

**Comhairle Contae Fhine Gall  
Fingal County Council**

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

**Held on Tuesday 13<sup>th</sup> January 2026 in the Civic Offices, Grove Road,  
Blanchardstown/MS Teams at 3.30pm.**

**PRESENT**

Councillors:

Burtchaell, John  
Carbone-Mangan, Eimear  
Kieran Dennison  
Donnelly, Angela  
Hanaphy, Breda  
Kitt, Tom  
Leddy, Ted

Councillors:

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

Apologies: Councillor M McCamley, Councillor H. Redwood

Absent: Councillor T. Doyle

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

**OFFICIALS PRESENT**

Sara McAvoy (Senior Executive Officer Housing & Community), Pauline Poole (Community Officer, Community), Deirdre Fallon (Senior Planner, Planning & Strategic Infrastructure Department), Michael Campbell (Economic, Enterprise, Tourism & Cultural Development) Larry Bergin (Senior Executive Engineer, Environment, Climate Action, Active Travel & Sports), Sean Walsh (Senior Executive Planner, Planning & Strategic Infrastructure Department), Linda Lally (Senior Engineer, Planning & Strategic Infrastructure Department), Declan Power (Senior Executive Officer, Economic, Enterprise Tourism & Culture Development), Gemma Carr (Senior Executive Parks & Landscape Officer, Planning & Strategic

Infrastructure Department), Emma Maxwell, (Administrative Officer, Housing Department), 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/384/26** (Agenda Item No 1)

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

It was **PROPOSED** by Councillor G. Sheehan 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 December 2025 be **ADOPTED** and **APPROVED**.”

## **QUESTIONS**

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

“That pursuant to Standing Order No. 51, Questions 2 – 28 inclusive be **ADOPTED** and **APPROVED**.”

### **CMB/385/26** (Agenda Item No 2)

Councillor J. Burtchaell - Designated Parking for Residents - Avondale Apartments - AI105434

### **CMB/386/26** (Agenda Item No 3)

Councillor B. Hanaphy - Malodour in Mulhuddart - AI105498

### **CMB/387/26** (Agenda Item No 4)

Councillor B. Hanaphy - Report on Taking in Charge of Brandon Square - AI105925

### **CMB/388/26** (Agenda Item No 5)

Councillor B. Hanaphy - Report on HMD Form Applications in this LEA - AI105926

**CMB/389/26** (Agenda Item No 6)

Councillor B. Hanaphy - Report on Notices of Termination in this LEA - AI105927

**CMB/390/26** (Agenda Item No 7)

Councillor B. Hanaphy - Report on Housing Voids in this LEA - AI105928

**CMB/391/26** (Agenda Item No 8)

Councillor B. Hanaphy - Taking in Charge of Liscappagh Estate - AI105945

**CMB/392/26** (Agenda Item No 9)

Councillor B. Hanaphy - Update on the Taking in Charge of Heathfield Estate - AI105946

**CMB/393/26** (Agenda Item No 10)

Councillor S. Shovlin - Water Pumps Replacement at Diswellstown - AI105515

**CMB/394/26** (Agenda Item No 11)

Councillor S. Shovlin - Update on the Ongar Barnhill Road Project - AI105579

**CMB/395/26** (Agenda Item No 12)

Councillor S. Shovlin - Update on Lands at St. Catherine's Park - AI105806

**CMB/396/26** (Agenda Item No 13)

Councillor P. Quinlan - Update on Manna Drones in this LEA - AI10566

**CMB/397/26** (Agenda Item No 14)

Councillor P. Quinlan - Update on Annual Rate Valuation for Blanchardstown Shopping Centre - AI105799

**CMB/398/26** (Agenda Item No 15)

Councillor P. Quinlan - Update on Net Annual Value assigned to Blanchardstown Shopping Centre - AI105798

**CMB/399/26** (Agenda Item No 16)

Councillor J. Walsh - Taking in Charge of Estates in this LEA - AI105891

**CMB/400/26** (Agenda Item No 17)

Councillor J. Walsh - Cycle Path from Castleknock to Blanchardstown via Farmleigh - AI105892

**CMB/401/26** (Agenda Item No 18)

Councillor J. Walsh - Update on Granard Bridge Project - AI105893

**CMB/402/26** (Agenda Item No 19)

Councillor J. Walsh - Update on Walking and Cycling Route at Auburn Avenue - AI105894

**CMB/403/26** (Agenda Item No 20)

Councillor J. Walsh - Inactive Planning Permissions in this LEA - AI105896

**CMB/404/26** (Agenda Item No 21)

Councillor A. Donnelly - Information on Short-Term Lets in this LEA - AI105929

**CMB/405/26** (Agenda Item No 22)

Councillor A. Donnelly - Update on Barnhill Link Road - AI105930

**CMB/406/26** (Agenda Item No 23)

Councillor A. Donnelly - Private Rental Inspections in this LEA - AI105931

**CMB/407/26** (Agenda Item No 24)

Councillor A. Donnelly - Waste Ground on Hartstown Road - AI105932

**CMB/408/26** (Agenda Item No 25)

Councillor A. Donnelly - Report on Litter Fines in this LEA - AI105933

**CMB/409/26** (Agenda Item No 26)

Councillor A. Donnelly - Report on Land at the End of Huntstown Close - AI105934

**CMB/410/26** (Agenda Item No 27)

Councillor A. Donnelly - Update on the Taking in Charge of Castlefield Hall - AI105942

**CMB/411/26** (Agenda Item No 28)

Councillor JK. Onwumereh - Audit on Running Tracks in this LEA - AI106056

**CMB/412/26** (Agenda Item No 29)

Applications for Funding.

**a     Applications for Community Funding**

It was proposed by Councillor J. Walsh and seconded by Councillor G. Sheehan and **AGREED**:

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

**CMB/413/26** (Agenda Item No 30)  
Extension to the Kellystown Local Area Plan

Ms. Deirdre Fallon, Senior Planner, Planning & Strategic Infrastructure Department provided a verbal presentation on the Extension to Kellystown Local Area Plan. Following the presentation queries were raised by the members which were responded to by Ms. Fallon.

The presentation was **NOTED**.

**CMB/414/26** (Agenda Item No 31)  
Proposed Disposals

**CMB/415/26** (Agenda Item No 31a)  
Notice of proposed disposal of land and grant of wayleave at Georgian Village, Castleknock, Dublin 15 to ESB Networks

Mr. Michael Campbell, Senior Staff Officer of Economic, Enterprise, Tourism, Culture & Development Department gave a report for noting by the Area Committee on the Proposed disposal of land and grant of wayleave at Georgian Village, Castleknock, Dublin 15 to ESB networks.

Following discussion the report was **NOTED**.

**CMB/416/26** (Agenda Item No 32)  
Fingal Road Safety Plan 2025 / 2027

Mr. Larry Bergin, Senior Executive Engineer of Environment, Climate Action, Active Travel & Sports Department provided a presentation on Fingal Road Safety Plan 2025/ 2027. Following the presentation queries were raised by the members which were responded to by Mr. Bergin.

The presentation was **NOTED**.

**CMB/417/26** (Agenda Item No 33)  
Correspondence

- a     Letter from An Post dated 19th December 2025 regarding Cllr Onwumereh Motion - Regular Postal Services in this LEA**

The correspondence, which had been circulated was **NOTED**.

- b     Email from Department of Education dated 24th December 2025 regarding Cllr Sheehan Motion - Repair of Potholes in Car Park - Huntstown NS**

The correspondence, which had been circulated was **NOTED**.

- c     Email from Private Secretary to Michael Moynihan TD received 31st December 2025 regarding Cllr Coppinger Motion Urgent Intervention for the Provision of Education – Autism Spectrum Disorder and Additional Needs in this LEA**

The correspondence, which had been circulated was **NOTED**.

**CMB/418/26    (Agenda Item No 34)**

Councillor B. Hanaphy - Noise Mitigation Measures in Wilkinsons Brook - AI105501

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

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

**CMB/419/26    (Agenda Item No 35)**

Councillor J. Walsh - Five Year Traffic Study in this LEA - AI105210

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/420/26    (Agenda Item No 36)**

Councillor P. Quinlan – Build Catholic Ethos Meánscoil in this LEA - AI105262

The Motion in the name of Councillor P. Quinlan was proposed by Councillor P. Quinlan and Seconded by Councillor G. Sheehan.

The report by the Chief Executive, which had been circulated was **CONSIDERED**.

Following discussion, the Chair Councillor E. Carbone-Mangan then instructed that a roll call vote be taken and on a division the voting resulted as follows:

**FOR: 2 TWO**

**AGAINST: 7 SEVEN**

**ABSTAIN: 1 ONE**

**FOR:** Councillor P. Quinlan, Councillor G. Sheehan.

**AGAINST:** Councillor J. Burtchaell, Councillor E. Carbone-Mangan, Councillor A. Donnelly, Councillor B. Hanaphy, Councillor T. Kitt, Councillor J.K Onwumereh, Councillor J. Walsh.

**ABSTAIN:** Councillor T. Leddy

The Chair **DECLARED** the Motion **FELL**.

**CMB/421/26** (Agenda Item No 37)

Councillor M. McCamley - Tourism Group in Dublin 15 - AI105280

This item was **DEFERRED**.

**CMB/422/26** (Agenda Item No 38)

Councillor T. Leddy - Viability of Active Travel Plan for Lucan North - AI105675

The Motion in the name of Councillor T. Leddy was proposed by Councillor T. Leddy and Seconded by Councillor J. Walsh.

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

**CMB/423/26** (Agenda Item No 39)

Councillor J. Burtchaell - Inadequate Bus Services in Tyrrelstown and Hollystown  
- AI105733

The Motion in the name of Councillor J. Burtchaell was proposed by Councillor J. Burtchaell and Seconded by Councillor G. Sheehan.

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

**CMB/424/26** (Agenda Item No 40)

Councillor A. Donnelly - Cancelled Buses in this LEA - AI105941

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/425/26** (Agenda Item No 41)

Councillor JK. Onwumereh - Need for Mini Recreative Facility for Curragh Hall Green & Environs - AI106053

The Motion in the name of Councillor JK. Onwumereh was proposed by Councillor JK. Onwumereh and Seconded by Councillor T. Kitt.

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

**CMB/426/26** (Agenda Item No 42)

Councillor P. Quinlan - Large-scale Fingal Developments in Finglas - AI105263

The Motion in the name of Councillor P. Quinlan was proposed by Councillor P. Quinlan. No seconder was noted.

**CMB/427/26** (Agenda Item No 43)

Councillor J. Walsh - Local Transport Plan for Blanchardstown - AI105895

The Motion in the name of Councillor J. Walsh was proposed by Councillor J. Walsh and Seconded by Councillor B. Hanaphy.

An amended motion was submitted in the name of Councillor J. Walsh. The amended motion was proposed by Councillor J. Walsh and seconded by Councillor T. Kitt and **AGREED**.

The Amended Motion to Read:

"That this Committee calls upon the Chief Executive to initiate and develop a Local Transport Plan for the Blanchardstown Centre, as required by Objective: CMO5 of the Fingal Development Plan 2023-2029, to provide an accurate roadmap for planning of public transport needs in the coming years."

Following discussion the amended motion was **AGREED**.

**CMB/428/26** (Agenda Item No 44)

Councillor B. Hanaphy - Update on Pyrite in Corduff Park - AI105943

The Motion in the name of Councillor B. Hanaphy was proposed by Councillor B. Hanaphy and Seconded by Councillor J. Walsh.

Ms. Emma Maxwell, Administrative Officer of the Housing Department provided an update on pyrite remediation works in Corduff Park.

Following discussion the report was **ACCEPTED**.

The Meeting concluded at 18:00

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**AREA CHAIRPERSON**

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**DATED**

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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 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 02**

**REPORT ON LITTER HOTSPOTS IN THIS LEA - AI106067**

**Question: Councillor A. Donnelly**

“To ask the Chief Executive to provide a report, in tabular form, on the top ten litter hotspots in this Local Electoral Area?”

**Reply:**

|    |                              |
|----|------------------------------|
| 1  | Mick Walsh Park              |
| 2  | Ladyswell Road/Estate        |
| 3  | Dunsink Lane                 |
| 4  | Roundabouts around Kilshane  |
| 5  | Bring Banks Littlepace       |
| 6  | Porterstown Lane             |
| 7  | Bay Lane                     |
| 8  | Parslickstown Estate         |
| 9  | Barberstown Lane             |
| 10 | Hartstown Ring road- various |

**Source of Reply:**

Grainne Carroll, Administrative Officer, ECAATS Department

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 03**

**UPDATE ON HARTSTOWN PARK PLAYGROUND - AI106064**

**Question: Councillor A. Donnelly**

“To ask the Chief Executive to provide a report on the expected timeline for the delivery of the new play area in Hartstown Park?”

**Reply:**

A tender package is currently being prepared for publication. Subject to a successful tender process it would be anticipated that works would commence late Q2 2026 with a 12 week works program.

**Source of Reply:**

Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport 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 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 04

#### VACANT HOMES IN THIS LEA - AI106425

#### Question: Councillor A. Donnelly

"To ask the Chief Executive to provide a report on current number of vacant homes in this Local Electoral Area with expected re-letting dates?"

#### Reply:

The total number of voids in this LEA as of January 26<sup>th</sup> 2026 is :

| Voids 26th Jan 2026     | LEA |
|-------------------------|-----|
| In the lettings process | 45  |
| In relet works          | 27  |
| Void Unavailable        | 1   |
| Total                   | 73  |

Re-letting timelines can vary significantly as properties move through several stages of re-let works and the allocation process. Delays may arise due to refusals of offers, anti-social behaviour/ Garda tenancy checks, verification of household eligibility, and the time required to complete necessary repair or upgrade works, all of which differ from property to property.

#### 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 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 05

#### NTQ IN THIS LEA IN 2025 - AI106426

#### Question: Councillor A. Donnelly

"To ask the Chief Executive to report in tabular form, of the number of Notices to Quit received in this LEA in 2025, with a monthly breakdown?"

#### Reply:

There has been a total of 137 NOT's (Notice of Terminations) in this LEA in 2025 (95 Families)

| Month     | Number of NOT's |
|-----------|-----------------|
| January   | 14              |
| February  | 11              |
| March     | 12              |
| April     | 9               |
| May       | 12              |
| June      | 5               |
| July      | 18              |
| August    | 13              |
| September | 10              |
| October   | 14              |
| November  | 13              |
| December  | 6               |

#### 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 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 06

#### RETROFITTED COUNCIL HOUSES IN THIS LEA - AI106427

##### **Question: Councillor A. Donnelly**

"To ask the Chief Executive to provide a report, in tabular format, outlining the number of council owned houses in this LEA that have been retrofitted since 2022?"

##### **Reply:**

The total number of retrofitted properties in this LEA since 2022 is:

| <b>Year</b>  | <b>Completed Retrofits</b> |
|--------------|----------------------------|
| 2022         | 16                         |
| 2023         | 26                         |
| 2024         | 28                         |
| 2025         | 56                         |
| <b>Total</b> | <b>126</b>                 |

##### **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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 07**

#### **REPORT ON CUSTOMER CARE UNIT AT GROVE ROAD - AI106502**

##### **Question: Councillor A. Donnelly**

“To ask the Chief Executive to provide a report on initiatives taken, such as drop boxes, at Grove Road Customer Care Unit to streamline services for both staff and the public in 2025?”

##### **Reply:**

Drop boxes have been provided by the Customer Care Unit, in conjunction with the relevant Client Departments during required times, for example: the annual Housing Needs Assessment and annual Allotment Renewals.

The Customer Care Unit works also closely with the Access Officer to introduce initiatives to assist those who require additional support when accessing the services of Fingal County Council. Such initiatives include a reader pen, the JAM card initiative and use of the Recite Me function available on Fingal County Council’s website to assist with language barriers that may arise during in person transactions.

Hold music on the phone system has been replaced with relevant information about Council services such as opening hours for the Recycling Centres and the Cash Office. A dedicated line for Housing enquiries that was introduced in 2023. The above initiatives continued to support streamlining services for staff and members of the public throughout 2025.

##### **Source of Reply:**

Ciara O hAodha, Senior Executive Officer, Corporate Services.

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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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 08**

#### **CLIMATE ACTION COMMUNITY GRANTS IN DUBLIN 15 - AI106070**

##### **Question: Councillor S. Shovlin**

“To ask the Chief Executive to provide a report on how many applications from the Dublin 15 area were made for the Climate Action Community Grants and when will successful applicants be informed?”

##### **Reply:**

A total of 14 applications have been received from local community organisations and sports groups within the Blanchardstown-Mulhuddart, Castleknock/Ongar Local Electoral Area.

Applicants will be informed of the outcome of their applications in April 2026.

##### **Source of Reply:**

Sinéad Fox, Community Climate Action Officer, ECAATS 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 09**

#### **CYCLE LANE UPDATE - CARPENTERSTOWN TO PHOENIX PARK - AI106072**

##### **Question: Councillor S. Shovlin**

"To ask the Chief Executive to provide an update on the cycling route from Carpenterstown to Phoenix Park, via Carpenterstown Road and St. Vincent's College?"

##### **Reply:**

The Castleknock to Blanchardstown via Farmleigh cycle route has been identified on the National Transport Authority (NTA) 5 year implementation plan with Fingal County Council and funding has been made available to develop planning and design proposals and a feasibility study has commenced.

Work on the initial data-gathering, concept development and option assessment stages is underway. Pending the outcome of the optioneering, further stages of work, relating to environmental assessment, preliminary design, planning consent, etc. will follow thereafter, subject to funding.

##### **Source of Reply:**

Kieran Maher, Senior Executive Engineer Climate Action & Active Travel.

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 10**

**UPDATE ON TAKING IN CHARGE OF RIVERWOOD SQUARE,  
CASTLEKNOCK - AI106268**

**Question: Councillor S. Shovlin**

“To ask the Chief Executive to provide an update on the taking in charge of Riverwood Square, Castleknock?”

**Reply:**

The Council is waiting for the Developer to carry out works recommended from the Road Safety Audit and to upload all the Taking in Charge documentation for review. When this is completed, and the defects addressed, then the estate can be advertised for TIC.

**Source of Reply:**

Colin Gallagher, Senior Engineer, Planning & Development 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 11**

#### **LITTER INSPECTION IN COOLMINE INDUSTRIAL ESTATE – AI106305**

##### **Question: Councillor S. Shovlin**

“To ask the Chief Executive if consideration can be given to carrying out a litter inspection in the Coolmine Industrial Estate?”

##### **Reply:**

The Litter Warden assigned to the Blanchardstown-Mulhuddart Castleknock/Ongar area undertakes regular inspections of the Coolmine Industrial Estate. Any issues identified during these patrols are addressed promptly and follow-up checks are conducted to ensure that corrective actions have been initiated. We will continue to monitor this location closely.

##### **Source of Reply:**

Grainne Carroll, Administrative Officer, ECAATS 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 12**

#### **UPDATE ON APPLICATION - ROYAL CANAL GREENWAY - AI106412**

##### **Question: Councillor S. Shovlin**

“To ask the Chief Executive to provide an update on the plan to submit an application to An Coimisiún Pleanála in March regarding the Royal Canal Greenway?”

