

**DOWNEY**

## **DRAFT DEVELOPMENT PLAN SUBMISSION**

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**DRAFT FINGAL DEVELOPMENT PLAN 2023-2029 (STAGE II  
CONSULTATION)**

**Lands at Park Road, Rush, Co. Dublin**

**Client: Carroll Estates Dublin Ltd.**

**May 2022**



# FINGAL DEVELOPMENT PLAN 2023-2029

DRAFT PLAN  
24<sup>TH</sup> OF FEBRUARY 2022

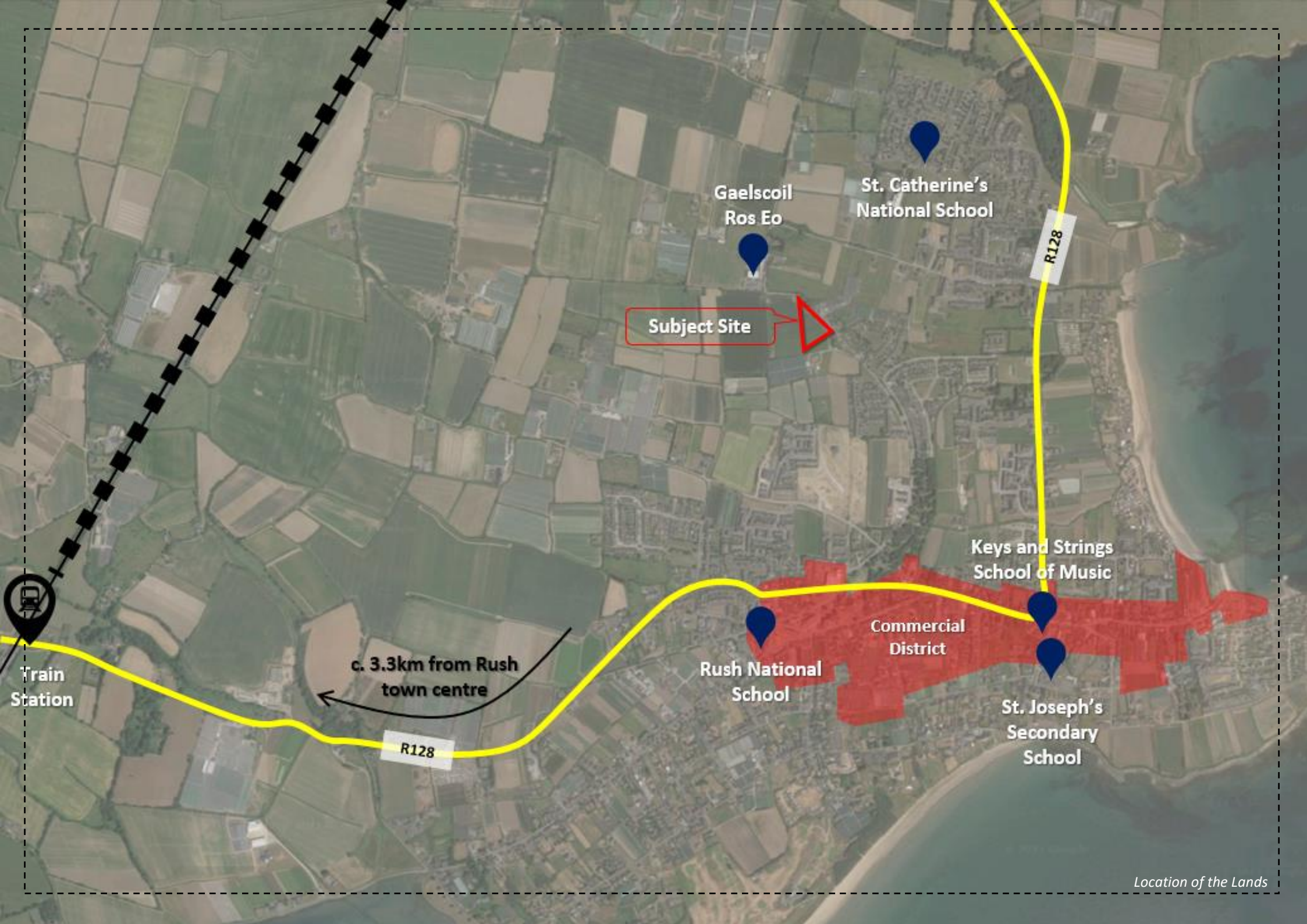
## WRITTEN STATEMENT

### EXECUTIVE SUMMARY

*This submission is made by Downey, on behalf of our client, Carroll Estates Dublin Ltd. in support of residentially zoned lands at Park Road, Rush, Co. Dublin.*

*This is submitted to Fingal County Council in the context of the draft Fingal County Development Plan 2023-2029, which is currently on public call for submissions. This submission outlines the following:*

- *Demographic profile of Rush illustrating an ever-growing population since 1991 which coupled with a legacy of un-activated planning permissions demonstrates an under-provision of housing for the town within the draft Development Plan;*
- *A severe under-estimation within the draft Development Plan for housing delivery by overlooking the real-time evaluation of planning policy and considering deliverability of the zoned lands;*
- *Appropriate levels of existing retail and commercial provision in the town which can sufficiently cater the existing and future population of Rush.*



