

21st July 2023

Development Plan Team,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin,
K67 X8Y2.

Re: Adopted Fingal County Development Plan 2023-2029

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Fingal County Development Plan 2023-2029 (the Development Plan) by the members of Fingal County Council on the 22nd February 2023.

The Office also acknowledges receipt of your letter of 1st March 2023 further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the Development Plan in accordance with the legislative requirements set out in section 31(AM) of the Act and notes the decision of the planning authority not to comply in whole or in part, with a number of the recommendations included in its submission.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons of the chief executive and the elected members and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office.

You will be aware that the Office made a recommendation to the Minister regarding a proposed draft Direction in accordance with section 31(AM) of the Act in relation to the following recommendations of the Office:

- Recommendation 11 and MA Recommendation 5 Employment Zoned Land; and
- MA Recommendation 6 Noise Standards (Dublin Airport).

The Office has considered the CE Report on submissions with respect to the draft Ministerial Direction and has made further recommendations to the Minister regarding a Final Direction pursuant to section 31AN(4) of the Act.

With the exception of the specific matters raised in the 31 AM(8) notice, the Office welcomes the making of a six-year plan for the planning authority area, part of which is located within the Dublin Metropolitan Area Strategic Plan (MASP).

The Office appreciates the extent to which land use zoning objectives were included in the Development Plan for the metropolitan area and the settlements. The clear direction provided by the core strategy provides certainty for all parties, and will enable the planning authority to focus on qualitative planning issues, land activation and implementation in future local area plans.

Further, the Development Plan sets out a strategy to deliver national strategic outcomes such as compact development, placemaking, accessibility to high quality public transport corridors, and the support of a reduced carbon footprint through the creation of economic development and employment creation within areas that are identified for phased infrastructure investment.

Notwithstanding, there remains a concern with regard to the extent of lands included within the lower tier towns and villages. While the Office accepts the reasons set out by the planning authority in this regard, robust monitoring over the plan-period will be required to ensure each settlement grows in accordance with the provisions of the core strategy and at a sustainable and proportionate level commensurate to the infrastructure provision and capacities of each settlement.

Overall, however, the Office is satisfied with the manner in which the majority of its recommendations and observations were addressed.

In conclusion, the Office welcomes the adoption of the Development Plan, and looks forward to continued engagement with Fingal County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in blue ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end of the name.

Anne Marie O'Connor

Deputy Planning Regulator and Director of Plans Evaluations
