

Streamstown Local Area Plan

Fingal County Council

Adopted April 2009



Comhairle Contae Fhine Gall
Fingal County Council



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A separate Volume of Appendices accompanies this Local Area Plan.





The Local Area Plan provides a six-year development strategy for the RS1 lands in Streamstown, as identified in the 2005-2011 Fingal Development Plan. Objective RS1 is “to provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure”.

The total site area is approx. 25.4 hectares, comprising established residential dwellings, an existing landscape business, fields and paddocks. The northern part of the lands comprise Auburn House, a significant late 18th or early 19th Century house (along with its out offices, pigeon loft and curtilage), which is a Protected Structure. There are significant trees and wooded areas on the lands identified on the Development Plan for protection. The Local Area Plan has the benefit of good access to bus and train links, serving Malahide, the city centre and further afield. Malahide Castle Demesne is located adjacent to Streamstown.

The Local Area Plan adopts a sensitive approach to development that will conserve, retain and enhance the existing natural and built environment. Great care has been taken to preserve and protect the existing features of note within the lands while allowing for the flourishing of a new residential community at Streamstown.

Key Principles of the Local Area Plan:

Establishment of Distinctive Character Areas

The design guidance within the Local Area Plan has been set down through the means of designating Character Areas, which respect the individual character of their immediate environs. There are three Character Areas identified, as follows:

- Retention;
- Consolidation;
- New Development Areas.

The New Development Areas have been further sub-divided into three Settlement Quarters, comprising the (a) Northern, (b) Central and (c) Southern Quarters. The sub-division of the overall Local Area Plan allows for the urban design, landscape guidance and access and movement strategies to be tailored to the characteristics of each individual area.

Number of New Residential Units

The RS1 zoning in the Development Plan indicates a gross density of 10 units per hectare. The lands provide a development quantum of 179 new homes.

Access to Sustainable Modes of Transport

The Local Area Plan is well placed to provide good access to sustainable means of transport, including bus routes running along the Malahide Road and the nearby train station in Malahide. The Local Area Plan provides for the establishment of new pedestrian and cycle routes and the upgrading of existing routes in order to provide both north-south and east-west connections.



Retention of Architectural and Natural Heritage

The Local Area Plan places at its core the retention and enhancement of Auburn House and its curtilage and the retention and ongoing maintenance of the trees and established wooded areas within the entire Local Area Plan.

Archaeological Heritage

An archaeological assessment has been undertaken, and does not indicate the presence of archaeological features. However, further archaeological investigations are to be undertaken, including geophysical surveys and test trenching, prior to the lodgement of a planning application.

Roads Improvement Works

As part of development occurring within the Local Area Plan, upgrading works on Streamstown Lane and Carey's Lane will include resurfacing and, if necessary, widening of the roadway, the establishment of footpaths and the creation of a dedicated right-turning lane from the Malahide Road to Streamstown Lane. Junction improvements are also to be provided at the eastern and western ends of Streamstown Lane.

Existing Residential Amenity

Ensuring the protection of the residential amenity of existing housing both within and adjoining the Local Area Plan.

SUDS Strategy

Providing for sustainable urban drainage systems as a means of managing surface water drainage.

Phasing Arrangements

Phasing of development is related to the need for adequate infrastructure and services being addressed, including the availability of mains water, and the management of surface water and foul drainage.

Amenities and Facilities

Class 2 Public Open Space is to be provided, along with two childcare facilities, at locations so as to serve the entire Local Area Plan, in consultation with the Planning Authority.



To facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the protected structure, its curtilage, protected trees and existing residential properties. A strong design emphasis on new development will deliver development that is complementary to and enhances the character of the area, in order to create a new mixed and balanced community.



Views of Streamstown LAP lands





Streamstown Local Area Plan is situated between the R107 Malahide / Dublin Road and the Feltrim Road, at the southern edge of Malahide (see Map 1 and Map 2 overleaf). The Local Area Plan is approximately 25.4 hectares (62.8 acres) in area with the zoning RS1, the objective of which is:

'To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure.'

The purpose of the Local Area Plan is to outline the development framework for the lands in accordance with the objectives of the Fingal Development Plan, 2005-2011, and the proper planning and sustainable development of the area.

Pre-draft public consultation was undertaken between 19 September and 31 October 2007, details of which can be found in the Appendices.

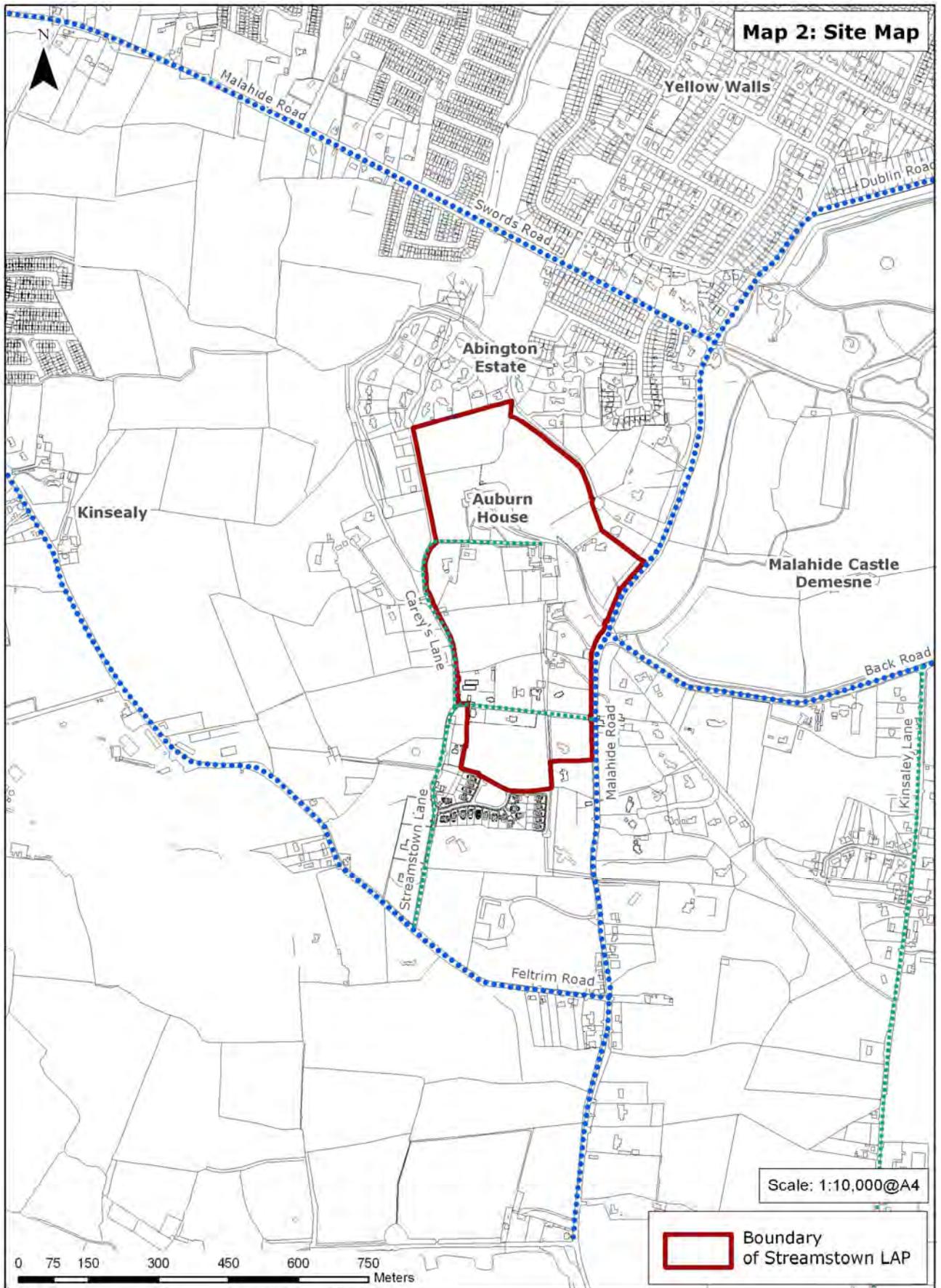
Strategic Environmental Assessment (SEA) Screening, pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 has been undertaken. The assessment concluded that SEA is not required in respect of the Streamstown Local Area Plan.

Appropriate Assessment (AA) Screening in accordance with Article 6 of the EU Habitats Directive has been undertaken. The assessment concluded that AA is not required in respect of the Streamstown Local Area Plan.

The Department of the Environment, Heritage and Local Government, the Department of Communications, Energy and Natural Resources and the Environmental Protection Agency were contacted during the Strategic Environmental Assessment Screening and the Appropriate Assessment Screening.

This Local Area Plan shall remain in force for a period of six years.









3.1 National Planning Policy

The National Spatial Strategy (2002-2020)

The *National Spatial Strategy (NSS)* is a twenty-year planning framework designed to deliver more balanced social, economic and physical development between regions in Ireland. It provides a national framework and policy guidance for the implementation of regional, county and city plans. In order to drive development in the eight regions in Ireland the NSS proposes that areas of sufficient scale and critical mass will be built up through a network of 'gateways', 'hubs' and 'development centres'.

The concept of balanced regional development is central to the NSS. One of the broad aims of the document is to sustain Dublin's central role in the economy. In relation to the Greater Dublin Area, within which Streamstown is located, the Strategy notes that in order for balanced regional development, the performance of the Greater Dublin Area should be built upon and physically consolidated. The NSS also seeks the effective integration of land use and transportation policy within the spatial structure of the Greater Dublin Area.

National Heritage Plan (2002)

The National Heritage Plan sets out the framework for the protection and enhancement of all aspects of Ireland's heritage, which includes our natural heritage. One of the key concepts underlying this Plan is '*placing heritage at the heart of public life*'. The document seeks to set in place a plan within which priority actions can be taken for the benefit of our heritage.

Transport 21 (2006)

Transport 21 is a transport capital investment framework for the period 2006 to 2015. The primary aim of this framework is to address the twin challenges of past investment backlogs and continuing growth in transport demand.

The projects and programmes that make up Transport 21 will aim to:

- Increase accessibility;
- Ensure sustainability;
- Expand capacity;
- Increase use;
- Enhance quality.



Transport 21 has helped, or is helping, to fund several projects in the vicinity of Streamstown, such as the M1 and M50 motorway upgrade works and investment in bus services in the Greater Dublin Area.

As part of transport 21, the **Metro North** line has been identified for funding, with the new line scheduled for completion by end 2013. Using underground, surface and elevated tracks, Metro North will operate from St Stephen's Green, via Dublin Airport, to Belinstown, north of Swords. An estimated 35 million passengers a year will travel on this service, with trains every four minutes, increasing to every two minutes as the demand builds. The journey time from Belinstown to St Stephen's Green will be approximately 30 minutes. The nearest Metro stop to these lands is approx. 2km away at Fosterstown (south of Swords).

Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2008)

The document reviews and updates the *Residential Density Guidelines* (1999) in setting down standards for delivering appropriately designed residential development. With relevance to the Local Area Plan, the document continues to reinforce the view on retaining the open character of certain lands, but where these are to be redeveloped, concentrating increased densities in appropriate selected locations.

Urban Design Manual – A Best Practice Guide (February 2008)

This document is a companion document to the Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities. The Guidelines fit with and cross-reference this Urban Design Manual in such a way that the user can easily visualise the desired outcomes and study potential solutions based on best practice experiences here in Ireland and across Europe. The two documents are intended to be read together and one complements the other.



Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities (2007)

'Delivering Homes, Sustaining Communities' was launched in February 2007. It sets out a range of actions aimed primarily at building sustainable communities and responding effectively to housing need as well as more effective delivery of housing programmes. The Guidelines identify the principles and criteria that are important in the design of housing. They highlight specific design features, requirements and standards that are particularly relevant to the subject area.

'Quality Housing for Sustainable Communities' (2007) assists in the implementation of the policies set out in the above document. The document makes practical recommendations on more specific design issues, such as the layout and orientation of new homes through to detailed design elements, such as electricity socket provision in new residential developments.

Architectural Heritage Protection Guidelines for Planning Authorities (2004)

The guidelines set out the requirements of local authorities in terms of establishing and maintaining a Record of Protected Structures, designating Architectural Conservation Areas and issuing Declarations. General best practice conservation principles are outlined, along with various criteria and development control standards for the consideration of planning applications in respect of projected structures. A number of key principles are explained, including the determination of the extent of "curtilage" and "attendant grounds". Guidance is provided on how the application of building, fire and access regulations may be balanced with the desire and need to conserve historic buildings and their fabric.

Planning System and Flood Risk Management (2008)

The flood risk management guidelines require the planning system at national, regional and local levels to:

- 1) Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall;
- 2) Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning



processes; and,

- 3) Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The guidelines support the use of flood risk assessments and management and the use of Sustainable Urban Drainage Systems (SUDS) within development, in order to assess, minimise and mitigate against flooding.

Childcare Facilities Guidelines for Planning Authorities (2001)

The Childcare Facilities Guidelines provide a framework for local authorities to guide local authorities in the formulation of development plan policy and in order to assess planning policy, and also to guide developers and their designers in developing proposals for childcare facilities.

3.2 Regional Planning Guidance

Regional Planning Guidelines for the Greater Dublin Area (2004-2016)

The Regional Planning Guidelines provide the statutory framework for the future development of the Greater Dublin Area. The overall strategy divides the Greater Dublin Area into a 'Metropolitan' and a 'Hinterland' area. Malahide is located within the Metropolitan area. The current population of Malahide is 14,937 (CSO, 2006), which confers a status of Moderate Growth Town (i.e. towns having a population of 10,000-20,000).

Streamstown is located within the Metropolitan Area as defined in the Regional Planning Guidelines. The Strategy for the Metropolitan area is to consolidate development and increase densities within it. This objective is tempered by a need to respect the established context and type of the built/urban form, therefore any new development within Streamstown will require the delivery of a well designed residential environment.

3.3 Fingal Development Plan (2005 -2011)

The entirety of the Local Area Plan is zoned objective RS1 in the Fingal Development Plan 2005 – 2011, the stated objective of which is:

'To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure' (Table 4.12, Fingal Development Plan).



The Council's stated vision, allied to this objective, set out in table 4.12 of the Development plan, is as follows:

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

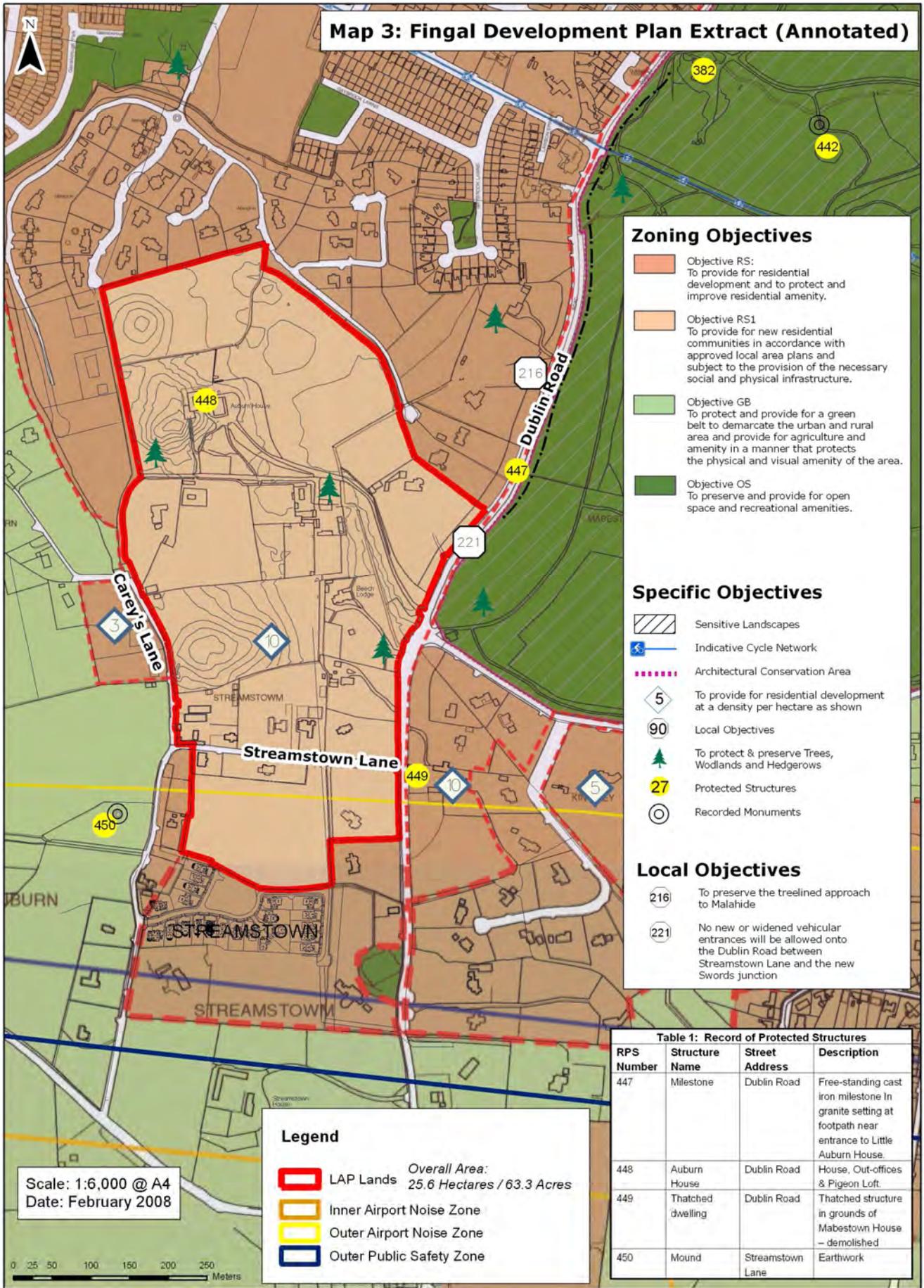
Development Plan Specific Objectives for the Streamstown Local Area Plan are listed on the table overleaf and refer to Map 3 below for further details.



Table 1 Relevant Fingal Development Plan Objectives and Policies (see Map 3)

Policy/ Objective Reference	Policy Description
Amenity Protection and Enhancement	
Specific Objective	To provide for residential development at a residential density of 10 dwellings per hectare.
Policy RS1	The Local Area Plan is zoned RS1. The policy objective is to provide for new residential communities in accordance with approved Local Area Plan and subject to the provision of the necessary social and physical infrastructure.
Policy DAP 11	A small portion of the southern part of the Local Area Plan is within the Airport's Outer Noise Zone. Policy DAP 11 seeks to strictly control inappropriate development and to require noise insulation where appropriate within the Outer Noise Zone.
Access	
Local Objective 221	No new or widened vehicular entrances will be allowed onto the Dublin Road between Streamstown Lane and the new Swords junction.
Trees	
Objective Malahide 8 and Local Objective 216	To retain the tree-lined approach from the city as an important visual element in the town. This refers to trees along Malahide/ Dublin Road
Specific Objective	To protect and preserve trees, woodlands and hedgerows (as identified on LAP Map 5: Site Constraints).
Protected Structures	
Policy HP9	To protect structures contained in the Record of Protected Structures and features that contribute to the character of the Architectural Conservation Area.
Policy HP10	To ensure that any development, modifications, alterations, or extensions affecting a protected structure, adjoining structure or structure within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.

N.B. It should be noted that this table is a summary of specific Development Plan policies relating to the Local Area Plan. Proposals must comply with all adopted Development Plan policies, as well as the requirements of the LAP.







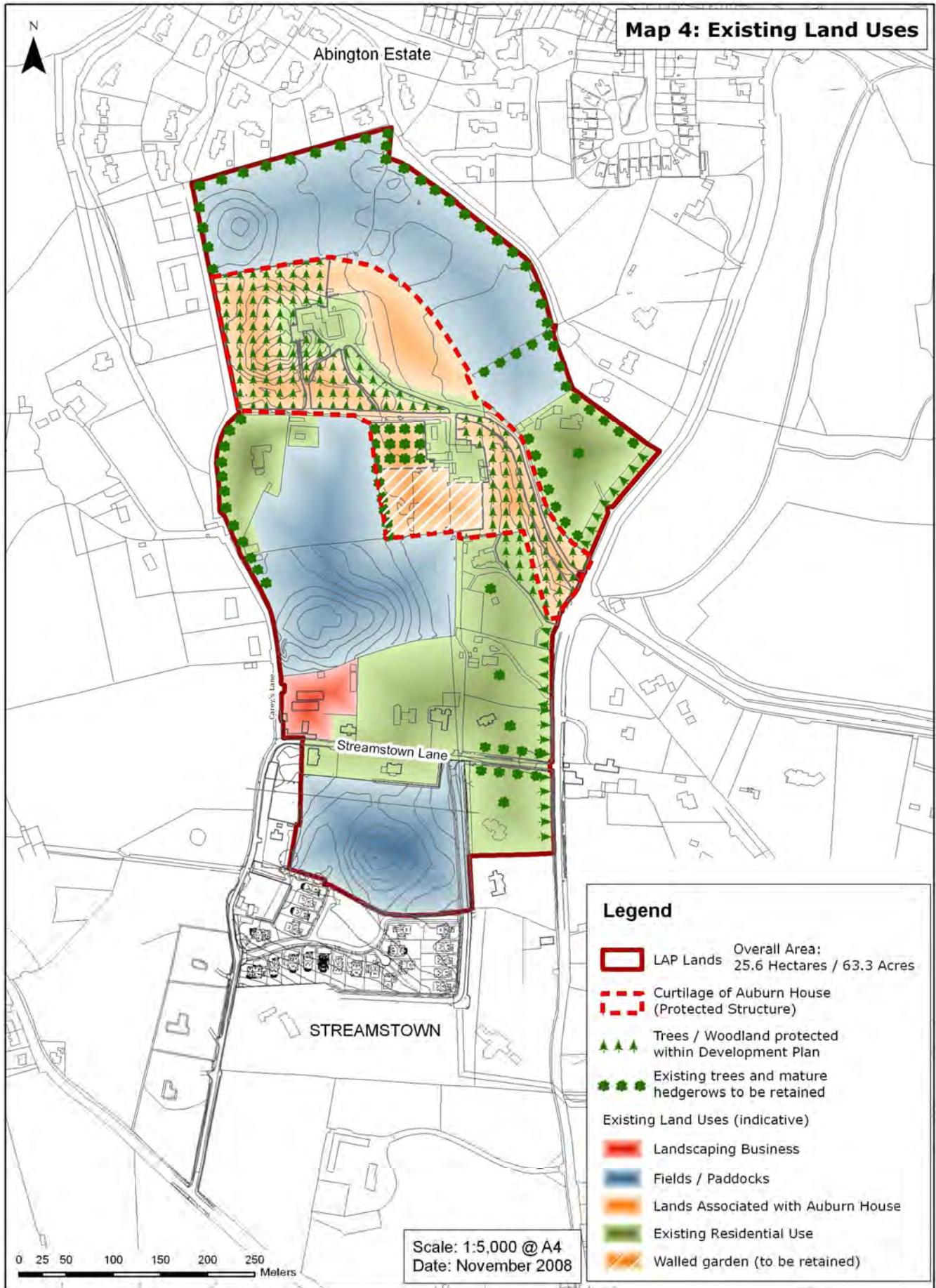
4.1 Location and Physical Context

Streamstown is located on the south-western sector of Malahide, 1.8km from the town centre. The Local Area Plan comprises approximately 25.4 hectares of low density residential development, agricultural fields and a landscaping contracting business (see Map 4 overleaf). It is bounded by the Abington residential development to the north, the Dublin Road (R107) to the east, Carey's Lane to the west and residential properties to the south.

