

5/10/2022

# Gaywood Industrial Estate

Submission to Fingal Co Co 2023 –  
2029 Draft Development Plan



## Draft Fingal County Development Plan 2023 – 2029.

Portal Architects were instructed to draft this submission on behalf of Mr Robert Rock, a Director of the registered property owner to folio 4890F, known as Gaywood Industrial Estate, Church Road, Mulhuddart, Dublin 15.

### Submission Title

Change of zoning to enable more appropriate estate use and possible redevelopment.

### Location

The Gaywood Industrial Estate is located on the upper end of Church Road, Mulhuddart, Dublin 15. The estate is 0.893 ha, situated close to the multinational companies located in Ballycoolin Business Park. The property has an entrance point directly to Church Road. There are good access links with the N3 just a few minutes' drive away.



The property is bounded by various native tree species that are semi-mature and mature specimens. Along the north lies Mulhuddart Cemetery, to the East is "Lady's Well" park, and to the southwest, there are several newly constructed housing estates.



Gaywood Industrial Estate comprises several automotive repair enterprises, associated services suppliers, and the adjacent derelict house.

### Proposal in this submission

The owners wish to propose that the zone in the current draft plan be changed. The draft plan proposes to retain the zoning of **GE- General Employment** to "Provide opportunities for general enterprise and employment."

Our client suggests that the new zoning designation should retain the focus on employment while allowing more compatible use with the nearby residential communities.

### Planning History

This property has been in our client's control and ownership for some years. Permission was sought and obtained in 2008, granting planning approval for a partial redevelopment of the Gaywood Industrial Estate to provide modern 11 no. double volume light industrial units. This permission was later extended until 2018.

Over the ten years, the design and scale of the units proved uneconomical for development. The standard of vehicular access to the estate, while the growing increase of online retail and the shift away by small businesses from operating their own in-house warehousing to a third-party warehouse and distribution service suppliers, has meant the demand for such unit providing employment has dwindled.

### The Future

In 2022 the possibility of redevelopment has occurred. Once completed, this opportunity would allow the estate's redevelopment to a more environment focus status. Every accelerating speed of change in our use of the cars against the current use for internal combustion engine car repair will see the existing users fall away.

Rather than allow the various business units to decline, we believe in a planned land transformation into a more sustainable, socially required service. A use such as a residential care home is one possible option that will provide a space for caring for the elderly and maintain the aim of the current zoning to provide employment. Current care home operators would have an almost a 1 to 1 ratio of staff to residents, giving a typical 150-bed facility requiring 135 staff.

### Change to Zoning

Allowing a change to the zoning to accommodate residential care home /retirement home, residential institution, retirement village and sheltered accommodation would enable the estate to complete a residential, recreational line running north-south along Church Road.

Thus creating a zone West of the industrial area to the East compatible with the current residential area and park space users to the West of Church Road and south along Church Road toward the newer dwellings across Our Ladies Well public park.

A change to one of the following zoning options would be welcomed.

*ZONING OBJECTIVE "LC" LOCAL CENTRE*

Protect, provide for and/or improve local centre facilities.

*ZONING OBJECTIVE "MC" MAJOR TOWN CENTRE*

Protect, provide for and/ or improve major town centre facilities.

*ZONING OBJECTIVE "ME" METRO ECONOMIC CORRIDOR*

Facilitate opportunities for high-density mixed-use employment-generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.

*ZONING OBJECTIVE "RA" RESIDENTIAL AREA*

Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

*ZONING OBJECTIVE "RS" RESIDENTIAL*

Provide for residential development and protect and improve residential amenity.

*ZONING OBJECTIVE "TC" TOWN AND DISTRICT CENTRE*

Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.

.....End