

**Uimhir Thagarta Uathúil:** FIN-C453-1271

**Údar:** Charles Kurtz

**Stádas:** Submitted

**Aighneacht:** Chapter 2, Planning for Growth

**Comhairliúchán:**

Draft Fingal County Development Plan 2023-2029

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## Sustainable development for existing and newly formed communities

**Caibidil:** Section 1: Written Statement» Chapter 2: Planning for Growth, Core Strategy  
and...

The principal geographical vehicle for residential and industrial development in Fingal since the 1990s has been the Greater Blanchardstown / Dublin 15 area. The latest census will undoubtedly show a significant increase in the population growth for this area, with many more thousands of people coming to live here over the coming five to ten years.

Despite this intensity of development we have lagged in the provision of just about every key social, community, educational, health, transport and recreational / amenities facilities. In some instances the needed infrastructure investment has lagged by decades.

The demand for school places at all levels has exceeded supply consistently since the early 1990s. Our public transport (Bus and Rail) prior to the pandemic were under severe pressure at peak travel times. The roads network at commuter times are severely congested. People moving here to the newly built areas are increasingly being asked to live in smaller, more expensive apartments, houses etc. with little access to sufficiently sized quality public open space in their developments. The mere promise of the future provision of a quality transport link, such as high frequency train service (promised regularly since early 2000s) has been used by developers and planners alike to allow high density housing be built along the length of the train line. As we know the electrified train service is still some years away.

Despite these material infrastructural and societal / community deficits our planning authorities continue to allow development to proceed, with communities having to live with the consequences of their decisions.

Bearing the foregoing in mind and notwithstanding the housing shortage, I submit that the additional rezoning of lands in this area for residential purposes is premature and needs to be paused / halted. There needs to be a greater focus on identifying other less densely developed areas of the greater Dublin region to provide for future housing needs. Until such time as the various societal and community needs are met in advance of development (as is the 'norm' in the more progressive parts of Europe) we should not rezone any further land in this area for residential development.

Additionally I support the following submissions

# FIN-C453-38 : # FIN-C453- 151: #FIN-C453-153: #FIN-C453-155

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**Documents Attached:** Níl