

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: Corporate.Services@fingal.ie

County Hall
Swords
Co Dublin

Thursday, 30th October 2025

**To Each Member of the Blanchardstown-
Mulhuddart/Castleknock/Ongar Area Committee (Services B -
Strategic & General Matters)**

Dear Councillor

A meeting of the **Blanchardstown-Mulhuddart/Castleknock/Ongar Area Committee (Services B - Strategic & General Matters)** will be held Hybrid in the **Chamber - Grove Road, Blanchardstown/MS Teams** at **3.30 pm** on **Thursday, 6th November, 2025** to consider the following Agenda.

Yours faithfully

Ciara O hAodha
Meetings Administrator
Corporate Services

.....
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A G E N D A

- 1 Confirmation and Re-Affirmation of Minutes of the Blanchardstown - Mulhuddart/Castleknock/Ongar Services B (Strategic and General Matters) Meeting held on Thursday the 2nd October 2025**

QUESTIONS

- 2 Councillor S. Shovlin - Update on Taking in Charge - Castlefield Hall - AI104653**

“To ask the Chief Executive to provide an update on the taking in charge of Castlefield Hall, including outstanding work and timeline?”

- 3 Councillor S. Shovlin - Update on the Royal Canal Greenway - AI104740**

“To ask the Chief Executive to provide an update on the progress and timeline for the submission regarding the Royal Canal Greenway to An Coimisiún Pleanála?”

- 4 Councillor P. Quinlan - Boarded Up Council Houses in this LEA - AI104681**

“To ask the Chief Executive to provide a report in tabular format of all boarded up housing awaiting repairs/refurbishment in this Local Electoral Area, pending release for social housing and to include the dates of initial vacancy, assignment to contractor and name of contractor?”

- 5 Councillor P. Quinlan - Report on Vacant Social Housing Turnaround Time in this LEA - AI104682**

“To ask the Chief Executive to provide a report detailing the average turnaround time for social houses, from when they are boarded up to being made available for letting in this Local Electoral Area?”

6 Councillor P. Quinlan - Social Housing Contractors in this LEA - AI104683

"To ask the Chief Executive to provide a list of all contractors currently working on the refurbishment of all boarded up houses for the Council in this Local Electoral Area?"

7 Councillor P. Quinlan - Report on Contractual Obligations for Housing Contractors in this LEA - AI104686

"To ask the Chief Executive to provide a report detailing the measures in place to ensure that contractors engaged by the Council for the renovation and maintenance of social housing in this Local Electoral Area are held accountable when they fail to meet their contractual obligations?"

8 Councillor P. Quinlan - Information Regarding Vacant Houses in this LEA - AI104685

"To ask the Chief Executive to provide information regarding payments to each firm working for the Council on the refurbishment of vacant houses over the past 5 years, to include the total amount paid, number of houses assigned, cost per house and how long each firm took to repair each house it was assigned?"

9 Councillor P. Quinlan - Report on AHB Service Users in this LEA - AI104694

"To ask the Chief Executive to provide a report on the total number of service users it has referred to NOVAS (Approved Housing Bodies Registration number AHB-02763) in this Local Electoral Area and that this report shows breakdowns of information collected in line with the Department of Housing's publishing norms?"

10 Councillor A. Donnelly - Electrical Recycling Drop-Off Day in this LEA - AI104766

"To ask the Chief Executive to provide a report detailing if there will be any Environmental Protection Agency Ireland free Electrical Recycling drop-off days in this Local Electoral Area similar to the one organised in Skerries?"

11 Councillor A. Donnelly - Christmas Events in Parks in this LEA - AI104768

"To ask the Chief Executive to provide a report on any Christmas events planned in parks in this Local Electoral Area?"

12 Councillor G. Sheehan - Installation of Sculpture on the Ongar Roundabout - AI104772

"To ask the Chief Executive if consideration can be given to the installation of a sculpture/art piece at the Ongar Roundabout?"

13 Councillor H. Redwood - Waterville Woodland Clearance - AI104781

"To ask the Chief Executive to provide a report detailing if planning permission has been granted for the clearance and topping of trees in the woodland area to the south of Rossan Court and north of Brandon Square, Waterville, Dublin 15, as the land has been zoned for Community facility use and the middle section of the woodland has been cleared as far back as the east-most perimeter of Brandon Square, a family of peregrine falcons and a family of herons which have been nesting in these trees can no longer be seen?"

14 Councillor B. Hanaphy - Repair of Boundary Railing - Ladyswell Square - AI104795

"To ask the Chief Executive if consideration can be given to repair the boundary railing of Ladyswell Square at Ladyswell Road?"

15 Councillor J. Walsh - Update regarding Royal Canal Greenway - AI104904

"To ask the Chief Executive to provide an update on the plan and timeline for the Royal Canal Greenway and to indicate when it is proposed to seek planning permission?"

16 Councillor J. Walsh - Provision of Bike Racks in this LEA - AI104905

"To ask the Chief Executive to provide a report detailing whether, and in what circumstances, bike racks can be provided on public roads in place of parking spaces in this Local Electoral Area?"

17 Applications for Funding.

a Applications for Community Funding

b Applications for Sports Funding

PLANNING &

**STRATEGIC
INFRASTRUCTURE
BUSINESS**

18 Report on Drone Delivery Services Policy in this LEA

19 Draft Old School House Masterplan, Clonsilla

**HOUSING
BUSINESS**

20 Initiation of Part XI of the Planning & Development Act 2000 and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended) for the Proposed Demolition of 4 no. dwellings and development of 21 no. dwellings at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15.

GENERAL BUSINESS

21 Correspondence.

- a Letter from NTA dated 6th October 2025 regarding Cllr JK Onwumereh Motion - Bus Shelter for Hampton Wood Drive at St. Margaret's Road**
- b Letter from DDLETB received 6th October 2025 regarding Cllr Walsh Motion - Write to Ériu Community College**
- c Letter from Private Secretary to Michael Moynihan TD, Minister of State for Special Education and Inclusion received 8th October 2025 regarding Cllr Coppinger Motion - Provision for Autism Education in this LEA**
- d Letter from Private Secretary to Michael Moynihan TD, Minister of State for Special Education and Inclusion received 8th October 2025 regarding Cllr Walsh Motion - Special Education Needs Crisis in this Local Electoral Area**

MOTIONS

22 Councillor M. McCamley - Need for Library Building - Churchfields - AI104823

"That the Chief Executive recognises the need for a new modern library building to be included in the phase 4 plans for Churchfields and that the temporary library planned for the community building, in phase 3, be moved out in order that this space be used for youth facilities."

23 Councillor J. Walsh - Abandoned e-Bikes in this LEA - AI104828

"That the Chief Executive writes to Moby Bikes requesting them to promptly resolve operational issues with abandoned e-bikes and where necessary amend any operational agreement with Moby Bikes to secure removal of abandoned bikes within 12 hours."

24 Councillor A. Donnelly - Infill Space at Fortlawn - AI104858

"That the Chief Executive investigates ways to close some of the openings to the infill area between Fortlawn Park and Fortlawn Avenue that does not necessitate the demolition of four homes."

Comhairle Contae Fingall Fingal County Council

Minutes of Blanchardstown-Mulhuddart/Castleknock/Ongar Area Committee
(Services B - Strategic & General Matters)

**Held on Thursday, 2nd October, 2025 in the Civic Offices, Grove Road,
Blanchardstown/MS Teams at 3.30pm.**

PRESENT

Councillors:

Burtchaell, John
Carbone-Mangan, Eimear
Donnelly, Angela
Helen Redwood
Hanaphy, Breda
Kitt, Tom
Leddy, Ted

Councillors:

Onwumereh, JK
Quinlan, Patrick
Sheehan, Gerard
Shovlin, Siobhan
Troy, Ellen
Walsh, John

Absent: Councillor T. Doyle, Councillor K. Dennison.

Apologies: Councillor M. McCamley

The Area Chairperson Councillor E. Carbone-Mangan, presided.

OFFICIALS PRESENT

Gene Griffin (A/Senior Executive Officer, Housing & Community), Pauline Poole (Community Officer, Community), Donall O'Ceallaigh (Senior Executive Planner, Planning & Strategic Infrastructure), Kevin Halpenny (Senior Parks & Landscape Officer, Planning & Strategic Infrastructure), Aoife Sheridan (Senior Executive Officer, Economic, Enterprise Tourism & Cultural Development), Declan Power (Senior Executive Officer, Economic, Enterprise Tourism & Culture Development), Brian Murray, (Senior Executive Officer, Planning & Strategic Infrastructure) Orlagh Sweetman (Senior Staff Officer, Housing Department).

ANNOUNCEMENT

The Area Chairperson, Councillor E. Carbone-Mangan, at the start of the meeting reminded members that Standing Orders would apply to all aspects of the meeting.

CMB/280/25 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of the Blanchardstown-Mulhuddart/Castleknock/Ongar Services B (Strategic and General Matters)
Meeting held on Thursday the 4th of September 2025

It was **PROPOSED** by Councillor A. Donnelly seconded by Councillor B. Hanaphy and **RESOLVED** –

“That the minutes of the Blanchardstown-Mulhuddart/Castleknock/Ongar Services B (Strategic and General Matters) meeting held on Thursday 4th September 2025 be **ADOPTED** and **APPROVED**.”

CMB/281/25 (Agenda Item No)

QUESTIONS

It was proposed by Councillor J. Walsh seconded by Councillor T. Kitt and **RESOLVED**-

“That pursuant to Standing Order No. 51, Questions 2 – 24 inclusive be **ADOPTED** and **APPROVED**.”

CMB/282/25 (Agenda Item No 2)

Councillor H. Redwood - Temporary Planning Permission regarding Manna Drones in this LEA - AI103880

CMB/283/25 (Agenda Item No 3)

Councillor S. Shovlin - Update on Cycling Infrastructure - Carpenterstown Road - AI104115

CMB/284/25 (Agenda Item No 4)

Councillor J. Burtchaell - Demolition of Derelict House Opposite Saddlers Estate - AI104244

CMB/285/25 (Agenda Item No 5)

Councillor J. Burtchaell - Inspection of Derelict Sites - Heathfield - AI104267

CMB/286/25 (Agenda Item No 6)

Councillor E. Troy - Residents' Concerns for Manna Drones in this LEA - AI104245

CMB/287/25 (Agenda Item No 7)

Councillor E. Troy - Update on Enforcement Order - The Elms, College Road - AI104286

CMB/288/25 (Agenda Item No 8)

Councillor E. Troy - Update on Planning Issues at The Elms and Church Court - AI104287

CMB/289/25 (Agenda Item No 9)

Councillor A. Donnelly - Timelines for New Play Areas - Hartstown Park/Hazelbury Park - AI104281

CMB/290/25 (Agenda Item No 10)

Councillor A. Donnelly - Report on Litter Blackspot CCTV Installation in this LEA - AI104283

CMB/291/25 (Agenda Item No 11)

Councillor A. Donnelly - Report on Biodiversity Studies in this LEA - AI104421

CMB/292/25 (Agenda Item No 12)

Councillor A. Donnelly - Report on Housing Delivery in this LEA - AI104422

CMB/293/25 (Agenda Item No 13)

Councillor A. Donnelly - Report on Notices of Termination Reported in this LEA - AI104426

CMB/294/25 (Agenda Item No 14)

Councillor A. Donnelly - Report on Litter Fines in this LEA - AI104427

CMB/295/25 (Agenda Item No 15)

Councillor A. Donnelly - Report on Number of Choice Based Lettings in this LEA - AI104429

CMB/296/25 (Agenda Item No 16)

Councillor B. Hanaphy - Timeline of Refurbishment Works at Corduff Park - AI104397

CMB/297/25 (Agenda Item No 17)

Councillor B. Hanaphy - Update on Taking in Charge - Chapelwood Estate,
Hollystown - AI104398

CMB/298/25 (Agenda Item No 18)

Councillor B. Hanaphy - Housing Forum Meetings in the LEA - AI104399

CMB/299/25 (Agenda Item No 19)

Councillor J. Walsh - Update on Inactive Planning Permissions in this Local
Electoral Area - AI104432

CMB/300/25 (Agenda Item No 20)

Councillor J. Walsh - Land Zoned for Housing in the LEA - AI104433

CMB/301/25 (Agenda Item No 21)

Councillor J. Walsh - Update on Blanchardstown to Castleknock Cycle Path -
AI104434

CMB/302/25 (Agenda Item No 22)

Councillor J. Walsh - Update on Ownership of Ashleigh Green - AI104435

CMB/303/25 (Agenda Item No 23)

Councillor J. Walsh - Outline of Dunsink Local Area Plan - AI104436

CMB/304/25 (Agenda Item No 24)

Councillor J. Walsh - Update on Planning Enforcement regarding Drone Delivery
Hubs in this LEA - AI104437

CMB/305/25 (Agenda Item No 25)

Applications for Funding.

a Applications for Community Funding

Following discussion, it was proposed by Councillor T. Kitt and seconded by
Councillor J. Walsh and **AGREED**:

"That this Committee recommends that the County Council **APPROVE** of the
Community Funding in the attached report."

CMB/306/25 (Agenda Item No 26)

Draft Old School House Masterplan

A motion in the name of Councillor John Walsh was submitted

“That this Committee agrees to defer consideration of the draft Master Plan for the Old School House, Clonsilla, to the next Services ‘B’ meeting.”

The Motion was proposed by Councillor John Walsh and seconded by Councillor Angela Donnelly

Following discussion the motion was agreed.

CMB/307/25 (Agenda Item No 27)

Proposed Play Space at Hartstown Park

Mr. Kevin Halpenny, Senior Parks & Landscape Officer, Planning & Strategic Infrastructure Department provided a presentation on the Proposed Play Space at Hartstown Park works to be carried out under Part XI of the Planning and Development Act(as amended) and Part VIII of the Local Government Act, Planning and Development Regulations 2021(as amended). Following the presentation queries were raised by the members which were responded to by Mr. Kevin Halpenny. The presentation was **NOTED**.

CMB/308/25 (Agenda Item No 28)

Proposed Play Space at Hazelbury Park

Mr. Kevin Halpenny, Senior Parks & Landscape Officer, Planning & Strategic Infrastructure Department provided a presentation on the Proposed Play Spaces at Hazelbury Park works to be carried out under Part XI of the Planning and Development Act(as amended) and Part VIII of the Local Government Act, Planning and Development Regulations 2021(as amended). Following the presentation queries were raised by the members which were responded to by Mr. Kevin Halpenny. The presentation was **NOTED**.

MOTIONS

CMB/309/25 (Agenda Item No 29)

Councillor H. Redwood - Report on Drone Delivery Services Policy in this LEA - AI103876

The Motion in the name of Councillor H. Redwood was proposed by Councillor H. Redwood and seconded by Councillor J. Walsh.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following a discussion the Motion was **AGREED**.

A further discussion took place and it was agreed by the members to bring the Motion back as a Headed Item at the next Area Committee Meeting.

CMB/310/25 (Agenda Item No 30)

Councillor M. McCamley - Request by Powerstown Allotments Committee - AI103943

It was **AGREED** by the members that this item would be **DEFERRED**.

CMB/311/25 (Agenda Item No 31)

Councillor S. Shovlin - Review of Piece of Land on Clonsilla Road - AI104116

The motion in the name of Councillor S. Shovlin was proposed by Councillor S. Shovlin and Seconded by T. Leddy

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the report was **ACCEPTED**.

CMB/312/25 (Agenda Item No 32)

Councillor JK. Onwumereh - Multi-use Motorbike and Pump Track in this LEA - AI104269

The Motion in the name of Councillor JK. Onwumereh was proposed by Councillor JK. Onwumereh and seconded by Councillor E. Carbone- Mangan.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

CMB/313/25 (Agenda Item No 33)

Councillor J. Burtchaell - Derelict Site use for Social Housing - Saddlers Estate, Mulhuddart - AI104370

The motion in the name of Councillor J. Burtchaell was proposed by Councillor J. Burtchaell and seconded by H. Redwood.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the report was **ACCEPTED**.

CMB/314/25 (Agenda Item No 34)

Councillor A. Donnelly - Funding for Step Down Housing in this LEA - AI104420

The Motion in the name of Councillor A. Donnelly was proposed by Councillor A. Donnelly and seconded by Councillor B. Hanaphy.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

CMB/315/25 (Agenda Item No 35)

Councillor J. Walsh - Second Special School in this LEA - AI104430

The Motion in the name of Councillor J. Walsh was proposed by Councillor J. Walsh and seconded by Councillor A. Donnelly.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

CMB/316/25 (Agenda Item No 36)

Councillor JK. Onwumereh - Bus Shelter for Hampton Wood Drive at St. Margaret's Road - AI104346

The motion in the name of Councillor J.K Onwumereh. was proposed by Councillor J.K Onwumereh. and seconded by Councillor E. Carbone – Mangan.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

CMB/317/25 (Agenda Item No 37)

Councillor A. Donnelly - Report on Dublin Canvas in this LEA - AI104428

The Motion in the name of Councillor A. Donnelly was proposed by Councillor A. Donnelly and seconded by Councillor B. Hanaphy.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the report was **ACCEPTED**.

CMB/318/25 (Agenda Item No 38)

Councillor J. Walsh - Planning Enforcement for Drone Delivery Hubs in this LEA -
AI104431

The Motion in the name of Councillor J. Walsh was proposed by Councillor J. Walsh and seconded by Councillor E. Carbone – Mangan.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

The Meeting concluded at 17:45

AREA CHAIRPERSON

DATED

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 02

UPDATE ON TAKING IN CHARGE - CASTLEFIELD HALL - AI104653

Question: Councillor S. Shovlin

“To ask the Chief Executive to provide an update on the taking in charge of Castlefield Hall, including outstanding work and timeline?”

Reply:

The CCTV of the underground services has now been completed and submitted and is currently under review by Fingal County Council. Once the review is finalised and any defects have been addressed, the developer will proceed with the final road surfacing layer. The Taking in Charge process will commence after the surfacing works are completed. The current timeline aims to have the estate advertised for Taking in Charge in the first quarter of next year (2026).

Source of Reply:

Martin Byrne, Senior Executive Engineer, Planning & Strategic Infrastructure Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 03

UPDATE ON THE ROYAL CANAL GREENWAY - AI104740

Question: Councillor S. Shovlin

“To ask the Chief Executive to provide an update on the progress and timeline for the submission regarding the Royal Canal Greenway to An Coimisiún Pleanála?”

Reply:

The Royal Canal Urban Greenway scheme is to provide a high-quality urban greenway to facilitate leisure and commuter pedestrian and cycling trips along the 8km section between the 12th Lock to the Fingal County boundary at the Confey Slipway. The proposed Royal Canal Urban Greenway scheme will connect into the existing Greenway at the 12th Lock. It will form a key strategic part of the GDA Cycle Network and the Galway-Dublin Greenway. The route is also envisaged to become a key part of the local transport network that will allow people living along the route to travel in their area in a healthy, sustainable, and safe manner.

The project team from the Planning & Strategic Infrastructure Department is continuing to consult with all the key stakeholders, the National Transport Authority, Irish Rail and Waterways Ireland along the route of the greenway to ensure a coordinated, high quality final design is achieved at interfaces between existing facilities and the proposed scheme.

Fingal County Council has requested consent from Waterways Ireland to make a planning application on Waterway Irelands Lands.

The project is currently at preliminary design stage and following further consultation with Waterways Ireland throughout 2025, Fingal County Council has now agreed with Waterway Ireland on the design in specific areas between the Kildare border and Collins Bridge to ensure a coordinated, high quality final design is achieved at interfaces between existing facilities and the proposed scheme.

Current Landowner checks and land referencing are also being maintained and kept up to date for the project.

Following the agreement now reached with Waterway Ireland in September 2025 on the Greenway design this now requires a body of work to be undertaken by the project team to update the Environment Impact Assessment Report, Road Safety Audit & Infrastructure Equality Assessment Audit, Preliminary Business Case, Photomontages and also carry out more up to date habitat and ecology surveys which is now been undertaken. These tasks have now currently been undertaken by the project team and is programmed to be completed in mid Q1 of 2026 prior to making the submission of a planning application to An Coimisiún Pleanála in Q1 2026.

Source of Reply:

Linda Lally, A/Senior Engineer, Planning & Strategic Infrastructure Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 04

BOARDED UP COUNCIL HOUSES IN THIS LEA - AI104681

Question: Councillor P. Quinlan

“To ask the Chief Executive to provide a report in tabular format of all boarded up housing awaiting repairs/refurbishment in this Local Electoral Area, pending release for social housing and to include the dates of initial vacancy, assignment to contractor and name of contractor?”

Reply:

The housing section does not provide itemised lists of addresses of social housing units to protect the privacy of current and future tenants. Void period durations vary for several reasons including issues around surrender processes, fire damage, clearing of belongings, inspections, programming of works, procurement, works duration, allocation processes and refusals of offers.

Current vacant properties and durations in this LEA are provided below.

Total Properties	0-3 months	3-6 months	6 months +
104	13	24	67

The contractors for maintenance and relet works in this LEA are published in the monthly Chief Executive report upon award of the contract. The current contractors for the D15 area are Arthurstown Construction Ltd and Harris Heating.

Source of Reply:

Emma Maxwell, Administrative Officer, Housing Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 05

**REPORT ON VACANT SOCIAL HOUSING TURNAROUND TIME IN THIS
LEA - AI104682**

Question: Councillor P. Quinlan

“To ask the Chief Executive to provide a report detailing the average turnaround time for social houses, from when they are boarded up to being made available for letting in this Local Electoral Area?”

Reply:

The average turnaround times for social housing units in Fingal is reported annually in the NOAC Local Authority Performance Indicator Report. The most recent published figure is 33.76 weeks from keys returned to allocation (2024).

Source of Reply:

Emma Maxwell, Administrative Officer, Housing Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 06

SOCIAL HOUSING CONTRACTORS IN THIS LEA - AI104683

Question: Councillor P. Quinlan

“To ask the Chief Executive to provide a list of all contractors currently working on the refurbishment of all boarded up houses for the Council in this Local Electoral Area?”

Reply:

The contractors for maintenance and relet works in this LEA are published in the monthly Chief Executive report upon award of the contract. The current contractors for the D15 area are Arthurstown Construction Ltd and Harris Heating.

Source of Reply:

Emma Maxwell, Administrative Officer, Housing Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic and General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 07

REPORT ON CONTRACTUAL OBLIGATIONS FOR HOUSING CONTRACTORS IN THIS LEA - AI104686

Question: Councillor P. Quinlan

"To ask the Chief Executive to provide a report detailing the measures in place to ensure that contractors engaged by the Council for the renovation and maintenance of social housing in this Local Electoral Area are held accountable when they fail to meet their contractual obligations?"

Reply:

The Council Housing Department undertakes significant engagement with both tenants and contractors to ensure the smooth completion of works.

All contractors engaged by the Council must comply with the Safety, Health and Welfare at Work Act (2005) and the Safety, Health and Welfare at Work Regulations (2007). All contractors are issued with the FCC Code of Practice and Guidelines for the Protection of Children and Young People (2011).

All works completed by Contractors are checked and snagged by a Clerk of Works to ensure works are completed to the required standard. All contracts contain stipulations on the consequences of not meeting contractual obligations and are enforced as required.

Source of Reply:

Emma Maxwell, Administrative Officer, Housing Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 08

INFORMATION REGARDING VACANT HOUSES IN THIS LEA - AI104685

Question: Councillor P. Quinlan

"To ask the Chief Executive to provide information regarding payments to each firm working for the Council on the refurbishment of vacant houses over the past 5 years, to include the total amount paid, number of houses assigned, cost per house and how long each firm took to repair each house it was assigned?"

Reply:

The contractors for maintenance and relet works in this LEA are published in the monthly Chief Executive report upon award of the contract. The current contractors for the D15 area are Arthurstown Construction Ltd and Harris Heating.

Annual completed re-lets, allocated budget, average cost and average turnaround times for the past five years are provided below.

Year	Budget	Completed Re-lets	Average cost	Turnaround Time (weeks)
2021	2.3M	114	€20,769	36.84
2022	2.4M	79	€18,226.97	32.87
2023	3.6M	97	€20,218.20	29.14
2024	3.1M	79	€21,269.64	33.76
2025	Est 3.1M	86 completed 24 onsite	TBC	TBC

Void period durations vary for several reasons including issues around surrender processes, fire damage, clearing of belongings, inspections, programming of works, procurement, works duration, allocation processes and refusals of offers.

Source of Reply:

Emma Maxwell, Administrative Officer, Housing Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN/ MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 09

REPORT ON AHB SERVICE USERS IN THIS LEA - AI104694

Question: Councillor P. Quinlan

"To ask the Chief Executive to provide a report on the total number of service users it has referred to NOVAS (Approved Housing Bodies Registration number AHB-02763) in this Local Electoral Area and that this report shows breakdowns of information collected in line with the Department of Housing's publishing norms?"

Reply:

The Novas accommodation in the FCC has capacity for 6 applicants and the below is the breakdown of nominations to this accommodation in 2023, 2024 and 2025.

Age range

Year	18-24	25-44	45-64	65+
2023	0	8	2	1
2024	0	2	2	0
2025	0	1	1	0

Citizenship

Year	Irish	EEA/UK	Non-EEA
2023	8	2	1
2024	3	1	0
2025	2	0	0

Source of Reply:

Pauline Burke, Administrative Officer, Housing Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B – Strategic and General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 10

ELECTRICAL RECYCLING DROP-OFF DAY IN THIS LEA – AI104766

Question: Councillor A. Donnelly

“To ask the Chief Executive to provide a report detailing if there will be any Environmental Protection Agency Ireland free Electrical Recycling drop-off days in this Local Electoral Area similar to the one organised in Skerries?”

Reply:

The Free Electrical Recycling Drop off events are organized and scheduled by ERP Ireland. Fingal County Council’s Environmental Awareness section supports these events by facilitating social media promotion and public awareness in advance of each date, helping to ensure strong community engagement and participation.

Source of Reply:

Grainne Carroll, Administrative Officer, Environment, Climate Action, Active Travel and Sports Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B - Strategic & General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 11

CHRISTMAS EVENTS IN PARKS IN THIS LEA – AI104768

Question: Councillor A. Donnelly

“To ask the Chief Executive to provide a report on any Christmas events planned in parks in this Local Electoral Area?”

Reply:

An Ice-skating rink will operate in Millennium Park from 15th November 2025 through to February 2026. Blanchardstown Tree Lighting also will take place on the Main Street on Thursday November 27th.

Source of Reply:

Declan Power, Senior Executive Officer, Economic, Enterprise Tourism & Cultural Development
Vanessa Carey, Senior Executive Officer, Operations Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA
COMMITTEE MEETING
(Services B - Strategic & General Matters)**

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 12

**INSTALLATION OF SCULPTURE ON THE ONGAR ROUNDABOUT –
AI104772**

Question: Councillor G. Sheehan

“To ask the Chief Executive if consideration can be given to the installation of a sculpture/art piece at the Ongar Roundabout?”

Reply:

Public Art in Fingal is guided by a strict set of principles outlined in the Public Art Policy 2024 – 2027. The Policy is aligned with The Government Policy Framework, Public Art in Ireland 2024-2028 and the Council's Development Plan 2023 – 2029.

Fingal Arts Office are currently preparing a countywide strategy for Public Art. The Arts Office recognises the role of communities in public art projects. All requests, sites and themes will be considered for inclusion on the schedule of commissioning priorities as aligned to the strategic capital programme and associated resources.

All potential public art commissions must follow the council's Public Art Policy and National Guidelines on commissioning public art.

Source of Reply:

Declan Power, Senior Executive Officer, Economic, Enterprise Tourism & Cultural Development

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 13

WATERVILLE WOODLAND CLEARANCE - AI104781

Question: Councillor H. Redwood

“To ask the Chief Executive to provide a report detailing if planning permission has been granted for the clearance and topping of trees in the woodland area to the south of Rossan Court and north of Brandon Square, Waterville, Dublin 15, as the land has been zoned for Community facility use and the middle section of the woodland has been cleared as far back as the east-most perimeter of Brandon Square, a family of peregrine falcons and a family of herons which have been nesting in these trees can no longer be seen?”

Reply:

The Planning Enforcement section have carried out a site inspection at this location. There is no live planning permission on the land referenced and no works carried out on site were found to require planning permission.

Section 4 (1) (i) of the Planning and Development Act 2000, as amended, provides the following exemption from planning permission:

“Development consisting of the thinning, felling or replanting of trees, forests or woodlands or works ancillary to that development, but not including the replacement of broadleaf high forest by conifer species”

The only exceptions to the above are on land where there is a tree preservation order or a planning condition preserving trees in place, and these exceptions are not applicable in this case.

Source of Reply:

Fearghal McSweeney, Administrative Officer, Planning and Strategic Infrastructure Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 14

REPAIR OF BOUNDARY RAILING - LADYSWELL SQUARE - AI104795

Question: Councillor B. Hanaphy

“To ask the Chief Executive if consideration can be given to repair the boundary railing of Ladyswell Square at Ladyswell Road?”

Reply:

Fingal County Council will undertake an inspection of the boundary wall/railings to assess the current condition. If any defects are observed, the developer will be asked to repair or replace the affected section.

Source of Reply:

Colin Gallagher, Senior Engineer, Planning & Strategic Infrastructure Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 15

UPDATE REGARDING ROYAL CANAL GREENWAY - AI104904

Question: Councillor J. Walsh

“To ask the Chief Executive to provide an update on the plan and timeline for the Royal Canal Greenway and to indicate when it is proposed to seek planning permission?”

Reply:

The Royal Canal Urban Greenway scheme is to provide a high-quality urban greenway to facilitate leisure and commuter pedestrian and cycling trips along the 8km section between the 12th Lock to the Fingal County boundary at the Confey Slipway. The proposed Royal Canal Urban Greenway scheme will connect into the existing Greenway at the 12th Lock. It will form a key strategic part of the GDA Cycle Network and the Galway-Dublin Greenway. The route is also envisaged to become a key part of the local transport network that will allow people living along the route to travel in their area in a healthy, sustainable, and safe manner.

The project team from the Planning & Strategic Infrastructure Department is continuing to consult with all the key stakeholders, the National Transport Authority, Irish Rail and Waterways Ireland along the route of the greenway to ensure a coordinated, high quality final design is achieved at interfaces between existing facilities and the proposed scheme.

Fingal County Council has requested consent from Waterways Ireland to make a planning application on Waterway Irelands Lands. The project is currently at preliminary design stage and following further consultation with Waterways Ireland throughout 2025, Fingal County Council has now agreed with Waterway Ireland on the design in specific areas between the Kildare border and Collins Bridge to ensure a coordinated, high quality final design is achieved at interfaces between existing facilities and the proposed scheme.

Current Landowner checks and land referencing are also being maintained and kept up to date for the project.

Following the agreement now reached with Waterway Ireland in September 2025 on the Greenway design this now requires a body of work to be undertaken by the project team to update the Environment Impact Assessment Report, Road Safety Audit & Infrastructure Equality Assessment Audit, Preliminary Business Case, Photomontages and also carry out more up to date habitat and ecology surveys which is now been undertaken. These tasks have now currently been undertaken by the project team and is programmed to be completed in mid Q1 of 2026 prior to making the submission of a planning application to An Coimisiún Pleanála in Q1 2026.

