

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



# FINGAL DEVELOPMENT PLAN 2023-2029

## Variation No. 1

Adopted 30th March 2026



**VARIATION NO. 1 TO THE FINGAL DEVELOPMENT PLAN 2023 – 2029 UNDER SECTION 13 OF THE PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)**

**Amendments to the Fingal Development Plan 2023-2029 Written Statement**

The changes to the text of the Written Statement are set out on the following pages and are presented by Chapter, Appendix, and include the location (page number) and section the proposed alteration relates to in the Written Statement.

Please note that this variation does not update the entire Plan in relation to all pieces of national and local policies, objectives and guidance which may have been made since the adoption of the Plan. Full regard will be given to such matters when the Plan is reviewed in its entirety in preparation of the next County Development Plan.

With regard to changes to the text of the proposed Variation No. 1 new text as originally proposed in the variation is denoted in green italics e.g. *new text*, with deleted text denoted by red strikethrough e.g. ~~deleted text~~. Further new text changes as set out in the Chief Executive's report for Variation 1 is denoted in **blue text**.

Chapter 1, Section 1.9.1, Project Ireland 2040, page 21

Include new text after last paragraph as follows:

***National Planning Framework - First Revision (2025)***

***The National Planning Framework (NPF) – First Revision 2025 updates Ireland's long-term spatial strategy to reflect significant demographic, environmental, infrastructural and housing changes since 2018.***

***The NPF's overarching role remains to guide, where and how Ireland should grow spatially, socially, economically and environmentally over the coming decades. Key aims from the original framework carried through to the revision include, balanced regional development, compact growth and sustainable urban development, co-ordinated infrastructure and services, economic development and job growth as well as environmental protection and sustainability. Overall, the NPF serves as a high-level strategic vision document to co-ordinate Ireland's spatial, economic, social and environmental future with the aim of more balanced, sustainable and inclusive growth. The revision retains the original National Strategic Outcome (NSO's). In this regard, the National Strategic Outcomes (NSO's) remain the shared goals for every community across the Country and continue to frame the revised strategy, to ensure continuity of strategic direction.***

***The revision updates and strengthens the original NPF, updating projections and increasing ambition in key areas. Key changes include, updated population and housing projections to plan for approximately 6.1 million population by***

**2040, ambitious housing delivery target of roughly 50,000 new homes per year, greater emphasis on climate transition, environmental protection and sustainability, new/updated National Policy Objectives (NPO's), guidance for zoning and land use changes and a stronger link to investment, infrastructure delivery and future-proofing growth as well as new planning tools for implementation, digitalisation and monitoring.**

Chapter 2, Section 2.2, Core Strategy, page 33

Insert text after the first paragraph as follows:

***The Core Strategy has been updated in accordance with the National Planning Framework - First Revision 2025 which sets national targets for population and housing growth and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements. This ensures the strategy remains aligned with current government policy while responding to local growth requirements.***

Chapter 2, Section 2.2.3, National Planning Framework (NPF), page 34

Amend the text as follows:

National Planning Framework (NPF) – **First Revision (2025)**

The NPF is the Government's high level strategic plan for shaping the future growth and development of the country to 2040. Compact growth is a key strategic objective of the Plan and there is a particular focus on Dublin, with the NPF advocating an approach of consolidation and densification across the City Region. This will require focus on utilising brownfield sites, particularly those along existing and planned public transport corridors. There is also an emphasis on key Future Growth Enablers for Dublin, including progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors and delivering the key rail projects set out in the Transport Strategy for the Greater Dublin Area including MetroLink, DART expansion and the Luas Green Line link to MetroLink.

The **revised** NPF provides a series of National Policy Objectives (NPOs), a number of which have informed the Core Strategy, including:

>NPO's **3,4,7 and 9** ~~3a, b and c~~ which seek the delivery of new homes within the footprint of existing settlements.

- NPO ~~3a~~ **7**, Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- NPO ~~3b~~ **4**, Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs within their existing built-up footprints.
- NPO ~~3c~~ **9**, Deliver at least 30% of all new homes that are targeted in settlements, within their existing built-up footprints.

>NPO ~~14~~ **20** states that there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns

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and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

>NPO no. ~~101 72a, no. 72b and 73a are considered to be interlinked and largely~~ deals with the NPF 'tiered approach' to zoned lands ~~that are serviced, classified as Tier 1: to differentiate between i) serviced Zoned Lands; and ii) zoned lands that are serviceable during the life of the Development Plan, classified as Tier 2: Serviceable Zoned Land.~~

### Chapter 2, Section 2.2.4, Quantitative Data Underpinning the Core Strategy

Insert text after the last paragraph as follows:

***The Core Strategy has been updated in accordance with the National Planning Framework - First Revision 2025 which sets national targets for population and housing growth and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements.***

### Chapter 2, Section 2.2.10, Housing Supply Targets, pages 42-44

Delete text as follows:

#### ~~2.2.10 Housing Supply Targets~~

~~The Department of Housing, Local Government and Heritage issued Section 28 Guidelines – Projected Housing Demand by Local Authority Area 2020–2031 ESRI NPF Scenario Housing Supply Target of S28 Housing Supply Target Methodology for Development Planning, December 2020 – to provide Planning Authorities with the figures and methodology to incorporate national and regional population and housing projections into their statutory functions.~~

~~The methodology utilises research undertaken by the Economic and Social Research Institute – Regional Demographics and Structural Housing Demand at a County Level, Research Series, Number 111, Economic and Social Research Institute (ESRI), December 2020. The guidelines are to be applied by each Planning Authority to assist in ensuring that their Development Plan is prepared to be consistent with the National Planning Framework and relevant Regional Spatial and Economic Strategy. To support each Planning Authority in applying the methodology, comprehensive background data necessary for the methodology calculation in Table 1 of the Guidelines, were issued to each Planning Authority in January 2021. Using this methodology, the projected households for Fingal from the year 2023 to 2029 are set out below.~~

~~The table below applies the approach prescribed to estimate projected housing demand for Fingal. The results of this approach identifies the need for 22,132 residential units from 2017 through to 2029 within the Fingal County Council area, which must then be refined to the Development Plan period, following the prescribed methodology. Estimated homelessness and unmet demand<sup>1</sup> (4,073) is added to this need; and the projected volume of housing delivered from 2017 to 2023 (9,960) is subtracted. Using this calculation, the Housing Demand for the years 2023 to 2029, the relevant Development Plan period, is approximately 16,245 residential units for the six-~~

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year period.

