

Fingal Development Plan 2017-2023



**Comhairle Contae
Fhine Gall**
Fingal County
Council



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Welcome from the Chief Executive

Since my appointment as Chief Executive in April 2014, I have been anxious that we work with the elected members to develop a strategy that ensures that Fingal is to the fore of what appears to be a new period of economic recovery, following the global financial crisis that has impacted on us all over the last 8 years. Fingal has many of the attributes that can leverage off the consistent and positive economic indicators. We have one of the youngest, fastest growing, highly educated and diverse populations across Ireland. Our strategy needs to be one which supports job creation, enterprise, tourism, housing infrastructure, services, facilities, a healthy environment and sustainable communities. In simple terms we want Fingal to be the best place to live, work, study, visit and to carry out business in. The compilation of the next County Development Plan is a key opportunity for us to set out our ambition in this regard.

The review of the County Development Plan begins on March 20th 2015. The process will take two years overall to complete. The Plan will set out the strategic spatial vision and future direction for the county over a six year period from 2017 to 2023. In developing this we will build on our previous successes and our strategic advantages as a county. We will maximise the strengths of our citizens, communities, built and natural heritage, infrastructure and tourism to their full potential.

At this early stage in the process, we are considering the “big picture” issues in the county. This booklet is intended to stimulate debate on some of these matters and to encourage and facilitate your involvement in the process at this early stage. We encourage you to actively participate in helping to shape the future of your county. There will be further opportunities to engage in the process and we would sincerely hope that you take every opportunity to make your contribution.

We look forward to hearing from you.

Paul Reid
Chief Executive

Introduction

A Development Plan sets out the key policy context for the development of a county. It must give spatial expression to the balancing of the economic, social and cultural needs of the community, in particular influencing new development, enhancing amenities, and protecting the environment and our heritage. It fits within a hierarchy of national and regional spatial plans and guidelines. Under the Planning and Development Acts the Council is required to make a new development plan every six years. Fingal starts the review of its Development Plan on 20th March 2015, and over the next two years will make a Plan for the period 2017 to 2023.

What is the purpose of this Booklet?

This consultation booklet is intended to facilitate your involvement in the making of the new Plan. It provides an overview of the process and introduces the main issues that must be considered in any development plan. These issues affect everyone living, working, travelling within or visiting Fingal.

As with the Plan itself this booklet is broken up into broad themes. We have given an overview of each theme and a number of questions are suggested to stimulate debate. At this early stage we are taking a broad look at planning and development for Fingal. There will be further opportunities for your views on detailed policies, objectives and land zonings later in the process.

This consultation booklet is supported by a series of Background Papers, where more detailed information is given. These Papers can be downloaded from www.fingal.ie/devplan.

How to get involved and influence the Plan?

The legal timeframe for the making of a Development Plan is 99 weeks (see chart in the centre pages). The first of three key stages, in which you can take part, begins on 20th March 2015 when we ask for your views on the main themes and issues. You can take part again when the draft plan is ready in February 2016 and again, if your Councillors amend the draft plan, in November 2016. The Plan will be finally adopted by your Councillors in Spring 2017.

**Tell us now what you want
to see happening in Fingal.**

How to make a submission

Submissions for this first stage of the Fingal Development Plan can be made between 9 am on 20th March 2015 and 4.30 pm on 15th May 2015. You can make a submission:

1. By making an on-line submission, just log on to our website www.fingal.ie/devplan and follow the instructions provided

OR

2. By making a written submission and addressing it to:
Director of Planning & Strategic Infrastructure, Fingal County Council,
County Hall, Main Street, Swords, Co. Dublin

The deadline for receipt of all submissions is 4.30pm on Friday 15th May 2015. We cannot accept submissions for this pre-draft stage outside these dates and times. Please make your submission by one medium only, either electronic or hard copy.

Fingal will be hosting four public consultation evenings in April, from 7.30pm to 10pm, details are as follows:

- **Portmarnock/Malahide/Howth and East Fingal:**
Tuesday 14th April 2015 at the Marine Hotel, Sutton
- **Swords and Central Fingal:**
Tuesday 21st April 2015 at the Carnegie Court Hotel, Swords
- **Balbriggan and North Fingal:**
Thursday 23rd April 2015 at the Bracken Court Hotel, Balbriggan
- **Blanchardstown and West Fingal:**
Tuesday 28th April 2015 at Fingal County Council's Civic Office, Blanchardstown

We hope you can come along and join us.

Stay involved: Be part of it

Visit: www.fingal.ie/devplan

Follow us on:  [fingalcoco](https://twitter.com/fingalcoco)  facebook.com/fingalcoco

Help us improve the Development Plan format

The Development Plan is prepared in accordance with the requirements of the Planning and Development Acts 2000-2014 which set out mandatory objectives which must be included in a development plan. It is a complex document which seeks to balance the economic, social and environmental needs of the county for the public good.

Development Plans can be large documents with a number of associated maps. We hope to keep the plan as succinct as possible without undermining its overall integrity. As you read the booklet you will see that each theme raises a significant number of issues and topics, many of which overlap, and which need to be addressed in a coherent and integrated way within the Plan.

It is important that the Plan is accessible to all users, that it is clear, reads well and is easy to follow. In reviewing a Development Plan there is an opportunity to improve the approach taken in previous Plans.

As we start the preparation of the next Development Plan we would like to hear from you and your impression of the current Development Plan 2011-2017 in terms of format and ease of use. See www.fingalcoco.ie/planning-and-buildings/development-plans-and-consultations/fingal-development-plan/

Consider the following questions:

- What do you think of the current format, do you think it flows well?
- Can you find the information you are looking for with ease?
- Is it important to provide context to the objectives and policies?
- Is the plan too big and what could we do to reduce the scale while ensuring that all the statutory requirements are fully met?
- Are the Development Plan maps clear, could they be improved?
- Is the current Development Plan accessible on Fingal's website?
- Is having it as an e-book on the website a good idea?

It is important that the Plan is accessible to all users, that it is clear, reads well and is easy to follow.

Tell us what you thought of our last plan





Cross Cutting Themes

*Planning
for the
future*

The Development Plan will be underpinned by the principles of sustainable development, climate change adaptation, social inclusion and high quality urban design.

Sustainable Development – refers to ‘development which meets the needs of today without compromising the ability of future generations to meet their own needs’. The principle of sustainable development will be embedded in the objectives of the Plan by promoting and encouraging the integration of economic, environmental, social and cultural issues to ensure the needs of all communities are met. Sustainable development

principles will be further strengthened by the requirement for separate environmental assessments of the Plan. These assessments are legal requirements to ensure a high level of protection of the environment. They are discussed later in this booklet.

Climate Change Adaptation – evidence shows that the climate is changing, and human activity is influencing this change. Rising sea levels, more intense rainfall events, flooding and drought are happening now. While future events and impacts are uncertain, adaptation to potentially adverse effects is vital in order to reduce the impacts of climate change and increase our resilience to future events. National targets aim to cut emissions by at least 20% by 2020, targets for 2030 are under review. The main areas where reduced carbon emissions can be achieved are energy, land use planning, transport, waste management and biodiversity.

Social Inclusion – social inclusion is about the wellbeing of individuals, families, social groups and communities. Creating a more socially inclusive society by alleviating social exclusion, poverty and deprivation is a major challenge. Steps that can be taken towards this include the provision of community infrastructure and improving access to information and resources. Social inclusion will be a key concept underpinning the Plan.

High Quality Design - good design makes places more attractive to those living, visiting, and working there and to those planning to set up business. High quality design in our towns, villages and countryside improves our quality of life and will be promoted by encouraging its integration into every aspect of the Plan.

Consider the following questions:

- What lessons from the recent collapse of the economy are relevant to planning?
- Are there any other underpinning principles which should be included in the Development Plan?
- How can we achieve more sustainable development (encouraging growth while protecting the environment and society) through the Development Plan?
- What should we do to help address the problems of climate change, in the areas of energy, planning, transport, waste management and biodiversity?
- How can we encourage a more socially inclusive society?
- How can we promote high quality design?



Settlement Strategy

*Where
are we
going
to live?*

Fingal's population in the 2011 Census was 273,991 persons, 21.5% of the total population of Dublin. It is likely that the population will rise to over 303,000 by 2016, and by more again during the Plan period. Fingal has a high proportion of young families, and while much of the population increase will be due to births there will also be people moving in to the county. Fingal works within a regional framework which sets out the housing targets considered necessary to accommodate the new population. Over the Plan period to 2023, Fingal will expect to accommodate an additional 41,000 new housing units.

How and where we plan to meet our housing targets must be set out in the Plan's Core Strategy and Housing Strategy. Fingal currently has a policy of consolidation with the aim of reducing urban sprawl and the inefficiencies associated with dispersed settlement patterns. We need to ensure sufficient housing is available in the right places, with good infrastructure, services and amenities and of a sufficiently high standard, if we are to improve the quality of life for our citizens. We must also provide for the right type and mix of housing to reflect the different requirements of all of our citizens which can change at the different stages of their lives.

Fingal has a diverse housing stock located in a wide variety of areas, both urban and rural. Different towns, villages and rural areas have their own character which influences where people choose to live. Providing an appropriate scale and type of housing development which respects and enhances the character of our urban and rural areas will be a key challenge.

Consider the following questions:

- How do we ensure sustainable patterns of settlement and employment?
- Should we have minimum requirements for residential density and would this help the delivery of social, community and physical infrastructure?
- If we want lower density housing, should we zone more land for residential use and reduce the amount of land available for other uses e.g. amenity, agriculture, etc.?
- Are there settlements that could absorb greater development?
- What type of housing should be in rural villages?
- Should people be able to move house within the same area as their needs change, how would this best be addressed in the Development Plan?
- Are some areas more suitable for apartment type units?
- What are the most important considerations when moving to a new area?
- Should larger new housing estates be built in phases and what advantages, if any, would this have?
- Should we have specific housing, which may have different standards, to reflect different needs such as those for students, older people, and disabled people?



Placemaking & Communities

*Turning
space
into
place*

The Development Plan has a central role in developing our sense of place, identity and character and helping to provide the type of living accommodation and environment in which to enjoy our preferred lifestyle. There is also clear evidence that good quality public spaces, well designed buildings and a green public realm have a positive effect on economic growth and are therefore important considerations in making the county more attractive to both local and global business.

How places are designed, built and work affects our life choices both now and into the future; our access to public transport, education, community facilities and jobs; where we shop and spend our free time; even influencing whether we feel safe walking down the street. This is not just a consideration in our urban areas but also in our rural areas and villages.

Negative climate change impacts can be reduced by well-designed places and buildings. Carbon emissions can be reduced through, for instance, good physical connections with

surrounding areas which encourages walking and cycling and by having easier access to public transport.

Open spaces and areas of public realm e.g. streets, parks, squares, can be multifunctional resources capable of delivering quality of life benefits for communities while protecting and enhancing our ecology and biodiversity. The design and management of open space can respect and enhance the character and distinctiveness of an area having regard to habitats and landscape types.

Consider the following questions:

- What facilities would encourage you to live in a particular area, can we learn from other examples?
- Is accessibility to workplace a deciding factor in choosing where to live?
- How important are quality green spaces in enhancing the enjoyment of your area?
- What makes a good open space or park?
- How can we support and encourage community interaction and integration?
- Does Fingal provide a supportive living environment for people from all walks of life and all stages in their lifecycle?
- How can we achieve higher densities and create places where people will want to live and work?
- How can the Development Plan ensure that new buildings are of high quality design and adaptable for changing family demands?
- How can the Development Plan encourage the creation of vibrant and attractive towns, villages and neighbourhoods?
- How can the built environment, in the urban or rural context, be designed to have the least impact on our natural heritage and biodiversity?



Infrastructure and Movement

*Getting
where
we want
to go*

If Fingal is to continue to grow and thrive it must have the necessary infrastructure to accommodate development.

Integration between land use and transport services i.e. roads, paths, cycle ways and public transport, will enable efficiencies in public spending and improve our quality of life. It will influence where we choose to live or locate our business and ensure a wider choice in the way we travel by promoting walking, cycling and public transport as an alternative to the private car. In conjunction with a good road and public transport network, an improved, integrated and sustainable transport strategy will support existing and future development.

Managing demand for energy is crucial to meet EU targets for a reduction in greenhouse gas emissions. Encouraging sustainable travel patterns, promoting energy savings and exploring innovative renewable energy technologies can help Fingal to become carbon neutral.

The Draft Regional Waste Management Plan 2015-2020 seeks to rethink the approach to managing waste which can be a valuable material resource. It places a stronger emphasis on waste prevention and material reuse, reducing landfill and improving the recovery and generation of energy from waste.

The availability of information and communication technology (ICT) to local communities is vital for social and business use. The National Broadband Plan aims to deliver reliable high speed broadband to more areas. There is potential for Fingal to facilitate public wi-fi in towns and villages as well as in public buildings.

As of January 2014, Irish Water is responsible for the provision of public water supply and wastewater services. Fingal will continue to engage with Irish Water to ensure that capital investment decisions reflect our settlement strategy. Fingal, supported by government agencies, will continue to be responsible for surface water and flooding.

Consider the following questions:

- Is the Council doing enough to protect areas that are at risk of flooding?
- How can the Council ensure better management of private waste water treatment systems and private wells to protect groundwater quality?
- Should the Plan promote and encourage the use of innovative renewable energy technologies?
- Would you be willing to pay more for a house that has been designed to have a higher energy rating through incorporation of sustainable technologies?
- What improvements can be made to the ICT facilities within Fingal?
- What can Fingal do to further promote waste reduction within the county?
- Is new or improved transport infrastructure required and where?
- In what way could the Council encourage people to leave their cars at home in favour of walking / cycling or using public transport?
- What are the best ways to integrate land use with transportation provision e.g. higher density development near public transport, car storage areas?



Economic Development

A good place to work?

A number of key economic strengths place Fingal in a unique position to encourage and foster employment opportunities. These include its proximity to Dublin City ensuring good access to domestic markets and to the competitiveness of the City-Region. Dublin Airport provides access to national and international markets and is a key economic and employment hub within the county. Fingal has good access to motorways, rail and Dublin Port, as well as water, waste, ICT, power and a young highly educated workforce.

Fingal has a high quality built and natural environment which is a key factor in attracting employers and highly skilled workers. The Development Plan has a significant influence, through its policy, on the attractiveness of places to employers.

Fingal's diverse economic base is characterised by high levels of Foreign Direct Investment (FDI) in areas such as IT, pharmaceuticals and biotechnology. It also has a strong indigenous business and enterprise culture with the number of start-ups increasing annually. With a vibrant rural and coastal environment the county is well positioned to benefit from rural based industries and tourism potential. Agriculture, horticulture, a strong food production and distribution sector are key contributors to Fingal's

economy, many of which operate at a national and international scale. Large areas of employment zoned, properly serviced and well located development land places Fingal in a good position to attract new business to the county.

However, challenges remain. These include the high, albeit falling, unemployment rate; the proportion of residents travelling out of Fingal to work; retail vacancy rates in some of our towns and villages; changing farming patterns and the need to regenerate existing employment areas. These challenges may ease as the economy recovers. It is essential that every effort is made to provide sustainable levels of employment to match the population increase for the 41,000 new households targeted up to 2023.

Consider the following questions:

- What characteristics and opportunities exist in Fingal that can be leveraged to attract new employers, highly skilled workers and tourists?
- Are we doing enough to support existing business?
- How can existing employment areas be regenerated, should priority be given to these areas?
- Should land be identified for specific industry sectors or clusters e.g. clean tech, biopharm, or do existing industrial zonings cater sufficiently for such industries?
- How successful have our rural based economic zonings been to date?
- Should Fingal's Food Sector be promoted better and if so how?
- Is agricultural land given sufficient priority as an economic asset?
- How do we improve the retail and business environment in our towns and village centres?
- What type and scale of retail opportunities should be provided and where are they best located?



Green Infrastructure

*Space to
live and
breathe*

It is being increasingly recognised worldwide that our economy and our lives depend fundamentally on nature and natural systems. Nature is now considered a form of capital – natural capital - which we need to protect into the future because it provides us with a multitude of benefits (including food, clean water, clean air and raw materials), and performs important functions such as temperature regulation and flood control.

Our natural capital is contained in networks of land and water including farmland, the coastline, parks, open space, rivers, floodplains, wetlands, woodlands, and nature conservation areas. This resource is a form of infrastructure which we call green infrastructure, and is as important as any other form of infrastructure which benefits our communities. For example, our parks and open space promote health and well-being and help make Fingal a better place to live in. Our green infrastructure enhances opportunities for recreation and tourism, and encourages new business to invest in the county. It plays a critical role in sustaining our food industry.

We must protect, manage and invest in this green infrastructure resource so that it continues to deliver a wide range of benefits. The current Development Plan identifies green infrastructure as a key strategic asset for the county and includes policies for the protection, creation, and management of this resource in an integrated manner by focusing on **five key themes**: Biodiversity; Parks, Open Space and Recreation; Landscape; Sustainable Water Management; and Archaeological and Architectural Heritage. The next Development Plan can build on this by strengthening green infrastructure approaches into policy, plans and strategy and by seeking to mobilise investment in key green infrastructure projects and places.

Consider the following questions:

- How can we increase awareness of green infrastructure in Fingal and its importance for communities (e.g. health, recreation, environment and heritage) and the local economy (e.g. food and tourism industries)?
- Is the focus of Fingal's green infrastructure approach (on the 5 themes set-out above) correct?
- How can we best use green infrastructure approaches to provide for high-quality new development in the county? Should the approach be different in different areas of the county (e.g. urban and rural)?
- How can we encourage the use of green roofs, green streets or other green infrastructure approaches (e.g. tree planting) in new or existing development to provide solutions in relation to water management and the need to adapt to the predicted impacts of climate change?
- How can we mobilise additional investment in green infrastructure in Fingal?



Natural Heritage

*Enhancing
our
quality
of life*

Fingal's rich natural heritage, which goes to make up a part of our green infrastructure, is evident in our countryside, coastal areas, islands, and our rural and urban landscapes. Different landscape types also give each village, town and urban area its own unique identity. As the county grows, we still need to protect and enhance our wildlife and associated habitats, our geological heritage and landscapes.

The current Development Plan and the Fingal Biodiversity Plan have an innovative approach to the protection of our natural heritage through the development of the Fingal Ecological Network. This sets out a spatial framework for nature conservation and management throughout the county.

The approach is based on **4 elements**: strictly protecting the most important nature conservation areas in the county as required by law; the development of ecological buffer zones around these areas; providing opportunities for nature through the development of conservation initiatives in nature development areas; and by protecting important

movement corridors and stepping stones for wildlife in the landscape.

The Fingal coastline extends from Sutton to the Delvin River, just north of Balbriggan. It is the single most important natural resource in the county in terms of its high landscape quality, its heritage and amenity values and its economic benefits. The coast is also an ever changing landscape, subject to continuous natural processes of erosion, accretion and flooding. The predicted increase in frequency and severity of storm surges and high tides will put more pressure on our coastal habitats and coastal defences. This will be a major challenge for future management and development along our coastline.

Consider the following questions:

- How can we provide for development while ensuring that we protect and manage our natural heritage?
- Is the ecological network approach and its 4 elements, set out above, the most effective way of protecting nature in Fingal?
- In the absence of a National Coastal Policy, should we develop guiding principles on how we manage coastal erosion and flooding issues?
- Is the current development setback of 100m along soft shores sufficient to avoid any future problems with coastal erosion?
- How can our designated nature conservation sites along our coast be used sensitively as a tourism resource and a source of employment?
- How can we best provide access to and promote the county's geological sites to the general public?
- How can we encourage and support landowners to protect and enhance natural heritage on their lands, particularly those located within the Ecological Network?
- Can identification of different landscape characteristics protect our natural heritage and environment?



Cultural Heritage

*Enriching
our lives*

Cultural heritage gives us a sense of identity and place. It encompasses the monuments, buildings, folklore and traditions that link communities together. The historic story of the people of Fingal is contained within the archaeological sites, monuments, and historic buildings that cover the county. Although the National Monuments Acts 1930-2004 provide for the protection of archaeological sites, monuments, artefacts and shipwrecks and lists them in the Record of Monuments and Places (RMP), our archaeological resource is finite and diminishing over time.

Community Archaeology, such as community digs, pop-up museums, adopt-a-monument, art projects etc., for locals and visitors alike, has helped in terms of pride of place, community integration and economic benefit. There is the potential for even more interpretation of the archaeological resource in Fingal for education, communities and tourism.

The historic, innovative or rare buildings and other man-made structures constructed by previous generations of Fingal inhabitants as homes or places of industry, commerce, defence, leisure or worship form the architectural heritage of the county. Protection

is provided for this by the Planning and Development Acts 2000-2014 by way of the Record of Protected Structures (RPS) and Architectural Conservation Areas (ACAs). We have a legal responsibility to include a RPS in our Development Plan to protect buildings of special interest or significance. The review of our RPS is currently underway and a separate more detailed consultation process in relation to this will take place over the coming months. Areas or clusters of buildings can also be protected by being designated ACAs.

Our cultural heritage is an important part of what makes Fingal special and is an asset we should protect.

Consider the following questions:

- Are there any buildings or structures of special interest in your area or anywhere in Fingal that should be added to the Record of Protected Structures (RPS)?
- What policies in the Development Plan are required to achieve a balance between development pressures and the protection of Fingal's cultural heritage?
- Should we change any of our existing Architectural Conservation Areas (ACAs) or can you identify any new ones?
- How can awareness around archaeological sites and monuments be improved?
- What can be done to encourage the use of vacant or derelict historic buildings in the centres, particularly on the main streets, of our towns and villages and in rural areas such as farmhouses, outbuildings, old mill complexes?
- Can we better promote our archaeological and architectural heritage to attract tourism?
- Would you like to see community archaeology, as described above, developed in Fingal?