Source of Reply:

Linda Lally, A/Senior Engineer, Planning & Strategic Infrastructure Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING

(Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 16

PROVISION OF BIKE RACKS IN THIS LEA - AI104905

Question: Councillor J. Walsh

“To ask the Chief Executive to provide a report detailing whether, and in what circumstances, bike racks can be provided on public roads in place of parking spaces in this Local Electoral Area?”

Reply:

The prioritisation of walking and cycling is a key priority of the Fingal County Development Plan and Climate Action Plan. This is often achieved through the reallocation of existing road space. The Active Travel Strategy for Fingal reaffirms that existing road space, including street parking, should be considered for reallocation for cycling facilities including bike parking.

To date parking spaces in Blanchardstown Village have been reallocated to bike parking. Requests for other locations are welcome and are assessed on a case-by-case basis.

Source of Reply:

Kieran Maher, Senior Executive Engineer, Environment, Climate Action, Active Travel and Sports Development

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN/MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM No. 17a

APPLICATIONS FOR FUNDING

ACTIVITY FUNDING GRANT APPLICATIONS

Applications for funding under the Council's Community Funding Scheme have been received from the organisation listed below. It is proposed to make funding available to this organisation, in accordance with the conditions of the scheme up to the amount set out hereunder: -

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application.	Summary of What Funding is Required For & breakdown of items.	Has this Group Applied for Funding Previously? Yes/No	Total Amount of Funding Group has Received to Date and Broken Down by Year.	Total Amount of Funding Proposed by the Fingal Executive and rationale for Approval
Laurel Lodge Movie, Book and Bowling Club GA-003605	€2,768.00	Bowls for social healthX3 Educational Transport social trip Belfast Winter social trip	NO	N/A	€2,931.77

Meakstown Community Centre Board GA-003640	€2,964.00	Santa Trees x 2 Decorations Santa Grotto Costumes	NO	N/A	€2,964.00
Jesuit Refugee Service Ireland (The Failte Project) GA-003597	€3,000.00	Group art therapy (10 sessions) Yoga for adults (10 session) Sound baths	YES	2024 - €3,000.00 2023 - €2,958.00	€3,000.00
Blakestown Drive Community Group GA-003627	€2,925.00	Venue Hire Artist Musician Musician Musician Sound Technician Tickets Printed	NO	N/A	€2,952.00
Corduff Sports Centre GA-003635	€1,500.00	Chair Yoga Instructor	YES	2025 - €940.21 2025 - €560.00 2024 - €2,999.98	€1,500.00
Muslim Women Together GA-003614	€3,000.00	Pull Up Banner Acer Aspire Laptop Leaflet print and distribution Piliate Classes x 13 room hire Food Festival 3 additional Pilates class	YES	2023 - €1,854.77	€3,000.00
St. Brigid's Photo Group GA-003638	€3,000	Electric Screen Audio Equipment, Microphones speakers Cabling and installation	NO	N/A	€3,000
Parslickstown House GA-003639	€1,600	Hiring a Santa Santa Suits Elf Suits Photocopy Paper	YES	2024 - €1,007.85	€1,334

		Gardening Course Materials such as plant Pottery Course Materials such as clay		2023 - €2,208.44	
St. Brigid's GAA Club GA-003612	€2,185	Laptop Printer	NO	N/A	€2,184.64

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN/ MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 17b

APPLICATIONS FOR SPORTS FUNDING

Applications for funding under the Council's Sports Funding Scheme have been received from the organisations listed below. It is proposed to make funding available to these organisations, in accordance with the conditions of the scheme up to the amount set out hereunder: -

ACTIVITY FUNDING GRANTS APPLICATIONS

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application	Summary of What Funding is Required For – Breakdown of Items	Has this Group Applied for Funding Previously? Y/N	Total Amount of Funding Group has Received to Date and Broken Down by Year	Total Amount of Funding Proposed by the Fingal Executive and rationale for Approval
Mulhuddart football club	€4,000	The current goals in Mick Walshe park are inadequate for training the younger teams.	Y	2022 - €2,610	€4,000 - The club wants to use the Large Sports Equipment Grant to

		Smaller goals are essential for children when playing football - Wheeled Goals for 7 and 9 aside training with youths - €4,151			purchase portable football goals. The total project will cost €4,151. The grant will cover €4,000. I recommend allocating the full amount of €4,000.
Castleknock Cricket Club	€4,000	Purchase storage container for secure storage for cricket equipment, reducing risk of theft or damage. Protection from Weather, extending the lifespan of all cricket related stuff. Better Organisation of training and match day equipment, improving efficiency for coaches	Y	2024 €3,000 2023 - €3,000	The club wants to use the Large Sports Equipment Grant to purchase a container for storing equipment. The total project will cost €4,350. The grant will cover €4,000. I recommend allocating the full amount of €4,000
Clonee United	€3,688	Purchase of a pitch marker and a set of goal trollies- Marking of the	N		The club wants to use the Large Sports

		pitches for 7/9/11 a side games on a bi-weekly basis and trollies for transporting goals			Equipment Grant to purchase a line marking machine and a set of goal trolleys. The total project will cost €3,688. The grant will cover €3,688. I recommend allocating the full amount of €3,688.
St. Brigids GAA Club	€4,000	Purchase of portable goalposts for training - €6,000	N		The club wants to use the Large Sports Equipment Grant to purchase portable goalposts. The total project will cost €6,000. The grant will cover €4,000. I recommend that the full amount of €4,000 be allocated.

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National Policy Framework for Unmanned Aircraft Systems (UAS) – Report

Motion: Councillor H. Redwood

“That the Chief Executive, noting the rapid expansion of unregulated drone delivery services in this Local Electoral Area and the disturbance it creates for residents and wildlife, requests that the Planning Department presents a report regarding the National Policy Framework for Unmanned Aircraft Systems and its implications for Council policy and local residents.”

5th November 2025

Comhairle Contae
Fhine Gall
Fingal County
Council



National Policy Framework for Unmanned Aircraft Systems



Department of Transport

Sections of National Policy Framework for UAS

Five sections:

1. Introduction
2. Use of Airspace and Planning
3. Compliance and Enforcement
4. Enterprise and Innovation
5. Monitoring and Implementation



Role of LAs within National Policy Framework for UAS

The three of the actions in National Policy Framework for Unmanned Aircraft Systems relate to local authorities/government and their staff are as follows:

The Use of the Airspace and Planning Action 3: Relevant State agencies, government departments and local government will determine and request UAS Geographical Zones through the Irish Aviation Authority in line with the processes and procedures developed through the National Working Group on UAS Geographical Zones.

The Use of the Airspace and Planning Action 7: The Irish Aviation Authority will support the training and capacity building of local authorities and planners.

Compliance and Enforcement - Action 8: A collaborative approach will be fostered between local authorities, the Irish Aviation Authority and the UAS sector on education and awareness campaigns.

Role of LAs within National Policy Framework for UAS

Integrate

UAS actions and policy by

- Receiving training from IAA
- Monitoring and implementing framework's actions and policies into planning objectives
- Ensuring a transparent process by continuously reviewing UAS policy

Collaborate

With the DoT, the National UAS Policy Framework Monitoring Group

- In establishing UAS zones
- In identifying, developing, and effectively implementing U-space capabilities and technologies

Inform

By collaborating with the IAA and UAS sector to

- Establish education and awareness campaigns
- Engage with Stakeholders, beneficiaries and other affectees of Unmanned Aircraft Systems

Fingal Planning Dept's role going forward

While the Framework sets out high level guidance relating to UAS, U-Space and Geographical zones, **it does not provide specific guidance in relation to the consideration of planning applications for new UAS/drone related activities.**

As a result, Fingal County Council will **continue to ensure new planning applications** across the county are assessed in accordance with the **Fingal County Development Plan 2023-2029**, and all relevant present and future government policy and guidelines.



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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

**CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS
AND OBSERVATIONS RECEIVED ON THE
DRAFT OLD SCHOOL HOUSE MASTERPLAN**

XX October 2025

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1. Introduction

1.1 Chief Executive's Report on Draft Old School House Masterplan Consultation

This Chief Executive's Report has been prepared to provide a summary of the submissions received in relation to the Draft Old School House Masterplan, to respond to the observations raised in the submissions, and to make any recommendations on the policies and objectives to be included within the finalised Masterplan, taking account of the proper planning and sustainable development of the area.

1.2 Draft Old School House Masterplan Consultation

The Draft Old School House Masterplan went on public display from 30th June 2025 to 11th August 2025 (inclusive of both dates) at the offices of Fingal County Council at County Hall, Main Street, Swords, County Dublin and at Grove Road, Blanchardstown, Dublin 15 and on the County Council's online consultation portal:

<https://consult.fingal.ie/en/browse>.

A total of 277 no. submissions were received from members of the public and other interested parties in relation to the Draft Old School House Masterplan during the public consultation period. In addition, a submission was received from the Environmental Protection Agency (EPA) and the Department of Housing, Local Government and Heritage (see Section 3 of this report).

1.3 Structure of this Chief Executive's Report

This Chief Executive's Report is structured as follows:

- **Section 1:** Introduction (this section)
- **Section 2:** A summary of the submissions received by issue raised, the Chief Executive's response and, where required, any proposed recommendations to the Elected Members for amendments to the Draft Old School House Masterplan.
- **Section 3:** A summary of recommendations (if any) to the Elected Members for amendments to the Draft Old School House Masterplan.
- **Section 4:** A list of the individuals and organisations who made submissions on the Draft Old School House Masterplan within the consultation period.

It should be noted that, if required, editorial changes and updating of the Draft Old School House Masterplan will be carried out and minor typographical or graphical errors or discrepancies will be rectified. In addition, all maps and drawings will be updated where relevant to reflect any proposed changes if agreed.

2. Summary of Issues raised in Submissions / Observations

2.1 Introduction

A total of 277 no. submissions were received during the public display of the Draft Old School House Masterplan between 30th June 2025 and 11th August 2025 (inclusive of both dates). A submission was received from the Environmental Protection Agency and the Department of Housing, Local Government and Heritage.

All submissions have been given careful and serious consideration and Fingal County Council wishes to thank all those who engaged in the public consultation process. A list of all parties who made submissions is included in Section 4 of this report.

Section 2 provides a summary of the issues raised in the submissions received during the consultation period.

For each of the issues raised, the Chief Executive will provide a response and will make recommendations to alter the text of the Draft Plan where appropriate.

2.2 Issues raised by State Bodies

A submission was received from two public bodies, namely the Environmental Protection Agency and the Department of Housing, Local Government and Heritage (DHLGH).

The submission from the EPA provides detailed guidance in relation to the Strategic Environmental Assessment (SEA) Screening of the Draft Old School House Masterplan.

The submission from the Department of Housing, Local Government and Heritage makes a number of observations relating to the issue of nature conservation as it relates to the Old School House Masterplan.

The submission states that the Department does not agree that the development of the subject lands in accordance with the Masterplan will have no likely significant environmental effects, particularly in relation to Theme 2 - Natural Heritage.

In this regard, the submission notes the presence of ecologically sensitive habitats and species on the plan lands including trees, hedgerows, scrub and calcareous grasslands as well as badger, bat and bird species. The submission states that the presence of the Royal Canal, a proposed Natural Heritage Area also adds to this ecological value.

It goes on to request that any adverse effects on ecologically significant habitats and species, which may result from the development of the lands in accordance with the Masterplan should be accurately evaluated and measures to mitigate such adverse effects set out in a SEA Environmental Report on the Masterplan, which may then govern their future development.

The Nature Development Area designation under the provisions of the Fingal Development Plan 2023-2029 is also cited in support of the ecological value of the plan lands. In this context, Action 26 of the Fingal Biodiversity Action Plan 2023-2030 is cited which seeks to, manage linear calcareous grassland strip along the Canal at Clonsilla with the objective to restore calcareous grassland at this site.

The submission references previous historical surveys undertaken in connection with the preparation of the 2021 Kellystown Local Area Plan that identified bird species, bat roosts, badger setts and calcareous grasslands on the lands, highlighting their biodiversity value.

In addition, reference is also made to a previous Strategic Housing Development (SHD) planning application (ACP ref. TA06F.309622) on the plan lands that was subsequently refused and that included mitigation measures to conserve elements of the calcareous grasslands on the lands.

The submission refers to page 24 of the SEA Screening Report which addresses the issue of calcareous grassland (GS1). The submission also refers to Table 4.3 cited in the Ecological Assessment report at Appendix 6 which the submission states demonstrate the presence of various species typical of calcareous grassland.

The submission makes reference to the SEA Screening Report (p20) which states that, 'Overall, it is considered the proposed residential development of the Masterplan lands will have a minimal impact on the local ecology within the Masterplan lands boundaries and also poses minimal short-term effects on surrounding ecological corridors and the species that use them.' The Department express concerns that this statement could not be verified in the Ecological Assessment Report and associated Appendix A 'Habitat Classification Map' which was not available to view with the Draft Old School House Masterplan documents.

The submission notes the value of trees to support bird and bat species and the high suitability of the Old School House as a bat roost, as evidenced in the Ecological Assessment Report. Concern is expressed that no bat activity surveys were carried out in connection with the Ecological Assessment. The submissions note previous bat surveys undertaken as part of a previous planning application on the lands and as previously referred to by the NPWS in 2021 which recorded the use of the Old School House for bat activity by various bat species.

The submission notes that the mammal surveys of the plan lands carried out in July 2024 did not identify the presence of badgers and badger setts previously recorded on the lands in 2022 and along the northern boundary of the lands, possibly due to dense vegetation and recommends changes in proposed development layouts to ensure the long-term preservation of at least one of these badger setts.

This submission contends that such ecological sensitivity poses significant constraints for the development of the lands but does not wholly oppose residential development on the plan lands. Moreover, the Department seeks to ensure that any adverse effects of the ecologically significant habitats and species which may result from the development of the plan lands based on the provisions of the Masterplan should be accurately evaluated and include mitigation measures to guide future development.

In this regard, the submission recommends that a SEA Environmental Report should be prepared which would include measures to mitigate the potential effects on ecologically

significant habitats and species, that new surveys by experienced botanists and ecologists should be conducted, to inform mitigation measures and that the Masterplan should be revised including adjustments to layout and density of development, to preserve biodiversity elements.

The submission concludes that this would provide for an appropriate quantum of residential development within the Masterplan lands, while allowing the conservation of the most ecologically significant elements of biodiversity present on the plan lands including the adjacent proposed Natural Heritage Area of the Royal Canal.

Chief Executive's Response

The Chief Executive welcomes the submission from the EPA which includes detailed guidance in relation to the SEA process. Full regard was taken of this guidance in the preparation of the Draft Plan, where relevant.

Specifically, it should be noted that the SEA and AA process for the Draft Plan has been carried out having regard to best practice documents, including the EPA's SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' guidance document.

With regard to the submission from the Department of Housing, Local Government and Heritage (DHLGH), the Chief Executive welcomes the submission but does not accept the assertions that the SEA and ecological assessment process are not sufficient and that the layout or densities provided for should be altered.

Brady Shipman Martin (BSM) was appointed by Fingal County Council to carry out screening for Strategic Environmental Assessment (SEA) and a screening for Appropriate Assessment (AA) in respect of the Draft Old School House Masterplan, which is a non-statutory land use plan.

BSM has reviewed the submission in detail and notes that the Department disagrees with the conclusion set out in the SEA Screening report that the implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment.

BSM notes that screening the Masterplan out for SEA does not mean that mitigation measures may not be required for proposed developments arising out of the implementation of the Masterplan. Any planning application would be accompanied by its own Ecological Impact Assessments which would be most likely to include specific mitigation measures for biodiversity.

While noting the presence of key ecological receptors (KERs) as listed in the Ecological Assessment, and repeated in the Masterplan report, BSM confirmed that the SEA Screening methodology is based on an assessment of the Objectives set out in the Masterplan. In relation to Theme 2 (Natural Heritage) all of the objectives are positive for biodiversity.

With regard to the nature by which the submission questioned the findings of the ecological surveys carried as part of the Masterplan preparation process (which

informed the SEA Screening report), it is important to note that this work was carried out by qualified ecologists employed by ORS, a leading international multi-disciplinary consultancy.

To inform the preparation of the Masterplan, ORS carried out a number of new, dedicated assessments and site-based biodiversity surveys in the second half of 2024 to establish an up-to-date baseline for the subject lands. The results of the surveys and research are set out in the Ecological Assessment document at Appendix 6 to the Masterplan document (with further information provided in the Arboricultural Assessment at Appendix 7).

The information presented in the ORS report comprises the most accurate, detailed and up to date picture of the ecology of the subject site. It supersedes any other sources of historical or out-dated information such as that cited in the DHLGH submission.

Given the detailed nature of the points raised in the submission, the Chief Executive requested ORS to prepare a comprehensive response. This is included in full as Appendix B to this Chief Executive's Report. The ORS response makes the following key points:

- As evidenced by surveys undertaken in the preparation of this Masterplan, including the use of passive infrared cameras (camera traps, no current evidence of badger activity was recorded; former setts appear to have been abandoned following disturbance.
- The lands do not meet Fossitt (2000) criteria for calcareous grassland (GS1); habitats present are predominantly dry meadows and grassy verges (GS2), scrub, and recolonising ground.
- No orchid species were recorded, consistent with the Biodiversity Action Plan objective to restore, rather than conserve, calcareous grassland.
- The main ecological value lies in hedgerows and trees, which provide foraging and roosting opportunities for birds, bats and mammals.
- The Masterplan incorporates measures including retention of trees and hedgerows, bat-sensitive lighting, native planting, and SuDS to mitigate ecological impacts and protect the adjacent Royal Canal pNHA.

The ORS report also acknowledges that the Habitat Classification Map was omitted from Appendix A of the Ecological Assessment in error. This map has now been provided as Appendix B to this Chief Executive's Report and will be included in the final published documents.

Overall, the Chief Executive is satisfied that the SEA and AA process for the Draft Plan has been carried out in accordance with best practice, with full regard to EPA guidance and on the basis of robust professional input.

The work undertaken by BSM and ORS provides the most up-to-date and comprehensive assessment of the site, clearly addressing the issues raised in the Department's submission.

Chief Executive's Recommendation

No change.

2.3 Issues relating to Draft Old School House Masterplan

Issues raised in the submissions can be grouped under the following general headings:

- Public Consultation;
- Growth and Development;
- Built Heritage;
- Natural Heritage; and
- Transport and Movement.

All issues outlined under these general headings are considered to carry equal weight in responding to the issues raised, with no issue given priority over another.

2.3.1 Public Consultation

A number of submissions express concern regarding the timing of the public consultation, during the summer period. The submissions contend that this is not considered an appropriate timing for public display, to allow for full meaningful engagement in relation to the draft plan. One submission welcomed the two-week extension to allow for additional public consultation in response concerns over the timing of display. One submission commends the level of engagement in relation to the draft plan by the general public.

Chief Executive's Response

The preparation of the Old School House Masterplan sought to broadly engage during the preparation of this non statutory Plan. The consultation process included a drop-in session and opportunities to submit observations at draft stage.

The Draft Plan went on public display initially for a period of four weeks, consistent with the timelines for previous, non-statutory local plans which include Framework Plans and Masterplans. The public consultation was also advertised by way of adverts in locally circulating newspaper, social media posts and by engagement with the Public Participation Network (PPN).

It is noted that the timing of public consultation for the Masterplan was influenced by external factors notably the planning and development processes for the Royal Canal Greenway and the DART + West projects, to ensure alignment with these significant transport initiatives and to incorporate relevant design and access considerations. This co-ordination was essential to avoid potential conflicts and to facilitate a more integrated and informed planning outcome for the Draft Masterplan.

In response to the concerns raised regarding the timing of display, the draft plan display period was subsequently extended by a further two additional weeks, bringing the total display period to a total of six weeks, to provide an opportunity for all members of the community to have their say in the making of the draft Plan.

In response to the publication of the Draft Masterplan, 277 no. submissions were received from the public and other interested parties which indicates a high level of public engagement and provides a comprehensive understanding of potential issues and opportunities relating to the plan area.

Chief Executive's Recommendation

No change.

2.3.2 Growth and Development

A number of submissions acknowledge the need for additional housing and generally welcome the Masterplan in this regard, several submissions however, raise concerns regarding the scale and level of new residential development in the Clonsilla area in recent times with perceived deficiencies in supporting infrastructure and the general lack of services and facilities including creches, schools, community and arts and cultural facilities, quality public open spaces as well as the protection of the built and natural heritage assets of the area.

Concerns are also raised in terms of traffic impacts, traffic management and general accessibility as well as a lack of adequate public transport for the area. More specifically concerns are raised regarding the scale of development proposed for the plan lands in the context of these recent developments. In this context, one submission requests the provision of c. 50 housing units on the plan lands only and provision be made for this in the Masterplan.

Submissions express concerns that Clonsilla is deemed to be within the Metropolitan area of the greater Blanchardstown area which puts it at a disadvantage in terms of infrastructure, service and amenity provision.

Some submissions request a co-ordinated approach to the overall planning and development of Clonsilla and to guide new development in the area.

One submission welcomes development of a maximum of four storeys in height within the plan lands, to maximise the potential of the lands while some submissions propose a minimum of one and two storey as the most appropriate heights for the plan lands, given the local context.

Several submissions welcome the proposed building heights of two to three storeys proposed within the Masterplan lands which are considered appropriate to the local context, including adjoining established residential developments.

However, a number, of submissions oppose the provisions within the Masterplan which allows for consideration of increased building heights beyond two and three storeys in the context of the Urban Development and Building Height Guidelines 2018.

Submissions contend that such provision in the Masterplan would likely give rise to additional high rise intensive development in the area which is considered inappropriate to the established local context and the sensitivities of the plan lands.

One submission requests that no apartment development should be permitted in the plan lands and provision made for this in the Masterplan, particularly in view of the Government's recent update to the Planning Design Standards for Apartments.

Submissions contend that heights should be consistent with existing established low-rise developments in the area and overall local context. In this regard it is requested that the Masterplan make provision for two and three storeys only, in the form of houses and duplex units, given the environmental sensitivities of the lands, existing natural heritage assets, movement and access constraints and proximity to the Royal Canal. Several submissions acknowledge the need for a bespoke design approach to the development of the plan lands.

One submission welcomes the proposed bespoke residential environment, a mix of residential unit types and sizes appropriate to the local context with a variety of quality and useable open space areas and a universal design approach.

A number of submissions welcome proposals for the provision of a mix of housing including age-friendly housing within the Masterplan lands, to allow existing residents to remain in their existing community, in more appropriate accommodation. Several submissions contend that the plan lands are more suitable to a mix of dwelling types and are opposed to apartment living and provision should be made for this in the Masterplan.

One submission notes that the lands would be a suitable location for an independent living centre offering services for people with disabilities. In this regard, supporting layout and drawings are submitted. Some submissions request the provision of social and affordable housing within the plan lands.

Chief Executive's Response

While the Chief Executive recognises the numerous issues raised in submissions as discussed above, many of these matters do not fall within the direct scope and remit of the Old School House Masterplan which primarily relates to setting out a detailed framework to guide and promote the future development of the plan lands by identifying issues and opportunities and establishing a long term vision and formulating a framework of development objectives for the subject lands.

However, it is important to note, that development in Clonsilla is set against the policies and objectives of the Fingal Development Plan 2023-2029 which identifies strategic spatial planning issues and the vision for development and balanced growth in the county, in tandem with supporting infrastructure.

It is a key focus of the Development Plan to ensure that new development in the County, including in Clonsilla, is accompanied by the required community, educational, transport, drainage, and recreational infrastructure to ensure the protection and enhancement of local amenities and the continued growth of local services. The Development Plan also includes robust policy and objectives to guide the development of infill sites.

The 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' 2024 emphasises the creation of compact settlements for urban and rural areas, in order, to foster more sustainable forms of development.

The Masterplan lands are residentially zoned lands under the FDP 2023-2029 which adjoin a high-quality public transport corridor and presents an opportunity for compact transport orientated development while having regard to the local context.

The provisions of the Masterplan and specifically Chapter 5 Urban Structure provides a balance of key components which includes appropriate residential development, complementary uses, built heritage preservation, amenity, green infrastructure, and movement.

Specifically, the Masterplan identifies and acknowledges the unique characteristics and sensitivities of the plan lands including the local context and specifically requires a bespoke high quality architectural approach to future development proposals as set out in Chapter 5 Urban Structure of the Masterplan and specifically Section 5.2.

Taking account of the local context, the potential quantum of residential units envisaged is in the region of c. 100 units as set out in Chapter 5 of the Masterplan. However, scope may exist to increase unit numbers where a planning application provides for the creation of a high-quality residential environment and where compliance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 (or update thereof) and requirements of the Masterplan are demonstrated.

In terms of building heights, guidance issued under Section 28 of the Planning and Development Act 2000 (as amended), includes '*Urban Development and Building Heights - Guidelines for Planning Authorities*' 2018. Specific Planning Policy Requirement 1 (SPPR1) of the Guidelines precludes Planning Authorities from setting blanket numerical limitations on building height.

Notwithstanding, building heights proposed for the plan lands as set out in Chapter 5 Urban Structure of the Masterplan and specifically Section 5.2, have been principally informed by site characteristics and the local context, including the juxtaposition of the Old School House and neighbouring development. It is generally envisaged that buildings will have a height of 2 to 3 storeys. Section 5.2 Building Heights of the Masterplan states that scope may exist for an increase in building heights within the scheme where a planning application demonstrates a high-quality built environment and subject to compliance with the requirements of the Urban Development and Building Height Guidelines 2018 (or any update thereof). This will create a well-structured, liveable and visually attractive residential environment.

A range of exemplars with a bespoke design approach are shown in Chapter 5 which provides summary information regarding, inter alia, unit typologies, context, building height and design approach.

The submissions supporting a mix of residential typologies on the Masterplan lands is welcomed. Section 5.3 Residential Typologies of the Masterplan is explicit in promoting a range of different housing types to cater for different housing needs including age friendly units, which in turn, supports the creation of long-term communities.

In general terms, the Draft Old School House Masterplan further adds to the overarching approach to sustainable growth of Clonsilla as set out in the Development Plan, to create a vibrant village which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.

It should also be noted that the provision of additional community facilities within the County is kept under active review and Fingal County Council will support the provision of such facilities where there is an identified need in line with population projections.

2.3.3 Built Heritage

Submissions note the historical role of the Old School House building that contributes to the identity and collective memory of Clonsilla village. Some submissions are concerned regarding plans for demolition of the Old School House building and the absence of a heritage impact assessment to inform proposals for the building.

Submissions request the preservation and restoration of this landmark building and its setting, particularly given the current state of repair of the building. In this regard, submissions require a more robust focus on its preservation in the Masterplan. In this regard, submissions recommended that the Masterplan include an explicit reference stating that any development on the lands should be sustainable and respectful of the importance of the Old School House as a landmark heritage building and its local context.

Some submissions express concerns regarding the private ownership of the Old School House building. The provisions of the Planning and Development Act 2000 relating to the responsibilities of private owners of protected structures are noted in this regard. One submission notes that Fingal County Council has a duty of care towards the preservation and maintenance of the Old School House building given it is a Protected Structure.

Several submissions oppose the use of the Old School House building for residential use and are specifically concerned regarding any future apartment use within the building. One submission notes that the upper floors could be dedicated to social housing provision. Some submissions are concerned regarding the lack of vision for the Old School house building and a more creative and focused approach to the use of the Old School House building is requested.

Submissions contend that the Old School House Building would be more appropriate for community use, particularly in the context of the level of residential development already permitted in the area, the lack of a dedicated community centre in Clonsilla to support this level of growth as well as the unique historical and architectural attributes

of the building, its social value to the area, its location along the Royal Canal, served by high quality transport links and its integration with the National Famine Way Trail and the planned Royal Canal Greenway.

In this regard, more specific uses are cited for the Old School House building and include, arts, culture, heritage, historic, library, tourism, museum, community meeting spaces, café, theatre, education including a community garden/playground with ecological promotion and awareness as well as active uses including sports and community initiatives. On this basis, submissions promote the 'Canal Cultural Quarter' for this area. One submission notes that the use of the Old School House for such uses would fulfil key objectives of the Fingal Tourism Strategy 2024 – 2029 relating to the growth of tourism within the County.

Submissions express concerns regarding the loss of heritage buildings in Clonsilla in recent times associated with new development as well as the lack of investment by Fingal County Council towards restoration of heritage buildings in the Dublin 15 area. Submissions request that Fingal County Council acquire the Old School House building and restore the building for community use with levies derived from the local area.

One submission expresses concern that the objectives for the Old School House outlined under the previous Fingal Development Plan 2017-2023 for its long-term sustainable use which included a recreational and tourism hub at this location have not been considered in the Masterplan.

One submission contends that residential use risks severing its cultural and social ties to the local area and is contrary to FCC's Heritage Plan 2024-2030 objectives, particularly as it relates to accessible heritage.

In this context, some examples of Fingal County Council owned properties where investment has occurred in terms of restoration and re-use in the County are cited and includes Shackleton Mills, Rush Library, Swords Library and Cultural Quarter, the Casino, Malahide, Newbridge and Ardgillan Demesne and Regional Parks as well as Skerries Mill, Bremore Castle, Balbriggan, Boat House, Loughshinny, the Balbriggan Lifeboat Station and Seamus Ennis Centre, Naul. A national example such as the Battle of the Boyne Visitor Centre is also cited in this regard. One submission cites Lucan House Masterplan led by South Dublin County Council as a reference towards the inclusion of multiple community and cultural uses.

Some submissions request that the Old School House building and its curtilage be zoned CI-Community Infrastructure to maintain the building and its setting for community use.

Submissions contend that such uses would enable the long-term preservation and maintenance of the Old School House building, particularly in view of its current poor condition and would benefit the community as a whole, particularly from a health and well-being perspective. One submission notes that such a community use is particularly prudent for the Old School House Building, in view of the Government's recent update

to the Planning Design Standards for Apartments and the changes to the mandatory requirement for communal and community facilities within apartment schemes. One submission contends that development of the Old School House building should favour a use that would imminently save and protect the integrity of the building.

One submission requests that an archaeological report should accompany the Masterplan and requests that monitoring be put in place for any further development of the lands.

Chief Executive's Response

The Old School House Masterplan was drafted having regard to the provisions of the Fingal Development Plan 2023-2029 (FDP) which supersedes the previous FDP 2017-2023. The FDP 2023-2029 makes provision for the preparation of the Old School Masterplan (MP13.A) on these RA- residentially zoned lands. The Old School House building is a Protected Structure (0700) under the provisions of the Development Plan.

The protection, maintenance and enhancement of the County's built heritage assets is a key strategic objective of the FDP 2023-2029. The Plan contains supportive policy and objectives in this regard, as set out in Chapter 10 Heritage, Culture and Arts. These include policies HCAP1, HCAP3, HCAP8, HCAP9, HCAP10, HCAP11, HCAP21 and HCAP22 and objectives HCAO7 and HCAO11. The Development Plan also supports the implementation of the Fingal Heritage Plan 2024-2030 which is centred on the protection and promotion of the built heritage of the County.

