

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: Corporate.Services@fingal.ie

County Hall
Swords
Co. Dublin

Monday, 23 March 2026

To Each Member of the Variations No1 and No.2 of the Fingal Development Plan 2023 – 2029

Dear Councillor

A meeting of the **Variations No1 and No.2 of the Fingal Development Plan 2023 – 2029** will be held in the **Council Chamber - County Hall, Swords** at **3.00 pm** on **Monday, 30th March, 2026** to consider the following Agenda:

Yours Faithfully

B. Murray
Meetings Administrator
Planning and Development

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the Corporate Services Department on corporate.services@fingal.ie

A G E N D A

1 Variation No. 2

To consider the Chief Executive's Report on the submissions received on proposed variation No. 2 to the Fingal County Development Plan 2023-2029 under Section 13 of the Planning and Development Act, 2000 (as amended).

2 Variation No. 1

To consider the Chief Executive's Report on the submissions received on proposed variation No. 1 to the Fingal County Development Plan 2023-2029 under Section 13 of the Planning and Development Act, 2000 (as amended).

3 Councillor David Healy - Proposal to Retain Existing Zoning for Site 4.1

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 4.1.

4 Chief Executive's Recommendation – Fingal Development Plan Sheet 4

Make the variation as proposed, subject to the following modification: Extend the Masterplan Objective 4.B Balrothery East to include the proposed Site 4.1 School Lane, Balrothery, on Sheet 4 of the Fingal Development Plan 2023-2029.

5 Councillor David Healy - Proposal to Retain Existing Zoning for Site 5.1

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold

planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 5.1.

6 Councillor Brendan Ryan: Remove the Council-Owned Green Belt Lands on the Eastern Side of the Golf Links Road in Skerries from Variation No.1 - AI107660

That the Chief Executive removes the Council-owned green belt lands on the Eastern side of the Golf Links Road in Skerries from Variation No1, in order to retain an important green belt at this location.

7 Councillor David Healy - Proposal to Retain Existing Zoning for Site 6A.1

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 6A.1.

8 Councillor David Healy - Proposal to Retain Existing Zoning for Site 6A.2

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 6A.2.

9 Councillor David Healy - Proposal to Retain Existing Zoning for Site 9.1

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.1.

10 Councillor David Healy - Proposal to Retain Existing Zoning for Site 9.2

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.2.

11 Councillor David Healy - Proposal to Retain Existing Zoning for Site 9.3

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.3.

12 Councillor Brian McDonagh: 9.3 Greenwood Kinsealy. A1107651

That the Chief Executive exclude 9.3 Greenwood Kinsealy on the following planning grounds.

- Lack of transport infrastructure
- Lack of school places in Portmarnock Malahide area
- Protect the Strategic greenbelt between Kinsealy, Malahide and Portmarnock
- Downstream flooding effects

13 Councillor David Healy - Proposal to Retain Existing Zoning for Site 9.4

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.4.

14 Councillor Brian McDonagh: 9.4 Kinsealy, Lane Kinsealy. AI107642

That the Chief Executive exclude 9.4 Kinsealy lane Kinsealy from the variation on the following planning grounds.

- Conserve the greenbelt between Kinsealy, Portmarnock and Malahide
- Poor transport infrastructure into Kinsealy
- Effect of surface water on downstream flooding
- Lack of school places
- Sufficient zoned land in the area.
- Premature phasing for the overall zoning of land in the area.

15 Councillor David Healy - Proposal to Retain Existing Zoning for Site 9.5

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability

of maintaining green belt and rural zonings, and the risk that developing this site could increase local flood vulnerability, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.5.

16 Councillor Brian McDonagh: 9.5 Hole in the Wall road. AI107643

That the Chief Executive remove 9.5 Hole in the Wall road.

Conserve the greenbelt between Dublin City and Portmarnock

Lack of school places in the area.

Flooding impact on course and flooding history in the area.

already Sufficient zoned land in the area.

Premature phasing for the overall zoning of land in the local area.

17 Councillor David Healy - Proposal to Retain Existing Zoning for Site 13.1

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 13.1.

18 Councillor Gerard Sheehan: Flood Risk Management. AI107656

In relation to site 13.1 (west of Barnhill) that this Council shall complete a full stage 3 site specific flood risk assessment in accordance with the planning system and Flood Risk Management Guidelines (2009) due to the presence of an OPW identified unmapped watercourse and unresolved flood behaviour.

19 Councillor Gerard Sheehan: Independent assessment of Drainage Capacity. AI107657

In relation to site 13.1 under variation No.1 that the Council confirm through an independent assessment it can verify the capacity and long term resilience of the existing culvert and drainage infrastructure

serving the Barnhill Stream.

20 Councillor Gerard Sheehan: Masterplanning. AI107658

In relation to site 13.1 under Variation No.1 that the council prepare a comprehensive Masterplan for the full Barnhill Landholding to avoid fragmented development, ensure coherent open space provision, and comply with compact growth principles.

21 Councillor John Walsh: Motion on Variation No.1, Sheet 13, 13.1 (Barnhill). AI107673

That this Council resolves to undertake a site specific flood risk assessment of the lands west of Barnhill highlighted in Sheet 13.1 before proceeding with the proposed rezoning of these lands from GB to RA.

22 Chief Executive's Recommendation – Fingal Development Plan

Sheet 13, 13.1 West of Barnhill, Dublin 15 Amend the proposed variation to retain the existing GB-Greenbelt zoning as it relates to the extent of Flood Zone B (see map in Appendix 2).

23 Councillor David Healy - Proposal to Retain Existing Zoning for Site 13.2

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 13.2.

24 Councillor John Walsh: Motion on Variation No.1, Sheet 13, 13.2 (Clonsilla Road). AI107662

Motion on Variation No.1, Sheet 13, 13.2

That this Council resolves to remove the proposed rezoning from Open Space (OS) to Residential Area (RA) set out in Sheet 13.2 (Clonsilla Road) from Variation No.1 to the Fingal Development Plan.

Planning rationale:

1. This proposed rezoning would compromise the potential for recreational amenities on and/or adjacent to these lands and create a conflict with a separate proposal by Fingal Council for water based sports and recreational activity under the ORIS scheme in line with the Fingal Tourism Strategy.
2. The proposed rezoning fails to protect the distinctive character of the Royal Canal by removing open space between the new St. Joseph's development and the Royal Canal.

25 Chief Executive's Recommendation – Fingal Development Plan, Appendix 4

Table 1-Strategic Water Supply, p.63. Project Name-Eastern Midlands Water Supply Scheme Make the variation as proposed, subject to the following modification:

Amend the proposed wording in Variation No. 1 as follows:

~~Uisce Eireann are in the process of preparing a SID planning application to An Coimisiún Pleanála for the scheme.~~ **Uisce Eireann have recently lodged a planning application to An Coimisiún Pleanála for the project.**

26 Chief Executive's Recommendation – Dunsink Urban Area Plan

Chapter 2, Section 2.4.1 New LAPs, page 61

Omit the proposed amended text on 2.4.1 New LAPs, page 61

Chapter 2, Section 2.4.1 New LAPs, page 61

Omit the proposed amendment to Table 2.16 Schedule of Local Area Plans to be commenced over the Plan Period.

Chapter 2, Section 2.7.2, Role of Each Settlement

After the 4th paragraph, page 76 Include the following text:

Dunsink

The planning and sustainable development of this strategic land bank will be advanced through an Urban Area Plan ~~a Local Area Plan~~, to be prepared within the lifetime of the Plan, which will provide a coherent vision, detailed objectives and clear design principles to

guide future growth. The Urban Area Plan ~~Local Area Plan~~ will ensure that development is aligned with wider national and regional policy while also addressing housing need, economic opportunity and associated services and amenities, transport connectivity, environmental protection and climate resilience.

