

**Submission on the
Draft Fingal County Development Plan 2023-2029**

On behalf of

Gembira Limited C/O Regency

To

**Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin,
K67 X8Y2**

May 2022



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1.0 INTRODUCTION

- 1.1 On behalf of our client, Gembira Ltd C/O Regency, 19 Fitzwilliam Square South, Dublin 2, we, John Spain Associates, 39 Fitzwilliam Place, Dublin 2, wish to make a submission on the Draft Fingal Development Plan 2023-2029 in relation to our client's lands at Hollywoodrath, Hollystown, Dublin 15.
- 1.2 The location and extent of our client's landholding is outlined in Appendix 1 of this submission. The site is located on the southern side of the junction of the Ratoath Road and the R121 (Church Road) and to the north of the M2/N3 link road. A residential development for 481 no. units, a crèche unit, open space and all associated infrastructure under Reg. Ref.: FW14A/0108, as subsequently amended under Reg.: FW16A/0099, Reg. Ref.: FW16A/0148, Reg. Ref.: FW17A/0016, Reg. Ref.: FW18A/0132 and Reg. Ref.: FW19A/0058, is now largely complete on the subject lands.
- 1.3 The permitted development at Hollywoodrath included a reservation of a c. 3 hectare site for a future school. This is in addition to the c. 1 ha reservation on the adjoining site to the south, where c. 185 no. dwellings are being completed under Reg. Ref.: FW15A/0009, as amended Reg. Ref.: FW16A/0191. In the interim period, i.e. since the planning applications were brought forward in 2014 and 2015 no progress has been made by the Department of Education in respect to the delivery of a school on the reserved lands.
- 1.4 Notwithstanding the above, the Draft Fingal Development Plan 2023-2029 proposes to rezone the subject lands from RA – Residential, with a specific map based objective to facilitate a school on land use zoning Map No. 12, under the current Fingal County Development Plan 2017-2023 to CI – Community Infrastructure in the new Development Plan 2023-2029 (see Figure 1.1 below). This submission requests the Planning Authority to reconsider this approach and review the extent of CI zoning to provide an opportunity to progress additional residential development on the subject lands, whilst still providing an appropriate land reserve to facilitate a primary school.
- 1.5 This submission relates primarily to the following sections of the Draft Plan:
- Chapter 4: Community Infrastructure and Open Space
 - Section 4: Maps (Map 12 Blanchardstown North)
 - Appendix 8: Map based local objectives
- 1.6 A summary of the requested amendments to the Draft Plan and supporting rationale is outlined in Section 2.

Figure 1.1: Extract from Land Use Zoning Map 12 of the Draft Plan

Source: Draft Fingal Development Plan 2023- 2029, Map Sheet No.12 (extract)

2.0 SUBMISSION REQUESTS AND SUPPORTING RATIONALE

- 2.1 The specific requests of this submission are outlined in text boxes below, with supporting maps and rationale for the requested amendments to the Draft Plan.

Preferred Requested Amendment No. 1 – That the proposed CI zoning objective pertaining to the subject lands at Hollywoodrath, as outlined in red on the zoning map extract in Figure 2.1, be partly amended from CI – Community Infrastructure to Objective “RS” Residential - “*Provide for residential development and protect and improve residential amenity*”, as illustrated on the Zoning Map extract provided in Figure 2.2 below.

- 2.2 We have reviewed the contents of the Draft Plan and as illustrated in Figure 2.1, it is proposed to zone a total area of c. 4.15 hectares at Hollywoodrath as CI – Community Infrastructure. This includes c. 3.12 hectares within our client’s land ownership and c. 1 hectare on the adjoining lands to the south (see site ownership map included in Appendix 1 and MCORM drawings in Appendix 3). The CI zoning includes the site of the childcare facility, as permitted under Reg. Ref.: FW14A/0108, and which is at an advanced stage of construction.
- 2.3 This submission requests that the western portion of this area, c. 1.85 ha, is re-zoned from the proposed CI – Community Infrastructure to part RS – Residential “*Provide for residential development and protect and improve residential amenity*” as illustrated on the Zoning Map extract provided in Figure 2.2 below. The remaining area to the east, of c. 2.28 ha, would remain zoned CI - Community Infrastructure, to provide the necessary area to facilitate a future primary school in accordance with the site specific school objective for the lands as set out under the Draft Plan and the Killamonan LAP. We refer to Appendix 3 which includes an indicative layout prepared by MCORM architects of how a future primary school layout can be facilitated on the CI zoned land, excluding the powerline reservation area, and c. 54 additional residential houses could be facilitated on the proposed RS zoned lands.
- 2.4 The c. 2.28 ha proposed as CI – Community Infrastructure includes an area which is restricted by the ESB pylons on the eastern and part northern side of the lands,

however, the layout indicates that a standard primary school and associated uses could be accommodated on the revised CI zoned lands.