Gaelscoil  
Ros Eo

St. Catherine's  
National School

Subject Site

R128

Keys and Strings  
School of Music

Commercial  
District

Rush National  
School

St. Joseph's  
Secondary  
School

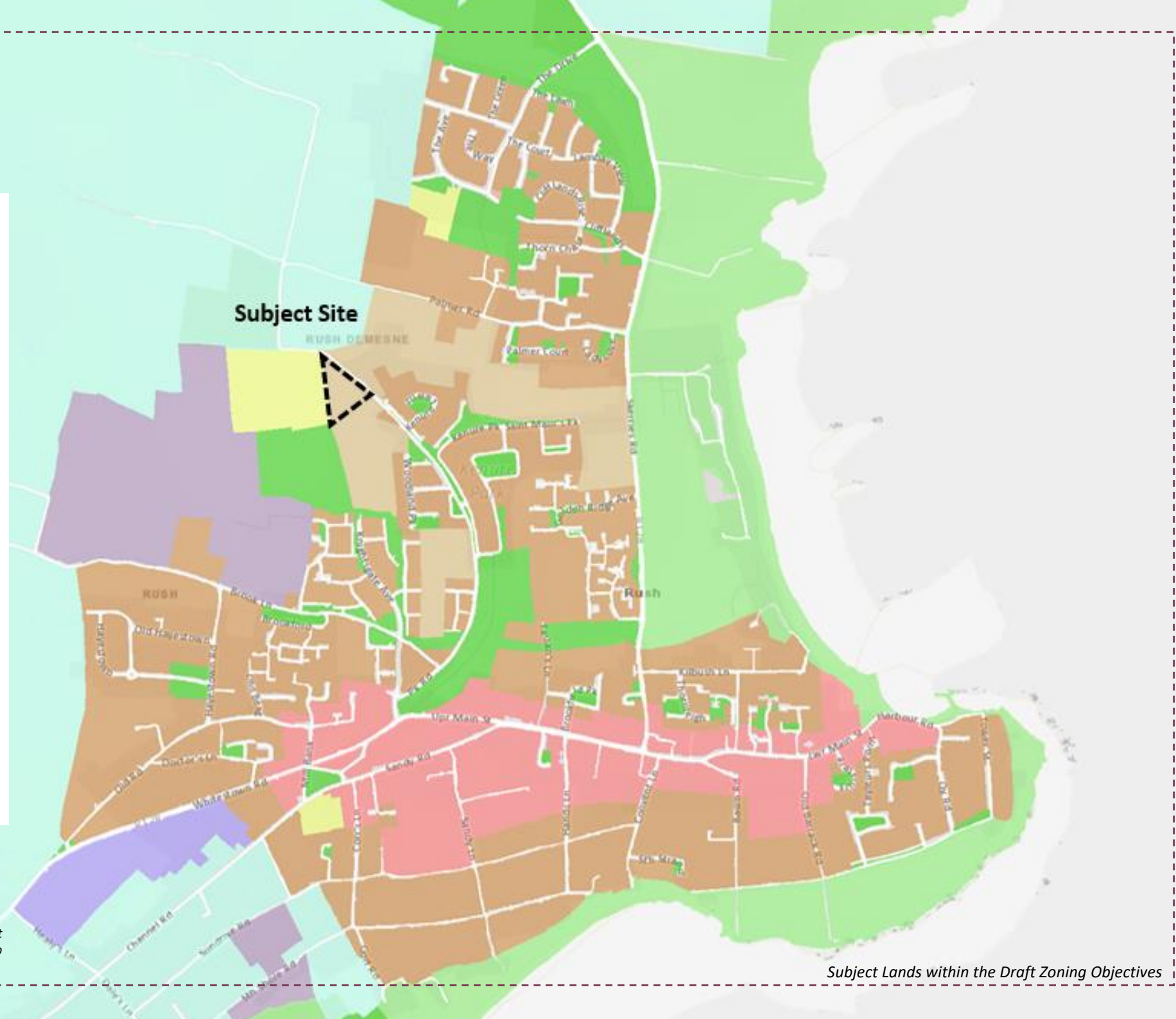
c. 3.3km from Rush  
town centre

R128

Train  
Station

**LEGEND**

- CI - Community Infrastructure
- DA - Dublin Airport
- FP - Food Park
- GB - Green Belt
- GE - General Employment
- HA - High Amenity
- HI - Heavy Industry
- HT - High Technology
- LC - Local Centre
- MC - Major Town Centre
- ME - Metro Economic Corridor
- NSC - National Sports Campus
- OS - Open Space
- RA - Residential Area
- RB - Rural Business
- RC - Rural Cluster
- RS - Residential
- RU - Rural
- RV - Rural Village
- RW - Retail Warehousing



**Subject Site**

RUSH DEMESNE

RUSH

Rush

WHITES TOWN

*Extracted from the draft  
Development Plan interactive map*

*Subject Lands within the Draft Zoning Objectives*

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*This planning submission is made in response to the statutory review of the Fingal County Development Plan. Stage 2, known as the ‘Draft’ stage, requires submissions to be of a site-specific nature. Accordingly, this submission has been prepared in the context of “Draft Fingal Development Plan” which sets out the vision for how Fingal should develop over the life of the Plan while ensuring compliance with national and regional policy. The Development Plan presents an opportunity for the general public to shape Fingal for the future when it comes to important issues such as housing, economic development, community and heritage. We would therefore respectfully request that Fingal County Council consider the content within this planning submission. Downey Planning would like to thank the Council for the opportunity to make this submission, on behalf of our clients whom are strategic landowners, business operators and residents of Fingal.*

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Downey Planning Document Control			
	Name	Date	Version
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	Elahe Saki MIPI Consultant Planner	12 May 2022	V_02_DRAFT
<b>Approved by</b>	Eva Bridgeman MIPI Director	12 May 2022	V_02_FINAL

## 1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this submission to the Draft Fingal County Development Plan 2023-2029. This submission is made on behalf of our client, Carroll Estate Ltd., 33 Baggot Street Lower, Dublin 2, in relation to the zoning objective of the lands at Park Road, Rush, Co. Dublin.

