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Director of Planning and Strategic Infrastructure Department

Fingal County Council

County Hall

Swords

10th May 2022

DRAFT Fingal County Development Plan 2022-2029

Re: Lands at R125 Roganstown, Co. Dublin

Dear Sir/Madam, ,

We enclose the following submission to the Draft Fingal Development Plan 2017-2023 on behalf of Ciaran McGrath

The submission is seeking to include the subject lands 5.90 hectares approx. are on the R125 Ashbourne- Swords Road close to Rolestown

We would ask the Council to give favorable consideration for this submission the forthcoming review of the Development Plan.

Yours sincerely

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A submission to Fingal County Council regarding
draft **Fingal Development Plan**
2023-2029

McGrath Family ,
Lands at Roganstown, Co.Dublin

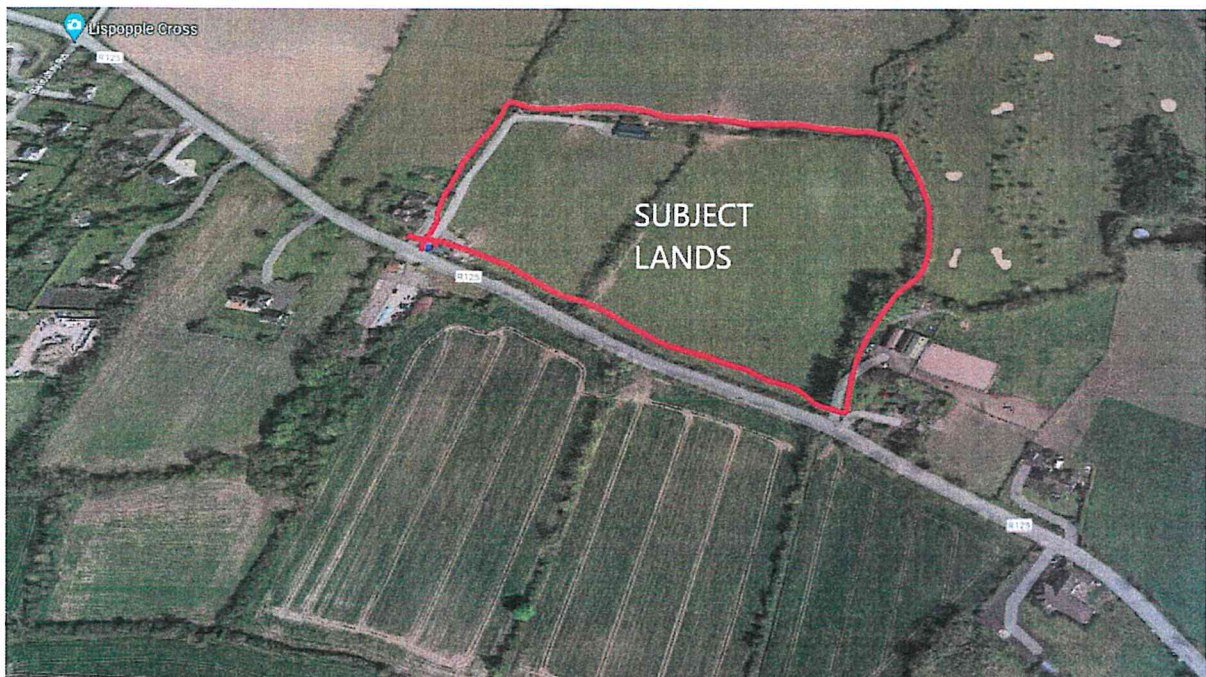
Proposed CI Community Infrastructure
Objective to Subject lands