Figure 2.1: Extract from Zoning Map 12 of the Draft Plan



Source: Draft Fingal Development Plan 2023- 2029, Map Sheet No.12 (extract)

Figure 2.2: Requested Amendment to Map Sheet No.12 with proposed extent of residential zoning shown, and indicative residential and primary school layout overlain

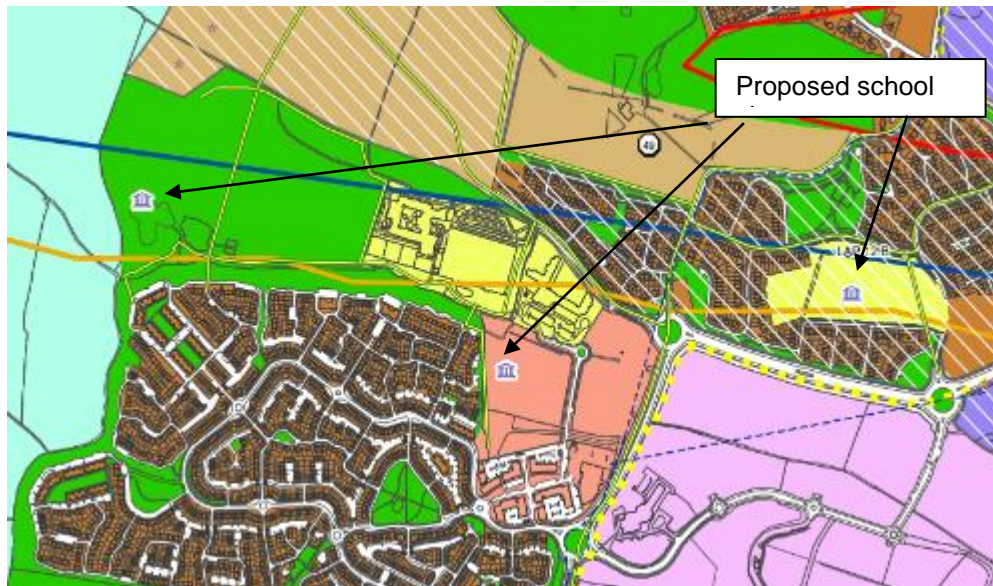


Source: Zoomed in extract of Map 12 of Draft Fingal Development Plan 2023- 2029, edited by MCORM to show requested zoning, indicative primary school layout and additional residential development

Supporting Rationale

- 2.5 The identified c. 2.28 ha of CI zoned land would be of a sufficient size to facilitate a future primary school based on the Department of Education's Technical Guidance Document for the identification and assessment of sites for primary schools (TGD-025)¹ which states the recommended site area for a 16-24 classroom 2 storey primary school building is 1.5 ha. The area proposed allows for the offset required from the ESB pylons on the eastern and northern part of the lands which would impact on the developable area. It would also align with Section 3.6 of the Kilmartin LAP which states that the Department requires the reservation of a site for a 24 classroom Primary School.
- 2.6 Appendix 2 provides a study of the existing schools in the area which identifies five primary schools and two post primary schools in close proximity of the subject lands (15-30 minute walk). There is a third post primary school which is accessible via bus (Blakestown Community School). Given the provision of post primary schools in the area, the 1.5 ha site for CI – Community Infrastructure is considered sufficient to provide a further primary school and comply with the school objective pertaining to the site / area. We note Le Cheile Secondary School to the west of the subject lands, which opened in May 2018, was granted permission under Reg. Ref. FW13A/0013 for the provision for c. 1,000 pupils. It is submitted that this school satisfies the requirements of Section 3.6 of the Kilmartin LAP which states that the Department requires a 600-800 pupil Post Primary School in the area. A second post primary school is not considered to be required on our client's lands.
- 2.7 It is respectfully submitted that the amended zoning is justified given that the Department of Education has made no formal progress to date on progressing an application for a school on the lands, and it still provides a suitable reservation for a future primary school, whilst facilitating the opportunity for residential development to be brought forward on the remainder of the lands.
- 2.8 If there was demand for another secondary school, it is submitted that this could be provided on either of the other two school objective sites identified in the Draft Plan to the west of the existing school facilities and to the south west of the R121, as identified in Figure 2.3. The other sites are considered to provide ample opportunity and better scope for the provision of new / extended secondary school facilities if required in this area.

