 8; the allotments in Development Area 7 and the new recreational amenities within Development Area 6.
- Fingal County Council will encourage and promote the early development of the proposed uses, in particular retail, commercial, service and community uses in Development Area 1.

## 16.2 Check List for Planning Applications

- All development proposals shall have regard to the guidelines set out in the Village Development Framework Plan and Design Guidance [VDFP].
- All planning applications for development shall be accompanied by a Site Design Statement [see VDFP for requirements].
- Developers shall submit proposals for the protection and management of local biodiversity features in all development proposals.
- In all future planning applications, developers shall submit a full ecological assessment by a suitably qualified professional, including measures to avoid or minimise the loss to local biodiversity which would potentially have a negative impact on the local biodiversity of the area.
- To protect as yet undiscovered archaeological sites or features that survive subsurface in accordance with the National Monuments Legislation, developer's shall make provision to allow for and fund whatever archaeological work may be needed on site if any remains are noted following topsoil removal.
- Construction and demolition waste management plans shall be submitted as part of planning applications in accordance with objective DMS149 of the Fingal Development Plan.



### Introduction

Fingal County Council is preparing a local area plan for lands at Rivermeade. As part of the preparation of the local area plan, the planning authority must consider whether the Rivermeade Local Area Plan requires SEA. The assessment of this issue is based on 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 5,000 persons or less. Where the population of an LAP is 5,000 or more, an SEA Environmental Report must be prepared. The estimated population for the proposed Local Area Plan at Rivermeade is c. 1,334 persons; therefore SEA is not mandatory.

### Proposed LAP

Rivermeade is located within the rural area of Fingal to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 Km north of Finglas.

The village is zoned 'RV' and 'OS' in the 2017-2023 Fingal Development Plan.

The 'RV' zoning objective seeks to:

*'Protect and promote the character of the Rural Village and promote a vibrant Community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'*

The 'OS' zoning objective seeks to:

*'Preserve and provide for open space and recreational amenities.'*

The development of this rural village is based on providing for the development of a sustainable rural community by focusing on the inherent development potential of the village and on strengthening the village. The strengthening of the village will also provide a viable housing alternative to the demand for housing in the open countryside for members of the rural community.

The LAP comprises an area of approximately 42 hectares. There are 175 houses in Rivermeade together with a school and community facility. The current population of Rivermeade is estimated to be circa 600 persons.

Future development will comprise mainly residential development together with small scale local shops, services, and additional recreational facilities. Development of the LAP lands could potentially yield in the long term approximately 273 additional residential units and a projected additional population of circa 745 persons, increasing the population of Rivermeade in the long term to circa 1334 persons.

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular improvements to water services and roads.

A Village Development Framework Plan and Design Guidance [VDFP] for Rivermeade has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFP. The VDFP forms the blueprint for the future development of the LAP lands. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity of uses whilst ensuring a balance between the protection and development of the natural and built environment.

### Schedule 2A Screening Assessment

The LAP has been screened under Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended in 2011.

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

Following consultation with the Environmental Protection Agency (EPA), the relevant government departments and adjoining Local Authorities, one response was received from the EPA.

### EPA

The submission states that Fingal County Council should determine whether the implementation of the proposed Rivermeade Local Area Plan would be likely to have significant

effects on the environment, having regard to the relevant criteria set out in Annex II of Directive 2001/42/EC and in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No.436 of 2004). This determination will also be necessary where amendments are made to the LAP.

SEA consultation should also be conducted with the other prescribed bodies and adjoining local authorities as relevant.

The recommendations in the EPA publication 'State of the Environment Report – Ireland's Environment 2016 – An Assessment (EPA, 2016) should be considered when preparing the LAP.