Malahide Castle is located to the east of the Local Area Plan. The Castle lands are well screened from the adjoining Dublin Road by mature broadleaf trees. Abington residential development to the north is a modern, low-density, housing development, comprising large detached two-storey dwellings. To the west of the subject lands are several modern detached properties, and agricultural pastoral land. A housing estate is currently under construction to the south. More traditional twentieth century residential properties lie between this new development and the Feltrim Road.



Northern portion of Streamstown Local Area Plan lands, looking north towards Malahide Estuary





Auburn House front façade and fountain

4.2 Architectural and Cultural Heritage

4.2.1 Architectural Heritage

Auburn House and its ancillary out offices and pigeon loft are included as a Protected Structure (Development Plan reference 448) on the Fingal County Record of Protected Structures (RPS). The curtilage of Auburn House is shown on Maps 4 and 5.

Auburn House is a late 18th or early 19th Century house. It is evident on early historic maps, as it is named on John Taylor's Map of 1816 and the house, outbuildings and planting are clearly shown on the first edition of Ordnance Survey Maps, c. 1837. The house is a four-storey structure, with the principle two-storeys over basement level and additional accommodation at attic level.

Auburn House is a large Georgian property within its own mature grounds. These associated lands include an avenue leading to the Malahide Road, a copse of mature, seeded woodland to the rear (west) and more isolated clusters of trees around the house. A walled garden, bounded by a high stone and brick wall, partly in ruins, is located to the south of the house (see Map 4). The demesne's boundaries are formed by traditional field demarcation of hedging and trees.

No other Protected Structures are located within the Local Area Plan, although there are Protected Structures in close proximity, including a milestone and a thatched dwelling on the Dublin Road and an earthwork mound to the west of the site (respectively, Development Plan references 447, 449 and 450, see Map 3).

4.2.2 Cultural (Archaeological) Heritage

In summary, the archaeological heritage impact assessment prepared by Archaeological Development Services Ltd. found as follows:

- i. The County Dublin Record of Monuments and Places (RMP) does not record any archaeological monuments within the proposed development area.
- ii. In the hinterland of the proposed development site there are known archaeological monuments and evidence of human occupation and settlement from prehistory to the present day.
- iii. A search of the topographic files at the National Museum did not identify any artefact findspots from the townlands of Streamstown or Auburn; however, several artefact findspots from the neighbouring townland have been identified.



The front façade of Auburn House



The view from the front façade, looking east wards



Malahide Road, looking south from the entrance to Auburn House



Malahide Road looking north from the entrance to Auburn House

- iv. The Excavation Bulletins 1970-2004 show that no previous archaeological excavations have been undertaken within the proposed development area.
- v. The majority of the site, including all New Development Areas, were accessed, and nothing of apparent archaeological significance was identified during the field inspection.
- vi. In order to ensure that there is no sub-surface archaeological remains surviving, it is proposed that a geophysical survey be undertaken on the lands, and that, prior to the commencement of development, a full programme of pre-development archaeological test trenching should be undertaken by a licensed archaeologist throughout the development area. All recommendations within the report are to be discussed with the relevant authorities prior to proceeding.

The full archaeological report is included in the Appendices.

4.3 Landscape Character and Views

Streamstown is characterised by low-lying, medium-sized fields in agricultural use with low-density detached dwellings. Field boundaries comprise largely self-seeded hedgerows. The local road network is rural in character, with Carey's Lane and Streamstown Lane being bounded by a grass verge, low stone walls and hedgerows.

There are no notable views from the site given the existing planting, the low lying nature of the land and existing properties, both within and adjacent to the site. As a result, the area is considered to have an enclosed character.

4.4 Trees

There are a number of tree stands that are protected within the Fingal Development Plan (see Map 4). In particular, there is an established area of woodland, occupying approximately two hectares, to the rear (west) of Auburn House, which continues in a linear strip along the driveway of Auburn House and terminates at the junction of the avenue with the Malahide Road. A Tree Survey has been undertaken of these trees by Treeforce Ltd., noting the species, height and condition, which is included in the Appendices.

Trees also line a number of field and property boundaries (see Map 4), including along the north of the site and surrounding properties located on the Malahide Road. The trees along the Malahide Road are protected by Local Objective 216 within the Development Plan.



View along Streamstown Lane



Malahide Train Station

4.5 Access

4.5.1 Road

The lands are currently accessible by both pedestrians and vehicles along the following routes (see Map 2):

- (i) Streamstown Lane
- (ii) Carey's Lane
- (iii) Malahide Road

4.5.2 Bus

The number 42 bus service travels along the Malahide Road from the city centre to Malahide, with a service approx every 30 minutes. The number 43 bus travels from Dublin City Centre to Swords Business Park via Malahide Road and Feltrim Lane. There is a bus stop located outside the entrance to Auburn House on both sides of the road (See Map 7).

4.5.3 Train/ DART

Malahide train station is located approx 1.8 km from Streamstown, which is served by both InterCity trains and the DART service. There is a service approx every 15 minutes, serving the city centre and south city and serving intercity stations northwards to Drogheda.

4.5.4 Pedestrian Routes & Cycleways

Currently, both Carey's Lane and Streamstown Lane are not provided with any formalised pedestrian or cycle facilities. There is a pedestrian footpath along the Malahide Road.

4.6 Local Service Provision

4.6.1 Educational Facilities

There are four primary schools - St. Oliver Plunkett's School, St. Andrew's National School, St. Sylvester's and Pope John Paul II School - and one secondary school (Malahide Community School) in Malahide. Other schools can also be found in Portmarnock, Swords and Kinsealy.

4.6.2 Crèche Facilities

There are a number of existing crèche and montessori facilities in the vicinity, including *Cuddles Creche, Malahide Nursery and Montessori, Seabury Nursery and Montessori School and Feltrim House Montessori & Creche*. More facilities can also be found elsewhere in Malahide and in nearby Feltrim, Kinsealy and Swords.



4.6.3 Retail Services

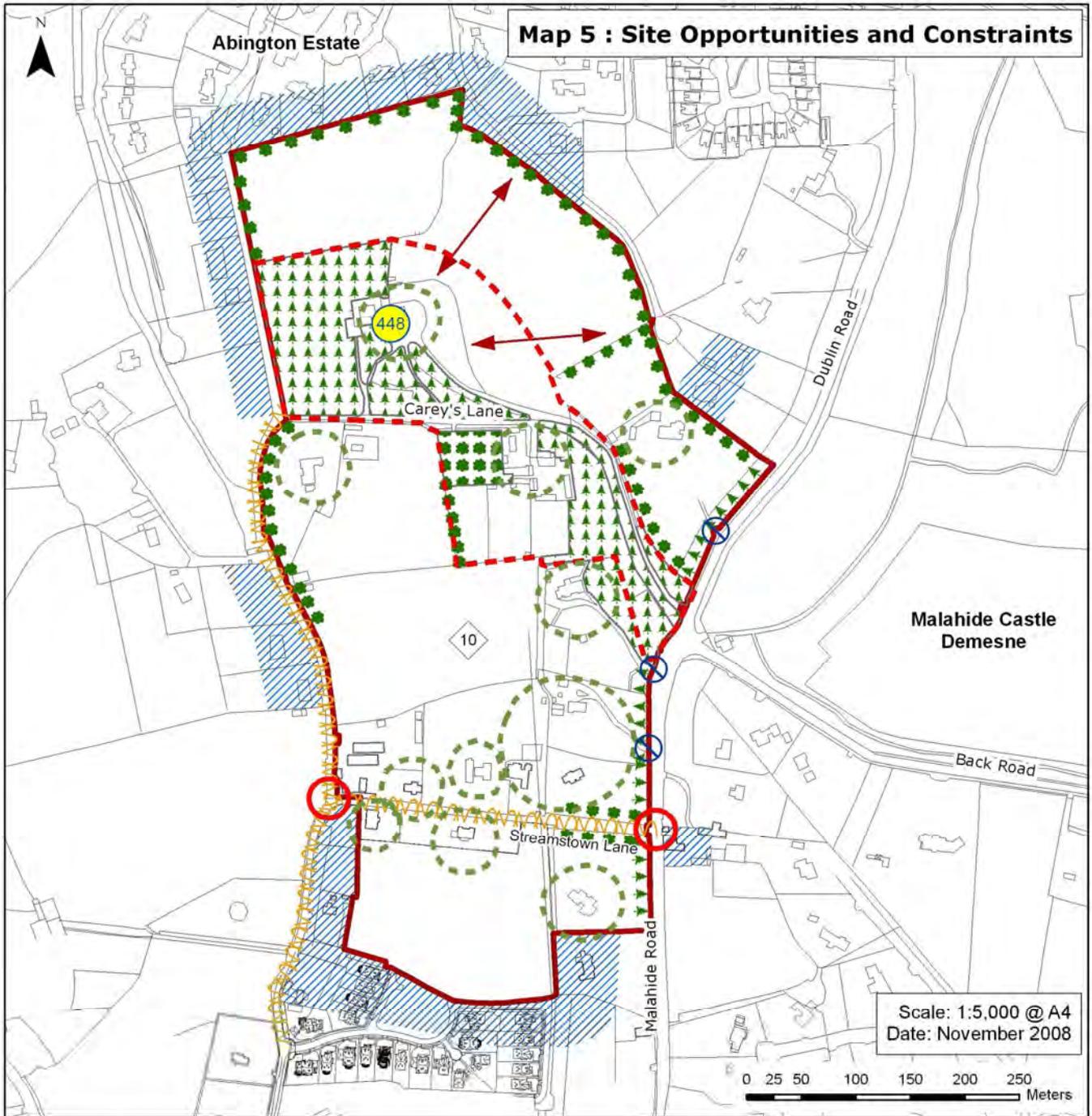
There are numerous retail facilities and service providers such as supermarkets, restaurants and medical facilities less than two kilometres away, in Malahide. Furthermore, there are local services at Kinsaley, including a large SPAR-type convenience store, pharmacy and pub. Swords, the primary town for Fingal, is located 2.3km west of Streamstown, and has an extensive range of shops and retail services, including the recently extended Pavilions Shopping Centre and Airside Retail Park. There is a sufficient level of retail/ service provision in the area to serve the lands.