In the interest of clarity, the Masterplan does not propose the demolition of the existing Old School House Building. In addition, an Architectural Heritage Assessment of the Old School House Building as set out in Appendix 5 and which is appended to this Masterplan, was carried out in May 2025. This assessment provides a sufficient basis to assist the Planning Authority in making an informed decision on the potential impact on the Protected Structure and its setting by providing background information, analysis and supplementary photographic information in formulating Masterplan objectives.

Importantly, the Masterplan is explicit in recognising the significant heritage value of this landmark building, that reflects the architectural, historical and social history of the area and provides a framework for the sustainable long-term preservation and conservation of the building.

The Masterplan within Chapter 3 'Issues and Opportunities' recognises that preserving the building through sensitive restoration and re-use is fundamental to safeguarding its cultural legacy as a landmark feature within Clonsilla, for future generations.

The vision statement for the Masterplan as set out in Chapter 4 'Vision and Objectives' has been appropriately informed by a detailed analysis of the lands and the existing local context, consideration of identified challenges and opportunities, and alignment with the relevant planning policy and guidance. Specifically,

'The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands'

The principal aim as outlined in Chapter 4 'Vision and Objectives' of the Draft Masterplan is to ensure the orderly and sustainable development of the lands, that will create a new residential environment and support the restoration and re-use of the Old School House building.

In this regard, key objectives of the Masterplan within Chapter 4 as they relate to the Old School House building, are explicit in seeking to ensure that the Old School House Building is an integral part of the future sustainable development of the Masterplan lands and fulfils a key role as a landmark feature within the overall development of the plan lands.

Relevant key strategic objectives as follows:

- *Preserve the historical significance of the Old School House building and promote its sensitive restoration;*
- *Old School House building to be to an integral part of the future sustainable development of the Masterplan lands; and*
- *Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility.*

The Draft Masterplan within Chapter 5 'Urban Structure' and specifically Section 5.4 provides a Conservation Plan setting out the key principles of conservation for the Old School House Building as well as the identification of an appropriate use towards its active re-use and long-term sustainability.

Following a detailed assessment of potential uses, residential use has been identified as the most viable and sustainable long-term option for the building. Residential use offers a practical means of safeguarding the building by bringing it back into active, viable use.

This approach aligns with national and local policy context which supports the appropriate adaptive and active re-use of heritage buildings having regard to best practise conservation methods. In this regard, relevant key objectives as set out in the Fingal Development Plan 2023-2029 at Chapter 10 'Heritage, Culture and Arts' include policies, HCAP9, HCAP10 and HCAP13. The key strategic objectives of the FCC Heritage Plan 2024-2030 relating to protection of place and accessible heritage is noted.

While the requests for Fingal County Council to acquire the building for community use and accessible heritage are acknowledged, it is noted that the Old School House building and lands are currently in private ownership and therefore outside the control of Fingal County Council. The provisions of the Planning and Development Act 2000 as amended and Section 58 of the Act relating to the responsibilities of private owners of protected structures, is noted, in this regard.

In response to the request to rezone the Old School Building to CI-Community Infrastructure, it is noted that the Masterplan lands are zoned RA-Residential under the current FDP 2023-2029. While this zoning objective supports the development of housing as the primary land use, nevertheless, the zoning objective permits a range of complementary uses including community facilities.

The underlying RA zoning objective does not preclude the potential of a community use, subject to appropriate planning assessment through the Development Management process and compliance with normal standard planning and conservation criteria.

It is noted that Chapter 8 Phasing, Implementation and Monitoring of the Masterplan also requires planning applications to clearly demonstrate, inter alia, how proposals will protect the integrity of the Old School House structure during the construction stage while providing for its restoration for a suitable residential use as well as the protection of the Royal Canal from any detrimental impacts during both construction and operational stages.

Regarding the request for an Archaeological Assessment, Section 10.5.1, Archaeological Heritage, of the FDP 2023-2029 includes a number of policies and objectives which seek the protection, preservation and management of Fingal's archaeological heritage including policy HCAP4 and objective HCAO1. Specifically Objective HCAO11 of the Development Plan seeks to ensure that proposals for large scale developments and infrastructure projects consider the impacts on the archaeological heritage and seek to avoid them. In addition, Chapter 14 of the Development Plan entitled Development Management Standards and specifically Section 14.19.2 Archaeological Heritage includes a number of additional objectives for the protection of archaeological heritage including archaeological impact assessment requirements for new development proposals under objective DMSO169.

The Draft Masterplan at Section 3.2 notes that the future sustainable development of the Masterplan lands will be required to carefully consider the potential effects upon the local built heritage.

Having regard to the above, it is considered that relevant Development Plan provisions, together with the vision, relevant key strategic objectives, design and conservation principles set out in the Masterplan, are sufficiently explicit and robust to protect and enhance the built heritage assets of the plan lands.

Chief Executive's Recommendation

No change.

2.3.4 Natural Heritage

Submissions welcome the identification of the unique heritage assets of the lands together with the acknowledgement of the sensitivities of the plan lands and surrounding local context. Submissions note the existing flora and fauna within the plan lands as evidenced in the Ecological Assessment Report which is appended to the Masterplan at

Appendix 6. Some submissions express concerns that impact on natural heritage assets within the lands cannot be described as minimal and short-term.

One submission notes that natural heritage assets greatly enhance the aesthetic value of new development as well as established development and on this basis, these assets should remain a prominent feature of the Masterplan.

Several submissions express concerns regarding the loss of valuable biodiversity and destruction of habitats and ecological corridors, in view of plan proposals for the future development of the lands. Submissions consider plan proposals including the scale of development proposed in the Masterplan is contrary to FDP 2023-2029 policy and objectives relating to the protection of natural heritage assets and the advancement of a green infrastructure network for the County.

Several submissions request the protection and enhancement of the natural heritage assets within the plan lands as a priority, including its mature trees, hedgerows, rare calcareous grasslands, ecological corridors, including the Royal Canal, a proposed Natural Heritage Area and its associated species, in accordance with relevant policy and objectives at national, regional and local level including the FDP 2023-2029, the Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029, relating to the protection of natural heritage assets, the advancement of a green infrastructure network and the provision of public open space.

Some submissions request the retention of the undeveloped lands for use as a public linear park and integrated with active travel linkages, that will form a valuable part of the green infrastructure network of the County and benefit Clonsilla from an environmental perspective in accordance with relevant Development Plan objectives.

Submissions contend that the Masterplan does not provide for robust protection of natural heritage assets of the area including the Royal Canal and associated trees and hedgerows including the provision of compensatory measures for the loss of habitat. In this regard, submissions recommend that explicit provision is included in the Masterplan relating to the protection of mature trees and in particular, on the northern and southern boundaries of the plan lands. It is also recommended that dry meadow and grassy verges be given specific protection in the Masterplan to avoid destruction in any new development proposals, to support local biodiversity and eco-systems.

Submissions also refer to previous planning applications on the lands that were refused for a number of reasons including environmental sensitivities of the lands and lack of ecological assessment. Submissions express concerns regarding the loss of calcareous grasslands (GS1), particularly, in the interim period between previous planning applications on the lands and the current environmental assessments and requests the replacement and enhancement of these grasslands with provision made for this in the Masterplan.

Submissions contend that the plan lands are environmentally sensitive and a vital habitat for species including protected species, including bats and badgers. One submission requests a more detailed bat survey. Submissions also request further assessment to identify any traces of a badger sett or presence of badgers, a protected species, on the lands in collaboration with the National Parks and Wildlife Service. One submission requests comprehensive ecological surveys and monitoring for flora and fauna, to be carried out at different intervals, prior to any development on the lands.

A number of submissions contend that a balance is required between development of the lands and the protection and enhancement of these valuable natural heritage assets which contribute to the overall character of the area and which form part of the valuable local eco-system, in the interests of environmental sustainability, community well-being, aesthetic value and cultural significance of the area.

Submissions contend that ecological preservation can be successfully integrated into the redevelopment the Old School House lands based on best practise methods. In this regard, submissions request the integration of a Biodiversity Management Plan that preserves native grassland, mature trees, and wildlife corridors as well as the planting of native species and the installation of bat boxes or eco-hedging to reinforce existing biodiversity within the plan lands. Submissions also suggest that existing natural heritage assets can be promoted through ecological education and awareness including a community eco-scheme that integrates the Irish language. One submission notes examples of developments where lessons can be learned to adequately mitigate for new development in the Masterplan lands.

Chief Executive's Response

The Draft Masterplan was drafted having regard to the relevant provisions of the Fingal Development Plan 2023-2029 relating to the protection and enhancement of the County's natural heritage.

The Development Plan acknowledges the importance of protecting the natural environment, biodiversity and ecosystems. The Plan includes various objectives for the protection and enhancement of the natural environment and its rich and diverse biodiversity as well the development of a green infrastructure network in Fingal, as set out in Chapter 9 Green Infrastructure and Natural Heritage.

The Development Plan acknowledges that trees and hedgerows provide valuable amenity and wildlife habitats while fulfilling an important role in the improvement of air quality in urban areas.

Tree and hedgerow protection is a key aim of the Development Plan and is extensively addressed by a range of policy and objectives in Section 9.6.9 of the Plan, including policy GINP21, GINHP22 and Objective GINO45.

'The Forest of Fingal-A Tree Strategy for Fingal' sets out the Council's policy for the planning, establishment, protection and management of trees and associated plants, individually and within small groups within the county.

The Development Plan also acknowledges that maintaining and protecting the County's natural environment and its biodiversity and advancing a green infrastructure network, plays a key role in climate adaptation and mitigation.

In addition, Chapter 14 of the Development Plan entitled Development Management Standards and specifically Sections 14.18.1 Tree Policy and 14.18.2 Natural Heritage includes a number of additional objectives for the protection and enhancement of natural assets within the County including the advancement of green infrastructure networks and associated requirements for future development proposals.

To inform the preparation of the Masterplan, a number of new environmental assessments were carried out to ensure the most up to date baseline, this included an Ecological Assessment at Appendix 6 and Arboricultural Assessment at Appendix 7, that was carried out in July 2024 and which accompanies the Masterplan.

In the context of natural heritage protection and based on the findings of these assessments, the Masterplan as set out in Chapter 4 'Vision and Objectives' is explicit in seeking to protect the unique setting of the plan lands and fostering its distinct natural heritage assets.

'The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands'

Key specific strategic objectives which are explicit in the protection of natural heritage assets within the plan lands, include the following:

- *Proposals should seek to achieve a high level of environmental quality on the Masterplan lands;*
- *Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions /objectives to be considered within future development proposals;*
- *Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands; and*
- *Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development.*

The Masterplan at Chapter 3 'Issues and Opportunities' is also explicit in acknowledging the Royal Canal, a proposed Natural Heritage Area (pHNA), located within the Masterplan area which is regarded as an important protected structure and key ecological feature, providing an opportunity for the development of the Royal Canal Urban Greenway.

The Masterplan is also explicit within Chapter 4 'Vision and Objectives' in its requirement that any planning application for new development on the Masterplan lands must have regard to the natural heritage of the area and ensure proposals appropriately integrate into the local context.

Chapter 4 of the Masterplan sets out the development option which has been achieved through appraising the vision and objectives set out within the plan. The formulation and key components of the Development Option are illustrated at Figures 4.3 and 4.4 and is cognisant of the impact of proposals on natural heritage assets, which have been fully considered.

Chapter 5 and specifically Section 5.2 is also explicit in ensuring that the built form that will come forward must ensure compatibility with adjacent land uses and local context while integrating with the Masterplan land's unique natural and built heritage characteristics. The Masterplan also acknowledges that the constraints associated with the lands will require the delivery of a bespoke residential design.

Specifically, Chapter 7 'Green Infrastructure' of the Masterplan includes a Landscaping Strategy that was prepared on the basis of the findings of the Ecological Assessment at Appendix 6 and the Arboricultural Assessment at Appendix 7.

Specifically, the Arboricultural Assessment includes a Tree Survey of existing trees on the lands. Appendix 4 of this report identifies the categories of trees within the plan lands, which are predominantly located on the northern and southern boundaries. This report makes recommendations according to category which will inform any future development proposals on the lands. For example, the majority of the trees within the plan lands are Category B, of moderate quality, located primarily on the northern and southern boundaries of the plan lands and where retention is to be prioritised in any future development proposals. A lesser number of trees located on the northern and southern boundaries of the plan lands are deemed Category A, of high quality and the avoidance of removal of these trees is recommended in this report, in the context of any future development proposals. This report also sets out mitigation and protection measures for existing trees in the event of development proposals. Chapters 5 'Urban Structure' and Fig. 5.3 shows the integration of proposed land uses with existing trees on the lands.

Overall, the Landscaping Strategy as set out in Chapter 7 of the Masterplan seeks to provide for a high-quality residential environment that integrates natural heritage assets, open space, and ecological networks. Specifically, this strategy seeks to prioritise the retention of existing natural features such as trees and hedgerows, while enhancing existing green infrastructure assets through additional native planting and sustainable drainage. Proposed landscaping details are illustrated at Fig's. 7-1 to 7-3.

Chapter 7 'Green Infrastructure' also acknowledges the Royal Canal which presents a unique opportunity to reinforce the plan land's identity through soft landscaping works

and that respects and enhances the setting of this Protected Structure and canal corridor.

Chapter 8 Phasing, Implementation and Monitoring of the Masterplan requires planning applications to clearly demonstrate, inter alia, how proposals will ensure the protection of the natural environment and its biodiversity and where possible its enhancement.

It is noted that the Ecological Assessment Report at Appendix 6 did not determine any habitats that require special protection, such as Annex I habitats. In addition, no GS1 calcareous grasslands were identified.

Based on the findings of the Ecological Assessment at Appendix 6, the Masterplan avoids placing structures where bat roost potential could be a factor in bat disturbance or destruction of habitat and as stated in Chapter 7 'Green Infrastructure' of the Masterplan. This chapter also provides for best practise methods towards the preservation of bat species during construction and operational phases of development.

The Masterplan within Chapter 7 also states that by integrating these practices into lighting design and implementation, it can significantly reduce the adverse effects of artificial lighting on bats, supporting their conservation and the broader ecological balance.

Regarding concerns over the absence of badgers and badger setts, Section 4.5.2 of the Ecological Assessment Report at Appendix 6 states that no badger setts or other nesting places of mammals were identified on the lands.

As a non-statutory land use plan, the Masterplan has been screened for the requirement for SEA under the requirements of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The Masterplan has been considered in respect of the SEA screening criteria set out in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, and the findings are set out in Section 6 and Appendix 1 of this report. It is considered, on the basis of this exercise, it is stated that the implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment.

It is noted that new environmental assessments will form part of any future planning application to inform any future development proposals on the lands, given the indicative nature of the plan proposals.

Having regard to the above, it is considered that relevant Development Plan provisions, together with the vision, relevant key strategic objectives and urban design, landscaping and green infrastructure principles set out in the Draft Masterplan, are sufficiently robust to protect and enhance the natural heritage assets of the plan lands.

Chief Executive's Recommendation

No change.

2.3.5 Transport and Movement

Submissions welcome the focus on the incorporation of pedestrian and cyclist-friendly active travel proposals into the Masterplan. Submissions also contend that any development of the lands should prioritise the safety of vulnerable road users, ensuring dedicated footpaths, permeability, safe crossings, and clear demarcation between road users. One submission requests segregated pedestrian and cycles paths to avoid conflict with car users within the plan area.

Submissions highlight the importance of integrating the Royal Canal Greenway Project with the development of the plan lands to facilitate active travel. In this regard, submissions require clarity on the how development within the Masterplan lands will integrate with strategic active travel and transport infrastructure projects with specific reference to the pedestrian bridge associated with the permitted Dart + West Scheme and the planned Royal Canal Greenway.

Some submissions welcome proposals to explore potential new linkages from established areas to the Masterplan lands. In this context, submissions request clarity that any access from the plan lands to the Aldi development lands would be strictly limited to pedestrian and cycle access only. Some submissions are opposed to any vehicular access from the plan lands through the Aldi development lands due to traffic generation and safety concerns.

One submission notes that Lambourne residents oppose any plans for enhanced permeability through their development. One submission contends that any proposals for new permeable links through established development areas would require public consultation.

A number of submissions note the constrained nature of the Porterstown Road which is proposed as the main vehicular access to the plan lands, particularly in the context of the potential scale of development as set out in the Masterplan and would likely give rise to additional traffic generation and pedestrian safety concerns.

Submissions also express concerns that traffic generation will be exacerbated on Porterstown Road and the wider area of Clonsilla, in the context of the proposed level crossing closures on the Porterstown Road, as a result of the permitted Dart + West scheme with safety implications for pedestrians.

Submissions contend that a co-ordinated approach to traffic management is required and that planned development in the adjoining area should be considered in tandem with the development of the Masterplan lands.

A number of submissions consider the proposed car parking standards for the area are inadequate, notwithstanding active travel and public transport provision for the area and will likely give rise to additional traffic congestion on the Porterstown Road, with safety implications for pedestrians and impede emergency vehicle movements.

Chief Executive's Response

The Masterplan aims to balance the needs of residents and visitors while promoting sustainable transportation options, aligning with the principles of the Fingal Development Plan 2023-2029 and the appropriate national level planning policy guidance.

The Council welcomes submissions received in relation to the importance of providing an integrated network of active travel infrastructure which, if implemented, would have a transformative positive impact in terms of improved connectivity and accessibility for pedestrians and cyclists, linking residential areas and services / amenities within Clonsilla and the wider area.

Chapter 6 Transport and Movement Strategy of the Masterplan seeks to create low traffic home zones and shift the orientation from private cars to pedestrians and cyclists with proposals for permeable connections to services and amenities beyond the plan lands, including integration with the planned Royal Canal Greenway.

The recent Clonsilla Framework Plan also proposes a range of transport related improvements including proposals for the enhancement of pedestrian and cyclist facilities on Porterstown Road.

The plan lands also adjoin the high-quality transport corridor of the permitted Dart + West Scheme. The permanent closure of the level crossing on Porterstown Road to vehicular traffic as part of the approved DART + West project with pedestrian and cyclist access maintained through the construction of a new bridge is acknowledged. The approved Dart + West scheme includes alternative traffic management measures in response to proposed level crossing closures in the area.

The focus on proposed home zones and active travel proposals set out in the masterplan as well as transport related improvements as set out in the Clonsilla Framework Plan together with the location of the lands adjoining a high quality public transport corridor and permitted Dart + West scheme and its proximity to the planned Royal Canal Greenway, will significantly benefit the plan lands from a connectivity and movement perspective.

Given the proximity of the plan lands to an adjoining high-quality public transport corridor, the plan lands are located within Zone 1 for the purposes of car parking provision as set out in the FDP 2023-2029. This approach allows greater flexibility in the application of car parking standards on sites in areas with varying levels of road and public transport provision.

The Masterplan seeks to provide an integrated network of continuous and safe pedestrian and cyclist links through the plan lands that will connect with services and amenities beyond the plan lands as set out in Section 6.2 of the Masterplan. The Royal Canal Greenway will also offer a significant amenity for cyclists, providing an off-road

route to Dublin City Centre and beyond. Fig. 6.4 shows the potential proposed connections from the plan lands to the planned Royal Canal Greenway.

In the interests of clarity, Fig 6.3 of the Masterplan shows an indicative pedestrian/cyclist connection from the plan lands to the proposed mixed retail and residential development lands to the north, to provide connectivity to amenities on the Clonsilla Road, including public transport services. It is also noted that the text as set out in Section 6.2 'Connection with the External Network' is explicit in this regard.

It is also noted that no future permeable linkages from the plan lands through to the Lambourne residential development are proposed in the Masterplan. It is noted that it is an objective of the Masterplan to assess the feasibility of new active travel linkages with the Village and lands adjoining the Old School House lands.

It should be noted that although the Old School House Masterplan provides the basis for identified active travel provision, any new potential links will require further development with detailed design expertise and opportunity for stakeholder consultation on a project-by-project basis prior to implementation.

Furthermore, it should be noted final design proposals will be required to demonstrate compliance with design safety standards for all road users.

The planned Royal Canal Greenway and the permitted Dart + West represents major investments in sustainable transport and active travel infrastructure for the area.

The Royal Canal Greenway scheme will provide a high-quality urban greenway to facilitate leisure and commuter pedestrian and cycling trips along the 8km section between the 12th Lock to the Fingal's boundary at Leixlip.

The scheme will connect into the existing Greenway at the 12th Lock and will form a strategic part of the GDA Cycle Network and the Galway-Dublin Greenway. The route is envisaged to become a key part of the local transport network providing enhanced connectivity. Fingal County Council is advancing this project which is currently at design stage. On completion of the preliminary design, all supporting documents including the Environmental Impact Assessment Report will be prepared for a planning application to An Bord Pleanála which is envisaged later in 2025.

There has been ongoing engagement between relevant internal departments within Fingal County Council to ensure a co-ordinated and integrated approach between the preparation of the Draft Masterplan and the planning and design of the proposed Royal Canal Greenway.

In relation to new public transport services including the permitted Dart + West, the provision of public transport and supporting ancillary infrastructure is the responsibility of the NTA and other transport providers such as TII and Irish Rail. Fingal County Council liaises on an ongoing basis with key transport providers in the design, planning

and construction phases of strategic transport schemes including the permitted Dart + West to achieve sustainable outcomes.

The preparation of the Draft Old School House Masterplan has had due regard to the planning and design phases of these two significant infrastructure projects within the plan area. To ensure a co-ordinated and integrated approach, the Masterplan has been developed in a manner that complements and supports these strategic initiatives, aligning proposed land-uses, access arrangements and landscaping within the evolving transport context.

Any new development proposals on the subject lands will also be subject to a detailed Traffic Impact Assessment which will include the examination of traffic impacts in the wider area.

Chief Executive's Recommendation

No change.

3. Summary of Chief Executive's Recommendations

All submissions received including those from the relevant public bodies arising from the public consultation process were given careful and serious consideration. Following review and analysis of the issues raised and based on this report, no recommendations are proposed.

4. List of Submissions Received

The table below lists the submissions received in relation to the Draft Old School House Masterplan. The table provides the unique reference number assigned to the submission by the Council's online portal and the name of the person or organisation making the submission. Each submission may be viewed online at

<https://consult.fingal.ie/en/node/37176/submissions>

Submission Reference	Name
FIN-C850-1	Emer and Mark Hilliard
FIN-C850-2	Monica Green
FIN-C850-3	Ian Lennon
FIN-C850-4	Lorraine Corcoran
FIN-C850-5	EPA
FIN-C850-6	Martina Donnelly
FIN-C850-7	John Henry Donnelly
FIN-C850-8	Rose Marie Ramdenec
FIN-C850-9	Marie Cahill
FIN-C850-10	Paula Curtin
FIN-C850-11	Brian McKenna
FIN-C850-12	Marie-A E
FIN-C850-13	St Mochta's Residents Association
FIN-C850-14	Philip Lynam
FIN-C850-15	Toni Kelly
FIN-C850-16	Paul Walker
FIN-C850-17	Kavanagh
FIN-C850-18	Stephen Gray
FIN-C850-19	Nicole Pallin
FIN-C850-20	B Kennefick
FIN-C850-21	Karen Donnelly
FIN-C850-22	Gillian Mc Crossan
FIN-C850-23	Caroline ORourke
FIN-C850-24	Rhona Kavanagh
FIN-C850-25	Anna Lloyd
FIN-C850-26	Rachel Byrne
FIN-C850-27	Jonathan McNulty
FIN-C850-28	Margaret Traynor
FIN-C850-29	Nicola O' Gorman
FIN-C850-30	Ana Faerman
FIN-C850-31	Valerie Kenny
FIN-C850-32	Melissa Guy

Submission Reference	Name
FIN-C850-33	Ursula Hughes
FIN-C850-34	Niamh Gavin
FIN-C850-35	Gemma Gormley
FIN-C850-36	Carol McNulty
FIN-C850-37	Leopold Chmielewski
FIN-C850-38	Brenda Byrne
FIN-C850-39	Brian Lynch
FIN-C850-40	John Brogan
FIN-C850-41	Sinead McCaughey
FIN-C850-42	Aaron Connolly
FIN-C850-43	Louise O Farrell
FIN-C850-44	Rocio Bayod Crespo
FIN-C850-45	Barbara Gilleran
FIN-C850-46	Edwina Hogan
FIN-C850-47	Shane Hollywood
FIN-C850-48	Joan Lenihan Camacho
FIN-C850-49	Sally Downing
FIN-C850-50	Cathy O'Neill
FIN-C850-51	Bernard Coughlan
FIN-C850-52	David Hughes
FIN-C850-53	Edele H
FIN-C850-54	Nilofar Makhani
FIN-C850-55	Gillian Egan
FIN-C850-56	Joyce Sharkey
FIN-C850-57	Ross Boyd
FIN-C850-58	C McMorrow
FIN-C850-59	James Duffy
FIN-C850-60	Jenny Ackermann
FIN-C850-61	Aishling Begley Begley
FIN-C850-62	Grainne Kealy
FIN-C850-63	Dermot Downey
FIN-C850-64	Clare Sharkey
FIN-C850-65	Maeve O' Connor
FIN-C850-66	Z Major
FIN-C850-67	Riain Mac Giolla Phádraig
FIN-C850-68	Elaine Quinn
FIN-C850-69	Chris Byrne
FIN-C850-70	Mary Greene
FIN-C850-71	Tom Murray
FIN-C850-72	Satah Greenbyrne
FIN-C850-73	Marie Cahill
FIN-C850-74	Brian Hogan
FIN-C850-75	Clair Rooney Dolan
FIN-C850-76	Sarah Buckley
FIN-C850-77	Jean Boyd
FIN-C850-78	Dolores McAllorum
FIN-C850-79	D R

Submission Reference	Name
FIN-C850-80	Teresa GriffithForan
FIN-C850-81	Brenda Mullins
FIN-C850-82	Aisling Devlin
FIN-C850-83	Louise O'Neill
FIN-C850-84	Desmond Brown
FIN-C850-85	Richard Stephenson
FIN-C850-86	Carmel Howard
FIN-C850-87	Paula Murray
FIN-C850-88	Tofiq Golkhaw
FIN-C850-89	Jennifer Kavanagh
FIN-C850-90	Samantha Nolan
FIN-C850-91	Catherine Aarkvisla
FIN-C850-92	Bláthnaid ní Ghréacháin
FIN-C850-93	Michelle Madden
FIN-C850-94	Shashi Singam
FIN-C850-95	Hima Bhamidipati
FIN-C850-96	Philip G
FIN-C850-97	Sean McGeady
FIN-C850-98	Ciaran Heneghan
FIN-C850-99	Mihhail Sapovalov
FIN-C850-100	Matthew Burge
FIN-C850-101	Genna Sherlock
FIN-C850-102	Esther Gray
FIN-C850-103	Eimear Morrissey
FIN-C850-104	Pauline Hilliard
FIN-C850-105	James O'Carroll
FIN-C850-106	Giuseppe Caliciotti
FIN-C850-107	Jim Nolan
FIN-C850-108	Bernard Harbor
FIN-C850-109	Peter Mc Nally
FIN-C850-110	Michelle Fay
FIN-C850-111	Kotryna Cikanaviciute
FIN-C850-112	Maria Vaquer
FIN-C850-113	Lisa Raftery
FIN-C850-114	Joan Duffy
FIN-C850-115	Ciara Holmes
FIN-C850-116	Donal Lynch
FIN-C850-117	Bernadene Byrne
FIN-C850-118	Nat Mueirol
FIN-C850-119	Caroline Barr
FIN-C850-120	Laoise Nugent-Burke
FIN-C850-121	Alan Myles
FIN-C850-122	Jacek Zalawa
FIN-C850-123	Carmel Gleeson
FIN-C850-124	Derek Tobin
FIN-C850-125	Rosaleen Fagan
FIN-C850-126	Tanya Greene

Submission Reference	Name
FIN-C850-127	Amy Kealy
FIN-C850-128	Aileen Finlay
FIN-C850-129	Shane Moore
FIN-C850-130	Jon Dungan
FIN-C850-131	A Grant
FIN-C850-132	Tommy Mc Nally
FIN-C850-133	Tracy Richardson
FIN-C850-134	Deirdre Barry
FIN-C850-135	Clonsilla Tidy Towns
FIN-C850-136	Jean Murray
FIN-C850-137	Sinead Reid
FIN-C850-138	Paul Cecchetti
FIN-C850-139	Niamh Cribbin
FIN-C850-140	Sinéad Henegan
FIN-C850-141	Lueen Toner
FIN-C850-142	Edward Martin
FIN-C850-143	Elena Brunton
FIN-C850-144	Peter Gray
FIN-C850-145	Martin Callanan
FIN-C850-146	Ian Reid
FIN-C850-147	Vivienne Hamilton
FIN-C850-148	Ruth McCabe
FIN-C850-149	Shane Hulgraine
FIN-C850-150	Colm Sharkey
FIN-C850-151	Andrew Marsh
FIN-C850-152	Caitlin McCarthy
FIN-C850-153	Maria Alexiuc
FIN-C850-154	James Clarke
FIN-C850-155	Kirkpatrick Rockfield Coolmine Residents Association (KRCRA)
FIN-C850-156	Sarah Errity
FIN-C850-157	Chris Moore
FIN-C850-158	Rob O'Toole
FIN-C850-159	Michelle Breathnach
FIN-C850-160	Roisin Casey
FIN-C850-161	Joseph O'Connor
FIN-C850-162	Caoimhe Doyle
FIN-C850-163	Steve Moroney
FIN-C850-164	Niamh O'Malley
FIN-C850-165	Andrew Jarrett
FIN-C850-166	Mairead Fennelly
FIN-C850-167	Freda Harbron
FIN-C850-168	Kathy-Anne Brennan
FIN-C850-169	Darren Fayne
FIN-C850-170	Bozena Guillou
FIN-C850-171	Rhonda Hickey
FIN-C850-172	Therese Moran
FIN-C850-173	Clonsilla and Porterstown Heritage Society

Submission Reference	Name
FIN-C850-174	Deirdre Donovan
FIN-C850-175	Lambourn Residents Association
FIN-C850-176	Barbara Flynn-Franzoni
FIN-C850-177	Blanchardstown Center for Independent Living
FIN-C850-178	Cliona Brady
FIN-C850-179	Martin Clavin
FIN-C850-180	Gary Connolly
FIN-C850-181	Joanna Hogan
FIN-C850-182	Louis Guillou Louis Guillou
FIN-C850-183	Ambrose Clarke
FIN-C850-184	Marcello Bruno
FIN-C850-185	Joanne Kelly-Quinn
FIN-C850-186	Seamus O Cearra
FIN-C850-187	Marion O'Haire
FIN-C850-188	Eamonn Moran
FIN-C850-189	Charles Hulgraine
FIN-C850-190	Frances McClelland
FIN-C850-191	Maria Murray
FIN-C850-192	K Gillen
FIN-C850-193	Joan Lenihan Camacho
FIN-C850-194	James O'Higgins Norman
FIN-C850-195	Toni Kelly
FIN-C850-196	Lisa Martin
FIN-C850-197	Yvonne McKernan
FIN-C850-198	Catherine Gray
FIN-C850-199	Barbara O Callaghan
FIN-C850-200	Portersgate Residents association
FIN-C850-201	Roisin Tobin
FIN-C850-202	Stacy Kenny
FIN-C850-203	Cllr John Walsh
FIN-C850-204	Alison Porter
FIN-C850-205	Jean Martin
FIN-C850-206	Alison Martin
FIN-C850-207	Seamus Lynam
FIN-C850-208	Donal O'Donoghue
FIN-C850-209	Liam Diamond
FIN-C850-210	Senan O' Connor
FIN-C850-211	B Maher
FIN-C850-212	D Maher
FIN-C850-213	P Maher
FIN-C850-214	Sharon Campbell-Shaw
FIN-C850-215	Eileen Murray
FIN-C850-216	Louis Watters
FIN-C850-217	Patrick Duggan
FIN-C850-218	Vincent Troy
FIN-C850-219	Dr. Robert Quigley
FIN-C850-220	Patricia Fahy

Submission Reference	Name
FIN-C850-221	Sinead Butler
FIN-C850-222	Dublin West Sinn Féin
FIN-C850-223	Jana Hladikova
FIN-C850-224	Roderic O'Gorman
FIN-C850-225	NudieBrews Ltd
FIN-C850-226	Aisling Olden
FIN-C850-227	Audrey Power
FIN-C850-228	Andreea Boamba
FIN-C850-229	Deirdre McGrath
FIN-C850-230	Aideen McGinn
FIN-C850-231	Louise Brennan
FIN-C850-232	Suaimhní Sailí
FIN-C850-233	Clare Connolly
FIN-C850-234	Aoife Kiernan
FIN-C850-235	Louise Cunningham
FIN-C850-236	Ian Farrelly
FIN-C850-237	Emer Minnock
FIN-C850-238	Radoslaw Slomski
FIN-C850-239	Helen Carberry
FIN-C850-240	Michael Moroney
FIN-C850-241	St. Mochta's National School
FIN-C850-242	Alistair White
FIN-C850-243	Lilia Nicolaeva
FIN-C850-244	Aaron Slater
FIN-C850-245	Lorraine Spain
FIN-C850-246	Jane Hughes
FIN-C850-247	Gerard Murphy
FIN-C850-248	D S
FIN-C850-249	Carmel Fahy
FIN-C850-250	Aoife Croft
FIN-C850-251	Barbara Devlin
FIN-C850-252	Cllr. Siobhan Shovlin
FIN-C850-253	Niamh Fanning
FIN-C850-254	Emer Currie
FIN-C850-255	Eimear Begley
FIN-C850-256	Mark Simons
FIN-C850-257	Meryl Coade
FIN-C850-258	Department of Housing, Local Government and Heritage
FIN-C850-259	Siobhan Keaney
FIN-C850-260	Shane McMahon
FIN-C850-261	Ciara Moran
FIN-C850-262	Stephen Murphy
FIN-C850-263	Barbara Barrett Barrett
FIN-C850-264	Mary Louise Wall
FIN-C850-265	Janet Ivers
FIN-C850-266	Mary Dunne
FIN-C850-267	Martin Diskin

Submission Reference	Name
FIN-C850-268	Deirdre O Mahony
FIN-C850-269	Brenda Finn
FIN-C850-270	Ata Sasmaz
FIN-C850-271	Margaret Finn
FIN-C850-272	Carol McCarney
FIN-C850-273	Fiona Dunne
FIN-C850-274	Fingal Active Travel Group
FIN-C850-275	Charles Kurtz
FIN-C850-276	Deirdre MacNeil
FIN-C850-277	Rosemary Keating

Appendix A Ecological Assessment Memo prepared by ORS

2025

**Clonsilla Schoolhouse Masterplan,
Clonsilla, Co. Dublin**

Ecological Assessment Memo



Clonsilla Schoolhouse Masterplan, Clonsilla, Co. Dublin

Ecological Assessment Memo

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1 Introduction

1.1 Project Overview

ORS prepared an Ecological Assessment Report (EAR) (**240216-ORS-XX-XX-RP-EN-13d-002-P06**) for the subject site located at the Old Schoolhouse, Clonsilla. The main objectives of this preliminary ecological assessment were to:

- Undertake a desktop review of existing baseline ecological data for the subject site and the wider area, including European and National sites of biodiversity importance within the Zone of Influence of the subject site.
- Undertake a field survey of the receiving environment.
- Evaluate the features of biodiversity value in and in the vicinity of the subject site.