##### **Reply:**

The section undertaken by Fingal County Council is the Royal Canal Urban Greenway scheme which 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 12<sup>th</sup> 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 Infrastructure and Transport 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.

Following the agreement reached with Waterway Ireland in September 2025 on the Greenway design this now required 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 shortly after.

In November 2024 Fingal County Council requested consent from Waterways Ireland and Irish Rail to make a planning application for the Royal Canal Urban Greenway on their Lands to An Coimisiún Pleanála. Fingal County Council received consent from Irish Rail in July 2025 to proceed with making an application their Lands to An Coimisiún Pleanála.

Following the agreement reached with Waterway Ireland in September 2025 on the Greenway design this required a large 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 been undertaken by the project team, and their findings have been included as part of the Environment Impact Assessment Report. The current programme is to have completed all the documentation for the planning application before the end of Q1 of 2026 with a legal review of the documents undertaken thereafter with the submission of the planning application soon afterwards in early Q2 of 2026.

**Source of Reply:**

Linda Lally, Senior Engineer, Infrastructure & Transportation.

## **COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO.13**

#### **INFILL HOUSE AT WHITESTOWN AVENUE - AI106176**

#### **Question: Councillor E. Troy**

"To ask the Chief Executive if consideration can be given to whether an infill house can be built in the space between (details supplied) Whitestown Avenue as this space is attracting gathering of youths?"

#### **Reply:**

There is existing Uisce Éireann Foul infrastructure and associated wayleaves that run through this space, which make it not feasible for infill housing.

#### **Source of Reply:**

Fiona Glynn, 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 14**

#### **MAP SHOWING LANDS IN THIS LEA - AI106254**

#### **Question: Councillor P. Quinlan**

“To ask the Chief Executive to provide a map highlighting all land in the townlands of Dunsink and Scribblestown with the map to include boundaries, folio numbers, acreage and ownership details, but to exclude residential homes?”

#### **Reply:**

Fingal County Council is in the process of preparing the Dunsink Local Area Plan which will set out a strategy for the future planning and sustainable development of the area. The Council is also currently in the process of proposed variations to the Fingal Development Plan 2023 – 2029.

In the context of the above statutory planning processes, the Council is not in a position to provide a detailed map indicating lands in its ownership in Dunsink and Scribblestown as this information is considered commercially sensitive at this time.

In addition, the Council is not in a position to provide information or maps in respect of third-party lands. Tailte Eireann is the appropriate authority for sourcing information on land ownership, which can be obtained through the online platform Landdirect.ie.

#### **Source of Reply:**

Aoife Sheridan, 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 and General Matters)**

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 15**

#### **DISCLOSURE OF OWNERSHIP OF LAND IN THIS LEA - AI106255**

##### **Question: Councillor P. Quinlan**

"To ask the Chief Executive to disclose all land in the ownership of the Council in the townlands of Ballycoolin, Cappoge, Dunsink, Huntstown and Scribblestown and to clearly identify any potential proposed plots of land earmarked for development, disposal or sale?"

##### **Reply:**

The Council is currently in ownership of approximately 600 acres of land in Dunsink/Scribblestown, including the former landfill site and Elmgreen Golf Club. These lands are the subject of the Dunsink Local Area Plan which will set out a strategy for the future planning and sustainable development of the area. It is anticipated that development proposals for housing, public open space and community and recreation purposes will follow the adoption of the statutory plan. Currently the only proposal for the disposal of Council land in the Dunsink area relates to the grant of a wayleave to Zayo Infrastructure Ireland Limited which is scheduled for consideration on the Agenda of the February 2026 Council Meeting.

The Council's Traveller Accommodation Programme 2025 – 2029 sets out a programme of development on Council lands which includes plans to provide traveller specific accommodation at Barn Lodge, Bill Shelley Park, Cappagh, St. Mary's, Dunsink Lane South West and Dunsink South East.

The Council is currently in ownership of approximately 19 acres of general industrial land in Cappogue. Following the approval by the Elected Members of disposals to Thornton Waste Disposal Limited and the National Transport Authority in 2020 and 2023 respectively, development is anticipated to commence on these two industrial sites once the relevant approvals have been secured by the Purchasers and the sales on these sites close.

The Council owns land in Ballycoolin which is currently in use for Ballycoolin Regional Training Centre, traveller specific group housing at St. Philomena's and approximately 40 acres of high technology zoned industrial lands at College Business and Technology Park. There are no current proposals for disposal/development on these lands.

Other lands in Council ownership in the areas referenced are in use as public open space, roads, housing etc. and there are currently no proposals for development, disposal or sale of these lands.

It should be noted that any such potential disposal transaction that might be under consideration or negotiation would be considered commercially sensitive.

**Source of Reply:**

Aoife Sheridan, Senior Executive Officer, Economic, Enterprise Tourism & Cultural Development

## **COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 16**

#### **DISCLOSURE OF LAND IN THIS LEA - AI106256**

##### **Question: Councillor P. Quinlan**

“To ask the Chief Executive to disclose all land in the townlands of Ballycoolin, Cappoge, Dunsink, Huntstown and Scribblestown that the Council are in the process of acquiring?”

##### **Reply:**

The Council is not currently in the process of acquiring any land in the townlands of Ballycoolin, Cappogue, Dunsink, Huntstown or Scribblestown.

It should be noted that any such transaction that might be under consideration or negotiation would be considered commercially sensitive.

##### **Source of Reply:**

Aoife Sheridan, Senior Executive Officer, Economic, Community & 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 17**

#### **ACCESS TO EDMUND RICE COLLEGE - AI106448**

##### **Question: Councillor E. Carbone-Mangan**

“To ask the Chief Executive to provide a progress update on the planned walking cycling routes that will connect access to the north and south of the Edmund Rice College, and an update on the timeframe for when the associated lands will be taken in charge?”

##### **Reply:**

The planned connections to the south of Edmund Rice College permitted under planning reference FW20A/0023 is currently under construction and remains under the control of the developer.

The planned connections permitted under LRD0051/S3E have yet to commence.

The planned connections to the north of Edmund Rice College permitted under planning reference FW18A/0080 and ABP Reference 303975-19 has yet to commence.

The commencement of development is at the discretion of the applicant/developer within the time period stated within their planning permission.

Any lands to be taken in charge will be required to go through the taking in charge process with the Building Control Section of the council.

##### **Source of Reply:**

Linda lally, Senior Engineer, Infrastructure and Transport 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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 18**

#### **AVERAGE WAITING TIME FOR SOCIAL HOUSING IN THIS LEA - AI106503**

##### **Question: Councillor G. Sheehan**

"To ask the Chief Executive to provide a report on the average waiting time for social housing in this Local Electoral Area, broken down by household type, and how has this changed over the last three years?"

##### **Reply:**

The wait times for the Allocation of Social Housing Support can vary depending on the specific circumstances involved and the size and type of stock available.

As housing stock becomes available through the various tenure types it is allocated in accordance with the provisions of the Allocations Scheme for Social Housing Support, which is based on date in need. List positions are issued to housing applicants annually. This list is fluid and is updated daily for several reasons, including, among other things,

- Change in Household composition may necessitate changing to a different bedroom requirement.
- Request from applicants to change / add a housing area of choice.
- Applicants may be granted priority on exceptional medical / welfare grounds.

Within the provisions of the Allocations Scheme, there are 3 categories, category 1, medical priority, category 2, transfers due to overcrowding or right-sizing and category 3 which includes the standard list and transfers. Within these

various categories the average length of time for a housing offer can vary, as outlined above.

**Source of Reply:**

Linda McDonald, Administrative Officer, Housing Department

**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 19**

**DOWNSIZING COUNCIL TENANTS IN DUBLIN 15 - AI106504**

**Question: Councillor B. Hanaphy**

"To ask the Chief Executive to provide a report on the number of tenants in Dublin 15 who are requesting to downsize from three and four bed homes to smaller apartment/bungalow accommodation?"

**Reply:**

There are currently 20 applications with Rightsizing Priority in Dublin 15.

**Source of Reply:**

Linda Mc. Donald, 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 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 20

#### HOUSING VOIDS IN DUBLIN 15 - AI106505

**Question: Councillor B. Hanaphy:**

" To ask the Chief Executive to provide a report on the number of housing voids in each of the three Local Electoral Area's in Dublin 15?"

**Reply:**

The number of voids by electoral area are as follows. (at Jan 26<sup>th</sup>, 2026)

| Area        | Castleknock | Ongar | Blanch/Mul |
|-------------|-------------|-------|------------|
| Total Voids | 3           | 6     | 64         |

**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 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 21**

**2025 NOTICES TO QUIT NUMBERS IN DUBLIN 15 - AI106506**

**Question: Councillor B. Hanaphy**

"To ask the Chief Executive to provide a report on the number of families in Dublin 15 who have received a Notice to Quit in 2025?"

**Reply:**

96 families received a Notice of Termination in 2025 in this LEA.

**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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 22**

#### **CURRENT NOTICES TO QUIT NUMBERS IN DUBLIN 15 - AI106507**

##### **Question: Councillor B. Hanaphy**

"To ask the Chief Executive to provide a report on the current number of families in Dublin 15 who have received a Notice to Quit that are still in their accommodation?"

##### **Reply:**

Every household who presents with a valid Notice of Termination (NOT) is provided with the relevant supports and advice, depending on their specific circumstances. The information regarding the number of families remaining in their accommodation following a NOT is not readily available to the Council. If Applicant's require further supports, they are required to link in with the Homeless Support Team.

##### **Source of Reply:**

Pauline Burke, Administrative Officer, Homeless

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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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 23**

### **PURCHASED HOUSING UNITS IN DUBLIN 15 - COMPULSORY ORDER SYSTEM 2025 - AI106508**

#### **Question: Councillor B. Hanaphy**

"To ask the Chief Executive to provide a report on how many housing units have been purchased under the Compulsory Order system in 2025 and if there are any others identified in each Local Electoral Area in Dublin 15?"

#### **Reply:**

The Council can confirm No.1 CPO of a property in this LEA was completed in 2025. This was initiated in 2024.

In 2025, much of the Council's available acquisition funding was directed toward Tenant-in-Situ purchases, focusing resources on homelessness prevention to ensure families at risk of homelessness could remain in their homes.

The Council continues to monitor vacant and derelict properties across all Local Electoral Areas, including Dublin 15, and will assess potential candidates for CPO intervention where appropriate and where funding streams permit.

#### **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 5<sup>th</sup> FEBRUARY 2026**

#### ITEM NO. 24a

#### APPLICATIONS FOR COMMUNITY FUNDING

Applications for funding under the Council's Community 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 GRANT APPLICATIONS

| Name of Applicant Group          | Total Funding Amount Applied for in Respect of this Application. | Summary of What Funding is Required For and 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 |
|----------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| GREATER COCHIN CLUB<br>GA-003699 | € 2,000.00                                                       | DJ, Band, Kids Magician & Face Painter, AV and Sound Engineer   | Y                                                     | 2025 -<br>€1,000.00<br>2025 -<br>€2,000.00<br>2024 -<br>€3,000.00           | €2,000.00                                                                           |
| Women's Shed Clonee<br>GA-003706 | € 3,000.00                                                       | Fitness class, Zumba class Choir, Dance, Yoga                   | Y                                                     | 2024 -<br>€3,000.00                                                         | €3,000.00                                                                           |

|                                                                      |            |                                                                                                              |   |                  |            |
|----------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------|---|------------------|------------|
| Castleknock<br>Community<br>Centre,<br>Laurell<br>Lodge GA<br>003711 | € 3,000.00 | Pressure<br>Washer,<br>Filing Cabinet,<br>Water Pumps,<br>Wood effect<br>table,<br>Stage lighting,<br>Gazebo | Y | 2024- € 2,995.00 | € 3,000.00 |
|----------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------|---|------------------|------------|

## COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

THURSDAY 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 24b

#### 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          |
|-------------------------|-----------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Coolmine Swimming Club  | €4,000                                                          | Reel for holding swim ropes - €4,583.93                      | Y                                                  | 2021 - €425                                                                | €4,000 - The club wants to use the Large Sports Equipment purchase a Storeel and Power Tower |

|                                            |        |                                                                                                                                                                                                 |   |     |                                                                                                                                                                                                                                    |
|--------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            |        |                                                                                                                                                                                                 |   |     | training aid. The total project will cost €4,583.93. The grant will cover €4,000. I recommend allocating the full amount of €4,000.                                                                                                |
| Livorno<br>Carpenterstown<br>Football Club | €1,500 | Footballs, portable bench and shelter, ball carrier bags, training poles, corner flags, crowd barrier rope, water bottles & carrier, ball pump & needles, and heavy pegs for goals - €1,564.59. | N | N/A | The club wants to use the Essential Sports Equipment Grant to purchase everyday essential football equipment.the total project will cost €1,564.59. The grant will cover €1,500. I recommend allocating the full amount of €1,500. |



## **Fingal County Council**

5<sup>th</sup> February 2026

### **Agenda Item no. 25**

**DRAFT Chief Executive Report pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended).**

### **PART XI/009/25**

**Proposed Demolition of 4 no. Dwellings and Development of 21 no. Residential Dwellings and all Associated Site Works at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15.**



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## 2. INTRODUCTION

Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) outlines the requirements in respect of certain classes of Local Authority Developments. These regulations apply to the proposed development by Fingal County Council of the Proposed Demolition of 4 no. Dwellings and Development of 21 no. Residential Dwellings and all Associated Site Works at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15. (ref: PART XI/009/25).

This report is submitted under Section 179 of the Act, which requires the Chief Executive to prepare and submit a detailed written report to the elected council members no later than eight weeks after public display and submissions or observations period close. The report must include:

**Description of the Proposed Development:** *"Description of the nature and extent of the proposed development and the principal features thereof, including an appropriate plan of the development and appropriate map of the relevant area."*

**Evaluation of the proposed Development:** *"Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation".*

**List of Submissions or Observations Received:** *"List the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under Sub-Section 2"*

**Summary of the issues raised & CE's responses:** *"Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development will be situated, raised in any such submissions or observations and give the response of the Manager thereto"*

**Recommendation:** *"Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with as the case may be"*

The notice, plans and particulars describing the nature and extent of the proposed development were made available for inspection during the public consultation period and are included in **Appendix A**.



### 3. PUBLIC CONSULTATION PROCESS

**Public Notice:** In accordance with the procedure pursuant to Part XI of the Local Government Planning & Development Acts 2000-2010 and Part 8 of the Planning & Development Regulations 2001-2013, Public Notice of the Council's intention to demolish 4 no. dwellings and construct 21 no. dwellings was published in the Herald and Irish Independent on 11<sup>th</sup> November 2025. Six copies of the Site Notice were erected on site.

**Prescribed Bodies:** The following Prescribed Bodies were notified of and provided with the plans and particulars of the proposal:

- Uisce Éireann (Irish Water)
- Irish Aviation Authority
- Dublin Airport Authority
- AirNav Air Traffic Control

**Public Display Period:** The notice, plans and particulars describing the nature and extent of the proposed development are included in Appendix A, and were made available for inspection from Tuesday 11<sup>th</sup> November 2025 up to and including Wednesday 10<sup>th</sup> December 2025, in line with the requirements outlined in Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended). The documents were made available for inspection on the Fingal County Council website at <http://consult.fingal.ie/en/browse>, and for inspection or purchase at the cost of making copies, at two locations:

- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2
- Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638

**Submissions or Observations Period:** Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, could be made from Tuesday 11<sup>th</sup> November 2025 to Monday 5<sup>th</sup> January 2026, at no cost, and either in writing, or online via the Council's public consultation portal at <http://consult.fingal.ie/en/browse>.

The period during which submissions or observations in respect of the proposed development may be made to the Local Authority has expired, and a total of 342 submissions or observations were received by the closing date. Section 4.3 and 4.4 of this report includes a list and analysis of the submissions or observations received.



## 4. CHIEF EXECUTIVE'S REPORT

### 4.1. DESCRIPTION OF THE PROPOSED DEVELOPMENT:

**Planning Context:** The proposed development is located within the administrative area of Fingal County Council and is subject to the Fingal Development Plan 2023–2029. The lands are zoned RS – Residential with the objective to *"Provide for residential development and protect and improve residential amenity."* Residential development is permitted in principle under this zoning.

The proposal also includes improvements to an existing public open space zoned OS – Open Space, which aligns with the objective to *"Preserve and provide for open space and recreational amenities."*

The development supports national and regional policy objectives under Project Ireland 2040 – National Planning Framework, including compact growth, sustainable communities, and increased housing supply in serviced urban areas. It complies with Section 28 Ministerial Guidelines, including:

- Sustainable Residential Development and Compact Settlements Guidelines (2024)
- Design Manual for Urban Roads and Streets (DMURS, 2013)
- Sustainable Urban Housing: Design Standards for New Apartments (2022)
- Quality Housing for Sustainable Communities (2007)

The site is within walking distance of Blanchardstown Town Centre and public transport corridors, supporting sustainable travel patterns.

**Site Description:** The subject lands are within the established Fortlawn residential estate in Blanchardstown, Dublin 15, and comprise two infill sites (Site Area A & B), six no. cul-de-sacs and parts of the roads on Fortlawn Park and Fortlawn Avenue, and an existing open space area linking Site Areas A and B. The combined site area is approximately 0.72 hectares, with a net developable area of 0.48 hectares.

A portion of Site Area A is currently occupied by four detached houses. The topography is generally flat with a gentle fall from north to south. Existing services include foul and storm sewers and water mains, confirmed by ground-penetrating radar (GPR) surveys.

**Proposed Development:** The proposal of 21 no. dwellings represents a significant "infill" project to maximize the utility of serviced land and combat urban sprawl, with



improvements to the existing open space area and works to the six no. cul-de-sacs and parts of the roads on Fortlawn Park and Fortlawn Avenue to provide access to the proposed housing. It also seeks to address issues associated with anti-social behaviour in the area. The proposal creates a net gain of 17 units (21 built minus 4 demolished) and includes:

- Site Area A: Demolition of 4 no. detached, 3-bedroom, two-storey houses at nos. 23A and 46A Fortlawn Avenue, and nos. 63A & 81A Fortlawn Park, Blanchardstown, D15; Construction of 7 no terraced houses in one block comprising 1 no. 4-bedroom house (1 & 2-storeys) and 6 no. 3-bedroom houses (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, paved driveways, and bin and bicycle storage to mid-terrace units; Construction of 12 no. apartments in one block (2-storeys) comprising 6 no. 1-bedroom apartments (3 no. to each floor) and 6 no. 2-bedroom apartments (3 no. to each floor), with 3 no. shared entrances, stairs and plant areas, terraces and balconies and associated boundary treatments, communal open space with hard & soft landscaping, communal waste bin storage, communal and visitor bicycle storage, hard & soft landscaping to building perimeter, off street parking for 12 no. vehicles (incl. 2 no. disabled bays and 2 no. EV charging bays) and 2 no. motorcycle parking bays.
- Site Area B: Construction of two no semi-detached houses, 1 no. 4-bedroom house (1 & 2-storeys) and 1 no. 3-bedroom house (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, and paved driveways.
- Associated Works: Demolition of 6 no. cul-de-sacs on Fortlawn Park and Fortlawn Avenue; New roads and pedestrian footpaths to provide access to Site Area A and Site Area B, linking Fortlawn Park and Fortlawn Avenue in 3 no. locations with associated works including speed ramps, raised table pedestrian crossings, public lighting, street trees, hard & soft landscaping, improvements to existing open space creating areas of incidental play; and all associated site development, water, drainage and utility connection works, above and below ground.