The EPA submission makes a number of specific comments on the Plan as follows:

- Aligning the development of the Plan area with the time scale of the proposed upgrade to the waste water treatment system is recommended.
- EPA welcomes the intention to maintain the riparian corridor along the River Ward. Also merit in integrating the aspects of the Green Infrastructure Strategy to ensure significant ecological corridors and important areas of biodiversity are protected in implementing the Plan.
- Useful to clarify whether EIA/AA/FRA will be carried out for any proposed road improvement works in the Plan area.
- Need to consider how best to support the aims/objectives of the National Mitigation Plan, the Climate Change Adaptation Framework and the National Policy Position on Climate Change at a local level.
- Adequate and appropriate infrastructure should be put in place to service any development proposed during the lifetime of the Plan.

### Draft Stage of Rivermeade Local Area Plan

A number of amendments were made to the Draft Rivermeade Local Area Plan. In considering the nature and extent of the proposed amendments, in accordance with the criteria set out in the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004), it was determined that the Local Area Plan will not give rise to significant effects on the environment.



## RATIONALE FOR DECISION

The village is zoned 'RV' in the Fingal Development Plan 2017-2023 where it is the objective to:

*'Protect and promote the character of the Rural Village and promote a vibrant Community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.'*

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:

### Foul Sewerage and Water Services Foul Drainage

The existing WWTP serving Rivermeade is operating at its design capacity and has no spare capacity. The treatment plant caters for preliminary treatment, secondary treatment; surface aeration and sludge draw off. The treated effluent from the WWTP discharges into the Ward River.

Future Plans: Irish Water propose to decommission the existing WWTP, construct a pumping station on the site of the WWTP and pipe all effluent from Rivermeade to Swords Waste Water Treatment Plant. The existing Swords WWTP has been expanded and now has a capacity of 90,000 p.e. (population equivalent).

The pump station has been through preliminary design and the planning consent process. It will cater for current flows from existing development in Rivermeade and up to 200 new residential units. A proposed rising main from the proposed pump station traverses part of the LAP lands and the required temporary and permanent way leaves in respect of this rising main are 5 metres and 10 metres respectively.

All future development within the LAP lands including the housing on the proposed individual serviced sites shall connect to the mains public foul drainage network. No on-site proprietary waste water treatment systems shall be permitted to serve individual houses.

New housing and other forms of development shall proceed within the LAP lands following the completion of the Toberburr pumping station and pipe connection to Swords WWTP.

As from the 1<sup>st</sup> January 2014 Irish Water is the statutory body with the responsibility for foul drainage. All aspects of the water supply design and layout shall comply with the requirements of Irish Water's standard details document IW-CDS-5030-01 and IW Code of Practice IW-CDS-5030-03.

### Water Supply

The water supply for the majority of the Fingal area including Swords is supplied from the Leixlip water treatment plant.

A trunk water main traverses the LAP lands and the permanent way leave in respect of this water main is 10 metres each side of the watermain.

There are no particular constraints in terms of supplying water to future development within the LAP lands.

### Flood Risk Management

In 2017, Fingal County Council completed a Strategic Flood Risk Assessment (SFRA) for the county. The SFRA has been prepared in accordance with the requirements of *The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009)* and Circular PL02/2014 (August 2014). The SFRA provides an assessment of all types of flood risk within the County to assist Fingal County Council to make informed strategic land-use planning decisions.

The flood zone maps in the SFRA are largely derived from the Eastern CFRAM, FEM FRAM and the Tolka Flooding Study mapping. These maps are the most comprehensive flood maps produced for Fingal since the introduction of the Guidelines and the Floods Directive. The flood zone mapping is based on the best currently available data and a more detailed, site specific FRA may indicate localised flood extents.

All development proposals within flood risk areas should be supported by an appropriately detailed Flood Risk Assessment (FRA). The level of detail within the FRA will depend on the risks identified and the proposed land use. Applications should demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test (where required), the proposal will demonstrate that appropriate mitigation and management measures are put in place.