Specialist surveys were not commissioned as part of this report. This report was submitted as supporting documentation for FP2025-058: Draft Old School House (Clonsilla) Masterplan 2025. The ecological findings of the report were placed in the broader context with the accompanying SEA Screening Report (Document: **7079_RPSEA01_SEA**) prepared by Brady Shipman Martin. It was the conclusion of the SEA Screening Report that “the implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment” and therefore SEA screening was not required.

In response, Development Applications Unit (DAU) returned several “heritage-related observations/recommendations” (Document: **FIN-C850-258**) (see **Section 2**).

1.2 Purpose and Scope

This memo has been prepared to respond to the observations and recommendations listed in **FIN-C850-258**, particularly with respect to:

- The current habitat classification and ecological value of areas previously labelled as “calcareous grasslands”.
- The current utilisation of the site by badgers.

This memo has been prepared to resolve queries raised by the DAU.

1.3 Statement of Competency

Lead Author

This Memo was authored by Richard Edwards, BSc (Hons), PhD, FHEA, MRSB. Rich is a molecular ecologist with over 20 years’ experience working on interdisciplinary projects. A former academic research leader in bioinformatics, genomics, molecular ecology and evolution, Rich is a creative problem solver across a broad range of biodiversity and ecological sciences. He specialises in identifying pragmatic solutions that maximise mutual benefits. Rich recently joined the Environmental Services team at ORS, bringing strengths in large-scale data analysis, automation, and scientific/technical writing. His experience at the forefront of applying genomic techniques to conservation and biodiversity challenges, including non-native invasive species, positions the ORS team to adapt rapidly to changes in technology relating to

biodiversity management and biodiversity net gain legislation.

1.4 Site Location and Proposed Development

The Old School House Masterplan relates to a strip of land immediately to the north of the Royal Canal, west of Porterstown Road (**Figure 1.1**). The site is bordered to the north by the residential estates of Lambourn Park/Road and The Village. The Royal Canal Proposed Natural Heritage Area (pNHA) is adjacent to the southern border of the site (see 1.4.2). The railway line runs parallel to the canal on the southern side. Adjacent to the railway to the south is the Kellystown Local Area Plan 2021-2027.

The Old School House is also mentioned as LOCAL OBJECTIVE NO 407 of the Clonsilla Urban Centre Strategy 2008: "To preserve the Old School House and facilitate its rehabilitation into a suitable long term use that is integrated with the backlands adjacent to the Royal Canal." The overall site was identified as Opportunity Area No. 6 within the strategy.

The proposed land uses of the Masterplan consists of a mix of residential use, community facilities and green space (**Figure 1.2**).



Figure 1.1: Old School House Masterplan site location. (Source: Draft Old School House Masterplan, Fig 1-1.)

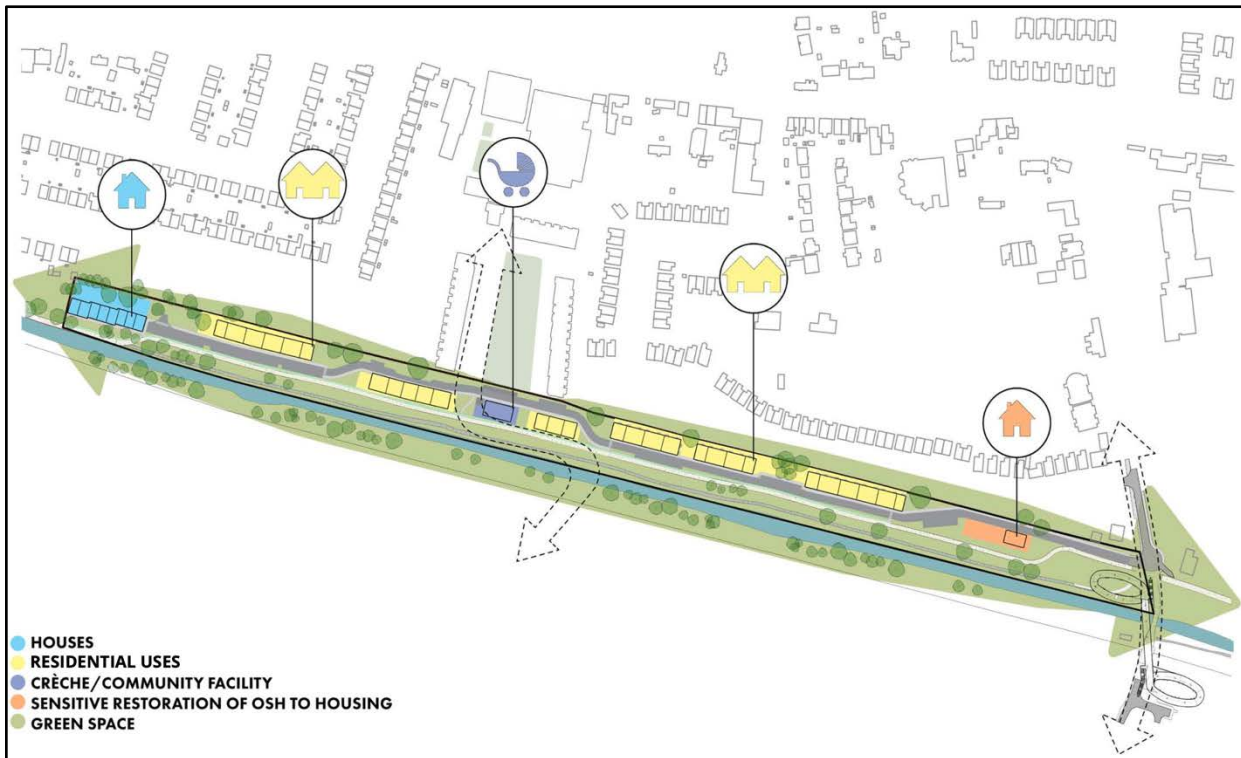


Figure 1.2: Proposed land uses for the Old School House Masterplan. (Source: Draft Old School House Masterplan, Fig 5-3.)

1.4.1 Biodiversity Action Plan

The site is specifically mentioned in Objective 36 of the Fingal Biodiversity Action Plan 2010-2015:

- *Action: Manage linear calcareous grassland strip along the Canal at Clonsilla.*
- *Objective: To restore this calcareous grassland to a flower-rich meadow.*
- *Target Species & Habitats: Calcareous Grassland with Orchid Species such as Pyramidal and Common Spotted Orchid.*

In the absence of completion of this objective, it was updated as Objective 25 of the Fingal Biodiversity Action Plan 2023-2030:

- *Action: Manage linear calcareous grassland strip along the Canal at Clonsilla.*
- *Objective: To restore calcareous grassland at this site.*
- *KPIs:*
 - *Acreage of Calcareous grassland with orchid species that is restored.*
 - *Numbers of Pyramidal and Common spotted orchid on site.*

In particular, calcareous grassland was highlighted in the plan as an important habitat due to its relationship to Annex I Habitat 6210 of the EU Habitats Directive, "Orchid Rich Grassland/Calcareous Grassland."

1.4.2 pNHA

The NPWS Site Synopsis for the Royal Canal pNHA (002103) draws attention to calcareous grasslands along the towpath, with particular reference to the midlands, along with hedgerows, scrub and woodland.

A number of different habitats are found within the canal boundaries - hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland.

*The hedgerow, although diverse, is dominated by Hawthorn (*Crataegus monogyna*). On the limestone soils of the midlands Spindle (*Euonymus europaeus*) and Guelder-rose (*Viburnum opulus*) are present.*

*The vegetation of the towpath is usually dominated by grass species. Crested Dog's-tail (*Cynosurus cristatus*), Quaking Grass (*Briza media*) and Sweet Vernal-grass (*Anthoxanthum odoratum*) are typical species of the calcareous grasslands of the midlands. Where the canal was built through a bog, soil (usually calcareous) was brought in to make the banks. The contrast between the calcicolous species of the towpath and the calcifuge species of the bog is very striking.*

Otter spraints are found along the towpath, particularly where the canal passes over a river or stream.

...

The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species. It crosses through agricultural land and therefore provides a refuge for species threatened by modern farming methods.

The tow path south of the Old School House site is dominated by hedgerow, trees and scrub.

1.5 Summary of Baseline Ecology

A site walkover was conducted on 10th July 2024. The purpose of this survey was to establish the general condition and ecological value of habitats, flora and fauna. In line with recommended best practice in *A Guide to Habitats in Ireland* (Fossitt 2000), habitats were recorded “as they are at the time of the site visit or survey”.

A map of the habitats identified is shown in **Figure 1.3**. Whilst some species associated with calcareous grassland were identified, the overall condition and composition of flora on the site reflected many years without management and could not be classified as *Dry calcareous and neutral grassland* (GS1). Instead, due to the encroachment of other species, including high coverage non-natives, shrubs and brambles, the majority of the site was classed as *Dry meadows and grassy verges* GS2 or *Scrub* WS1. The eastern area next to the Old School House showed signs of previous disturbance and was classified as *Recolonising bare ground* ED3.

Note: Fossitt 2000 explicitly states for GS1 calcareous grassland: “Grazing is a characteristic feature; unimproved dry meadows which are rarely grazed should be excluded (see dry

meadows and grassy verges - GS2)." There was no evidence of recent grazing on the site, which was largely overgrown.

240216 - Clonsilla Schoolhouse Masterplan



Figure 1.3: Habitat map of Masterplan site. (Source: 240216-ORS-XX-XX-RP-EN-13d-002-P06)

2 Development Applications Unit Observations

This section lists the observations made under the “Nature Conservation” heading, and identifies the main points requiring a response. These can be summarised as:

1. The failure to identify badger activity on-site despite previous reports of badger setts.
2. The absence of habitat classified as “Calcareous Grassland” (Fossitt GS1 or Annex I 6210) despite previous classifications as such.

The following sections quote the relevant paragraphs and provide high level responses, which are expanded in **Section 3**.

2.1 Ecological Character of the Masterplan Lands

“Because of the character of the Masterplan lands, dominated by habitats of considerable biodiversity value, including hedgerows, tree rows, scrub and calcareous grasslands, and their utilisation by animal species such as badger, several bat species and various bird species, it will not be possible to develop these lands for residential purposes in conformity with their zoning (RA) in the Fingal County Development Plan (CDP) 2023-2029 without having some negative effects on the local flora and fauna.”

ORS Response: The ecological report, and responses below, challenge that badgers are currently active on the site, or that the “calcareous grasslands” designation is appropriate (see below). The ecological value of hedgerows, trees and scrub for mammals, birds and bats was highlighted in the EAR and Chapter 7 of the Masterplan.

2.2 The ‘Deep Sinking’ and Royal Canal Proposed Natural Heritage Area

“The Masterplan lands’ location, consisting of a strip of land on the northern side of the Royal Canal on which spoil resulting from the excavation of the canal into the bedrock in the 18th century (to form the ‘deep sinking’) was deposited and now effectively forming an expansion of the Royal Canal proposed Natural Heritage Area (pNHA) corridor, also adds to these lands ecological significance, which will inevitably be adversely affected by their development for housing. This is not to state that it is impossible to develop the Masterplan lands for residential purposes, only that any adverse effects on ecologically significant habitats and species, which may result from the development of the lands in accordance with the Masterplan should be accurately evaluated and measures to mitigate such adverse effects set out in a SEA Environmental Report on the Masterplan, which may then govern their future development.”

ORS Response: Proximity of the pNHA was recorded as a proximal feature in the EAR and the Masterplan. The Masterplan incorporates (1) plans to retain hedgerows and trees to maintain the important ecological corridor of the pNHA, and (2) incorporate Sustainable Urban Drainage (SuDS) measures that will mitigate degradation of the water quality in the Royal Canal.

2.2.1 Ecological Value of the Masterplan Lands – Calcareous Grasslands

“The ecological value of the Masterplan lands is recognised in the Fingal CDP 2023-2029 by their inclusion as a Nature Development Area on Map Sheet No. 15 Green Infrastructure 2. The relevant objective set out in the CDP for such areas is Objective GINH 037—Nature Development Areas

'Maintain and/or enhance the biodiversity of the Nature Development Areas indicated on the Green Infrastructure Map'. Action 26 of the Fingal County Biodiversity Action Plan 2023-2030 in addition appears to relate to this Nature Development Area 'Manage linear calcareous grassland strip along the Canal at Clonsilla. To restore calcareous grassland.' This objective reflects the succession process that has been taking place on these lands since mowing and/or grazing of them was abandoned in the latter half of the last century, which has resulted in the species rich calcareous grassland previously dominating them being invaded by less ecologically valuable scrub spreading out from the surrounding hedgerows and tree rows.

*The Biodiversity survey undertaken in connection with the drawing up of the Kellystown Area Local Area Plan (LAP) in 2021 also identifies of the presence of Dry Calcareous Neutral Grassland on the Masterplan lands and an application to carry out a Strategic Housing Development (SHD) made in the same year to An Bord Pleanála (ABP Ref. No. 309622) and subsequently refused, included mitigation measures to conserve elements of the calcareous grassland on the Masterplan lands involving the transplantation of some sections of the grassland to accommodate the construction of apartment blocks on these lands. Section 2.4 Green Infrastructure Overview of the Masterplan and the SEA Screening Report (p24) express doubt as to the identification of the grassland habitat within the Masterplan lands as calcareous grassland (GS1), but the species included in Table 4.3 'List of Plant Taxa Recorded on Site' in the Ecological Assessment Report in Appendix 6 to the Masterplan clearly demonstrates the presence of various species typical of calcareous grassland, such as Knapweed *Centaurea nigra* and Field Scabious *Knautia arvensis*, as well as Lady's bedstraw *Galium verum* referred to in the sections of the Masterplan and SEA Screening Report mentioned above. Strangely though and almost certainly erroneously, Table 4.3 also records as present on the Masterplan lands Little Robin *Geranium purpureum* not previously recorded in County Dublin, and Small Restharrow *Ononis reclinata* and Noble Yarrow *Achillea nobilis* not previously recorded in Ireland."*

ORS Response: ORS stands by the decision that the current conditions of the site preclude its classification as calcareous grassland. We have also identified several inconsistencies in the cited LAP survey with respect to this conclusion. Please see **Section 3.2** for details.

2.3 Overall Ecological Impact

"It is stated in the SEA Screening Report (p20) in relation to the Ecological Assessment Report 'Overall, it is considered the proposed residential development of the Masterplan lands will have a minimal impact on the local ecology within the Masterplan lands boundaries and also poses minimal short-term effects on surrounding ecological corridors and the species that use them.' The Department has been unable to locate a section of Ecological Assessment Report supporting this statement."

ORS Response: We stand by the observation that ecological assessment of the Masterplan lands did not determine any habitats that require special protection, such as Annex I habitats. (See **Section 3.2** for details.) The primary ecological value identified on the Masterplan lands was the existence of hedgerows and trees providing potential foraging/roosting habitat for birds and mammals. The Masterplan incorporates plans to maintain these ecological features through use of bat-friendly lighting, and a landscaping strategy that "will prioritise the retention of existing natural features such as trees and hedgerows, while enhancing its green infrastructure through additional native planting and sustainable drainage."

2.4 Missing Appendix from Ecological Assessment Report

"Unfortunately, however, Appendix A to the Ecological Assessment report, and referred to the

assessment, is not included amongst the documentation in relation to the Old School House Masterplan available on the relevant Fingal County Council Website and, therefore, could not be studied by the Department.”

ORS Response: This was an oversight that does not meet ORS quality standards. This memo provides clarification of the habitat classification. An updated EAR will be provided.

2.5 Bats and Birds

“The Ecological Assessment Report incorporates the results of breeding bird surveys carried out in July of 2024 and a survey of the suitability as bat roosts of the trees on the Masterplan lands and the Old Schoolhouse itself undertaken at the same period. Of the 26 bird species recorded using the Masterplan lands 20 could potentially nest there. Multiple trees on the lands were considered to be suitable as bat roosts and the Old School House was classified as having a high suitability as a bat roost. No bat activity surveys were carried out in connection with the Ecological Assessment, but bat activity surveys previously undertaken in connection with the SHD planning application previously referred to and by a member of staff of the National Parks and Wildlife Service of this Department in 2021 recorded the use of the Old School House by Common Pipistrelle bat and possibly Long-eared Bat. Mitigation measures to reduce the effects of lighting on bats are proposed in the Ecological Assessment Report but no measures to preserve the potential of the Old Schoolhouse as a bat roost if it is restored and used for residential purposes as suggested in the Masterplan.”

ORS Response: A full bat survey was beyond the scope of the EAR. As acknowledged, the Masterplan highlights the high bat roost potential of the Old School House building. A full bat survey should be undertaken as part of any development of the Old School House, and we recommend that the final site-specific plans for this structure incorporate the appropriate design and mitigation contingencies should bats be discovered on site.

2.6 Mammals

“Mammal surveys of the Masterplan lands carried out in July 2024 as part of the Ecological Assessment failed to identify the two badger active badger setts previously recorded from these lands in 2022 along their northern boundary, probably because of the dense growth vegetation at that time of year. One of these setts is located approximately 70 metres northwest of the Old Schoolhouse and the second better used sett in the central section of the Masterplan lands near the proposed site of the creche in Masterplan. The Department considers it would be desirable from a nature conservation perspective that the layout of the buildings and access road as set out in the Masterplan should be modified to ensure the long term preservation of at least one of these badger setts, taking account of Transport Infrastructure Ireland Guidelines with regards to construction works in the vicinity of setts.”

ORS Response: Site surveys were conducted with specific awareness of possible presence of badgers. Targeted survey efforts were conducted in the form of camera traps and tracking badger baits (see EAR Page 31-34) and no visible signs of badgers were recorded. Interference to the site and destruction of at least one badger sett has been reported in the local news, raising the likelihood that badgers are not currently active on the site (see **Section 3.1**). Incorporating a possible badger sett in landscape design to encourage their return is beyond the scope of this memo.

3 Response to Ecological Observations

The DAU response (**Section 2**) challenges two elements of the ORS EAR:

1. The failure to identify badger activity on-site despite previous reports of badger setts.
2. The absence of habitat on-site that can be classified as “Calcareous Grassland” (Fossitt GS1 or Annex I 6210) despite previous classifications as such.

These are addressed in detail in the following sections.

3.1 Badgers

Site surveys were conducted with specific awareness of possible presence of badgers. Targeted survey efforts were conducted in the form of camera traps and tracking badger baits (see EAR Page 31-34) and no visible signs of badgers were recorded. Official documentation of historical badger activity at the site location is limited (see **Section 3.1.1**). Furthermore, interference with the site and destruction of at least one badger sett has been reported in the local news (**Section 3.1.2**). A detailed badger survey was beyond the scope of the EAR, but all available evidence is consistent with the EAR conclusion regarding a lack of current badger activity on the site.

3.1.1 Lack of Recent Evidence for Badger Activity in the Area

The Badger Setts of Ireland Database does not report any badger setts within the immediate vicinity of the site, with the closest report listed (from 2008) several km to the northeast, on the other side of the N3 (**Figure 3.1**). Similarly, there are no records in the location documented in the 1995 NPWS Badger and Habitats Survey of Ireland. Habitat adjacent to the Old School House was classified as ED3 (Recolonising Bare Ground), indicating that the region was included in the survey (**Figure 3.2**). This classification, from 1995, matches the classification of the ORS EAR for the same patch of ground, not the GS1 classification of the LAP report (**Figure 3.4**). The closest National Biodiversity Data Centre (NBDC) Badger (*Meles meles*) records are two road kill records from 2010, beside the golf course on the far side of the LAP lands to the south of the site (**Figure 3.3**).

Sources:

- Department of Agriculture, Food & the Marine, Badger Setts of Ireland Database, National Biodiversity Data Centre, Ireland, accessed 04 September 2025, <https://maps.biodiversityireland.ie/Dataset/30>
- National Parks & Wildlife Service, Department of Housing, Local Government and Heritage, Badger and Habitats Survey of Ireland, National Biodiversity Data Centre, Ireland, accessed 04 September 2025, <https://maps.biodiversityireland.ie/Dataset/4>
- National Biodiversity Data Centre, Ireland, Badger (*Meles meles*), accessed 04 September 2025, <https://maps.biodiversityireland.ie/Species/119470>

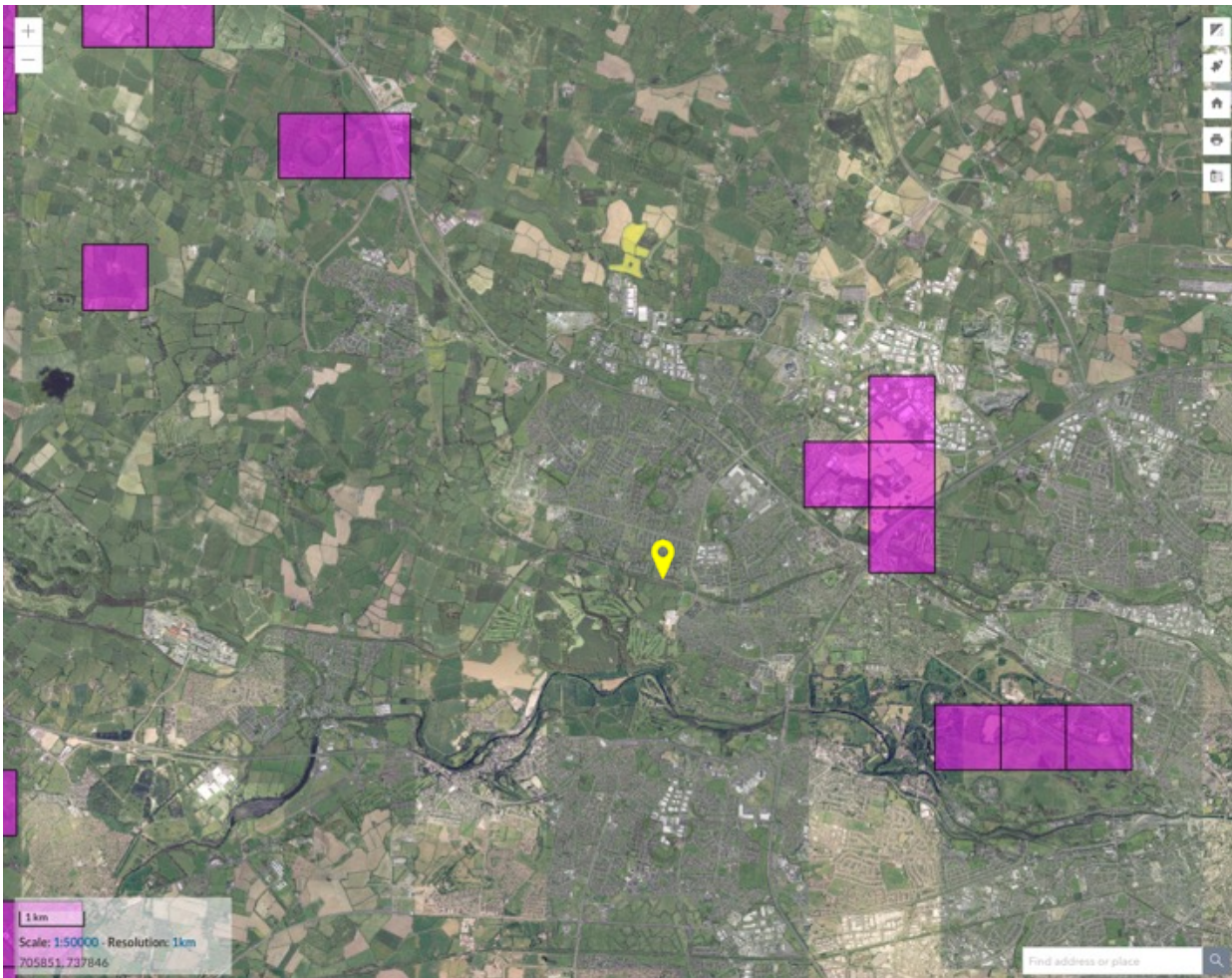


Figure 3.1: Badger sett locations (purple squares) reported by the Badger Setts of Ireland Database. Yellow marker, OSH Site.

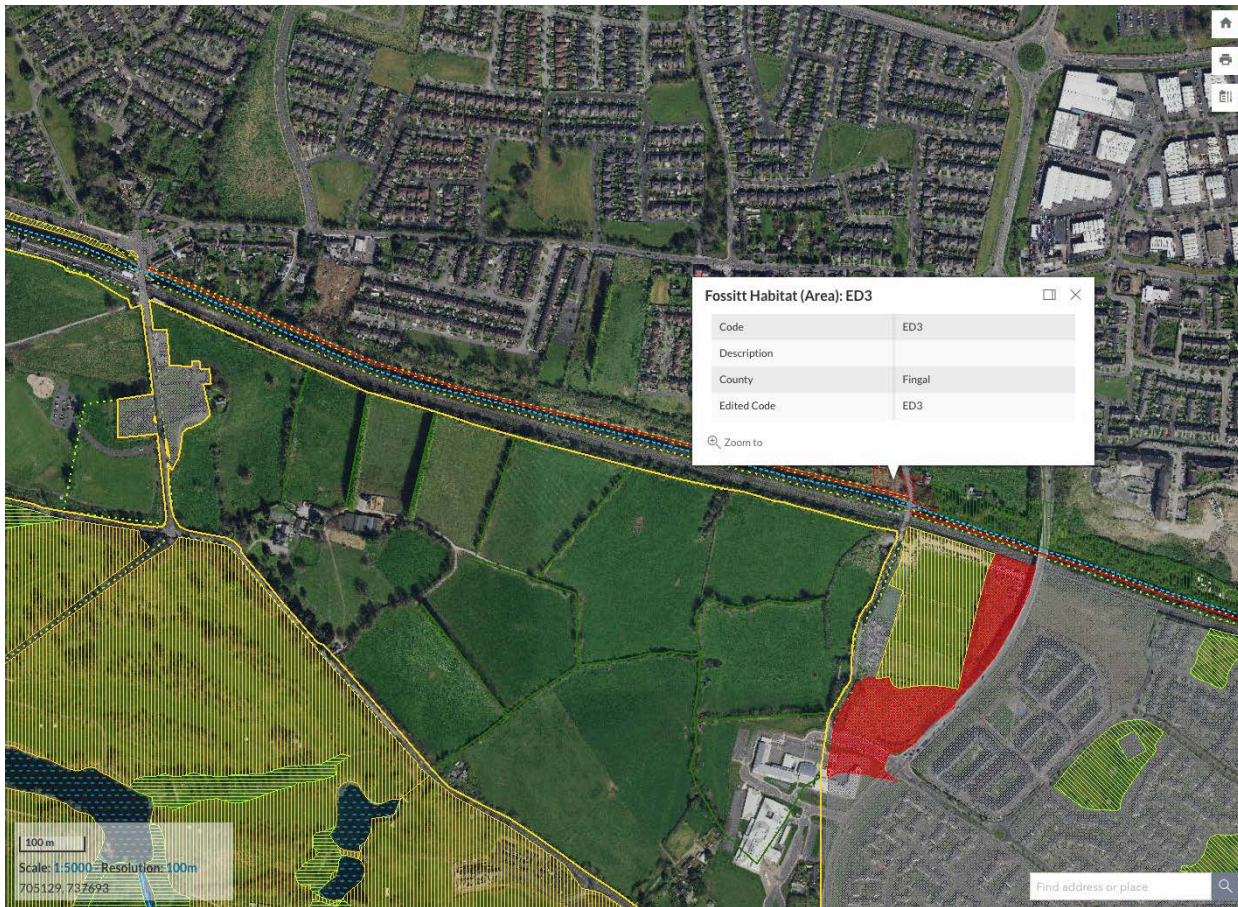


Figure 3.2: Fossitt Habitats documented as part of the Badger and Habitats Survey of Ireland.