Chapter 2, Section 2.7,2 Policies and Objectives, page 80 Amend the text as follows:

Objective CSO31 – Dunsink

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

Appendix 8, Map Based Local Objectives, page 227 Amend the following:

Local Objective 104

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

- 27 Councillor Gerard Sheehan: Require a full infrastructure sequencing and servicing strategy before zoning Dunsink. AI107661**

That the Council require a comprehensive infrastructure sequencing and servicing strategy for Dunsink—including water, wastewater, drainage, transport, schools, and community facilities—before adopting any zoning changes under Variation No. 1, to ensure that development is infrastructure-led and consistent with national policy.

28 Councillor Gerard Sheehan: Require a Local Transport Plan (LTP) for Dunsink. AI107659

That the Council defer adoption of any zoning or development-enabling objectives for Dunsink under Variation No. 1 until a Local Transport Plan is prepared in accordance with the NTA's Area-Based Transport Assessment (ABTA) methodology, and in consultation with the NTA and TII, as recommended by the NTA submission.

29 Councillor David Healy - Local Objective for Development at Dunsink

"That in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, and of developing locations in close proximity to public transport and services at higher densities, to achieve consistency with national and regional planning policies, and in light of the recommendation in the submission by Iarnród Éireann which reads "IÉ suggests that, with the provision and proximity of a high-capacity rail network, the density and design of development provided for at the Dunsink area should be at the upper end of densities provided for in the Sustainable Residential Development and Compact Settlement Guidelines and with provision of high quality active travel and accessible routes to train stations." the Variation be amended to include the following Local Objective on the Dunsink lands: "With the provision and proximity of a high-capacity rail network, the density and design of development provided for in the Dunsink area shall be at the upper end of densities provided for in the Sustainable Residential Development and Compact Settlement Guidelines and shall include provision of high quality active travel and accessible routes to train and light rail stations".

30 Councillor Kieran Dennison: Annual Schedule of residential units for Variation No.1. AI107523

That the Chief Executive, having regard to the submission of the Office of the Planning Regulator in January, set out and publish a quantified annual schedule of residential units at Dunsink and at each of the other locations in Variation No.1 anticipated to be commenced and

completed in each year of the 2025 -2029 period based on:
 the earliest likely date of adoption of Urban Area Plan or other
 statutory framework;
 confirmed infrastructure sequencing;
 confirmed transport programming;
 reasonable development lead-in period; and
 standard construction and market absorption rates;

Reason

The OPR has advised that the Planning Authority must consider the realistically anticipated level of near-term housing delivery at Dunsink within the lifetime of the current Development Plan.

31 Councillor Kieran Dennison: Further Variation to the Development Plan. AI107524

That the Chief Executive, having regard to the submission of the Planning Regulator dated 29 January 2026 and noting that Observation No.1 on Variation No.1 advises the Planning Authority to consider the realistically anticipated level of near-term housing delivery at Dunsink within the lifetime of the current Development Plan, initiates a further Variation to the Development Plan to identify additional serviced or serviceable lands capable of delivery within the current plan period to ensure compliance with national housing completion requirements.

Reason

The OPR has advised that the Planning Authority must consider the realistically anticipated level of near-term housing delivery at Dunsink within the lifetime of the current Development Plan.

32 Councillor David Healy - Green Belt and Rural Zonings in the County

That, in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, and of redeveloping underused urban and brownfield sites, especially locations in close proximity to public transport and services, and the desirability of improving walking and cycling access in the town of Balbriggan, to achieve consistency with national and regional planning policies, the Chief Executive bring forward a Variation to zone the lands identified in Submission FIN-C906-812, and marked on the attached map which is

extracted from that submission, as RA.

33 Councillor David Healy - Local Objective for Improved Walking and Cycling Access

That, to achieve consistency with national and regional planning policies as regards facilitating and prioritising active travel and transport-oriented development, a local objective to improve walking and cycling access be attached to the lands identified in Submission FIN-C906-812, and marked on the attached map which is extracted from that submission.

34 Councillor David Healy - Rezoning Proposal Between Navan Road Parkway and Travelodge

That in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, of developing locations in close proximity to public transport and services, and of protecting local wetlands, to achieve consistency with national and regional planning policies, and in light of submission FIN-C906-606, the Chief Executive bring forward a Variation to zone the lands currently zoned HT between Navan Road Parkway train station and the Travelodge marked on the attached map as MRE.

35 Councillor David Healy - Variation for RA Zoning Near Navan Road Parkway

That in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, of developing locations in close proximity to public transport and services, and of protecting local wetlands, to achieve consistency with national and regional planning policies, and in light of submission FIN-C906-606, the Chief Executive bring forward a Variation to zone the lands currently zoned HT between Navan Road Parkway train station and the Travelodge marked on the attached map as RA.

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**Variations No. 1 and No.2 of the Fingal Development Plan 2023-
2029**

MONDAY 30th March 2026

ITEM NO. 01

Variation No. 2

To consider the Chief Executive's Report on the submissions received on proposed variation No. 2 to the Fingal County Development Plan 2023-2029 under Section 13 of the Planning and Development Act, 2000 (as amended).

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**Variations No. 1 and No.2 of the Fingal Development Plan 2023-
2029**

MONDAY 30th March 2026

ITEM NO. 02

Variation No. 1

To consider the Chief Executive's Report on the submissions received on proposed variation No. 1 to the Fingal County Development Plan 2023-2029 under Section 13 of the Planning and Development Act, 2000 (as amended).

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 03

Proposal to Retain Existing Zoning for Site 4.1

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 4.1.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed site 4.1, School Lane, Balrothery, which amounts to 3.9 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the

subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 04

Chief Executive's Recommendation – Fingal Development Plan Sheet 4

Make the variation as proposed, subject to the following modification: Extend the Masterplan Objective 4.B Balrothery East to include the proposed Site 4.1 School Lane, Balrothery, on Sheet 4 of the Fingal Development Plan 2023-2029.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 05

Proposal to Retain Existing Zoning for Site 5.1

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 5.1.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed Site 5.1, Holmpatrick, Skerries, which amounts to 10.5 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the

subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 06

Remove the Council-Owned Green Belt Lands on the Eastern Side of the Golf Links Road in Skerries from Variation No.1 AI107660

Motion: Councillor B. Ryan

That the Chief Executive removes the Council-owned green belt lands on the Eastern side of the Golf Links Road in Skerries from Variation No1, in order to retain an important green belt at this location.

Report:

The content of the motion and associated rationale is noted.

The motion relates to proposed Site 5.1 – Holmpatrick, Skerries and seeks the removal of the Council owned green belt lands from Variation No. 1.

A map to illustrate the lands in question has not been provided.

The land owned by Fingal County Council in this area are subject to two zonings: GB-Greenbelt and OS-Open Space, with the majority of the lands being zoned as OS-Open Space. The entirety of the Fingal land measures 3.08 ha, of which 0.63 ha are zoned Greenbelt.

In light of the lack of clarity regarding the intent of the motion, it is not considered appropriate to amend the proposed zoning.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 07

Proposal to Retain Existing Zoning for Site 6A.1

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 6A.1.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed Site 6A.1, Causetown, Lusk, which amounts to 3.6 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The analysis also draws on work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the shared focus on identifying serviced lands suitable for development. The RZLT process is evidence-based and subject to public consultation, and therefore provides a robust basis for assessing existing serviced residential land. Lands excluded from RZLT are not currently serviced and therefore cannot be considered as short-term available lands for the purposes of the Settlement Capacity Audit, in line with the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 08

Proposal to Retain Existing Zoning for Site 6A.2

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 6A.2.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed site 6A.2 Racecourse Road, Lusk, which amounts to 5.7 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The

focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and

result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 09

Proposal to Retain Existing Zoning for Site 9.1

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.1.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed site 9.1 Seamount, Malahide, which amounts to 6.4 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The

focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and

result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 10

Proposal to Retain Existing Zoning for Site 9.2

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.2.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed Site 9.2 Broomfield West, Malahide, which amounts to 10.8 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support

sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 11

Proposal to Retain Existing Zoning for Site 9.3

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.3.

