

10th February 2025

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

Re: Adopted Flemington Local Area Plan

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Flemington Local Area Plan (the Local Area Plan) by the members of Fingal County Council (Planning Authority) on 9th December 2024. The Office has reviewed the adopted Local Area Plan in accordance with the legislative requirements set out in section 31AO of the Planning and Development Act 2000, as amended.

The Office commends the Planning Authority in preparing a comprehensive, positive and implementation-focused strategy for the future development of Flemington that is consistent with national and regional policy objectives. The Local Area Plan very clearly reflects the vision of the Planning Authority where that vision is:

...to promote the sustainable development of the LAP lands at a level that is appropriate for the existing local context through the delivery of a new residential neighbourhood that will offer a variety of new homes and a quality place to live.

The lands at Flemington offer excellent potential to provide good quality and well located housing in a strong plan-led manner, and in an area with a strong need for housing. There is a welcome emphasis in the Local Area Plan on linking housing with the provision of community facilities, Sustainable urban Drainage Systems and high quality public open spaces to support the creation of sustainable communities at a location that is set to benefit from improved public transport services as outlined in the Greater Dublin Area Transport Strategy 2022-2042.

The preparation of four distinct character areas, that make up the Local Area Plan for Flemington, collectively facilitate a coordinated and integrated approach to the sustainable development of the lands during the lifetime of the Local Area Plan and beyond. It is commended how each character area is interdependent with each other and with the wider area, as is the two-phase approach to the sequential, orderly and sustainable development of the area.

The Office would like to thank the Planning Authority for engaging positively with the Office during the plan preparation process and for addressing the matters raised in the recommendations included in the Office's submission on the draft Local Area Plan. Notable inclusions in the adopted Local Area Plan arising from the recommendations of this Office have been noted with respect to the addition of Objective 5.14, relating to the density ranges of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) and the addition of Objective 6.11 with respect to engaging with public transport providers. Figure 6.10, which graphically represents how the future development of the lands at Flemington can benefit from existing and proposed active travel routes and bus stops, is commended. The interdependency of both will result in the successful sustainable future of Flemington.

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

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Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation
Designated Public Official under the Regulation of Lobbying Act 2015