



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

16<sup>th</sup> December

**Re: Submission on the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 (Stage 3) relating to Lands within the Kilbarrack Industrial Estate, Kilbarrack, Co. Dublin**

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have been instructed by our client, Brendan Martin, the operator of Greg Martin Crash Repairs, Unit 3B Kilbarrack Industrial Estate, Kilbarrack Parade, Kilbarrack, Dublin 5 (D05 WF60), to make a submission on the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029, with respect to lands at the existing Kilbarrack Industrial Estate, Kilbarrack, Co. Dublin. 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 Fingal 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 featuring within the Kilbarrack Industrial Estate which is included within the Proposed Material Alterations (Alteration No. **PA SH 10.1**) 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 '***GE – General Employment***' to '***MRE – Metro and Rail Economic Corridor***' with an associated masterplan designation at Kilbarrack Industrial Estate. It is noteworthy that prior to the inclusion of this Proposed Material Alteration, the Chief Executives Report prepared in response to the consultation process on the Draft Plan recommended that the Kilbarrack Industrial Estate lands be rezoned from '***GE***' to '***RA – Residential Area***', as part of Chief Executive's Recommendation **CE SH 10.3**.

This submission **fully welcomes** the proposed rezoning of the Kilbarrack Industrial Estate lands and commends the Planning Authority for supporting same as part of the plan-making process. The lands are highly accessible, being located just south of the Sutton-Howth rail line with access easily available to Howth Junction and Donaghmede Train Station, and adjoining existing and established residential areas. The forthcoming delivery of the Dart + Coastal North Project will also further enhance connectivity to and from these lands. In this regard, it is submitted that the rezoning of the lands to '***MRE***' is entirely appropriate.

The zoning map extract below (Sheet No. 10 Baldoyle/Howth) outlines the area of the Kilbarrack Industrial Estate which is subject to Material Alteration **PA SH 10.1**.

**PA SH 10.1:**

**‘Amend zoning from GE-General Employment to MRE-Metro and Rail Economic Corridor with a masterplan designation at Kilbarrack Industrial Estate. Update Table 2.18 and the boundary for Framework Plan FP10.A accordingly’**



Figure 1.0 Extract of Map sheet 10 as amended by the Proposed Material Alterations to Draft Fingal Development Plan 2023-2029. The lands at Kilbarrack Industrial Estate are proposed to be rezoned from ‘GE – General Employment’ to ‘MRE – Metro and Rail Economic Corridor’.

In accordance with the above proposed amendment, Table 2.18 of the Draft Plan has also been revised under **PA CH 2.12** as follows:

<b>Table 2.18 Schedule of Masterplans to be Commenced over the Plan Period</b>
Garristown
Oldtown
Rowlestown
Balrothery East
<b>Estuary Central</b>
<b>Estuary East</b>
Old School House, Clonsilla
Ballyboghil
Naul
<b>Kilbarrack Industrial Estate</b>

As part of this submission, Hughes Planning and Development Consultants, on behalf of our client, Brendan Martin of Greg Martin Crash Repairs, request that the proposed rezoning of the Kilbarrack Industrial Estate under **PA SH 10.1** is carried forward and maintained as part of the final adopted Fingal Development Plan 2023-2029. We again wish to commend Fingal County Council on this proposed inclusion and very much support the recognition development potential of these lands and their capacity to accommodate the type of consolidated and public transport led development that is sought at a National level.

We trust that the Planning Authority will be cognisant that there are a number of existing businesses operating at present within the Kilbarrack Industrial Estate, including our clients, and will facilitate continued engagement with existing landowners in the preparation of the forthcoming Masterplan for the lands. Our clients look forward to having an opportunity to contribute to this masterplan exercise to ensure that the extensive redevelopment of the industrial estate is inclusive, plan-led and conducted in a cohesive manner. Our clients will also be considering alternative suitable locations within the Fingal administrative boundary to re-locate their existing operations to as this plan progresses.

The redevelopment of the subject lands is considered appropriate in the context of both regional and national guidance due to the recent refocus of national policy on compact and sustainable urban development, which is appropriately sited within proximity to quality public transport links. The future development of Fingal relies on strengthening the integration between high quality, high-capacity public transport routes and housing growth. It is essential that future development occurs in locations which are within or proximate to the Metropolitan area and well served by public transport links and recreational and social amenities.

The location of the submission site is ideally located to facilitate the compact and sustainable growth of the Dublin City Consolidation Area, in line with the policy direction included within the National Planning Framework, being situated in an area which benefits from existing and planned public transport, existing and improved road infrastructure, whilst also benefitting from the service infrastructure that is in place to support surrounding approved developments. The delivery of the BusConnects and DART West Programmes will also allow for a greater degree of accessibility and connectivity between the submission lands and the wider environs, making it an optimal location for high-density mixed-use development. Given the proximity of the subject lands to the Howth Junction and Donaghmede Train Station (3-minute walking distance) it is contended that the redevelopment of the subject lands for residential and mixed uses will wholly support the principles of public transport orientated development and compact growth.

In conclusion, our clients welcome the opportunity to contribute to the third stage of the development plan process for drafting the Fingal Development Plan 2023-2029 and wholly support the proposed rezoning of the Kilbarrack Industrial Estate from '*GE-General Employment*' to '*MRE – Metro and Rail Economic Corridor*'. 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.



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Kevin Hughes MIPI MRTPI  
for HPDC Ltd.