Report:

The content of the motion and associated rationale is noted.

The motion requests that Site 9.3, Greenwood, Kinsealy, which amounts to 1.2 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The

focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and

result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 12

Exclude 9.3 Greenwood Kinsealy. AI107651

Motion: Councillor B. McDonagh

That the Chief Executive exclude 9.3 Greenwood Kinsealy on the following planning grounds.

- Lack of transport infrastructure
- Lack of school places in Portmarnock Malahide area
- Protect the Strategic greenbelt between Kinsealy, Malahide and Portmarnock
- Downstream flooding effects

Report:

The content of this motion is noted.

This motion relates to Site 9.3 Greenwood Kinsealy and seeks the removal of these lands, which amount to 1.2 hectares, from the proposed variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and

the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The proposed rezonings in the Proposed Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance.

Based on the Settlement Capacity Audit prepared to inform the proposed variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period, to support sustainable population growth for the County. The proposed removal of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County in line with national guidance.

In addition, the rezoning of the proposed lands at Greenwood, Kinsealy would not undermine the overall strategic purpose of the greenbelt at Kinsealy in demarcating the village and would not result in the amalgamation of Kinsealy with other settlements.

Fingal County Council are actively progressing a significant infrastructural programme of works to support sustainable and active modes of transport in Kinsealy. The Kinsealy Walking and Cycling scheme aims to provide high-quality walking and cycling routes between Kinsealy and Portmarnock train station and will form a key active travel route linking Kinsealy and its residential development to services and amenities in the local and wider area, including sustainable public transport at Portmarnock train station. Following a non-statutory public consultation in January 2025, the options report and preferred route drawings were published in September 2025. The Kinsealy to Portmarnock project is now in Phase 3 (Preliminary Design & Environmental Screening) with a view to preparing and submitting a planning application in 2027. It is also noted that any future development proposals would require traffic impact assessment and consideration of the potential for impacts on the local and wider area, including the identification of appropriate mitigation measures where relevant. Having regard to this, it is considered that adequate transport infrastructure will be in place to facilitate the development of these lands.

A comprehensive Strategic Flood Risk Assessment has been undertaken for the proposed variation including proposed Site 9.3 and is included in the documents accompanying the proposed variation. This notes that the site is wholly in Flood Zone C and is therefore appropriate for the proposed residential use as per 'The Planning System and Flood Risk Management Guidelines for

Planning Authorities' (2009). Any future development proposals on the subject lands will also require further site-specific Flood Risk Assessment to fully consider any potential for flood risk from any additional sources at the time of the application. Furthermore, any future development proposals on the subject lands would be required to provide a comprehensive surface management plan for the site, in line with relevant guidance, which incorporates Sustainable Drainage Systems (SuDs) measures to accommodate surface water within the site and therefore prevent impacts on downstream lands.

Fingal County Council works closely with the Department of Education and Youth, and will continue to do so, in order to maintain existing school sites and prioritise sites for future schools in the county through the strategic planning and development management processes to facilitate the delivery of necessary school places.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 13

Proposal to Retain Existing Zoning for Site 9.4

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.4.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed Site 9.4 Kinsealy Lane, Kinsealy, which amounts to 7.1 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support

sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO. 2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 14

Exclude 9.4 Kinsealy, Lane Kinsealy. AI107642

Motion: Councillor B. McDonagh

That the Chief Executive exclude 9.4 Kinsealy lane Kinsealy from the variation on the following planning grounds.

- Conserve the greenbelt between Kinsealy, Portmarnock and Malahide
- Poor transport infrastructure into Kinsealy
- Effect of surface water on downstream flooding
- Lack of school places
- Sufficient zoned land in the area.
- Premature phasing for the overall zoning of land in the area.

Report:

The content of this motion and associated rationale is noted.

This motion relates to Site 9.4 Kinsealy Lane and seeks the removal of these lands, which amount to 7.1 hectares, from the proposed variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance.

Based on the Settlement Capacity Audit prepared to inform the proposed variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period, to support sustainable population growth for the County. The proposed removal of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County in line with national guidance.

The proposed rezoning of these lands and their development is not considered to be premature having regard to the limited extent of undeveloped land available in the vicinity of the site. Furthermore, phasing requirements are not considered necessary given the limited scale of the lands in question, at 7.1 hectares and that the lands are readily serviced.

In addition, the proposed rezoning of the lands at Kinsealy Lane, Kinsealy would not undermine the overall strategic purpose of the greenbelt at Kinsealy in demarcating the village and would not result in the amalgamation of Kinsealy with other settlements.

Fingal County Council are actively progressing a significant infrastructural programme of works to support sustainable and active modes of transport in Kinsealy. The Kinsealy Walking and Cycling scheme aims to provide high-quality walking and cycling routes between Kinsealy and Portmarnock train station and will form a key active travel route linking Kinsealy and its residential development to services and amenities in the local and wider area, including sustainable public transport at Portmarnock train station. Following a non-statutory public consultation in January 2025, the options report and the preferred route drawings were published in September 2025. The Kinsealy to Portmarnock project is now in Phase 3 (Preliminary Design & Environmental Screening) with a view to preparing and submitting a planning application in 2027. It is also noted that any future development proposals would require traffic impact assessment and consideration of the potential for impacts on the local and wider area, including the identification of appropriate mitigation measures where relevant. Having regard to this, it is considered that adequate transport infrastructure will be in place to facilitate the development of these lands.

A comprehensive Strategic Flood Risk Assessment has been undertaken for the proposed variation including proposed Site 9.4 Kinsealy Lane and is included in

the documents accompanying the proposed variation. This notes that the site is wholly located in Flood Zone C and is therefore appropriate for the proposed residential use as per 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009). Any future development proposals on the subject lands will also require further site-specific Flood Risk Assessment to fully consider any potential for flood risk from any additional sources at the time of the application.

Furthermore, any future development proposals on the subject lands would be required to provide a comprehensive surface management plan for the site, in line with relevant guidance, which incorporates Sustainable Drainage Systems (SuDs) measures to accommodate surface water within the site and therefore prevent impacts on downstream lands.

Regarding concerns relating to education provision in the context of the proposed change in zoning, Fingal County Council works closely with the Department of Education and Youth, and will continue to do so, in order to maintain existing school sites and prioritise sites for future schools in the county through the strategic planning and development management processes to facilitate the delivery of necessary school places.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 15

Proposal to Retain Existing Zoning for Site 9.5

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, and the risk that developing this site could increase local flood vulnerability, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 9.5.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed Site 9.5 Hole in the Wall Road, which amounts to 2.7 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the

subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 16

Remove 9.5 Hole in the Wall Road. AI107643

Motion: Councillor B. McDonagh

That the Chief Executive remove 9.5 Hole in the Wall road.

- Conserve the greenbelt between Dublin City and Portmarnock
- Lack of school places in the area.
- Flooding impact on course and flooding history in the area.
- already Sufficient zoned land in the area.
- Premature phasing for the overall zoning of land in the local area.

Report:

The content of this motion is noted.

This motion relates to Site 9.5 Hole in the Wall Road and seeks the removal of these lands, which amount to 2.7 hectares, from the proposed variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The proposed rezonings in the Proposed Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period, to support sustainable population growth for the County. The proposed removal of the subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County in line with national guidance.

