

Attention Senior Executive Officer,  
Planning & Strategic Infrastructure Dept.

Fingal County Council County Hall

Swords Co. Dublin.

Phillip Cleere



09/05/2022

Re: Fingal County Council Draft Development plan 2023/2029

Dear Sirs,

My submission relates to a small infill site to the rear of [REDACTED]  
[REDACTED]. The area is approximately .05 acres.

I propose that the zoning for the subject site should be changed from GB to infill residential housing, for the following reasons.

The land is adjacent to Kinsealy Business Park, Kinsealy Church and Neighborhood Centre, and convenient to both Malahide and Portmarnock Dart Stations as well as Dublin Airport.

The Subject land is rectangular in shape marked yellow and outlined in red on the attached map, with the existing entrance also marked red. The land to the immediate south is currently being developed on foot of 2 planning permissions F20A/0242 Phase 1, 8 Houses, and F20A/0272 phase 2, 32 houses. Construction has started on both these developments and is scheduled to be completed in 2023.

A change of Zoning to residential would allow for the development of a small number of houses on this small site that is immediately adjoining the north east corner of Development area 1 Kinsealy lane in the current Lap. There is high demand for housing in the area.

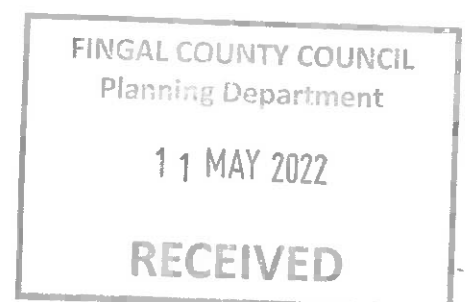
The land is serviced, no new access to Kinsealy lane is required, access would be via the roadway created by the current adjoining development.

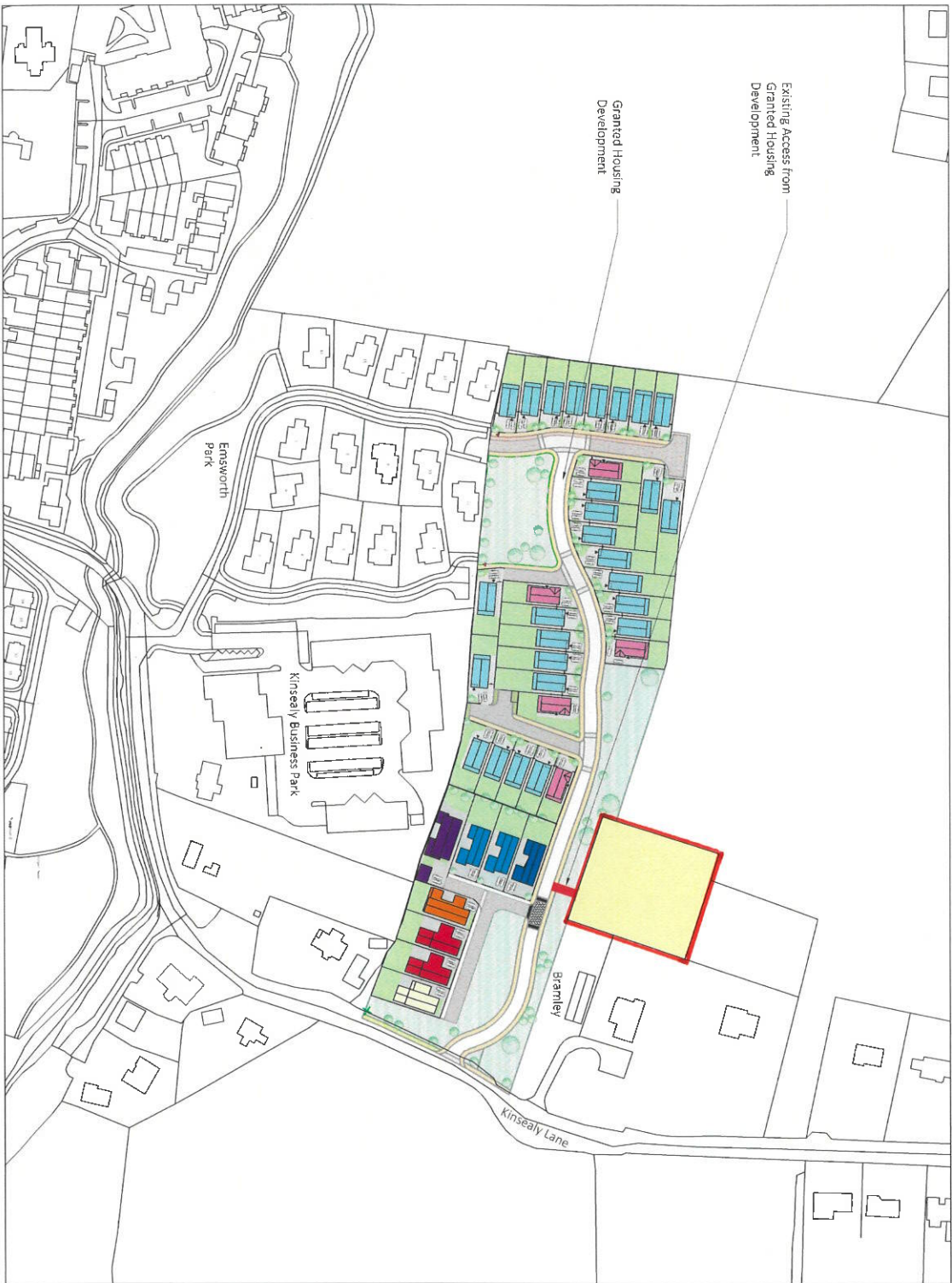
I therefor ask the Council to give a favorable consideration to my proposal.

Your Sincerely

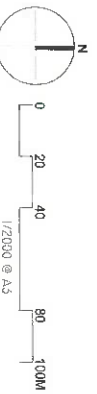
Phillip Cleere.

A handwritten signature in black ink, appearing to read 'Phillip Cleere'.





SITE PLAN  
SCALE 1:2000



1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.  
 2. Part of Site Plan Any discrepancies with site or other information is to be reported to the Architect before the preparation of the detail.  
 3. Block and site plans are prepared under license from the Ordnance Survey.  
 4. The Architect is not responsible for any errors or omissions in the information prior to implementation and report any discrepancies to the Architect.

**Adrian Hill Architects**  
 No. 15 The Spinnaker Building,  
 44/45 Clontarf Road, Dublin 3,  
 T: +353 1 479 3141,  
 w: adrianhill.ie

Client:  
**P. Cleare**  
 Project:  
**Kinsealy**

Drawing:  
**SITE PLAN FOR ZONING**

Job No	Reg No	Rev No	Status
1917	(P)050		Planning
Date	Drawn by	Checked by	
12/00/00/A3	JK	JK	PH

Revisions:  
 REV No DATE NOTE