**Access and Roads:** The development introduces three new through roads linking Fortlawn Park and Fortlawn Avenue, replacing the existing cul-de-sacs to provide access to the proposed development and to improve permeability. Roads are designed to DMURS standards, with a reduced carriageway width (5m), raised tables, and pedestrian crossings to promote low vehicle speeds and pedestrian safety. Footpaths are continuous and integrated with landscaping.



**Residential Density:** The net developable area of the site is approximately 0.48 hectares, accommodating 21 dwellings, equating to a net density of 44 units per hectare. This density is consistent with the Fingal Development Plan 2023–2029 and the Sustainable Residential Development and Compact Settlements Guidelines (2024), which promote higher densities on infill sites in established urban areas with good access to services and public transport. The proposed density supports compact growth and efficient use of serviced land.

**Residential Mix:** The proposed development will deliver a balanced mix of dwelling types designed to meet identified housing needs and Fingal County Council's Housing Strategy objectives. The mix comprises:

- 6 no. 1-bedroom apartments (dual aspect, designed to Universal Design standards)
- 6 no. 2-bedroom apartments (dual aspect, designed to Universal Design standards)
- 7 no. 3-bedroom two-storey houses
- 2 no. 4-bedroom two-storey houses (both designed to Universal Design standards)

This mix provides for a range of household sizes and life stages, including smaller households, families, and those requiring accessible accommodation. Approximately 38% of units are designed to Universal Design standards, exceeding the Development Plan requirement of 30% for social housing. This ensures adaptability for older people and those with mobility impairments.

Design Standards: All dwellings comply with the minimum standards set out in:

- Quality Housing for Sustainable Communities (2007)
- Design Manual for Quality Housing (2022)
- Sustainable Urban Housing: Design Standards for New Apartments (2022)

Internal layouts provide adequate circulation, storage, and daylight. Apartments are dual aspect, and all houses have south-facing rear gardens. Ceiling heights meet or exceed minimum standards (houses: 2.55m GF, apartments: 2.7m GF).

**Accessibility, Age Friendly and Universal Design:** Approximately 38% of units are designed to Universal Design standards, exceeding the Development Plan requirement of 30% for social housing. This ensures adaptability for older persons and those with mobility impairments. The design is in compliance with Part M for external access routes, parking, and internal layouts.



**Open Space:** The scheme incorporates 795m<sup>2</sup> of public open space, equating to 16% of the net site area, which exceeds the minimum requirement for infill sites (12%). This space will be upgraded with new planting, grass mounds, seating, and incidental play areas, enhancing amenity for existing and future residents. The design integrates biodiversity measures and improves pedestrian connectivity through the estate.

All houses are provided with private open space (rear gardens) exceeding Development Plan standards:

- 3-bedroom houses: 65–100m<sup>2</sup> (minimum standard: 40m<sup>2</sup>)
- 4-bedroom houses: 147–156m<sup>2</sup> (minimum standard: 50m<sup>2</sup>)
- Apartments have private terraces or balconies ranging from 5.9m<sup>2</sup> to 7.7m<sup>2</sup>, meeting or exceeding the Sustainable Urban Housing: Design Standards for New Apartments (2022).

The apartment block includes 268m<sup>2</sup> of secure communal open space, significantly exceeding the minimum requirement of 66m<sup>2</sup> for the 12 apartments. This space is landscaped and overlooked for passive surveillance.

**Landscape and Biodiversity:** The landscape strategy integrates SuDS features (permeable paving, rain gardens, rainwater butts) with biodiversity enhancements, including pollinator-friendly planting and nesting boxes for birds and bats. Existing low-quality trees will be replaced with high-quality species. The design aligns with the Fingal Biodiversity Action Plan 2022–2030.

**Car Parking Provision:** The proposed development is within Zone 1 and on the threshold of Zone 2 as per the Fingal Development Plan 2023-2029 (FDP) but would be considered ‘an intermediate peripheral location’, as defined in SPPR 3 in the ‘Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities’, 2024 (Tables 3.1 & 3.8). Considering the site’s location on the Threshold of Zone 2, the distance to bus stops and the level of bus service provided to these stops, it is considered appropriate to use the criteria set out in SPPR 3 Table 3.1 and 3.8 (intermediate location) with an upper limit of 2 spaces per dwelling, rather than the FDP 2023-2029 Zone 1 maximum requirements (0.5bay/2-bed unit & 1bay/3- and 4-bed unit).

The proposal includes 23 no. car parking spaces at a rate of 1 space per 1-, 2- & 3-bed unit, and 2 spaces per 4-bed unit which aligns with SPPR 3 the ‘Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities’, 2024.



Carparking includes EV charging provision at 20% of spaces for the apartments (ducted for future expansion) and car parking in curtilage provision at the houses, consistent with the Development Plan approach and the scheme particulars.

Please note that the Architectural Report contains an error in stating the requirements as 'minimum'. It should have read 'maximum'. In addition, there is a drawing error on the site layout drawings indicating two parking bays instead of one to House Type HT A2. Both the Architectural Report and Site Layout have been corrected and are included in this report in the Appendices. The amended Architectural Report also includes further clarifications on the parking provision.

**Bicycle Parking:** 61 long-stay spaces and 6 short-stay visitor spaces are provided, meeting Development Plan and national standards. Mid-terrace houses are [provided with bicycle storage to the front.

Communal bike stores for apartments are located in the Communal Open Space and are secure, covered, and accessible.

**Water & Drainage:** The design includes for connections to existing infrastructure as per Uisce Éireann standards, and capacity without upgrade has been confirmed with them:

- Mains Water & fire hydrants – connections to existing mains water network.
- Foul Water - connections to existing network.

**Surface Water** – The SuDS strategy includes permeable paving, rain gardens, and rainwater butts. Attenuation provided within permeable paving sub-base for the 1-in-100-year storm event + 20% climate change and 10% urban creep.

**Flood Risk:** The site is outside fluvial and coastal flood zones and pluvial mapping; the residual risk is considered to be low. The design accommodates extreme rainfall events and includes resilience measures for water-main bursts and snowmelt.

**Electricity supply and on-site electrical infrastructure:** The scheme will connect to the existing ESB Networks infrastructure available in the estate. Standard practice is for supply to be provided from the existing network via underground cabling and metered at each dwelling/apartment core. Final ESB Networks ducting, mini-pillar/section-pillar locations and metering arrangements is subject to detail design and agreement with ESB Networks.



Public lighting will be LED and subject to detail design to address the layout, spacing, tree offsets, and maintenance access requirements. This will be addressed at the next stage and in agreement with the Public Lighting Section.

**Telecommunications and digital connectivity:** The scheme will connect to the existing high-speed broadband services within the estate. Final fiber providers' ducts and chambers will be coordinated alongside ESB and public lighting in shared service corridors at detailed design, with wayleaves as required.

**Climate Action and Energy Strategy:** The Climate Action Energy Statement sets out the strategy for the proposal to meet or exceed national and local climate action objectives. The development will fully comply with:

- Part L of the Building Regulations (2022)
- EU Energy Performance of Buildings Directive (EPBD)
- Fingal Development Plan Climate Action Policies
- NZEB standards for new dwellings

Enhanced building fabric insulation and airtightness will minimise heat loss and reduce energy demand. U-values and air permeability will comply with or exceed Part L standards.

All dwellings will use heat pumps for space heating and domestic hot water, supported by mechanical ventilation with heat recovery (MVHR) or continuous mechanical extract systems. Energy-efficient LED lighting will be installed throughout.

The design will integrate renewable energy technologies to achieve Nearly Zero Energy Buildings (NZEB) standards. Heat pumps will provide the primary renewable contribution, with photovoltaic panels under consideration at detailed design stage. All dwellings will achieve a minimum A2 Building Energy Rating (BER).

In line with FCC policy and national climate targets, 20% of car parking spaces will be equipped with EV charging facilities, with ducting for future expansion.

**Environmental Considerations:** The proposed development has been assessed under the relevant environmental legislation and guidance, and the following determinations have been made by Fingal County Council as the competent authority:

**Environmental Impact Assessment (EIA):** In accordance with the Planning and Development Act 2000 (as amended), the Planning and Development Regulations 2001



(as amended), and the EIA Directive (2011/92/EU as amended by 2014/52/EU), Fingal County Council carried out a preliminary examination and screening of the proposed development.

The Council considered the characteristics of the project, its location, and potential impacts, referencing Schedule 7 and Schedule 7A of the Regulations, and relevant guidance including the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (DHPLG, 2018) and the *OPR EIA Screening Guidance* (2021).

Following this examination, the Council concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. Accordingly, it was determined that the project screens out for an Environmental Impact Assessment. This determination is recorded in Chief Executive's Order PG/0217/2025, dated 3rd November 2025.

**Appropriate Assessment (AA):** The development was screened under Article 6(3) of the Habitats Directive (92/43/EEC) and the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

Fingal County Council assessed, in view of best scientific knowledge and the conservation objectives of European sites, whether the proposed development, individually or in combination with other plans or projects, would be likely to have a significant effect on any European site.

The screening concluded that the proposed development will not have a significant effect on any European site, and that this conclusion was reached without considering mitigation measures.

Therefore, an Appropriate Assessment and Natura Impact Statement are not required. This determination is recorded in Chief Executive's Order PG/0218/2025, dated 3rd November 2025.

The proposed development does not trigger the requirement for EIA or AA; the screening processes were carried out in accordance with statutory provisions and best practice guidance, and the determinations confirm that the project can proceed without further environmental assessment.



**Conclusion:** The proposed design is fully detailed within the notices, plans and particulars that were made available for inspection during the Public Consultation Period and are included in Appendix A to this report. It complies with current best practice and all relevant regulations and guidelines.

The following documents were consulted during the design:

- Fingal Development Plan 2023-2029 (FDP, 2023-2029)
- Planning and Development Act 2000 (as amended)
- Planning and Development Regulations 2001 (as amended)
- Fingal Housing Strategy
- Fingal Climate Action Policies
- Environmental Impact Assessment Directive (2011/92/EU, amended by 2014/52/EU)
- Habitats Directive (92/43/EEC)
- European Communities (Birds and Natural Habitats) Regulations 2011 (as amended)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG, 2018)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission, 2017)
- Environmental Impact Assessment Screening Guidance (Office of the Planning Regulator, 2021)
- Guidance for Consent Authorities re Sub-threshold Development (DEHLG, 2003)
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (DoEHLG, 2010)
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitats Directive (European Commission, 2018)
- Employer's Requirements for Detail Design of Quality Housing (DoHLGH, 2020)
- Recommendations for Site Development Works for Housing Areas (DoELG 1998)
- 10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home (FCC, 2019)
- Building for Everyone: A Universal Design Approach (NDA, 2012)
- Fingal Biodiversity Action Plan 2022-2030
- Technical Guidance Documents Part A to M of the Building Regulations
- Design Manual for Urban Roads and Streets (DMURS, 2013)
- Sustainable Residential Development and Compact Settlements Guidelines (2024)
- Sustainable Urban Housing: Design Standards for New Apartments (2022)
- Quality Housing for Sustainable Communities (2007)



- Nearly Zero Energy Building (NZEB) requirements under EU Energy Performance of Buildings Directive (EPBD)
- Uisce Éireann Codes of Practice for water and wastewater connections
- ESB Networks National Code of Practice for Customer Interface
- TII Utility Guidelines for ducting and coordination
- EN 13201 – Public Lighting Standards
- The Planning System and Flood Risk Management Guidelines for Planning Authorities
- BRE Digest 365 – Soak away Design
- CIRIA SuDS Manual (C753) – Sustainable Drainage Systems



## 4.2. EVALUATION OF THE PROPOSED DEVELOPMENT:

**Internal Consultation and Review:** In line with Fingal County Council's Part XI Internal Consultation Process Procedure, the proposal was presented to and discussed with the Fingal County Council Planning Department, and other relevant internal Departments and Consultees at pre-planning meetings, and comments and feedback were incorporated into the design.

The full proposal was then formally submitted to Planning Registry for Internal Consultation and was circulated to the Planning Department and relevant internal Departments and Consultees for comment. Each stakeholder reviewed the plans and particulars and provided comments and observations on technical compliance, safety, and service integration. Issues raised—such as road layout, pedestrian connectivity, SuDS design, and lighting specifications—were addressed in the final design or noted to be addressed at detailed design stage if appropriate. The following internal consultees submitted reports:

- Transportation Planning,
- Water Services,
- Public Lighting,
- Parks & Green Infrastructure
- Environment Section (Waste Enforcement & Regulation)

The Planning Department carried out a comprehensive assessment of the proposal against the Fingal Development Plan 2023–2029, national guidelines, and statutory requirements. and the various internal consultee reports, and concluded that the development:

- Complies with the RS zoning objective and supports compact growth.
- Meets housing mix, density, and design standards.
- Integrates climate action and biodiversity measures
- Integrates sustainable drainage solutions.
- Poses no significant environmental effects, (initial draft EIA and AA screenings).

**Evaluation of the Proposal:** The Planning Department recommended that the proposed development is consistent with the proper planning and sustainable development of the area and could proceed to EIA & AA Screening Determinations. Once it was determined to screen out for both EIA & AA, the proposal was presented to the local council members on 6th November 2025, and the public consultation process was initiated as set out in Section 3 above.



### 4.3. LIST OF SUBMISSIONS OR OBSERVATIONS RECEIVED:

A total of 342 unique submissions or observations were received within the statutory period. There were three distinct categories of respondents: Elected Representatives, Community Groups (via petitions), and individuals or individual families.

#### Elected Representatives:

| URN (Ref.)   | Name                                                                            |
|--------------|---------------------------------------------------------------------------------|
| FIN-C898-2   | Cllr. David Healy (Green Party)                                                 |
| FIN-C898-3   | Cllr. Angela Donnelly, Deputy Paul Donnelly TD, Cllr. Breda Hanaphy (Sinn Féin) |
| FIN-C898-336 | Cllr. Helen Redwood, Cllr. John Burtchaell, Ruth Coppinger TD (Solidarity)      |
| FIN-C898-342 | Cllr. Ellen Troy                                                                |

#### Community Groups (via petitions):

| URN (Ref.) | Name                         |
|------------|------------------------------|
| FIN-C898-4 | Petition with 566 signatures |
| FIN-C898-5 | Petition with 496 signatures |

#### Individuals & Families:

| URN (Ref.)  | Name              | URN (Ref.)   | Name               |
|-------------|-------------------|--------------|--------------------|
| FIN-C898-1  | Jordan Maguire    | FIN-C898-173 | Amy Dowdall        |
| FIN-C898-6  | Adam Homan        | FIN-C898-174 | Amy Maples         |
| FIN-C898-7  | Aileen Martin     | FIN-C898-175 | Ann Marie Galloon  |
| FIN-C898-8  | Alan Maxwell Jr   | FIN-C898-176 | Joyce Mooney       |
| FIN-C898-9  | Alan Maxwell      | FIN-C898-177 | Anne Byrne         |
| FIN-C898-10 | Amanda Moran      | FIN-C898-178 | April Walsh        |
| FIN-C898-11 | Amber Lyons       | FIN-C898-179 | K Fox              |
| FIN-C898-12 | Ana Poppard       | FIN-C898-180 | Karen              |
| FIN-C898-13 | Andrew R          | FIN-C898-181 | Laura Galley       |
| FIN-C898-14 | Annabelle Madigan | FIN-C898-182 | Leanne Heffernan   |
| FIN-C898-15 | Anne Keogh        | FIN-C898-183 | Leigh              |
| FIN-C898-16 | Aoife Maxwell     | FIN-C898-184 | Lorraine Barry     |
| FIN-C898-17 | Aoife May         | FIN-C898-185 | Madeleine Hanaphy  |
| FIN-C898-18 | Aoife Pouch       | FIN-C898-186 | Margaret Mc Carthy |
| FIN-C898-19 | Bernie Maguire    | FIN-C898-187 | Maria Faris        |
| FIN-C898-20 | Bettie Byrne      | FIN-C898-188 | Marie Singleton    |
| FIN-C898-21 | Bridie Byrne      | FIN-C898-189 | Marina Lonel       |
| FIN-C898-22 | Brigid Flanagan   | FIN-C898-190 | Martha             |
| FIN-C898-23 | Brooke Farrell    | FIN-C898-191 | Martina Malloy     |
| FIN-C898-24 | Caitlin Nugent    | FIN-C898-192 | Barbara O'Doherty  |
| FIN-C898-25 | Cara Nugent       | FIN-C898-193 | Billie Walsh       |
| FIN-C898-26 | Carrie Coogan     | FIN-C898-194 | Brian Quinn        |



|             |                         |
|-------------|-------------------------|
| FIN-C898-27 | Celine O'Brien          |
| FIN-C898-28 | Ciara Coates            |
| FIN-C898-29 | Colin F                 |
| FIN-C898-30 | Coraline Peale          |
| FIN-C898-31 | Coutlone                |
| FIN-C898-32 | D Reid                  |
| FIN-C898-33 | Damien Gorman           |
| FIN-C898-34 | Darren O'Brien          |
| FIN-C898-35 | Darren O'Reilly         |
| FIN-C898-36 | Darren Peale            |
| FIN-C898-37 | Deirdre Coogan          |
| FIN-C898-38 | Eileen Martin Heffernan |
| FIN-C898-39 | Eileen Smith            |
| FIN-C898-40 | Elizabeth Moran         |
| FIN-C898-41 | Elizabeth Tutty         |
| FIN-C898-42 | Emily Nugent            |
| FIN-C898-43 | Emma Horan (Homan)      |
| FIN-C898-44 | Farrells                |
| FIN-C898-45 | Fran Gaffney            |
| FIN-C898-46 | Frances Reid            |
| FIN-C898-47 | Frank Favis             |
| FIN-C898-48 | Gislaine F              |
| FIN-C898-49 | Helen Owens             |
| FIN-C898-50 | I. Achola Madara        |
| FIN-C898-51 | J Dempsey               |
| FIN-C898-52 | Jacqueline Glennan      |
| FIN-C898-53 | Jane Gleeson            |
| FIN-C898-54 | John Byrne              |
| FIN-C898-55 | John Coogan             |
| FIN-C898-56 | John McCann             |
| FIN-C898-57 | John Paul Redmond       |
| FIN-C898-58 | Alice o' Brien          |
| FIN-C898-59 | Aaron Tracey            |
| FIN-C898-60 | Angela David            |
| FIN-C898-61 | Ben Jensen              |
| FIN-C898-62 | Angela                  |
| FIN-C898-63 | Ann Byrne               |
| FIN-C898-64 | Ann Deluhoyde           |
| FIN-C898-65 | Justin Gouldin          |
| FIN-C898-66 | Kevin Maguire           |
| FIN-C898-67 | Leah O'Reilly           |
| FIN-C898-68 | Annette Brennan         |
| FIN-C898-69 | Anthony Bride           |
| FIN-C898-70 | Baiem                   |