The proposed rezoning of these lands and their development is not considered to be premature having regard to the limited extent of undeveloped land available in the vicinity of the site. Furthermore, phasing requirements are not considered necessary given the limited scale of the lands in question, at 2.7 hectares, and that the lands are readily serviced.

In addition, the rezoning of the proposed lands at Site 9.5 Hole in the Wall Road would not undermine the overall strategic purpose of the greenbelt and would not result in the amalgamation of different settlements.

Regarding concerns relating to education provision in the context of the proposed change in zoning, Fingal County Council works closely with the Department of Education and Youth, and will continue to do so, in order to maintain existing school sites and prioritise sites for future schools in the county through the strategic planning and development management processes to facilitate the delivery of necessary school places.

A comprehensive Strategic Flood Risk Assessment has been undertaken for the proposed variation including proposed Site 9.5 Hole in the Wall Road and is included in the documents accompanying the proposed variation. This notes that the site is wholly located in Flood Zone C and is therefore appropriate for the proposed residential use as per 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009). Any future development proposals on the subject lands will also require further site-specific Flood Risk Assessment to fully consider any potential for flood risk from any additional sources at the time of the application.

Furthermore, any future development proposals on the subject lands would be required to provide a comprehensive surface water management plan for the site, in line with relevant guidance, which incorporates Sustainable Drainage Systems

(SuDS) measures to accommodate surface water within the site and therefore prevent impacts on downstream lands.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 17

Proposal to Retain Existing Zoning for Site 13.1

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 13.1.

Report:

The content of the motion and associated rationale is noted.

The motion requests that proposed site 13.1, West of Barnhill, Dublin 15, which amounts to 9.1 hectares, is not zoned for residential use under the Proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the

subject lands would undermine the evidence-based capacity framework and result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 18

Flood Risk Management AI107656

Motion: Councillor G. Sheehan

In relation to site 13.1 (west of Barnhill) that this Council shall complete a full stage 3 site specific flood risk assessment in accordance with the planning system and Flood Risk Management Guidelines (2009) due to the presence of an OPW identified unmapped watercourse and unresolved flood behaviour.

Report:

The content of this motion is noted.

This motion relates to site 13.1 West of Barnhill and seeks the preparation of a full stage 3 site specific flood risk assessment based on the content of the motion.

A Strategic Flood Risk Assessment was carried out for Proposed Variation no. 1 which included site 13.1 West of Barnhill. As set out in Section 2.2.6 of the Chief Executive's Report in response to the OPW submission, detailed modelling work was undertaken in respect of the unmapped watercourse at Barnhill. This illustrated that a small area of the southeast corner of the lands in question is located in Flood Zone B. This area largely relates to the existing dwellings present on these lands. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009), it is therefore recommended in the Chief Executive's Report that the variation is amended to retain the existing GB-Greenbelt zoning as it relates to the extent of Flood Zone B.

As such, the preparation of the proposed variation, including the lands subject to this motion, has undergone an appropriate level of flood risk assessment.

In addition, any future development proposals on the subject lands will also require a site-specific Flood Risk Assessment to fully consider any potential for flood risk from any additional sources at the time of application.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 19

Independent assessment of Drainage Capacity AI107657

Motion: Councillor G. Sheehan

In relation to site 13.1 under variation No.1 that the Council confirm through an independent assessment it can verify the capacity and long-term resilience of the existing culvert and drainage infrastructure serving the Barnhill Stream.

Report:

The content of this motion is noted.

The motion relates to Site 13.1 West of Barnhill and seeks verification on the capacity and long-term resilience of the existing culvert and drainage infrastructure serving the Barnhill Stream.

A Strategic Flood Risk Assessment was carried out for Proposed Variation no. 1 which included site 13.1 West of Barnhill. A Strategic Flood Risk Assessment was also prepared for Variation No. 2 to the Fingal Development Plan which relates to the Barnhill Area. The flood risk assessments were carried out to the appropriate level of detail required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) to inform land use zoning decisions.

A commensurate flood risk assessment would be carried out at planning application stage in accordance with the requirements of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009).

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 20

Masterplanning AI107658

Motion: Councillor G. Sheehan

In relation to site 13.1 under Variation No.1 that the council prepare a comprehensive Masterplan for the full Barnhill Landholding to avoid fragmented development, ensure coherent open space provision, and comply with compact growth principles.

Report:

The content of this motion is noted.

This motion relates to site 13.1 West of Barnhill and seeks the preparation of a masterplan for the full landholding. A map of the landholding has not been submitted with the motion.

Variation No. 1 proposes the re-zoning of 9.1 hectares of land from GB-Greenbelt to RA-Residential Area. The preparation of a masterplan is not considered necessary having regard to the provisions of the Fingal County Development Plan 2023-2029 which provide a comprehensive and robust framework to guide future development in the area.

It is a key focus of the Development Plan to ensure that new development in the County is accompanied by the required community, educational, transport, drainage and recreational infrastructure to ensure the provision of sustainable development. As part of the development management process, planning applications are required to address this requirement and submit detailed proposals in respect of access, pedestrian and cycle connections, water supply,

wastewater and drainage infrastructure. The Development Plan also contains detailed policy and objectives in respect of open space provision, with open space required to be delivered in tandem with residential development. Planning applications must demonstrate compliance with these requirements. In addition, objective DMSO78 of the Fingal Development Plan 2023-2029 requires the preparation of a community and social infrastructure audit for planning applications for developments of 50 or more residential units to assess the provision of community and social infrastructure and whether there is a need to provide additional facilities to cater for the proposed development.

All of the foregoing ensures that an integrated and coordinated approach is taken to the development of lands, that necessary infrastructure including open space will be delivered in a timely manner and therefore that development does not occur in a fragmented manner.

The Development Plan requires that residential development promotes appropriate densities, having regard to factors including the location of the site, accessibility to public transport and the principles of sustainability, compact growth and consolidation. Policies CSP2 and CSP15 specifically relate to compact growth and regeneration stating:

Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.

National policy in respect of density, as articulated in the 'Sustainable Residential Developments and Compact Settlements Guidelines for Planning Authorities', which promotes compact urban development is also applicable to any development proposals which may be brought forward for these lands.

It is therefore considered that the current policy framework is sufficiently robust to ensure that any future development proposals are delivered in a co-ordinated manner, aligned with the timely provision of infrastructure, services and amenities and consistent with the principles of compact growth and sustainable development patterns, without the need for a masterplan for the subject lands.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 21

Undertake a Site Specific Flood Risk Assessment of the Lands West of Barnhill Highlighted in Sheet 13.1 - AI107673

Motion: Councillor J Walsh

That this Council resolves to undertake a site specific flood risk assessment of the lands west of Barnhill highlighted in Sheet 13.1 before proceeding with the proposed rezoning of these lands from GB to RA.

Report:

The content of this motion is noted.

This motion relates to site 13.1 West of Barnhill and seeks the preparation of a site specific flood risk assessment.

A Strategic Flood Risk Assessment was carried out for Proposed Variation no. 1 which included site 13.1 West of Barnhill. As set out in Section 2.2.6 of the Chief Executive's Report in response to the OPW submission, detailed modelling work was undertaken in respect of the unmapped watercourse at Barnhill. This illustrated that a small area of the southeast corner of the lands in question is located in Flood Zone B. This area largely relates to the existing dwellings present on these lands. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009), it is therefore recommended in the Chief Executive's Report that the variation is amended to retain the existing GB-Greenbelt zoning as it relates to the extent of Flood Zone B.

As such, the preparation of the proposed variations, including the lands subject to this motion, has undergone an appropriate level of flood risk assessment.