This written submission is made in response to an invitation for comments from interested parties by Fingal County Council. This submission is being made within the specified timeframe for submissions i.e., 12<sup>th</sup> May 2022, as set out on the Draft Development Plan's public notice.

## 2.0 LEGISLATIVE BASIS

Section 9 of the Planning and Development Act 2000 (as amended) provides that, subject to the requirements set out in Section 9, 10 and 11 of the Act, that a planning authority must adopt a new Development Plan every six years. The contents of the Development Plan are set out within Section 10 of the Planning and Development Act 2000 (as amended) and must include a strategy for the proper planning and sustainable development of the area of the Development Plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.

The process for the preparation of the draft Development Plan is contained within Section 11 of the Planning and Development Act 2000 (as amended) which states:

*"11.—(1) Not later than 4 years after the making of a development plan, a planning authority shall give notice of its intention to review its existing development plan and to prepare a new development plan for its area.*

*(2) A notice under subsection (1) shall be given to the Minister, any prescribed authorities, any adjoining planning authorities, the Board, any relevant regional authority and any town commissioners and city and county development boards within the functional area of the authority and shall be published in one or more newspapers circulating in the area to which the development plan relates and shall—*

*(a) state that the planning authority intends to review the existing development plan and to prepare a new development plan,*

*(b) indicate that submissions or observations regarding the review of the existing plan and the preparation of a new development plan may be made in writing to the planning authority within a specified period (which shall not be less than 8 weeks),*

*(c) indicate the time during which and the place or places where any background papers or draft proposals (if any) regarding the review of the existing plan and the preparation of the new development plan may be inspected.*

*(3) (a) As soon as may be after giving notice under this section of its intention to review a development plan and to prepare a new development plan, a planning authority shall take*

*whatever additional measures it considers necessary to consult with the general public and other interested bodies.*

*(b) Without prejudice to the generality of paragraph (a), a planning authority shall hold public meetings and seek written submissions regarding all or any aspect of the proposed development plan and may invite oral submissions to be made to the planning authority regarding the plan.*

*(c) In addition to paragraphs (a) and (b), a planning authority shall take whatever measures it considers necessary to consult with the providers of energy, telecommunications, transport and any other relevant infrastructure and of education, health, policing and other services in order to ascertain any long-term plans for the provision of the infrastructure and services in the area of the planning authority and the providers shall furnish the necessary information to the planning authority.*

*(4) (a) Not later than 16 weeks after giving notice under subsection (1), the manager of a planning authority shall prepare a report on any submissions or observations received under subsection (2) or (3) and the matters arising out of any consultations under subsection (3).*

*(b) A report under paragraph (a) shall—*

*(i) list the persons or bodies who made submissions or observations under this section as well as any persons or bodies consulted by the authority,*

*(ii) summarise the issues raised in the submissions and during the consultations, where appropriate,*

*(iii) give the opinion of the manager to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being of the Government or of any Minister of the Government, and (iv) state the manager's recommendations on the policies to be included in the draft development plan.*

*(c) A report under paragraph (a) shall be submitted to the members of the planning authority, or to a committee of the planning authority, as may be decided by the members of the authority, for their consideration.*

*(d) Following the consideration of a report under paragraph (c), the members of the planning authority or of the committee, as the case may be, may issue directions to the manager regarding the preparation of the draft development plan, and any such directions must take account of the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government, and the manager shall comply with any such directions.*

*(e) Directions under paragraph (d) shall be issued not later than 10 weeks after the submission of a report in accordance with paragraph (c).*

*(f) In issuing directions under paragraph (d), the members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates.*

*(5) (a) The manager shall, not later than 12 weeks following the receipt of any directions under subsection (4)(d), prepare a draft development plan and submit it to the members of the planning authority for their consideration.*

*(b) The members of a planning authority shall, as soon as may be, consider the draft development plan submitted by the manager in accordance with paragraph (a).*

*(c) Where the draft development plan has been considered in accordance with paragraph (b), it shall be deemed to be the draft development plan, unless, within 8 weeks of the submission of the draft development plan under paragraph (a), the planning authority, by resolution, amends that draft development plan.”*

This submission to the draft of the Development Plan is being made in accordance with Section 11(2)(b) and 3(b) of the Planning and Development Act 2000 (as amended) and is being submitted within the specified timeframe (12<sup>th</sup> May 2022) as set out in the Draft Fingal Development Plan 2023-2029 public notice.