The Strategic Flood risk assessment recommends that any highly vulnerable development should be avoided in the Flood Zones A and B with less vulnerable development subject to a detailed FRA. A flood risk assessment of appropriate detail should accompany all applications for new development within the Flood zones to demonstrate that they would not have adverse flood risk impacts. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.

The same approach shall be adopted for the Rivermeade Local Area Plan. The River Ward crosses through the LAP lands and divides the subject lands into two parts. A Stage 2 Flood risk Assessment has been completed by Fingal County Council and concludes that the proposed development will be located outside of the 1:100 year floodplain as determined by the FEMFRAM study. It is recommended that proposed developments adjoining the flood plain should include a commensurate flood risk assessment with the planning application to ensure that flood risks have been considered.

### Surface Water

Surface water disposal from the existing housing comprises a separate public sewer system and water is discharged to the Ward River.

The Ward River traverses the centre of the LAP lands. In order to protect, improve and enhance the natural character of this watercourse, the culverting of the Ward River shall not be permitted and the river shall be retained within a riparian corridor. This riparian corridor shall widen out into proposed public open space areas. This corridor should be a minimum of 12 metres wide measured from the top of the embankment.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be required to be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'. This approach using Sustainable Drainage Systems (SuDS) can best be summarised as offering a "total" solution to rainwater management. Water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses using for example permeable paving, swales, infiltration trench/blanket, soakways, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from



sites, thereby helping to prevent downstream flooding and improve water quality. A “treatment train” approach is required to mimic natural catchment processes as closely as possible.

### Water Quality

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, and implementing and monitoring compliance with environmental legislation.

The Water Framework Directive (WFD), which became effective in 2000, established ‘a framework for community action in the field of water policy, Its ultimate objective is to prevent deterioration in the status of any waters and to achieve at least ‘good status’ of all waters.

The National River Basin Management Plan 2018-2021 was published in April 2018 and the relevant aspects of the plan will be integrated into the Rivermeade LAP.

The Ward River flows through the LAP lands. This river flows eastwards into the Broadmeadow Estuary east of Swords. The proposed development lands at Rivermeade are located within the Broadmeadow Water Management Unit [WMU]. The section of the Ward River that is at Rivermeade has been assigned ‘poor’ status by the EPA under the Water Framework Directive.

In relation to waterbodies within or adjacent to LAP lands, it is imperative that any works during construction/development phases do not impact negatively on the Rivers or any tributaries.

The proposed replacement of the existing wastewater treatment plant with a pump house which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River downstream of the present discharge point. The LAP lands shall be required to be developed in accordance with SUDS principles.

### Groundwater Vulnerability and Protection

The Geological Survey of Ireland’s (GSI) Ground Water Mapping indicates extreme groundwater vulnerability at this location with rock at, or near, the surface. Appropriate measures will be required to ensure the protection of groundwater sources from pollution during construction/development works.

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include; implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, and the drawing up of pollution contingency measures.

### Landscape Character Area

- The LAP lands are located within the designated ‘Rolling hills’ Character type in the County Development Plan. The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting, ensuring that new development will be ‘absorbed’ within this landscape and the impact of development in the landscape will be reduced.

### Heritage and Archaeology

The Ward River traverses the centre of the LAP lands. In order to protect, improve and enhance the natural character of this watercourse the LAP requires that the river be retained within a riparian corridor.

The LAP includes policies and objectives to protect and enhance Rivermeades’ natural and built heritage including policies and objectives to protect and preserve archaeological sites and monuments as yet unknown.