4.6.4 Recreation, Amenity and Open Space Provision

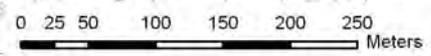
Malahide Castle and Demesne (located across the Malahide Road) provides around 100 hectares of recreational open space, including formal sporting facilities, playgrounds, walking routes and informal green spaces. There are also a significant amount of sporting facilities within the Malahide and Portmarnock areas, including golf courses, GAA clubs, leisure centres and gyms and Malahide estuary itself provides the location for water-based activities including sailing, canoeing and windsurfing.

4.7 Key Opportunities and Constraints

On the basis of the foregoing, an Opportunities and Constraints Map has been prepared (see Map 5 overleaf).



Scale: 1:5,000 @ A4
Date: November 2008

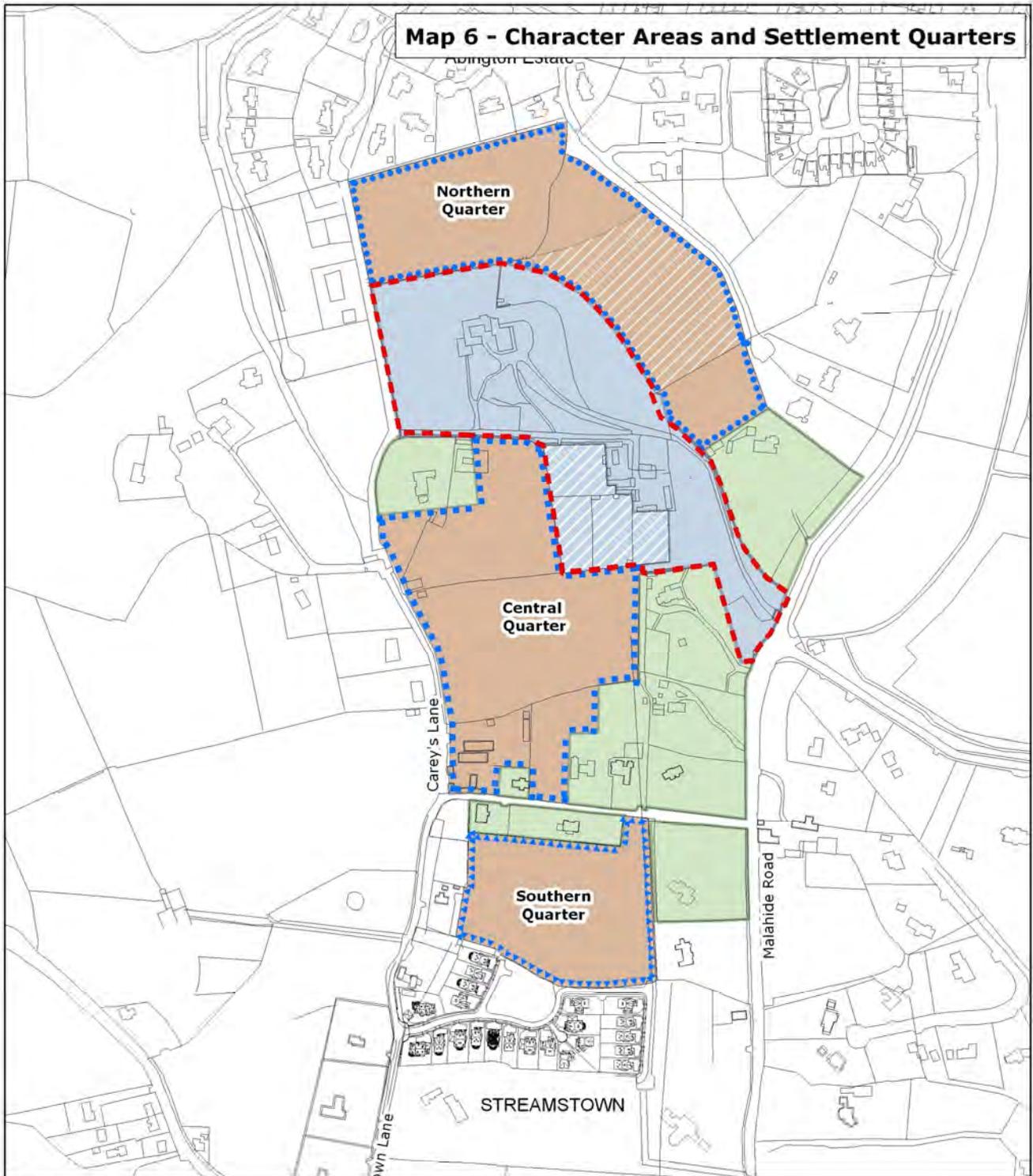


Legend

- | | | |
|---|--|--|
| LAP Lands | Overall Area:
25.6 Hectares /
63.3 Acres | Upgrading of junction required to facilitate new development |
| Upgrading of Road required to facilitate new development | | On-site, existing residential amenity to be protected |
| No widening permitted of existing entrances on Malahide Road (Local Objective 221) | | Off-site, residential amenity to be protected |
| Trees / Woodland protected within Development Plan | | Curtilage of Auburn House (Protected Structure) |
| Existing trees and mature hedgerows to be retained | | Protected Structure |
| Residential zoning subject to a density of 10 units per hectare, as per Specific Objective on Fingal Development Plan | | Sensitive relationship with Auburn House |

Key Site Opportunities and Constraints:

- **Auburn House** and its status as a protected structure.
- **Mature woodland** located to the rear of Auburn House and the more isolated tree grouping clustered around the house.
- The **tree-lined approach to Malahide** along the Malahide Road.
- **Access restrictions** – access paths and roads are not currently suitable to serve the levels of development envisaged in this LAP.
- The development plan requirement to **restrict new accesses** onto Malahide Road.
- The **Sensitive New Development Area to the front of Auburn House**.
- Requirement to **protect existing residential amenity**, both on and off – site.



Character Areas

-  Retention Area:- 6.28 Hectares
-  Consolidation Area:- 6.46 Hectares
-  New Development Areas Area:- 10.84 Hectares
-  Sensitive New Development Areas Area:- 12.7 Hectares
-  Walled Garden to be retained Area:- 0.98 Hectares
-  Curtilage of Auburn House (Protected Structure)

Settlement Quarters

-  Central Quarter 5.09 Hectares
-  Northern Quarter 5.18 Hectares (Including Sensitive Development Area)
-  Southern Quarter 2.43 Hectares

Scale: 1:5,000 & A4
Date: November 2008





5.1 Land Use

5.1.1 Residential

The Local Area Plan will provide predominantly residential development, in line with the RS1 zoning objective, and in accordance with the Character Areas identified on the Indicative Masterplan (contained in Section 9).

5.1.2 Open Space

Open space must be provided in tandem with new development, in accordance with the standards set out in this document. It is to be landscaped and finished in accordance with Development Plan standards and to the satisfaction of the Parks Department of Fingal County Council.

5.1.3 Childcare Facilities

A minimum of two childcare facilities are to be provided, in accordance with the standards set out in the *Childcare Facilities Guidelines*, and in consultation with the Planning Authority.

5.1.4 Other Facilities and Services

It is considered that there are sufficient local service, retail, medical and educational facilities within close proximity to the Local Area Plan to service the needs of future residents.

5.1.5 Assisted Care Facility for the Elderly

The Planning Authority will facilitate and encourage the provision of an assisted care facility for the elderly within the LAP lands.

5.2 Character Areas

Analysis of the Streamstown Local Area Plan highlights the natural sub-division of the lands into three types of "Character Areas", which have varying locational, access and physical characteristics. The Character Areas identified (see Map 6), are as follows:

1. Retention Area;
2. Consolidation Area;
3. New Development Areas.

5.2.1 Retention Area

The retention area can be described as the curtilage of Auburn



View of Walled Garden



Walled Garden



Existing Courtyard-style development located southeast of Auburn House

House, i.e. the house, ancillary structures, avenue and the lands directly associated with the house. Historically and architecturally, this is the most important area within the Local Area Plan. The area for retention includes Auburn House itself as well as the associated copse to the rear (west) of the house, the curtilage, the gardens in front of the house, the walled garden to the south and the tree-lined driveway approach from Malahide Road. This area contains mature landscaping, a protected structure and distinct historical character.

The walled garden of Auburn House will be retained as an open area, orchard and amenity area ancillary to Auburn House. In the context of new development, the walls of the walled garden must not be breached and the tower-type follies along the walls on the north-western and south-eastern corners of this area must not be negatively impacted. Development will need to ensure the architectural and historic features of this structure are retained, and where possible, enhanced.

5.2.2 Consolidation Area

The consolidation area comprises smaller parcels of land, predominantly in established residential use. There is potential for infill development in the consolidation area on sites, subject to normal planning considerations and subject to the overall maximum density restriction of 10 units per hectare.

In the case of dwellings that are currently accessed from the Malahide Road, a maximum of two additional dwellings will be permitted within the curtilage of these established residential properties using existing entrances. It should be noted that the Development Plan (Specific Objective 221) does not permit the creation of new entrances and the widening of existing entrances on the Malahide Road. Development in excess of two dwellings is only permitted where the access is via Streamstown/Carey's Lane, in accordance with the indicative access points identified in this Local Area Plan.

5.2.3 New Development Areas

New Development Areas are appropriate locations for new residential development. The New Development Areas have been sub-divided into the following Settlement Quarters:

- (i) Northern Quarter
- (ii) Central Quarter
- (iii) Southern Quarter

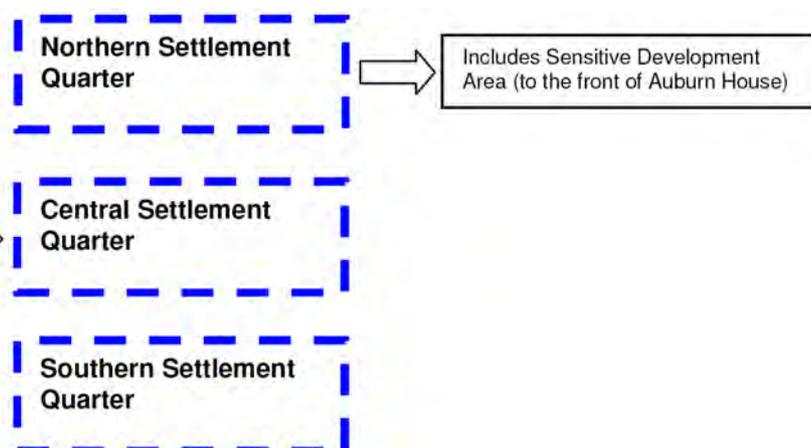
The chart overleaf explains the hierarchy and relationship between the Character Areas and the Settlements Quarters.



Character Areas



Settlement Quarters



5.3 New Development Areas: Settlement Quarters

5.3.1 Northern Settlement Quarter

The Northern Settlement Quarter is the lands located to the north and east of Auburn House. This Quarter has the following characteristics:

- Adjacent to the curtilage of Auburn House;
- Bounds existing residential properties to the north and east, with some of these properties located close to the LAP boundary.

New development within the Northern Quarter, the Sensitive Development Area and off the main avenue of Auburn House should be well screened by natural planting. Additional planting of native tree species will be required in certain locations to achieve this. Along the visual corridor mature planting should be used. Earth berms should also be used to screen elements that would be visible from sensitive areas.

Overall development considerations in this area will be the sensitive design, siting, location and orientation of new residential development so as to enhance and protect the special character of Auburn House (a Protected Structure) and its curtilage. Furthermore, the residential amenity of adjoining properties outside the Local Area Plan must be retained in the context of new development.