Figure 3.3: National Biodiversity Data Centre Badger (*Meles meles*) records (purple squares).

3.1.2 Prior Disturbance to Badger Setts

The Dublin Gazette (<https://dublingazette.com>) features two reports of destruction or disturbance to the badger setts on site, prior to the ORS site visit in 2024:

- The November 2022 article, '*Desecration*' of Old Schoolhouse at Clonsilla infuriates residents (<https://dublingazette.com/dublinlocalmatters/desecration-of-old-schoolhouse-clonsilla-45377/>), describes destruction of a badger sett.
- A later March 2024 article, *Heritage and ecological concerns of the Old School House, Clonsilla back in the public domain* (<https://dublingazette.com/dublinlocalmatters/news/heritage-clonsilla-ecological-55533/>), reports that the case was prosecuted by NPWS and describes additional damage to the site around the badger setts. Consistent with the previous destruction of the two known badger setts in November 2022, this article now refers to "at least one known badger sett" prior to the subsequent disturbance.

ORS does not condone work within exclusions zones around badger setts without the appropriate derogation licenses should badgers be found on site. However, the remit of the

EAR was to report current occupation by badgers. No signs of occupation could be found, despite targeted camera trapping and (harmless) tracer badger baits. This is consistent with abandonment of setts at some point prior to the ORS survey, possibly as a consequence of the documented disturbance.

3.2 Absence of Habitat Classified as “Calcareous Grassland”

The DAU report challenges the conclusion of the EAR that the site does not consist of calcareous grassland, highlighting several species typical of calcareous grassland and questioning other species identifications. ORS acknowledges a lack of clarity in presenting the argument against a “Calcareous Grassland” classification, which we seek to rectify in this section.

In contradiction to the comments made by DAU, the NBDC has previous records for Little Robin (*Geranium purpureum*, species ID 41944) in County Dublin, and Noble Yarrow *Achillea nobilis*, species ID 29673) in Ireland. We acknowledge that there are similar, closely-related species that are more likely to be found on site. A specialist botanic survey was not conducted for the EAR, which instead focused on identifying species and features in support of habitat classification and general evaluation of biodiversity importance. We acknowledge that several species “typical of calcareous grassland” and mentioned in Fossitt 2000 (Appendix I) were reported in both the EAR and prior surveys. However, current and previous surveys also identified species listed by Fossitt 2000 typical of GS2 *Dry meadows and grassy verges*, including: False Oat-grass (*Arrhenatherum elatius*), Hogweed (*Heracleum sphondylium*), Nettle (*Urtica dioica*), Bush Vetch (*Vicia sepium*), Meadow Vetchling (*Lathyrus pratensis*), Creeping Cinquefoil (*Potentilla reptans*) and clovers (*Trifolium* spp.). Common Knapweed (*Centaurea nigra*), listed by DAU as indicative of GS1 grassland, features in both GS1 and GS2 classification, as does Cock’s-foot (*Dactylis glomerata*) and Yorkshire-fog (*Holcus lanatus*).

Critically, species occurrence alone is not sufficient for Calcareous Grassland classification. Key descriptors for GS1 from Fossitt 2000 (Appendix I), include:

- “Grazing is a characteristic feature; unimproved dry meadows which are rarely grazed should be excluded (see dry meadows and grassy verges - GS2).”
- “total cover of dwarf shrubs should not exceed 25% and, while trees and shrubs may be present, they should not be abundant.”

There was no evidence of recent grazing on the site, which was largely overgrown. There is considerably encroachment by trees, shrubs, and other “scrub”. Whilst some regions did feature patches of plants associated with GS1 habitats, there were many patches of characteristic GS2 plants, along with thistles, brambles etc. This is all consistent with an area that was once calcareous grassland but can no longer be classified as such. This is also consistent with the Biodiversity Action Plan objective to *restore* – not *conserve* – calcareous grassland at this site.

3.2.1 Inconsistencies with Background Calcareous Grassland Classification

The DAU makes reference to the inclusion of the site in the Fingal County Biodiversity Action Plan. It was first included in the Fingal Biodiversity Action Plan 2010-2015 as Objective 36:

- *Action: Manage linear calcareous grassland strip along the Canal at Clonsilla.*

- *Objective: To restore this calcareous grassland to a flower-rich meadow.*
- *Target Species & Habitats: Calcareous Grassland with Orchid Species such as Pyramidal and Common Spotted Orchid.*

In the absence of completion of this objective, it was updated as Objective 25 of the Fingal Biodiversity Action Plan 2023-2030:

- *Action: Manage linear calcareous grassland strip along the Canal at Clonsilla.*
- *Objective: To restore calcareous grassland at this site.*
- *KPIs:*
 - o *Acreage of Calcareous grassland with orchid species that is restored.*
 - o *Numbers of Pyramidal and Common spotted orchid on site.*

In both cases, specific reference was made to “calcareous grassland with orchid species”. We note that no orchid species were identified on site, which are also the primary focus of the ecological significance for the related Annex I habitat, ‘*semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometea) (*important orchid sites) (6210)*’.

The DAU response provided additional context for the objective (emphasis added):

*“This objective reflects the succession process that has been taking place on these lands **since mowing and/or grazing of them was abandoned in the latter half of the last century**, which has resulted in the species rich calcareous grassland previously dominating them being invaded by less ecologically valuable scrub spreading out from the surrounding hedgerows and tree rows.”*

As previously highlighted, the Fossitt 2000 criteria for Calcareous grassland explicitly states:

“Grazing is a characteristic feature; unimproved dry meadows which are rarely grazed should be excluded (see dry meadows and grassy verges - GS2).”

On this basis alone, there is cause to question the ongoing classification of this land as calcareous grassland. It should also be noted that there has been subsequent additional degradation and encroachment “by less ecologically valuable scrub”.

The DAU response supports this classification with reference to the ecological assessment for the Kellystown LAP, which identifies the site as “GS1 – Dry Calcareous Neutral Grassland” in a September 2019 habitat map (**Figure 3.4**).

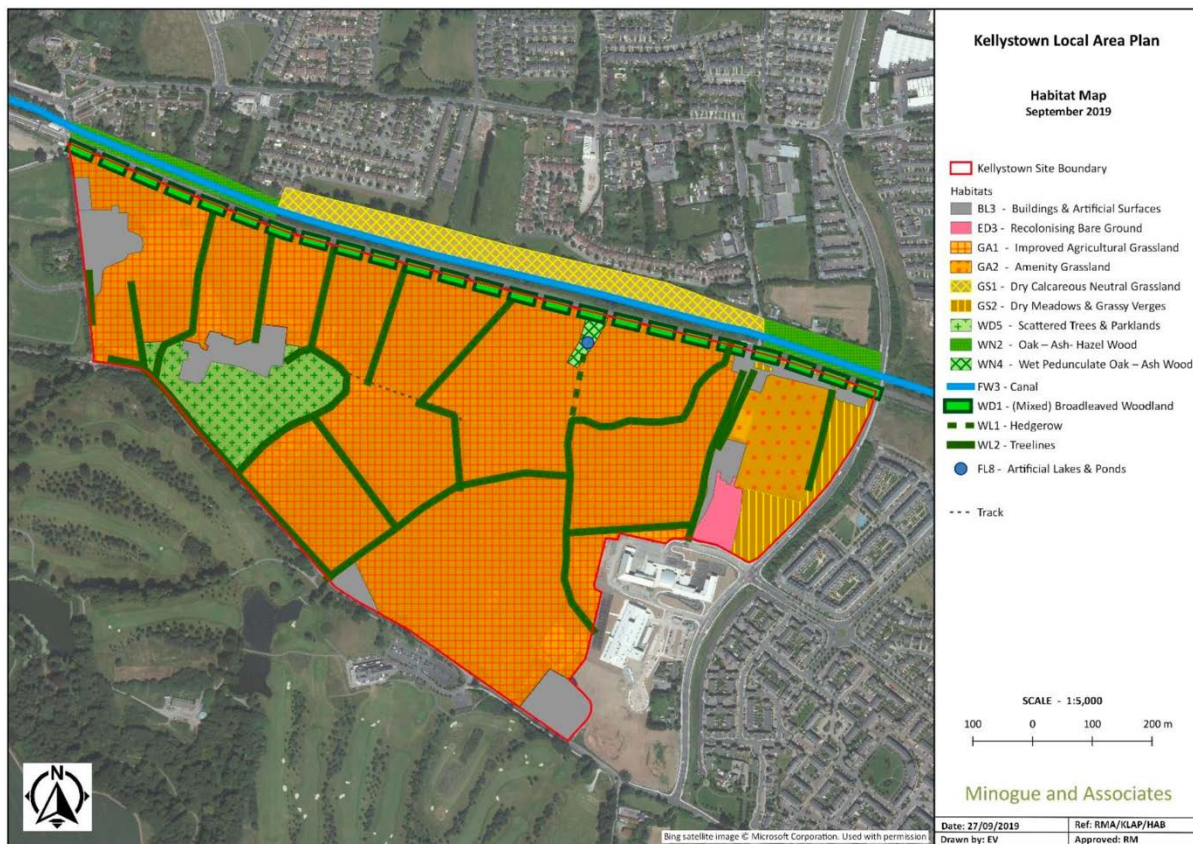


Figure 3.4: Habitat classification (September 2019) for Kellystown LAP. (Source: Kellystown Local Area Plan, Appendix 1)

However, the report accompanying this habitat map provides little evidence to support the ongoing classification, even without considering the additional five years of encroachment.

Section 2.4, which describes the habitats in the habitat map, appears to combine or confuse “GS1 – Dry Calcareous Neutral Grassland” with “GS2 – Dry Meadows and Grassy Verges”, and speaks primarily to the LAP lands south of the canal:

2.4.3 DRY MEADOWS AND GRASSY VERGES (GS1)

*Again this habitat is located at the eastern boundary of the LAP lands and forms the southern and eastern boundary of the LAP. Rounding the corner to the main road there are planted Ash and Dogwood with bindweed (*Calystegia sylvatica*) and ragosa roses behind. Behind this there is an earth bank of brambles, red bartsia, red clover. Bumblebees were plentiful during the survey. Through the bank there is an ungrazed field, with a rough path used as a short-cut to the playing field. The grass is long and herb rich with some *Festuca* sp., rushes (*Juncus* sp.) and plentiful Tufted vetch and Black knapweed. An unidentified vetch, possibly (*Vicia sativa*), has been dominant earlier in the summer and has now gone over. This grassland could be brought back to species rich grassland with careful management. Rosebay willowherb has established a stand mid-field and there are occasional Ragwort plants.*

Many of the plants featured in this description of what is clearly referring to the “GS2 – Dry Meadows and Grassy Verges” “located at the eastern boundary of the LAP” were identified on the Masterplan site. The main reference to indicator species that “favour calcareous and free-draining soils” is section 2.5.2, describing the wildflowers observed during the survey of the Royal Canal Towpath (section 2.5):

2.5.2 WILDFLOWERS

*There was a great diversity of wildflowers which are supporting several bumblebee, butterfly and insect species. Meadowsweet (*Filipendula ulmaria*), herb Robert (*Geranium robertianum*), bush vetch (*Vicia sepium*), cat’s ear (*Hypochaeris radicata*), honeysuckle (*Lonicera periclymenum*), black medic (*Medicago lupulina*), white clover (*T. repens*), red clover (*Trifolium pratense*), upright hedge parsley (*Torilis japonica*), Garlic mustard (*Alliaria petiolata*), Tutsan (*Hypericum androsaemum*), square stalked St John’s wort (*Hypericum tetrapterum*), yellow vetchling (*Lathyrus pratensis*) and native hogweed (*H. sphondylium*) are all fairly common. More noteworthy species include wild carrot (*Daucus carota*) (Image 5), lady’s bedstraw (*Galium verum*), agrimony (*Agrimonia eupatoria*), salad burnet (*Sanguisorba minor*), common restharrow (*Ononis repens*), dove’s foot cranesbill (*Geranium molle*), wild marjoram (*Origanum vulgare*), field scabious (*Knautia arvensis*), kidney vetch (*Anthyllis vulneraria*), black knapweed (*Centaurea nigra*), red campion (*Silene dioica*) and Hemp agrimony (*Eupatorium cannabinum*). Many of these species favour calcareous and free-draining soils.*

*In the more shaded areas, the poisonous lords and ladies (*Arum maculatum*) and Hart’s tongue fern (*Asplenium scolopendrium*) were locally abundant.*

The overall composition is not described, however, and presence of indicator species alone is not sufficient for classification. No grazing was described and the abundance or identify of common grasses were not reported. The provided image of wild carrot (*Daucus carota*) was too close to assess number or distribution.

Notably, a lack of orchids was reported, highlighting that the Fingal BAP objectives were still unmet in 2019.

A representative photo of calcareous grassland was provided (**Figure 3.5**, left). However, this does not relate to the Masterplan site and is, instead, situated in the southwest of the LAP lands (**Figure 3.5**, right). Despite the title of Plate 1 as “Calcareous Grassland on Edge of Improved Agricultural Grassland”, the location of the photo appears to be in the region of **Figure 3.4** marked as “WD5 – Scattered Trees & Parklands”. (Note: the road labelled as Luttrellstown Road by Apple Maps is labelled Porterstown Road on Google Maps.)

Furthermore, part of the region marked as “GS1 – Dry Calcareous Neutral Grassland” in **Figure 3.4** (2019) was classified as “ED3 – Recolonising bare ground” both before (**Figure 3.2**, 2015) and after (**Figure 1.3**, 2024) this survey. Clearance of this region can be seen in the site photograph from the March 2024 Dublin Gazette article (see **section 3.1.2**). This clearly demonstrates that at least some of the site is now inconsistent with the 2019 classification.



Figure 3.5: Left panel, LAP Ecological Report Plate 1 – Calcareous Grassland on Edge of Improved Agricultural Grassland (Source: Kellystown Local Area Plan, Appendix 1). Right panel, Aerial view of building in Plate 1. (Source: Apple Maps 2025)

4 Conclusion

The ecological value of hedgerows, trees and scrub for mammals, birds and bats was highlighted in the EAR and Chapter 7 of the Masterplan, as was the proximity of the pNHA. The Masterplan incorporates (1) plans to retain hedgerows and trees to maintain the important ecological corridor of the pNHA (including roosting/foraging habitat for birds, bats and terrestrial mammals), and (2) incorporate Sustainable Urban Drainage (SuDS) measures that will mitigate degradation of the water quality in the Royal Canal.

DAU observations challenged the assessment that the Masterplan lands did not contain any habitats requiring special protection, and that badgers were not currently active on site. In summary, the main ORS responses to these observations are:

Badgers:

- Site surveys were conducted with specific awareness of possible presence of badgers. Targeted survey efforts were conducted in the form of camera traps and tracking badger baits (see EAR Page 31-34) and no visible signs of badgers were recorded.
- Official documentation of historical badger activity at the site location is limited. Furthermore, interference with the site and destruction of at least one badger sett prior to the ORS survey has been reported in the local news.
- All available evidence is consistent with the EAR conclusion regarding a lack of current badger activity on the site.

Calcareous Grassland:

- The DAU acknowledges that “mowing and/or grazing of them was abandoned in the latter half of the last century”. As grazing “is a characteristic feature” of GS1 Calcareous Grasslands (Fossitt 2000), it would be inappropriate to classify the site as Calcareous Grasslands.
- The site is not currently dominated by grass species. Whilst some species associated with the Fossitt GS1 habitat were found on site, there was an abundance of GS2-associated species and considerable signs of habitat degradation/encroachment.
- Several inconsistencies were identified with the evidence presented to support the claim that the site consists of “calcareous grasslands”.
- One of the key indicators for objective 25 of the Fingal Biodiversity Action Plan 2023-2030 was the presence of orchid species. No orchids were recorded in either the 2019 or 2024 habitat surveys. The objective is to *restore* rather than *conserve* calcareous grassland, consistent with the ORS classification of current conditions.
- Given the lack of orchids, there is no reason to be concerned about impact on the priority Annex I habitat, ‘semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometea) (*important orchid sites) (6210)’.

In both regards it should also be noted that specialist surveys were not part of the scope for ORS Ecological Assessment.

5 References

Brady Shipman Martin (2025) Draft Old School House Masterplan SEA Screening Report.

Department of Housing, Local Government and Heritage (2025). Department Submission FIN-C850-258 Re: Notification under Section 12, 13 or 20 of the Planning and Development Act 2000 (as amended).

Fingal County Council (2008). Clonsilla Urban Centre Strategy 2008.

Fingal County Council (2010). Fingal Biodiversity Action Plan 2010-2015.

Fingal County Council (2023). Fingal Biodiversity Action Plan 2023-2030.

Fingal County Council (2025). Old School House Masterplan – Draft June 2025.

Fossitt (2000). A Guide to Habitats in Ireland.

Minogue and Associates (2021). Kellystown Local Area Plan, Appendix 1 Biodiversity Report.

National Parks and Wildlife Service (1995). pNHA Site Synopses archive.

ORS (2024) Ecological Assessment Report (EAR) 240216-ORS-XX-XX-RP-EN-13d-002-P06.

Appendix I: Fossitt 2000 Habitat Classifications

The key sections of Fossitt 2000 regarding GS1 and GS2 grassland describe the key features as follows (bold added for emphasis):

Dry calcareous and neutral grassland GS1

*This category is used for unimproved or semi-improved dry grassland that may be either calcareous or neutral, but not acid. It is associated with low intensity agriculture and typically occurs on free-draining mineral soils of various depths. Calcareous grassland is restricted in its distribution and is now largely confined to the steep slopes of esker ridges and moraines in the midlands, and to other areas with shallow and rocky limestone soils. Management and fertiliser use makes calcareous grasslands more like neutral grasslands in character and these have a wider distribution. Most old permanent pastures and less intensively managed lowland grasslands fit into this category. **Grazing is a characteristic feature; unimproved dry meadows which are rarely grazed should be excluded (see dry meadows and grassy verges - GS2).***

*Dry calcareous and neutral grassland may comprise a wide range of grasses and broadleaved herbs. Species richness varies and can be high (up to 45 species per m²). Common grasses include bents (*Agrostis* spp.), meadow-grasses (*Poa* spp.), Meadow Foxtail (*Alopecurus pratensis*), Timothy (*Phleum pratense*), fescues (*Festuca* spp.), Sweet Vernal-grass (*Anthoxanthum odoratum*), Crested Dog's-tail (*Cynosurus cristatus*), Cock's-foot (*Dactylis glomerata*) and Yorkshire-fog (*Holcus lanatus*). Grasses that are indicative of strongly calcareous soils include Downy Oat-grass (*Avenula pubescens*), Yellow Oat-grass (*Trisetum flavescens*), Blue Moor-grass (*Sesleria caerulea*) and Quaking-grass (*Briza media*). Perennial Rye-grass (*Lolium perenne*) may also be present but should not dominate the sward. Common broadleaved herbs include clovers (*Trifolium* spp.), Yarrow (*Achillea millefolium*), Common Knapweed (*Centaurea nigra*), Selfheal (*Prunella vulgaris*), Common Bird's-foot Trefoil (*Lotus corniculatus*), Cat's-ear (*Hypochoeris radicata*), Lady's Bedstraw (*Galium verum*) and Oxeye Daisy (*Leucanthemum vulgare*). The more calcareous grasslands are characterised by broadleaved herbs such as Field Scabious (*Knautia arvensis*), Kidney Vetch (*Anthyllis vulneraria*), Mountain Everlasting (*Antennaria dioica*), Yellow-wort (*Blackstonia perfoliata*), Salad Burnet (*Sanguisorba minor*) and Carline Thistle (*Carlina vulgaris*), and may also be important for orchids, including *Ophrys* and *Orchis* spp.*

*Areas that are contaminated with heavy metals, mainly from old lead and zinc mines, and which support a type of calcareous grassland with abundant Bladder Campion (*Silene vulgaris*), Thrift (*Armeria maritima*) and the eyebright, *Euphrasia micrantha*, should be included in this category.*

*Dry calcareous and neutral grassland may grade into, or contain elements of dry calcareous heath - HH2 or scrub vegetation, characterised by heathers (*Calluna vulgaris*, *Erica cinerea*), Juniper (*Juniperus communis*), gorse (*Ulex* spp.), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*) or Hazel (*Corylus avellana*).*

To be considered as grassland, total cover of dwarf shrubs should not exceed 25% and, while trees and shrubs may be present, they should not be abundant.

Links with Annex I: Calcareous grasslands **with either high numbers or diversity of orchids** correspond to the priority habitat, 'semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometea) (*important orchid sites) (6210)'. Grassland with scattered Juniper (*Juniperus communis*) could also be included in the Annex I category, 'Juniperus communis formations on heaths or calcareous grasslands (5130)'. Grasslands of old mine workings can correspond to the annexed habitat, 'Calaminarian grasslands of the *Violetalia calaminariae* (6130)' if they are judged to be of interest. There are no naturally-occurring grasslands of this latter type in Ireland."

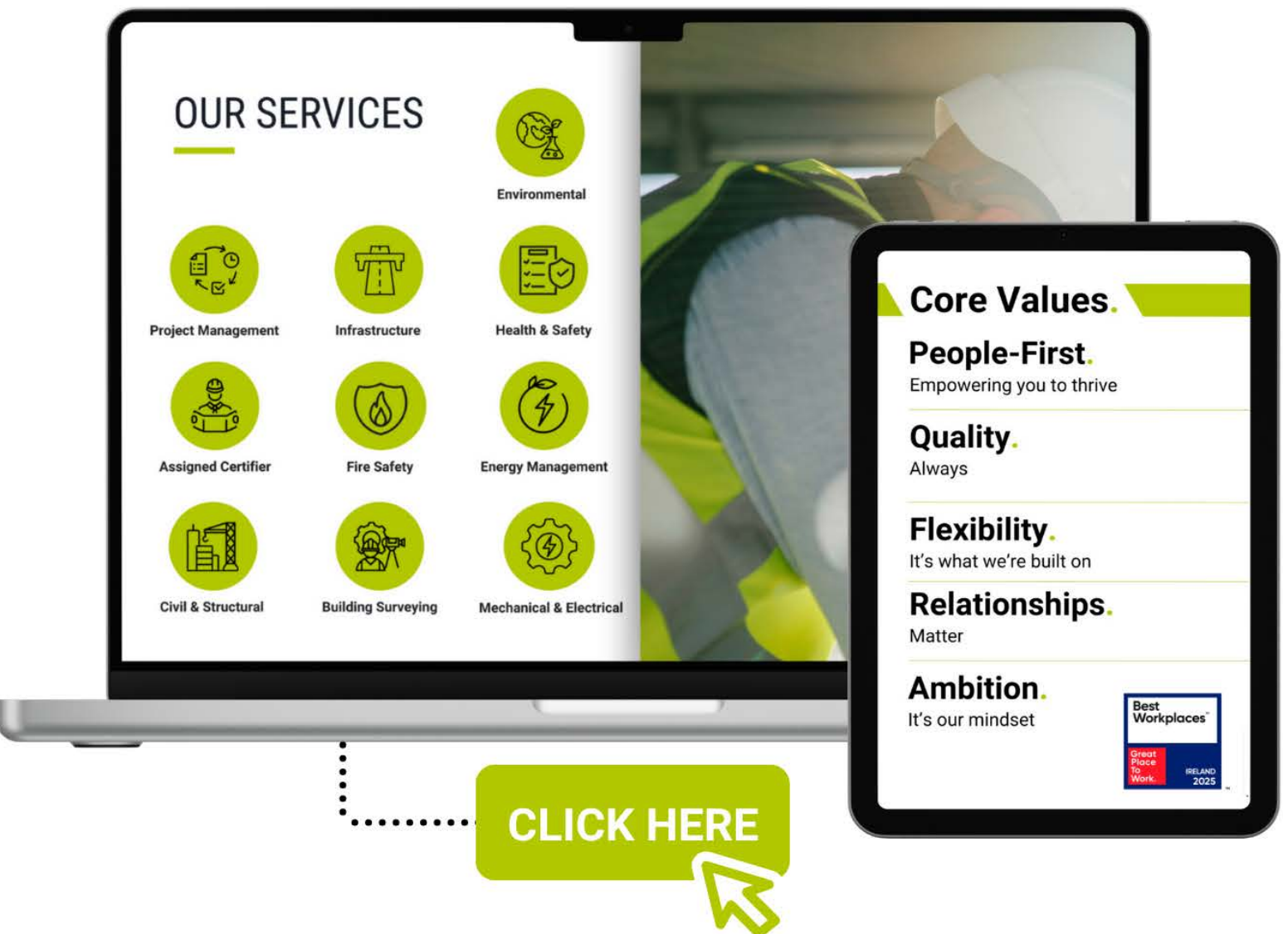
Dry meadows and grassy verges GS2

Dry meadows that are rarely fertilised or grazed, and are mown only once or twice a year for hay are now rare in Ireland. Most have been improved for agriculture and **this type of grassland is now best represented on grassy roadside verges, on the margins of tilled fields, on railway embankments, in churchyards and cemeteries, and in some neglected fields or gardens. These areas are occasionally mown (or treated with herbicides in the case of some railway embankments), and there is little or no grazing or fertiliser application.** This pattern of management produces grasslands with a high proportion of tall, coarse and tussocky grasses such as False Oat-grass (*Arrhenatherum elatius*) and Cock's-foot (*Dactylis glomerata*). Other grasses may include Yorkshire-fog (*Holcus lanatus*), Smooth Meadow-grass (*Poa pratensis*), Barren Brome (*Anisantha sterilis*) and Meadow Foxtail (*Alopecurus pratensis*). The broadleaved herb component is characterised by a range of species that either grow tall, such as Cow Parsley (*Anthriscus sylvestris*), Hogweed (*Heracleum sphondylium*), Goat's-beard (*Tragopogon pratensis*), Nettle (*Urtica dioica*) and Common Knapweed (*Centaurea nigra*), or climb the stems of others, as in the case of Bush Vetch (*Vicia sepium*) and Meadow Vetchling (*Lathyrus pratensis*). Grassy verges may support other smaller broadleaved herbs such as Pignut (*Conopodium majus*), Creeping Cinquefoil (*Potentilla reptans*) and clovers (*Trifolium* spp.).

Links with Annex I: Corresponds to the annexed habitat, 'lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*) (6510)'.

10 SERVICES, 1 TEAM

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Appendix B Habitat Classification Map

240216 - Clonsilla Schoolhouse Masterplan



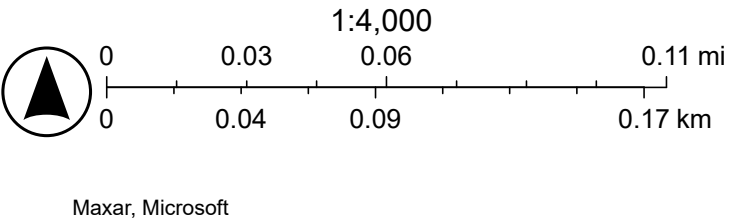
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8/27/2024

Phase 1 Habitat

- WS1 - Scrub
- BL3 - Buildings and artificial surfaces
- ED3 - Recolonising bare ground
- GS2 - Dry meadows and grassy verges

- WL1 - Hedgerows
- WL2 - Treelines
- Boundaries
- Site Boundary
- World Imagery





Draft Old School House Masterplan

Presentation to BMCO ACM

Thursday 2nd October 2025

Dónall Ó Ceallaigh
Senior Executive Planner

Masterplans Plans in the Fingal Development Plan 2023-2029



Table 2.18: Schedule of Masterplans to be Commenced over the Plan Period

➤ Garristown (MP 2.B)
➤ Oldtown (MP 3.A)
➤ Rowlestown (MP 3.C)
➤ Balrothery East (MP 4.B)
➤ Old School House, Clonsilla (MP 13.A)
➤ Ballyboghil (MP 3.B)
➤ Naul (MP 2.A)
➤ Kilbarrack Industrial Estate (MP 10.A)

Each Masterplan shall consist of a written statement and a plan or series of plans indicating the objectives... for the **proper planning and sustainable development** of the area to which it applies, to include, inter alia, the following details:

- Proposals in relation to *the overall design of the proposed development* including house types and mix of housing units, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
- The *types and extent of any proposed development* indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to *transportation* including public transportation and active travel modes, vehicular roads layout and access arrangements, loading/unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to *the provision of services* in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of *amenities, facilities and services for the community* including crèches and other childcare services, community and resource centres.
- The facilitation of *public access to the proposed amenity* areas located within the Plan boundaries and beyond.
- To make provision for sport and *recreational infrastructure* commensurate with the needs of the development as an integral element of their proposals.