1-ESRI calculations for unmet need 2017 to 2023Q1 minus the taskforce completions) plus the present number of homeless families).  $3672+401= 4,073$ .

Table 2.9: Projected Housing Demand for Fingal County Council Area 2023–2029

Table 2.9: Fingal County Council		Total Households	Number of Relevant Years	Annual Average
A	ESRI NPF scenario projected new household demand 2017 to end Q1 2029	22,132	12.25	1,771
B	Actual new housing supply 2017 to end Q1 2023 (actual to Q2-2021 and estimated Q3-2021–Q1-2023)	9,960	6	1,660
C	Homeless households and unmet demand	4,073		
D	Plan Housing Demand = Total (A+B+C), (Projected ESRI NPF demand – new completions) ± Unmet demand	16,245	6	2,708

### Summary

Based on the population targets and calculated housing need set out within national and regional planning policy, guidelines and prescribed methodology, the Development Plan must accommodate between 37,980 – 62,980 additional persons up to an overall population target of between 334,000 (low) to 359,000 (high) persons by 2029.

The housing demand calculated sets a requirement for the Plan to provide for approximately 16,245 housing units between 2023 and 2029.

The combination of the additional housing units required alongside the population growth indicates an anticipated decrease in average household size for the overall County. By 2029, with a total population of 359,000 persons and a total housing stock of 131,056 (this includes 2016 figure, 2017–2023 figure and HST figure) houses, the household size will be an average of 2.73 per house. This is a reduction from 3.03 in 2016 and is consistent with the downward national trend of household size, and the trends outlined in the National Planning Framework which show house size falling from 2.75 in 2016 to 2.5 in 2040.

~~It is noted that there is variation above and below the household size depending on the typologies of extant planning permission, as well as demographic and household composition in each area whether urban or rural. This average household size has informed the population distribution as part of the Settlement Strategy, informed by the Core Strategy, as set out in the next section.~~

Insert text as follows:

#### **2.2.10 Housing Growth Requirements**

***The National Planning Framework (First Revision) sets national targets for population and housing growth, with National Policy Objective 42 targeting the delivery of approximately 50,000 additional homes nationally per annum to 2040.***

***In July 2025, the Minister for Housing, Local Government and Heritage issued Section 28 Guidelines, NPF Implementation: Housing Growth Requirements and an accompanying circular. These Guidelines provide detailed guidance on how City and County Councils should review their statutory development plans in order to incorporate the updated targets of the Revised NPF. These Guidelines supersede the Housing Supply Target Methodology for Development Planning Guidelines (2020).***

***The Guidelines set annual housing delivery targets for each local authority. Policy and Objective 1 of the Guidelines requires these to be incorporated into City and County Development Plan, while Policy and Objective 2 allows for the provision of up to 50% over and above the housing growth requirement for each local authority.***

***The targets are based on population and housing demand projections undertaken by the Economic and Social Research Institute (ESRI) in 2024 (incorporated into the NPF First Revision) and on unmet structural housing demand since 2016. The Guidelines set a target of addressing this unmet demand in the near term and up to 2034.***

***The Guidelines set a new annual housing growth requirement of 3,153 homes for Fingal to 2034.***

***The Guidelines also allow planning authorities to provide for ‘additional provision’ of up to 50% over and above the baseline requirement when zoning land and allocating settlement targets through Development Plan Core Strategies. Policy and Objective 2 of the Guidelines states that this ‘additional provision’ of up to 50% should be reflected within the relevant City or County Development Plan.***

***The Guidelines state that additional provision allows for a choice of sites to be developed locally and avoids restricting the supply of new housing development through inactivity on a particular landholding or site. The Guidelines also state that the increase in maximum additional provision (from that allowed under the Development Plan Guidelines) is “in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the Revised NPF.”***

*This Core Strategy incorporates the full allowance of 50% above the baseline requirement. Given the scale of new housing required nationally, the urgency of addressing existing and forecast housing need, and the need to plan for unforeseen challenges, it is considered that the full additional provision allowance is justified over the Development Plan period.*

*The following table outlines the total housing growth requirement for the County over the Development Plan period. The housing growth requirements set out in the NPF Implementation: Housing Growth Requirements Guidelines run from 2025. The requirements for the years 2023 and 2024 (2,738 annually) were calculated under the previous Housing Supply Target methodology. This combines with the new annual requirement for the years 2025 to 2029 inclusive (4,730 annually, including 50% uplift) to produce a housing growth requirement for the Development Plan of 29,126 housing units between 2023 and 2029.*

**Table 2.9: Housing Growth Requirements for Fingal County Council Area 2023-2029**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Annual Req. 2023 + 2024 (Housing Supply Target)</b>	<b>New Annual Housing Growth Req. to 2034</b>	<b>150% Annual Housing Growth Req. to 2034</b>	<b>Total Housing Growth Req. 2025 to end 2029</b>	<b>Total 2023-2024 plus 2025 to end 2029 (A*2+D)</b>
<b>2,738</b>	<b>3,153</b>	<b>4,730</b>	<b>23,650</b>	<b>29,126</b>

*This housing requirement would entail an increase in population above that forecast in the 2019 RSES, notwithstanding that the Housing Growth Requirements Guidelines account for unmet housing need and suppressed household formation. This corresponds with the housing targets set out in Appendix 1 of the Guidelines.*

Chapter 2, Section 2.2.11, The Core Strategy, page 44

Insert text after the last paragraph as follows:

*The Core Strategy has been updated in accordance with the National Planning Framework - First Revision 2025 which sets national targets for population and housing growth and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements.*

Chapter 2, Section 2.2.11, Land Capacity Assessment, page 44

Amend text as follows:

Of this c.4,900 ha of land zoned for residential or mixed (including residential) uses; it has been estimated that there are approximately 1,269 hectares available to develop during this development plan cycle which can provide approximately 41,500 residential units. Note, this includes **sed** the long-term strategic reserves at Lissenhall and Dunsink.