View of lands located to the front of Auburn House



View along Auburn House avenue (towards Malahide Road)

The northern quarter will be accessed via Carey's Lane. This will involve a new vehicular access running east-west along an established rear vehicular entrance to Auburn House, screened from the house itself by woodland. This access will necessitate tree removal in order to allow for a route sufficient to cater for two-way traffic. A separate cycle and pedestrian route will also be created. A detailed tree survey was undertaken and the plotting of this route through the trees with care has resulted in minimal impact in this area. This route emerged as the preferred option from a route selection process, with the primary considerations being the protection of the architectural and natural heritage at Auburn House, principally the retention of high-quality trees. This route will necessitate the removal of 9 trees, 4 of which have been identified for removal in the tree survey (they are decayed or dying). Further information on the route selection process and a detailed drawing of the access route and tree survey are provided in the Appendices.

Cycle and pedestrian links are to be provided from Abington to the Malahide Road, linking to Malahide Castle demesne and bus stops.

A Sensitive Development Area has been identified in the Northern Character Area, located to the east of Auburn House (as indicated by hatched shading on Map 6). This area shall provide development sympathetic to the design of Auburn House. The design of this area, as shown on the Indicative Masterplan, is expected to be in a courtyard-type arrangement and may comprise a mews-style development, of a scale subservient to Auburn House. Low-key roads access is to be provided, including the use of shared surfaces. Residential courtyard development has already been permitted within the site, to the southeast of Auburn House.

The sensitive development area includes a significant parcel of land to the front (east) elevation of Auburn House which is to be retained as green space in order to provide a visual buffer, thus retaining views to and from the house.



Sensitive Development Area

Elements to be considered:

- The context and the scheme's response to it.
- The variety presented by the scheme.
- Its distinctiveness — does it establish its own sense of place while being deferential to its sensitive surroundings?
- Layout.
- Public realm.
- Amenity of individual units.

The quality of materials and external design should be used to make a positive contribution to the locality and should serve to support the schemes overall response to its context. The landscape design should also have a core role in the response to context and should serve to emphasise the quality of the whole design. In particular how its boundaries are treated is very important. The access road will require a particular landscape response and consideration should be given to hiding it behind a raised ditch so that traffic travelling along it is not visible from the adjoining Protected Structure. Elements such as car parking, bin storage, services, public lighting should be subject to scrutiny and should be integrated into any design. Materials should be of high quality, durable and not requiring a high maintenance regime. Natural materials and traditional building techniques should be given a priority. The scheme should be deferential and reserved in view of its setting and not compete with or detract from Auburn House. This does not mean that pastiche of any particular historical style is desirable. A layout plan form of small scale courtyard development or similar traditional form would be appropriate. A maximum ridge height of 6m should pertain throughout the scheme in the 'Sensitive Development Area.'



5.3.2 Central Settlement Quarter

The Central Settlement Quarter is predominantly bounded by residential properties, either within or adjacent to the Local Area Plan boundary. One of the primary aims of new development in the Central Character Area is to ensure the residential amenity of these existing properties is not adversely affected.

Access to this Quarter will also be from Carey's Lane, with pedestrian and cycle links also connecting this area to the Malahide Road.

In respect of development immediately adjacent to the western boundary of Beech Lodge, Dublin Road, Malahide:

- No development shall take place within eleven metres of the property boundary of Beech Lodge.
- Only dormer type dwellings with a maximum ridge height of seven metres will be permitted at this location.
- No habitable rooms with windows or roof lights at 1st floor level will be permitted on the eastern (rear) elevation of future properties (i.e. those overlooking Beech Lodge).

5.3.3 Southern Settlement Quarter

The Southern Settlement Quarter is located south of Streamstown Lane and is bounded on the north, east and west by established residential development and to the south by Streamstown Wood. The development form in this area will be required to be compatible with that of the Streamstown Wood, which comprises large detached houses, predominantly orientated around a central open space, with a residential density of just over 9.5 units per hectare.

Pedestrian, cycle and vehicular access to this Quarter will be via Streamstown Lane, with access also being provided from Streamstown Wood, which in turn has a second access point to its south-west corner on Streamstown Lane.



6.1 Residential Density

The residential density across the Local Area Plan is restricted by a Specific Objective in the Fingal Development Plan to 10 units per hectare. This outlines the maximum quantum of development (residential yield) of each individual character area and settlement quarter.

6.2 Residential Quantum

Based on the total site area of 25.4 hectares, the fully developed Streamstown Local Area Plan could accommodate a total of 195 residential units. Excluding the 16 established residential dwellings and the retention area, this results in a total yield of 179 new residential units. The breakdown of this total, by character area, is provided below.

6.2.1 Retention Area

The retention area comprises Auburn House and its curtilage. New development will only be permitted in this area that is ancillary to Auburn House and existing courtyard units. One additional dwelling may be provided in the vicinity of the courtyard, subject to normal planning considerations being met, more detail of which is provided in the Design Guidance Matrix in Section 9.

6.2.2 Consolidation Area

In the consolidation area, individual residences will be permitted to undertake infill development, subject to a maximum density of 10 units per hectare and subject to the following considerations:

- (i) The maximum density on these sites shall not exceed 10 units per hectare gross (including on a pro-rata basis for sites of less than 1 hectare);
- (ii) The residential amenity of existing residential dwellings must be protected;
- (iii) Normal planning considerations will apply, such as, *inter alia*, requirements for parking, private open space, minimum design standards and servicing;
- (iv) It must be demonstrated that the sites can be accessed safely and to the satisfaction of the Roads Department of Fingal County Council and in accordance with access provisions within this Local Area Plan;



- (v) In the case of dwellings that are currently accessed from the Malahide Road, a maximum of two additional dwellings will be permitted within the curtilage of these established residential properties using existing entrances. It should be noted that the Development Plan (Specific Objective 221) does not permit the creation of new entrances and the widening of existing entrances on the Malahide Road. Development in excess of two dwellings is only permitted where the access is via Streamstown/ Carey's Lane, in accordance with the indicative access points identified in this Local Area Plan.

The consolidation area measures 6.46 hectares, with 11 established residences. This area has a maximum residential yield of 54 units (see Table 2 below).

Table 2 RESIDENTIAL QUANTUM OF CONSOLIDATION AREA		
Total Area	Number of Established Residences	Maximum Number of <u>New</u> Units (based on a density of 10 units per hectare)
6.46 hectares	11	54

6.2.3 New Development Areas

The table below indicates that the three New Development Areas have the capacity to accommodate up to a maximum of 127 units.

Table 3 RESIDENTIAL QUANTUM OF CHARACTER AREAS		
Character Area	Land Area	Max. No. of Units (at 10 units per hectare density)
Retention Area	6.28 hectares	Only development ancillary to Auburn House and existing courtyard units to be permitted in this area
Consolidation Area	6.46	54 (excluding established residences)
New Development Areas		
Northern Quarter	5.18 hectares	54
Central Quarter	5.09 hectares	50
Southern Quarter	2.43 hectares	24
RESIDENTIAL YIELD OF NEW DEVELOPMENT AREAS		127
<u>TOTAL</u> RESIDENTIAL YIELD OF NEW DEVELOPMENT		179
Existing Residential Properties		16



7.1 Transport and Movement Objectives

Transport and movement objectives are indicated below, to be read in tandem with Map 7.

TM1	Provision of a right-turn lane for south-bound traffic off Malahide Road, onto Streamstown Lane.
TM2	Upgrade Carey's Lane and Streamstown Lane vehicular access routes, including widening, resurfacing, and provide footpaths.
TM3	In conjunction with the required road upgrading works, new footways will be required along Streamstown Lane and Carey's Lane.
TM4	Limited residential development (two additional dwellings) will be permitted within the curtilage of existing dwellings that have direct vehicular access onto Malahide Road. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane / Carey's Lane can be achieved.
TM5	Planning applications must demonstrate that development proposals provide direct, safe, secure and attractive pedestrian and cycle links to promote walking and cycling along networks reserved exclusively for this type of movement.
TM6	Internal circulation routes are to be provided in order to ensure access to, and connectivity between, all New Development Areas and Consolidation Areas, as necessary. Access points and indicative circulation routes are identified on the Indicative Masterplan. Internal roads shall have a standard width of 5 metres and footpaths a standard width of 1.8 metres.
TM7	Parking of up to 3 spaces per dwelling and up to 2 spaces per apartment is to be provided, in consultation with the Transportation Department of Fingal County Council.
TM8	To ensure that the access road to the front (east) of Auburn House shall be sensitively designed with minimum impact to Auburn House (Protected Structure) and its associated outbuildings, walled garden and general curtilage.

7.2 Introduction

This Local Area Plan is well placed to minimise the use of the private car. Existing bus routes run from the site boundary (Malahide Road) serving Malahide and the city centre, and from nearby Feltrim Lane serving Kinsaley and Swords. Furthermore, Malahide train station is located 1.8km away, linked by good pedestrian routes. New pedestrian and cycle routes have been identified that will improve both internal and external linkages across the lands in a north-south and east-west direction.

7.3 Public Transport

There are numerous public transport services in the immediate Streamstown area. There are bus stops, as noted on Map 7, on



the Malahide Road, Feltrim Lane and the Swords Road with services to Swords, Malahide, Portmarnock, Dublin Airport and Dublin City Centre. Improvements to pedestrian links as shown on Map 7, will improve access on foot to these local transport routes. Malahide Train Station is located approximately 1.8 kilometres away to the north east. There are regular commuter services on both DART and InterCity rail links to Dublin City Centre and Dundalk / Drogheda from Malahide. Dublin airport is approximately five kilometres to the south west.

7.4 Pedestrian and Cycle Routes

At present there are no footpaths or cycleways within the Local Area Plan, and there are limited pedestrian facilities along the Malahide Road. The main pedestrian and cycle desire lines are from Abington and Carey's Lane / Streamstown Lane to the Malahide Road. These routes have been facilitated within a network of new footpaths and cycleways being provided to 'knit' the main housing areas into one another and into the surrounding area. Of particular importance in facilitating this connectivity is the pedestrian / cycle route along the Auburn House avenue to Malahide Road. These cycle and pedestrian routes, in turn, provide very good access to the amenities and open space of Malahide Demesne and to the services and facilities in Malahide.

In conjunction with the required road upgrading works, new footways will be required along Streamstown Lane and Carey's Lane and the new routeway accessing the Auburn House lands. It is an objective of the Local Area Plan that these pathways shall have a standard width of 1.8 metres (with a minimum of 1.5 metres in width). Such new pedestrian and cycle routes represent a tangible 'community gain' by way of safe, secure and attractive routes through Streamstown, and are in accordance with Development Plan Policies TP22, TP23 and TP24, which relate to pedestrian and cycle facilities.

In the event that there is insufficient width to accommodate the upgraded road and footpath, the Transportation Department of Fingal County Council must be consulted in order to agree a proposal that accommodates both pedestrians and vehicles to the satisfaction of normal safety and circulation standards.

7.5 Surrounding Roads Improvements

The principal roads in the vicinity are the Malahide Road to the east and Streamstown Lane / Carey's Lane to the west. Connecting the two, and bisecting the site on an east-west axis, is



a section of Streamstown Lane. Carey's Lane runs from Streamstown Lane northwards. Feltrim Lane is located to the south of the site, but is separated from the site by both existing residential development and development currently under construction. Map 2 illustrates the surrounding road network.

