



Opening Statement

Joint Committee on Housing, Planning, Community & Local
Government

On

Appropriate Use of Public Land

17th October 2018

Cathaoirleach, Committee members, thank you for the opportunity to appear before the Committee to discuss appropriate use of public land.

As expected, the focus of this statement is Fingal County Council and our approach to the development and use of public lands for the provision of housing and sustainable communities.

Fingal is the second largest of the four Dublin Local Authorities and Fingal County Council has the third biggest local authority catchment area in the country. The results from the Census 2016 show that Fingal is Ireland's fastest growing county with the youngest population and Balbriggan is the youngest town in the country. Fingal has a population of 296,214, an increase of 22,223 since 2011. This 8.1% increase is the highest of any county or city in the last five years and is over twice the national rate of increase.

Fingal County Council supports the on-going development of the County in accordance with the national, regional and local planning frameworks which Fingal have actively contributed to. Fingal County Council is committed to ensure the area develops in a sustainable way and supports the key principles of healthy placemaking, climate action and economic opportunity.

In terms of the key issues facing local authorities, and in turn impacting the consideration of the appropriate use of public land, it is well understood, that the under-supply of housing is a significant challenge. The Government's attention has been focused on addressing this through the Rebuilding Ireland Action Plan on Housing and Homelessness, which sets out a range of measures to accelerate supply. These include opening up land supply and public lands, funding for housing related infrastructure, planning reforms, provision of the NPF and measures to lower housing delivery costs and support construction innovation and skills.

The recently published National Economic and Social Council report "Urban Development Land, Housing and Infrastructure: Fixing Ireland's Broken System" (April 2018) noted with regard to Active Land Management, "publicly owned land plays an important role, allowing integrated urban development, provision of quality affordable housing and timely and cost-effective infrastructure"

It is Fingal's priority, in view of the current housing crisis, to form effective and innovative approaches to mobilise development land in both public and private ownership to create housing and quality urban neighbourhoods. Consequently, any development, including that of public land, is positioned against the national, regional and local policies and objectives. To this end, Rebuilding Ireland, the National Planning Framework, the Fingal Development Plan, LIHAF and other such policies and programmes set the context for future development. These enabling policies are now in place and will facilitate Fingal in developing sustainable communities.

Facilitating the provision of the right quantity of appropriate housing in the right locations that is accessible and affordable for all residents is crucial for Fingal County Council. To this end, there are currently 72 active private development sites which will deliver over 12,000

homes in the county. There is also existing planning permissions in place on a further 55 sites with capacity to deliver over 5,000 homes.

Figure 1 below outlines key highlights in relation to the delivery of housing in Fingal between Q2 2017 and Q2 2018.

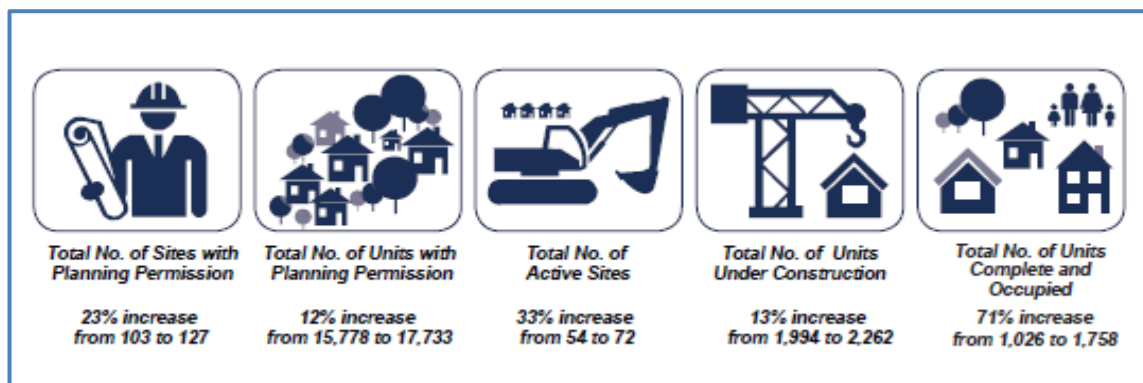


Figure 1: Growth Rates in Fingal between Q2 2017 and Q2 2018 as per the Housing Taskforce Returns

The provision of housing in Fingal, as with all planning authorities requires facilitating policies and principles within the County Development Plan and the core strategy. These policies enable the delivery of quality dwellings and help create and maintain sustainable communities and neighbourhoods.

In Fingal we have employed a number of policy responses to facilitate housing development, namely the adoption of a core strategy which allows for the development of 49,000 housing units on more than 1,700 hectares of zoned land. To ensure the development of sustainable communities that are economically, environmentally and socially healthy and resilient, significant masterplanning has been carried out and is ongoing. