

**Senior Executive Officer,  
Planning and Strategic Infrastructure Department,  
Fingal County Council,  
County Hall,  
Swords,  
Fingal,  
County Dublin.**

03<sup>rd</sup> May 2012

**Re: Draft Local Area Plan for lands at Ballyboghil, Co. Dublin.**

Dear Sir/Madam,

The National Transport Authority (“the Authority”) welcomes the opportunity to comment on the Ballyboghil Draft Local Area Plan (LAP).

The Dublin Transport Authority Act 2008 provides that each planning authority within the GDA shall ensure that its local area plans are consistent with the Greater Dublin Area Transport Strategy for the period 2011-2030. The draft Transport Strategy is complete, and is currently with the Minister for Transport, Tourism and Sport for approval. While the Transport Strategy is a draft document, the Authority requests that Fingal County Council reflect the policies, objectives and measures contained within the draft Transport Strategy in the Ballyboghil LAP.

The Authority will focus comments on the following areas: population and housing; walking, cycling and traffic management.

### **Population and housing**

The Authority acknowledges and supports the designation of Ballyboghil as a 'key village' or 'rural service centre' within the Regional Planning Guidelines 2010-2022 (RPGs). The Authority recognises that as a 'rural service centre', Ballyboghil plays a key role in providing services for the local rural and adjoining village populations.

The Authority's draft Transport Strategy is aligned with the above principles and with the settlement strategy approach to development set out in the RPGs. In particular, the draft Transport Strategy emphasises the need for development consolidation, and the focussing of significant development in locations which are compatible with the provision of high quality public transport.

In this regard, the Authority has concerns that the quantum of zoned residential land within this key village could result in substantial growth above what might be expected over plan period and in excess of what could be considered to constitute local growth. However the Authority accepts that the quantum of zoned residential lands developed on a phased basis, over a long term horizon, can be managed to meet the objectives of the draft Transport Strategy. The Authority acknowledges that the proposed phasing scheme will ensure that the quantum of zoned residential land within this key village will not result in substantial growth above what might be expected life time of the plan.

Due to the size, scale and location of the village, the Authority considers Ballyboghil a challenging location in which to provide viable public transport services. Therefore it is considered paramount that the developments of zoned lands are prioritised in a manner which supports the sequential expansion of the village, and consolidates development proximate to the village centre. This could be achieved on the basis of a phased approach which allows for the development of Ballyboghil in an ordered sequential manner and provides for the initial expansion of Ballyboghil on lands closest to the village centre. This approach will ensure that the delivery of walking, cycling and rural transport services within Ballyboghil village centre is achievable.

### **Walking, cycling and traffic management**

The Authority welcomes and supports the inclusion of pedestrian and cycle route objectives and traffic management objectives within the draft plan, which will assist in improving accessibility within Ballyboghil village centre. The aforementioned objectives are closely aligned with objectives and policies contained within the Authority's draft Transport Strategy and will therefore assist in meeting the goals and targets set out in *Smarter Travel – A Sustainable Transport Future*.

The Authority's guidance on cycling planning and provision is contained in [www.cyclemanual.ie](http://www.cyclemanual.ie) and any cycle measures within the Local Area Plan should be consistent with this guidance.

I trust that the initial views of the Authority will be taken into consideration in the preparation of the draft Ballyboghil Local Area Plan, and the Authority looks forward to ongoing dialogue with Fingal County Council as part of the Local Area Plan process.



**Hugh Creegan**  
*Director of Transport, Planning and Investment*