Map 7 provides an indicative movement strategy and includes access points to the LAP lands from both Streamstown Lane and Carey's Lane.

The primary 'concentration point' or node for traffic will be at the junction of Streamstown Lane and Malahide Road. A secondary node is envisaged at the junction of Streamstown Lane and Carey's Lane, predominantly as a focus for both car and pedestrian based transport.

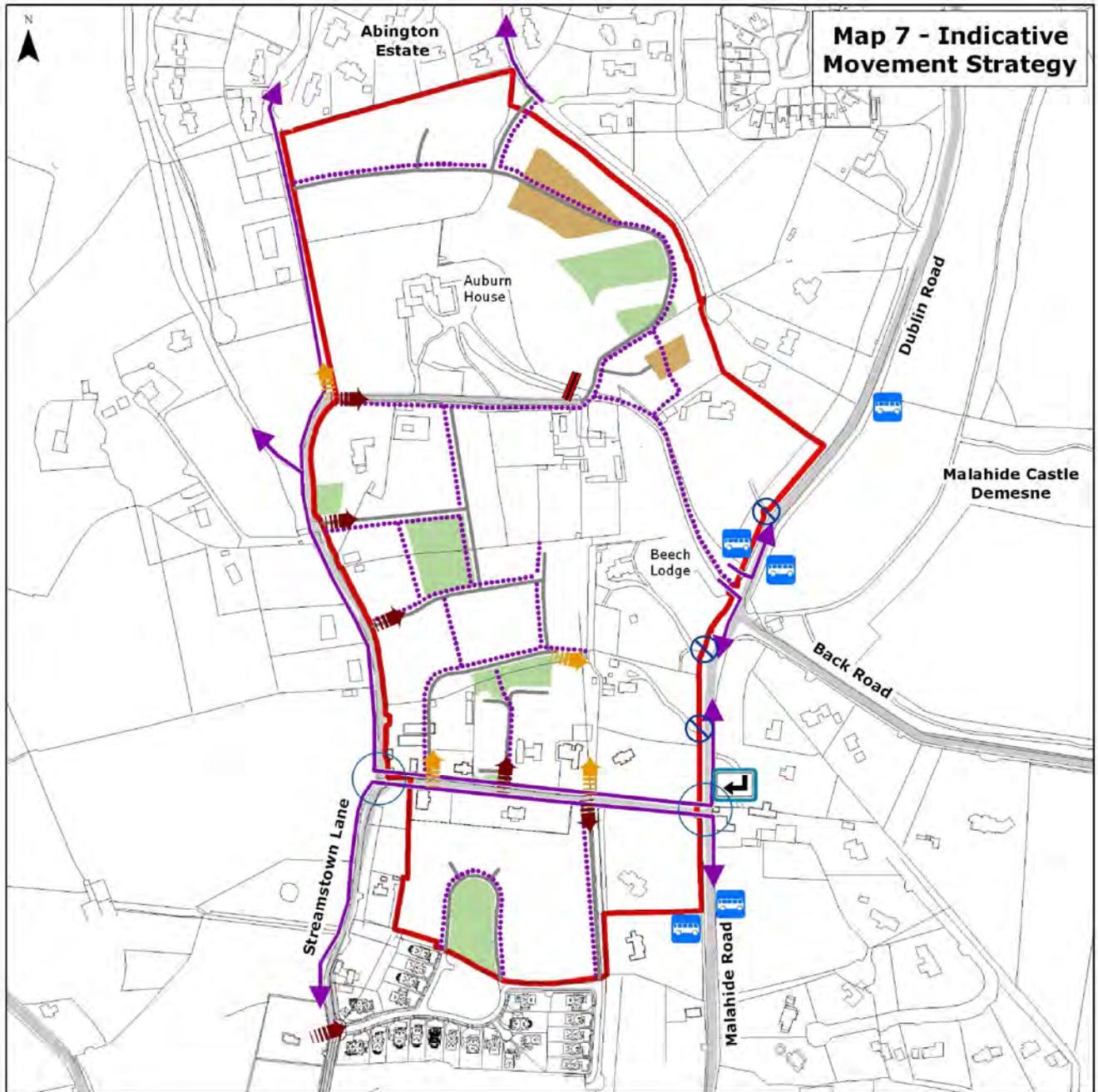
Upgrading works to Streamstown Lane and Carey's Lane (including a junction improvement) and at the Malahide Road junction are shown on Map 7 with further detailed drawings included in the Appendices. A standard road width of 5.5 metres is to be provided, with a minimum road width of 5 metres. In the event that there is insufficient width to accommodate the upgraded road and footpath, the Transportation Department of Fingal County Council must be consulted in order to agree a proposal that accommodates both pedestrians and vehicles to the satisfaction of normal safety and circulation standards.

New access and the widening of existing accesses will not be permitted on the Malahide Road. Limited residential development, up to a maximum of two (2) new dwellings, will be permitted within the curtilage of established residential dwellings accessed off the Malahide Road, subject to normal planning considerations. The reason for this is to restrict the significant intensification of multiple access points directly onto the Malahide Road.

However, the Local Area Plan recognises that the curtilage of these properties may be more fully and comprehensively developed, over and above two dwellings, if an alternative, suitable access can be provided via Streamstown or Carey's Lanes, which may include access through the defined New Development Areas to the west. An access point has been indicated to facilitate such development (see Map 7).

7.6 Internal Movements

Internal vehicular circulation routes are to be provided in accordance with the access points and the routeways indicated on the Indicative Masterplan. Standard road widths are to be 5.5 metres, and standard footpath widths are to be 1.8 metres. These



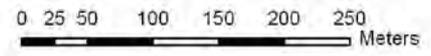
Legend

Overall Area: 25.6 Hectares / 63.3 Acres

- LAP Lands
- Primary vehicular access routes serving the site
- Primary pedestrian / cycle movements
- Internal Road Network
- Indicative open space
- Indicative open areas (Internal courtyard type areas)
- New Access points
- Indicative pedestrian routes
- New right turn lane on Malahide Road
- Junction improvements required
- No widening permitted of existing entrances on Malahide Road (Local Objective 221)
- Location of new gate
- Location of Bus Stops

Key Movement Objectives

- Provision of a **right-turn lane** for south-bound traffic off Malahide Road, onto **Streamstown Lane**;
- Upgrade **Carey's Lane and Streamstown Lane** vehicular access routes and provide pedestrian footways as appropriate;
- **Limited residential development** (two additional dwellings) will be permitted within the curtilages of existing dwellings which enjoy direct vehicular access onto Malahide Road. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane/Carey's Lane can be achieved;
- Provision of direct, safe, secure and attractive **pedestrian and cycle links** from the site to Malahide Road.





may be located so as to accommodate the shortest pedestrian route, rather than running along the roadway. In particular, the pedestrian route indicated along the east-west access routes from Carey's Lane serving the Northern Character Area must be sensitively routed so as to avoid trees.

The access road to serve the Auburn House lands has emerged from a careful selection process as having the least impact on architectural heritage and on trees. This route will necessitate the removal of 9 trees, 4 of which have been identified for removal in the tree survey (they are decayed or dying). Further information on the route selection process and a detailed drawing of the access route and tree survey are provided in the Appendices.

Access Road to Northern Quarter

The design of the new road to access the Auburn House lands must be sensitive to the visual impact of this insertion on the Protected Structure of Auburn House and its setting, as the indicative route cuts through the visual corridor established for Auburn House. The access road to the front (east) of Auburn House shall be sensitively designed with minimum impact to Auburn House (Protected Structure) and its associated outbuildings, walled garden and general curtilage. Prior to the lodgement of planning applications in this area, consultation with the Conservation Officer and Transportation Department is recommended. The layout within the visual corridor lands should run as close as possible to the LAP boundary. The character of the route should be more that of a rural road rather than an urban street i.e. hedges should be used as boundaries rather than walls and railings. The road width of 5.5m set out in Section 7.6 as the standard for roads within the LAP does not apply in this area. The width for the carriageway and footpaths will be set after the above mentioned consultation but should range closer to the minimum acceptable standard. The position and design of any street lighting needs to be carefully considered and road signage should be kept to a minimum and not extend into the visual corridor if possible. Mature planting should be used.



7.7 Car Parking

Car parking must be provided in accordance with Development Plan maximum standards and in consultation with the Transportation Department of Fingal County Council.

Table 4 PARKING STANDARDS	
Type of Dwelling	Maximum Number of Spaces
Dwelling house	1-3 spaces dependent on dwelling size
Apartment	1-2 spaces per dwelling (depending on design)



8.1 Open Space Objectives

The following table outlines specific objectives for open space provision, and should be read in tandem with Map 8.

OS1	To ensure that areas of public open space are easily accessible by pedestrians and cyclists, including the nearby Malahide Demesne.
OS2	To ensure all areas of public open space have appropriate natural surveillance and are appropriately designed and landscaped in line with the standards set out in the Development Plan.
OS3	To ensure a private open space requirement for each house (exclusive of car parking area) in excess of the Development Plan requirement of 60 sq.m. to provide for an adequate level of residential amenity.
OS4	To permit in certain layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private spaces. This could be in the form of small private terraces for each dwelling opening directly onto a semi-private enclosed landscaped space solely for the use of the residents.
OS5	To require that all houses (terraced, semi-detached, detached) will have an area of private open space behind the building line in order to ensure privacy for occupiers.
OS6	To accept financial contributions in lieu of the provision of Class 1 Open Space.
OS7	To provide Class 2 Open Space at the maximum Development Plan standard of 13 hectares per 10,000 persons.