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|--------------|--------------------------------|
| FIN-C898-195 | Mary O'Toole                   |
| FIN-C898-196 | Michelle Boggins               |
| FIN-C898-197 | Michelle Moran                 |
| FIN-C898-198 | Michelle Reynolds              |
| FIN-C898-199 | Mihoelo Teooloreseu            |
| FIN-C898-200 | Mohamed Ishag                  |
| FIN-C898-201 | Carol McGlynn                  |
| FIN-C898-202 | Olive Walsh                    |
| FIN-C898-203 | P Pawel                        |
| FIN-C898-204 | Paddy Parrott                  |
| FIN-C898-205 | Patrick Walsh                  |
| FIN-C898-206 | Paul Byrne                     |
| FIN-C898-207 | Razy Ishag                     |
| FIN-C898-208 | Carolina Smith                 |
| FIN-C898-209 | Dave Mahady                    |
| FIN-C898-210 | Richard Jordan                 |
| FIN-C898-211 | Robert Stearcty                |
| FIN-C898-212 | Ruth Jatuze                    |
| FIN-C898-213 | Caroline Connolly              |
| FIN-C898-214 | S Gle                          |
| FIN-C898-215 | David Mc Glynn                 |
| FIN-C898-216 | Caroline Gelling               |
| FIN-C898-217 | Saint Matzashi                 |
| FIN-C898-218 | Catherine Flanagan             |
| FIN-C898-219 | Denise Davis                   |
| FIN-C898-220 | Sanos Farmor                   |
| FIN-C898-221 | Catherine Pettigran            |
| FIN-C898-222 | Sarah Jensen                   |
| FIN-C898-223 | Dylan Francis                  |
| FIN-C898-224 | Sarah McCullagh                |
| FIN-C898-225 | Caulfield Colin                |
| FIN-C898-226 | Sarah O'Toole                  |
| FIN-C898-227 | Eliz Tutty                     |
| FIN-C898-228 | Christine Davis                |
| FIN-C898-229 | Shane Flanagan                 |
| FIN-C898-230 | Sophie McDonald                |
| FIN-C898-231 | Christine Griffin              |
| FIN-C898-232 | Stephen Morgan                 |
| FIN-C898-233 | Elizabeth Ashe                 |
| FIN-C898-234 | Christy Stalliny               |
| FIN-C898-235 | Stephen Tyndall                |
| FIN-C898-236 | Tara Power, Gary Hughes et al. |
| FIN-C898-237 | Elizabeth Slattery             |
| FIN-C898-238 | Teresa Heffernan               |



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|--------------|--------------------|
| FIN-C898-71  | Behzad Sanhei      |
| FIN-C898-72  | Bernie Byrne       |
| FIN-C898-73  | Breda Hughes       |
| FIN-C898-74  | Brenda E           |
| FIN-C898-75  | Bridget Dinnegan   |
| FIN-C898-76  | Chelsea Dooley     |
| FIN-C898-77  | Ciara Murphy       |
| FIN-C898-78  | Claire Brennan     |
| FIN-C898-79  | Claudia O Gorman   |
| FIN-C898-80  | Liz Ashe           |
| FIN-C898-81  | Liz Osbourne       |
| FIN-C898-82  | Louise Caffrey     |
| FIN-C898-83  | Marie Davis        |
| FIN-C898-84  | Martin Greene      |
| FIN-C898-85  | Mary Gaffney       |
| FIN-C898-86  | Mary Gorman        |
| FIN-C898-87  | Mary McKay         |
| FIN-C898-88  | Michele            |
| FIN-C898-89  | Michelle Norman    |
| FIN-C898-90  | Mick Kent          |
| FIN-C898-91  | Nicholas Maxwell   |
| FIN-C898-92  | Nicholas St Ledger |
| FIN-C898-93  | Noel O'Reilly      |
| FIN-C898-94  | P Collin           |
| FIN-C898-95  | P Sodre            |
| FIN-C898-96  | Patricia Byrne     |
| FIN-C898-97  | Patricia Dowling   |
| FIN-C898-98  | Patricia Maxwell   |
| FIN-C898-99  | Patrick May        |
| FIN-C898-100 | Pauline Tutty      |
| FIN-C898-101 | Quasan             |
| FIN-C898-102 | Robert Kerrigan    |
| FIN-C898-103 | Ryan Fowley        |
| FIN-C898-104 | S Connolly         |
| FIN-C898-105 | Samantha Connolly  |
| FIN-C898-106 | Sweet Ugbo         |
| FIN-C898-107 | The Millers        |
| FIN-C898-108 | Tind Stine         |
| FIN-C898-109 | Craig O Gorman     |
| FIN-C898-110 | Tommy Lawlor       |
| FIN-C898-111 | Victoria O         |
| FIN-C898-112 | Violette           |
| FIN-C898-113 | W Keenan           |
| FIN-C898-114 | Danial Breslin     |

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|--------------|----------------------|
| FIN-C898-239 | Clive O Doherty      |
| FIN-C898-240 | Theresa Cooney       |
| FIN-C898-241 | Tiana O'Brien        |
| FIN-C898-242 | Cynthia O Reilly     |
| FIN-C898-243 | Tom Hughes           |
| FIN-C898-244 | Dailin Hainy         |
| FIN-C898-245 | Tyrese Hans          |
| FIN-C898-246 | V Kelly              |
| FIN-C898-247 | Victoria Duggan      |
| FIN-C898-248 | Vilmantas Velislis   |
| FIN-C898-249 | Wala Abdelkareem     |
| FIN-C898-250 | William Hughes       |
| FIN-C898-251 | Eric Doycan          |
| FIN-C898-252 | Fintan Brady         |
| FIN-C898-253 | Garrett Francis      |
| FIN-C898-254 | Gary Norton          |
| FIN-C898-255 | Daire Ferguson       |
| FIN-C898-256 | Gary O' Brien        |
| FIN-C898-257 | Daniel Grady         |
| FIN-C898-258 | Glnn Jensen          |
| FIN-C898-259 | Daniel Keith Francis |
| FIN-C898-260 | Hrvydas Steponkas    |
| FIN-C898-261 | Danty Anold          |
| FIN-C898-262 | Ingrid Francis       |
| FIN-C898-263 | Darren Daldy         |
| FIN-C898-264 | Isabel Lewis         |
| FIN-C898-265 | J Dolan              |
| FIN-C898-266 | Jacinta Sheridan     |
| FIN-C898-267 | Jade Maguire         |
| FIN-C898-268 | Janice Pettigran     |
| FIN-C898-269 | Jen Lavery           |
| FIN-C898-270 | Michelle Maguire     |
| FIN-C898-271 | Jennifer Okeke       |
| FIN-C898-272 | Jessica Hogan        |
| FIN-C898-273 | Murphy               |
| FIN-C898-274 | Joan Ballenty        |
| FIN-C898-275 | Joan O'Brien         |
| FIN-C898-276 | Nathan O' Brien      |
| FIN-C898-277 | Joanne O Reilly      |
| FIN-C898-278 | Joe Tutty            |
| FIN-C898-279 | Negina Nayab         |
| FIN-C898-280 | Jordon Family        |
| FIN-C898-281 | Jordon Maguire       |
| FIN-C898-282 | Neil Brennan         |



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|--------------|-------------------|
| FIN-C898-115 | Wendy Caulfield   |
| FIN-C898-116 | Danial O'Brien    |
| FIN-C898-117 | David Cantried    |
| FIN-C898-118 | Bridget O'Brien   |
| FIN-C898-119 | Esther Skinner    |
| FIN-C898-120 | David Fox         |
| FIN-C898-121 | Evita Jensen      |
| FIN-C898-122 | Faheys            |
| FIN-C898-123 | Fowler            |
| FIN-C898-124 | Ikram Musa        |
| FIN-C898-125 | Derek C           |
| FIN-C898-126 | Jolene Jensen     |
| FIN-C898-127 | Joseph Crave      |
| FIN-C898-128 | Dolores Mahon     |
| FIN-C898-129 | Kayleigh Martin   |
| FIN-C898-130 | Doloures Mahorn   |
| FIN-C898-131 | Keith             |
| FIN-C898-132 | Lara Jensen       |
| FIN-C898-133 | Lewinne Williams  |
| FIN-C898-134 | Elaine Louge      |
| FIN-C898-135 | Linda O'Brien     |
| FIN-C898-136 | Lisa              |
| FIN-C898-137 | Elaine Mc Donald  |
| FIN-C898-138 | Lorraine Williams |
| FIN-C898-139 | Madeleine Hanaphy |
| FIN-C898-140 | Emilie Mukwayanzo |
| FIN-C898-141 | Michelle Williams |
| FIN-C898-142 | Natalie Byrne     |
| FIN-C898-143 | Emily             |
| FIN-C898-144 | Nicola Tracey     |
| FIN-C898-145 | Rachel Hanaphy    |
| FIN-C898-146 | Garrett Dempsey   |
| FIN-C898-147 | Gerard Larkin     |
| FIN-C898-148 | Glen Mooney       |
| FIN-C898-149 | Izey              |
| FIN-C898-150 | Mary Woods        |
| FIN-C898-151 | Paul Hanaphy      |
| FIN-C898-152 | J Murphy          |
| FIN-C898-153 | Jackie Dempsey    |
| FIN-C898-154 | Jacqui Moran      |
| FIN-C898-155 | James Conroy      |
| FIN-C898-156 | Sean Coogan       |
| FIN-C898-157 | Jasmine Roche     |
| FIN-C898-158 | Thomas Cres       |

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|--------------|------------------------|
| FIN-C898-283 | Jordon                 |
| FIN-C898-284 | Nicola Dempsey         |
| FIN-C898-285 | Joshua Miller          |
| FIN-C898-286 | Karl De Bertant        |
| FIN-C898-287 | Nicole Sinnait         |
| FIN-C898-288 | Kathleen Byrne         |
| FIN-C898-289 | Noel                   |
| FIN-C898-290 | P (name illegible)     |
| FIN-C898-291 | Katie Maguire          |
| FIN-C898-292 | Patricia Deegan        |
| FIN-C898-293 | Kevan o Toole          |
| FIN-C898-294 | Kirsty Flanagan        |
| FIN-C898-295 | Patricia Hynes         |
| FIN-C898-296 | Kornelija Bartkute     |
| FIN-C898-297 | Liam Pat Hudson        |
| FIN-C898-298 | Lina Arogundade        |
| FIN-C898-299 | Paul JNR Maguire       |
| FIN-C898-300 | Lynn Hutchinson        |
| FIN-C898-301 | Marie Murphy           |
| FIN-C898-302 | Paul Maguire           |
| FIN-C898-303 | Mark Gagner            |
| FIN-C898-304 | Marley Glover          |
| FIN-C898-305 | Peter Louge            |
| FIN-C898-306 | Phyllis                |
| FIN-C898-307 | Martin Walsh           |
| FIN-C898-308 | Ruby Mooney            |
| FIN-C898-309 | Martina Hurizaj        |
| FIN-C898-310 | Sean Ward              |
| FIN-C898-311 | Mary Flanagan          |
| FIN-C898-312 | Shane Mooney           |
| FIN-C898-313 | Mary Lea               |
| FIN-C898-314 | Stephen Dempsey        |
| FIN-C898-315 | Mary Murphy            |
| FIN-C898-316 | Stephen Mc Carthy      |
| FIN-C898-317 | Sue Dempsey            |
| FIN-C898-318 | Svittlonaq Krashyqnska |
| FIN-C898-319 | Tara O'Brien           |
| FIN-C898-320 | Tara                   |
| FIN-C898-321 | Theresa Whelan         |
| FIN-C898-322 | Thomas O'Brien         |
| FIN-C898-323 | Tom Mcallron           |
| FIN-C898-324 | Toni Singloncn         |
| FIN-C898-325 | Tracy D                |
| FIN-C898-326 | Una Molloy             |



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|--------------|-------------------|
| FIN-C898-159 | Jason Cramp       |
| FIN-C898-160 | Jay Deegan        |
| FIN-C898-161 | Adam Hogan        |
| FIN-C898-162 | Jeff Maguire      |
| FIN-C898-163 | Alex              |
| FIN-C898-164 | Alexandra Francis |
| FIN-C898-165 | Joan Logue        |
| FIN-C898-166 | Alison McCullagh  |
| FIN-C898-167 | Joe C             |
| FIN-C898-168 | Alma O'Brien      |
| FIN-C898-169 | Amanda Doran      |
| FIN-C898-170 | Joe Egan          |
| FIN-C898-171 | Amanda Flood      |
| FIN-C898-172 | John O' Brien     |
|              |                   |

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|--------------|---------------------------|
| FIN-C898-327 | Wayne Dillion             |
| FIN-C898-328 | William Nolan             |
| FIN-C898-329 | Yvonne Dempsey            |
| FIN-C898-330 | Yvonne                    |
| FIN-C898-331 | Rita McGrath              |
| FIN-C898-332 | Marie O Connell           |
| FIN-C898-333 | Claire Fegan              |
| FIN-C898-334 | Jackie Murphy             |
| FIN-C898-335 | Cllr. John Walsh (Labour) |
| FIN-C898-337 | Anthony                   |
| FIN-C898-338 | Nathan O Brien            |
| FIN-C898-339 | Patricia Hynes            |
| FIN-C898-340 | Daniel O Brien            |
| FIN-C898-341 | Pauline Mc Donald         |
|              |                           |



#### 4.4. SUMMARY OF THE ISSUES RAISED & CE'S RESPONSES:

The consultation process itself emerged as a central theme across many of the submissions or observations. While the proposed development is strategically aligned with national densification and compact growth objectives, such as those set out in *Housing for All*, it nevertheless faces significant local opposition, particularly in relation to the proposed approach of “demolition for densification” and the alteration of long-established cul-de-sac layouts within the estate.

A total of 333 submissions or observations were made using a standard template, with some including only the first page, while others provided both pages, 48 of these included added commentary appended to the standard template, including personal testimonies and observations. Two submissions or observations took the form of petitions signed by multiple parties and seven were fully unique and included detailed concerns about specific aspects of the proposed development.

A review and analysis of all submissions or observations identified three overarching themes:

- Submissions or observations relating to Regulatory Procedure and Planning Policy
- Submissions or observations relating to Displacement and Tenancy Security
- Submissions or observations relating to Community Impacts and Antisocial Behaviour

The Tables in Sections 4.4.1 to 4.4.3 summarise the issues raised under each of these themes and set out the Chief Executive's response to each. The individual submissions or observations are referenced within the tables as follows:

| Ref.               | Submission Type                      | List of Submissions or observations (Unique Reference No. (URN) i.e. FIN-C898-1)                                                                                                                                                                   |
|--------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST                 | Standard template                    | FIN-C898-7 to 333 & 337 to 341                                                                                                                                                                                                                     |
| ST+                | Standard template + added commentary | FIN-C898-6, 43, 61, 83, 125, 126, 129, 132, 135, 140, 155, 157, 162, 173, 175, 177, 178, 191, 200, 201, 205, 212, 215, 217, 219, 222, 226, 231, 232, 234, 247, 250, 252, 255, 258, 264, 267, 271, 281, 291, 296, 298, 300, 303, 307, 309, 329, 341 |
| PET                | Petitions                            | FIN-C898-4, 5                                                                                                                                                                                                                                      |
| FIN-C898-1, 2, etc | Unique Submissions or observations   | FIN-C898-1, 2, 3, 334, 335, 336, 342                                                                                                                                                                                                               |



#### 4.4.1. Regulatory Procedure and Planning Policy Submissions or Observations

| Submission or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>a) Regulatory Procedure:</b></p> <p>The consultation process itself was raised as an issue in many submissions or observations which contend that previous consultation undertaken in July 2025 did not adequately notify all affected residents. That consultation was subsequently withdrawn, and residents queried the transparency and fairness of the process. They also asked why the project did not include early consultation with stakeholders, or via selected or targeted consultation only.</p> <p>It was subsequently communicated that the process was withdrawn and would take place again in November 2026, and this ambiguity fostered mistrust in the process.</p> <p><i>"... gone ahead after saying not ... behind resident's backs and even lying ..."; "... decision making process has lacked transparency ..." "... demands genuine consideration of public concerns ..." "... plan was introduced without any input from the local community, the gardai, elected representatives, the community department ... or the housing department ... estate management division ..."</i></p> | <p>We acknowledge the concerns raised by residents about the July 2025 public consultation. Site Notices were published and erected in line with the Statutory process. Residents raised significant concerns that they had not been adequately notified ahead of the Site Notices being erected. Considering those concerns, and in the interests of maintaining full public confidence, the Council withdrew the proposal from public consultation and terminated that Part XI process. The Council committed at that time to re-examine the feasibility of other options, with a view to minimising disruption to existing residents.</p> <p>The Council also committed to engaging more with the directly affected residents; both actions took place. As a result, individual meetings were offered with those residents, and meeting slots arranged, but the tenants did not take up the offer of individual meetings; joint meetings were held instead. While this is fully each tenant's prerogative, we continue to advise that our preference remains to meet with each tenant individually as we are constrained from a fuller discussion on each tenant's personal/confidential housing needs if others are also present.</p> <p>Notwithstanding those concerns, the meetings held helped us understand specific concerns and informed how the process would be run again, with higher standards of consultation for all stakeholders. A new Part XI process was initiated in November 2025, with refreshed documentation and new notification to the public.</p> <p>Statutory public consultation under the Part XI/Part 8 framework is designed to be open, accessible and democratic. It provides equal opportunity for all</p> |