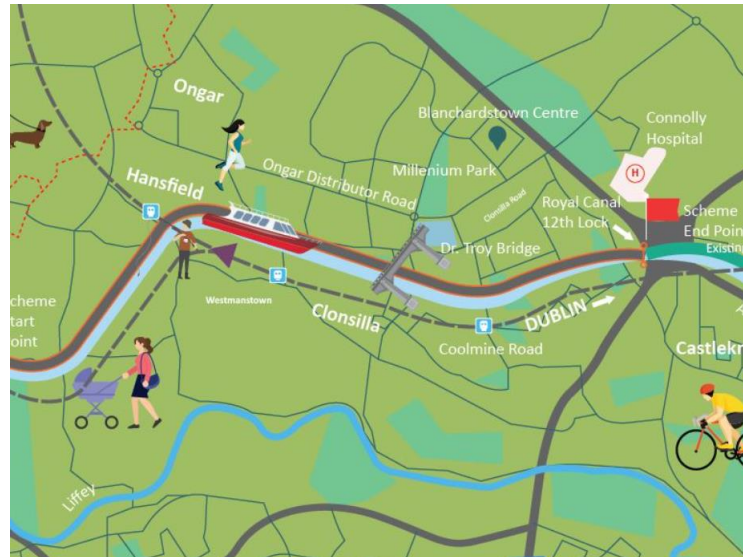
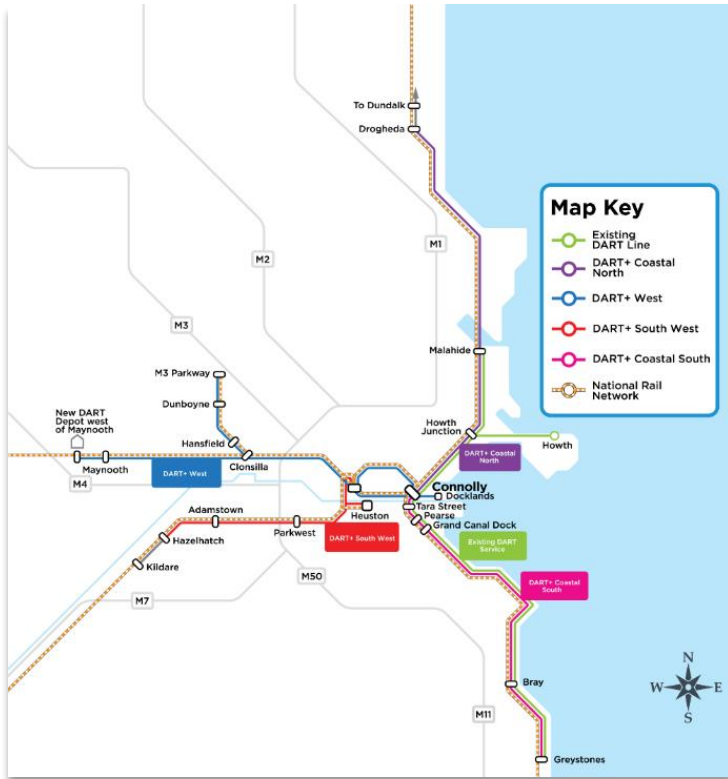
Clonsilla in Context



- DART+ West
- Royal Canal Urban Greenway
- New residential communities
- Kellystown LAP
- Clonsilla Framework Plan



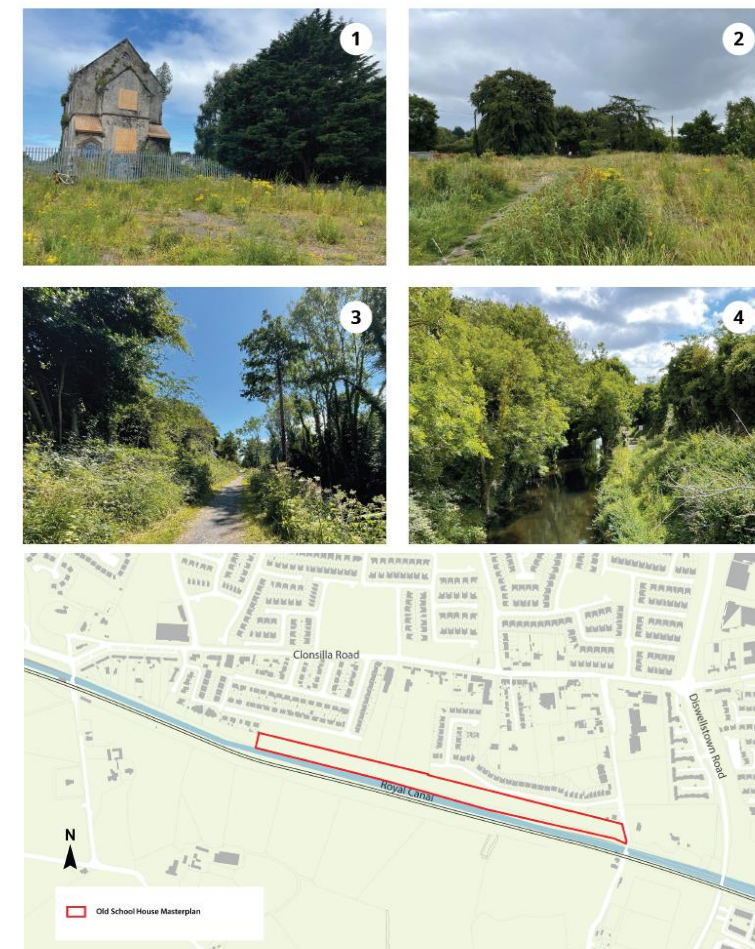
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Old School House Masterplan Lands in Context



Fig. 4-1: Masterplan Themes: (1) Architectural Heritage (2) Natural Heritage (3) Movement and Transportation (4) Infrastructure and Drainage

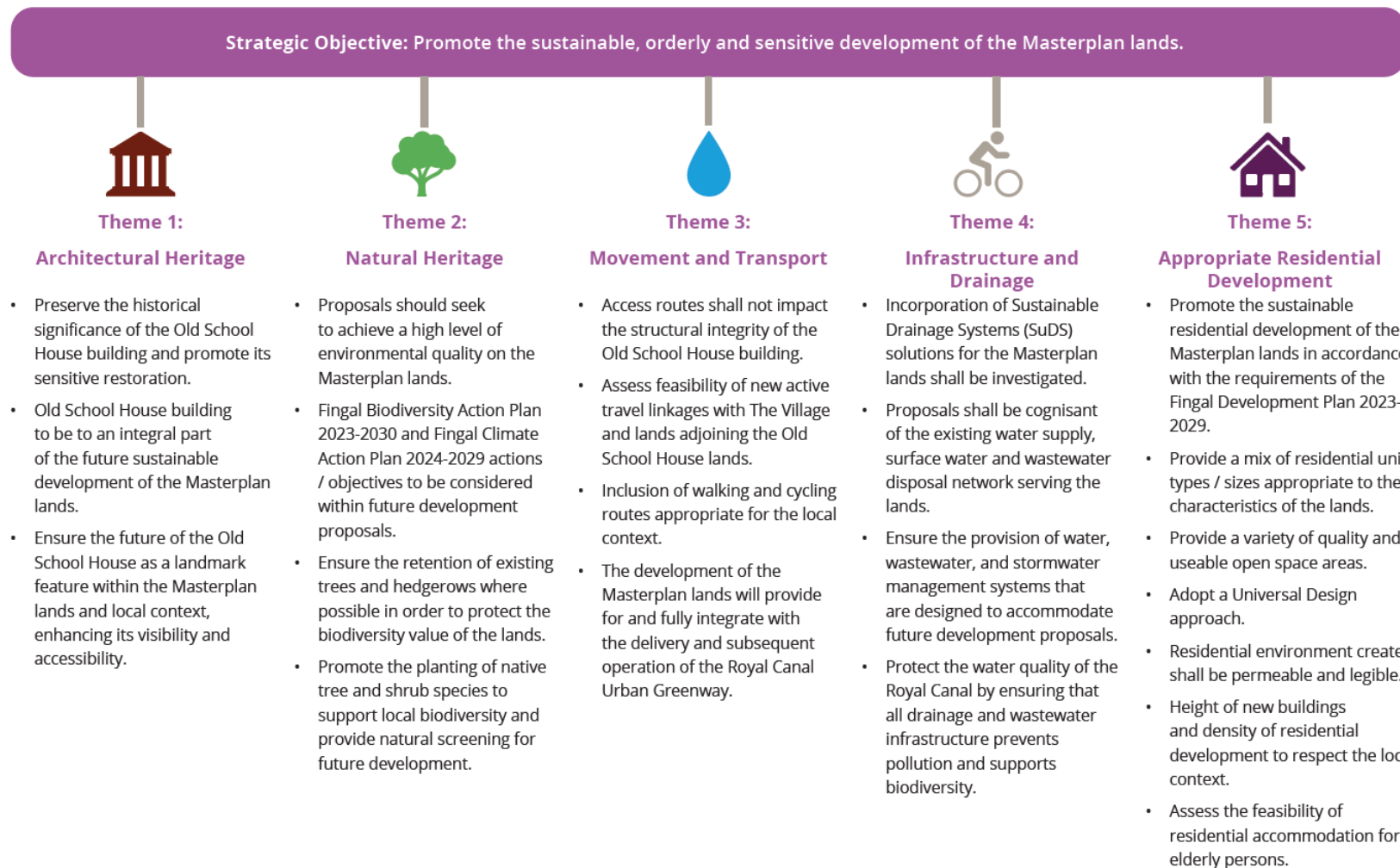


Vision and Objectives



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"The Vision for the Old School House Masterplan is to provide for the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway is supported as part of the overall development of the residentially zoned Masterplan lands".



Development of the Preferred Option



Fig. 4-3: Formulation of the Preferred Option – Building Placement

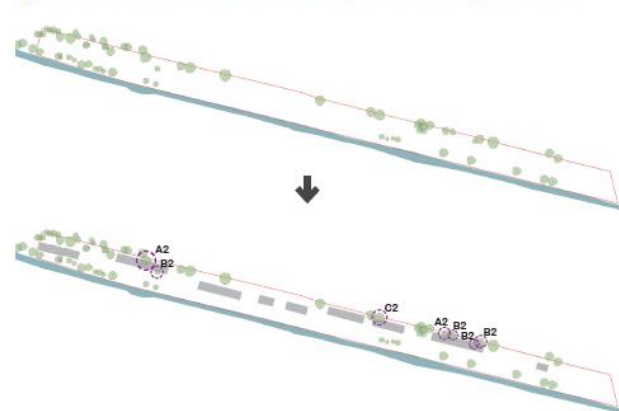


Fig. 4-4: Formulation of the Preferred Option – Road Location

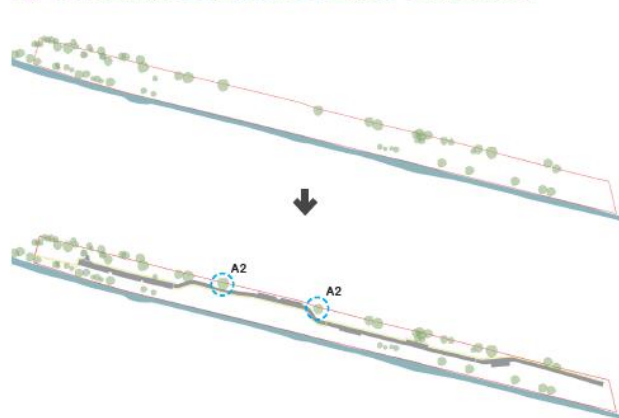
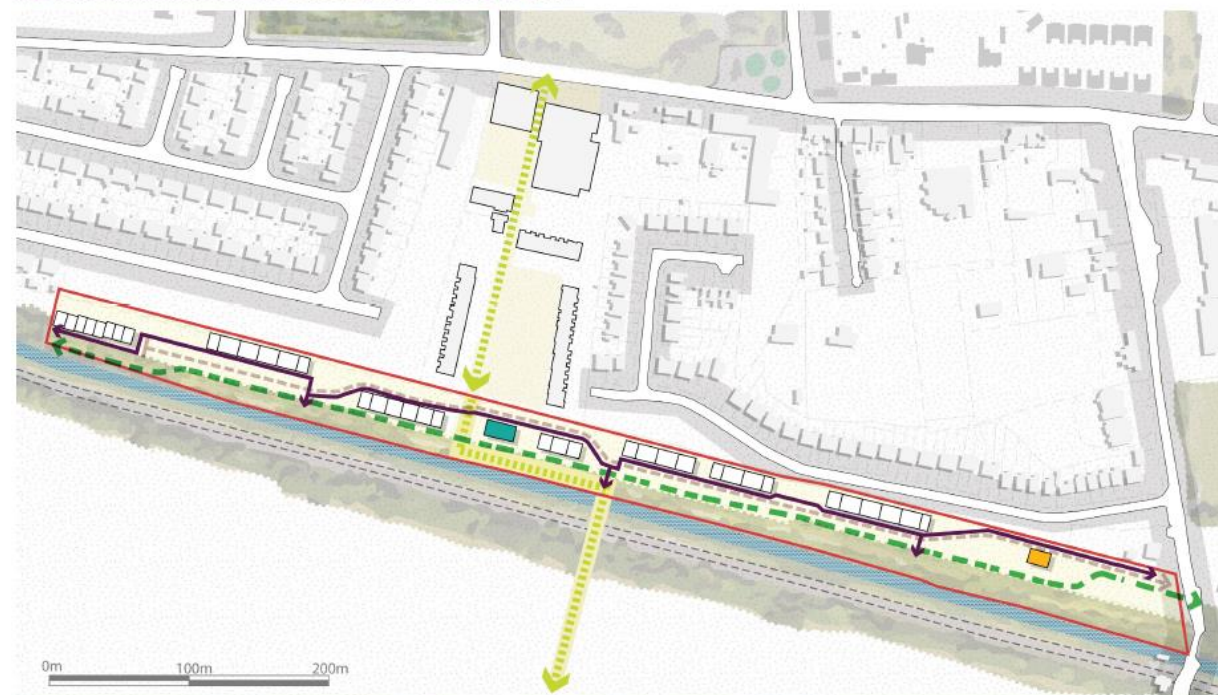


Fig. 4-5: Formulation of the Preferred Option – Concept Layout



Legend:

- Planning Granted
- Existing Buildings
- Site Boundary
- Existing Old School House Building
- Canal
- Proposed Residential
- Proposed Creche / Community Use
- Vehicular Circulation
- Main Pedestrian Links
- Greenway
- Potential Future Links



The photographs above provide an indicative illustration of possible residential typologies for the Masterplan lands

Land Uses and Design Approach



Fig. 5-3: Proposed Land Uses



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Fig. 5-4: Key Focal Points

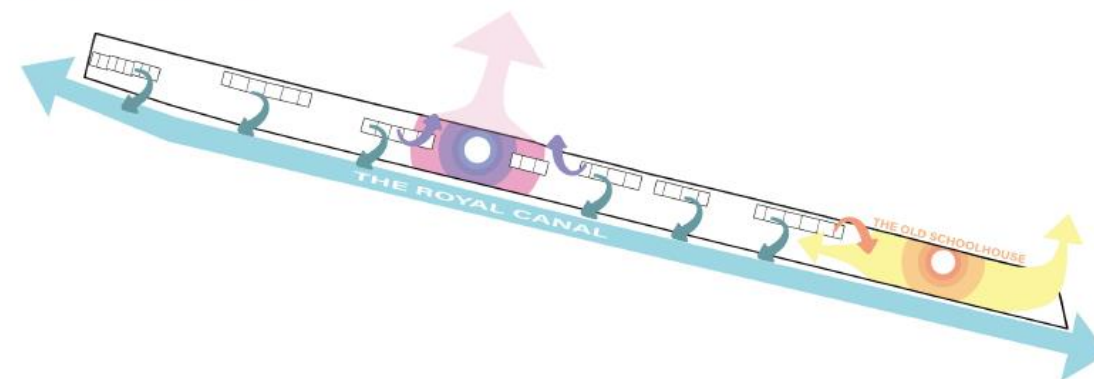
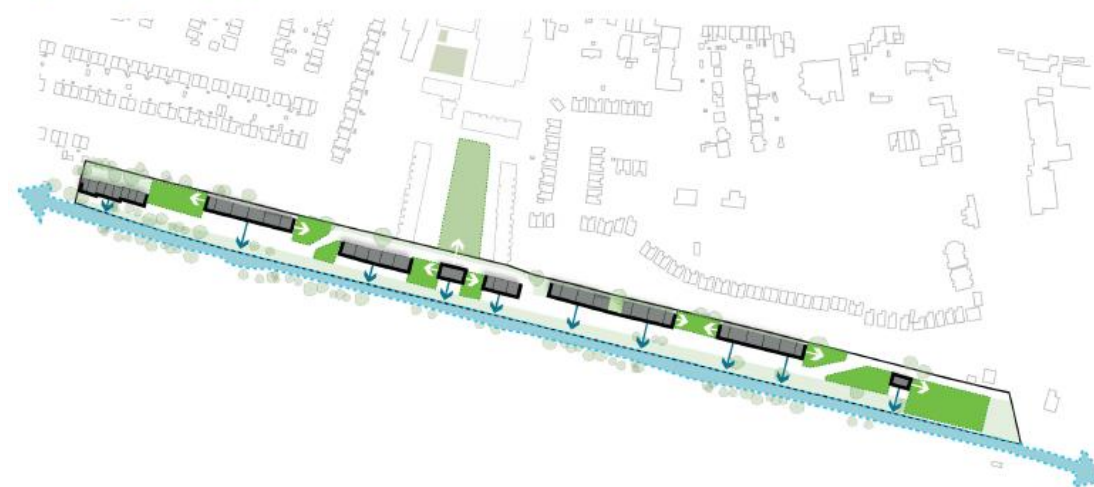


Fig. 5-5: Key Building Edges



Building Heights and Residential Typologies



Fig. 5-6: Maximum Building Heights

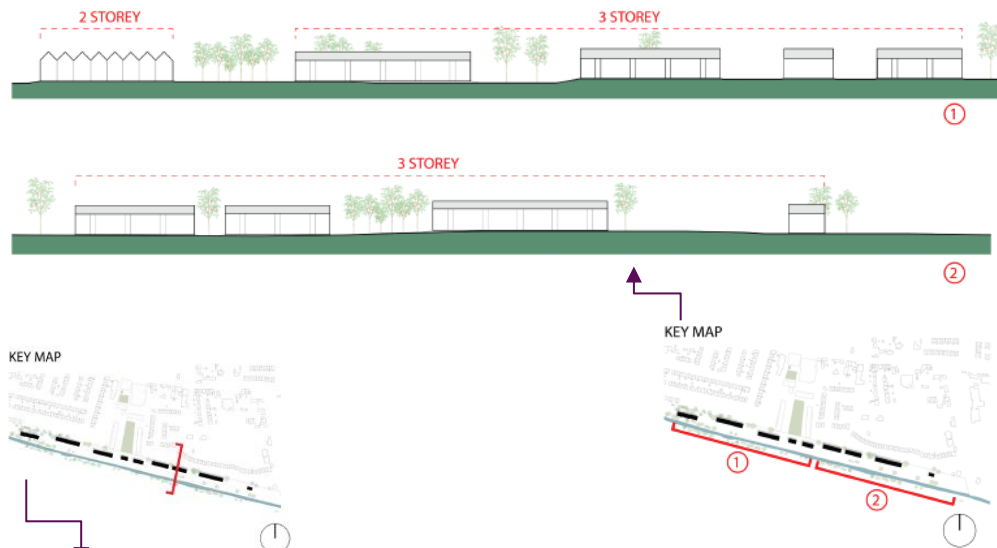


Fig. 5-7: Section through Masterplan Lands



Fig. 5-8: Residential Typologies



Building Heights and Residential Typologies



Fig. 5-6: Maximum Building Heights

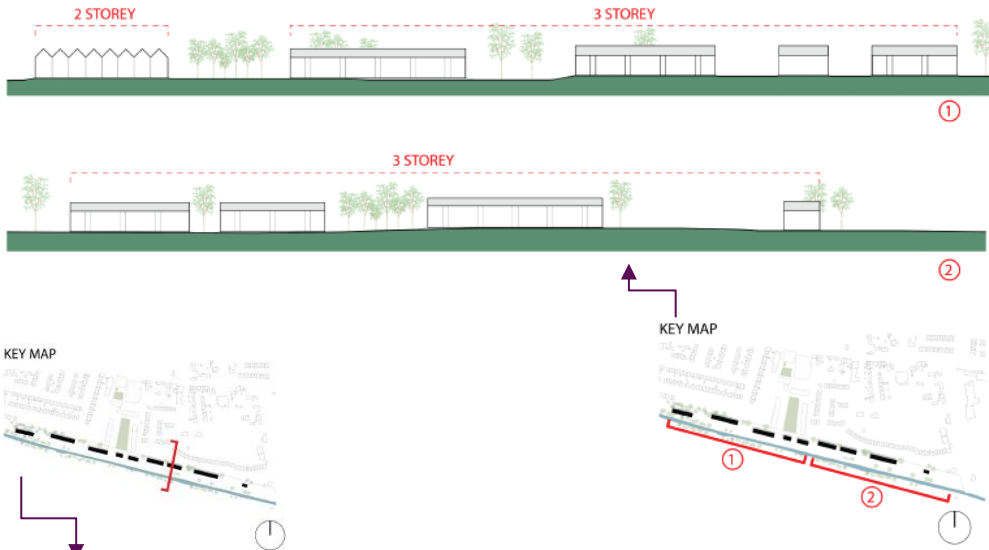
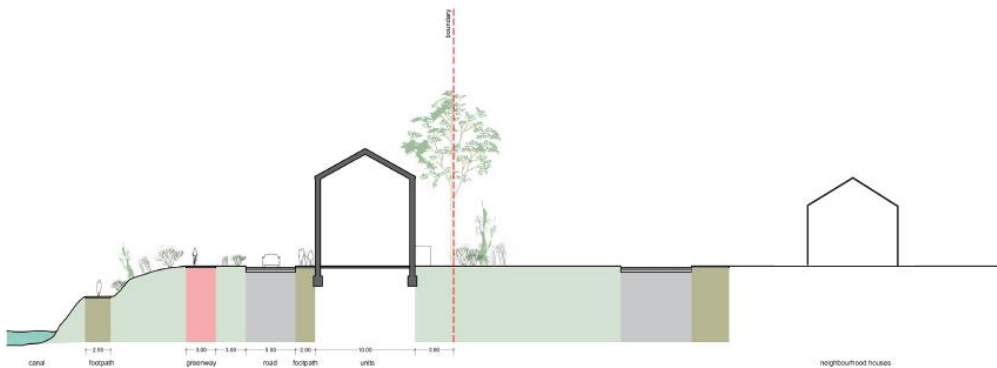


Fig. 5-7: Section through Masterplan Lands



Built Form

“Taking account of the local context, the potential quantum of residential units is envisaged as being c. 90 no. - c. 100 no. units.

However, scope may exist for an increase in unit number, in the case of exceptionally high-quality design proposals and subject to the requirements of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities 2024.”

Building Height

“Building heights proposed for the Masterplan lands have been principally informed by the local context. It is generally envisaged that buildings will have a height of 2 to 3 storeys.

However, scope may exist for an increase in building height in the case of exceptionally high quality design proposals and subject to the requirements of the Urban Development Building Heights - Guidelines for Planning Authorities 2018. This will create a well-structured, liveable and visually attractive residential environment with a distinct sense of enclosure for residents and visitors”.

Proposed Layout



Fig. 8-5: Proposed Layout



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Fig. 8-1: Masterplan Opportunities and Challenges



Fig. 8-1 illustrates the potential opportunities and existing challenges associated with the Masterplan lands including: (1) Linear, elongated site with undulating topography (2) Protected Structure (Old School House) (3) Existing level of mature vegetation (4) Existing residential units.

Fig. 8-2: Proposed Residential Development

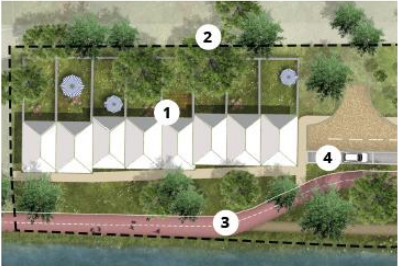


Fig. 8-2 illustrates the proposed townhouses (1) located at the western end of the Masterplan lands with existing mature boundary vegetation retained (2). Future residents will avail of proximity to the Royal Canal Urban Greenway (3) and private parking (4).

Fig. 8-3: Restoration of Old School House



Fig. 8-3 illustrates the how the restoration of the Old School House (1) can form a key element of the residential development of the Masterplan lands, enhanced by soft landscaping works (2) and no impact on the route of the Royal Canal Urban Greenway (3).

Fig. 8-4: Proposed Land Uses

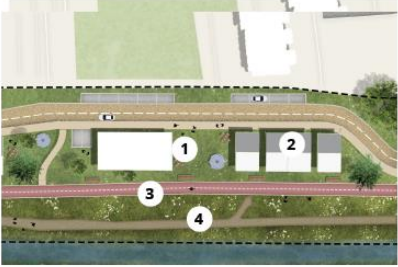


Fig. 8-4 illustrates the mix of residential and community land uses. (1) and (2) respectively, and their relationship within the preferred option layout. These land uses will benefit from a permeable layout that includes access to the Royal Canal Urban Greenway (3) and Towpath (4).

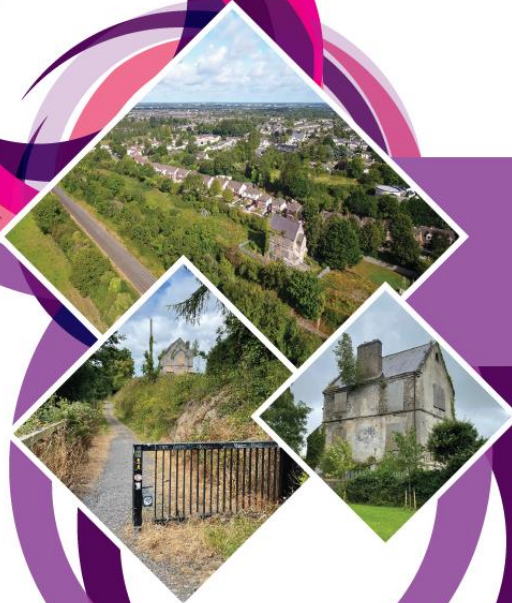
Public Consultation



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OLD SCHOOL HOUSE MASTERPLAN

DRAFT
JUNE 2025



Comhairle Contae Fhine Gall
Fingal County Council



Draft Masterplan went on Public Display from Monday 30th June 2025 to Monday 11th August 2025

Public Drop-In Session in Blanchardstown Library on Wednesday 9th July 2025

277 submissions received via the Fingal Consult Portal (<https://consult.fingal.ie/browse>)

Draft CE's Report on Consultation prior to 2nd October BMCO ACM and Full Council on 13th October 2025

Consultation – Overview of Issues Raised



Public Consultation

- Timing and Duration:
 - Response: Extended period to 6 weeks, 277 submissions received

Growth and Development

- Scale of new development in the Clonsilla area.
 - Response: Masterplan focussed on Old School House Lands, seeks to provide high quality, integrated development
- Building Height and Unit mix.
 - Response: Sensitive approach in the context of Government Guidelines, Development Plan requirements
- Age Friendly and Independent Living:
 - Response: Welcomed in Development Plan, not precluded under the zoning or by proposed unit types and mix

Built Heritage

- Importance of the Old School House Building its history and concerns about its condition and future
 - Response: Preservation and sensitive reuse of the building at the heart of the Masterplan
- Opposition to residential use and support for other community / tourism / heritage uses
 - Response: Residential zoning does not preclude these uses, site is in private ownership but **clarification that FCC welcomes community/cultural uses for the Old Schoolhouse Building**

Transport and Movement

- Access to lands from surrounding areas including nearby Aldi site and Lambourne
 - Response: Access to Aldi site allowed for in ABP Grant of permission, no direct access to Lambourne
- Concerns as to impact on local road network and Porterstown Road
 - Response: Comprehensive movement strategy, integration with Royal Canal Greenway

Consultation – Overview of Issues Raised



Natural Heritage

- Need to protect unique natural heritage / biodiversity of the lands
 - Response: key to the overall approach taken in the Masterplan, Development Plan requirements / protections
- Call for use of lands as a linear park instead of for residential uses
 - Response: residential zoning, Royal Canal Greenway project
- Reference to previous refusals of planning permission on grounds of ecology
 - Response: Issues addressed in the Masterplan documents, future application will required detailed surveys

DHLGH Submission

- Questioning findings of SEA and AA screening reports as well as results of the Ecological Assessments
 - Response: Taken very seriously – detailed responses provided by BSM and ORS:
 - *As evidenced by surveys undertaken in the preparation of this Masterplan, including the use of passive infrared cameras (camera traps, no current evidence of badger activity was recorded; former setts appear to have been abandoned following disturbance.*
 - *The lands do not meet Fossitt (2000) criteria for calcareous grassland (GS1); habitats present are predominantly dry meadows and grassy verges (GS2), scrub, and recolonising ground.*
 - *No orchid species were recorded, consistent with the Biodiversity Action Plan objective to restore, rather than conserve, calcareous grassland.*
 - *The main ecological value lies in hedgerows and trees, which provide foraging and roosting opportunities for birds, bats and mammals.*
 - *The Masterplan incorporates measures including retention of trees and hedgerows, bat-sensitive lighting, native planting, and SuDS to mitigate ecological impacts and protect the adjacent Royal Canal pNHA.*

CE's Recommendations



Chief Executive's Recommendation (1) – Section 3.2 Built Heritage

Insert the following text within Section 3.2 - Built Heritage, after the last paragraph on page 15:

It is considered that, having regard to the uses permitted for consideration under the RA – Residential Area zoning objective, a suitable use for the Old School House would include a community use to allow the building to serve as a cultural and community resource for the new housing to be provided on the Masterplan lands but also for the wider area of Clonsilla.

Chief Executive's Recommendation (2) – Section 3.2 Restoration of the Old School House

Insert the following text within Section 3.2 – Restoration of the Old School House, after the last paragraph on page 16:

Given the importance of the Old School House to the local community in terms of the identity of the Clonsilla area as a whole, the use of the building for a community or cultural use would be welcomed.

Chief Executive's Recommendation (3) – Table 3-2 Summary of Masterplan Opportunities

Table 3-2 Restoration of the Old School House, page 17 shall be amended as follows:

- Potentially realising and promoting its restoration for a new community/cultural use or residential use if appropriate.

CE's Recommendations



Chief Executive's Recommendation (4) – Section 4.1 Vision Statement

The following text shall be amended in Section 4.1 Vision Statement, page 18:

The principal aim of the Masterplan is to ensure the orderly and sustainable development of the lands that will create a new residential environment and ~~support~~ promote the restoration and ~~residential~~ appropriate use of the Old School House building for uses including community/cultural, residential or childcare.

Chief Executive's Recommendation (5) – Section 5.1 Built Heritage

The following text shall be amended in Section 5.1 Built Heritage, page 22:

The Old School House (Protected Structure) will be restored and brought back into active use for community/cultural or residential use as part of the sustainable development of the lands.

Chief Executive's Recommendation (6) – Table 5.1 Built Heritage

The following text shall be amended in Table 5.1 Built Heritage, page 23:

Promote the restoration/reuse of former school building for community/cultural or residential use. Development proposals will not impact the integrity of any Protected Structure.

Chief Executive's Recommendation (7) – Fig 5-3 Proposed Land Uses

Include the following text within Fig 5-3 on page 24.

Sensitive Restoration of OSH to Community/Cultural Facility or Housing

CE's Recommendations



Chief Executive's Recommendation (8) – Section 5.5 Potential and Appropriate Uses

The following text shall be amended within Section 5.4, subsection Potential and Appropriate Uses, on page 30:

Given the location of proposed residential buildings along with amenity space in the area of the Old School House building, it is deemed appropriate to develop the Old School House building for residential use or for a community/cultural use to serve the Clonsilla area.

As set out in this Masterplan, it is a development objective to retain existing mature trees ~~where practicable~~ as a priority, taking advantage of the natural heritage. The restoration of the Old School House as a community/cultural facility or for housing as appropriate will treat the built heritage in a similar way, forming a heritage inspired backdrop to new residential buildings.

The Old School House building itself is to be conserved and restored, forming an integral element of the land's overall development. The degraded nature of the building fabric, particularly the need to reconstruct much of the interior, may in principle allow for its redevelopment as a cultural/community facility, as a single residence or as several residential units.

Chief Executive's Recommendation (9) – Section 8.2 Implementation

The following text shall be amended within Section 8.2 Implementation, page 43

- Protect the integrity of the Old School House structure during the construction stage while ~~providing for~~ promoting its restoration for a suitable community/cultural or residential use;

The Masterplan promotes the restoration and cultural/community or residential use of the Old School House and requires that the structure form an integral part of the overall development. It will also be of critical importance that the integrity of the Protected Structure is not compromised by the overall development of the site.

