

# TOWN PLANNING SUBMISSION



DRAFT FINGAL DEVELOPMENT PLAN  
2023 – 2029

**Lands at Suttonians Rugby Football Club,  
Station Road,  
Sutton,  
Dublin 13**

DECEMBER 2022

FORMAL SUBMISSION ON BEHALF OF:  
Suttonians RFC.

85 Merrion Square, Dublin 2, D02 FX60  
+353 (0)1 539 0710 info@hpdc.ie www.hpdc.ie

**HUGHES**  
**PLANNING**  
& DEVELOPMENT CONSULTANTS

## 1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have been instructed by our clients Suttonians RFC, Station Road, Sutton, Dublin 13, to make a submission on the proposed Material Alterations to the Draft Fingal County Development Plan 2023-2029, with respect to Lands at Suttonians Rugby Football Club, Station Road, Sutton, Dublin 13. This submission is made in response to a public notice dated 11<sup>th</sup> November 2022, inviting submissions up until 22<sup>nd</sup> December 2022, in relation to the proposed Material Alterations to the Draft Fingal County Development Plan 2023-2029.

This submission has regard to the proposed **rezoning** of the lands which is included in the material alterations (Alteration No. PA SH 10.2) to the Draft Fingal County Development Plan 2023-2029 and in summary supports this proposed amendment.

This submission contends that the subject lands are located in an optimum location for residential development. The lands are severed by a high-quality public transport network which is set to improve during the period of the next development plan. The site is also located within range of services, job providers, retailers and opens space/recreation activities. Accordingly, any future residents of the area would be provided with a high-quality standard of living. The proposed rezoning demonstrates that the merits of the area for residential development has been recognised by Fingal County Council.

We welcome the proposed rezoning of the submission lands and request that the rezoning is implemented in the adopted Fingal County Development Plan 2023-2029.

## 2.0 Submission Lands

The lands subject to this submission are within the lands associated with the Suttonians RFC and are zoned open space (OS) under the current development. The lands are in use as sports recreation facility. The wider landholding, which are not part of this submission request, contain a standard rugby pitch to the west with 8 no. standing floodlights along its perimeter. Additional infrastructure above and below ground are also featured on the lands relating to the floodlight diesel generators. The overall lands are bordered by residential dwellings to the east, south and west. The remaining boundaries are shared with the road and a sewage treatment plant. A portion of the lands on the north also adjoin a small parcel of approximately 25 dwellings at Tramway Court. A plot of RS zoned lands also separates the two parcels and accommodates a clubhouse building.

The lands are accessible and benefit from approximately 100m of road frontage, provided on the northern boundary to the R106 Regional (Station) Road. The lands are located directly to the south of Sutton DART station and there are 2 entrances, the main one being to the northern boundary, plus a second tertiary entrance to the south which open onto the R105 and R106 respectively. As a result, the lands are within a 20-minute drive to Dublin City Centre and a 25 minute drive to Dublin Airport. The R106 also connects with the M1 route which provides connections to the M50, Newry and Belfast. Accessibility is also provided via an existing bus stop located approximately 50 metres northwest of the lands which serves TFI route 102 which serves from Sutton Station to Swords before terminating in Dublin Airport, the 102(a)(c)(p)(t) which also serve connections to Balgriffin, Malahide, Feltrim and Pavillions Shopping centre. These routes operate from 5.50am to 11.58pm, providing over 35 services per day. The service has a peak hour frequency every 20 minutes with a 30-minute frequency at other times.

The lands are within central Sutton and, as such, benefit from a wide variety of services, amenities, retailers and more. The area is well-served and provides a high quality of living, making it an ideal location for living. The lands are also located approximately 3km west of Howth and approximately 10km east of Swords and Dublin City which are both highly accessible from the lands.

The images displayed overleaf outline our clients' site boundary in the context of its immediate and wider location.



Figure 2.0 Aerial image showing the immediate context of the lands appropriate for RS zoning. The remaining Suttonians' lands which are not subject to this rezoning request are annotated in yellow-dashed line.





Figure 3.0 Aerial photograph showing the wider locational context of the subject site (outlined in red).



Figure 4.0 Street view image of current submission lands within the Suttonians RFC Club.



Figure 5.0 Street view image of current submission lands within the Suttonians RFC Club, showing existing clubhouse on 'RS' lands.