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| <p><b>Submissions or observations Ref:</b><br/><b>ST, ST+, FIN-C898-1, 3, 4, 5, 6, 335, 336</b></p> | <p>members of the public to inspect drawings and make submissions or observations within a defined period, ensures transparency, because all relevant plans/particulars are available at a single point in time and because submissions or observations are recorded and considered in a formal report to the Chief Executive and Elected Members, and it avoids any perception that only “selected” or “invited” residents are consulted.</p> <p>In contrast, targeted (invitation only) consultation can be useful for pre-consultation or local briefings, and we did meet with residents and local representatives after the July proposal was withdrawn. However, targeted outreach cannot replace the statutory public consultation, which is the mechanism that guarantees procedural fairness and a public record of submissions or observations and responses; it is the cornerstone of transparency and democratic participation in planning</p> <p>The Council accepts responsibility for the upset experienced during the July 2025 consultation and again apologises for the distress caused particularly to the four residents primarily affected. The withdrawal of that process and the re initiation in November 2025 were the correct steps to reset the consultation on a fully transparent, accessible footing, so that all residents, stakeholders and Elected Members could rely on a clear public record, a fair opportunity to comment, and a comprehensive CE assessment and Report.</p> <p>Accordingly, the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |
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| Submission or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>b) Questions and Motions on Anti-Social Behaviour:</b></p> <p>Several questions and motions were brought to the Local Area Committee Meetings by Elected Members between 2019 and 2023, focusing on the anti-social behaviour in the estate and the open space areas. Some sought the closing of several of the eight openings because the green “... <i>was only used for antisocial behaviour and bonfires</i> ...” and was difficult for Gardaí to police.</p> <p>The motions originally sought targeted measures, not wholesale redevelopment, but in the responses, infill housing was suggested to address the issues, which would require rezoning, but a development necessitating demolition was never mentioned.</p> <p>The anti-social behaviour issues were also addressed through extensive community led efforts in recent years, like community gardens, planting schemes, fun days, and events led by Fortlawn Flower Power. This initiative received a Pride of Place recognition and praise for strong community spirit.</p> <p>The submissions or observations argue that the rezoning of the Fortlawn infill lands from Open Space</p> | <p>Across multiple years of motions and questions (2019 to 2023), Elected Members consistently sought action regarding anti-social behaviour on the Fortlawn open space areas. The Council’s responses show a clear evolution:</p> <ul style="list-style-type: none"> <li>• Short-term responses: barriers, gates, landscaping, cooperation with Gardaí.</li> <li>• Medium-term responses: feasibility studies, infrastructure checks.</li> <li>• Long-term solution: rezoning and infill housing, repeatedly stated by the Chief Executive and Housing Department as the most sustainable response to the repeated anti-social behaviour and open space management issues.</li> </ul> <p>Across at least five motions/questions and Chief Executive responses, the only durable solution repeatedly identified by the Housing Department was infill housing development.</p> <p>This culminated in the rezoning of the land to <i>RS – Residential</i> in the Fingal Development Plan 2023–2029 and the current Part XI infill development proposal, which reflects:</p> <ul style="list-style-type: none"> <li>• years of motions and questions,</li> <li>• repeated reports and feasibility work,</li> <li>• rezoning &amp; infill housing identified as most sustainable long-term solution,</li> <li>• public consultation in relation to the rezoning, and</li> <li>• alignment with the direction recommended by Council staff and supported by national compact-growth policy.</li> </ul> |



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| <p>to Residential enabled a redevelopment approach, specifically one involving the demolition of four existing homes, that residents and councillors <i>“never anticipated”</i> and was advanced without adequate consultation or alignment with the original intent of addressing anti-social behaviour through modest infill housing interventions.</p> <p><i>“... there was no suggestion at any time ... that existing homes would have to be demolished. The various proposals discussed ... envisaged either closing of exits and entrances to the small park to control anti-social behaviour or construction of up to four new homes as part of sensitive infill development ... when the open space land was rezoned ... there was no proposal or suggestion that this would lead to demolition of existing family homes. Moreover, the decision on rezoning does not imply any particular pattern of development and did not give any basis for demolition of existing homes ...”</i></p> <p><b>Submissions or Observations Ref:</b></p> <p><b>ST, ST+, FIN-C898-3, 335</b></p> | <p>The concerns raised regarding the rezoning of the that allowed for this proposal are noted. The lands were rezoned from Open Space to Residential through the statutory Development Plan process, during which all elected members had the opportunity to consider and vote on the zoning objectives for the area. This rezoning did not predetermine any specific design or demolition proposal but created the policy framework within which future infill opportunities could be assessed.</p> <p>The current Part XI proposal was developed subsequently and is subject to its own full public consultation process, allowing all residents and stakeholders to make their views known. While the submission suggests that rezoning enabled an approach not anticipated locally, it is important to emphasise that the Development Plan sets broad land use parameters rather than detailed design outcomes, and the present proposal is being evaluated on its own merits, informed by public submissions or observations, internal technical assessments, and the requirement to ensure proper planning and sustainable development of the area.</p> <p>Accordingly, the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |
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| Submission or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>c) Alternative designs:</b></p> <p>The submissions note that Elected Members passed two motions asking for an alternative design that does not necessitate the demolition of existing houses, but that this proposal is the same design as the proposal put forward in July that was withdrawn, apart from the introduction of an option to phase the works.</p> <p><i>"... a new plan for infill social housing in Fortlawn that does not necessitate the demolition of four homes ..."</i></p> <p><i>"... 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 ..."</i></p> <p><i>"... other plans with varying numbers of houses considered that did not necessitate the demolition of four homes. One of those plans with full public consultation should be put forward instead of the current plan ..."</i></p> <p><i>"... opposed to this plan in its current form and strongly advises the executive to produce an alternative</i></p> | <p>Studies were carried out to assess feasibility of providing houses without the need to demolish any existing houses, and it was determined that the current proposal is consistent with the Fingal Development Plan 2023–2029 and the Sustainable Residential Development and Compact Settlements Guidelines (2024) and has a residential density that is to an appropriate standard for an established urban area resulting in the most sustainable and cost-effective use of this serviced residentially zoned site.</p> <p>Retention of the existing 4 houses does not optimise the use of the residentially zoned and serviced site, and results in a maximum of 6 new dwellings being feasible across the two site areas.</p> <p>In contrast, the demolition of the existing 4 houses allows for 21 new dwellings across the two site areas which delivers a net gain of 17 new dwellings considering the demolition of 4 houses.</p> <p>Alternative designs will require a new and separate Part XI.</p> <p>As set out in this report above, the proposed development in its current form allows for a larger number of new dwellings to be provided, which in turn facilitates the provision of 38% of those units being fully accessible Universal Design units. The Housing Dept is aware of several residents with mobility issues, who currently reside in Fortlawn, who have expressed a wish to move to a more appropriate property, whilst remaining in their local community. The proposed development facilitates these older people and people with disabilities.</p> |



*plan for some infill social housing that does not necessitate the demolition of four family homes ..."*

*"... have repeatedly urged the Council to produce an alternative plan for infill social housing serving this area which will not necessitate the demolition of four family homes ..."*

*"... other plans which do not require the demolition of 4 family homes should be brought forward for discussion and public consultation ..."*

**Submissions or Observations Ref:**

**ST, ST+, FIN-C898-3, 335, 336**

Accordingly, the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.



| Submission or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>d) Demolition Justification:</b></p> <p>One submission queries the absence of a standalone <i>Demolition Justification Report</i> and many of the other submissions or observations seeks clarity on the rationale for the demolition of the four existing dwellings.</p> <p><i>"...the Development Plan requires ... where demolition is proposed, the applicant must submit a demolition justification report to set out the rationale for the demolition having regard to the embodied carbon of existing structures as well as the additional use of resources and energy arising from new construction relative to the reuse of existing structures." "...can't find any such report in the online documentation, nor indeed any analysis which would be expected evaluating the potential for, and the impacts of, incorporating the existing houses in the proposal (with retrofitting as necessary) ..."</i></p> <p><i>"... Demolishing existing houses ... creates unnecessary environmental waste ..."</i></p> | <p>A Demolition Justification Report is usually required where there is a realistic prospect that the existing buildings could be retained and adapted, and where demolition would result in a greater whole-life carbon impact than reuse. The purpose of such a report is to demonstrate that demolition represents the preferable option from a climate and sustainability perspective.</p> <p>In this instance, a Demolition Justification Report was not required for a number of reasons. The proposed development delivers a substantial uplift in residential density, replacing 4 dwellings with 21 dwellings. This represents a significant increase in housing provision on a sustainable site and makes a more efficient use of land and existing infrastructure. The delivery of these 21 dwellings supports compact urban form and reduced per-capita carbon emissions associated with housing, transport, and energy use, when compared to the continued use or refurbishment of four individual houses.</p> <p>The proposed dwellings are designed to current environmental standards, including significantly improved operational energy performance, which would not be achievable to the same extent through the retention and retrofit of the existing housing stock. When considered on a whole-development and per-capita basis, the embodied carbon associated with demolition and new construction is offset by the long-term operational efficiencies and the substantially increased number of homes delivered.</p> |



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| <p><i>"... makes no financial sense during a housing crisis for four large homes - only constructed in recent decades to be demolished ..."</i></p> <p><b>Submissions or Observations Ref:</b><br/><b>ST, ST+, FIN-C898-2, 6, 336</b></p> | <p>The climate benefits of providing 21 energy-efficient dwellings, including reduced housing pressure and more efficient use of serviced land, clearly outweigh the potential carbon benefits of retaining four low-density dwellings.</p> <p>On this basis, Fingal County Council was satisfied that the proposed redevelopment represented a net climate benefit and that a separate Demolition Justification Report was not necessary to support the application.</p> <p>The proposal was assessed comprehensively under zoning, density, design, infrastructure, environmental screening and compliance with national guidelines. Demolition was accepted as a necessary and appropriate component of an RS zoned redevelopment delivering compact growth, improved permeability, and social housing provision. The purpose, necessity and impacts of demolition are fully addressed across the Architectural Report, Engineering inputs, the Climate Action Energy Statement, and the Resource &amp; Waste Management Plan.</p> <p>Accordingly, the submission does not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |
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| Submission or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>e) Car Parking Provision:</b></p> <p>The submission queries the car parking provision as it is more than the maximum no. allowed in the Fingal Development Plan 2023-2029.</p> <p><i>"... the architectural report ... states that the car parking standards for Zone 1 are minimum provision. This is incorrect. The standards ... are maximum provision ... By the Plan a development of this size is limited to a maximum of 15 spaces, but 24 are proposed."</i></p> <p><b>Submissions or Observations Ref:</b></p> <p><b>FIN-C898-2</b></p> | <p>The Architectural Report contains an error in the parking requirements; it states it as 'minimum' instead of 'maximum' and there are 4 disabled bays, not 8. In addition, there is a drawing error indicating two parking bays instead of one to House Type HT A2. The corrected documents are included to this report in the Appendices .</p> <p>Car parking provision: The proposed development is in Zone 1 and on the threshold of Zone 2 as per the Fingal Development Plan 2023-2029 (FDP) but is considered 'an intermediate peripheral location', in SPPR 3 in the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities', 2024 (Tables 3.1 &amp; 3.8). Under the FDP Zone 1 requirements, a total of max. 15 spaces are permitted, but considering the site's location on the threshold of Zone 2, the distance to bus stops and the level of bus service provided, it is considered appropriate to use the criteria set out in SPPR 3 Table 3.1 and 3.8 (intermediate location) with an upper limit of 2 spaces per dwelling.</p> <p>The proposal includes 23 no. car parking spaces at a rate of 1 space per 1-, 2- &amp; 3-bed unit, and 2 spaces per 4-bed unit. The Roads &amp; Transportation Section was consulted on the proposal during the internal review process, and on receipt of this submission, and they advised that the car parking allowance as per the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities' is acceptable for this location. Accordingly, the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |



#### 4.4.2. Displacement and Tenancy Security Submissions or Observations

| Submissions or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>a) Displacement of Tenants:</b></p> <p>Nearly all submissions or observations express concern about the potential displacement of existing tenants living in the four dwellings proposed for demolition. Residents queried whether tenants would be moved against their wishes, whether alternative accommodation would be provided, and whether the project would result in the forced eviction of families.</p> <p>The phrase "Unfair and Cruel" appears in the standardized text in hundreds of the submissions or observations, highlighting a collective community narrative that the Council is acting without compassion as the residents living in homes earmarked for demolition are disincentivized to maintain their homes and this destroys the tenants' right to eventual purchase under the Tenant Purchase Scheme.</p> <p><i>"... many of these houses represent family &amp; community ..."</i> <i>"... will severely disrupt the stability and character of the neighbourhood ..."</i></p> | <p>The concerns raised are fully acknowledged. Fingal County Council wishes to make it clear that there will be no forced removals, no evictions, and no loss of accommodation for existing tenants. No tenant will be evicted as part of this proposed project.</p> <p>The demolition and construction programme will be phased so that works commence only after tenants have voluntarily moved to alternative accommodation provided by the Council. This approach will allow phased works in other areas of the overall site to take place in the meantime, and removes any requirement for tenants to vacate their current dwellings.</p> <p>As there is no expiry date on a Part 8 planning consent, this may take place over a period of a number of years. Tenants will have the time, information and choice necessary to decide if, and when they wish to move, and no household will be asked to leave their home without a suitable alternative being identified, offered and accepted by the tenant. Fingal County Council routinely transfers tenants within its housing properties, in order to maximise the efficiency of the housing stock available.</p> <p>Fingal County Council confirms that:</p> <ul style="list-style-type: none"> <li>• Tenants will not be required to vacate their homes by a fixed deadline.</li> <li>• No eviction proceedings will take place.</li> </ul> |



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| <p><i>"... Residents have been given a solid commitment, as have Councillors, that the four houses due to be demolished to facilitate the original plan will not be demolished for as long as the current residents want to live there ..." "...unfair and cruel to those residents as it changes the tenancy they signed ..."</i></p> <p><i>"... whether one or more may be boarded up indefinitely if some residents choose to move but others do not. The actual benefit in terms of new housing in the short-term is minimal and future infill development on this site is marked by a high level of uncertainty, which is deeply unfair to the residents of the homes directly affected ..."</i></p> <p><i>"... demolish family homes to make way for development is unprecedented ... This Part 8 proposal would create a new precedent for demolition of houses ... to make way for a larger development ..."</i></p> <p><i>"...goes against positive consultation with local Residents ..."</i></p> <p><b>Submissions or Observations Ref:</b></p> <p><b>ST, ST+, FIN-C898-1, 3 to 6, 335, 336 &amp; 342</b></p> | <p>The development will be delivered in a responsible, tenant centred manner, respecting the rights and circumstances of each household.</p> <p>This approach aligns with the Council's standard practice for estate-regeneration and infill projects.</p> <p>Any tenant who chooses to move may be offered a similar existing home within Fortlawn, one of the proposed new dwellings, or another suitable, modern, energy efficient dwelling in a location of their choice.</p> <p>The Council will sequence the works to begin only when a tenant has voluntarily accepted alternative accommodation, when all affected households have moved of their own accord and ensuring that there will be no gap between vacating a property and moving into a new home. This ensures continuity of accommodation and avoids any risk of displacement.</p> <p>While the scheme is an important element of the Council's response to the documented housing need in the area, this need will not override tenant wellbeing or security of tenure.</p> <p>Accordingly, the concerns raised, while understandable, do not alter the assessment of the proposed development.</p> |
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#### 4.4.3. Community Impacts and Antisocial Behaviour Submissions or Observations

| Submissions or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>a) Opening of Cul-de-Sacs:</b></p> <p>The proposed opening of six existing cul-de-sacs to create through-roads is a dominant theme in the submissions or observations, with residents viewing this as the removal of critical defensive architecture, which will exacerbate anti-social behaviour and lead to increased vehicle speeds and encourage unsafe driving behaviours. Previous engagement with the Council focused on closing gaps to stop scramblers; residents view the opening of roads as a change to previous safety commitments.</p> <p><i>"... The plan claims to address anti-social behaviour... but ignores the specific solutions raised by the local community in terms of closing entrances... and may even exacerbate anti-social behaviour by opening up new roads..."</i></p> <p><i>"... would create a perfect 'racetrack' for speeding of both scramblers and other vehicles ..."</i></p> <p><i>"...significant concerns in relation to the opening of Fortlawn Park and Fortlawn Avenue on both roads..."</i></p> | <p>The concerns of the residents are acknowledged; however, the opening of the cul-de-sacs is considered justified and appropriate in planning, design and safety terms.</p> <p>The dead-end roads and multiple pedestrian shortcuts ('escape routes') through the open spaces create conditions that are widely recognised as risk factors for anti-social behaviour and the current cul-de-sac layout makes it difficult for Gardaí, residents and others to enter and exit efficiently, particularly where turning movements are constrained. Through roads, combined with improved lighting and clearer sightlines, create an environment where movement routes are open and visible, and anti-social activity is less concealed and therefore more easily deterred and managed.</p> <p>Opening the cul-de-sacs is necessary to facilitate the proposed development and provide lawful access, it is an integral part of the development layout and necessary to provide parking, turning movements, bin collection access and emergency services access to the new residential units. The Planning Report confirmed that access via the existing cul-de-sacs is not feasible, and through-roads are needed to support permeability, layout functionality and public realm improvements. The existing road layout is made up of local streets and there is traffic calming within the estate in the form of traffic calming ramps. The opening up of the Cul de sacs provides for movement for all users within the local</p> |



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| <p><i>"...The opening of these roads serves no purpose ..."</i></p> <p><i>"... making it less safe for children going to and from school ..."</i></p> <p><b>Submissions or Observations Ref:</b></p> <p><b>ST, ST+, FIN-C898-1, 3 to 6, 335, 336</b></p> | <p>street network in accordance with the principles of DMURS and the design has incorporated additional traffic calming measures with the road layout design.</p> <p>Permeability and connectivity are national and local policy objectives and improving permeability in established estates is strongly supported by DMURS (2013) which promotes connected, legible street networks over cul-de-sacs, and the Fingal Development Plan 2023–2029, which encourages permeability, walkability, access to public transport, and integrated movement networks. The proposed layout addresses concerns around road safety and vehicle speeds by introducing raised tables and pedestrian crossing points, narrowed carriageways, build outs from pavements, planting and signage.</p> <p>These improvements contribute to a safer, more coherent neighbourhood:</p> <p>It enables the delivery of 21 much needed social homes.</p> <ul style="list-style-type: none"> <li>• It complies with national and local planning policy.</li> <li>• It improves accessibility and safety for residents.</li> <li>• It improves overlooking of the remaining open space areas that have historically hosted anti-social behaviour.</li> <li>• It enhances Garda accessibility through clearer, more open streets.</li> </ul> <p>The proposal represents a substantial improvement to the existing layout and will contribute positively to the safety, functionality and community life of the Fortlawn estate.</p> <p>Accordingly, the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |
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| Submissions or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>b) Community Garden:</b></p> <p>Some submissions or observations included testimonies on the value of the existing open space areas, and that it is extensively used by the community. There is an active group, Fortlawn Flower Power Community Garden Group that maintains the spaces and the community have also arranged for family fun days over the last few years making use of the open spaces. It is noted that this has drastically reduced the anti-social behaviour issues on these spaces, and the larger area of Mountview won the 'Urban Neighbourhood Category' at the Pride of Place Awards in 2022, with the Fortlawn community's work recognized as very positive and contributing to winning the award.</p> <p><i>"... our community garden is the only safe space for our children to play and our elderly to walk and enjoy ..."</i></p> <p><b>Submissions or Observations Ref:</b></p> <p><b>FIN-C898-3, 43, 83, 135, 219, 281, 291</b></p> | <p>The submissions highlighting the importance of the existing open space to the Fortlawn community, including its role as a safe and valued amenity, are noted. The Council acknowledges the significant work undertaken by local residents, including the Fortlawn Flower Power Community Garden Group, whose stewardship, events, and community led initiatives have contributed to the reduction of antisocial behaviour in the area, which were recognised as part of Mountview's achievement in winning the <i>Urban Neighbourhood Category</i> at the 2022 Pride of Place Awards.</p> <p>As part of the proposed development an open space is to be upgraded, and the Council is committed to ensuring that it continues to function as a positive, inclusive and well used community asset. In this regard, the Council will actively engage with local community groups, including Fortlawn Flower Power, during the detailed design stage to explore the potential to incorporate a dedicated area for community gardening activities within the upgraded open space, subject to layout, safety, and maintenance considerations. This approach will ensure that the remaining open space continues to support community wellbeing and reflects the strong spirit of local participation evident in the submissions or observations received, and the submissions or observations do not raise any matters that would alter the assessment or recommendation on the proposed development.</p> |



