

The Senior Executive Officer,
Planning Department,
Fingal County Council.

By Email To: Fingal.developmentplan@fingal.ie

7th February 2020

Re: Proposed Variation No. 2 Fingal County Development Plan 2017-2023.

Response to the publication of the National Planning Framework (NFP) and the Regional Spatial and Economic Strategy (RSES)

Dear Sir/ Madam,

We refer to the above proposed variation and this submission is made by Dragonglen Limited of 13-18 City Quay, Dublin 2.

The provision of compact urban communities reliant principally upon public transport with significantly reduced reliance upon the private car and unsustainable commuting patterns is a key tenet of national planning policy as acknowledged and articulated in the National Planning Framework and elsewhere. This will promote better quality of life for the population, more efficient use and provision of public services, including public transport, and reduced carbon emissions enabling Ireland to pay its part in working towards a “net zero carbon economy”.

The Clonsilla Pace Railway Line together with the Maynooth Line and stations at Clonsilla and Hansfield/ Barnhill is a key piece of heavy rail infrastructure for the Fingal. It represents a significant piece of existing investment for the State in public transport. It is important that the strategic importance of the “Clonee to Pace” rail corridor in implementing and achieving the delivery of high quality compact urban places with good sustainable transport links is recognised in the Development Plan.

Blanchardstown, unlike some other areas of significant planned population growth in Fingal, can rely upon existing infrastructure and as such has the ability to deliver new sustainable communities quickly without the need to wait for funding and development of significant new, lower capacity, public transport projects.

The following modification in [RED] to the draft variation is proposed –

Blanchardstown is within the Dublin City and Suburbs boundary identified in the RSES. The MASP, contained within the RSES, has identified Blanchardstown on the North West Strategic Corridor which stretches from Dublin City Centre out along the Maynooth/Dunboyne lines and DART expansion. This is a key strategic residential and employment corridor along a public transport corridor which contains development opportunities such as Hansfield [and Barnhill] and employment at strategic employment hubs such as Dublin Enterprise Zone.

Further

Blanchardstown, strategically located at the intersection of the N3 and M50 national roads, is the largest settlement centre in Fingal. Designated as a Level 2 'Major Town Centre' in the Retail Strategy for the Greater Dublin Area, it is also one of the largest and most important retail centres in the State. In addition to Blanchardstown Town Centre, a number of large public sector employers are based in the area including Fingal County Council, Connolly Hospital and the Institute of Technology (ITB). The IDA has also been particularly successful in marketing Blanchardstown as a key location for foreign direct investment and a number of large ICT and pharmaceutical companies have long established operations in the area. The state-of-the art National Sports Campus is located nearby at Abbottstown. Lands at Hansfield are designated as a Strategic Development Zone (SDZ) and this planned new sustainable community [together with the Barnhill LAP lands] will be served by rail via the newly constructed railway station at Hansfield on the Clonsilla to M3 Parkway railway spur.

If it is further submitted that county administrative boundaries represent potentially artificial obstacles to the development of a sustainable planned infrastructure and communities and the NPF seeks to plan across boundaries for the such delivery as is implicitly acknowledged in the National Planning Framework, the Regional Economic and Social Strategies and elsewhere. Consideration should be given to cooperation with other local authorities in the preparation of cross-border solutions i.e. joint plans e.g. Meath County Council in the west of Fingal (Clonee/ Ongar), North Fingal and South Dublin County Council to the south of the county. This will ensure a consistent planned approach which makes best use of existing and planned infrastructure.

Yours faithfully,

For Dragonglen Limited

By email – bears no signature

Sarah Forde