

19th May 2026

Fingal County Council,
County Hall,
Main St.,
Swords,
Co. Dublin, K67X8Y2.

Re: Adopted Variation No. 1 to the Fingal Development Plan 2023-2029

A chara,

The Office of the Planning Regulator (Office) writes in relation to Variation No. 1 to the Fingal Development Plan 2023-2029 (Variation).

The Office welcomes the adoption of the Variation by the members of Fingal County Council (Planning Authority) on 30th March 2026 and looks forward to continued engagement with the Planning Authority in the implementation of national and regional policy at the local level.

In relation to the Variation, the Office notes that Observation No. 1 of the Office's submission to the proposed Variation advised the Planning Authority to provide more detail on the timeframe for the preparation of a statutory area plan for Dunsink. In this regard, the Office notes and welcomes that the preparation of a draft Urban Area Plan for Dunsink, together with a Strategic Flood Risk Assessment and Surface Water Management Strategy, is expected to be published in Q2 of 2026. The Office also welcomes that a funding application has been made under the Housing Infrastructure Investment Fund for the development of transport infrastructure to directly support the first phase of development in Dunsink.

In relation to lands at Lissenhall, the Office acknowledges that the required improvements to surrounding transport infrastructure including the delivery of the Metrolink are not expected to be operational within the current Development Plan period and, as such, the Planning Authority does not consider it appropriate to release any lands at Lissenhall for development at this time.

The Office remains of the view that as the Metrolink project moves to procurement and delivery stages, lands at Lissenhall, particularly state-controlled lands, could and should be released for development taking into account of the lead-time for planning and obtaining planning consent and linkage to progress on infrastructure delivery.

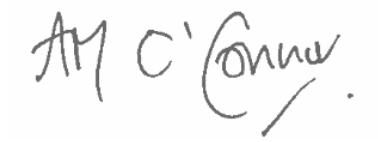
The Office notes, however, the Planning Authority's commitment to continue to monitor the provision of housing and the acknowledgment that a further variation may need to be undertaken where the Planning Authority determines that housing targets are at risk of not being achieved. In such an instance the Planning Authority acknowledges that alternative lands would need to be identified for development, including lands alongside high-capacity existing and proposed public transport corridors which may present an opportunity to deliver compact, sustainable growth in accordance with the principles of transport orientated development.

In this context, the Office believes that it is essential that the planning authority consider a number of discrete opportunity areas of the county working in partnership with adjoining planning authorities and infrastructure agencies to identify suitable locations for near-term development to inform any required future variation of the Development Plan. For example, potential opportunities could be examined for transport orientated development in and around Clonsilla train station and along the Northern Rail line.

In this regard, the Planning Authority should keep the Office informed about all emerging plans and their associated timeframes as such information becomes available.

Is mise le meas,

—

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

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015