| Submissions or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p><b>c) Existing Social Infrastructure Capacity:</b></p> <p>A submission expressed concern that existing social infrastructure such as schools, GP services and community facilities may be insufficient to support additional population arising from the development. It is argued that the proposal could place pressure on already stretched services.</p> <p><i>"... Increased housing density will strain already limited infrastructure (schools, public services, doctors, parking) ..."</i></p> | <p>The concerns regarding existing social infrastructure are acknowledged. However, having reviewed the scale, nature and context of the proposed development, it is considered that the scheme will not give rise to any significant or measurable strain on local services, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal sits in an area with exceptionally strong social, retail and transport infrastructure and is fully consistent with Fingal's strategy to locate new housing where services already exist.</li> <li>• This is a small-scale infill development, not a strategic growth project. The proposal comprises 21 dwellings within a mature urban neighbourhood. At typical occupancy rates, the development would generate a population uplift far below the thresholds at which planning authorities or government require new social infrastructure assessments (e.g., schools, childcare or healthcare impact studies) and does not trigger any threshold for a Childcare Demand Assessment, Schools Demand Assessment and does not require an EIAR. This scale of development is typical of normal demographic turnover within established suburbs and generates no measurable cumulative load on services.</li> </ul> <p>The National Planning Framework (NPF) and the Sustainable Residential Development &amp; Compact Settlements Guidelines encourage new housing within existing serviced areas where schools, clinics, parks, public transport and community facilities already exist, rather than adding pressure to greenfield locations. The Planner's Report confirms the scheme aligns with NPF Objectives 4,</p> |



|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>Submissions or Observations Ref:</b></p> <p><b>FIN-C898-6</b></p> | <p>27, 33 and 34 emphasising compact growth and sustainable use of existing urban infrastructure. Infill schemes of this size are exactly the type of development national policy considers low-impact and sustainable.</p> <p>In addition, Part XI of the Planning &amp; Development Act concerns the planning acceptability of the proposed works, not the management, procurement or delivery of social infrastructure, which is addressed through wider national and local policy, service planning, and community development frameworks. For small-scale infill developments, it is outside the scope of a Part XI assessment to undertake detailed social infrastructure forecasting.</p> <p>Given the modest scale of the development, its location within a well-serviced urban area, the absence of any consultee concerns, and the direction of national policy encouraging such infill schemes, it is concluded that the concerns raised do not materially alter the assessment or recommendation.</p> |
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| Submissions or Observations Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p><b>d) Housing Need:</b></p> <p>A submission questions the legitimacy of the stated housing need in the area and queries why a refurbished 3-bedroom house described by the resident as “fully renovated” is being used as a Council worker hub rather than being allocated to a household on the social housing waiting list. The submission suggests that if housing need were genuinely pressing, this dwelling would have been allocated rather than used for operational purposes, and it further suggests that the dwelling sits on a corner site with space to build an additional unit.</p> <p><i>“... If there is such a housing issue in the area then why is there a 3 bed house ... fully renovated ... a Council worker hub ... a corner house ... space to build another house beside it ...”</i></p> | <p>The concerns are noted, however, the redevelopment of the Fortlawn sites is driven by significant and well documented housing need, both locally and nationally. The Fingal Housing Strategy 2023–2029 confirms substantial unmet need across all household sizes, and National policy (NPF Objectives 27, 33 and 34), prioritises compact urban growth and increased social housing output on serviced infill lands.</p> <p>Therefore, the development is being progressed precisely because Fingal County Council must increase the supply of suitable, high quality social homes within established communities and must maximise available site development potential in compliance with proper planning to meet these needs.</p> <p>The temporary use of one refurbished house as a Council worker hub is operationally necessary and does not undermine housing need. The dwelling referred to in the submission forms part of the Council’s phased energy retrofit and upgrade programme in Fortlawn and acted as a base of operations for health &amp; safety coordination, secure tool storage, welfare facilities, and site supervision during the works. This project is now almost complete and the house in question will be available for allocation in the coming weeks.</p> <p>This use was short-term, practical and ensured efficient delivery of improvements to existing housing stock, minimising disruption for existing residents and achieving better value for public funds. The temporary use of a house for these purposes did not undermine the reality of significant housing need in the area.</p> |



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| <p><b>Submissions or Observations Ref:</b></p> <p><b>FIN-C898-1</b></p> | <p>Regarding the suggestion that the corner plot could accommodate an additional house, the council will undertake to review if the corner plot in question is suitable for an additional dwelling without compromising road safety, access, open space quality, or residential amenity – if feasible this will be subject to a separate Part XI/Part 8 procedure.</p> <p>The proposed Fortlawn Infill development remains essential to meeting Fingal’s housing need targets, fully consistent with national policy, and appropriately designed for its context. The issues raised in the submission or observations do not alter the assessment or the recommendation.</p> |
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## 5. RECOMMENDATION:

Having considered the submissions or observations received during the statutory public consultation process, the internal technical reports, the relevant provisions of the Fingal Development Plan 2023–2029, national and regional planning policy, and all documentation submitted with the proposal, it is the opinion of the Chief Executive that the proposed development represents proper planning and sustainable development of the area.

The proposed scheme will deliver 21 high quality social homes in a well serviced urban location, contributing meaningfully to Fingal's housing objectives and to national compact growth and climate action targets. The design has been informed by DMURS, best practice housing standards, Universal Design principles, SuDS integration, and the enhancement of the remaining public open space. The internal consultees including Transportation Planning, Water Services, Parks and Green Infrastructure, Public Lighting, and the Environment Section have raised no objections, subject to standard conditions.

The issues raised in the submissions or observations have been carefully reviewed and addressed in Section 4.4. These include concerns relating to displacement, tenancy security, social infrastructure, antisocial behaviour, the alteration of cul-de-sacs, and the regulatory procedure. In each case, the analysis confirms that the development:

- will not result in forced displacement of any tenants, and will be phased to ensure voluntary relocation only;
- will not materially strain existing social or community infrastructure, given its modest scale and infill nature;
- incorporates design measures that improve safety, permeability, visibility and passive surveillance within the estate;
- delivers significant enhancements to public open space, landscaping and pedestrian connectivity;
- complies fully with the statutory requirements of the Part XI process;
- delivers the most cost-effective, sustainable & efficient use of residentially zoned and serviced land, maximising it's potential and supporting compact growth; and
- accords with the strategic aims of the Fingal Development Plan and national housing and climate policy.

Accordingly, no issues have been identified that would warrant the alteration or refusal of the proposed development. The proposal is deemed consistent with the Fingal Development Plan 2023–2029 and the Sustainable Residential Development and Compact Settlements Guidelines (2024) and has a residential density that is to an appropriate standard for an established urban area resulting in the most sustainable and cost-effective use of this serviced residentially zoned site.



It is therefore recommended that, in accordance with Section 179 of the Planning and Development Act 2000 (as amended), and having considered the Chief Executive's Report, the Elected Members approve the proposed development as outlined in the plans, particulars, and documentation placed on public display.



## 6. APPENDIX A:

### 6.1. Public Display Package:

The Notice of the Proposed Development and the Plans and Particulars describing nature, extent, and principal features thereof, was made available for inspection during Public Consultation. The full package is available at: [PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 \(AS AMENDED\) - Proposed demolition of 4 no. dwellings and development of 21 no. residential dwellings and all associated site works at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15. | Fingal County Council Online Consultation Portal](#)

| List of Documents for Inspection |                                                    |                               |
|----------------------------------|----------------------------------------------------|-------------------------------|
| No                               | Title                                              | Reference                     |
| 01                               | Site Notice of Proposed Development                |                               |
|                                  | Newspaper Notice of Proposed Development           |                               |
| 02                               | <b>Architects Drawings</b>                         |                               |
|                                  | Architectural Drawing Register                     | 23257-XX-X-ZZZ-SH-FCC-AR-6810 |
|                                  | Site Location Map                                  | 23257-XX-X-ZZZ-DR-FCC-AR-7000 |
|                                  | Existing Topographical Survey Site 1               | 23257-XX-X-ZZZ-DR-FCC-AR-7010 |
|                                  | Existing Topographical Survey Site 2               | 23257-XX-X-ZZZ-DR-FCC-AR-7011 |
|                                  | Proposed Demolition Plan                           | 23257-XX-X-ZZZ-DR-FCC-AR-7020 |
|                                  | Proposed Demolition Context Elevations             | 23257-XX-X-ZZZ-DR-FCC-AR-7021 |
|                                  | Proposed Demolition Context Elevations             | 23257-XX-X-ZZZ-DR-FCC-AR-7022 |
|                                  | Proposed Site development Plan - Ground Floor Plan | 23257-XX-X-ZZZ-DR-FCC-AR-7030 |
|                                  | Proposed Site development Plan - First Floor Plan  | 23257-XX-X-ZZZ-DR-FCC-AR-7031 |
|                                  | Proposed Site development Plan - Roof Plan         | 23257-XX-X-ZZZ-DR-FCC-AR-7032 |
|                                  | Proposed Site Boundaries                           | 23257-XX-X-ZZZ-DR-FCC-AR-7033 |
|                                  | Proposed Site development plan - combined          | 23257-XX-X-ZZZ-DR-FCC-AR-7034 |
|                                  | Site 1 Context Elevations                          | 23257-XX-X-ZZZ-DR-FCC-AR-7035 |
|                                  | Site 2 Context Elevations                          | 23257-XX-X-ZZZ-DR-FCC-AR-7036 |
|                                  | Site sections                                      | 23257-XX-X-ZZZ-DR-FCC-AR-7037 |
|                                  | Model Views                                        | 23257-XX-X-ZZZ-DR-FCC-AR-7038 |
|                                  | House Type A1 – 3B5P2S Mid terrace                 | 23257-XX-X-ZZZ-DR-FCC-AR-7040 |
|                                  | House Type A2 – 3B5P2S End of Terrace              | 23257-XX-X-ZZZ-DR-FCC-AR-7041 |
|                                  | House Type A2 – 3B5P2S End of Terrace              | 23257-XX-X-ZZZ-DR-FCC-AR-7042 |
|                                  | House Type A3 – 3B5P2S End of Terrace              | 23257-XX-X-ZZZ-DR-FCC-AR-7043 |
|                                  | House Type A3 – 3B5P2S End of Terrace              | 23257-XX-X-ZZZ-DR-FCC-AR-7044 |
|                                  | House Type B1 – 4B7P2S End of terrace - plans      | 23257-XX-X-ZZZ-DR-FCC-AR-7045 |
|                                  | House Type B1 – 4B7P2S End of terrace - Elevations | 23257-XX-X-ZZZ-DR-FCC-AR-7046 |
|                                  | House Type B2 – 4B7P2S End of terrace - plans      | 23257-XX-X-ZZZ-DR-FCC-AR-7047 |
|                                  | House Type B2 – 4B7P2S End of terrace - Elevations | 23257-XX-X-ZZZ-DR-FCC-AR-7048 |
|                                  | Apartment Type C,D & E - Plans                     | 23257-XX-X-ZZZ-DR-FCC-AR-7049 |
|                                  | Apartment Type C,D & E - Elevations                | 23257-XX-X-ZZZ-DR-FCC-AR-7050 |
|                                  | Boundary Drawings                                  | 23257-XX-X-ZZZ-DR-FCC-AR-7060 |



|           |                                                           |                                                                           |
|-----------|-----------------------------------------------------------|---------------------------------------------------------------------------|
|           | Landscape Details                                         | 23257-XX-X-ZZZ-DR-FCC-AR-7061                                             |
| <b>03</b> | <b>Architectural Reports</b>                              |                                                                           |
|           | Housing Quality Assessment                                | 23257-XX-X-ZZZ-SH-FCC-AR-6790                                             |
|           | Architects Report                                         | 23257-XX-X-ZZZ-RP-FCC-AR-9000                                             |
|           | Building Life Cycle Report                                | 23257-XX-X-ZZZ-RP-FCC-AR-9100                                             |
| <b>04</b> | <b>Engineers Drawings</b>                                 |                                                                           |
|           | Civils Drawing Registry                                   |                                                                           |
|           | Proposed Site Layout                                      | P3821_ C-01B                                                              |
|           | Proposed Drainage layout                                  | P3821_ C-02A                                                              |
|           | Proposed Watermain layout                                 | P3821_ C-03                                                               |
|           | Roads Sections                                            | P3821_ C-04                                                               |
| <b>05</b> | <b>Engineers Documents</b>                                |                                                                           |
|           | Engineering Services Report                               |                                                                           |
|           | Uisce Éireann - Confirmation of Feasibility               | CDS24006520 & CDS24006524                                                 |
|           | Preliminary Resource and Waste Management Plan            |                                                                           |
|           | Road Safety Audit 1/2                                     |                                                                           |
| <b>06</b> | <b>Surveys</b>                                            |                                                                           |
|           | Topographical Survey                                      |                                                                           |
|           | GPR Survey                                                |                                                                           |
|           | Utilities Folder                                          |                                                                           |
| <b>07</b> | <b>Screening Reports</b>                                  |                                                                           |
|           | Appropriate Assessment Screening Report                   | 7100_AASR01                                                               |
|           | Environmental Impact Assessment Screening Report          | 7100_EIASR                                                                |
|           | Appropriate Assessment Screening Determination            |                                                                           |
|           | Environmental Impact Assessment Determination             |                                                                           |
|           | AA Screening CE Order                                     | PG/0218/2025                                                              |
|           | EIA Screening CE Order                                    | PG/0217/2025                                                              |
| <b>08</b> | <b>Other Reports</b>                                      |                                                                           |
|           | Tree Survey Plan                                          | 241016-P-10                                                               |
|           | Tree Removals Plan                                        | 241016-P-11                                                               |
|           | Tree Schedule                                             | 241016-PD-10                                                              |
|           | Arboricultural Report                                     | 241016-PD-11                                                              |
|           | Site Investigations                                       | 24-1078 Infill Site<br>at Fortlawn, Coolmine Report_Final_A00<br>20241024 |
|           | Mechanical & Electrical - Public Lighting Layout Site A   |                                                                           |
|           | Mechanical & Electrical - Public Lighting Layout Site B   |                                                                           |
|           | Mechanical & Electrical - Outdoor Lighting report         |                                                                           |
|           | Mechanical & Electrical - Climate Action Energy Statement |                                                                           |







#### 6.4. Proposed Site Ground Floor Plan (amended)





## 6.5. Amended Architectural Report:

Below are extracts of the relevant amended pages. The full amended report is available at [PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 \(AS AMENDED\) - Proposed demolition of 4 no. dwellings and development of 21 no. residential dwellings and all associated site works at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15. | Fingal County Council Online Consultation Portal](#)



### 3.8 Parking & Bicycle Storage

The site is within Zone 1 as the sites are within 800 metres of a bus connects spine route, refer to section 3.1 above.

In compliance with the above minimum standards, the design includes one driveway parking bay to three bed terraced housing, and two parking bays to the front of the larger four bed houses (exceeding the min requirement). The apartments will have one space per apartment which also exceeds the min requirement, and 8 no. car parking spaces are accessible spaces to serve the UD units. Full accessible car parking space designation can be assigned to these car parking spaces depending on the assigned occupant's accessibility needs.

In reference to SPPR 3 of the Sustainable Residential and Compact Settlements guidelines and table 3.8 regarding accessibility and in conversation with the Roads Department, we agreed that the location of the sites is in an intermediate location due to the high frequency of bus services approximately an 8 min walk along the Blanchardstown Road. For this reason, we agreed with the Roads department to provide more than 0.5 spaces per apartment and have included the one space per apartment

The proposed development is within Zone 1 and on the threshold of Zone 2 as per the Fingal Development Plan 2023-2029 (FDP) but would be considered 'an intermediate peripheral location', as defined in SPPR 3 in the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities', 2024 (Tables 3.1 & 3.8).

Considering the site's location on the Threshold of Zone 2, the distance to bus stops and the level of bus service provided to these stops, it is considered appropriate to use the criteria set out in SPPR 3 Table 3.1 and 3.8 (intermediate location) with an upper limit of 2 spaces per dwelling, rather than the FDP 2023-2029 Zone 1 maximum requirements (0.5bay/2-bed unit & 1bay/3- and 4-bed unit).

The proposal includes 23 no. car parking spaces at a rate of 1 space per 1-, 2- & 3-bed unit, and 2 spaces per 4-bed unit which aligns with SPPR 3 the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities', 2024. There is no visitor parking allowance in Zone 1; visitor parking is included in the SRDCSG allowances.

In the FDP2023-2029, it is encouraged to provide reasonable accessible parking bays. This proposal includes 4 no. accessible bays; 2 no. at the apartments, and 1 each to the 4-bed houses, this equals 17% of the total parking provision. Accessible car parking space designation will be assigned depending on the resident's occupancy requirements.

The breakdown of the residential car parking demand is shown in the following table:



| Location         | Unit Type   | Total No. of units | Car Parking max (FDP 2023-2029) | Car Parking Max (FDP 2329) | Car parking SRDCSG Upper limit | Car parking SRDCSG Upper limit | Applicants Proposed Rate. |
|------------------|-------------|--------------------|---------------------------------|----------------------------|--------------------------------|--------------------------------|---------------------------|
| Site A           | 4 Bed House | 1                  | 1 per unit                      | 1                          | 2 per unit                     | 2                              | 2                         |
|                  | 3 Bed House | 6                  | 1 per unit                      | 6                          | 2 per unit                     | 12                             | 6                         |
|                  | 1 Bed Apart | 6                  | 0.5 per unit                    | 3                          | 2 per unit                     | 12                             | 6                         |
|                  | 2 Bed Apart | 6                  | 0.5 per unit                    | 3                          | 2 per unit                     | 12                             | 6                         |
| Site B           | 4 Bed House | 1                  | 1 per unit                      | 1                          | 2 per unit                     | 2                              | 2                         |
|                  | 3 Bed House | 1                  | 1 per unit                      | 1                          | 2 per unit                     | 2                              | 1                         |
| Visitor Parking. |             |                    | N/A                             | N/A                        | Included in the above.         |                                |                           |
| <b>Total</b>     |             |                    |                                 | <b>15</b>                  |                                | <b>42</b>                      | <b>23</b>                 |

#### Electric Vehicle (EV) charging

Section 14.17.10 of the Fingal Development Plan 2023-2029 states that 'all multi-unit residential developments shall incorporate EV charging points at 20% of the proposed parking spaces, and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces.

The scheme will provide 3 no. off street electric vehicle (EV) spaces (2 no. standard bays plus 1 no. accessible bay), and all 9 no. houses will facilitate EV charging in the driveways, totalling 12 no. EV charging bays, or 52%, which is more than the FDP2023-2029 standards. The remaining off street parking bays will be ducted for future EV charging points.