In addition, any future development proposals on the subject lands will also require further site-specific Flood Risk Assessment to fully consider any potential for flood risk from any additional sources at the time of application.

On this basis, the request set out in the motion should be rejected.

Chief Executive's Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023- 2029

MONDAY 30th March 2026

ITEM NO. 22

Chief Executive's Recommendation – Fingal Development Plan

Sheet 13, 13.1 West of Barnhill, Dublin 15 Amend the proposed variation to retain the existing GB-Greenbelt zoning as it relates to the extent of Flood Zone B (see map in Appendix 2).

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 23

Proposal to Retain Existing Zoning for Site 13.2

Motion: Councillor David Healy

That in light of the additional settlement capacity represented by sites not included in the Settlement Capacity Audit, which already hold planning permissions or are zoned and ready for development based on existing or imminent infrastructure as identified in submissions, and the feasibility of housing zoning on other sites with current employment zonings as identified in submissions, and the desirability of maintaining green belt and rural zonings, to achieve consistency with national and regional planning policies, the variation be amended by not rezoning site 13.2.

Report:

The content of this motion and associated rationale is noted.

The motion requests that proposed Site 13.2, Clonsilla Road, which amounts to 0.52 hectares, is not zoned for residential use under the proposed Variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The purpose of the Settlement Capacity Audit is to identify and distinguish lands within/adjacent to settlements on the basis of servicing and deliverability. The

focus of the exercise was to audit undeveloped lands which may potentially be delivered within the lifetime of the current Development Plan (i.e. to 2029). The output of this exercise was the identification of undeveloped zoned lands with no extant permission.

The settlement capacity analysis has drawn from the work undertaken in respect of the Residential Zoned Land Tax (RZLT), given the overlap in terms of identifying lands which are serviced and potentially available for residential development. The RZLT follows a specific process, which is subject to public consultation, and as a result represents an evidential basis to inform the Council's assessment of existing available and serviced residential zoned land and consequent requirement for additional residential zoned land in the context of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). At present the lands excluded from RZLT do not have essential infrastructure and therefore cannot be included in the settlement capacity audit's assessment of short-term land availability, as per the Development Plan Guidelines (2022).

Arising from this assessment, additional land for residential development is therefore necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance and are considered appropriate. Specifically, the proposed variation does not put forward any changes to existing employment zoned lands across the County as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a study would be more appropriately addressed through a full Development Plan review. Changes proposed to existing greenbelt zoned lands as part of the variation would not mitigate against the overall strategic purpose of greenbelts in demarcating individual settlements and would not result in the amalgamation of settlements.

Based on the Settlement Capacity Audit prepared to inform the proposed Variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period. The retention of these lands contributes to maintaining an adequate supply of lands to support sustainable population growth for the County. The proposed exclusion of the subject lands would undermine the evidence-based capacity framework and

result in a shortfall in achieving required housing growth requirements for the County.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 24

Remove the Proposed Rezoning from Open Space (OS) to Residential Area (RA) Set Out in Sheet 13.2 (Clonsilla Road) from Variation No.1 AI107662

Motion: Councillor J. Walsh

That this Council resolves to remove the proposed rezoning from Open Space (OS) to Residential Area (RA) set out in Sheet 13.2 (Clonsilla Road) from Variation No.1 to the Fingal Development Plan.

Planning rationale:

1. This proposed rezoning would compromise the potential for recreational amenities on and/or adjacent to these lands and create a conflict with a separate proposal by Fingal Council for water based sports and recreational activity under the ORIS scheme in line with the Fingal Tourism Strategy.
2. The proposed rezoning fails to protect the distinctive character of the Royal Canal by removing open space between the new St. Joseph's development and the Royal Canal.

Report:

The content of this motion and associated rationale is noted.

This motion relates to site 13.2 Clonsilla Road and seeks the removal of these lands, which amount to 0.52 hectares, from the proposed variation.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in

support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The proposed rezonings in the Proposed Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance.

Based on the Settlement Capacity Audit prepared to inform the proposed variation, the subject lands are identified as essential to meeting the County's projected growth targets for the remaining plan period, to support sustainable population growth for the County.

The Fingal Development Plan 2023-2029 at Section 9.6.3 (Protected Areas of Natural Importance) and Section 10.6 (Industrial Heritage) are clear in acknowledging the importance of the Royal Canal, a proposed Natural Heritage Area (pNHA), a key protected structure and ecological asset and requires that development along or within its vicinity, is sensitively designed and does not have a detrimental effect on the character of the Canal, its built elements and its natural heritage. Specifically objective HCAO49 of the Development Plan seeks to:

'Protect and enhance the built and natural heritage of the Royal Canal and ensure that development along it or within its vicinity is sensitively designed and does not have a detrimental effect on the character of the Canal, its built elements and its natural heritage values. Works to the built fabric of Royal Canal should have regard to the Waterways Ireland's Heritage Plan and Guidelines for Conservation of the Built Heritage – Repair and maintenance of heritage structures on the inland waterways of Ireland 2015.'

It is considered that relevant Fingal Development Plan provisions including objective HCAO49 are sufficiently robust to protect the natural heritage assets of the Royal Canal in any future development proposals in the area. It should also be noted that the site is not currently used as open space, and there are dwellings present on it.

In relation to the allocation of funding for a feasibility study relating to water-based recreational activities associated with the Royal Canal secured under the Outdoor Recreation Infrastructure Scheme (ORIS), it is not considered the proposed rezoning would directly impact the study or any result

of same. The feasibility study is considering the potential development of infrastructure to increase water-based activity on the Royal Canal including, but not limited to, kayaking, canoeing, stand-up paddleboarding and rowing at Callaghan Bridge, following a successful event as part of the Clonsilla Heritage Festival. The lands which are proposed to be rezoned are located some distance from the location at Callaghan's Bridge which was previously identified for the feasibility study.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 25

Fingal Development Plan, Appendix 4

Table 1-Strategic Water Supply, p.63. Project Name-Eastern Midlands Water Supply Scheme Make the variation as proposed, subject to the following modification:

Amend the proposed wording in Variation No. 1 as follows:

~~Uisce Eireann are in the process of preparing a SID planning application to An Coimisiún Pleanála for the scheme.~~ Uisce Eireann have recently lodged a planning application to An Coimisiún Pleanála for the project.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 26

Chief Executive's Recommendation – Dunsink Urban Area Plan

Chapter 2, Section 2.4.1 New LAPs, page 61

Omit the proposed amended text on 2.4.1 New LAPs, page 61

Chapter 2, Section 2.4.1 New LAPs, page 61

Omit the proposed amendment to Table 2.16 Schedule of Local Area Plans to be commenced over the Plan Period.

Chapter 2, Section 2.7.2, Role of Each Settlement

After the 4th paragraph, page 76 Include the following text:

Dunsink

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

Chapter 2, Section 2.7.2 Policies and Objectives, page 80

Amend the text as follows:

Objective CSO31 – Dunsink

Prepare an Urban Area Plan ~~a local statutory area plan~~ for the Long Term Strategic Reserve lands bank at Dunsink during the lifetime of this Development Plan, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation

strategy to enable sustainable regeneration and development of the area that is cognisant of, and sensitive to the significant historic 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.

Appendix 8, Map Based Local Objectives, page 227

Amend the following:

Local Objective 104

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

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 27

Require a Full Infrastructure Sequencing and Servicing Strategy Before Zoning Dunsink. AI107661

Motion: Councillor G. Sheehan

That the Council require a comprehensive infrastructure sequencing and servicing strategy for Dunsink—including water, wastewater, drainage, transport, schools, and community facilities—before adopting any zoning changes under Variation No. 1, to ensure that development is infrastructure-led and consistent with national policy.