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The analysis *that was* undertaken demonstrates *sed* that Fingal County Council hasd excess capacity to accommodate the required need of 16,245 residential units over the plan period within its administrative area. The breakdown of this available land and associated housing capacity is detailed below.

Chapter 2, Section 2.2.11, Summary – Total Land Capacity and Zoning Requirements, page 47-48

Delete text as follows:

### ~~Land Capacity and Zoning Requirements~~

~~Excluding lands identified as the strategic long-term reserve at Lissenhall there is potential for c. 28,000 units on 889 hectares of developable land within the lifetime of the Development Plan period.~~

~~As part of the preparation of this Development Plan, a detailed analysis of the zoning maps was undertaken to identify lands that required changes to zonings under four main categories. These included:~~

- ~~• Zoning of lands at Dunsink as part of the Long-Term Strategic Reserve~~
- ~~• The need to update the zoning where development is now complete;~~
- ~~• The need to amend small scale anomalies and discrepancies and~~
- ~~• The need to amend some open space and educational uses to more appropriate zoning objectives.~~

~~Taking into account the number of reasons zoning changes have been made (as outlined above); only a small portion of these amendments offer potential housing capacity, i.e. a significant portion relate to completions of new developments, that is, changes from RA to RS.~~

### ~~Summary – Total Land Capacity and Zoning Requirements~~

~~Table 2.12 summarises and shows the location of the potential capacity of zoned lands in the Plan; combining the existing zoned areas with new potential zonings (including the Long-Term Strategic Reserve at Dunsink). There is zoned capacity for approximately 41,500 units on approximately 1,250 hectares of developable land within the lifetime of the Development Plan.~~

~~Table 2.12 Total Capacity of Zoned Lands 2023–2029~~

<del>Zoned Lands</del>	<del>Estimated Capacity</del>	<del>Area (HA)</del>
<del>Lands Zoned at 2017-2023</del>	<del>28,204</del>	<del>889</del>
<del>Minus Other Lands Changes</del>	<del>589</del>	<del>21</del>
<del>Current Zoned Total</del>	<del>27,615</del>	<del>868</del>

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<del>Potential Lands at Dunsink (Long-Term Strategic Reserve)</del>	<del>7,000</del>	<del>164</del>
<del>Potential Long-Term Strategic Reserve at Lissenhall</del>	<del>7,000</del>	<del>225.5</del>
<del>Potential Total</del>	<del>41,615</del>	<del>1,257</del>

~~Based on this housing capacity, there is evidently sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF. In addition to this, there are also significant Long-Term Strategic Reserve lands, zoned for housing/mixed use that have potential to deliver additional housing beyond the 6-year life of this Plan. For the purpose of clarity, these lands (Lissenhall and Dunsink) are included in the table as potential lands. These two large tracts of land are currently proposed for new urban neighbourhoods beyond the 6-year lifetime of this Plan – see Section 2.2.12 for more detail.~~

Chapter 2, Section 2.2.12, Strategic Long-Term Reserve, page 48

Amend the text as follows:

~~Two~~ **A** major tracts of land ~~has~~ **ve** been identified as Strategic Long-Term Reserve lands ~~at~~ **Lissenhall**. ~~These~~ **This** ~~are~~ key development sites ~~that are~~ **is** characterised by:

- ~~Their~~ **Its** potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period
- ~~Their~~ **Its** significant scale – several thousand new homes as a new urban neighbourhood.
- A requirement to be aligned and supported by significant water services, transport and other infrastructural investment.

The extended timescale needed to deliver such infrastructure requires certainty in terms of zoning status to ensure such long-term planning and investment.

Chapter 2, Section 2.2.12, Strategic Long-Term Reserve, page 49

Delete text as follows: (Please note this text will be relocated to Section 2.7.2, Role of Each Settlement, after the 4th paragraph, page 76 and subject to minor amendment).

### **Dunsink**

~~The strategic location and development potential of lands at Dunsink is recognised within the RSES and this Development Plan. This land area comprises 435 hectares and is located at the south-western fringe of Fingal within the M50. The lands are characterised by their current use for predominantly astronomical and agricultural research, and recreational amenity purposes. There are also a handful of 18th or 19th century historic houses with associated historic planting schemes within the area.~~

~~The Royal Canal and Tolka River Valley run to the south of the lands while Elm-~~

~~Green Golf Course covers a large part of the western portion of the site, with the closed landfill located to the north. This Development Plan fully understands that the lands at Elmgreen Golf Club are an important community recreational facility and that any development should be highly sensitive to this.~~

~~The area also includes the Dunsink Observatory which operates as part of the Astronomy and Astrophysics Section of the Dublin Institute for Advanced Studies (DIAS). Dunsink Observatory has been a centre for astronomical research and public engagement in Ireland since its foundation in 1785, and has been home to many of Ireland's most famous scientists, including Sir William Rowan Hamilton. This unique scientific and cultural feature is an asset for the future development of the area. Due to the nature of the scientific research undertaken by the observatory it has a particular sensitivity to light pollution coming from the surrounding environment which would need to be carefully considered for any future development in the area.~~