8.2 Introduction

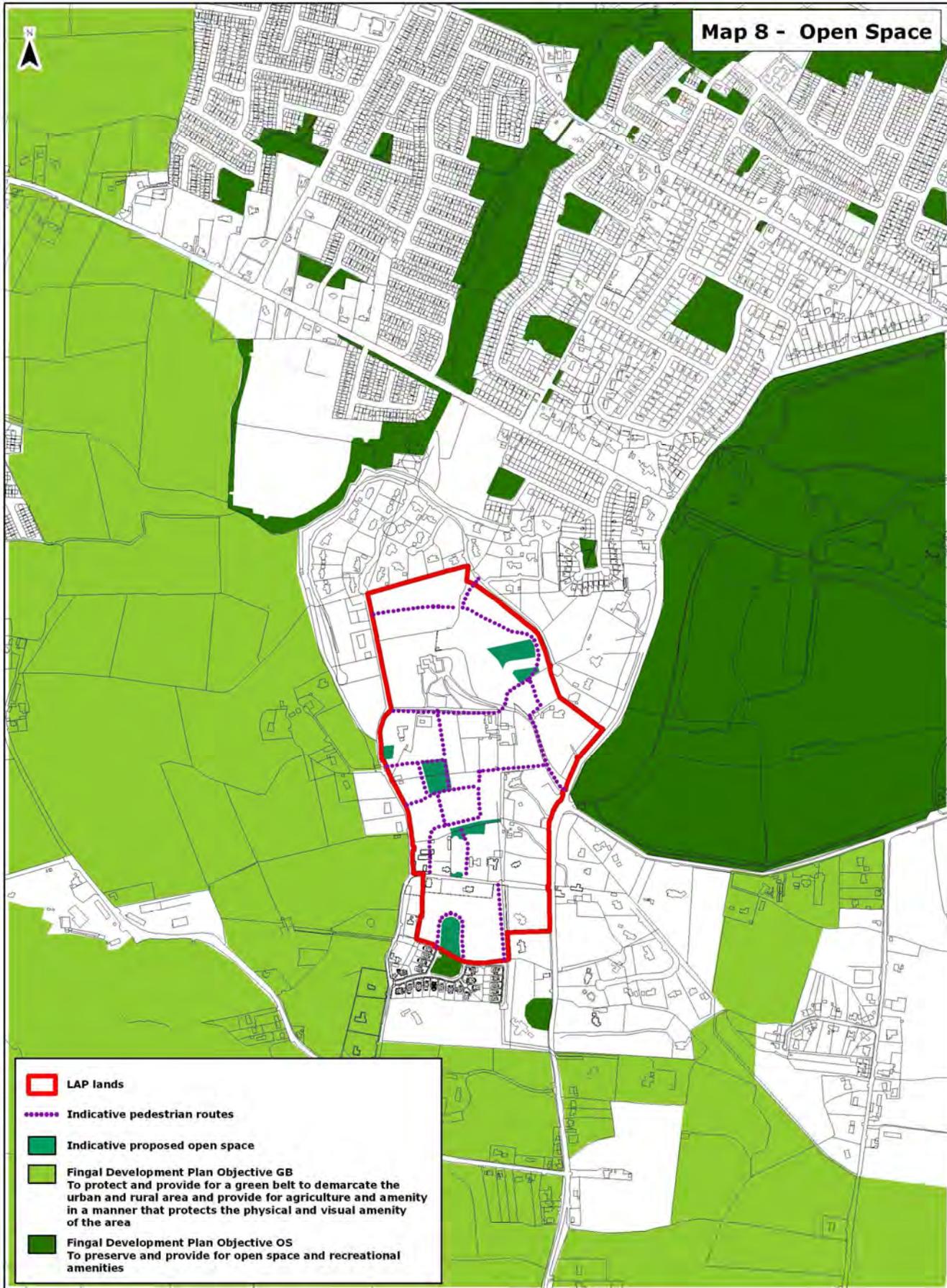
The site has a semi-rural character, being bounded to the west by Green Belt zoned lands and to the east by a significant area of Open Space in the form of Malahide Castle demesne (see Map 8).

The open space strategy requires that access to a range of public open space shall be provided for the future occupiers of the Local Area Plan. The range of open space is divided into three levels, or types of open space, as follows:

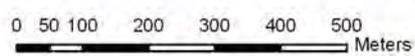
- i. **Class 1 Open Space** comprises larger open spaces including playing pitches;
- ii. **Class 2 Open Space** consists of smaller, casual spaces suitable for younger children's play, informal kick-about and passive amenity;
- iii. **Class 3 Open Space**, which is provided by residential gardens and 'informal', areas of open space, which would normally be smaller than those provided under class 2, such as verges or areas adjacent to residential properties, but which are not privately owned.



Map 8 - Open Space



Scale: 1:10,000
Date: November 2008





8.3 Open Space Strategy

In general terms, the Council will require public open space provision to be in line with Development Plan Objective R09, which requires the following in relation to the treatment of residential open space:

- It is located where it is accessible to the maximum number of dwellings in the area;
- It is overlooked allowing for easy supervision and may not be to the rear or side of housing or other development;
- Parking is not permitted along the roadside frontage of open space;
- Landscape treatment reflects the use to which the area is put;
- Existing trees and hedgerows are incorporated into the design of housing layouts to the greatest extent possible, taking into consideration the most sustainable use of land;
- Existing rights-of-way are protected and not blocked by development and new rights of way are established within new developments;
- Open spaces are designed in such a way as to minimise anti-social behaviour and criminal activity.

8.4 Development Plan Open Space Requirements

Development Plan Policy OSP2 requires that open space provision should be at 2.5 hectares per 1000 population. This provision is sub-divided as indicated on the table below (extracted from the Fingal Development Plan).

**Table 5 FINGAL DEVELOPMENT PLAN OPEN SPACE REQUIREMENTS
(extract from Fingal Development Plan)**

Urban Open Space Requirements (per 10,000 population)					
Class	Category	Recreational Use	Average Unit Size	Persons per Unit	Provision per 10,000 persons (minimum)
1	Neighbourhood Parks	Active and Passive	18 ha (44.5 ac)	10,000	20 ha (max.) (49.5 ac) 12 ha (min.) (30 ac)
2	Local Parks	Generally passive but allows for active pursuits	0.4 ha (1 ac)	-	13 ha (max.) (32ac) 5 ha (min.) (12.5 ac)
3	Environmental Open Space	Preservation of trees, visual relief and screen planting	Additional to the above	-	-
Total:					25 ha (62 ac)



Malahide Castle Demesne

8.5 Class 1 Public Open Space

At present, there is no designated Class 1 open space within the Local Area Plan. However, Malahide Castle Demesne is located adjacent to the Local Area Plan. The Demesne comprises approximately 100 hectares of fields and recreational facilities including areas of public open space, playing fields, children’s playgrounds, walking routes, formal gardens and Malahide Castle itself. As well as providing these facilities, the Malahide Demesne allows direct pedestrian and cycle access to Malahide Town Centre.

The proximity of Malahide Castle and demesne provides a close natural amenity, along with facilities for a range of age groups. In accordance with Development Plan Policy OSP5, financial contributions will be accepted in lieu of the provision of Class 1 Public Open Space within the Streamstown Local Area Plan.

8.6 Class 2 Public Open Space

Class 2 public open space should be safe, secure and well designed, enjoying passive surveillance from surrounding dwellings. These areas shall be provided at several different locations throughout the site so as to provide each residential area with sufficient public open space at locations that are convenient to them. These spaces must be of a scale and configuration so as to perform a function as an attractive green space, provide a green lung and act as a usable area of children’s play space and “kickabout space” for young children.

Table 6 CLASS 2 OPEN SPACE PROVISION IN NEW DEVELOPMENT AREAS			
Settlement Quarter	Number of Units (based on a gross density of 10 units per hectare)	Population (based on an occupancy rate of 3.5 persons)	Requirement of Class 2 Open Space*
Northern	54	186	0.52 Ha#
Central	50	175	0.23 Ha
Southern	24	84	0.11 Ha
TOTALS	127	445	0.86 Ha (2.13 acres)

PLEASE NOTE:

* This calculation is based on the maximum Development Plan Class 2 provision of 13 hectares per 10,000 persons.

This is a maximum requirement and the level of Class 2 Open Space to be provided will depend on the unit numbers, in accordance with Development Plan standards. The range of unit numbers in this area is set down in Table 3.



8.7 Class 3 Open Space

Class 3 public open space encompasses green strips along roads, visual relief buffers and screen planting. The Development Plan does not indicate a specific requirement for Class 3 open space. Class 3 Open Space is not included in the Indicative Masterplan, but will arise in the context of developing detailed layout designs for the areas within the Local Area Plan. These spaces should not be incorporated into layouts as simply “left over” areas. They may benefit from planting and will be retained in areas where the Masterplan layout provides for the retention of trees and hedgerows.

8.8 Private Open Space

In relation to private open space within the development, which would primarily comprise garden space, these are expected to be large, relative to other modern residential developments. This is due to the Development Plan requirement that development should be at a relatively low density of ten units to the hectare – relatively fewer dwellings per hectare will almost always result in larger private gardens.

Privacy is an essential part of the quality of a residential environment. The provision of an adequately sized external space, which is free from undue observation, is a fundamental tenet of residential amenity. Privacy can be achieved in a wide variety of ways through:

- The relationship of residential buildings to each other, to open space (both public and private) and to the road system;
- The location of fenestration such that overlooking of adjoining dwellings is minimised;
- The use of adequate screening devices and landscaping elements.

Development Plan Objective OSO29 requires a minimum private open space provision of 60 sq.m. (excluding parking) for each house. The minimum rear garden depth must be 10 metres. All dwellings should have an area of private open space behind the building line in order to ensure that most household activities are accommodated in a ‘private’ space. Such areas should be orientated to allow for adequate sunshine and encourage plant growth.

In the case of courtyard developments, the provision of a combination of private and semi-private spaces is permitted. Semi-



private open space occurs in such instances where a dwelling abuts a public area such as open space or a street, the main function of which is to provide a 'transitional zone' between public and private areas. This form of development would be appropriate, for example in courtyard-style layouts, where each dwelling could have private space opening into a semi-private enclosed landscaped space intended for the use of the residents only. This is further outlined in Development Plan policy OSO32, which states the following:

To permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private spaces. This could be in the form of small private terraces for each dwelling opening directly onto a semi-private enclosed landscaped space solely for the use of the residents. In such cases, the Council may accept the sum of the area of both spaces as satisfying the private open space requirement for these dwellings.

8.9 Retention of Trees

The Local Area Plan has been based around the core principal of preserving and retaining important features, including trees and mature hedgerows. These have been identified on Map 5 and on the Indicative Masterplan, and include significant stands of trees within the curtilage of Auburn House. There are two wooded areas that form part of the Auburn House demesne, as follows:

- (i) Woodland to the west (rear) of Auburn House;
- (ii) Bank of trees along the south of the Avenue leading to Auburn House from the Malahide Road.

It is not envisaged that these wooded areas will form part of areas of public open space. These areas are to be retained as part of the Auburn House lands and will be maintained and managed into the future. In particular, the wooded areas to the rear of Auburn House include a significant range of deciduous trees and represents a habitat amenity in providing home and refuge for a range of birds, insects and other animals. A comprehensive tree survey has been undertaken in this area, which has identified trees that are dead or decaying. It is proposed that, as part of development on the Northern Settlement Quarter, a management and maintenance programme be commenced to ensure the continuance of this woodland, which may include the following measures:

- Pruning and trimming of trees;
- Removal of trees that are dead or dying, as the event of them falling over could damage other healthy trees;
- Replanting as necessary and appropriate, in order to maintain the biodiversity of this area;
- Maintaining the range and species of trees, as these offer



natural biodiversity and attract differing species to live / nest / feed;

- Clearing of low-quality and evergreen trees / shrubs and self-seeded undergrowth in order to ensure the healthy survival of specimens identified on the tree survey (see Appendices for full copy of survey).

This area will be managed in a way that adopts an approach of conserving the woodland and its habitats and ensures its ongoing survival into the future. All works in relation to this area shall be supervised by a qualified landscape horticulturalist or arboriculturalist.





9.1 Urban Form Design Objectives

The Key Design Objectives are indicated below, and refer to Indicative Masterplan and Design Guidance Matrix.

