

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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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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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 - A1107660

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. AI107651

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.