¹ Department of Education and Skills TGD 025 - Identification and Suitability Assessment of Sites for Primary Schools 2nd Edition (Revision, September 2019)

Figure 2.3: Extract from Zoning Map 12 Draft Fingal County Development Plan

- 2.9 As per Figure 2.2, the eastern side of the proposed CI zoned lands lends itself to being most suitable for a primary school, more so than the western part of the lands which adjoin the recently completed residential development. The site identified to provide for a primary school has the potential to respond to the following key site aspects:
- Has the potential to cater for a two or three storey school.
 - It allows for optimum access arrangements being accessed off Hollywoodrath Avenue.
 - Provides frontage onto Hollywoodrath Avenue
 - Positioned south of the network of pedestrian/ cycle routes.
- 2.10 The remaining area of our client's land is requested to be zoned RS – Residential *“Provide for residential development and protect and improve residential amenity”* to facilitate additional residential development at this location. The residential area is proposed adjacent to the existing residential development to the west, with the school CI designated lands to the east, with frontage onto Hollywoodrath Avenue.

ALTERNATIVE REQUESTED AMENDMENT

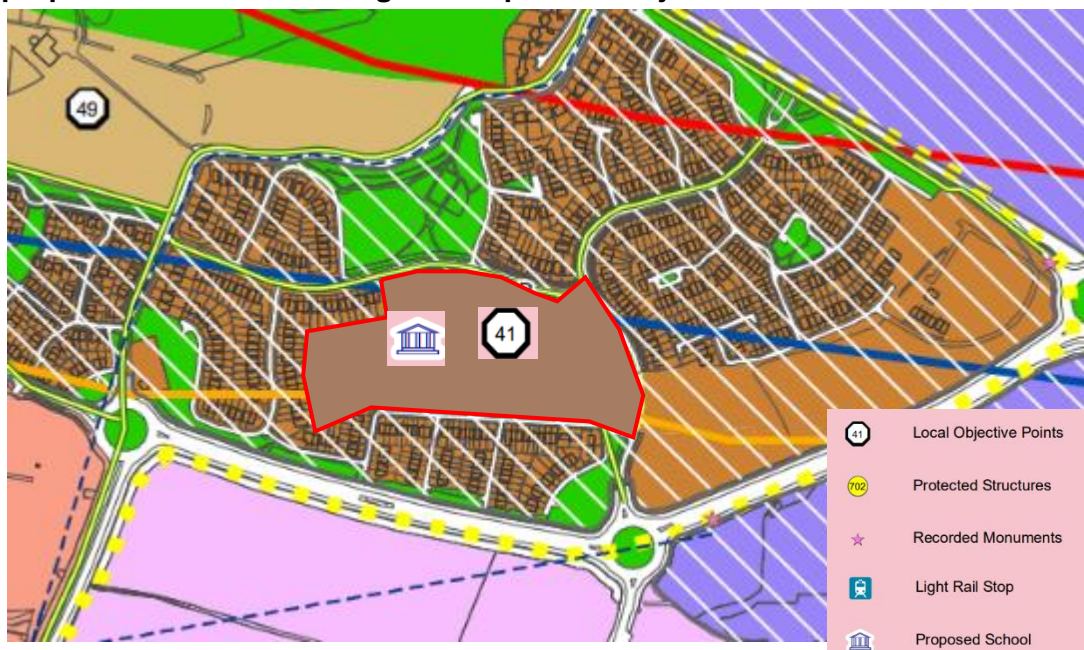
- 2.11 Should the Planning Authority consider the above requested amendment is not appropriate, we request the zoning objective pertaining to the lands revert to “RS” Residential - *“Provide for residential development and protect and improve residential amenity”*, i.e. similar to the current Development Plan, in the new Fingal County Development Plan 2023 – 2029, with a schools objective identified and subject to a site specific local objective to allow applications for residential development to be considered on their merits subject to demonstrating engagement with the Department of Education and confirmation that the reservation for a school is accommodated on the remaining part of the lands (i.e. similar to the approach suggested above) or alternatively the lands are no longer required by the Department. We note that DLRCC apply a similar approach in their plans, such as the Ballyogan LAP, where there is uncertainty about the exact requirements of the Department of Education. This approach allows residential applications to be considered on their merits and for landowners to directly engage with the Department.