PLANNING AND DEVELOPMENT ACTS 2000 – 2002

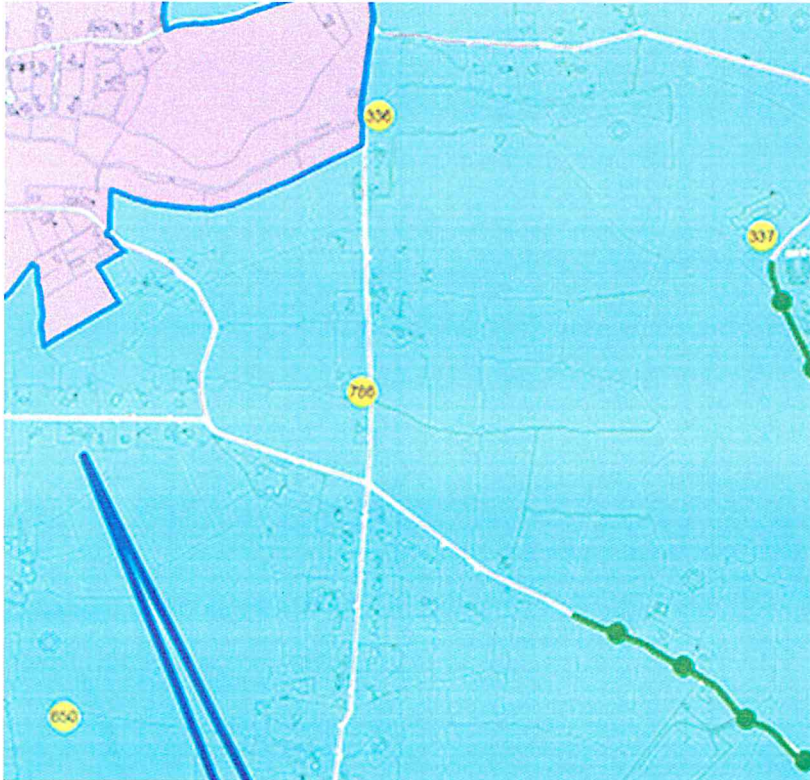
SUBMISSION ON THE PRE-DRAFT FINGAL COUNTY DEVELOPMENT PLAN, 2023 – 2029 WITH RESPECT TO LANDS
AT R125 ROGANSTOWN, CO. DUBLIN.

We have been retained by Ciaran McGrath with regard the zoning objectives in the present Statutory Development Plan for the area, i.e. Fingal County Development Plan 2017 – 2023,. This planning report submission is in respect to 5.90 hectare site area of the plan with an

With an existing GB Green belt Development Zoning and we are seeking to change to a C1 Community Infrastructure with a specific objective to provide a Veterinary Hospital facility. We would submit that the changes proposed would consistent with the overall aims of the Planning Authority as expressed in the Statutory Development Plan for the county and in doing so provide a valuable state of the art Veterinary Hospital facility within Fingal.



Aerial photo showing the 5 hectare on the R125 in the current Statutory Development Plan for the area, i.e. Fingal County Development Plan 2017 – 2023.



Extract from Development Plan showing the 5 hectare in the current Statutory Development Plan for the area, i.e. Fingal County Development Plan 2017 – 2023.



Swords Road Lands Malahide -Fingal draft County Development Plan 2023 -2029

1.1 The Subject Lands

The subject lands as indicated on aerial photo above are situated along the R125 about 1k from Rolestown and 3k from Swords the R125 is main route between the towns of Swords and Ashbourne with extensive road frontage of 290metres . The lands the subject of this representation are outlined in red on the aerial photo above, and the extent of these lands is approximately 5.90 hectare. The topography of the site is a gradual fall away from the Road to the north.

1.1.1 Road Traffic

Access to the lands is from the R125 Ashbourne Road by means of an existing access road from the to the Development Lands. which along the front of these lands is straight, and where sight distances of at least eighty metres in each direction is possible. Sight distance in both directions are therefore adequate and can comply with the standard speed limits.



View of lands from R125 Road indicating mature screening for any future development

1.1.2 Utility Sanitary Services

The proposal would include a private water treatment plant .The topography of the site influences the surface water drainage of the site and details of the stormwater management system for the development would be in accordance with the principles outlined in SUDS, and full details would be submitted with any planning application on the overall lands. Outflows from attenuation systems could be directed to small streams which run through the lands and Irish Water records show that a water supply exists close to the site.