### 3.0 SITE LOCATION & DESCRIPTION

The subject lands are located off the Park Road, Rush, Co. Dublin, circa 1.5km to the north of the Rush Main Street, which were previously subject to the Kenure Local Area Plan 2009-2015 (extended to 2019 and expired since). The subject lands are bounded to the north by Park Road, to the west by greenfield, to the south by a farmland, and to the east by on-going development of Hyde Court.

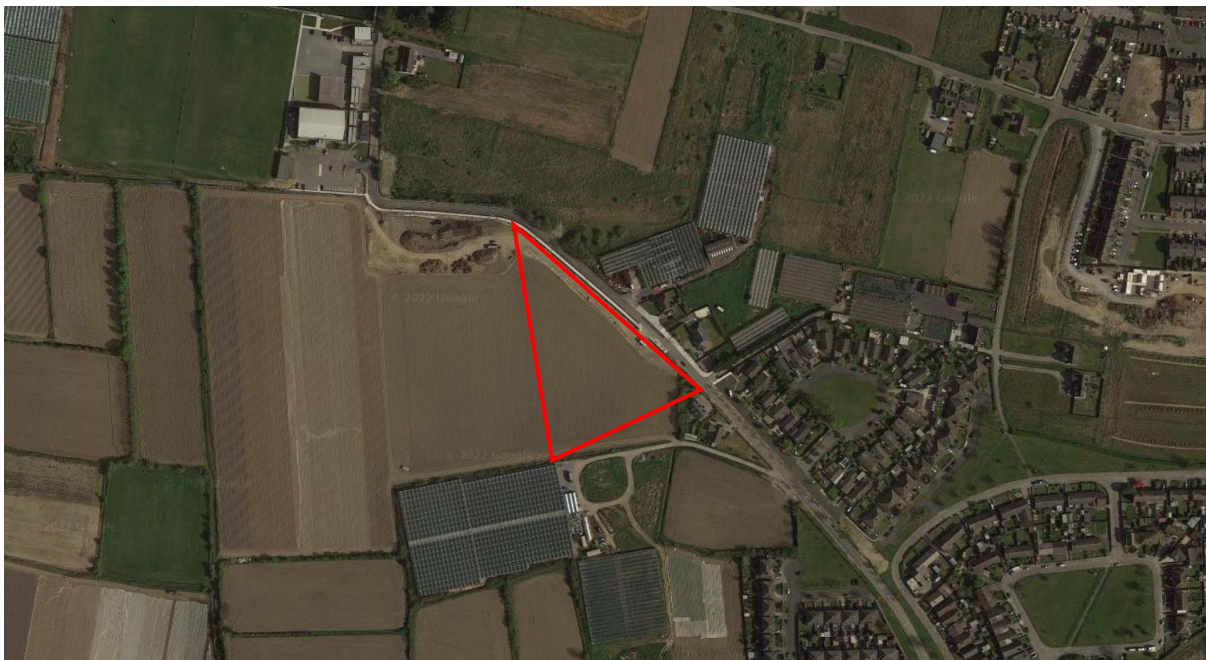


Figure 1. Aerial View of the Application Site (approximate boundaries of the subject site outlined in red)



## 4.0 PLANNING CONTEXT

### 4.1 Kenure Local Area Plan 2009-2015

As illustrated below, Fingal Development Plan 2005-2011 delineated Kenure lands, an area of circa 31 hectares located to the north of Rush, for which a Local Area Plan was to be prepared. The Kenure Local Area Plan 2009-2015 sets out the development strategy for the development of residentially zoned lands at Kenure, Rush.

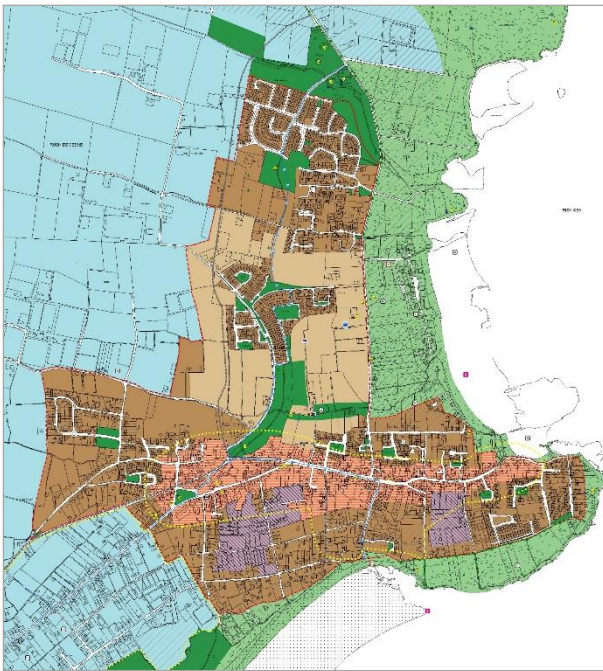


Figure 2. Extract of 2005 Fingal Development Plan

The subject site forms part of the Kenure lands in Rush, which were previously informed by the Kenure Local Area Plan 2009-2015. Under Section 12 of the Planning and Development (Amendment) Act 2010 (which amends Section 19 of the Principal Act), the LAP was extended for a further five years from the 10<sup>th</sup> of February 2014 up to the 9<sup>th</sup> of February 2019, which has now since expired.