~~This Plan seeks to provide the Hamilton Way, a pedestrian link from the Observatory to Ashtown Train Station. Located only six kilometres from Dublin City Centre, this area provides a unique opportunity to significantly consolidate the Dublin Gateway in a sustainable manner underpinned by high quality public transport given the site benefits from close proximity to the existing heavy rail network at Ashtown and the proposed extension to the Luas to Finglas. The closed landfill offers an opportunity for a regional park and will be a key part of the amenity facilities of any future urban neighbourhood. The recently carried out Dunsink Feasibility Study envisaged that the lands could facilitate approximately 7,000 residential units. While recognising these lands as a potential strategic landbank for the County, it is acknowledged that this landbank will require Strategic Development Zone (SDZ) status, or other relevant planning-related designation.~~

~~The scale and extent of both areas is significant and has great potential to provide high quality new housing and commercial development within the County. However, there are significant challenges in delivering such lands including provision of physical and social infrastructure, fragmented land ownership, the sensitivity of the historic observatory to increased night-time light levels, and the challenges of implementation. It is likely that the regeneration of these lands will be over a longer time frame than the Plan and the overall impact on the Core Strategy for this Plan is non-existent.~~

Chapter 2, NPF Tiered Approach and Phasing, page 50

The amount of zoned land is in excess of the acceptable 20–25% surplus identified in the Development Plan Guidelines 2022 (published in draft form in August 2021).

Given the surplus capacity identified, Fingal County Council have considered the Tiered Approach to the zoning of land. The NPF tiered approach under NPO ~~72a~~ **101** requires a Local Authority to differentiate between zoned lands that are serviced and zoned lands

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that are serviceable within the life of the Plan. Fingal County Council is exceptional in that the entire plan area is serviced and no fundamental constraints were identified by Uisce Éireann. Whilst there may be local infrastructural needs and upgrades needed for certain sites, all lands within the County are serviced and are connected to the public water systems. Furthermore, almost all lands are located proximate to existing and planned public transport corridors. All lands are located alongside existing public road routes and an extensive network of pedestrian and cycle routes are underway.

Chapter 2, Analysis, pages 50-54

It is noted that 44% of this is allocated to Swords which is designated as a Key Town in the RSES where additional growth has been allocated in accordance with ~~NPO 68~~ of the National Planning Framework and the MASP. ~~NPO 68 of t~~The NPF states:

A Metropolitan Area Strategic Plan may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area, i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:

>Any relocated growth being in the form of compact development, such as ~~infill or a sustainable urban extension,~~ brownfield and greenfield locations along existing or planned high-capacity public transport corridors in accordance with principles of transit orientated development.

~~>Any relocated growth being served by high-capacity public transport and/or related to significant employment provision,~~

>National Policy Objective ~~9~~ 17, as set out in Chapter 4 of the NPF.

Chapter 2, Table 2.14: Core Strategy – 2023–2029 Fingal Development Plan, page 55

Delete existing Table 2.14 as follows:

**Table 2.14: Core Strategy – 2023–2029 Fingal Development Plan**

Core Strategy Areas	Settlement Type	Name	CSO-Census-Population-2016	Estimated-2023-Population	Estimated-2029-Growth	Estimated-2029-Population	Projected-Housing-Demand-(Units)	Total-Available-Zoned-Residential-Land	Total-Units/-Potential-Yeilds	Lands-with-Permission-(Extant)-Units
Metropolitan Area	(1) Dublin City and Suburbs Consolidation Area	Blanchardstown – Mulhuddart LEA, includes The Ward, Dubber, Tyrellstown, Mulhuddart, Corduff & Abbottstown	34,420	39,583	3,258	42,841	1,761	90	4,495	917

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		Ongar LEA – includes- Blakestown, Coolmine	50,214	57,746	1,803	59,549	975	33	1,659	785
		City and- Castleknock Suburbs- LEA, includes- Consolidation Roselawn, Area Delwood, Castleknock Park, Knockmaroon & Lucan North	32,633	37,528	3,005	40,533	1,625	52	2,623	509
		Santry and Ballymun	2,485	2,684	925	3,609	500	12	600	358
		Belcamp and Balgriffin	6,702	7,238	912	8,150	493	36	1,791	-
		Baldoyle / Sutton	13,402	14,474	925	15,399	500	34	1,709	1,386
		Howth	8,294	8,875	925	9,800	500	20	1,006	710
	(2) Key Town	Swords	47,120	54,188	6,077	60,265	3,285	122	6,110	2,468
	(3) Self-Sustaining Growth Town	Donabate	7,443	8,187	3,039	11,226	1,643	112	3,912	532
Core Area	(4) Self-Sustaining Towns	Malahide	17,053	17,906	1,623	19,528	877	46	1,610	109
		Portmarnock	9,549	10,408	1,060	11,468	573	32	1,120	230
	(5) Towns and Villages	Baskin	349	366	19	386	10	2	24	46
		Coolquay	349	366	37	404	20	37	93	-
		Kinsealy	405	425	268	693	145	11	220	41
		Portrane	1,236	1,298	196	1,494	106	11	106	-
		Rivermeade	720	756	172	928	93	17	174	-
		Rowlestown	896	941	185	1,126	100	48	480	9
	(4) Self-Sustaining Towns	Balbrigan	22,084	23,851	3,519	27,370	1,902	103	3,603	93
		Rush	10,359	10,877	925	11,802	500	53	1,600	338
		Lusk	8,353	8,771	555	9,326	300	27	818	132
		Skerries	9,783	10,272	174	10,446	94	9	273	7
	(5) Towns and Villages	Ballyboghil	681	708	163	871	88	21	206	-
		Ballymadun	424	441	19	459	10	16	41	-
		Balrothery	1,943	2,021	87	2,107	47	11	164	43
		Balscadden	503	523	16	539	8	8	20	1
		Garristown	798	830	160	990	86	20	202	21
		Loughsinny	633	658	38	696	20	4	57	5
		Naul	715	744	83	827	45	11	105	28
		Oldtown	1,028	1,069	93	1,162	50	18	180	14
(6) Rural	Rural Areas	5,446	5,555	126	5,681	68				