1.2 Planning Context

NATIONAL PLANNING FRAMEWORK (2018)

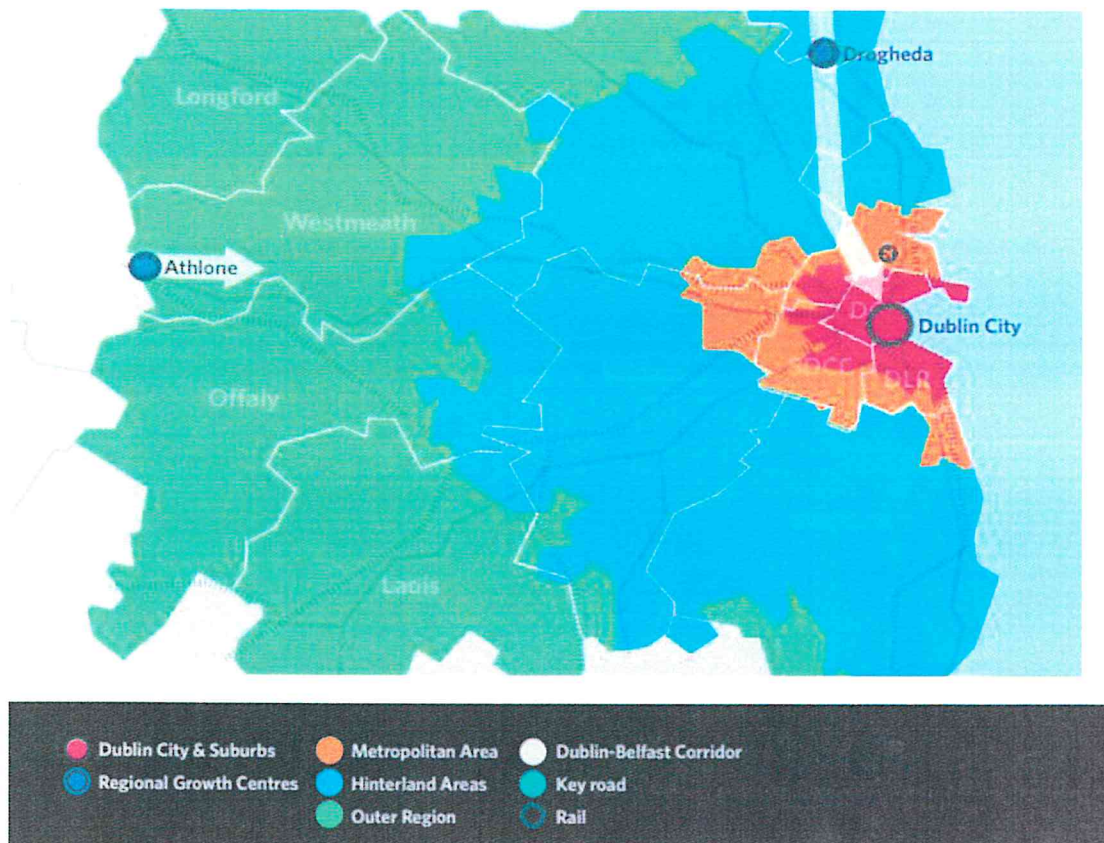
In summary while the National Planning Framework shows broad policy support for residential development on town centre zoned land adjacent to a railway station, this can only be done after

careful consideration by the Planning Authority of their Core strategy and the zoning of sites appropriate for higher, denser developments. In the present instance the subject lands are appropriate lands for higher density as they are serviced and close to the centre of Malahide, which is a major town within Dublin's metropolitan area. What the National Planning Framework would hope for this land is that it would be developed in a sustainable and comprehensive way to avoid the misuse of serviced land in a built up area. Given the location of the lands we would submit that a density of ten houses to the hectare would be most appropriate. This change could, and should, be reflected in the forthcoming Statutory Development Plan for the area for the area, i.e the Fingal County Development Plan 2023- 2029. To borrow from the previous National Spatial Strategy,

"The physical consolidation of Dublin, supported by effective land use policies for the urban area itself, is an essential requirement for a competitive Dublin. Consolidation is also required for the public transport to function effectively. In turn, investment in public transport will assist in promoting a more efficient and competitive Greater Dublin Area."

