



Development Plan Team  
Planning and Strategic Infrastructure Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
County Dublin, K67 X8Y2.

December 21<sup>st</sup>, 2022

**RE:** Submission to Stage 3 – Material Alterations - of the Draft Fingal Development Plan 2023-2029

**Amendment Ref.:** PA SH 6B.1

**On behalf of:** Mc Guinness Family

**Subject site:** Rural Cluster Rathartan, Rush, Co. Dublin

Dear Sir/ Madam,

CWPA Planning and Architecture have been retained by our Client, the McGuinness Family, to prepare this submission for the consideration of Fingal County Council in respect of the Draft Fingal County Development Plan 2023 – 2029 (Stage 3).

This written submission is made in response to an invitation for observations or submissions regarding the proposed material alterations to the Draft Fingal Development Plan 2023 - 2027 within the specific timeframe set out on the Website for the Fingal Development Plan 2023 - 2029 ending on December 22nd.

Material Alteration **PA SH 6B.1** proposes to amend the zoning of the subject site at Rathartan from RU-Rural to RC-Rural Cluster. This submission welcomes the rezoning of the subject site and supports the proposed new Rural Cluster. We respectfully request the rezoning is included in the adopted Fingal Development plan 2023 – 2029.

The site that is the subject of this submission is to facilitate development of private dwellings for siblings of the McGuinness family from Rush, Co. Dublin. **Padraig, Roisin, Conor, Eadaoin, and Shauna McGuinness** come from a farming background with the farm located on Skerries Road in Rush. The subject site is family-owned land and will be developed within the lifespan of the newly adopted Fingal Development Plan 2023-2029. The family would welcome the inclusion of the RC zoning in the adopted Development Plan with the proviso that a review would be undertaken in the next Development Plan to determine the development of the site.

In the meeting to discuss the change in zoning to the site in the Draft Fingal Development Plan, this matter was extensively discussed by Councillors and endorsed by the majority of elected members with the motion being carried.

We wish to reiterate the following:

- The subject site is easily accessible by public transport via bus routes 33, 33A, 33E, 33X (Dublin – Skerries, Dublin – Balbriggan, Swords - Balbriggan) serving a stop 200 m south of the site. In addition, Lusk/Rush train station located within walking distance (500 m) of the site and is served by Irish Rail connections to both Dublin City and Belfast.
- Nearest town to Rathartan is Lusk, located within walking distance about 1.5 km to the west, offering a wide range of services and amenities. The Site is also located within close proximity to Rush (3 km east). In addition to Lusk, Rush provides a wide range of services and amenities to the rural community as well.
- The subject site is located 6 km from the M1 which provides an immediate connection to Dublin City (22 km, 33 min) and Dublin Airport (15 km, 16 min) as well as in the direction of Belfast.
- The GDA Cycle Network Plan proposes an Inter-Urban Cycling Route F3 which passes along 200 m south of the subject site and is supposed to provide a cycling connection between Lusk, Rush and beyond.
- The site is located 1.2 km north of the Rogerstown Estuary. It is not located in an area classified as particularly ecologically vulnerable. It is not located in any Special Protection Area (SPA), Special Area of Conservation (SAC), Ecological Buffer Zone or a (proposed) Natural Heritage Area.
- The subject site is not located in a Flood Risk Area nor in an area at risk of Coastal Flooding.

- The closest existing Rural Cluster to the subject site is Effelstown which is fully developed out.
- There are several residential dwellings in the immediate vicinity.

**Figure 1** - Land use of subject site and surroundings



In conclusion, this submission has been prepared for the McGuinness Family, regarding the proposed Material Alteration **PA SH 6B.1** and that it retain the RC – Rural Cluster zoning for the subject Site at Rathartan, in the newly adopted Fingal Development Plan. The purposed Material Alteration **PA SH 6B.1** facilitates family members of the rural community of Fingal to stay within the rural area, specifically in this instance, the townland of Rathartan. The consolidation of residential development as a Rural Cluster is in accordance with proper planning and sustainable development.

Therefore, CWPA respectfully requests Fingal County Council retain Material Alteration **PA SH 6B.1** on lands at Rathartan and implement the rezoning in the adopted Fingal Development Plan 2023-2029.

Should you require any further information or clarification please do not hesitate in contacting me.

Yours Sincerely,

Joseph Corr

Joseph Corr MSc MRPII MIPI  
Managing Director (Planning)