Under the expired Kenure LAP, the lands subject to this submission were zoned for “LC – Local Centre” provision in Rush north. Accordingly, the LC zoning objective sought to: *“Protect, provide for and/or improve local centre facilities”*.

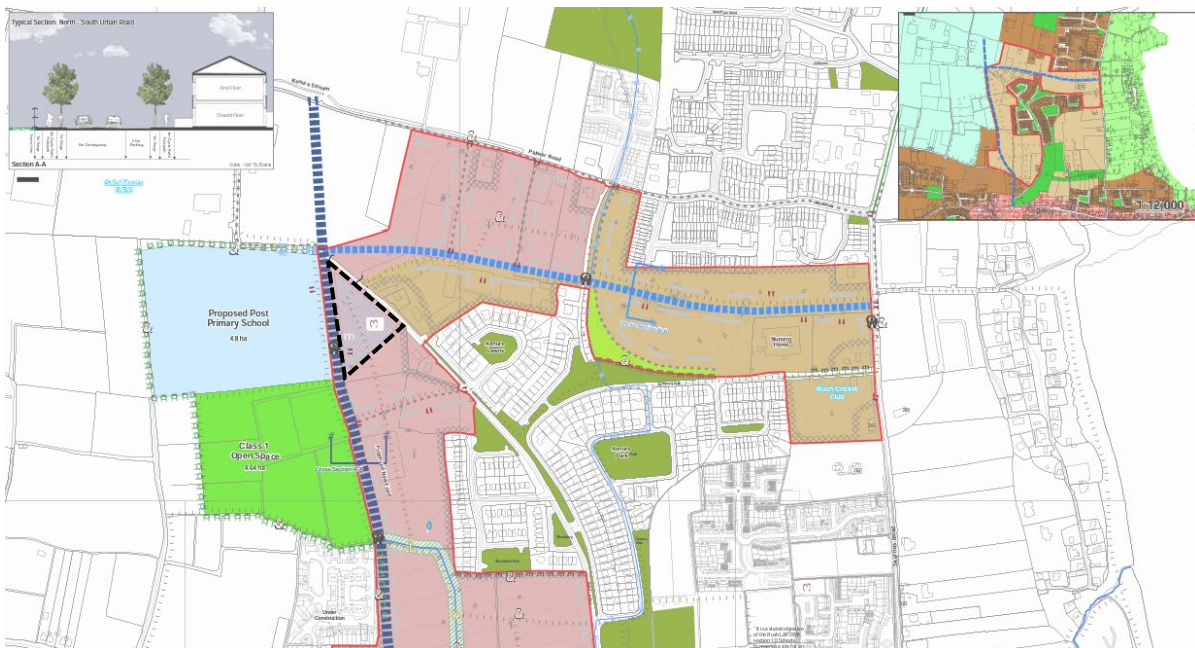


Figure 3. Subject Lands within the Zoning Map of the expired Kenure LAP (approximate boundaries of the lands are dashed in black)

## 4.2 Fingal Development Plan 2017-2023

By the expiration of the Kenure LAP, the LAP has been superseded by the Fingal Development Plan 2017-2023. According to the Development Plan, the lands subject to this submission are zoned “RA – Residential”, which seeks to:

*“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure”*

## 4.3 Draft Fingal Development Plan 2023-2029

In the absence of a Local Area Plan for the Kenure lands, the lands are to be subject to the zoning strategy of the Development Plan. Under the draft Fingal Development Plan, the subject lands are zoned as “RA – Residential Area”, which seeks to:

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

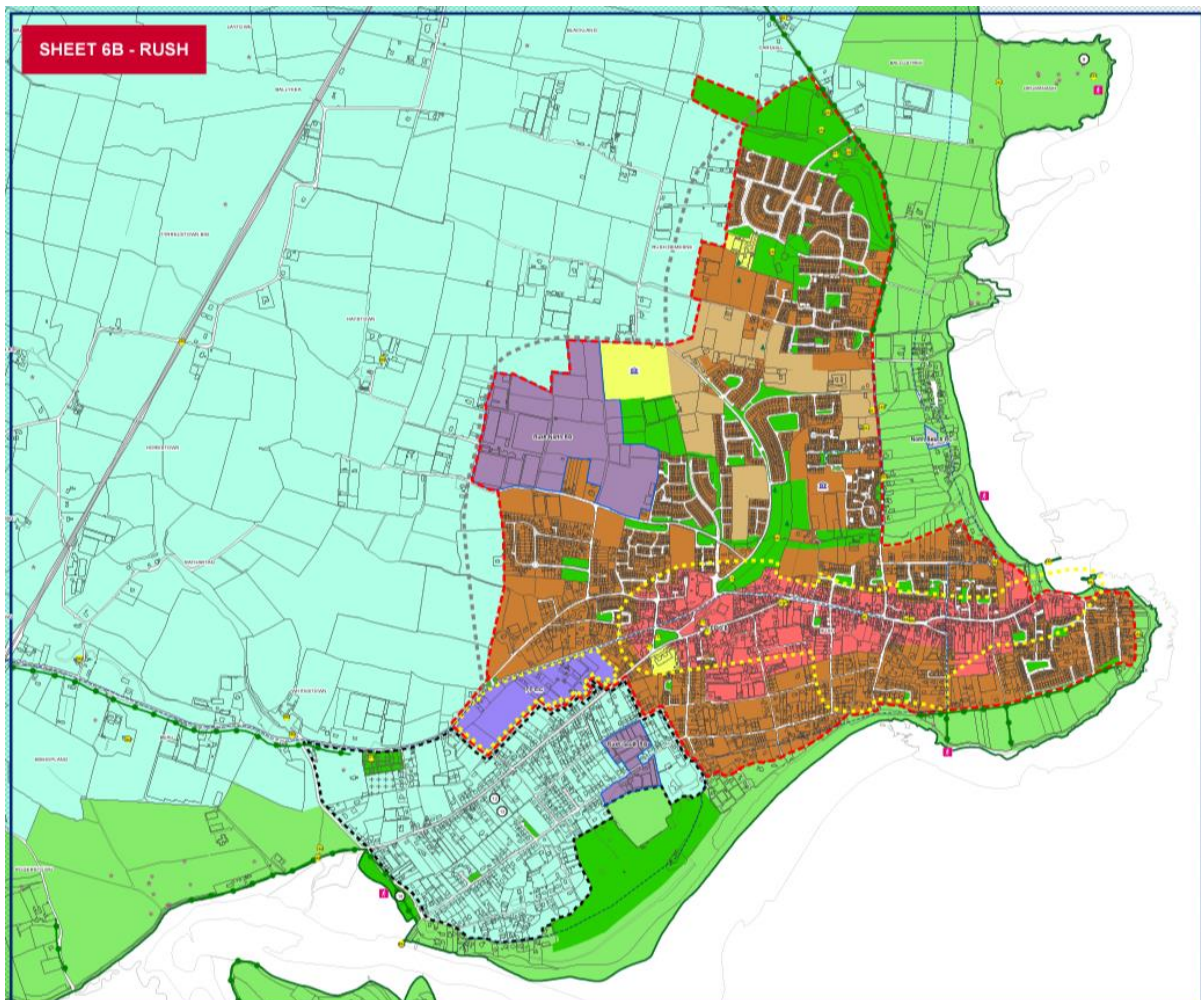


Figure 4. Kenure Lands within the draft Development Plan

## 5.0 SUBMISSION

This submission is supporting the designated zoning objective of the lands located off the Park Road, Rush, Co. Dublin as “**RA - Residential Area**” which seeks to “**Provide for new residential communities subject to the provision of the necessary social and physical infrastructure**”.

### 5.1 Demographic Profile of Rush

According to Census data, Fingal remains the third most populous local authority in Ireland (after Dublin City and Cork County) with a total of 296,020 residents in 2016 and accounting for 22% of Dublin's overall population. Between 2006 and 2016, the population of Fingal increased by 23.3% or by just over 56,000 people. The county saw a population growth of 8% since the preceding Census in 2011 (22,029 persons), a growth rate which was considerably higher than the national average growth rate of 3.8% for the same period.

The NPF estimates that the population of the county will grow by 490,000-540,000 by the year 2040. In line with this, the EMRA RSES has a projected target growth for Fingal of between 340,000-349,000. Since the publication of the RSES, EMRA has allocated Fingal a population (high) of 369,000 for 2031 as per the MASP transitional population document. This includes the MASP allocation of an additional 20,000 for Swords. This will see Fingal's population increase to 369,000 by 2031.

The foregoing upwards trend is also present in the town of Rush, where the population recorded an ever-increasing trend since 1991. As it can be traced in the Figure below, the population of Rush increased from 9,231 in 2011 to 9,943 in 2016, which provides for a growth rate of 7.7% over the intercensal period (1.3% annual growth rate).