- 2.12 This approach would accord with the Kilmartin LAP which states that *“Given the level of provision in existing and proposed school sites within the local area, **the need for both the primary school and post-primary school site reservations will be assessed on an ongoing basis.** Development of school facilities can occur in any phase subject to demand. **In the event that the reservations for schools are no longer required, the sites (or part of) will revert to the relevant residential or local centre land use designation”.***

Alternative Requested Amendment No. 1 – That the zoning objective pertaining to the subject lands at Hollywoodrath be amended from CI – Community Infrastructure to Objective “RS” Residential - *“Provide for residential development and protect and improve residential amenity”* as illustrated on the Zoning Map extract provided in Figure 2.3 below. We also request a map based local objective be added as illustrated in Figure 2.3. The wording of this objective should be added to Appendix 8 of the Plan and read as follows:

“Applications for additional residential development at Hollywoodrath can be considered subject to demonstrating engagement with the Department of Education and confirmation that reservation for school provision is not required at this location.”

Figure 2.4: Alternative Zoning Request Map Sheet No.12 of the Draft Plan with proposed residential zoning and map based objective shown



Supporting Rationale

- 2.13 The zoning of the entire lands as CI - Community Infrastructure would prejudice sustainable residential development at a highly suitable location which is supported both by the national and regional planning policy context and by objectives and policies identified elsewhere within the Draft Development Plan. This alternative suggested amendment would provide for greater flexibility for the subject lands to allow applications for residential development to be considered based on their merits and subject to demonstrating engagement with the Department of Education that any reservation of lands meets their needs.

- 2.14 It is noted that the Department of Education's Regional Projections of full time enrolments from 2021 – 2036 states enrolments for primary school are projected to fall by 120,860 pupils over the coming years with the lowest in 2033. For post primary, the report states from 2025-2036, enrolments are projected to drop by 16,323 over the 12 years.
- 2.15 Given the lack of formal progress with the Department since the residential applications were progressed for these lands in 2014/2015, it is considered appropriate to zone the lands RS" Residential - *"Provide for residential development and protect and improve residential amenity"* in the Fingal County Development Plan 2023 – 2029 and provide a site specific local objective to allow applications for residential development to be considered based on their merits subject to demonstrating engagement with the Department of Education and confirmation that reservation for school provision is not required at this location.

Requested Amendment No. 2 – That the Indicative LAP Cycle Routes on Zoning Map 12, as outlined in the zoning map extract in Figure 2.1, be amended to align with the existing / permitted road infrastructure along Bay Meadows Avenue

- 2.16 It is noted that Zoning Map 12 of the Draft Plan indicates an 'Indicative LAP Cycle Route' through to the subject CI zoned lands. This reflects Map 8 Indicative Cycle/Pedestrian Access Routes of the Kilmartin LAP. This area is through a section of the site which our client is proposing to reserve for the future primary school, subject to the requirements of the Department of Education. It is requested that Zoning Map 12 be revised to relocate the indicative cycle path along the western side of Bay Meadows Avenue, and it could be facilitated on the edge of the CI zoned lands.

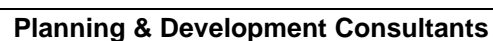
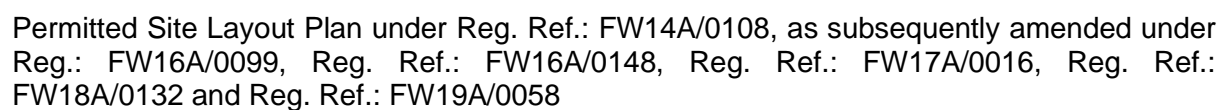
3.0 **CONCLUSION**

