

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**Meeting of Castleknock – Mulhuddart Area Committee
(Services B – Strategic & General Matters)**

Thursday 6TH APRIL 2017

Item No. 7

INTEGRATING HANSFIELD SDZ WITH ROYAL CANAL

Question: Councillor R. O’Gorman

“To ask the Chief Executive what provision is made within the Hansfield SDZ Plan to integrate the new development with the Royal Canal?”

Reply:

The Government designated 80.74 hectares of privately owned land at Hansfield as a site for the establishment of a Strategic Development Zone for residential development on 19th June 2001(S.I No. 273 of 2001). It is based on the criteria and considerations for the designation of sites for SDZ’s as set out in Part IX, Sections 165 to 171 of the Planning and Development Act 2000 (as amended).

The Hansfield SDZ is set out in the Government Order that designated the area as an SDZ (S.I No. 273 of 2001), which states that Hansfield SDZ designation was made taking into consideration:

“the deficiency in the supply of housing nationally and in the Greater Dublin Area particularly, the number and phasing of the housing units which would be delivered by the inclusion of the lands within a strategic development zone, the potential for comprehensive planning and development of the site due to its scale and configuration, the efficient use of public investment in infrastructural facilities, including public transport, water, waste water and roads and that development of the site will help give effect to the policies in the Strategic Planning Guidelines for the Greater Dublin Area for development within the Metropolitan Area”.

The type of development specified in the Order is *“residential development, the provision of schools and a rail halt, and the provision of community facilities.”*

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Fingal County Council is the specified Development Agency for the Hansfield SDZ lands and the relevant Planning Authority for the area. A draft Planning Scheme was prepared and submitted to the elected members of Fingal County Council and was adopted by the Council subject to variations and modifications on 9th July 2003. The adopted scheme was the subject of an appeal to An Bord Pleanála, who granted the scheme subject to modifications on 30th January 2006. There is no time limit on the Planning Scheme. It is in perpetuity unless rescinded by government.

Under Section 5.2.6 it states that 'the south edge of Zone 6 is in close proximity to the Royal Canal, which is an important amenity in the area. It is an objective of the Council to secure the provision of pedestrian and cycle access to the Canal Walkway, as detailed in Section 8.5.2.

This will provide a 'gateway entrance to the environs of the Royal Canal and will ensure the potential future availability of pedestrian and cycle access via the Royal Canal to Clonsilla rail station and the possibility of shorter direct routes.

Section 8.5.2 states that the SDZ will maximise the provision of pedestrian and cyclist routes and design these routes to encourage movement within and into the SDZ.The SDZ will provide safe and attractive routes that feature good passive surveillance, lighting, cycle parking facilities and which relate well to desire lines to/from local facilities....Emphasis will be on the creation of pedestrian/cyclist linkages to Amenity Areas –The Royal Canal, Tolka Valley Park, Liffey Valley SAAO.