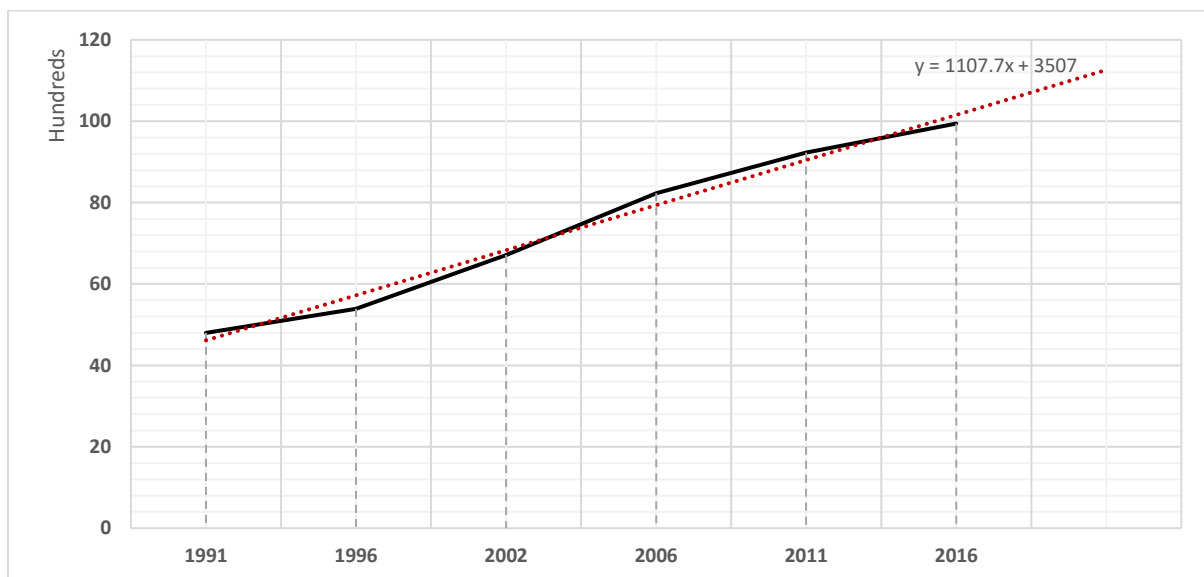


Figure 5. Population and its Changing Trends in Rush since 1991

From the existing demographic trends, it is evident that there is a steadily growing demand for housing in Rush. Utilising a linear population projection model and assuming a continuation of 2011-2016 population growth providing for a growth rate of 1.3% per annum, as specified below, an overall total of 11,739 persons is anticipated to reside in Rush by 2029. This is submitted to be +460 persons above what is projected in draft Development Plan (11,279 persons by 2029).

Table 1. Projected Population for Rush when Utilising a Linear Projection Model

Year	Population	Annual Population Increase during Year	Annual Population Increase 2023-29	Total Population Increase 2023-29	Total Population Increase 2017-29
2011	9,231	-	-		
2016	9,943	7.7%	712		
2017	10,071	1.3%	128		
2018	10,200	1.3%	129		
2019	10,331	1.3%	131		
2020	10,464	1.3%	133		
2021	10,599	1.3%	135		
2022	10,735	1.3%	136		
2023	10,873	1.3%	138		
2024	11,013	1.3%	140		
2025	11,154	1.3%	142		
2026	11,298	1.3%	143		
2027	11,443	1.3%	145		
2028	11,590	1.3%	147		
2029	11,739	1.3%	149	1,004	1,796

Moreover, the spatial distribution of population residing in Rush, as mapped out below, is not reflecting a clear and consolidated pattern of growth. However, it can be said that the densest areas are scattered in the northern portion of the town placed along the Skerries Road (R128); these areas are coloured in navy blue on the map. On the contrary, the lands in the southern section which are coloured in light blue, are accommodating lesser densities.

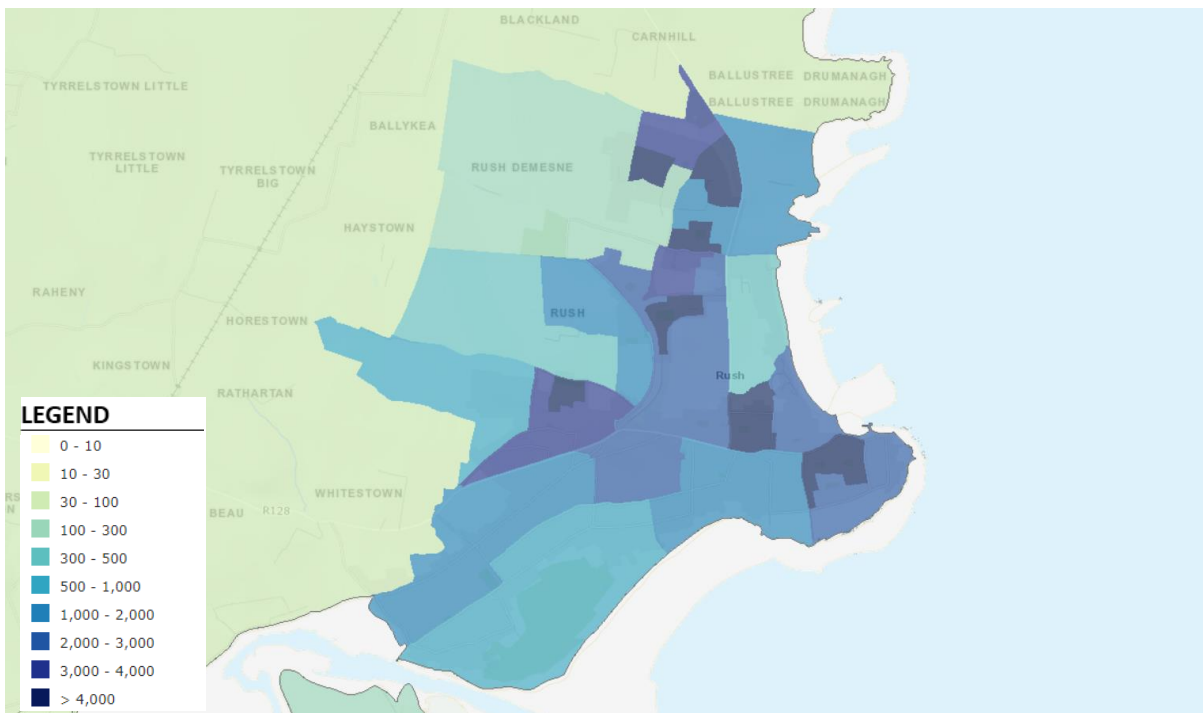


Figure 6. Spatial Distribution of Population Density per Km<sup>2</sup> in Rush, 2016

As mentioned earlier, the draft Development Plan projects that Rush population will stand at 10,877 people by 2023 and 11,279 people by 2029 which as can be seen are lower than what estimated here

utilising a linear method. It is also noteworthy to mention as per the draft Development Plan table, the baseline population utilised in the estimation (Census 2016 result) is 10,359 people that is not clear where it is taken from. Extracted from the CSO StatBank (E2016), the population of Rush in 2016 stood at 9,943 people. This indicates discrepancies in population projection for the town, which in the context of housing planning and considering the legacy of under-supply, can effectively skew the housing delivery in the town.