Conclusions and Recommendation

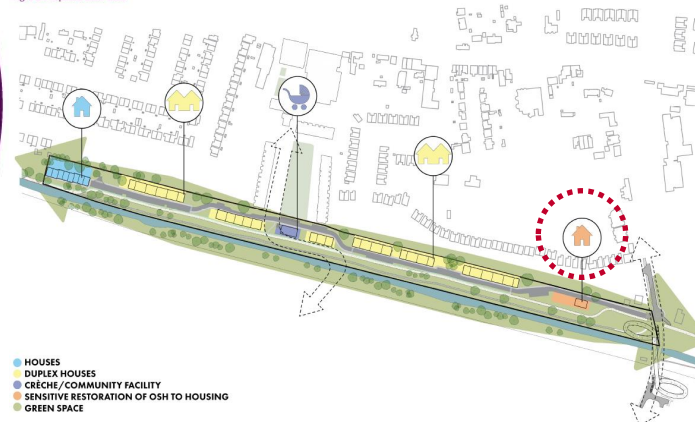


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OLD SCHOOL HOUSE MASTERPLAN

DRAFT
JUNE 2025

Fig. 5-3: Proposed Land Uses



Conclusions

- Positive engagement with a large number of submissions
- Evident desire to protect and preserve the Old School House and for it to be used for cultural/community uses
- General acceptance of residential development as long as appropriate in scale and nature
- Focus on a number of wider issues in the Clonsilla area re: community uses
- Importance of preserving and protecting biodiversity in the area

CE's Recommendations:

- 9 changes recommended by the Chief following discussions with Elected Members during briefing meeting
- 1 additional change to Fig 5.3 required to reflect revised text re cultural/community uses
- Other minor amendments where necessary

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BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

Thursday 6th November 2025

ITEM NO. 20

Initiation of Part XI of the Planning & Development Act 2000 and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended) for the
**Proposed Demolition of 4 no. dwellings and development of 21 no. dwellings at
Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15**
(PARTXI-009-25)



**Blanchardstown-Mulhuddart/Castleknock/Ongar
(Services B - Strategic and General Matters)**

Thursday 6th November 2025

Public Display – 4 weeks

From Tuesday 11th November 2025 to Wednesday 10th December 2025

Submissions & Observations Period – 6 weeks

From Tuesday 11th November 2025 to Monday 5th January 2026

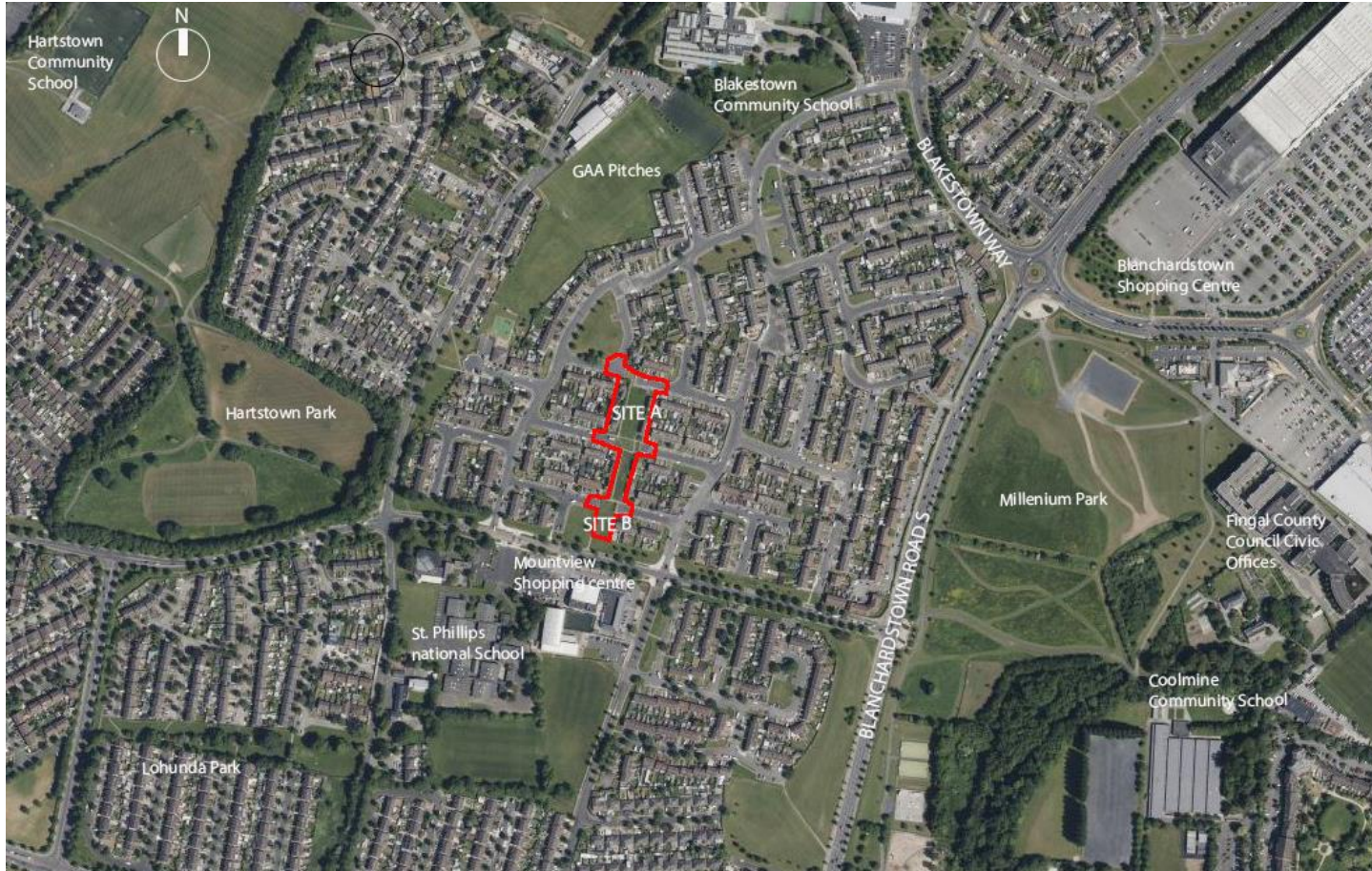
**Draft CE Report – Blanchardstown-Mulhuddart/Castleknock/Ongar
Area Committee (Services B)**

5th February 2026

CE Report – Fingal County Council Meeting

9th February 2026

Site Location



The site is located in Fortlawn, Blanchardstown, Dublin 15, and comprises two proposed infill areas: Site A to the north and Site B to the south, connected by existing open space. The site boundary includes parts of Fortlawn Avenue and Fortlawn Park, with four existing detached houses located to the east and west of infill Site A.

Site A (north) is bounded by:

- **North/South:** Cul-de-Sacs Fortlawn Ave & Park
- **East/West:** Residential Boundary walls.

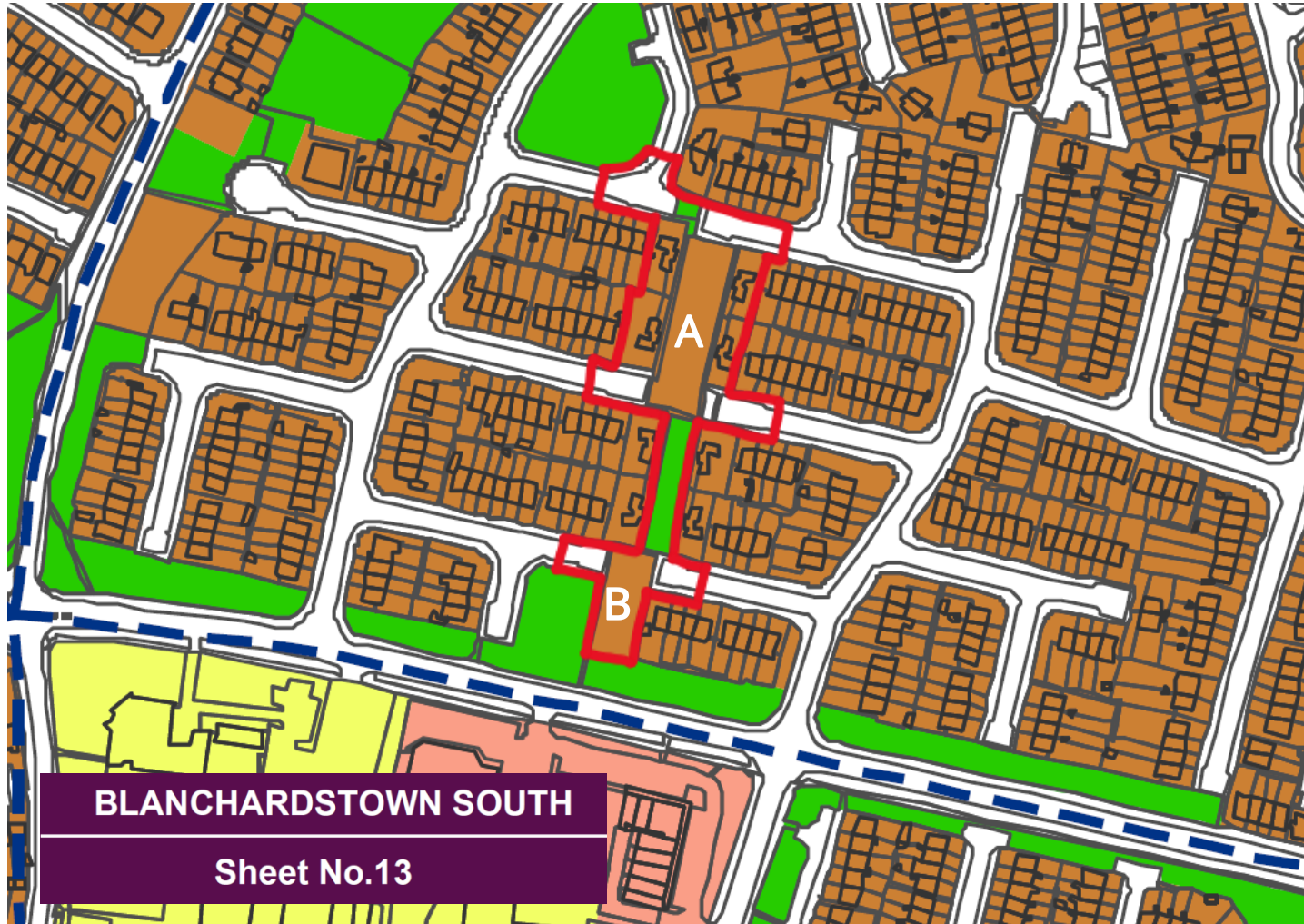
Site B (south) is bounded by:

- **North:** Cul-de-Sacs Fortlawn Ave & Park
- **East:** Residential Boundary wall.
- **South:** Existing Public Open Space
- **West:** Existing Public Open Space

Fingal Development Plan 2023 -2029



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- Site area A & B are both zoned RS – Residential - “Provide for residential development and protect and improve residential amenity.”
- Site areas A & B were rezoned from Open Space to Residential in the 2023 to 2029 FDP.
- Sites include existing public space which is zoned as ‘OS’ Open space - “Preserve and provide for open space and recreational amenities” .
- Sites are not located within ‘Architectural Conservation Area’ or a ‘Zone of Archaeological Notification’

	OS - Open Space	Preserve and provide for open space and recreational amenities
	RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
	RS - Residential	Provide for residential development and protect and improve residential amenity

Site Context



1. Site A – View from Fortlawn Avenue from the East



2. Site A –View from Fortlawn Park from the West

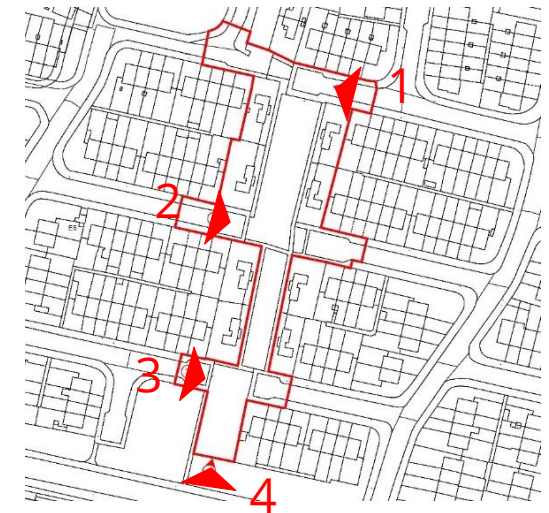


3. Site B –View from Fortlawn Park from the West



4. Site B – View from Mountview Road from the South

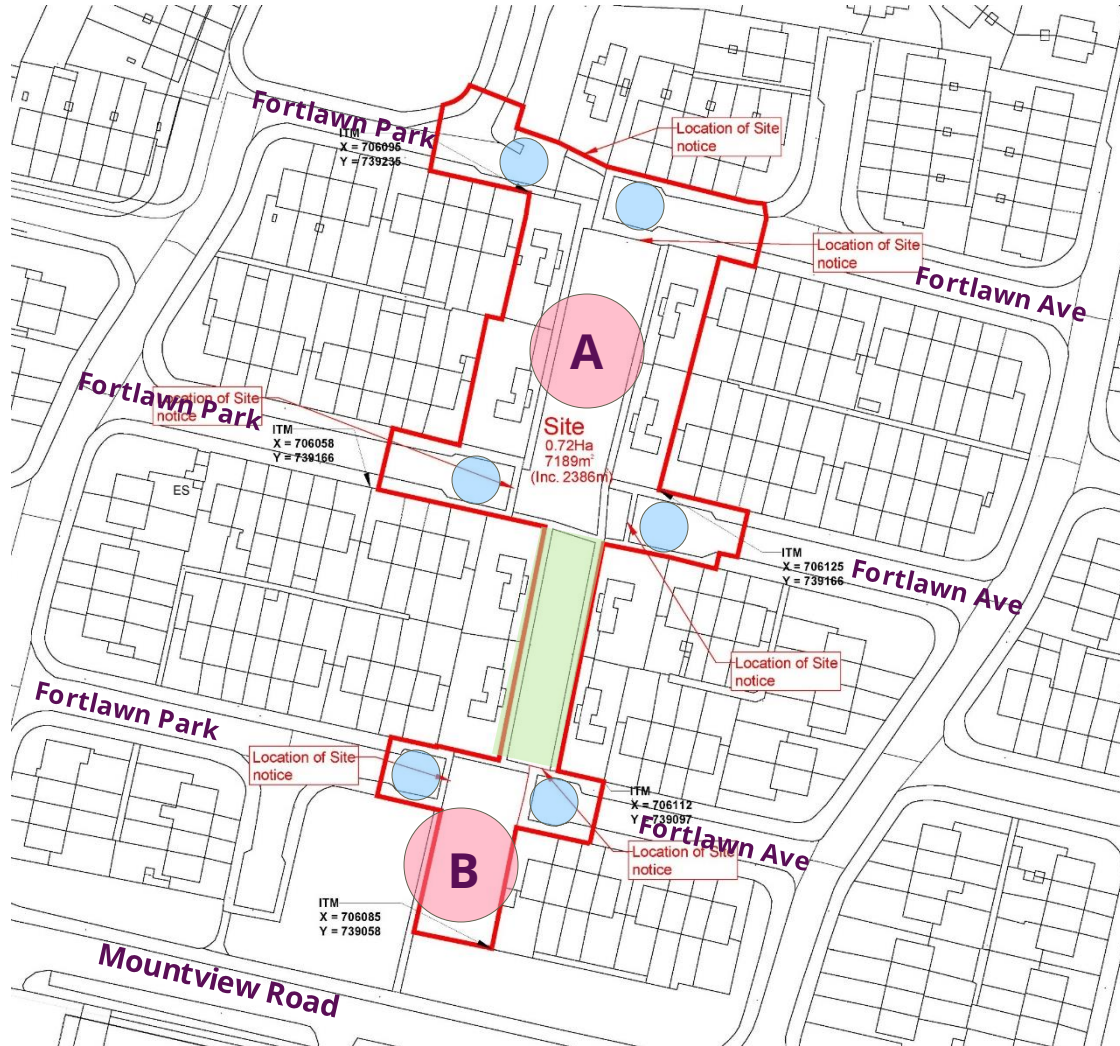
- Established residential neighbourhood.
- 30 min walk to variety of shops, schools and recreational leisure and sports facilities.
- Good transport links, bus stops within 10 minute walk, train stations with 10 minute drive.
- Topography - relatively flat, falls gently North to South.



Project Brief



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Project Brief:

- to provide infill social housing on open space areas which was rezoned to Residential and,
- to address issues with anti social behaviour on the existing open space areas & improve road access & connectivity

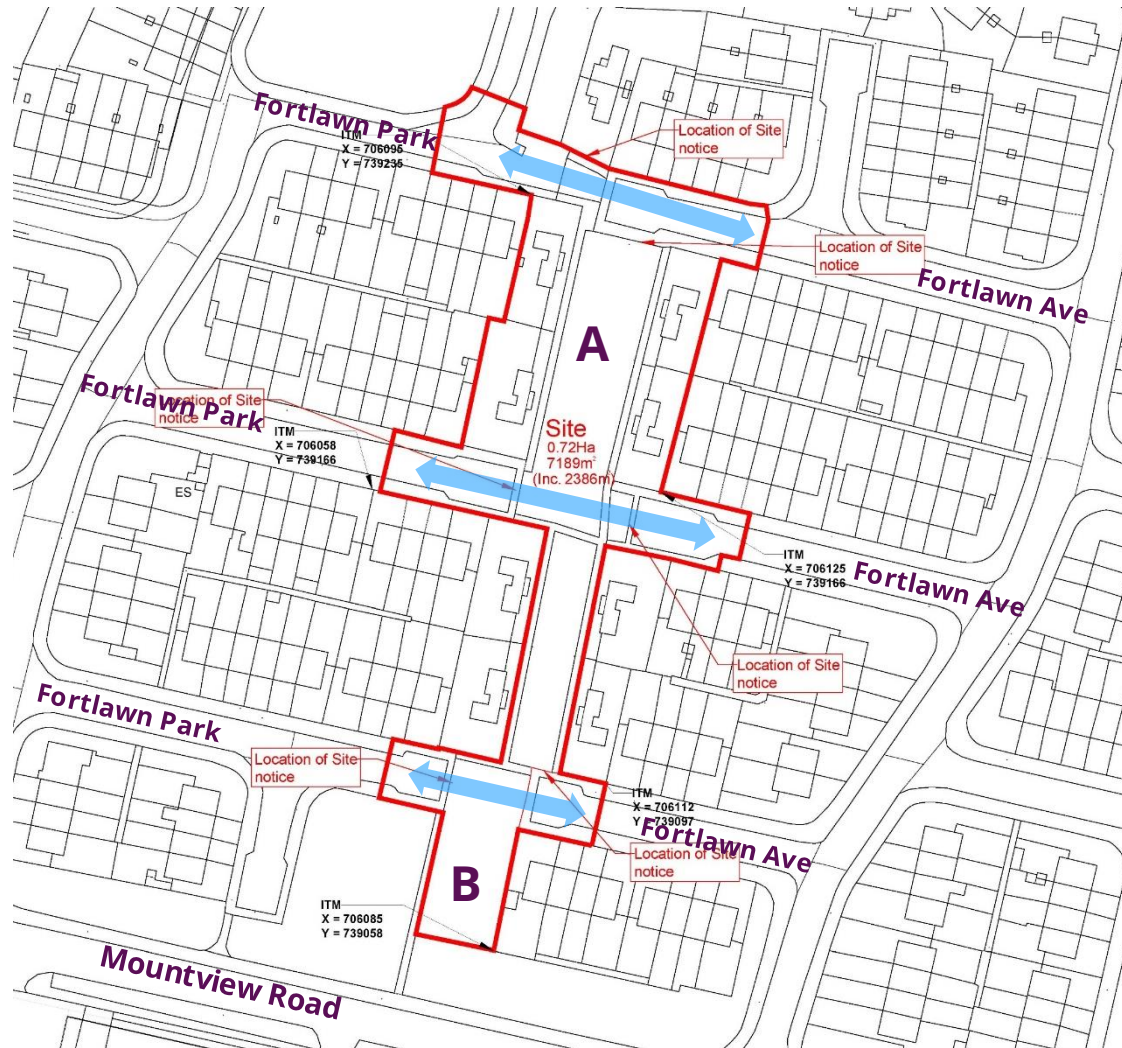
Brief response:

- Works to the 6 no. cul-de-sacs on Fortlawn Ave & Park
- Provide social housing at Site area A & B
- Upgrade works to existing open space linking the two areas

Proposed Road Works



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Proposed road works:

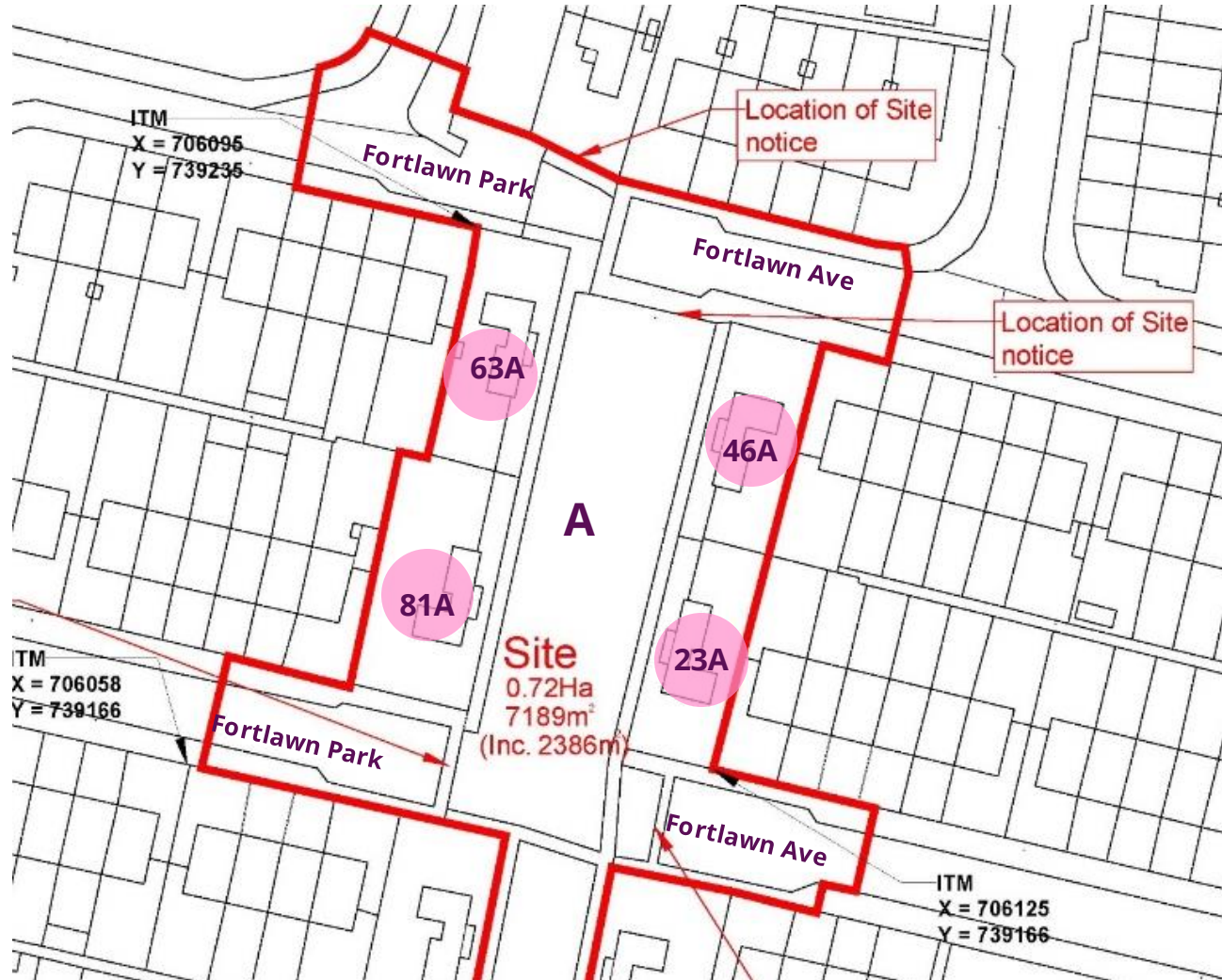
It is proposed to revise the road layout at the 6 no. cul-de-sacs to link Fortlawn Avenue & Park. These new through roads will:

- address anti-social issues by reducing the no. of pedestrian access points to the open space
- improve access, connectivity and passive surveillance from public roads
- provide vehicular access to the rezoned lands

Infill Housing – Site Area A – Proposed Demolitions



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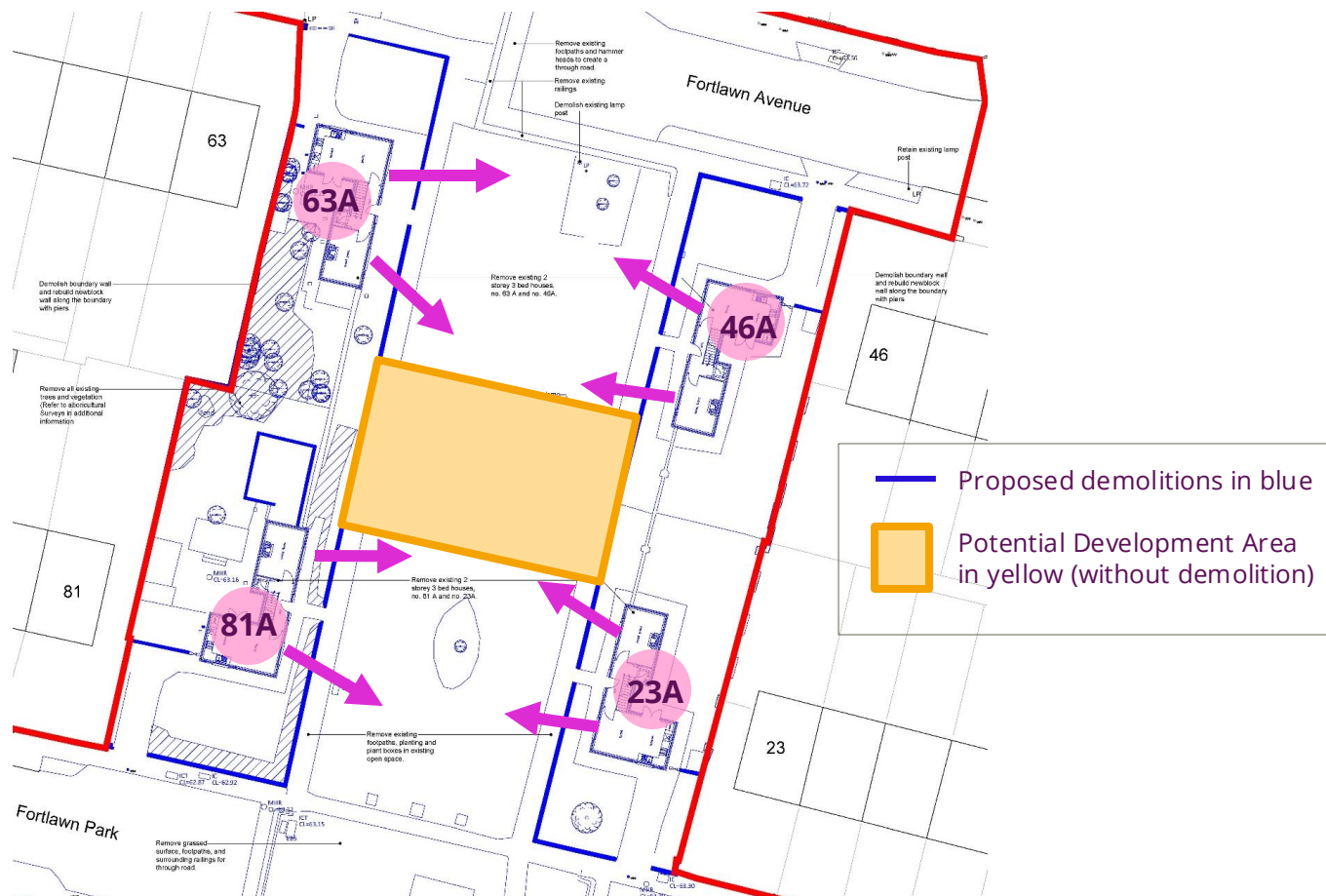
Proposed Demolition of 4 no. existing Houses

Proposal includes the demolition of
4 No. existing detached dwellings at Site Area A

Infill Housing – Site Area A – Proposed Demolitions



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1. Site A – View of existing dwelling 46A from the south.



2. Site A – View of existing dwelling 23A from the south west.

The 4 no. houses proposed to be demolished are oriented towards the rezoned open space, leaving only a small area to the centre for potential development.

Infill Housing – Site Area A – Proposed Demolitions



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Demolishing the 4 No. Dwellings allows for a larger potential development area – up to 15 no. new houses & apartments in Site Area A.



4 no. Existing houses demolished



Potential Development Area - without demolitions



Potential Development Area - with demolitions



7 no. New two storey houses



12 no 2 storey apartments

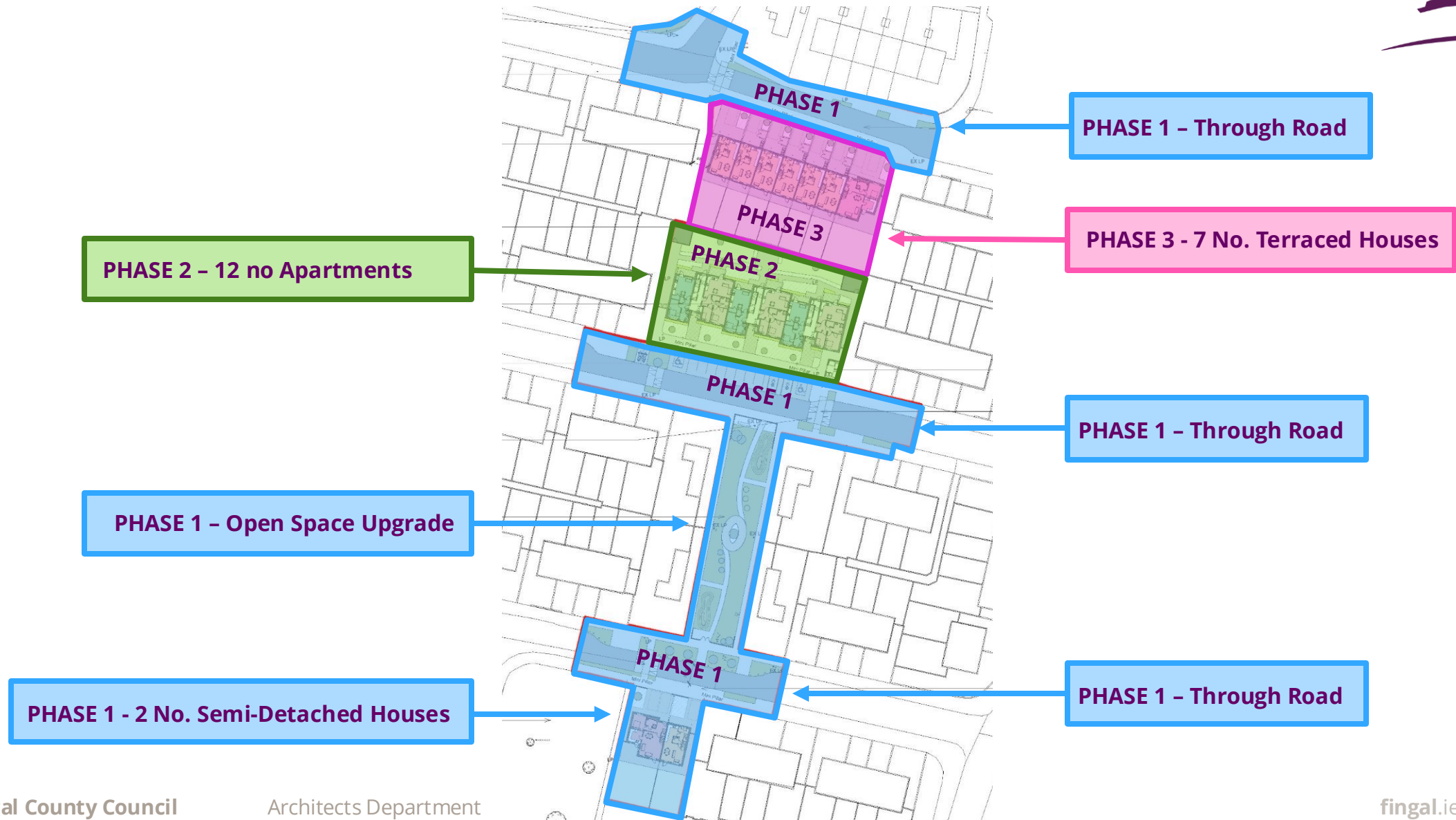
Total of 19 no. houses & apartments at Site Area A

Demolition = net gain of 11 no.

