



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

9<sup>th</sup> December 2022

**Re: Submission on the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 (Stage 3)**

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have been instructed by our clients, The Irish Institute of Music & Song, Church Street, Balbriggan, Co. Dublin, to make a submission on the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029, with respect to the Irish Institute of Music & Song campus, Church Street, Balbriggan, Co Dublin and the immediately adjoining lands. Stage 3 of the plan-making process, the Proposed Material Alterations to the Draft Plan, originated from the consideration of the submissions received by the Planning Authority between February and May 2022 on the Draft Development Plan 2023-2029. The Chief Executive's Report was considered by the Elected Members at Special Council Meetings held in September and October 2022, where they resolved to amend the Draft Plan.

Subsequently, and in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations we published on the 11<sup>th</sup> November. This submission has been prepared in response to public notices dated 11<sup>th</sup> and 24<sup>th</sup> November respectively, inviting submissions from interested parties, up until 22<sup>nd</sup> December 2022, in relation to the proposed Material Alterations to the Draft Fingal Development Plan 2023-2029.

More specifically, this submission has regard to the proposed rezoning of the lands on the eastern side of Church Street, Balbriggan which currently comprise the Institute of Music & Song campus and its adjacencies, which is included within the Proposed Material Alterations (Alteration No. **PA SH 4.1**) to the Fingal Development Plan 2023-2029. To give further context, we note that the proposed rezoning of these lands, as included within the Proposed Material Alterations (Stage 3) is from '**RS – Residential**' to '**MC – Major Town Centre**', the exact area of the proposed rezoning and the accompanying text is provided below for reference:

**PA SH 4.1:**

***Amend zoning from 'RS – Residential' to 'MC – Major Town Centre', excluding residential properties at 1-5 Hampton Place and 1-15 Hampton Green to the east, and lands to the north of an including No. 5 Church Street, Balbriggan.***



Figure 1.0 Extract from Map Sheet 4 as amended by the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029. The lands at Church Street which are subject to PA SH4.1 are outlined in blue.

The Irish Institute of Music & Song (IIMS) campus was founded in 2013 under the former name of '*Fingal Academy of Music*'. The mission of the Irish Institute of Music & Song, as stated on their webpage, is '*to increase access to quality music education, provide inspiring musical experiences and to connect Ireland with the world.*' In January 2020, the Church campus became the main location of the IIMS following a grant of permission in October 2020 under Reg. Ref. F19A/0643 for the redevelopment of the site to comprise the construction of a new music school and auditorium/concert hall as part of a new campus. The associated concert hall is anticipated to open in March 2023. This has been named as 'the Lark'. Once The Lark is completed and opens its doors, the IIMS expects to welcome 250,000 visitors per annum and will attract music schools and groups from all over the world to learn, collaborate and stay in the seaside Balbriggan campus. In addition, The Lark Concert Hall will also host professional music concerts which will be open to the public. Additionally, the campus is expected to create approximately 160 jobs when it is fully operational.



Figure 2.0 Computer-generated image demonstrating the development approved under Reg. Ref. F19A/0643 as viewed from Church Street

Having regard to the use of the site for the existing music campus, the recent planning permission for a concert venue on the lands which is due for completion in 2023 and its strategic location adjoining the town centre of Balbriggan with easy access to high-capacity, high-frequency public transport services and amenities, it is submitted that the proposed rezoning is fully justified and supports the principles of proper planning and sustainable development.

As part of this submission, Hughes Planning and Development Consultants, on behalf of our clients, The Irish Institute of Music & Song, wish to highlight our clients full support for the proposed rezoning under **PA SH 4.1** of the submission lands from '*RS-Residential*' to '*MC-Major Town Centre*' and request that Fingal County Council and its members retain this revised zoning as part of the final adopted Fingal Development Plan 2023-2029, in the interests of proper planning and sustainable development. The proposed rezoning supports the development of Balbriggan Town Centre and acknowledges the benefits arising from the Irish Institute of Music & Song's campus within its local context.

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  
for HPDC Ltd.