Report:

The content of this motion is noted.

It should be noted that no change in zoning is proposed for the lands at Dunsink as part of proposed Variation No. 1. The variation proposes to remove the long term strategic designation from the lands at Dunsink and assign a housing allocation of 2,500 units to the area in the core strategy and prepare an urban area plan for Dunsink.

The forthcoming statutory urban area plan, which will be subject to a separate statutory plan process including statutory public consultation stages, is considered the most appropriate framework to advance a comprehensive phasing strategy for the plan area, based on collaboration with relevant infrastructure and service providers.

This approach will enable a co-ordinated alignment of infrastructure provision and service delivery in tandem with the scale of new development, to ensure that future growth is appropriately sequenced and sustainable. The Plan will also

include a monitoring framework, to track the implementation of plan objectives within its lifetime.

This plan led approach facilitates infrastructure-led development by embedding clear phasing mechanisms, thereby ensuring that essential infrastructure and services are delivered in tandem with new development.

It is envisaged that the statutory Urban Area Plan for the area will be placed on public display in early Q.2 of 2026.

As set out in the Chief Executive Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The allocation of 2,500 units to Dunsink is an integral part of the response to meeting the housing growth requirements. Variation No. 1 does not propose any change to the existing zoning of the Dunsink lands. The preparation of the Dunsink Urban Area Plan is the most suitable means of setting out an appropriate phasing strategy for the development of these lands and the issues raised will be considered in the Urban Area Plan.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

VARIATIONS NO. 1 AND NO.2 OF THE FINGAL DEVELOPMENT PLAN 2023-2029

MONDAY 30th MARCH 2026

ITEM NO. 28

Require a Local Transport Plan (LTP) for Dunsink. AI107659

Motion: Councillor G. Sheehan

That the Council defer adoption of any zoning or development-enabling objectives for Dunsink under Variation No. 1 until a Local Transport Plan is prepared in accordance with the NTA's Area-Based Transport Assessment (ABTA) methodology, and in consultation with the NTA and TII, as recommended by the NTA submission.

Report:

The content of this motion is noted.

It should be noted that Variation No. 1 does not propose any changes to the land use zoning objectives which are in place for Dunsink. The zoning objectives remain as adopted in the Fingal County Development Plan. The proposed variation seeks to remove the long-term strategic reserve objective from the Dunsink lands and facilitate the development of the lands within the lifetime of the current Development Plan.

The Chief Executive's Report on proposed Variation No. 1 to the Fingal County Development Plan 2023-2029 contains a detailed response to the submission received from the National Transport Authority.

The forthcoming statutory Urban Area Plan for Dunsink which will be subject to a separate statutory plan process including statutory public consultation stages is considered the most appropriate framework to advance a comprehensive transport plan for the area. This approach will enable a co-ordinated assessment

of land use, movement patterns, infrastructure capacity and phasing in an integrated manner.

Policy CMP4 of the Fingal Development Plan seeks to:

'Prepare Local Transport Plans based on the ABTA methodology in conjunction with the preparation of Local Area Plans, Masterplans, Framework Plans, and other large-scale studies and plans as appropriate, in consultation with the NTA and TII and other relevant stakeholders'.

To align with the provisions of policy CMP4, the forthcoming statutory plan for the area will be underpinned by a comprehensive Local Transport Plan, having regard to the ABTA methodology, in consultation with relevant transport providers and other relevant stakeholders.

The statutory plan for the area will be drafted having regard to such provisions and is considered sufficiently robust to ensure the preparation of a transport plan for the area.

The deferral of development enabling objectives for the strategic land bank at Dunsink based on the motion request would undermine the evidence-based capacity framework prepared as part of this proposed variation and would result in a shortfall in achieving required housing growth requirements for the County in line with national guidance.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 29

Local Objective for Development at Dunsink

Motion: Councillor David Healy

That in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, and of developing locations in close proximity to public transport and services at higher densities, to achieve consistency with national and regional planning policies, and in light of the recommendation in the submission by Iarnród Éireann which reads "IÉ suggests that, with the provision and proximity of a high-capacity rail network, the density and design of development provided for at the Dunsink area should be at the upper end of densities provided for in the Sustainable Residential Development and Compact Settlement Guidelines and with provision of high quality active travel and accessible routes to train stations." the Variation be amended to include the following Local Objective on the Dunsink lands: "With the provision and proximity of a high-capacity rail network, the density and design of development provided for in the Dunsink area shall be at the upper end of densities provided for in the Sustainable Residential Development and Compact Settlement Guidelines and shall include provision of high quality active travel and accessible routes to train and light rail stations".

Report:

The content of this motion is noted.

The proposed statutory Urban Area Plan for Dunsink, which will be subject to a separate statutory process including statutory consultation stages, is considered the most appropriate framework to comprehensively examine and establish principles relating to density, urban design and active travel provision.

As a statutory framework, this plan will provide the necessary policy context to promote compact growth, optimise the use of existing and planned services and integrate high quality walking and cycling infrastructure. This approach ensures that future development is guided by co-ordinated, plan-led objectives, facilitating the creation of compact, well-designed and accessible communities with sustainable mobility patterns, linking services and amenities.

The statutory land use plan for Dunsink will be drafted having regard to relevant Section 28 guidance set out in the 'Sustainable Residential and Compact Settlement Guidelines for Planning Authorities' (2024) which sets out the approach to density for strategic development lands in accessible locations. It is objective of the Guidelines that residential densities in the range 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin.

In addition, policy CSP14 of the Fingal Development Plan 2023-2029 relating to the consolidation and re-Intensification of infill/brownfield sites seeks to:

'Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built-up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.'

Objective CMO29 of the Fingal Development Plan 2023-2029 relating to the integration of public transport services and development seeks to:

'Work with the NTA, TII and other relevant national transport agencies to optimise accessibility to public transport, increase catchment and maximise permeability through the creation of high-quality walking and cycling routes linking to public transport stops.'

Local objective 112 of the Fingal Development Plan relating to the Dunsink lands seeks to:

'Include a pedestrian bridge from Navan Road Parkway Train station to Coolmine Rugby Club.'

It is considered that existing Section 28 guidance set out in the 'Sustainable Residential and Compact Settlement Guidelines for Planning Authorities' (2024), policy CSP14, objective CMO29 and local objective 112 as set out above, are sufficiently robust to support and guide higher density development and active travel linkages within the strategic landbank of Dunsink, in the context of the preparation of the statutory land use plan for the area. This plan will be drafted having regard to such provisions.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 30

Annual Schedule of residential units for Variation No.1. AI107523

Motion: Councillor K. Dennison

That the Chief Executive, having regard to the submission of the Office of the Planning Regulator in January, set out and publish a quantified annual schedule of residential units at Dunsink and at each of the other locations in Variation No.1 anticipated to be commenced and completed in each year of the 2025 - 2029 period based on:

the earliest likely date of adoption of Urban Area Plan or other statutory framework;

confirmed infrastructure sequencing;

confirmed transport programming;

reasonable development lead-in period; and

standard construction and market absorption rates;

Reason

The OPR has advised that the Planning Authority must consider the realistically anticipated level of near-term housing delivery at Dunsink within the lifetime of the current Development Plan.

Report:

The content of this motion is noted.

The Chief Executive's Report on proposed Variation No. 1 to the Fingal County Development Plan 2023-2029 contains a detailed response to the submission received from the Office of the Planning Regulator.