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<b>Totals</b>			296,020	329,289	30,386	359,675	16,425	1,014	35,001	8,782
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Insert new Table 2.14 as follows:

**Table 2.14: Core Strategy – 2023–2029 Fingal Development Plan**

Core Strategy Areas	Settlement Type	Name	CSO Census Population 2022	Estimated 2029 Population Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Undeveloped Zoned Residential Land 2025	Total Units / Potential Yield 2025	Lands with Permission (Extant, Units, 2025)	
Metropolitan Area	(1) Dublin City and Suburbs Consolidation Area	Blanchardstown – Mulhuddart LEA, includes The Ward, Dubber, Tyrellstown, Mulhuddart, Corduff & Abbottstown (excl. Dunsink)	39,173	4,297	43,470	2,323	48	2,383	397	
		Dunsink	849	4,625	5,474	2,500	N/A	2,500	0	
		Ongar LEA – includes Blakestown, Coolmine	55,536	3,199	58,735	1,729	44	2,224	2,501	
		Castleknock LEA, includes Roselawn, Delwood, Castleknock Park, Knockmaroon & Lucan North	35,518	3,296	38,814	1,782	35	1,747	584	
		Santry and Ballymun	7,882	993	8,875	537	10	508	373	
		Belcamp and Balgriffin	4,298	1,617	5,915	874	41	2,038	117	
		Baldoyle / Sutton	13,885	1,640	15,525	887	29	1,440	1,887	
		Howth	8,399	1,640	10,039	887	17	852	392	
		(2) Key Town	Swords	51,016	10,777	61,793	5,826	117	5,832	2,128
		(3) Self Sustaining Growth Town	Donabate	9,669	5,298	14,967	2,864	57	2,863	1,443
(4) Self Sustaining Towns	Malahide	18,608	2,877	21,485	1,555	56	2,794	640		
Core Area	(5) Towns and Villages	Portmarnock	10,750	1,510	12,260	816	16	792	124	
		Baskin	549	33	582	18	0	0	3	
		Coolquay	362	66	428	35	19	378	1	
		Kinsealy	906	476	1,382	257	14	272	10	
		Portrane	1,262	348	1,610	188	10	499	0	
		Rivermeade	1,009	305	1,314	165	17	341	6	
		Rowlestown	1,035	328	1,363	177	47	930	5	
		Balbriggan	24,845	6,240	31,085	3,373	93	4,662	1,574	
		(4) Self Sustaining Towns	Rush	11,583	1,640	13,223	887	37	1,855	151
		Lusk	9,450	984	10,434	532	23	1,140	129	
		Skerries	10,963	308	11,271	167	17	872	264	
		Ballyboghil	1,115	289	1,404	156	21	421	8	
		Ballymadun	760	33	793	18	17	330	0	
		Balrothery	2,282	154	2,436	83	15	741	43	
		(5) Towns and Villages	Balscadden	264	26	290	14	8	154	1
		Garristown	619	282	901	153	18	357	10	
		Loughshinny	741	66	807	35	3	164	19	
		Naul	1,077	148	1,225	80	10	192	0	
		Oldtown	1,447	164	1,611	89	15	294	5	
		(6) Rural	Rural areas	4,654	223	4,877	121	0	0	8

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Totals	330,506	53,883	384,389	29,126	852	39,575	12,823
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Chapter 2, Objective CSO8, page 58

Amend the text as follows:

Objective CSO8 – Protection of Long-Term Strategic Reserve

Protect the long-term strategic reserve land banks **at Lissenhall** for potential future residential growth and to restrict development except for reasonable intensification of, extensions to and improvement of premises within these areas, subject to normal planning criteria.

Chapter 2, Section 2.7.2, Role of Each Settlement, after the 4th paragraph, page 76

Include the following text:

### Dunsink

The strategic location and development potential of lands at Dunsink is recognised within the RSES and this Development Plan. This land area comprises 435 hectares and is located at the south-western fringe of Fingal within the M50. The lands are characterised by their current use for predominantly astronomical and agricultural research, and recreational amenity purposes. There are also a handful of 18th or 19th century historic houses with associated historic planting schemes within the area. The Royal Canal and Tolka River Valley run to the south of the lands while Elm Green Golf Course covers a large part of the western portion of the site, with the closed landfill located to the north. This Development Plan fully understands that the lands at Elmgreen Golf Club are an important community recreational facility and that any development should be highly sensitive to this.

The area also includes the Dunsink Observatory which operates as part of the Astronomy and Astrophysics Section of the Dublin Institute for Advanced Studies (DIAS). Dunsink Observatory has been a centre for astronomical research and public engagement in Ireland since its foundation in 1785, and has been home to many of Ireland's most famous scientists, including Sir William Rowan Hamilton. This unique scientific and cultural feature is an asset for the future development of the area. Due to the nature of the scientific research undertaken by the observatory it has a particular sensitivity to light pollution coming from the surrounding environment which would need to be carefully considered for any future development in the area. This Plan seeks to provide the Hamilton Way, a pedestrian link from the Observatory to Ashtown Train Station. Located only six kilometres from Dublin City Centre, this area provides a unique opportunity to significantly consolidate the Dublin Gateway in a sustainable manner underpinned by high quality public transport given the site benefits from close proximity to the existing heavy rail network at Ashtown and the proposed extension to the Luas to Finglas. The closed landfill offers an opportunity for a regional park and will be a key part of the amenity facilities of any future urban neighbourhood.