### 3.0 The Suttonians RFC

Suttonians Rugby Football Club is affiliated to the Irish Rugby Football Union. The men's 1st XV team plays in Division 1A of the Leinster League. The women's 1st XV, nicknamed 'Tribe', play in Division 1 of the women's All Ireland League. The clubhouse and grounds are based at the JJ McDowell Memorial Grounds on Station Road, Sutton, Fingal. The Club fields five senior sides with underage teams from under 6 age grade up to under 20, men's and women's. Suttonians is one of only four Northside Dublin clubs to have played in the All Ireland Leagues (Clontarf, Skerries and Malahide being the others).

Suttonians RFC have been working closely with key stakeholders over the past year with regard to the future growth and reinvestment in the club facilities, as well as the repurpose of a proportion of our club grounds to accommodate much needed, high-quality residential development within the Sutton Area.

For close to 100 years, Suttonians has been a parish style club, attracting members from the immediate surrounds and beyond. The club is known for its hospitality and has been home to a number of players from further afield, many of whom retain strong links with the club.

The club has been rooted in the Sutton community since 1899, and re-formed in 1924 as Suttonians Rugby Football Club. In 1934 the club relocated from Saxe Lane to its present location at Station Road, Sutton.

It is no surprise that the recent and ongoing Covid-19 pandemic has had a substantial impact on the club, its operation and investment in its growth. However, as normality is beginning to return the club has set its sights on the future, working in conjunction with our partners in reinvigorating the existing facilities and pitches, which are no longer fit for purpose, costly to run and not energy efficient.

In particular, the growing popularity of girls and women's rugby within the club means we need to provide for separate changing and shower facilities, which cannot be catered for in the existing premises. Our current plans will address this issue and will involve investing significantly in a redevelopment programme for the club facilities and grounds.

In the context of the above, Suttonians Rugby Club have collaborated in developing a comprehensive Masterplan for the redevelopment of the club grounds, Phase 1 of which will see the construction of bespoke new facilities, including a new Club House, Car Park, Rugby Training Pitch and 4G All-Weather Rugby Pitch with Flood Lighting, which will significantly benefit the club and the surrounding community and will create a significant draw for new members, supporting its future growth. As set out by the provisions of the current Fingal Development Plan 2017-2023 and the Draft Fingal Development Plan 2023-2029, approximately 0.226 hectares of the Masterplan area, along the north-eastern boundary,



are zoned residential. It is the intent that these lands will be developed to accommodate residential development in line with the objectives for lands zoned as such.

#### 4.0 Material Alterations to Draft Development Plan

The Material Alterations to the Fingal County Development Plan 2023-2029, published on 11<sup>th</sup> November 2022, contains a material alteration to the plan with regards to the previously discussed lands. The relevant Material Alteration is PA SH 10.2.