Impacts on the Environment

*Protecting
our
environment*

The impact of Development Plan objectives on the environment must be assessed as part of the process of preparing the Plan. This assessment informs the direction of the Plan and ensures that our built environment responds to the sensitivities and requirements of the wider natural environment. Three separate but related assessments will interact and inform each other and the policies of the Development Plan.

Strategic Environmental Assessment (SEA) is a systematic evaluation of the likely significant environmental effects of implementing the Development Plan before a decision is made to adopt it. It is required by Directive 2001/42/EC, referred to as the SEA Directive. There is an iterative process between the Development Plan making process and SEA which will result in all objectives and policies being assessed against their environmental impact to produce a robust plan.

Appropriate Assessment (AA) is required under the Habitats Directive 92/43/EEC. Its purpose is to ensure the protection of flora and fauna sites within the Natura network. Fingal has a number of these sites, almost all along the coast, in the form

of Special Areas of Conservation and Special Protection Areas. The AA of the Development Plan must conclude definitively that the Plan will not negatively effect the integrity of a Natura site. The AA is separate to the SEA but they inform each other and the Development Plan.

Flood Risk Assessment (FRA) must be integrated into the planning process allowing for a more strategic approach to adaptation to climate change and flood risk management. In planning for development we must be aware of areas at risk of flooding and avoid these where possible. Government guidelines 'The Planning System and Flood Risk Management' require a Flood Risk Assessment to be undertaken at an early stage of the plan making process.

Consider the following questions:

- What are the key environmental considerations we should be aware of?
- Is the environment around us important to our quality of life?
- Can you identify areas of the county that are particularly sensitive to development and why?
- How can environmental policies address climate change?
- How should we deal with the increased likelihood of river and coastal flooding?
- How can we manage development in existing settlements which are at risk of flooding?

AMCHLÁR AN PHLEAN FORBARTHA

Visit/Féach: www.fingal.ie/devplan

A	Weeks/Seachtain 1 - 8 Initial Public Consultation <i>Réamhchomhairliúchán Poiblí</i>
B	Weeks/Seachtain 8 - 16 Chief Executive's Report on Submissions <i>Tuarascáil an phríomhfheidhmeannaigh ar aighneachtaí</i>
C	Weeks/Seachtain 16 - 38 Preparation of Draft Development Plan <i>An Dréachtphlean Forbartha a Ullmhú</i>
D	Weeks/Seachtain 38 - 46 Councillors Consider Draft Development Plan <i>Breithníonn Comhairleoirí ar an Dréachtphlean Forbartha</i>
E	Weeks/Seachtain 46 - 48 Prepare Draft For Public Consultation <i>Dréachtphlean Forbartha a Ullmhú ionas go mBreithneoidh an Pobal é</i>
F	Weeks/Seachtain 48 - 58 First Public Consultation of Draft Development Plan <i>An Chéad Bhreithniúchán Poiblí ar an Dréachtphlean Forbartha</i>
G	Weeks/Seachtain 58 - 70 Chief Executive's Report on Submissions to Draft <i>Tuarascáil an phríomhfheidhmeannaigh ar aighneachtaí ar an dréacht</i>
H	Weeks/Seachtain 70 - 82 Councillors Consider Managers Report <i>Breithníonn Comhairleoirí Tuarascáil an Bhainisteora</i>
I	Weeks/Seachtain 82 - 85 Prepare Amended Draft Development Plan <i>Dréachtphlean Forbartha Leasaithe a Ullmhú</i>
J	Weeks/Seachtain 85 - 89 Second Public Consultation on Amendments <i>Dara Comhairliúchán Poiblí ar Leasuithe</i>
K	Weeks/Seachtain 89 - 93 Chief Executive's Report on Submissions <i>Tuarascáil an phríomhfheidhmeannaigh ar aighneachtaí</i>
L	Weeks/Seachtain 93 - 99 Councillors consider Chief Executive's Report <i>Breithníonn Comhairleoirí tuarascáil an phríomhfheidhmeannach</i>
M	Week/Seachtain 99 Councillors Adopt Plan - Into effect in 4 Weeks <i>Glacann Comhairleoirí leis an bPlean - I bhfeidhm i 4 seachtaine</i>

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 Consultation Period
Tréimhse Comhairliúcháin

Report on Submissions
Tuarascáil ar Aighneachtaí