The purpose of Variation No. 1 is to address the shortfall in residential zoned land required to achieve the new and higher housing growth requirements for the period up to 2029 set by the National Planning Framework First Revision (2025) and the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' (2025). The 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' emphasise the need for lands to come forward for development within the remaining period of the plan. The lands identified in Variation No. 1, across the County and in Dunsink, have been selected on the basis that they are capable of delivery over the lifetime of the current development plan. Furthermore, the lands identified, including Dunsink, are serviced and/or require only local upgrades in order to accommodate development.

A statutory plan for Dunsink is currently under preparation and it is envisaged that this plan will be placed on public display in early Q2 of 2026. This plan will include a comprehensive phasing and sequencing framework, based on collaboration with relevant infrastructure providers and statutory agencies, to ensure the timely delivery of this strategic landbank, in tandem with necessary infrastructure and service provision. The Plan will also include a monitoring framework, to track the implementation of plan objectives within its lifetime. Key metrics will include housing delivery and the provision of the required necessary infrastructure.

Separately, as part of the advancement of the development of lands in Dunsink in a timely manner, an application has been made to the Housing Infrastructure Investment Fund. This application for over €48 million, involves the comprehensive upgrade and realignment of Scribblestown Lane and Dunsinea Lane and the provision of the Hamilton Way, an active travel greenway.

This project is step one in provision of enabling infrastructure for the Dunsink lands. These lands will deliver a significant quantum of new homes while also creating a sustainable, vibrant urban quarter. Phase 1 of these lands involves the provision of 2,500 homes during the lifetime of the Development Plan, with the remaining phases bringing forward further homes across the wider area.

Ongoing monitoring of housing land activation and housing delivery takes place within the County. Fingal County Council maintains a comprehensive and regularly updated database to monitor housing delivery on zoned residential development lands across the County. The database supports ongoing monitoring of housing supply to track progress from approval through to delivery,

identifies underutilised lands and informs decision making in relation to infrastructure provision.

The Council is committed to the continuous monitoring of housing delivery on all residential zoned development lands within the County and will continue to work with all stakeholders to ensure the delivery of housing in a sustainable, timely and plan led manner.

The Council will continue the preparation of updated reports in accordance with existing practices, to ensure alignment with overall plan objectives and population growth targets for the County, the provision of infrastructure and services with emerging residential growth and the initiation of any activation measures where required.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 32

Green Belt and Rural Zonings in the County

Motion: Councillor David Healy

That, in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, and of redeveloping underused urban and brownfield sites, especially locations in close proximity to public transport and services, and the desirability of improving walking and cycling access in the town of Balbriggan, to achieve consistency with national and regional planning policies, the Chief Executive bring forward a Variation to zone the lands identified in Submission FIN-C906-812, and marked on the attached map which is extracted from that submission, as RA.

Report:

The content of this motion and associated rationale is noted.

The subject lands are located on Dublin Road (R132), close to Balbriggan town centre and equate to 9.65 hectares. This motion seeks to change the existing GE-General Employment zoned lands to RA-Residential Area.

As set out in the Chief Executive's Report presented to the Elected Members at the Council meeting of December 2025, the settlement capacity analysis prepared in support of the variation and the updated core strategy as included in the proposed variation, the identification of additional land for residential development is necessary in order to meet the new and higher housing growth requirements set by the National Planning Framework First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The Development Plan promotes compact growth in existing settlements and development on brownfield/infill sites, but the new housing targets require further delivery beyond what is feasible on existing zoned lands. The rezonings proposed in Variation No. 1 to the Fingal Development Plan 2023-2029 have been thoroughly analysed in the context of the relevant national guidance. Section 2.3.3 of the Chief Executive's Report sets out the strategic context and planning rationale underpinning the proposed variation rezonings. These rezonings have been thoroughly analysed in the context of the relevant guidance at national level. The proposed variation has identified and zoned sufficient lands to meet the projected housing targets over the lifetime of the Development Plan to ensure that adequate capacity exists to meet these updated targets.

On this basis, the Chief Executive is satisfied that the proposed variation provides sufficient zoned land to meet the updated NPF growth requirements through a plan-led approach.

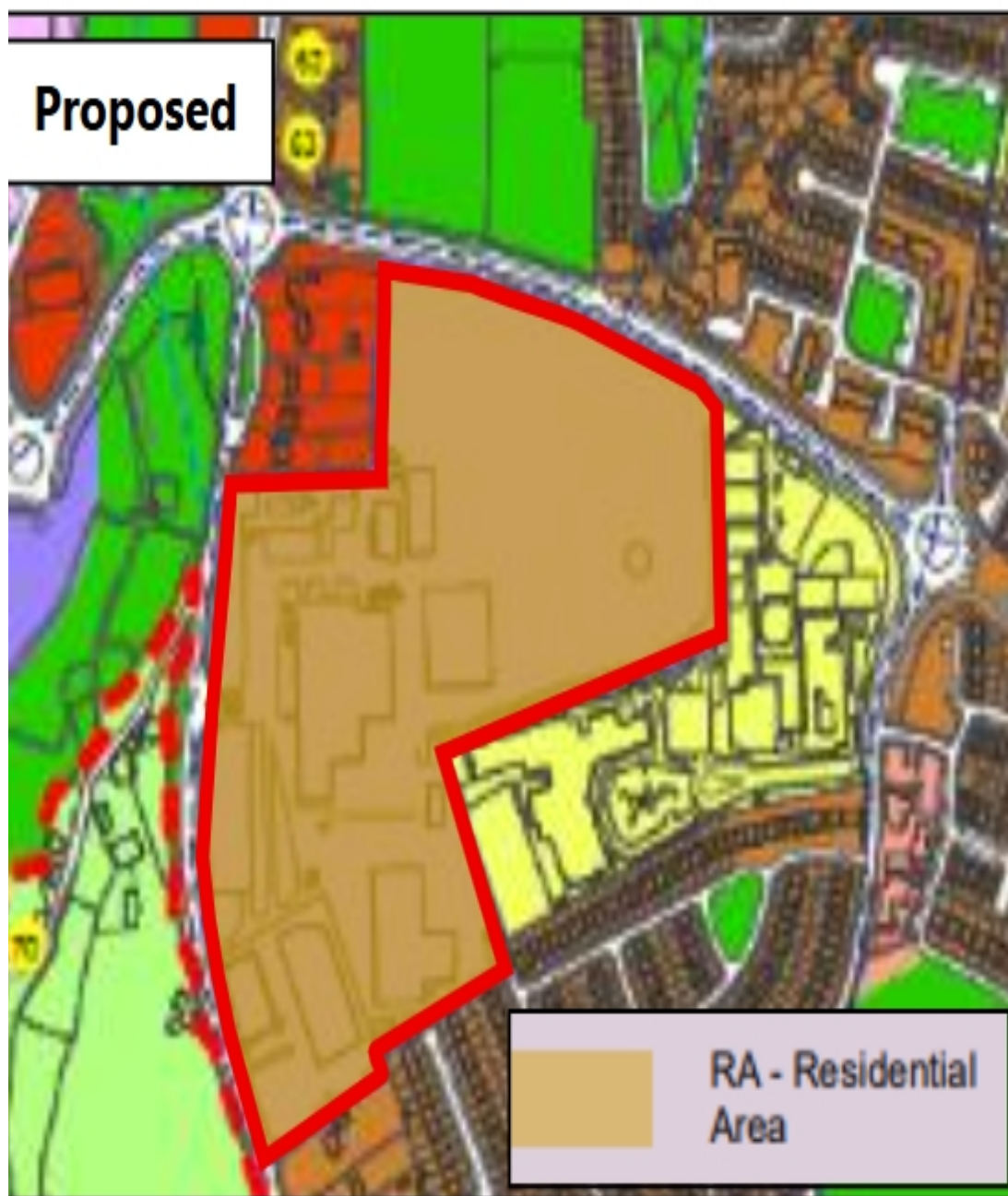
Furthermore, the proposed variation does not put forward any changes to existing zoned employment lands across the County for rezoning purposes as it is considered premature at this time in the absence of a wider examination and evidence-based study. Such a change would be more appropriately addressed through a full Development Plan review process which would ensure a strategic, integrated and evidence based-approach to employment land supply and the broader economic strategy for the County with appropriate public consultation and relevant environmental assessments.