- 3.1 This submission is made on behalf of our client, Gembira Ltd C/O Regency, 18 Fitzwilliam Street Upper, Dublin 2, on the Draft Fingal County Development Plan 2023-2029 in relation to lands at Hollywoodrath, Hollystown, Dublin 15.
- 3.2 This submission relates to a portion of our client's lands within the Hollywoodrath residential development which is proposed to be rezoned from RS – Residential under the current Fingal County Development Plan 2017-2023 to CI – Community Infrastructure in the new Development Plan 2023-2029, both of which are subject to a site specific objective for a school.
- 3.3 The requested amendments set out in Section 2 will provide the opportunity for residential development to be considered on its merits until such time as the Department of Education make a decision as to whether a further primary school is required for the area. We therefore request the Planning Authority to incorporate one of the requested amendments into the new Development Plan. We also request that amendment no. 2 above be considered.
- 3.4 We trust that the Planning Authority will consider the contents of this submission when considering proposed amendments to the Draft Fingal County Development Plan 2023-2029 and we look forward to reviewing the contents when published.

Yours sincerely,



John Spain Associates

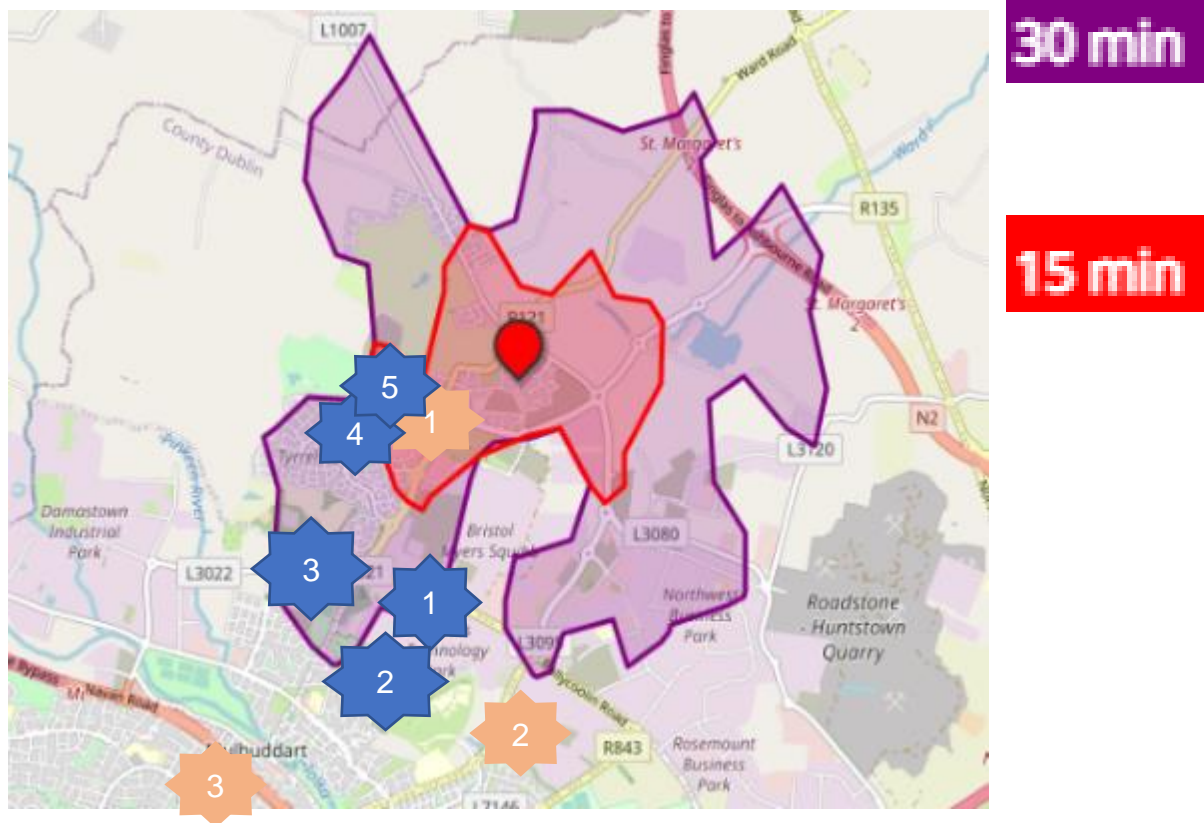


APPENDIX 2 – STUDY OF EXISTING SCHOOLS IN THE AREA

A study of the existing schools in the area identifies five primary schools and two secondary school in close proximity of the subject lands (15-30 minute walk), with Le Cheile Secondary School located immediately to the west of the subject lands. The Department of Education and Skills provide details on enrolment figures, and the enrolment figures for primary schools in 2021/22 was 2,273 no. spaces and 1,099 no. spaces for secondary schools. Rath Dara Community College (secondary school) is just outside the 30 minute walking distance from the site, situated c. 4km from this location.