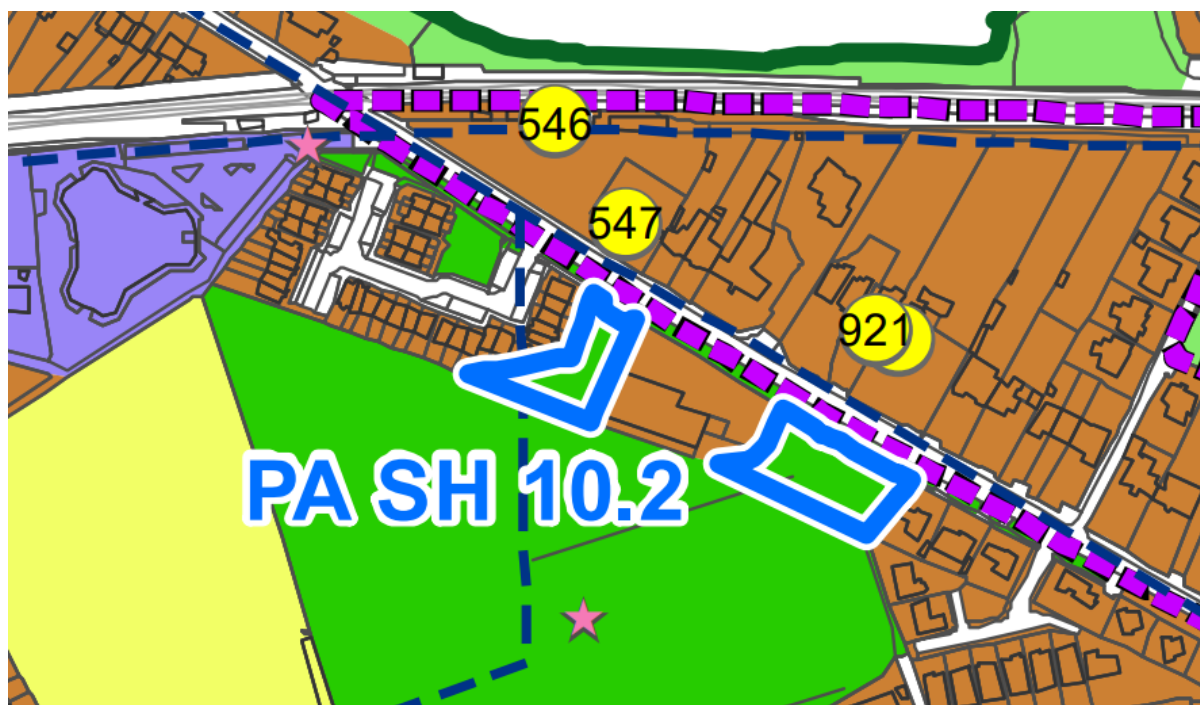


Figure 7.0 Extract of Mapsheet 10 as amended by the Material Alterations to Draft Fingal County Development Plan 2023-2029. The lands have been rezoned from Open Space to Residential under alteration PA SH 10.2.

#### Material Alteration PA CH 2.4: Section 2.2, Table 2.14

The Core Strategy has been amended to include the Baldoyle and Sutton area. The following table shows an extract of the proposed alteration to the table:

Core Strategy Areas	Settlement Type	Name	CSO Census Population 2016	Estimated 2023 Population	Estimated 2029 Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Available Zoned Residential Land	Total Units / Potential Yields	Lands - With Permission (Extant) - Units
Metropolitan Area		Belcamp and Balgriffin	6,702	7,238	912	8,150	493	36	1,791	-
		Baldoyle / Sutton	13,402	14,474	925	15,399	500	34	1,709	1,386
		Howth	8,294	8,875	925	9,800	500	20	1,006	710

Table 1.0 Extract of amended Core Strategy table.

#### 5.0 Submission Request

The proposed Material Alterations to the Draft Fingal County Development Plan 2023-2029 provides for the rezoning of the submission lands from OS to RS, as proposed under PA SH 10.2. It is requested that the Council recognises the potential of the land to provide for residential use, and it is requested that the proposed rezoning to RS is adopted in the Fingal County Development Plan 2023-2029.

Suttonians RFC have been working closely with key stakeholders over the past number of months with regard to the future growth and reinvestment in the club facilities, as well as the repurpose of a proportion of our club grounds to accommodate much needed, high-quality residential development within the Sutton Area.

Covid-19 pandemic has had a substantial impact on the club, its operation and investment in its growth and the club has begun to take actions to ensure long-term viability. The club has started to see an increase in membership levels of all groups, and it has become evident that the facilities are no longer fit for purpose. The rezoning of the lands to RS will enable the sale of the lands and subsequent residential development. The sale will enable investment by the club in an improved clubhouse which can accommodate its growing demands. The lands subject to the rezoning are unrequired and are ideal for residential development. The proposed rezoning will facilitate the vitality and viability of the club while also providing for much needed residential accommodation in the area.

## **6.0 Conclusion**

The submission lands are zoned Objective OS in the current Fingal County Development Plan 2017-2023 and are located on the southwestern side of Station Road, Sutton.

We wish to welcome on behalf of the Suttonians RFC the proposed rezoning of the lands from OS to RS under Material Alteration No. PA SH 10.2 and request that the lands are zoned RS under the adopted Fingal County Development Plan 2023-2029. The proposal will ensure the longevity of the club whilst also facilitating much needed improvements to the clubhouse and sportsground.

The rezoning of the submission lands to RS is in accordance with the principle of proper planning and sustainable development.

We trust that the Planning Authority will have regard to the contents of this submission in its adoption of the Draft Fingal County Development Plan 2023-2029.



Kevin Hughes MIPI MRTPI  
Director for HPDC Ltd.