~~The recently carried out Dunsink Feasibility Study envisaged that the lands could facilitate approximately 7,000 residential units. While recognising these lands as a potential strategic landbank for the County, it is acknowledged that this land~~

~~bank will require Strategic Development Zone (SDZ) status, or other relevant planning-related designation.~~

~~The scale and extent of the Dunsink lands both areas is significant and has great potential to provide high quality new housing and commercial development within the County. However, there are significant challenges in delivering such lands including provision of physical and social infrastructure, fragmented land ownership, the sensitivity of the historic observatory to increased night-time light levels, and the challenges of implementation. It is likely that the regeneration of these lands will be over a longer time frame than the Plan. and the overall impact on the Core Strategy for this Plan is non-existent.~~

The planning and sustainable development of this strategic land bank will be advanced through an Urban Area Plan ~~a Local Area Plan~~, to be prepared within the lifetime of the Plan, which will provide a coherent vision, detailed objectives and clear design principles to guide future growth. The Urban Area Plan ~~Local Area Plan~~ will ensure that development is aligned with wider national and regional policy while also addressing housing need, economic opportunity and associated services and amenities, transport connectivity, environmental protection and climate resilience.

Chapter 2, Section 2.7.2, Role of Each Settlement, page 76

Delete the following text:

~~The future development potential of lands at Dunsink, a major greenfield landbank inside the M50 ring is recognised within RSES. This land area, located just six miles from Dublin city centre, comprises approximately 435 hectares, of which approximately 200 will be available for development. The area, located within the M50 cordon, is currently characterised by agricultural and recreational amenity lands and offers significant potential for consolidation in a sustainable manner underpinned by high-capacity public transport given its proximity to Ashtown station and Luas Finglas – the Green Line Extension. A detailed feasibility study of these lands, including examination of current infrastructural constraints is complete. In line with regional planning policy, development of a mixed-use district providing approximately 7,000 residential units as a long-term strategic land bank is envisaged.~~

Chapter 2, Section 2.7.2 Policies and Objectives, page 80

Amend the text as follows:

Objective CSO31 – Dunsink

Prepare an Urban Area Plan ~~a local statutory area plan~~ for the ~~Long Term Strategic Reserve~~ lands ~~bank~~ at Dunsink during the lifetime of this Development Plan, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation strategy to enable sustainable regeneration and development of the area that is cognisant of, and sensitive to the significant historic

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buildings within the area including the nationally important architectural heritage site of Dunsink Observatory. This plan shall include Dunsink Observatory lands and the provision of a Planetarium.

Chapter 11, Section 11.5.2.1 Nature-Based Surface Water Solutions through SuDS, page 418

Amend the text as follows:

Objective IUO15 – Surface Water Management Plan

Require the preparation of a Surface Water Management Plan as part of all new developments which shall include the following:

- > Identify and assess the existing surface water movements through the development before considering and developing a surface water management system using SuDS, having regard to our Fingal Guidance Document –Green/ Blue Infrastructure for Development, as amended (Appendix 11).
- > Incorporate SuDS along the route of the water movement to enhance the water quality effects of nature-based systems at the different stages – Treatment Train approach from source to discharge.
- > **Require applications for new developments to submit details of surface water management plans during construction to ensure compliance with the water quality standards and to protect the water quality and flow regime of surface and groundwater resources.**

Appendix 4, Infrastructure Capacity Assessment, Section 1.0, Introduction, page 61

Amend the text as follows:

**Project Ireland** (National Planning Framework (NPF) - **First Revision** and the National Development Plan (NDP) seeks the alignment of spatial planning and capital investment. The NPF requires the capacity of Fingal's infrastructure to be assessed in accordance with National Policy Objective (NPO) **72a. 101**. This NPO requires Planning Authorities to apply a standardised, two-tier approach to differentiate between land that is serviced (Tier 1 lands) and land that is serviceable within the lifetime of the Development Plan (Tier 2 lands). This Infrastructure Capacity Assessment allows an informed decision to be made as to whether or not to zone land for residential development as part of the Core Strategy. This has been discussed in more detail in Chapter 2 Planning for Growth, Core Strategy and Settlement Strategy.

This Infrastructure Capacity Assessment has been prepared in accordance with the methodology provided in the NPF and the Development Plan Guidelines for Planning Authorities (**2022, available in Draft 2024**) and has been used to inform the approach to land-use zoning taken in the Core Strategy.

This assessment does not comprise an exhaustive list of requisite infrastructures across the County and is not to be relied upon for Development Management purposes.

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Appendix 4, Section 2.0, Methodology, page 61

Amend text as follows:

This assessment has considered the approved delivery programmes of relevant infrastructure providers in accordance with NPO ~~73c~~ **105** and Regional Policy Objective (RPO) 5.1.

Appendix 4, Section 4.1, Water Services Infrastructure, page 62

Amend text as follows:

Fingal County Council has engaged with Uisce Eireann during the plan-making process in order to understand the status and capacity of the County's water service infrastructure in accordance with the requirements of the draft Water Service Guidelines for Planning Authorities (2018) and Development Plan Guidelines 2022 ~~(available in Draft 2021)~~.