Blakestown Community School (425 no. persons) is located 4.5km south of Hollywoodrath, however, it is considered to be accessible by TFI Bus Route No. 238 which starts at Tyrellstown Carlton Hotel and operates every 10 minutes at peak times, and also via cycle infrastructure.

Figure A1: Catchment Area Base Map



Primary School		Post Primary	
1. Gaelscoil An Chuilinn	314 (mixed)	1. Le Cheile Secondary School	854 (mixed)
2. Ladyswell N S	483 (mixed)	2. Rath Dara Community College	245 (mixed)
3. Powerstown Educate Together National School	350 (mixed)	3. Blakestown Community School	425 (mixed)
4. Scoil Naomh Lucais	588 (mixed)		
5. Tyrrelstown Educate Together National School	538 (mixed)		
Total	2,273	Total	1,524

In analysing the requirement for additional schools' places in this area we have utilised the Department of Education's methodology for calculating demand for schools places, which is that at any one time 12% of the population are of primary school-going age and 8.5% are of secondary school-going age.

Tyrrelstown forms part of the Electoral Division known as 'The Ward' and according to the 2016 Census, the area had a population of 9,602. The Draft Plan indicates an estimated 5% rise in the population of Fingal over a four year period from 2016 through to 2020. This would be 10,082 in Tyrrelstown. The population predictions for the administrative boundary of Fingal County is predicted to increase by 21% from 2016 population figures. Therefore it is projected that

The Fingal Development Plan runs from 2023 until 2029. The population projections in the Draft Plan have been used to extrapolate figures aligning with the plan period. The adjusted population for the Fingal County Council area for the year 2029 is 334,160 (low) to 359,290 (high) persons. This is a 13-21% increase on the 2016 census figures. Tyrrelstown forms part of the Electoral Division known as 'The Ward' and according to the 2016 Census, the area had a population of 9,602. Using the projected increases set out in the Core Strategy, it is predicted Tyrrelstown will increase to c. 10,850 – 11,618 no. people.

Having regard to the above, we calculate that the primary school-going population would be around 1,302-1,394 (12% of projected population) and the post-primary school-going population would be 922-987 (8.5% of projected population). Both of these school going populations can be accommodated within the existing schools in the area.

