

Development Plan Team,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin

22nd December 2022

RE: Submission to Material Alterations of Draft Fingal County Development Plan 2023-2029

Dear Sir / Madam,

1.0 Introduction

In accordance with Sections 9, 10, 11 and 12 of the Planning and Development Act, 2000 (as amended), Downey Planning, Chartered Town Planners, 29 Merrion Square, Dublin 2, on behalf of our client, Packside Ltd., Unit 3, Damastown Green, Damastown Industrial Park, Dublin 15, wish to make this submission on the proposed Material Alterations to the 'Draft Fingal Development Plan 2023-2029.

This written submission is made in response to an invitation for comments from interested parties by Fingal County Council. This submission is being made within the specified timeframe for submissions i.e., 22nd December 2022, as set out on the Council's website.

This submission is made on behalf of our client, Packside LTD, relates to the proposed Material Alteration PA SH 13.1, regarding the proposed rezoning of lands from 'RS' to 'LC' Local Centre at Blakestown Road, Clonsilla, Dublin 15.

2.0 Planning Legislation Context

The process for the preparation of the Draft Development Plan is contained within Section 11 of the Planning and Development Act, 2000 (as amended) and the consultation process of the Draft Development Plan is contained within section 12 of the Planning and Development Act, 2000 (as amended), which states:

"12 - (7) (ad) (ii) "that written submissions or observations with respect to the proposed material alteration or an assessment referred to in paragraph (aa) and made to the planning authority within a stated period shall be taken into account by the authority before the development plan is made".

3.0 Grounds of Submission

This submission is made on behalf of our client, Packside LTD, supports the proposed Material Alteration PA SH 13.1, regarding the proposed rezoning of lands from 'RS' to 'LC' Local Centre at Blakestown Road, Clonsilla, Dublin 15.

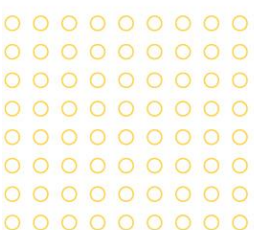
The lands are currently zoned 'RS' Residential in the Fingal County Council Development Plan 2017-2023 but is being suggested to be changed to 'LC' Local Centre within the Draft Fingal Development Plan 2023-2029. It is submitted that this is appropriate given the existing commercial use and activity taking place at the site for over 28 years.

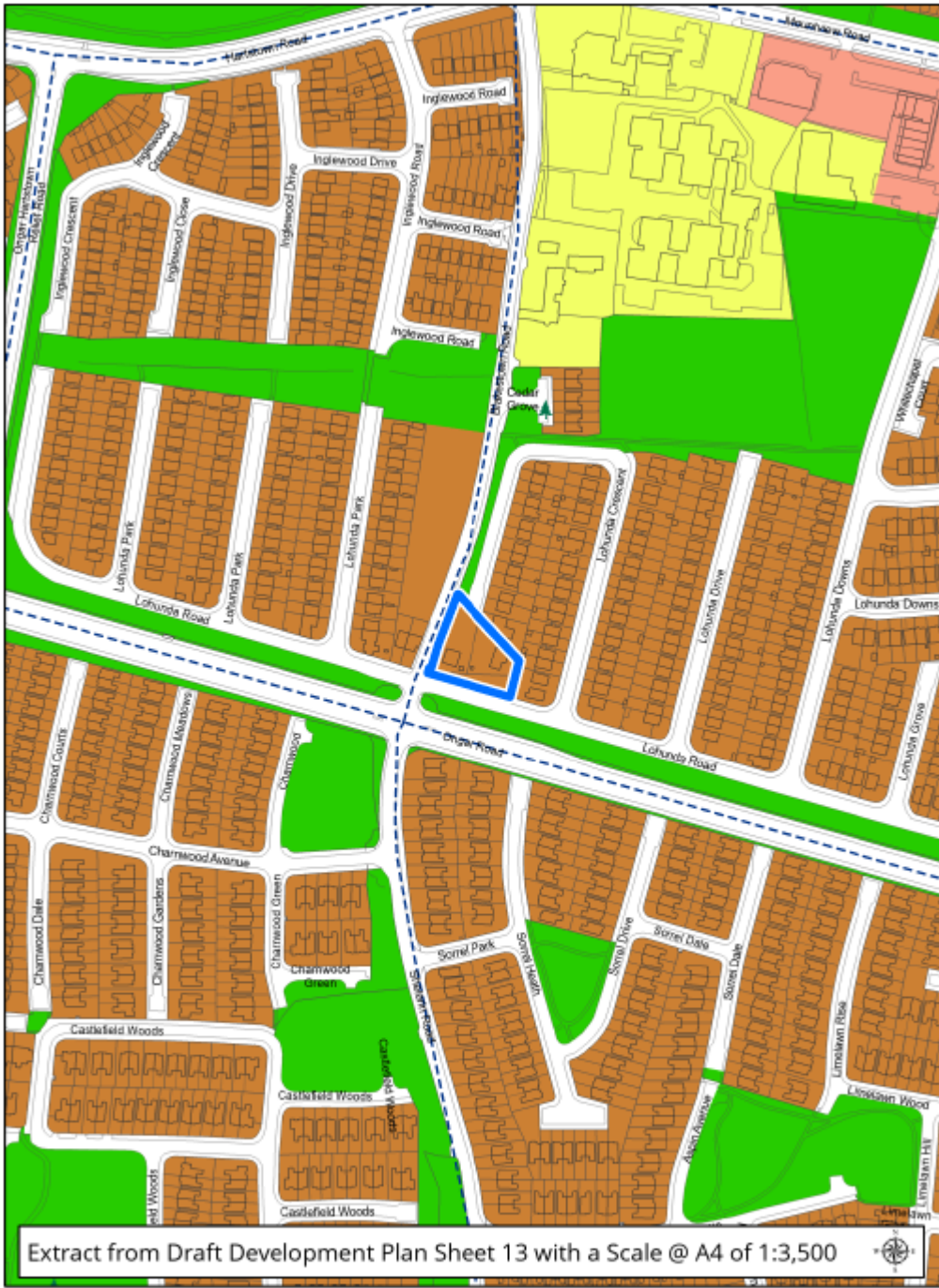
A local centre will serve the needs of the local community without impacting on the major Blanchardstown Centre, which is c. 2km away from the site.


There is a lack of local retailing in this area, and this commercial site represents an ideal location for a small Local Centre to be provided.

It is centrally located to a large number of residential areas and streets and so perfectly suited to a local centre to serve the day-to-day needs of residents and in keeping with the 10/15-minute town/village.

In light of this, we welcome the proposed Material Alterations as they relate to this site.





 PA SH 13.1
 Amend zoning from RS - 'Residential' to LC - 'Local Centre' at Blakestown Road.



4.0 Conclusion

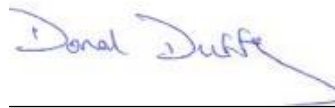
This submission is made on behalf of our client, Packside LTD, relates to the proposed Material Alteration PA SH 13.1, regarding the proposed rezoning of lands from 'RS' to 'LC' Local Centre at Blakestown Road, Clonsilla, Dublin 15.

It is submitted that this is appropriate given the existing commercial use and activity taking place at the site for over 28 years as well as its proximity to residential areas and its accessibility.

In light of the foregoing, Downey Planning, on behalf of our client, respectfully request that Fingal County Council consider the grounds of this submission to the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 and adopt the plan with this Material Alteration.

We would be grateful for a written acknowledgement of this submission at your convenience.

Yours sincerely,



Donal Duffy MIPI
Director
For and on behalf of DOWNEY