Appendix 4, Table 1 – Strategic Water Supply, page 63

Amend text as follows:

Project Name	Project Delivery	Tier
<p>Eastern Midlands Water Supply Scheme The long-term development of the Eastern and Midland Region (EMR) will be dependent on this project. The NPF provides that a new long-term water supply source for the EMR, which includes Fingal, is needed, to provide for projected growth up to 2050 and contribute to resilience and security of supply. The project involves a 170km pipeline with supporting infrastructure (water treatment plant, pumping stations and terminal point reservoir) to ensure that the long-term water supply needs of the Region are met in a sustainable manner. Uisce Éireann has concluded a four-phase public consultation process and identified the preferred scheme:</p>	<p>Identified in the <u>updated</u> NDP 'Strategic Investment Priorities <del>2018-2027</del> <u>2025-2035</u>. Estimated cost of <del>€1.2 to €1.3billion (source: NDP)</del>. <u>€4.6 billion to €6 billion (source: Uisce Éireann, Water Supply Project Eastern and Midlands Region (WSP EMR) Preliminary Business Case) Uisce Éireann are in the process of preparing a SID-planning application to An Coimisiún Pleanála for the scheme. Uisce Éireann have recently lodged a planning application to an Coimisiún Pleanála for the project.</u></p>	<p>Tier 1 - All sites subject to connection agreement with Uisce Éireann (in line with existing standard practice).</p>
<ul style="list-style-type: none"><li>• Abstraction of water from the Lower Shannon at Parteen Basin.</li><li>• Water treatment at Birdhill.</li><li>• Treated water piped to a termination point reservoir at Peamount in south County Dublin, with supplies of treated water available to Midland communities along the route.</li></ul>		

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In relation to the wastewater network, Drainage Area Plans are underway for the Metropolitan area settlements with Balbriggan and Skerries commencing. These will address any outstanding issues.

**Appendix 4, Table 2 – Strategic Wastewater Infrastructure, page 64**

Amend text as follows:

<b>Project Name</b>	<b>Project Delivery</b>	<b>Tier</b>
<p><b>Ringsend Wastewater Treatment Plant Upgrade Project</b></p> <p>The Ringsend Wastewater Treatment Plant which, whilst currently overcapacity, is undergoing significant upgrades in response to capacity issues which will allow the plant to treat increasing volumes of wastewater by 2025. This upgrade project will increase the capacity of the Ringsend plant from c. 1.64m population equivalent (Pe) to c. 2.4m PE. This will provide for both existing population and future growth, and bring benefits in terms of health, environmental protection and improved water quality. The project includes:</p> <ul style="list-style-type: none"><li>&gt; Additional secondary treatment capacity.</li><li>&gt; Works to facilitate the use of aerobic granular sludge technology in the existing secondary treatment tanks.</li><li>&gt; Expansion of the plant's sludge treatment facilities.</li></ul>	<p>Identified in the NDP.</p> <p>Currently under construction and due for completion in 2025. Phased increase in capacity (2.1m Pe in 2022 and 2.4m Pe in 2025). Estimated cost of c. €400m (source: Irish Water).</p>	<p>Tier 1 - All sites subject to connection agreement with Irish Water (in line with existing standard practice).</p>

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### Greater Dublin Drainage Project (GDDP)

The GDDP aims to provide long-term sustainable wastewater drainage and treatment to facilitate the continued social and economic development of the Region. The project involves the provision of new wastewater treatment works, a marine outfall and a new drainage network in the northern part of the GDA. Together, with the upgrade of the Ringsend Wastewater Treatment Plant, these projects are intended to provide adequate wastewater treatment to serve the GDA to 2050. It is anticipated that the GDDP will provide the additional treatment capacity required from the mid-2020s.

### Project Delivery

Identified in the NDP within the category 'Strategic Investment Priorities ~~2018-2027~~. ~~2025-2035~~. Planning application **approved**. ~~Judicial review is under determination~~. Estimated cost of c. €500m (source: NDP).

### Tier

Tier 1 - All sites subject to connection agreement with Irish Water (in line with existing standard practice).

**Appendix 4, Table 3 – Key Public Transport Projects (Source: NDP and NTA/TII), page 67**

Amend text as follows:

<b>Project Name</b>	<b>Project Delivery</b>	<b>Tier</b>
<p><b>Luas to Finglas</b> Luas Finglas will create a new public transport connection between the communities of Charlestown, Finglas Village, Finglas West, St. Helena’s, Tolka Valley and the city centre and will include the delivery of new cycle and pedestrian infrastructure.</p>	<p>Identified in the NDP and fully supported in the NTA’s Transport Strategy for the GDA 2022-2042. LUAS Finglas scheduled <del>to go to planning in 2024</del> <b>approved</b> and will subsequently be constructed in the years after. Cost estimate not currently available.</p>	<p>Tier 1 - Subject to assessment on site by site basis.</p>
<p><b>DART+ West</b> Implementation of the DART Expansion Programme which proposes the provision of high frequency DART services including the electrification of the existing Maynooth and M3 Parkway. DART+ West includes the following:</p> <ul style="list-style-type: none"> <li>• Electrification of the Maynooth line from City Centre to Maynooth (40km approx.);</li> <li>• City Centre enhancements at Connolly;</li> <li>• Construction of a new DART depot facility west of Maynooth Station;</li> <li>• Integration with a combined metro / rail station to be developed at Glasnevin under the MetroLink project to serve both the Maynooth Line and Kildare Line;</li> <li>• Elimination of level crossings;</li> <li>• Relocation of Docklands Station to integrate with Luas and better serve routes entering the City Centre; and</li> <li>• New grade-separated pedestrian, cycle and vehicle crossings as required.</li> </ul>	<p>Identified in the NDP and fully supported in the NTA’s Transport Strategy for the GDA 2022 - 2042. Railway Order <del>submitted 2022</del> <b>approved</b> and will be <del>subsequently constructed in the years after subject to obtaining the required Railway Order.</del> Cost estimate not currently available.</p>	<p>Tier 1 - Subject to assessment on site-by site basis.</p>

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DART+ Coastal North		
<p>Implementation of the DART Expansion Programme which proposes the provision of high frequency DART services including the electrification of the northern rail line to Drogheda. DART+ Coastal North includes the following:</p> <ul style="list-style-type: none"> <li>• Electrification and re-signalling from Malahide to Drogheda;</li> <li>• Subject to modelling and assessment, station modifications to enhance train service capacity (Howth Junction, Clongriffin, Malahide and Drogheda); and</li> <li>• Re-configuration and upgrading of existing rail depots at Drogheda and Fairview.</li> </ul>	<p>Identified in the NDP and fully supported in the NTA's Transport Strategy for the GDA 2022 - 2042. Railway Order <del>to be submitted end of 2023</del> <b>approved</b>. Cost estimate currently not available.</p>	<p>Tier 1 - Subject to assessment on site-by site basis.</p>

### Appendix 4, Section 5.2, Active Travel – Walking and Cycling, page 67

Amend text as follows:

A significant allocation of Government funding ~~was announced in 2021 and 2022~~ **up to 2030** for investment in walking and cycling and Fingal County Council is committed to supporting the roll out of the relevant infrastructure within the lifetime of this Plan.