#### Motorcycle Parking

Section 14.17.9 of the Fingal Development Plan 2023-2029 requires motorcycle parking spaces should be provided based on one motorcycle parking bay per 10 car parking spaces provided for apartment developments. We have provided 2 no. parking bays.

| Motorcycle Parking (Fingal Development Plan 2023-2029) SITE A |                                              |              |                             |         |
|---------------------------------------------------------------|----------------------------------------------|--------------|-----------------------------|---------|
| Unit Type                                                     | Standard                                     | No. of Units | Car Parking Spaces Required |         |
|                                                               |                                              |              | Parking                     | Visitor |
| Spaces Required (As above)                                    |                                              |              | 12                          | 0       |
| <b>Total Motorcycle Parking Requirement</b>                   | 1 motorcycle space per 10 car parking spaces |              | <b>2</b>                    |         |

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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 5<sup>th</sup> FEBRUARY 2026**

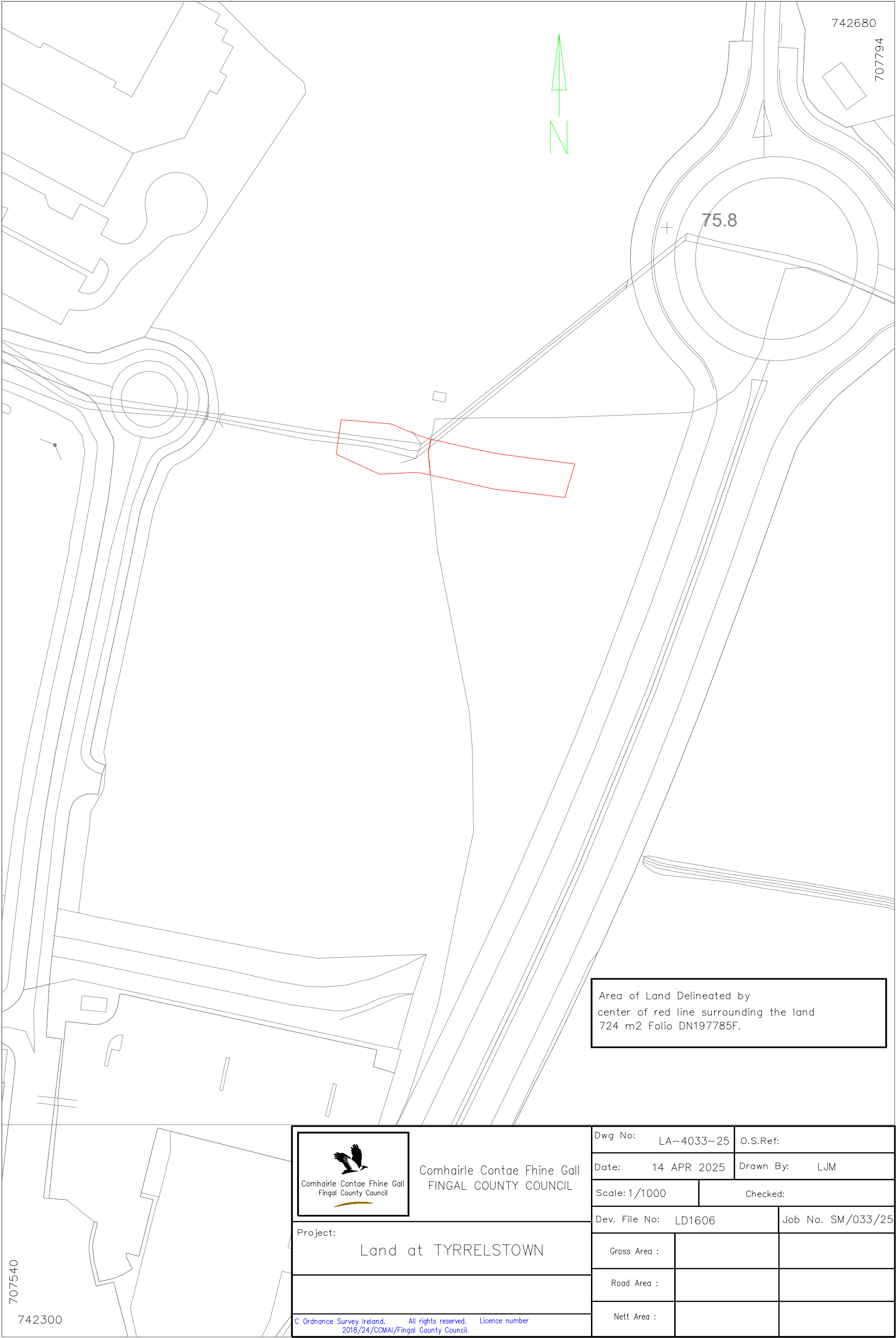
**ITEM NO. 26a**

**NOTICE OF PROPOSED DISPOSAL OF LAND AT TYRRELSTOWN, CO.  
DUBLIN TO GLENVEAGH PROPERTIES PLC.**

It is proposed to issue Notice under Section 211 of the Planning & Development Act 2000 (as amended) and subject to the provisions of Section 183 of the Local Government Act 2001 (as amended) notifying the Council Members of the intention to dispose of land comprising an area of 724 square metres approximately as shown outlined in red on Drawing No. LA-4033-25 dated 14<sup>th</sup> April 2025 at Tyrrelstown, Co. Dublin to Glenveagh Properties Plc.

A formal notice of disposal in accordance with Section 183 of the Local Government Act, 2001, will be submitted to the Meeting of the Council scheduled to be held on Monday 9<sup>th</sup> February 2026.

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|                                                                                                                                                                |                                                      |             |                      |  |                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------------|----------------------|--|-------------------|--|
| <div><div>Comhairle Contae Fhine Gall<br/>Fingal County Council</div></div> | Comhairle Contae Fhine Gall<br>FINGAL COUNTY COUNCIL |             | Dwg No: LA-4033-25   |  | O.S.Ref:          |  |
|                                                                                                                                                                |                                                      |             | Date: 14 APR 2025    |  | Drawn By: LJM     |  |
|                                                                                                                                                                |                                                      |             | Scale: 1/1000        |  | Checked:          |  |
|                                                                                                                                                                |                                                      |             | Dev. File No: LD1606 |  | Job No. SM/033/25 |  |
|                                                                                                                                                                |                                                      |             | Gross Area :         |  |                   |  |
| Project:<br><br>Land at TYRRELSTOWN                                                                                                                            |                                                      | Road Area : |                      |  |                   |  |
|                                                                                                                                                                |                                                      | Nett Area : |                      |  |                   |  |
| C Ordnance Survey Ireland. All rights reserved. Licence number 2018/24/CCMAI/Fingal County Council.                                                            |                                                      |             |                      |  |                   |  |

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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 5<sup>th</sup> FEBRUARY 2026**

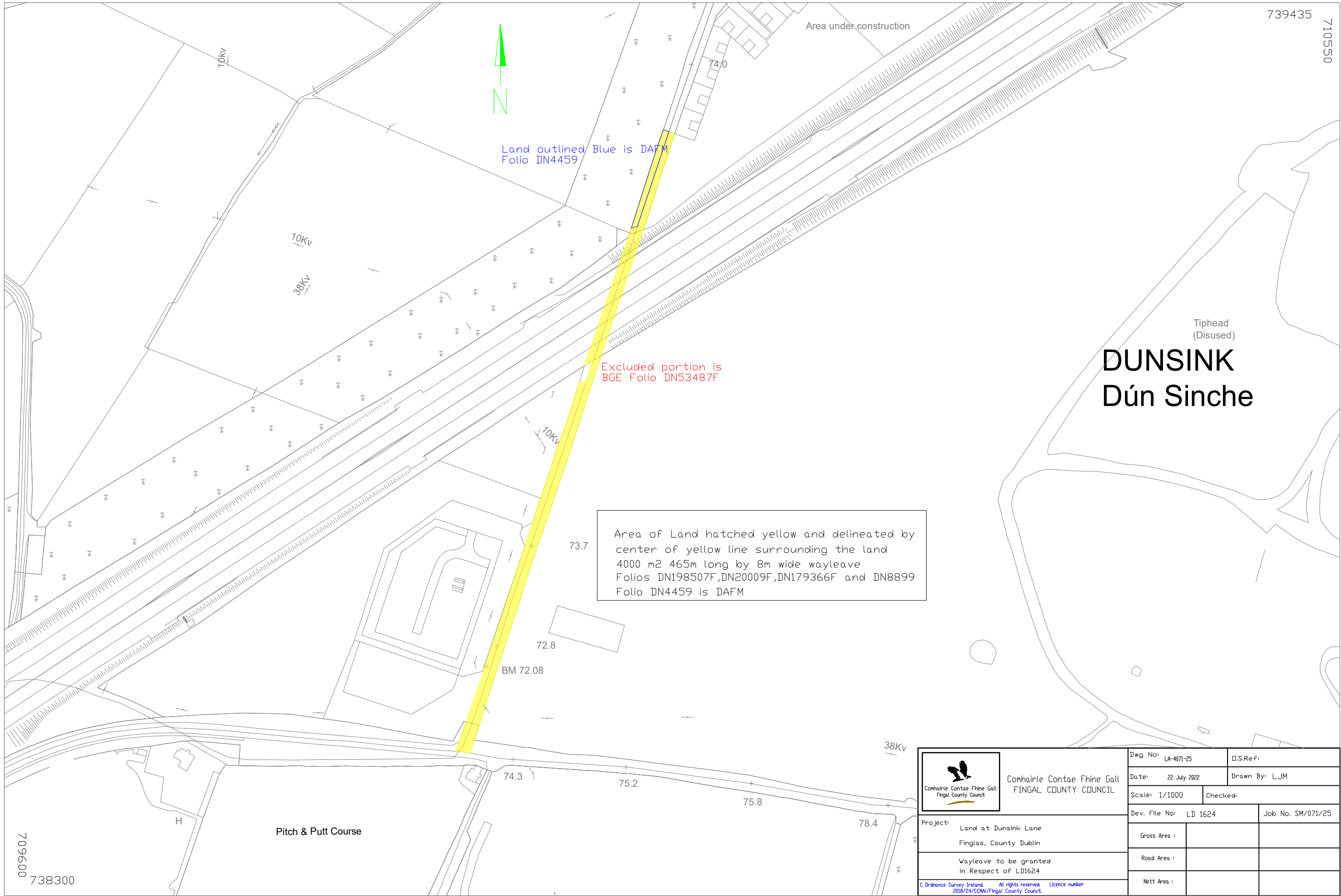
**ITEM NO. 26b**

**NOTICE OF PROPOSED GRANT OF WAYLEAVE AT DUNSINK LANE,  
FINGLAS, DUBLIN 11, TO ZAYO INFRASTRUCTURE IRELAND LIMITED**

It is proposed to issue Notice under Section 211 of the Planning & Development Act 2000 (as amended) and subject to the provisions of Section 183 of the Local Government Act 2001 (as amended) notifying the Council Members of the intention to grant a wayleave comprising an area of 4,000 square metres approximately as shown coloured yellow in Drawing No. LA-4071-25 dated 22<sup>nd</sup> July 2022 at Dunsink Lane, Finglas, Dublin 11 to Zayo Infrastructure Ireland, Limited Custom House Plaza, Block 6, International Financial Services Centre, Dublin 1 .

A formal notice of disposal in accordance with Section 183 of the Local Government Act, 2001, will be submitted to the Meeting of the Council scheduled to be held on Monday 9<sup>th</sup> February 2026.

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Comhairle Contae Fhine Gall  
FINGAL COUNTY COUNCIL

Project: Land at Dunsink Lane  
Finglas, County Dublin

Wayleave to be granted  
in Respect of LD1624

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|                       |                   |  |
|-----------------------|-------------------|--|
| Dwg No: LA-4071-25    | D.S.Ref:          |  |
| Date: 22 July 2022    | Drawn By: LJM     |  |
| Scale: 1/1000         | Checked:          |  |
| Dev. File No: LD 1624 | Job No. SM/071/25 |  |
| Gross Area :          |                   |  |
| Road Area :           |                   |  |
| Nett Area :           |                   |  |

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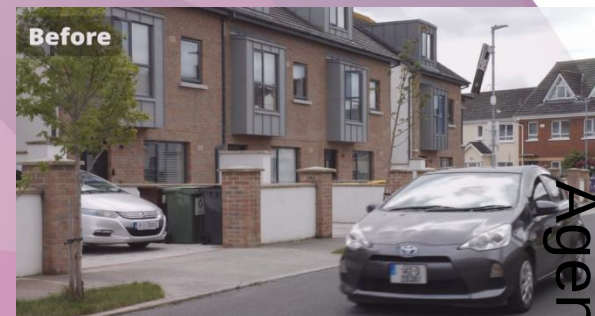
# Fingal Quiet Streets 2026

Page 115

**Active Travel Unit**

Emma Court | Larry Bergin

February 2026





# Quiet Streets – What / Where / When / Why

## What is Quiet Streets?

A temporary, low-cost pilot approach to create **safer, calmer residential streets**

- Uses planters, bollards, signage to **reduce cut-through traffic**
- Maintains full **permeability** for walking, wheeling, cycling, resident parking
- Designed to be reversible or made permanent if successful

## Where & When

- Fingal opened community nominations for Quiet Streets pilots
- Drynam, Kinsealy selected as first pilot (2025) following assessment

## Why

- Nominated by residents due to road safety concerns
- Aimed at reducing speeding and cut-through traffic
- Support safer walking/wheeling, cycling, children's play and community use of streets

## What makes it different

- Innovative drone monitoring and traffic sensors
- Community co-design with residents
- Visual, data-led evidence to support consultation and decision-making



# How

## How Delivered

- Community engagement and co-creation with residents
- Environmental & statutory screening
- Section 38 Road Traffic Act (1994) assessment
- Design
- Data collection:
  - Drone monitoring (road safety behaviour & conflicts)
  - Traffic sensors (modal split, volumes and speeds)

Installation of temporary, reversible measures

Ongoing monitoring and observation



# First Pilot Outcomes – Drynam, Kinsealy

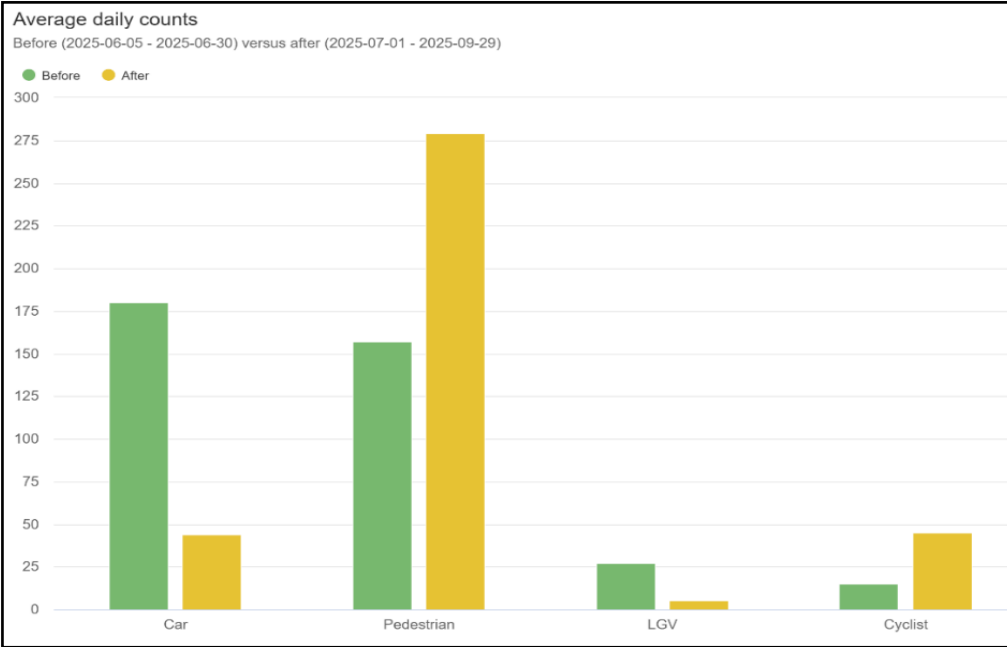


## Traffic & Safety Impacts

- Motor vehicle volumes reduced by **70%+**
- Speeding reduced **from 26% of vehicles to 2%**
- Pedestrian activity increased by **144%**
- Significant calming effect with minimal non-local traffic remaining

## Community Feedback

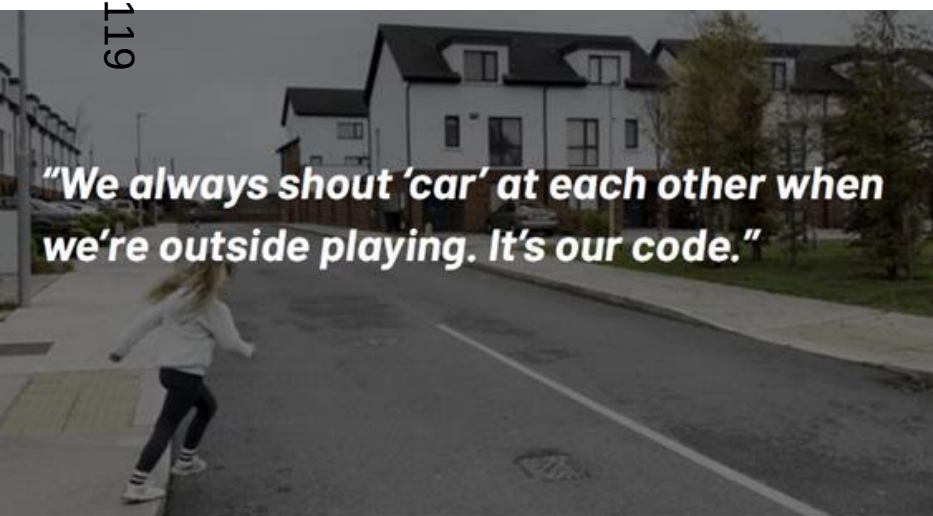
- Residents reported improved safety
- Increased confidence in children’s independent mobility



| Mode       | Pre-Modal Filter<br>(June 2025) | Post-Filter<br>(July–Sept 2025) | Change |
|------------|---------------------------------|---------------------------------|--------|
| Car        | 176                             | 41                              | ↓ 77%  |
| Pedestrian | 50                              | 122                             | ↑ 144% |
| Cyclist    | 5                               | 16                              | ↑ 220% |
| Van        | 26                              | 5                               | ↓ 81%  |

Table 1: Average Daily Counts on Drynam Heath (Source: Vivacity Sensors)

# Before & After- Street Space for People



# Conclusions & Next Steps



## Conclusion

- The Drynam pilot has been successful, supported by:
  - Quantitative traffic and speed data
  - Qualitative resident feedback
- Demonstrates the value of low-cost, temporary, data-led interventions

## Next Steps

- Roll out Quiet Streets on a broader scale
- Open nominations to residential streets
- Assess sites using multi-criteria analysis
- Community engagement → 12-month trial → review and report

## Councillors

- Share information with residents
- Encourage nominations and participation
- Champion the pilot approach as:
  - Low-cost
  - Evidence-based
  - Reversible or made permanent if successful

# Thank you

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**Sent:** Friday 25 July 2025 16:21  
**To:** Corporate.Services@fingal.ie  
**CC:**  
**Subject:** EDU-MOSSE-02000-2025  
**Attachments:** Signed Letter to Minister H McEntee - Item 23 Jan 25 - 020725.pdf

---

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

**PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE**

Our Ref: EDU-MOSSE-02000-2025

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).

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 the above is of some assistance to you.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Matthew Errity', with a stylized flourish at the end.