### 5.2 Existing Retail Environment

As illustrated below, Rush has a distinctive and unique physical character, with development typically formed in a linear pattern along its long Main Street. The Main Street, as the central spine of the town, provides a certain coherence in terms of scale, material and activity, the variety in the housing elements illustrates the changing generations. It also provides for a mix of uses, including retail and residential and other uses including offices, services, community uses, education, bookmakers, restaurants, takeaways and bars. According to the land use survey carried out as part of preparation of Rush Draft Urban Framework 2018, a classification of existing land uses along the Main Street of Rush has been provided, which gives a detailed breakdown of land-use, which is as the following:

Table 2. Land Use Survey Results

Retail Breakdown (Total)	No. of Units
<b>Retail (Comparison &amp; Convenience)</b>	20
<b>Retail Services</b>	10
<b>Leisure Services</b>	16
<b>Financial and Business Services</b>	7
<b>Health and Medical Services</b>	3
<b>Public Services</b>	6
<b>Residential</b>	105
<b>Vacant/Derelict</b>	22
<b>Overall Total</b>	189 (approx.)

Source: Rush Draft Urban Framework Plan

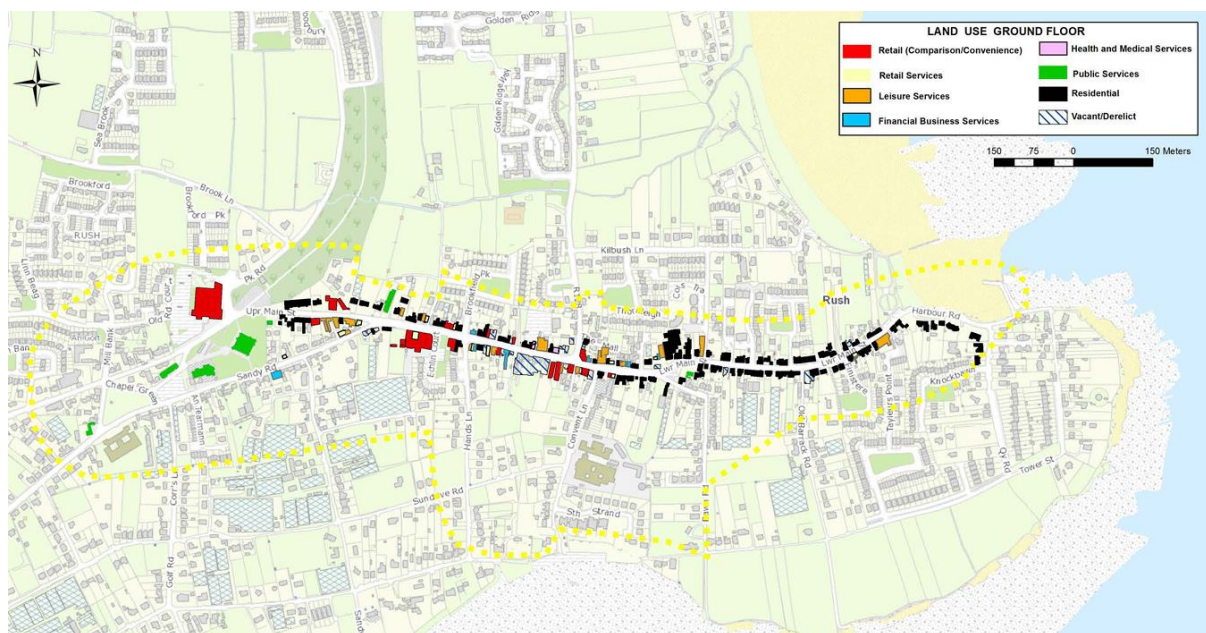


Figure 7. Land Use Survey: Ground Floor (July 2017) extracted from the Rush Draft UFP

With respect to the above-mentioned, the existing retail environment of Rush reveals appropriate levels of retail and/or commercial provision in the town, which can sufficiently cater for the existing and future population of Rush. Thus, removal of the LC zoning objective from the Kenure LAP lands to provide for additional quantum of residential lands is suggested to more efficiently cater for the objectives of the draft Development Plan and sustainable development of the town.

## 6.0 CONCLUSION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this submission to the Draft Fingal County Development Plan 2023-2029. This submission is made on behalf of our client, Carroll Estates Dublin Ltd., in relation to the residential zoning objective of the lands at Park Road, Rush, Co. Dublin.

- Demographic profile of Rush illustrating an ever-growing population since 1991 which coupled with a legacy of un-activated planning permissions demonstrates an under-provision of housing for the town within the draft Development Plan;
- A severe under-estimation within the draft Development Plan for housing delivery by overlooking the real-time evaluation of planning policy and considering deliverability of the zoned lands;
- Appropriate levels of existing retail and commercial provision in the town which can sufficiently cater the existing and future population of Rush.

With regards to the above-mentioned, the proposer concurs and supports the RA zoning the lands.

In light of the above, Downey respectfully request that Fingal County Council consider the grounds and justifications of this submission into consideration when preparing the draft Fingal Development Plan 2023-2029.