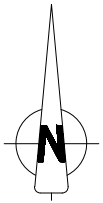
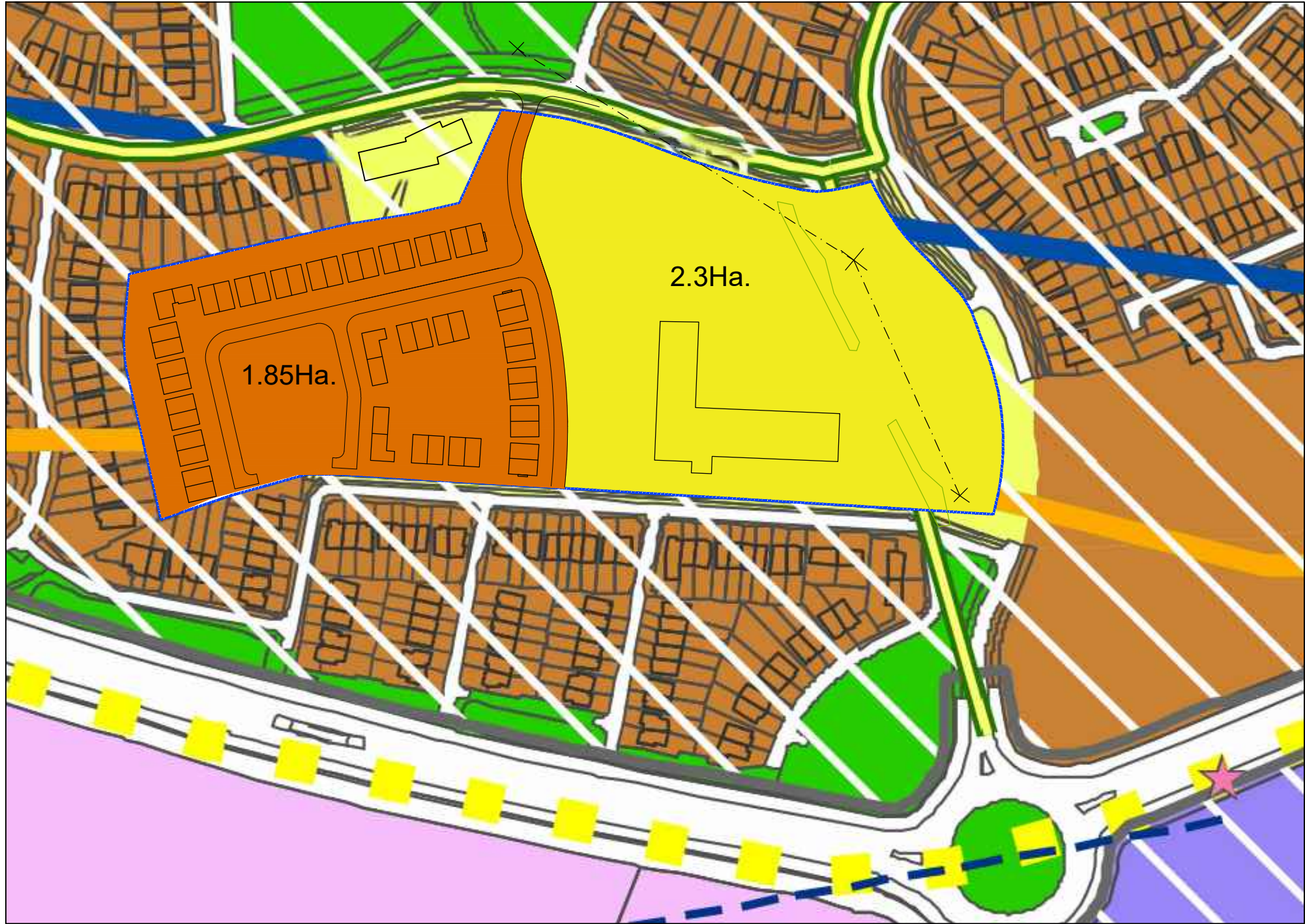
As outlined above, the Department of Education's Regional Projections of full time enrolments from 2021 – 2036 states enrolments for primary school are projected to fall by 120,860 pupils over the coming years with the lowest in 2033. For post primary, the report states from 2025-2036, enrolments are projected to drop by 16,323 over the 12 years. Therefore it is likely that existing facilities will have even greater spare capacity in the future.

In terms of longer term school needs (i.e. beyond 2029), we consider that the existing primary schools provide sufficient capacity to accommodate such needs, given the extent of spare capacity identified above, together with declining birth-rate. There is also a further site for a primary school identified on the western extent of the Kilmartin LAP lands in the Development Plan and the LAP. It is also submitted that additional schools could be provided on either of the other two school objective sites identified in the Draft Plan to the west of the existing school facilities and to the south west of the R121. The other sites are considered to provide ample opportunity and better scope for the provision of new school facilities if required in this area.

It is respectfully submitted that given there is no additional medium-term growth planned in the area, having regard to the land use zoning context, any future requirement for additional

post-primary school capacity is unlikely to be of sufficient scale that it requires a new school to be constructed. If additional demand should arise, based on unforeseen population increases, such demand could most likely to be accommodated through an extension to the existing Le Cheile secondary school to the west, rather than providing a new secondary school in this location. An extension of the existing facility presents a more logical option for both the Council and indeed the Department of Education in terms of catering for any increase in demand for secondary school spaces in the longer term.

**APPENDIX 3 – MCORM ARCHITECTS INDICATIVE LAYOUTS IN RESPECT TO THE
REQUESTED AMENDMENT NO. 1 OF THE DRAFT FINGAL DEVELOPMENT PLAN**



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Map Series:
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1:2,500 | 3062-A
1:2,500 | 3062-C

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Projection:
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ITM