Proposed Phasing



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Infill Housing – Site Area A



- New through road** (narrowing) linking Fortlawn Park & Ave.
- Removal of existing cul de sac.
 - Speed ramp and pedestrian crossing
 - Changes to the junction with Fortlawn Crescent (north-west)

- Terraced Houses** (7 No.)
- 6 no. 3-Bed 5-Person 2-Storey Houses
 - 1 no. 4-Bed 7-Person 1&2-Storey House (UD)
 - Driveway parking, bin & bike storage
 - Private open space

- Communal open space**
- Hard & soft landscaping
 - Secure Bicycle Stores

- 2-Storey Apartment Block** (12 No.)
- 3 no. 1-Bed 2-Person Ground Floor Apartments (UD)
 - 3 no. 1-Bed 2-Person First Floor Apartments
 - 3 no. 2-Bed 3-Person Ground Floor Apartments (UD)
 - 3 no. 2-Bed 3-Person First Floor Apartments

- New through road** (narrowing) linking Fortlawn Park & Ave.
- Removal of existing cul de sac.
 - Speed ramps and pedestrian crossings.
 - Road verges planted with grass and trees.
 - Off-street parking.
 - Existing driveways retained



LEGEND - Unit Types

- Unit Type A -
3 Bed 5 Person 2 Storey Dwelling
- Unit Type B -
4 Bed 7 Person 2 storey Dwelling
(2 No. UD)
- Unit Type C -
1 Bed 2 Person Apartment
3 No. (UD)
- Unit Type D -
2 Bed 3 Person Apartment
3 No. (UD)

Bin store

New Public lighting to suit scheme

[illegible]

Unit Type A -
3 Bed 5 Person 2 Storey Dwelling

Unit Type B -
4 Bed 7 Person 2 storey Dwelling
(2 No. UD)

- 1 no. 3-Bed 5-Person 2-Storey House
- 1 no. 4-Bed 5-Person 2-Storey House (UD)
- Driveway parking
- Private open space
- 4 Bed dwelling has passive surveillance over the existing open space.

Proposed Site Plan



Total Site Area: 0.72 Ha

Net Developable Area: 0.48Ha

Density: 44 u/Ha

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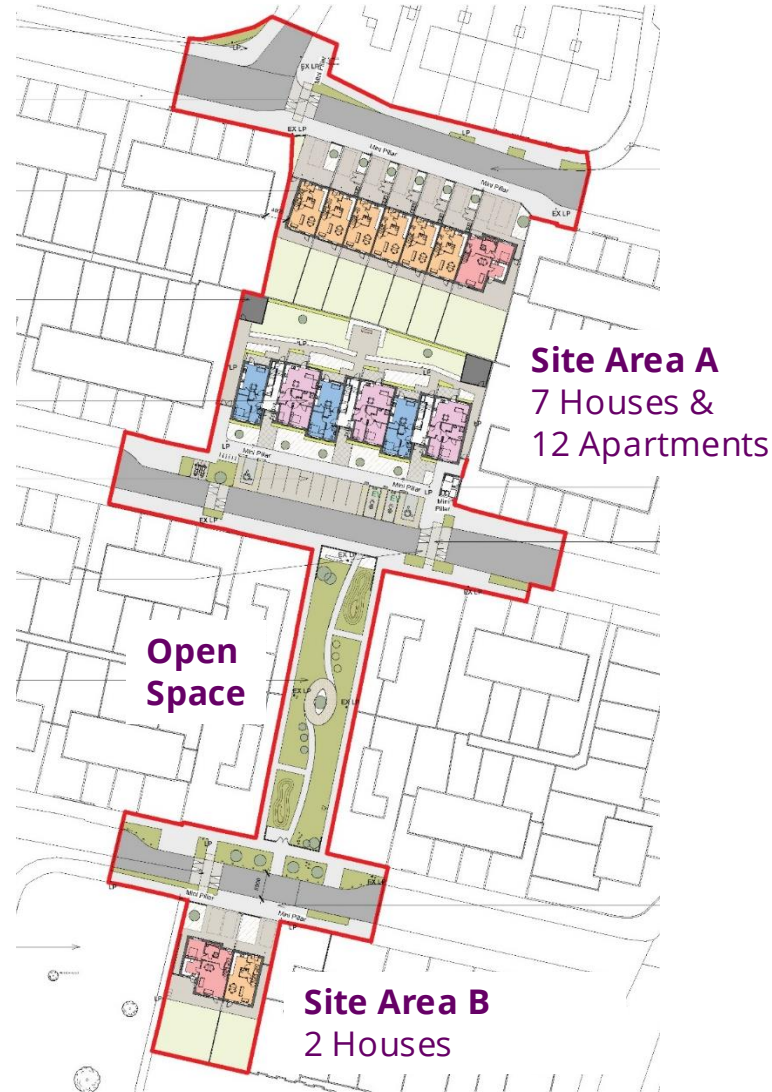
Total 21 no. Dwellings including:

9 no. Houses:

- 7 no. 3-bed 5-person
- 2 no. 4-bed 7-person UD

12 no. Apartments

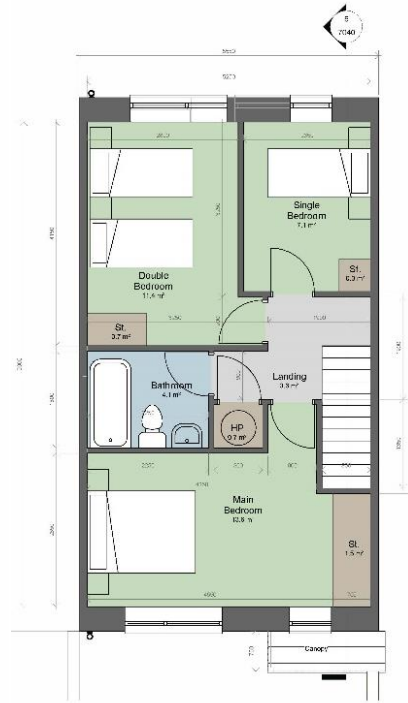
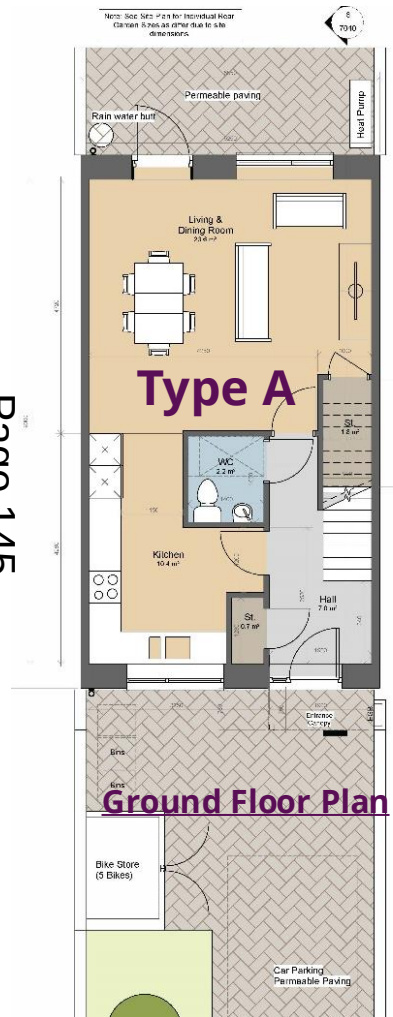
- 3 no. 2-bed 3-person UD
- 3 no. 2-bed 3-person
- 3 no. 1-bed 2-person UD
- 3 no. 1-bed 2-person



Proposed Design:

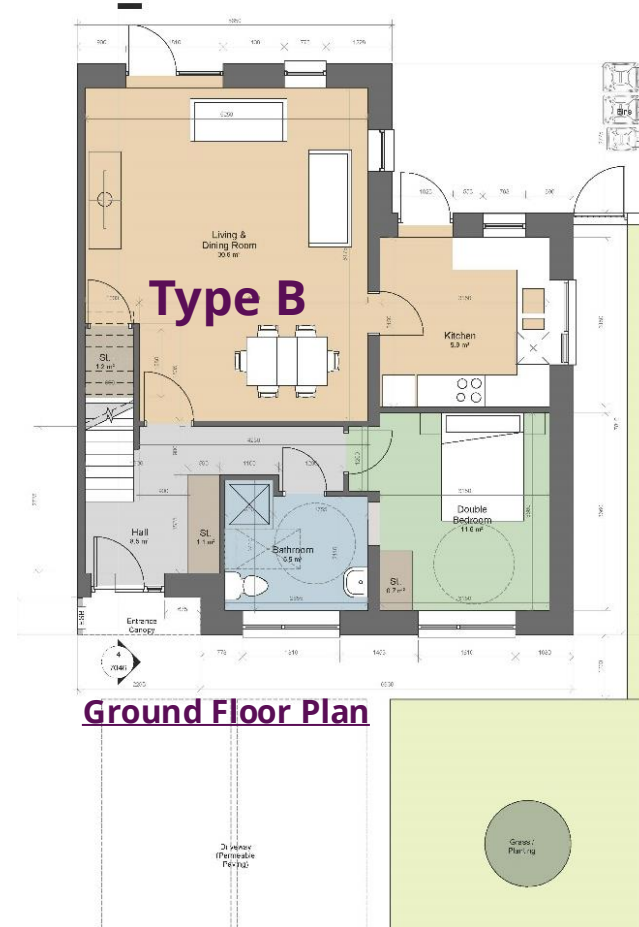
- Height & scale to match existing housing in the area (1 & 2 storeys)
- 38% of the units are adaptable for medical needs - Universal Design (UD)
- 57% of the units are 1- & 2-bedroom to meet local needs for downsizing
- All to NZEB standard
- 24 x parking spaces, incl. 2 x accessible & 2 x EV Charging
- Driveway parking for houses, off street parking for apartments.
- 2 x motorcycle parking spaces
- 55 x secure bicycle storage spaces
- 6 x visitor bicycle parking spaces

Dwelling Types - Houses



First Floor Plan

**3-Bed 5-Person 2-Storey House
Type A1, A2 & A3**



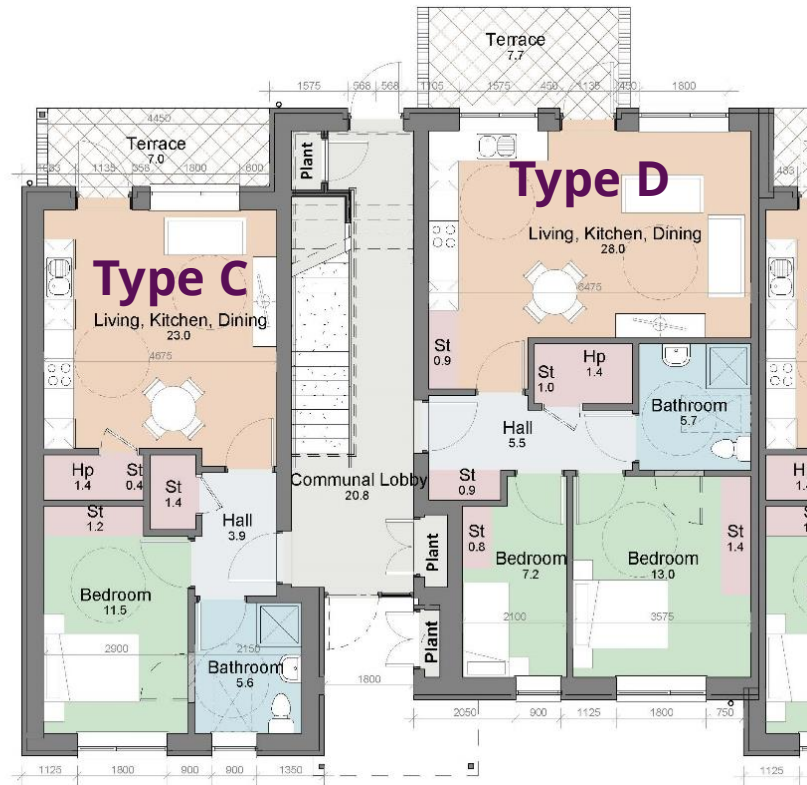
First Floor Plan

**4-Bed 7-Person 2-Storey House
Universal Design Type B1 & B2**

Dwelling Types - Apartments

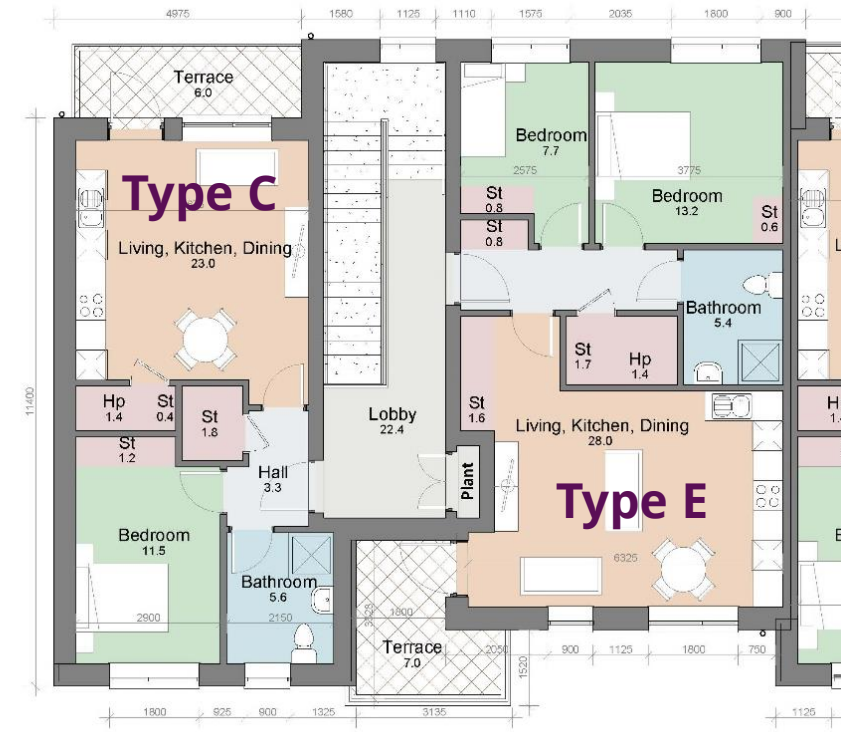


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Typical Ground Floor Plan

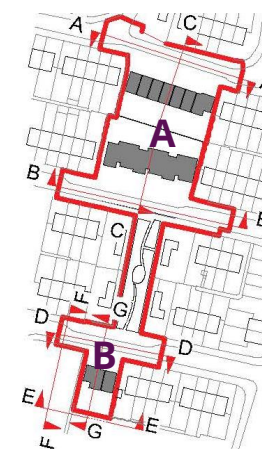
Type C - 1-Bed 2-Person UD Apartment
Type D - 2-Bed 3-Person UD Apartment



Typical First Floor Plan

Type C - 1-Bed 2-Person Apartment
Type E - 2-Bed 3-Person Apartment

Site Elevations – Site Area A – Terraced Houses



Key

Site A - North Elevation AA – Proposed terrace Housing



- High quality brick at ground floor.
- Render to upper floors.
- Fibre cement roof tiles.
- Alu-clad windows and doors.
- PC Aluminium fascias and rainwater goods.

Site Elevations – Site Area B



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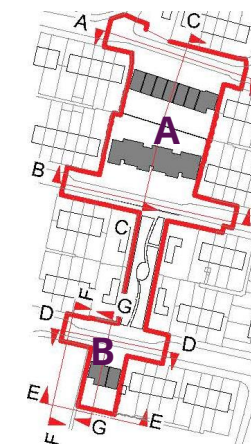
Site B - North Elevation DD – Proposed Housing



Site B - West Elevation FF – Proposed Housing



Site B - North Elevation EE – Proposed Housing

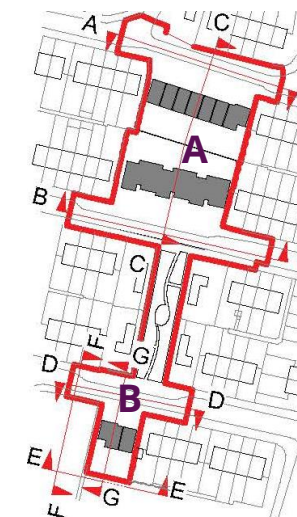


Key

Site Elevations – Site Area A - Apartments



Site A - South Elevation BB – Proposed Apartment Block



Key



Site A – North Elevation (from Communal Open Space) – Proposed Apartment Block





Documents Consulted

The dwellings will be designed and constructed to comply with all relevant legislation and best practice in Ireland.

The following documents have been consulted in the pre-planning design stage:

- Fingal County Council Development Plan 2023-2029
- Housing for All – a New Housing Plan for Ireland (2021)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH 2024)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DEHLG 2009)
- Design Manual for Urban Roads and Streets (DMURS 2013)
- Building Control and Building Regulations and the TGD's Part A to M
- The European Energy Performance of Buildings Directive (EPBD) & nZEB (nearly Zero Energy Building)
- Fingal County Council Climate Change Action Plan 2019-2024
- Design Manual for Quality Housing (DHLGH 2022)

Utilities



Connections to Public Utilities:

- Foul sewer – to connect to existing Uisce Eireann network in close proximity. Uisce Eireann have confirmed capacity.
- Water main – to connect to existing Uisce Eireann network in close proximity. Uisce Eireann have confirmed capacity.
- Surface Water – Surface water will be collected by permeable paving, raingardens, filter drains and rainwater butts and conveyed to the existing surface water pipe network.
- ESB, Telecoms – Utilities available on Fortlawn Avenue & Fortlawn Park.
- Public lighting within the site will be designed and installed to the standards of the Public Lighting Section of Fingal County Council Operations Department. Preliminary lighting layout and report has been included in the planning pack.



End of presentation

Thank you.



Ms Liz Hartigan, Administrative Officer,
Fingal County Council,
County Hall,
Main Street
Swords
Co. Dublin
K67 X8Y2

6th October 2025

Ref: ACM/BMCO/36/October 2025

Dear Ms Hartigan,

I refer to your correspondence dated 3rd of October and 2nd of July 2025 in relation to a motion which was adopted at the October meeting of the Blanchardstown/ Mulguddart/ Castleknock/ Ongar Area Committee.

Each local authority across the State, including Fingal County Council (FCC), has received an allocation of €500,000 in 2025 under the Bus Stop Enhancement Programme. The funding provided under this programme is intended to enable each local authority, in collaboration with the NTA, to enhance bus stop facilities at bus stopping locations within its administrative area, including the provision of bus shelters where appropriate.

To further assist local authorities and make the process more streamlined, the NTA will, through a central supply contract, provide any required bus shelters to the local authority and will also make available the NTA's bus shelter contractor to the Council to undertake their installation (following the Council's preparatory works). In addition, the NTA will also arrange for its contractor to maintain the bus shelters subsequently.

The determination of where to install bus shelters in a county or city will now be largely undertaken by the relevant local authority under this programme, with the final list of installations to be agreed with the NTA. Accordingly, this request should be directed to the section of the Council that manages the Bus Stop Enhancement Programme.

Finally, it is worth noting that not all locations are suitable for the installation of bus shelters due to underground services, width issues, sight line issues, access issues, or similar other items such as the negative impact on affected parties / adjacent premises. Each location is required to be technically assessed against current technical requirements, road safety matters, accessibility standards, third party planning matters, available space in addition to the design details.

I trust that the above information is of assistance.

Yours sincerely,

Hugh Creegan

Hugh Creegan,
Chief Executive (Interim).

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Tamhlacht, BAC 24
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Uimhir Charthanais Chlaraithe/Registered Charity Number 20083526

Ciara O hAodha,
Senior Executive Officer,
Fingal Council Council,
County Hall,
Swords, Co. Dublin.

12th August 2025

Dear Ms O hAodha,

Thank you for your letter dated 2nd July, relating to Ériu Community College. Firstly, I must express our apologies for not replying in a timely manner to your first correspondence.

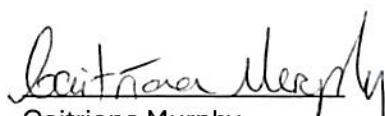
In relation to the motion passed by the Blachardstown-Mulhuddart / Castleknock / Ongar Area Committee, I can update you on our work on this matter. We were invited to a meeting with the Department of Education in Quarter 4 2024, to discuss the plans for the permanent building of Ériu Community College. We were surprised to learn of the plans to build the permanent building in Hollywoodrath. At a subsequent meeting, having sent in a list of questions, we again met with the Department of Education, who assured us of the demographic statistics that demonstrate the need to locate Ériu in that location of Dublin 15, rather than its current Ongar location. We had two substantive meetings where we outlined our questions and our concerns, after which the Department informed the school of their intentions to locate permanently in Hollywoodrath.

In relation to the specific suggestion of locating two schools within Dublin 15, with one being in Ongar and the other in Hollywoodrath, we did pursue this option with the Department. However, it was stated the demographics showed the need was in Hollywoodrath and that there was sufficient capacity within Dublin 15 to satisfy the needs with the Ongar community.

Alongside this, our Director of Schools, Mark McDonald has met with the school leadership team monthly and with representatives of the Parents' Council on two occasions. The views of the parents expressed at these meetings have been relayed to the Department officials at our meetings.

We are in very regular contact with the Department in relation to Ériu's permanent school building and will continue to do so.

Yours sincerely,


Caitriona Murphy
Chief Executive
Dublin Dun Laoghaire-ETB

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Sent: Wednesday 6 August 2025 14:00
To: Corporate.Services@fingal.ie
CC:
Subject: EDU-MOSSE-01980-2025
Attachments: Signed Letter to Minister M Moynihan - Item 29 Oct 24 - 020725-(Copy).pdf

Ms. Ciara O'hAodha
Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: EDU-MOSSE-01980-2025

Dear Ms. O'hAodha,

I refer to your recent correspondence to the Minister of State for Special Education and Inclusion Mr. Michael Moynihan T.D., in relation to the provision of education.

Firstly, due to the high volume of representations made to the office, there has been a delay in responding to your query and I apologise for that.

Minister Moynihan and the Department of Education and Youth are committed to delivering an education system that is of the highest quality and where every child and young person feels valued and is actively supported and nurtured to reach their full potential.

The National Council for Special Education (NCSE) has the responsibility for planning and coordinating school supports for children with special educational needs. It does so through a network of special educational needs organisers (SENOs).

This government is fully committed to supporting children with special educational needs to fulfil their full potential and the Programme for Government makes a number of commitments to deliver on this objective.

407 new special classes have been sanctioned for the 2025/26 school year. Of these 103 are in County Dublin, 81 at primary and 22 at post primary level. This will add to the 602 special classes currently in operation in the county. There are also 40 special schools in Dublin with approximately 2,643 students enrolled. Two of the five new special schools for the 2025/26 school year will open in Lucan and Belmayne also. These schools will open for enrolment shortly.

Local special educational needs organisers (SENOs) are available to assist and advise parents and can provide details on schools with available special educational places. Parents may contact SENOs directly using the contact details available on the NCSE website.

In order to support the NCSE and forward planning the department recently published Circular 0039/2025. This circular informs school management and patrons of new measures introduced to support forward planning going forward and reiterates the need for parents to inform the NCSE that they are seeking a special educational placement for their child. An earlier date of 1 October has been set in which parents must do so. This notification will provide the NCSE with valuable insights as to which children will continue to require a special class as they progress to post primary level and details on students who require a place for the first time. The NCSE will be actively communicating this requirement nationally also.

The department and the NCSE are committed to delivering an education system that is of the highest quality and where every child and young person feels valued and is actively supported and nurtured to reach their full potential.

I hope this is of some assistance to you.

Yours sincerely,

A handwritten signature in dark ink, reading "Matthew Errity". The signature is fluid and cursive, with the first name "Matthew" and the last name "Errity" clearly distinguishable.

Matthew Errity
Private Secretary to Michael Moynihan TD
Minister of State for Special Education and Inclusion

Sent: Friday 25 July 2025 16:30
To: Corporate.Services@fingal.ie
CC:
Subject: EDU-MOSSE-01993-2025
Attachments: Signed Letter to Minister M Moynihan - Item 33 Oct 24 - 020725.pdf

Ms. Ciara O'hAodha
Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: EDU-MOSSE-01993-2025

Dear Ms. O'hAodha,

I refer to your recent correspondence to the Minister of State for Special Education and Inclusion Mr. Michael Moynihan T.D., in relation to the provision of education.

I want to assure you that Minister Moynihan and the Department of Education and Youth are committed to delivering an education system that is of the highest quality and where every child and young person feels valued and is actively supported and nurtured to reach their full potential.

The National Council for Special Education (NCSE) has the responsibility for planning and coordinating school supports for children with special educational needs. It does so through a network of special educational needs organisers (SENOs).

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Yours sincerely,

A handwritten signature in dark ink, reading "Matthew Errity". The signature is fluid and cursive, with the first name "Matthew" and the last name "Errity" clearly distinguishable.

Matthew Errity
Private Secretary to Michael Moynihan TD
Minister of State for Special Education and Inclusion

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic and General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 22

NEED FOR LIBRARY BUILDING – CHURCHFIELDS - AI104823

Motion: Councillor M. McCamley

“That the Chief Executive recognises the need for a new modern library building to be included in the phase 4 plans for Churchfields and that the temporary library planned for in the community building, in phase 3, be moved out in order that this space be used for youth facilities.”

Report:

The Capital Programme 2026-28 adopted by Members at the October Council meeting provides for a temporary Library as part of the current development phase of the Churchfields development. The Programme also provides for a permanent library to be established as part of the later Phase IV of the Development, plans for which are currently being developed.

Source of Report:

Betty Boardman, County Librarian, Libraries

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING (Services B – Strategic and General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 23

ABANDONED E-BIKES IN THIS LEA - AI104828

Motion: Councillor J. Walsh

“That the Chief Executive writes to Moby Bikes requesting them to promptly resolve operational issues with abandoned e-bikes and where necessary amend any operational agreement with Moby Bikes to secure removal of abandoned bikes within 12 hours.”

Report:

Moby e-Bikes were introduced into this LEA in June 2025, the service level agreement between Fingal and Moby is for 40 e-Bikes to be maintained and kept operational at all times. Since their introduction, there have been more than 6,000 e-Bike trips in the Dublin 15 area. While the number of poorly parked e-Bikes has been relatively small, we are very aware of the impact that they have on people with reduced mobility, people in wheelchairs or those with a visual impairment as well as families with buggies or small children.

With that in mind, we have worked very closely with Moby to see what can be done to improve this from a technological point of view. Only last week, Moby have migrated to a new operating platform that will help to mitigate against some of the more common issues we see with people ending their journey in a location that is not suitable. This includes real time analysis of end of journey trip photos, space

limits at parking locations, a better end of journey customer experience and an increase in the speed at which fines can be issued where there is non-compliance.

In Fingal, we see the value in shared mobility, and our aim is to improve the quality of the services for both users and non-users alike. At the end of November, we will launch a new technology, the first of its kind in Europe, that aims to tackle one of the most common challenges in shared mobility: poorly parked bikes and scooters. Spark Park's smart parking solution uses advanced geofencing and sensor-based tools to ensure shared vehicles are parked safely and responsibly. The result is a cleaner, safer, and more accessible public realm for everyone.

The technology will initially be used in the 10 most popular locations for Moby e-Bikes in Dublin 15 and will ensure that journeys are only able to be finished within the Sheffield stand area and not abandoned in public walkways or other areas where they are an obstruction.

In relation to response times for the removal of abandoned bikes, 12 hours is a lot quicker than the industry standard of 36 hours and unlikely to be achievable. However, we are confident that with the improvements to the Moby App and the introduction of the Spark Park precision parking tool we can make Dublin 15 a best-in-class model for operating shared mobility in an urban environment and our instances of abandoned bikes will be a rarity.

Source of Report:

Stephen McGinn, Walking & Cycling Officer, Environment, Climate Action, Active Travel and Sports Development

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR AREA COMMITTEE MEETING

(Services B – Strategic & General Matters)

THURSDAY 6TH NOVEMBER 2025

ITEM NO. 24

INFILL SPACE AT FORTLAWN – AI104858

Motion: Councillor A. Donnelly

“That the Chief Executive investigates ways to close some of the openings to the infill area between Fortlawn Park and Fortlawn Avenue that does not necessitate the demolition of four homes.”

Report:

The rezoning of this area by the elected members was undertaken to address concerns over anti-social behaviour. In order to meet this residential zoning requirement, a housing scheme has been prepared to provide a total of 21 much needed new social homes for local families. Following careful technical and architectural assessments of the proposed development, it has not been possible to arrive at a scheme design that meets the planning, constructability and viability requirements for public housing, without the demolition of four homes. New street frontages are proposed to further enhance passive surveillance.

Notwithstanding that, Fingal County Council intends to progress with the plan on a phased basis, and this new phased approach will thus avoid the immediate impacts on those four properties.

To further address issues with anti-social behaviour on the existing open spaces and roads, improved connectivity and access points will be incorporated into the proposed development, including works to the six cul-de-sacs on Fortlawn Avenue and Fortlawn Park. These interventions are designed to enhance passive surveillance, improve permeability, and foster a safer and more integrated public realm.

The council remains committed to working with local residents and stakeholders to ensure that any interventions are sensitive to community concerns and aligned with broader regeneration objectives.

Source of Report:

Fiona Glynn, Administrative Officer, Housing Department