- | | |
|------|---|
| UD1 | To ensure the historical and architectural value and character of Auburn House is not adversely affected. |
| UD2 | To protect the amenity of existing residential occupiers, both within the Local Area Plan and adjacent to it. |
| UD3 | To protect the mature woodland located to the rear of Auburn House and the more isolated tree grouping clustered around the house, and to replant similar species where trees are removed. |
| UD4 | To restrict any new accesses onto Malahide Road, and restrict widening of any existing accesses. Development on sites accessed off the Malahide Road is limited to a maximum of two additional dwellings. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane / Carey's Lane can be achieved. |
| UD5 | To develop the lands at a residential density of 10 dwellings per hectare. |
| UD6 | To provide appropriate footpaths, cycleways and roads to serve the levels of development envisaged in this LAP. |
| UD7 | To preserve the tree lined approach to Malahide along the Dublin Road. |
| UD8 | To ensure appropriate building heights across the site. The majority of buildings will be two-storey in height, with a maximum of three (3) storeys being permitted. |
| UD9 | To ensure that an appropriate mix of unit types are provided. |
| UD10 | A Construction Waste Management Plan must be submitted with each planning application for development in excess of 15 units (including developments where the cumulative total is in excess of 15 units within one ownership). |
| UD11 | Developers shall take adequate measures to minimise the impacts of traffic noise and dust on residential amenity during construction phases. |



Auburn House details – outbuilding fenestration and rear archway

9.2 General Concept

The Local Area Plan sets out the framework for the creation of a sustainable, low density suburban quality housing environment through the provision of:

- High quality urban design;
- Establishing distinct character areas with bespoke Design Guidelines for each character area (see below);
- High standards in landscaping, public lighting and street furniture;
- Protecting the amenity of existing residents;
- A high quality living environment for residents;
- Maximised energy efficiency through sensitive design, building materials and optimising the benefits of solar gain;
- Internal access roads that are designed so as to provide a residential environment that is free from through traffic;
- Appropriate linkages between existing and new residential areas;
- Provision of pedestrian and cycle routes;
- Improving access to public transport links;
- Establishing green spaces;
- High quality landscaping and the preservation of native trees and hedgerows.

9.3 Principal Design Objectives

The key site opportunities and constraints are identified in Section 4. The identification of these opportunities and constraints, the relevant planning context (Section 3) and the undertaking of technical background work has created a series of design objectives for the lands which will help achieve the appropriate and sustainable development of the lands. Underpinning the design of the site will be the objective of protecting the amenity of existing and future residents, both within and outside the Local Area Plan.



In order to create variety and diversity, proposals should be of a high quality design and not necessarily replicate existing layouts in the vicinity. The Indicative Masterplan provides an indicative form and layout for development. There may be other preferable design solutions that meet all the requirements of the Local Area Plan.

9.4 Layout and Urban Form

Generally, the urban form should be designed so as to respect the character and the key qualities of each Character Area (outlined in Section 5). The Indicative Masterplan has been based on the following principles:

1. Protection of the residential amenity of existing residential properties (both within and outside the Local Area Plan);
2. Use of strong road frontage to demarcate the transition from public to private space;
3. To ensure the privacy of rear gardens and to accommodate in-curtilage parking;
4. Organic forms, with clustered units and the use of the courtyard form;
5. Shared surfaces where possible, minimising the impact of the roadway, and giving priority to pedestrians and cyclists;
6. Passive surveillance of areas of open space.

In respect of the three Character Areas, design guidelines are provided in the form of a Design Guidance Matrix (overleaf), that details the requirements of the Local Area Plan in respect of the following:

- (i) Site Layout;
- (ii) Residential Design;
- (iii) Landscape Design.

Planning applications must demonstrate how they have taken these guidelines into account in the design, layout, urban form and landscape design of new developments. A design statement with supporting illustrative material should be submitted in this regard, clearly demonstrating how the proposed development complies with the Local Area Plan.

9.5 Residential Mix: Unit Types

The Local Area Plan seeks a range of dwelling types in order to accommodate different household types and to contribute positively towards the development of a balanced community structure in Streamstown (in accordance with Development Plan Policy DP10).

In general, semi-detached and detached dwelling houses will be provided, with some apartment type units to be accommodated,



predominantly in the Northern Settlement Quarter, within the area identified for “Sensitive New Development”. Apartment type units are to be provided in the form of a courtyard or mews-type development.

9.6 Residential Mix: Unit Sizes

In general, larger unit sizes will be accommodated across the Local Area Plan, in keeping with the established character of dwellings, including those in Abington and Streamstown Wood (under construction). Courtyard developments will provide a mix of 2 and 3-bedroom units. Dwelling houses will provide a range of house types, including 3, 4 and 5-bedroom units.

9.7 Building Heights

Building heights will vary throughout the site, including the use of half storeys and dormers, in order to create a varied roofscape. In general, building heights throughout the Local Area Plan will be two-storey. The maximum height permitted will be three (3) storey, which must be demonstrated to perform an urban design function – i.e.. terminating a vista, turning a corner, acting as an internal landmark or highlighting an entrance point. Planning applications will be required to provide a plan clearly indicating varied building heights, with a supporting statement providing a justification for heights proposed, particularly in the case of taller buildings.

9.8 Phasing of Development

Phasing of development is related to the need for adequate infrastructure and services being addressed, including the availability of mains water, and the management of surface water and foul drainage.

Prior to the lodgement of any planning application on the new development areas, a detailed programme for the delivery of the roads improvements outlined in Section 7.0 and in the Appendices shall be agreed with the Transportation Department of Fingal County Council.

Two childcare facilities are to be provided, at locations so as to serve the entire Local Area Plan, in consultation with the Planning Authority.



9.9 Part V- Social and Affordable Housing

All planning applications are required to comply with Part V of the Planning and Development Acts, 2000-2002, and the Fingal County Housing Strategy.

9.10 Construction Waste Management

Fingal County Council will require responsible environmental management in the construction and development phase of this Local Area Plan. Developers must ensure that waste generated during the construction phase of development are appropriately managed to avoid any adverse impact on surface water courses and their associated habitats and species. It is an objective of this plan that developers shall put in place a programme for the proper management and (as appropriate) recovery or disposal of soil / construction / demolition waste material generated at the site during the construction phases of development.

In accordance with Development Plan policy, all planning applications for development in excess of 15 units must be accompanied by a Waste Management Plan, detailing (as a minimum) the provision for construction and demolition waste management, including the recovery or disposal of this waste. This programme shall also indicate the location of proposed site depots / storage areas and wheel washing facilities, etc. The levels of cut and fill should be balanced in so far, as is practicable. Where appropriate, excavated material from development sites is to be re-used for landscaping, land restoration or for preparation for development. Details of any surplus material to be disposed of shall be included in the Waste Management Plan. All planning applications / planning consent applications will have to clearly demonstrate compliance with the above.

It is an objective of this plan that developers shall take adequate measures to minimise the impacts of traffic noise and dust on residential amenity during construction phases.





10.1 Mains Water

There are a number of existing public water mains in the Streamstown area, including a 300mm diameter water main along the Swords Road. The availability of capacity on this network is to be agreed with the Water Services Department of Fingal County Council at planning application stage.

10.2 Foul Water

There is an existing foul sewer network within Abington (to the north of Streamstown). This network is in private ownership and it is currently not possible to connect to same without the prior approval of the owners of the estate. There is an existing public foul sewer to the south east of Streamstown.

The majority of existing properties are served off septic tanks. It is an objective of this LAP that developments should facilitate, where possible, the connection of existing residential units (as shown within the consolidation area) to the mains.

Connection to the foul sewerage network shall be subject to one of the following being achieved / completed:

- (i) Completion of the Malahide Regional Drainage Scheme – due to be completed in 2013; OR,
- (ii) The Swords Road foul sewer having adequate capacity.

This connection is to be agreed with Water Services in Fingal County Council at planning application stage.

10.3 Surface Water

Surface water drainage is currently to a number of watercourses within Streamstown area. Future discharge to local watercourses must be agreed, at planning application stage, with the Water Services Department of Fingal County Council.

Future development of lands will require that a storm water management system be provided in line with Sustainable Urban Drainage Systems (SUDS) principles and in accordance with the recommendations and guidelines set out in the Greater Dublin Strategic Drainage Study (Vol.2). The drainage systems are subject to appropriate design and agreement with Fingal County Council. Underground attenuation tanks are not acceptable to Fingal County Council and will only be permitted in exceptional circumstances.

All water courses shall be protected during construction and operational phases.



10.4 Flooding

All planning applications will require the submission of a flood risk assessment in accordance with the FEMFRAMS (Fingal and East Meath Flood Risk Assessment and Management Study) and the *Planning System and Flood Risk Management Guidelines* (Draft dated September 2008, and as finalised).

10.5 Electricity

Electricity is readily available, although new connections and extensions of the existing service may be required.

10.6 Gas

At present there is no gas available.

10.7 Broadband

Broadband is available in the area.



11.1 Energy & Sustainability Objectives

Objectives for achieving energy efficiency and sustainability within the Local Area Plan are included within the table below.

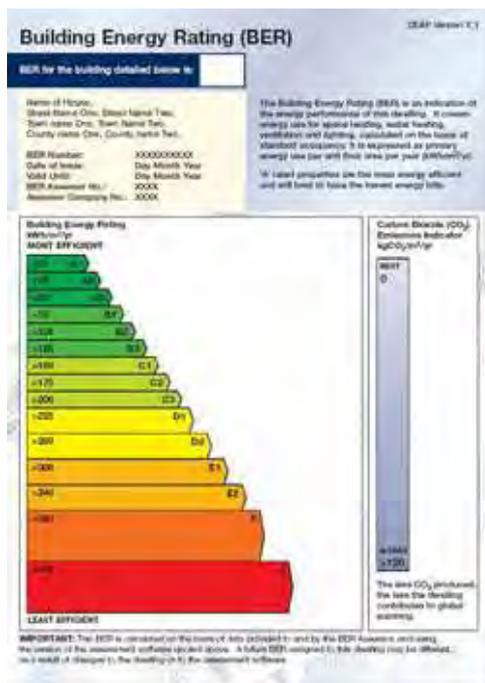
ES1	A minimum Building Energy Rating (BER) of A3 for each apartment and B1 for each house shall be achieved within new development.
ES2	Residential developments shall be designed and laid out so as to maximise passive solar gain, maximise natural light, optimise thermal performance, use natural ventilation and other such sustainable design features, as are appropriate.
ES3	All residential development must have suitable and adequate internal and external storage space designed for three waste streams – residual waste, dry recyclables and organic waste.

11.2 Introduction

A primary objective of the Local Area Plan is to achieve improved standards of sustainable design and construction, in tandem with sustainable development through macro design considerations, such as proximity to public transport routes and orientation for solar gain.

The foregoing sections of this document have set down how development will be sustainable, including through the following measures:

- Minimising the use of the private car, through promoting walking, cycling and the use of public transport.
- Encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing.
- Seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment.
- Placing environmental protection and enhancement (both natural and cultural heritage) at the forefront of the development considerations.



Example of a BER Certificate

11.3 Housing Design Standards

Sustainable development, through energy and use efficiency, will be achieved in Streamstown through the following means:

- Adopting passive solar building design principles through the orientation of buildings, selection of materials on the basis of thermal performance, the use of insulation, natural ventilation, curtain walls and sun shading as appropriate.
- Maximising the use of natural light.
- Introducing high efficiency artificial lighting systems and layouts.
- Considering natural ventilation to all or part of the buildings.
- Adopting ecologically sustainable material selection policies and practices.

Table 7 MINIMUM BUILDING ENERGY RATING	
Dwelling Type	MINIMUM RATING
House	B1
Apartment	A3

11.4 BER Rating

The Energy Performance of Buildings Directive (EPBD) contains a range of provisions aimed at improving energy performance in residential and non-residential buildings, both new-build and existing. As part of the Directive, a Building Energy Rating (BER) certificate, which is effectively an energy label, will be required at the point of sale or rental of a building, or on completion of a new building. All new dwellings constructed will require a BER certificate before they are offered for sale or rent. The minimum BER certification required of all new homes is indicated in Table 7.

11.5 Waste Recycling Requirements

All residential development must have suitable and adequate internal and external storage space designed for three waste streams—residual waste, dry recyclables and organic waste. It will also comply with the 'Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.'