---

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

**From:** councilmeetings <[councilmeetings@water.ie](mailto:councilmeetings@water.ie)>  
**Sent:** 12 January 2026 15:43  
**To:** Corporate Services <[Corporate.Services@fingal.ie](mailto:Corporate.Services@fingal.ie)>  
**Cc:** Ciara OhAodha <[Ciara.OhAodha@fingal.ie](mailto:Ciara.OhAodha@fingal.ie)>  
**Subject:** RE: Correspondence - Item 49 - Ongoing Malodour in Mulhuddart

Dear Ciara,

I am writing to you today regarding your correspondence on behalf of the Members of Fingal County Council, regarding Malodours in Mulhuddart.

Your Uisce Éireann reference number for same was 39321. Please accept my sincere apologies for the delay in our response.

I am pleased to advise that my colleagues in our Asset Operations Team at Uisce Éireann have reviewed your query and have advised that the area to be reinstated has been agreed with Fingal County Council Roads Department and reinstatement is scheduled.

We would like to thank you for your correspondence, I trust that this update provides clarity to both you and your (District) members. Should you have any further queries, please don't hesitate to contact us on the details below.

Thank you for using Uisce Éireann's dedicated Council Meetings mailbox.

**Regards,**

**John Noone**  
LRSD / ERSD Analyst

**Uisce Éireann**  
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire  
**Uisce Éireann**  
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**M** [+353 87 379 2807](tel:+353873792807)  
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[www.water.ie](http://www.water.ie)

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

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Oifig an Aire

Office of the Minister

15th January 2026

RE: HPLG-MBO-03439-2025

Dear Ms. Liz Hartigan,

I have been asked by Mr. James Browne T.D., Minister for Housing, Local Government and Heritage to refer to the area committee motion of the 2 October 2025, the contents of which are noted. The delay in replying is regretted.

The Minister has asked me to explain that the role of the Department in relation to homelessness involves the provision of a national framework of policy, legislation and funding to underpin the role of local authorities in addressing homelessness at local or regional level. Responsibility for the provision of emergency accommodation and related services for homeless persons rests with local authorities.

Decisions on the range of emergency accommodation services required including transitional housing are a matter for individual housing authorities in consultation with the Statutory Management Group of the relevant regional joint Homeless Consultative Forum. A Management Group is in place for each homeless region, comprised of representatives from the relevant housing authorities and the Health Service Executive. The Management Group is responsible for considering the need for homeless services and the planning, implementation, funding and coordination of such services. In Dublin, this is a matter for the Dublin Region Homeless Statutory Management Group, led by Dublin City Council as the lead authority, to consider the range, mix and funding of homeless services in Dublin and you should continue to engage with Dublin City Council in this regard.

More generally, the response to Domestic, Sexual and Gender-Based Violence (DSGBV) is a cross-Departmental and multi-agency issue, with overall policy coordinated by the Department of Justice. Responsibility for the development and provision of services to support victims rests with the Minister for Justice working in conjunction with Cuan.

Working with Cuan, the Department of Housing supports the development of Domestic Violence Refuges through the Capital Assistance Scheme (CAS). Eighteen priority areas have been identified nationally for the development of Domestic Violence Refuges. CAS provides up to 100% capital funding to Approved Housing Bodies to advance Domestic Violence Refuge projects in partnership with Domestic Violence groups. The Department and the Housing Agency work closely with the relevant local authorities and Cuan to support, provide technical advice, and advance these projects from initial design through to construction and completion.

The Department has also published "Domestic Violence Refuge Accommodation Project Brief Design Guidelines" to assist Approved Housing Bodies and their design teams develop funding applications for Domestic Violence Refuges. My Department is also funding a project manager for such projects to help Approved Housing Bodies effectively and efficiently navigate the development process. These collaborative supports have noticeably enhanced the ability of groups to navigate early stages of project development, including with the identification and purchase of suitable sites and developing viable proposals.

Recognising the level of non-accommodation facilities needed for Domestic Violence Refuges is greater than typical social housing developments, the Department provides 100% CAS funding which also covers the full costs of ancillary services for residents, such as counselling rooms, children's spaces and secure outdoor spaces. This is a departure from the normal CAS model, which usually provides reduced funding support for non-accommodation facilities, and ensures there isn't an undue fundraising burden placed on Domestic Violence Groups advancing priority refuge projects.

Thank you for your correspondence.

Yours sincerely,

Jack Savage

Private Secretary

**Sent:** Monday 14 July 2025 12:22

**To:** Corporate.Services@fingal.ie

**CC:**

**Subject:** DES-CU-03344-2025

**Attachments:**

---

Ms. Ciara O'hAodha

Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: DES-CU-03344-2025

14th July 2025

Dear Ms. O'hAodha,

I refer to your recent email to the Minister for Education and Youth, Ms. Helen McEntee TD, regarding the location of Ériu Community College.

The decision to permanently locate Ériu Community College in Hollywoodrath was made after officials of the department undertook analysis of a range of data sources including an examination of address details of all pupils living in the greater Dublin 15 area. This data provides evidence of where children enrolled in those schools actually live and how far they travel to school each day. It established that there is currently a lot of movement of pupils out of the communities in which they live to attend post primary school. This is most acute in the Mulhuddart\_Tyrellstown\_D15 School Planning Area, where enrolment numbers are significantly less than the school going population. Recent analysis has shown that there is greater current and projected future demand for additional post-primary school places in the Mulhuddart\_Tyrellstown\_D15 school planning area (SPA) compared to the Blanchardstown SPAs.

Only 40% of the post primary pupils living in Mulhuddart\_Tyrellstown SPA attend schools located in Mulhuddart\_Tyrellstown SPA while a further 27% of these pupils attend post primary schools located in the Blanchardstown SPAs.

The department also sought updated information on proposed residential developments and housing completions in the Hansfield and greater Dublin 15 School Planning Areas from Fingal County Council. My department is satisfied that existing post primary provision, including available capacity in Hansfield ETSS & Edmund Rice College, along with the planned project to increase capacity at Castleknock Community College will adequately cater for children living in those areas. This level of existing and proposed provision will facilitate the relocation of Ériu Community College to the more suitable location of Hollywoodrath.

Locating Ériu Community College permanently on this site will accommodate the current and projected future demand for post primary places in the Mulhuddart\_Tyrrelstown\_D15 SPA and will, in turn, free up capacity in the Blanchardstown post primary schools.

Hansfield Educate Together Secondary School and Colaiste Pobail Setanta in the Blanchardstown\_WestD15 SPA and Scoil Phobail Chuil Mhin, Blakestown Community School and Hartstown Community School in the BlanchardstownVge\_D15 SPA were established to serve their school planning areas respectively. My department is satisfied that these schools can adequately cater for children residing in these areas.

Any additional capacity needed in Blanchardstown to meet rising demand from new residential development in the area can be catered for with extensions to the existing post primary schools.

It is acknowledged that re-locating the school may cause difficulty for some of the current school community. However, it is hoped that the impact will be reduced with careful management by the school authority. It is anticipated that the current school population will be close to completing post primary education in advance of the re-location.

This decision aligns with the principles of sustainable and compact growth, aiming to position school capacity close to the residential areas it serves and at the heart of the community. Moreover, it will provide permanent accommodation for Ériu Community College in a shorter period than would be achievable at its current location.

Yours sincerely,



---

Stephen O'Brien

Private Secretary

## COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

THURSDAY 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 29

#### TOURISM GROUP IN DUBLIN 15 - AI105280

#### **Motion: Councillor M. McCamley**

“That the Chief Executive engage with interested people with a view to setting up a dedicated Dublin 15 Tourism Group.”

#### **Report:**

The Tourism Development team has developed a collaboration framework for the County to connect local businesses, stakeholders, organisations and community groups to work together on shared goals which support delivery of the Fingal Tourism Strategy and Food & Drink Policy.

As part of this, the team is also actively engaging with and supporting local sector stakeholders to encourage the establishment of a Dublin 15 Group to support and drive tourism development in the area.

#### **Source of Report:**

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 and General Matters)**

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 30**

#### **LOCAL AREA PLAN FOR MEAKSTOWN - AI105763**

##### **Motion: Councillor P. Quinlan**

"That this Committee unequivocally commits the Council to the delivery of a Local Area Plan for Meakstown that:

- (1) Delivers essential facilities and services for residents' benefit, while mitigating negative impacts from the rapidly growing foreign national community.
- (2) Prohibits all further Large-scale Residential Developments under the Planning and Development Act 2000 (as amended), to avoid infrastructure overload and identity erosion."

##### **Report:**

The Fingal County Development Plan 2023-2029 details the local area plans, framework plans and masterplans to be prepared over the lifetime of the Plan. These include a Framework Plan for the Jamestown Industrial Estate (FP 11.C) to examine future rejuvenation opportunities for the lands. Otherwise, the future development of Meakstown is guided by the detailed policies and objectives contained in the Development Plan which include the land use zoning objectives for this area. Policy CSP21 also refers to Meakstown stating "Define the areas of Santry, Ballymun and Meakstown, Charlestown, Finglas and Lanesborough positively by the development and enhancement of greater connectivity links between these areas and the rest of Fingal."

The Council has delivered significant new community facilities in Meakstown in recent years with the opening of a new community centre in addition to a

community garden and playground, with the latter two projects part of the larger Lanesborough Park development.

Any applications for Large Scale Residential Development have to be assessed on their individual merits in accordance with the requirements of the Planning and Development Act 2000, as amended. The issue of school patronage is a matter for the Department of Education and Youth.

**Source of Report:**

Deirdre Fallon, Senior Planner, Planning & Development Department

## COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

THURSDAY 5<sup>th</sup> FEBRUARY 2026

#### ITEM NO. 31

### REPORT ON INCOME CEILING FOR SOCIAL HOUSING IN THIS LEA - AI105944

#### **Motion: Councillor B. Hanaphy**

"That the Chief Executive provide a report on the current income ceilings for the social housing list in this Local Electoral Area."

#### **Report:**

Income eligibility limits are advised to Housing Authorities by the Department of Housing, Local Government & Heritage in accordance with the Social Housing Assessment Regulations, as amended on 1<sup>st</sup> January 2023.

The Household Means Policy (<https://www.gov.ie/en/publication/fb1f2-social-housing-support-household-means-policy/>) provides details of how a household's income is assessed by Housing Authorities for social housing support. It includes information about what income is taken into account and what income is disregarded. Income assessed is net income.

The determination of whether an applicant household meets the income criteria is based on a calculation of their preceding 12 months' net average income prior to the date of assessment. An income assessment is carried out at the time of application and allocation to determine eligibility, but can be carried out at any time as required, including during the annual Housing Needs Assessment. The income of all persons aged 18 years and over included in a social housing application shall be assessed for the purposes of determining whether an applicant household meets the income requirements.

|                |                |                    |                       |                     |                        |                        |                                |                                |
|----------------|----------------|--------------------|-----------------------|---------------------|------------------------|------------------------|--------------------------------|--------------------------------|
| Single Adult   | 2 adults       | 1 adult<br>1 child | 1 adult<br>2 children | 2 adults<br>1 child | 2 adults<br>2 children | 2 adults<br>3 children | 2 adults<br>4 or more children | 3 adults<br>4 or more children |
| <b>€40,000</b> | <b>€42,000</b> | <b>€41,000</b>     | <b>€42,000</b>        | <b>€43,000</b>      | <b>€44,000</b>         | <b>€45,000</b>         | <b>€46,000</b>                 | <b>€48,000</b>                 |

Income bands are expressed in terms of a maximum net income threshold for a single person household, with an allowance of 5% for each additional adult household member subject to a maximum allowance under this category of 10% and 2.5% for each child.

**Source of Report:**

Linda McDonald, Administrative Officer, Housing Department.

## **COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 32**

#### **CLARIFICATION ON TRAIN AT CLONSILLA STATION - AI106041**

##### **Motion: Councillor J. Walsh**

“That the Chief Executive writes to Irish Rail seeking clarification on why the train from Clonsilla to the M3 Parkway is left idling at Clonsilla for 15 of every 20 minutes, from 6.30am to 11.45pm, causing noise and air pollution and requesting that Irish Rail find a different solution to avoid pollution, especially in a residential area.”

##### **Report:**

If this motion is passed; the terms therein will be forwarded to Irish Rail and when a reply is received the Area Committee will be informed.

##### **Source of Report:**

Ciara O hAodha, Senior Executive Officer, Corporate Services.

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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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 33**

#### **IMPLEMENTATION OF DUNSINK LAP - AI106054**

##### **Motion: Councillor JK. Onwumereh**

“That the Chief Executive give consideration to the implementation of a Local Area Plan for the wider Dunsink area that would evaluate the adequacy of existing and future infrastructures in the adjoining areas, such as road network and permeability, traffic management, schools, community centres, and shopping facility, as well as the overall impact on liveability and wellbeing of residents, in view of ongoing variation plans for housing delivery in this Local Electoral Area.”

##### **Report:**

The strategic location and development potential of lands at Dunsink is recognised in the Fingal County Development Plan 2023-2029. The land is subject to a number of land use zonings including ‘RA’ (residential). As per the Development Plan, a mixed use district is envisaged for the area in which residential use and supporting social infrastructure and local services will be provided as part of the development of Dunsink, reducing the need for future residents to travel for day-to-day needs. Objective CSO31 of the Plan is to:

“prepare a local statutory plan for the Long Term Strategic Reserve lands at Dunsink during the lifetime of this Development Plan, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation strategy to enable sustainable regeneration and development of the area that is cognisant of, and sensitive to the significant historic buildings within the area including the nationally important architectural heritage site of Dunsink Observatory. This plan shall include Dunsink Observatory lands and the provision of a Planetarium.”

Local Objective 104 of the Development Plan states that the Council will have due regard to the Fingal County Council document 'Feasibility Study – Dunsink Lands, Co. Dublin' (February 2022) and its accompanying statements (comprising Surface Water Management Plan, Transport Appraisal and Area Based Transport Assessment) in the preparation of a local area statutory plan for lands at Dunsink in order to ensure the realisation of the development vision for Dunsink set out on p.26 of the Feasibility Study as follows: "Development of a low-carbon mixed-use transit-orientated urban quarter which prioritises active travel and public transport modes both within and outside, is well connected to the wider City via high quality public transport and active travel infrastructure and seeks to protect and enhance the environmental and historic character of the area."

It is currently proposed, as part of Variation No. 1 to the Fingal County Development Plan, to prepare a Local Area Plan for Dunsink which will provide a "coherent vision, detailed objectives and clear design principles to guide future growth. The Local Area Plan will ensure that development is aligned with wider national and regional policy while also addressing housing need, economic opportunity and associated services and amenities, transport connectivity, environmental protection and climate resilience".

The feasibility study prepared to date in conjunction with the proposed local statutory plan/area plan will ensure that a comprehensive approach is taken to the development of the Dunsink lands and address the issues of infrastructure and community development.

**Source of Report:**

Deirdre Fallon, Senior Planner, Planning & Development Department

## **COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 35**

#### **MONTHLY UPDATE ON VACANT COUNCIL HOUSES - AI106175**

##### **Motion: Councillor E. Troy**

"That the Chief Executive provides a monthly update of every unoccupied Council house in this Local Electoral Area, and how many bedrooms are in each property?"

##### **Report:**

The number of voids and the status of works are reported monthly through the Chief Executive's Report, circulated to all Elected Members.

Bedroom size and granular local data is not reported as it directly determines eligibility for allocation and is therefore a core element of the Housing Allocation Scheme. Publicly releasing bedroom numbers or localised data of vacant units is not advisable for the following reasons;

- It could inadvertently identify future or past tenants and poses security issues for vacant properties.
- It can create unrealistic expectations among applicants who believe they may be in line for a particular property; may drive increased queries, representations, or pressure on staff regarding specific units; and
- can undermine the fairness and impartiality of the allocations process, which must operate strictly according to need and in line with the Scheme.

To maintain a transparent and equitable system, operational details relating to individual properties will not be published.

The Housing Department does intend to look at particular estates from time to time where there may be a higher number of voids, in order to provide more detailed updates directly to councillors where specific local updates are required. For example, following a recent community engagement exercise in Corduff, led by the Community Department, the issue of vacant council properties was identified as a local concern. In this particular instance, the higher number of vacant properties is due to an upcoming pyrite remediation programme, and a requirement to retain unoccupied units to facilitate temporary decanting of Council tenants whilst works are undertaken. In such cases, this context and rationale will be communicated to councillors and the local community through various channels.

Where Elected Members require additional detail, this can be provided on request through the appropriate channels, in a manner that fully complies with the Councils obligations.

**Source of Report:**

Emma Maxwell, Administrative Officer, Housing Department.

**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

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

**THURSDAY 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 36**

**AIRPORT BUS FOR DUBLIN 15 - AI106308**

**Motion: Councillor A. Donnelly**

“That the Chief Executive writes to the Minister for Transport and the National Transport Authority seeking an interim solution to the lack of an airport bus, (put back to 2027) by examining other options such as the extension of the W4 bus to the airport.”

**Report:**

If this motion is passed; the terms therein will be forwarded to the Minister for Transport and the National Transport Authority and when a reply is received the Area Committee will be informed.

**Source of Report:**

Ciara O hAodha, Senior Executive Officer, Corporate Services.

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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 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 37**

**DUNSINK LAP RENAMING - AI106325**

**Motion: Councillor T. Leddy**

“That the Chief Executive refer the upcoming Dunsink Local Area Plan to the Naming and Commemorative Committee with the view to suitably renaming it.”

**Report:**

It is not within the remit of the Naming and Commemorative Committee to name a Local Area Plan.

It is proposed to prepare a statutory plan for the Dunsink area. Consideration will be given during the plan preparation process to an appropriate name for the plan.

**Source of Report:**

Deirdre Fallon, Senior Planner, Planning & Development 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 5<sup>th</sup> FEBRUARY 2026**

**ITEM NO. 38**

**GHOST BUSES IN DUBLIN 15 - AI106223**

**Motion: Councillor J. Walsh**

“That the Chief Executive write to the National Transport Authority and Dublin Bus to highlight the unacceptable level of 'ghost buses' on routes in Dublin 15, particularly the 37 route where this problem is well established, and to request details of the action being taken by state agencies to provide a reliable, sustainable bus service.”

**Report:**

If this motion is passed; the terms therein will be forwarded to the National Transport Authority and Dublin Bus and when a reply is received the Area Committee will be informed.

**Source of Report:**

Ciara O hAodha, Senior Executive Officer, Corporate Services.

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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 5<sup>th</sup> FEBRUARY 2026**

#### **ITEM NO. 40**

#### **CHILDCARE FUNDING IN DUBLIN 15 - AI106493**

##### **Motion: Councillor A. Donnelly**

“That the Chief Executive write to the Minister for Children asking for clarity on funding schemes for childcare in Dublin 15, similar to those childcare facilities that are provided for in new housing estates such as Castlefield Hall, to be run on a not-for-profit basis, in light of the recent proposal by Government to provide a budget of €177 million to provide thousands of childcare places over the next four years.”

##### **Report:**

If this motion is passed; the terms therein will be forwarded to the Minister for Children and when a reply is received the Area Committee will be informed.

##### **Source of Report:**

Ciara O hAodha, Senior Executive Officer, Corporate Services.

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