REGIONAL SPATIAL AND ECONOMIC STRATEGY (2019)

The Regional Spatial and Economic Strategy (RSES) notes that the preferred spatial strategy for the Eastern and Midlands Region is the consolidation of Dublin plus the Regional Growth Centres of Athlone, Dundalk and Drogheda, supported by planned focussed growth of a limited number of self-sustaining settlements. As shown in Figure 4.10 below, Rolestown is located within the Dublin City Metropolitan area.



The Regional Spatial and Economic Strategy notes that there may not be an "ideal fit" between some current plans and the more recent parameters set out in the NPF and that appropriate transitional arrangements will be put in place.

DEVELOPMENT PLAN POLICY AND STANDARDS

All of the subject lands are zoned ZONING OBJECTIVE GB

All of the subject lands are zoned GB – Greenbelt in the Fingal County Development Plan 2017 – 2023, where the objective is, ***To Protect and provide for a Greenbelt.***

The Planning Authority Vision for green belt zoned lands is:

Create a rural/urban Greenbelt zone that permanently demarcates the boundary (i) between the rural and urban areas, or (ii) between urban and urban areas. The role of the Greenbelt is to check unrestricted sprawl of urban areas, to prevent coalescence of settlements, to prevent countryside encroachment and to protect the setting of towns and/or villages. The Greenbelt is attractive and multifunctional, serves the needs of both the urban and rural communities, and strengthens the links between urban and rural areas in a sustainable manner. The Greenbelt will provide opportunities for countryside access and for recreation, retain attractive landscapes, improve derelict land within and around towns, secure lands with a nature conservation interest, and retain land in agricultural use. The zoning objective will have the consequence of achieving the regeneration of undeveloped town areas by ensuring that urban development is directed towards these areas.

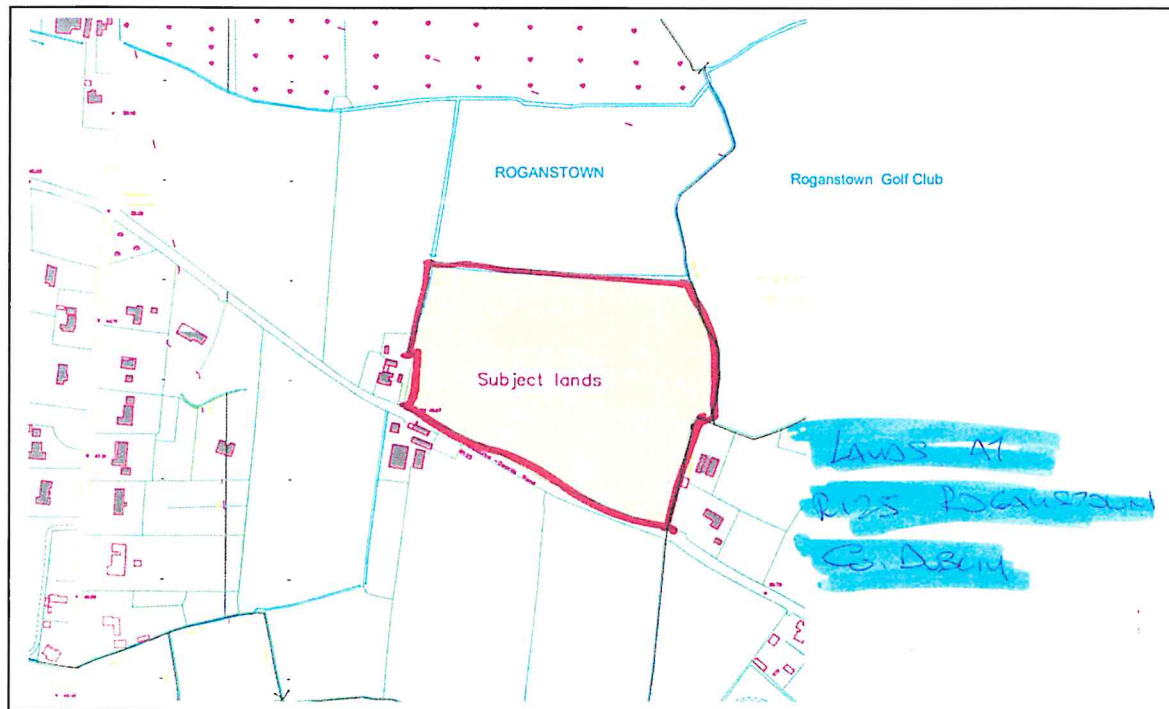
To proposed revised ZONING OBJECTIVE “CI” COMMUNITY INFRASTRUCTURE Objective Provide for and protect civic, religious, community, education, health care and social infrastructure. Vision Protect and promote an inclusive County, accessible to all members of the community, facilitating the sustainable development of necessary community, health, religious, educational, social and civic infrastructure. A wide range of different community facilities, civic facilities and social services exist within the County ranging from those of regional importance such as education and health facilities, to those of local and neighbourhood importance such as places of worship, community centres and childcare facilities. It is important to facilitate the development and expansion of such services in order to deliver a quality environment whilst improving the quality of life for all. With a specific objective for a Veterinary Hospital Facility.