The zoning of the subject lands to RA-Residential Area is not considered appropriate having regard to the matters outlined above.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change



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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 33

Local Objective for Improved Walking and Cycling Access

Motion: Councillor David Healy

That, to achieve consistency with national and regional planning policies as regards facilitating and prioritising active travel and transport-oriented development, a local objective to improve walking and cycling access be attached to the lands identified in Submission FIN-C906-812, and marked on the attached map which is extracted from that submission.

Report:

The content of this motion is noted.

This motion relates to lands on the Dublin Road (R132), close to Balbriggan town centre which equate to 9.65 hectares and requests the inclusion of a local objective in respect of walking and cycling access.

It is considered that this motion has to be assessed in the context of Item No. 32.

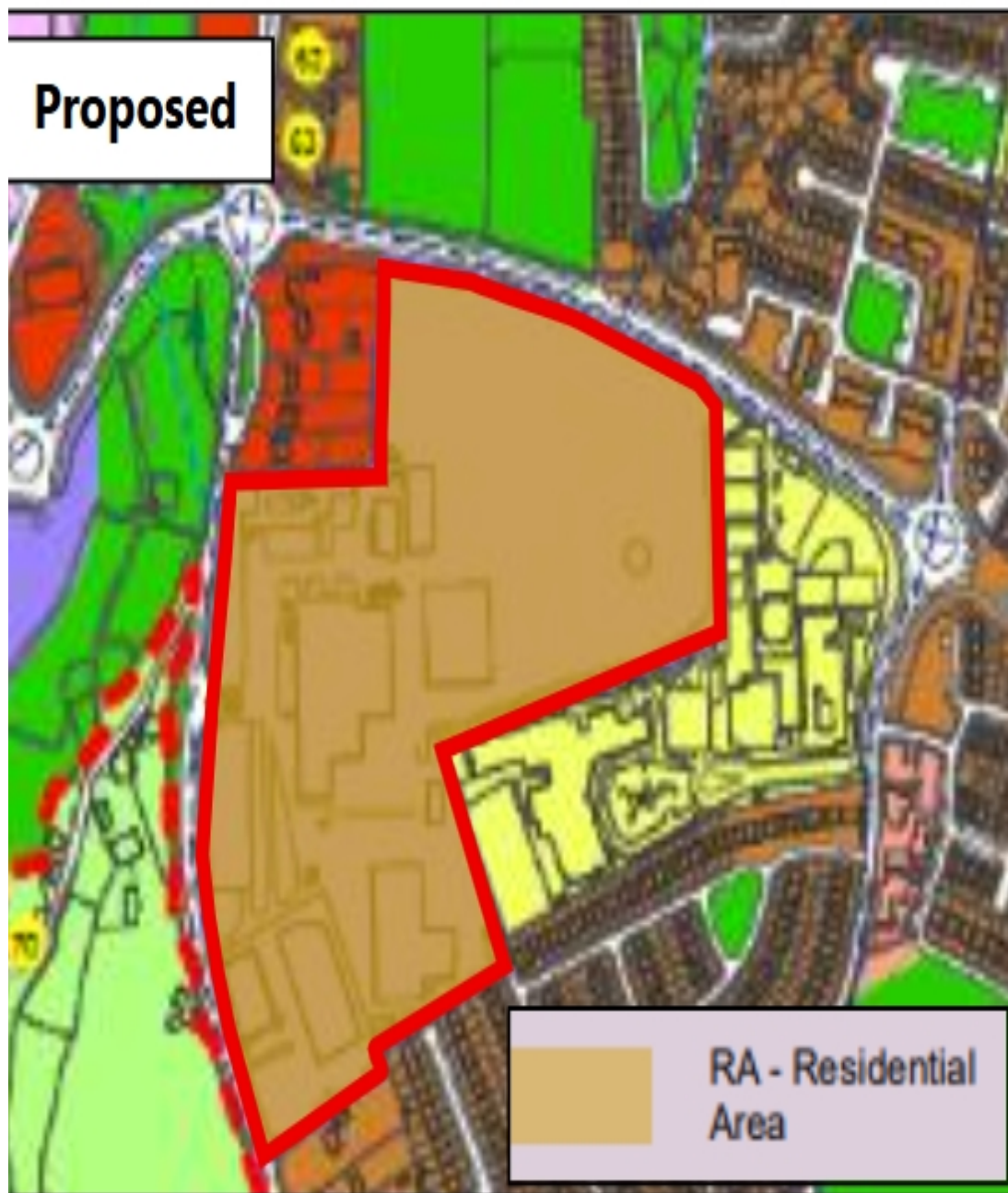
This preceding and directly related motion has already addressed the underlying rezoning request of the subject lands and concluded that the proposed rezoning is not appropriate for reasons outlined in the motion response.

On this basis, it is considered inappropriate to advance any local objectives pertaining to the subject lands as set out in this motion.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change



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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Variations No. 1 and No.2 of the Fingal Development Plan 2023-2029

MONDAY 30th March 2026

ITEM NO. 34

Rezoning Proposal Between Navan Road Parkway and Travelodge

Motion: Councillor David Healy

That in light of the desirability of maintaining green belt and rural zonings elsewhere in the county, of developing locations in close proximity to public transport and services, and of protecting local wetlands, to achieve consistency with national and regional planning policies, and in light of submission FIN-C906-606, the Chief Executive bring forward a Variation to zone the lands currently zoned HT between Navan Road Parkway train station and the Travelodge marked on the attached map as MRE.

Report:

The content of the motion and associated rationale is acknowledged.

The subject lands are located north of N3/ Navan Road and south of the Maynooth Rail line /Navan Road Parkway Rail Station and within the southern extremity of the strategic landbank of Dunsink. The subject lands equate to 18.7 hectares and are currently zoned HT-High Technology in the Fingal Development Plan 2023-2029.

This motion seeks to change the existing HT-High Technology zoned lands to MRE-Metro and Rail Economic Corridor. The proposed variation does not put forward any changes to existing zoned employment lands across the County for rezoning purposes as it is considered premature at this time to amend the zoning of existing employment zoned lands in the absence of a wider examination and evidence-based study. Such a change would be more appropriately addressed through a full Development Plan review. Addressing this matter through the formal Development Plan process ensures a strategic, integrated and evidence based-approach to employment land supply and the broader economic strategy

for the County with appropriate public consultation and relevant environmental assessments.

Furthermore, the subject lands form part of the strategic landbank of Dunsink which is subject to the forthcoming statutory Urban Area Plan for the area and a proposed change in zoning at this stage would be considered premature pending the finalisation of the comprehensive plan led approach to be established through the plan process for the area.

Section 2.3.3 of the Chief Executive's Report sets out the strategic context and planning rationale underpinning the proposed variation rezonings. These rezonings have been thoroughly analysed in the context of the relevant guidance at national level. The proposed variation has identified and zoned sufficient lands to meet the projected housing targets over the lifetime of the Development Plan to ensure that adequate capacity exists to meet these updated targets. On this basis, the Chief Executive is satisfied that the proposed variation provides sufficient zoned land to meet the updated NPF growth requirements through a plan-led approach.

The requested change in zoning of the subject lands to MRE-Metro and Rail Economic Corridor is therefore not considered appropriate having regard to the matters outlined above.

On this basis, the request set out in the motion should be rejected.

Recommendation:

No change.



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