### Traffic

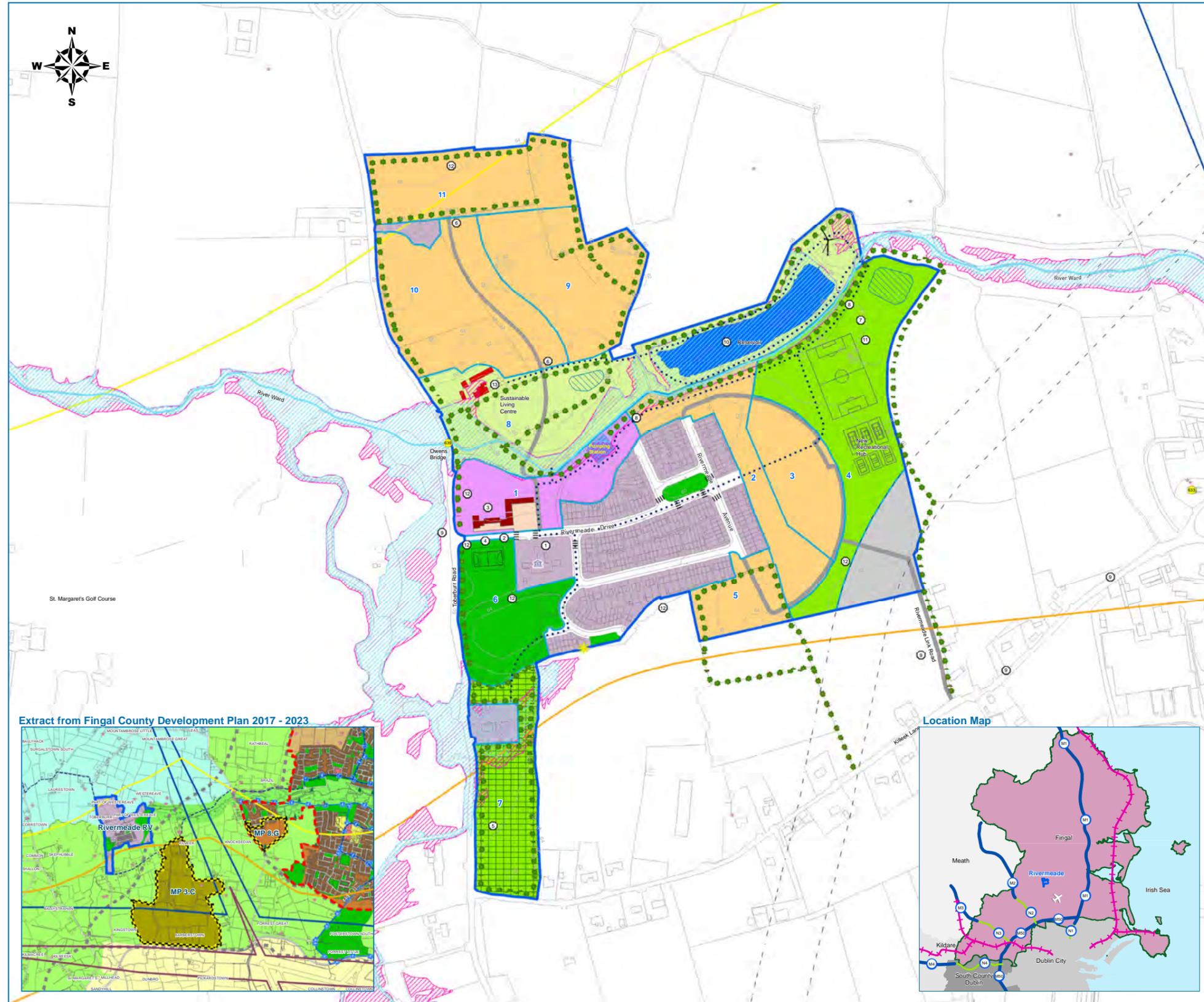
The road network in the vicinity of the LAP lands comprises mainly third class rural roads. Rivermeade is accessed from the Toberburr Road which passes north-south along the western boundary of the subject lands. Killeek Lane runs in a west-east direction along part of the southern boundary of the subject lands. Both roads are narrow winding rural roads with no footpaths. Road connections to Swords and Finglas are poor. The LAP provides for road improvements and the phasing of development in association with these road improvements.