This objective generally would allow for the provision Childcare Facilities, Community Facility, Cultural Facility Education Health Centre, Hospital , Open Space , Place of Worship Residential Care Home/ Retirement Home Sheltered Accommodation and Utility Installations

We would contend that the location and extent of GB lands is an important development tool for the Planning Authority, but must be used in a rational and transparent way to assist proper demarcations of lands as suggested in the vision statement.

Furthermore the lands have the benefit In the present instance a pocket of CI zoned lands between the busy towns of Swords and Ashbourne and would provide a valuable amenity and service to these populous centres in the form of a much needed Veterinary facility. The suggested revision from Greenbelt GR to CI Community , the proposal would not impact on the amenity of the area, nor would it significantly devalue any property in the area, and another use for these lands would be more consistent with the proper planning and sustainable development of the area.

Fig 1: Proposed on the CI zoning to subject lands.



REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR MIDLANDS & EAST

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Regional Assembly (EMRA) came into effect on 28 June 2019. The RSES provides regional level strategic planning policy for the Eastern and Midland Region in line with the National Planning Framework. The Region includes Dublin and its metropolitan area.

We have examined the draft Plan in the context of the National Spatial Strategy, the Regional Planning Guidelines for the Dublin Area and the Fingal County Development Plan 2005 – 2011, and would be of the view that there is still room to create a more balanced and sustainable zoning objective in the area.

We would submit that the proposed zoning would assist in

1.3 Recommendations

The subject lands are shown in Fig. 1, and are presently Zoned GB in the draft Development Plan . While this zoning is generally appropriate .The subject lands do not fulfil any of the guidelines or objectives of the Planning Authority with regard future development and the proposed revised zoning would provide an opportunity to develop and provide much required facility as well a providing related employment and helping to care for equestrian and family pet related veterinary care,

Having regard to the nature and scale of the proposed development and to the zoning provisions in the Fingal County Development Plan 2017 - 2023, it is submitted that the proposed change of zoning would accord with the proper planning and sustainable development of the area, and that the overall proposal is consistent with Project 20140, the regional strategy, and the Planning Authority's policy for growth and sustainability.

We would therefore ask that the proposed Development Plan and Written Statement include the proposed rezoning and that the proposed 2023 – 2029 plan be amended accordingly to include same.

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