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Representing: Blanchardstown-Castleknock-Clonsilla-Mulhuddart

By e-mailed to devplan@fingalcoco.ie
Senior Executive Officer,
Planning Department,
Fingal County Council
County Hall
Swords
Co. Dublin

19 April 2006

Dear Senior Executive Officer

On behalf of DUBLIN 15 COMMUNITY COUNCIL I wish to make the following observations on the call for submissions into the Local Area Plan for:- Lands at Hollywoodrath, Dublin 15

Infrastructure gaps have occurred in Dublin 15 over the last 20 years as a result of the rapid development of the Greater Blanchardstown Area, and particularly in the adjacent Tyrrellstown area where the provision of recreation, sporting and educational facilities has not kept pace with the development of new residential areas. These lands offer the opportunity to address existing needs.

1.0 General planning issue

The lands comprise approximately **30.17 hectares (74.55 acres)** and are zoned RS1:

“To provide for new residential communities in accordance with approved Local Area Plans and subject to the provision of the necessary social and physical infrastructure”

and include the Local Objective 251:

“To provide for a density of 5 houses per acre (12 per hectare).”

- We are concerned that the specific objective of a density of 5 houses per acre if applied uniformly across the area will not stand up to a objection to An Bord Pleanála. Experience has shown that the Bord will grant permission for higher densities than the development plan objective for the area citing the residential densities guidelines as government policy overriding the development plan objectives.
- In order to achieve development of a density of 5 houses per acre, the site will need to identify public open spaces and buffer zones with residentially zoned lands in the 14 – 20 houses per acre as per the residential densities guidelines for outer suburban areas.
- As the council is aware, it has proved extremely difficult to secure class 1 public open space for the Tyrellstown developments, with the council accepting a significant cash contribution in lieu of class 1 public open space. We believe the Hollywoodrath Local Area Plan provides the opportunity to address this major gap in facilities for the residents of the adjacent Tyrellstown and Hollywoodrath areas.

2.0 Sporting infrastructure deficit in Dublin 15 area.

2.1 Lack of facilities in the Dublin 15 area

We would like to draw attention to The Fingal Sports Strategy 2003-2007 published by the Fingal Sports Partnership (Fingal County Council, the County Dublin VEC and the Campus Stadium Ireland).

The report states (page 10):

“The largest single issue highlighted by sports clubs across Fingal was the access to, availability of, or the complete lack of facilities available to them to provide for their sport. The range of difficulties relating to facilities and grounds varied from security and safety of premises to lack of changing facilities or parking to unavailability of the desired facilities at appropriate times.

The situation relating to facilities is outlined in greater detail by the Collier & Broderick study. In some parts of the county there are proportionately less facilities per capita (this will be exacerbated by projected population growth) than in older longer established communities. This is the case in many parts of Dublin 15. While particular attention needs to be directed at these areas there are also needs in all of the areas across the county. The Collier & Broderick (p.21, 2002) study illustrates that 3 areas

(Blanchardstown, Castleknock and Swords) with the greatest growth in population between 1996 and 2002 are now the most deprived in terms of facilities compared with other parts of the county.”

Chapter 3 page 17 *“In Dublin 15 (greater Blanchardstown and Castleknock) which has 75,000 people and is expected to grow to 100,000 by the end of the decade there very few sports clubs proportionally when compared to the rest of the county. Map 1 illustrates this as there is a higher proportion of sports clubs with their own facilities along the coastal areas and in Swords.*

In addressing the disadvantage experienced by Dublin 15 and Swords area, we believe that the funding should be targeted at these areas. When we talk of disadvantaged areas, the Tyrellstown and Hollywoodrath areas are not areas that are associated with disadvantage. In the past clubs in similar areas would have fundraised to acquire playing fields, facilities etc

The issue that make it very difficult for sporting organizations on their own to provide facilities is the cost of acquiring lands. The situation arises due to speculative pressure on land in proximity to residentially zoned land in the Dublin 15 area which has made it virtually impossible for clubs to purchase their own lands.

2.2 Hollywoodrath Local Area Plan opportunity

In addressing the disadvantage detailed in “Fingal Sports Strategy 2003-2007” experienced by Dublin 15 and Swords area, we believe that the majority of the funding should be focused in these two areas rather than evenly distributed across the county. The opportunity to spend the significant cash contribution from the Tyrellstown developments, in lieu of class 1 public open space should be availed in the Hollywoodrath area.

We are available to discuss further any of the issues raised in our submission.

Yours sincerely,

Kieran O’Neill

Kieran O’Neill
Chairperson
Dublin 15 Community Council