### 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 Rivermeade Local Area Plan.



# Rivermeade Local Area Plan Map



## Rivermeade Local Area Plan 2018

### Legend

- Rivermeade RV Boundary
- Existing Development in the Village
- Potential Residential Development Areas (2, 3, 5, 9, 10, 11)
- Potential Local Service Development Area (1)
- Potential 'Sustainable Living Centre' Development Area (8)
- Proposed New Recreational Hub (4)
- Existing Public Open Space (6)
- Proposed Tubbur Pumping Station
- Proposed Allotments (7)
- Proposed Retail/Commercial/Residential/Community Uses
- Proposed Civic Space
- Reservoir
- Indicative Detention Basins
- Existing Vernacular Buildings
- Water FemFrams Flood Risk Areas 100yrs
- Water FemFrams Flood Risk Areas 1000yrs
- Outer Airport Noise Zone
- Inner Airport Noise Zone
- Proposed Extended Road Network
- Ward River
- Hedgerows and Trees of Amenity Value
- Contours
- Indicative Corridor for Swords Western Relief Road
- Indicative Pedestrian/Cycle Routes
- Indicative Football & Multipurpose Pitches
- Protected Structures
- \* Recorded Monuments
- \* Existing Community Facility
- N National School
- T Possible Wind Turbine
- Indicative Pedestrian Crossing

**GENERAL OBJECTIVE**  
It is a general objective of this Local Area Plan that the appended Village Development Framework Plan (VDFP) is the principal guidance document for the physical development of Rivermeade Village

**SPECIFIC OBJECTIVES**

- 1 To facilitate a sensitively designed extension to the school as required
- 2 To promote public realm improvements
- 3 To promote the development of a village centre
- 4 To introduce measures to slow traffic down
- 5 To promote the development of allotments
- 6 To provide a planted avenue
- 7 To provide for a playground within Development Area 4
- 8 To provide for pedestrian and cycle links along the Ward River
- 9 To provide for combined pedestrian and cycle facilities along the Rivermeade Link road, and the upgraded Toberburr Road and Killeek Lane.
- 10 To provide for the restoration of the reservoir for recreational use.
- 11 To provide for the development of active recreational facilities within Development Area 4 including a new floodlit football pitch and a floodlit mini all weather pitch with provision for tennis and / or basketball courts, if required, following public consultation. The development of these active recreational facilities and ancillary supporting facilities will be proactively managed by Fingal County Council through the Development Management process
- 12 To provide for strategic planting
- 13 To provide for the retention and refurbishment of the existing cottage and farm buildings in association with the 'Sustainable Living Centre'

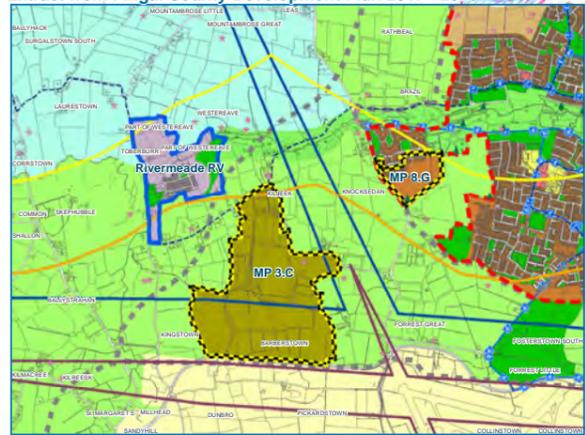
Comhairle Contae Fhine Gall  
Fingal County Council

An Roinn um Pleanáil agus  
Infrastruchtúr Stráitéiseach  
Planning and Strategic  
Infrastructure Department

Director of Services:	AnnMarie Farrelly
Senior Planner:	Peter Byrne
Prepared By: YMcM	Drawn By: CC
Date: May 2018	Scale: 1:2,500 @ A1
Adopted by Council on 14th May 2018	

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Extract from Fingal County Development Plan 2017 - 2023



Location Map



# Rivermeade

Local Area Plan  
May 2018

