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Forward Planning  
Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
Co Dublin,  
K67 Y8Y2.

14 December 2022

**Material Alterations to the Draft Fingal County Development  
Plan 2023-2029**

**Lands at Pinnock Hill, Swords.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by **October Investments Limited, Behan House, 2<sup>nd</sup> Floor, 10 Lower Mount Street, Dublin 2** to lodge this submission relating to lands at Pinnock Hill, Swords.

#### **Fingal County Development Plan 2023-2029: Material Alterations**

On the 11<sup>th</sup> of November 2022, the Proposed Material Alterations to the Draft Fingal County Development Plan 2023 – 2029 went on public display. The following proposed material alteration relates to our clients lands at Pinnock Hill, Swords.

***Proposed Material Alteration PA SH 8.2***

*Please refer to Map Sheet 8: Swords*

*Amend zoning from HT- High Technology to MRE-Metro and Rail Economic Corridor at lands directly to the east of Pinnock Hill Roundabout, Swords.*

The material amendment includes an updated draft zoning map which can be seen below.

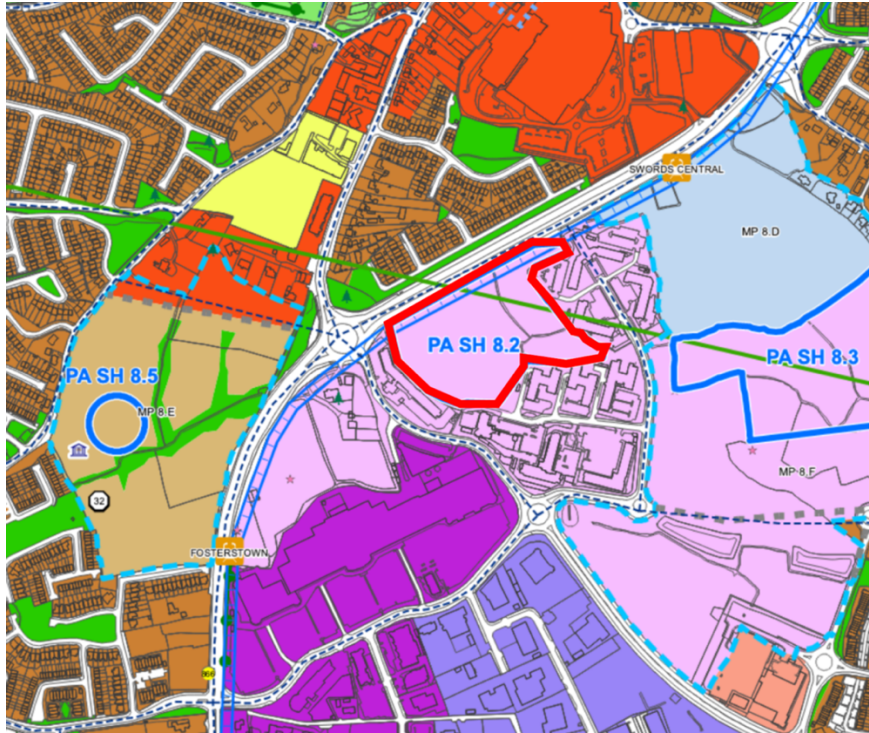


Figure 1 – Extract from Material Alterations Sheet 8 (as amended) zoning map with subject lands outlined in Red

The recommended zoning of **'MRE – Metro & Rail Economic Corridor'** at the subject site facilitates opportunities for high density mixed use employment generating activity and commercial development, and supports the provision of an appropriate quantum of residential development adjacent to metro, rail and light rail stations.

Our client welcomes the conclusion by Fingal County Council that this is a key development site that has the potential to deliver on a much more appropriate mix of uses that would benefit from the exceptional connectivity of the site and location in proximity to a range of services and amenities. The Council will be aware that since the Draft Development Plan was prepared, a Railway Order (ABP Ref 314724-22) for the Metrolink project has been submitted to An Bord Pleanála. The Order will result in a temporary and permanent landtake of the subject site in order to deliver the Metrolink project. October Investments is supportive of this significant piece of public transport infrastructure and it is wholly appropriate that the subject site is re-zoned to reflect its strategic context in relation to Metrolink.

October Investments Ltd is an established developer actively engaged on preparing a development scheme for the subject site, based on the zoning proposed in this alteration to the Draft Plan. The landowner is keen to bring development forward for planning permission once this proposed amendment is formally adopted.

On behalf of October Investments Limited we confirm that we welcome the material alteration noted above – PA SH 8.2. and trust that the proposed alteration will be formally adopted into the new County Development Plan.

We confirm that we act for **October Investments Limited** and request that all future correspondence in relation to this matter be directed to this office. If you have any queries, please contact me directly.

Yours sincerely,

**Suzanne McClure**

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