### Appendix 4, Section 6.3, Future Development Areas, page 71

Amend text as follows:

The RSES applies a medium to long term phasing schedule to the Lissenhall and Dunsink lands in response to their large scale and requirement for significant transport and water services infrastructural investment and further statutory planning.

The Development Plan has responded by identifying ~~these~~ lands **at Lissenhall**, as the 'long term strategic reserve.' It is the intent of the Council that ~~a~~ statutory plans (Local Area Plan or, if designated, a Strategic Development Zone) will be prepared for these lands. In line with the NPF and Development Plan Guidelines (2022, ~~available in Draft 2021~~), any plans carried out on these lands over the course of the Development Plan period will include an infrastructure capacity assessment.

### Appendix 4, Section 7.0, Table 5; Settlement Capacity Audit – Summary Table, page 72

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Amend Table 5 as follows:

Tier	Settlement	Existing Population	Potential Housing Estimate
Tier 1 – Serviced Lands	Fingal County Council Lands	<del>296,214 (CSO, 2016)</del> <u>330,506 (CSO, 2022)</u>	<del>27,957</del> <u>29,126</u>

### Appendix 8, Map Based Local Objectives, page 227

Amend the following:

Local Objective 104

The Council will have due regard to the FCC document ‘Feasibility Study – Dunsink Lands, Co. Dublin’ (February 2022) and its accompanying statements (comprising Surface Water Management Plan, Transport Appraisal and Area Based Transport Assessment) in the preparation of an Urban Area Plan ~~a local area statutory~~ plan for lands at Dunsink in order to ensure the realisation of the development vision for Dunsink set out on p.26 of the Feasibility Study as follows: “Development of a low-carbon mixed-use transit-orientated urban quarter which prioritises active travel and public transport modes both within and outside, is well connected to the wider City via high quality public transport and active travel infrastructure and seeks to protect and enhance the environmental and historic character of the area.”

### Appendix 8, Map Based Local Objectives, page 229

Include the following new local objective relating to lands to the south of Seamount Road, Malahide:

#### Local Objective A

Facilitate the provision of east/west and north/south linkages to ensure permeability within the area.

### Appendix 8, Map Based Local Objectives, page 229

Include the following new local objective relating to lands east of Kinsealy Lane, Kinsealy:

#### Local Objective B

Facilitate the provision of north/south linkages to ensure pedestrian / cycle permeability within the area.

## Variation No. 1 to the Fingal Development Plan 2023-29

### Amendments to the Fingal Development Plan 2023-2029 Map Sheets

A total of 11 areas have been rezoned under Variation No. 1 as follows:

Site 4.1 on Sheet 4 – School Lane, Balrothery: rezone from ‘GB’ Green Belt to ‘RA’ Residential Area and amend development boundary and boundary of Masterplan Objective 4.B accordingly.

Site 5.1 on Sheet 5 – Holmpatrick, Skerries: rezone from ‘GB’ Green Belt and ‘OS’ Open Space to ‘RA’ Residential Area and amend development boundary accordingly

Site 6A.1 on Sheet 6A – Causetown, Lusk: rezone from ‘OS’ Open Space and ‘RU’ Rural to ‘RA’ Residential Area and amend development boundary accordingly

Site 6A.2 on Sheet 6A – Racecourse Road, Lusk: rezone from ‘RU’ Rural to ‘RA’ Residential Area and amend development boundary accordingly

Site 9.1 on Sheet 9 – Seamount, Malahide: rezone from ‘GB’ Greenbelt To ‘RA’ Residential Area, amend development boundary accordingly, and include new Local Objective A to ‘Facilitate the provision of east/west and north/south linkages to ensure permeability within the area’.

Site 9.2 on Sheet 9 – Broomfield West, Malahide: rezone from ‘GB’ Green Belt To ‘RA’ Residential Area and amend development boundary accordingly.

Site 9.3 on Sheet 9 – Greenwood, Kinsealy: rezone from ‘GB’ Green Belt To: ‘RV’ Rural Village and amend development boundary accordingly.

Site 9.4 on Sheet 9 – Kinsealy Lane, Kinsealy: rezone from ‘GB’ Green Belt To: ‘RV’ Rural Village, amend development boundary accordingly and include new Local Objective B to ‘Facilitate the provision of north/south linkages to ensure pedestrian / cycle permeability within the area’.

Site 9.5 on Sheet 9 – Hole in the Wall Road: rezone from ‘GB’ Green Belt To: ‘RA’ Residential Area and amend development boundary accordingly.

Site 13.1 on Sheet 13 – West of Barnhill, Dublin 15: rezone from ‘GB’ Green Belt To: ‘RA’ Residential Area and amend development boundary accordingly.

Site 13.2 on Sheet 13 – Clonsilla Road, Clonsilla: rezone from ‘OS’ Open Space To: ‘RA’ Residential Area and amend development boundary accordingly.

An additional change relating to Map Sheet 13 in relation to lands at Dunsink includes the following:

Site 13.3 on Sheet 13 Strategic Land Reserve Designation: Replace Strategic Land Reserve Designation with Local Area Plan Objective.

**Variation No. 1 to the Fingal Development Plan 2023-29**

Maps of the areas listed above are provided in the Variation Book of maps attached.