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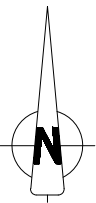
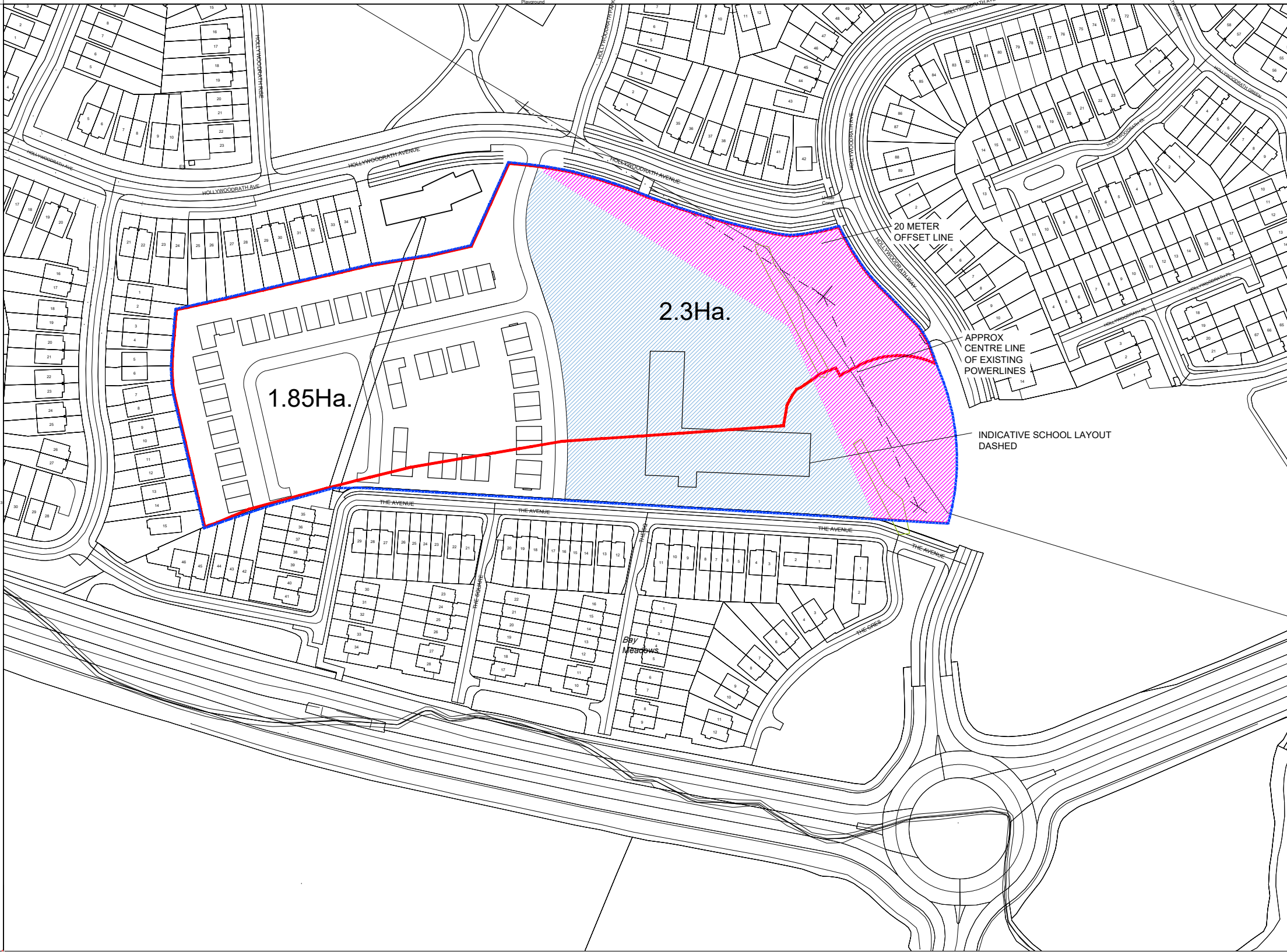
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PROJECT TITLE:	HOLLYWOODRATH	DATE:	May 22	DRAWN BY:	
DRAWING TITLE:	Zoning Map Drawing	SCALE:	1:2000 @ A3	REVISION:	
JOB NO:	14022.2	DRAWING NO:	DP01		

1 Grantham Street, Dublin 8, D08 A49Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com



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Map Series:
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1:2,500 | 3062-A
1:2,500 | 3062-C

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DRAWING TITLE: Site Location Map	SCALE: 1:2000 @ A3	REVISION:
1 Grantham Street, Dublin 8, D08 A49Y, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com	JOB NO: 14022.2	DRAWING NO: DP02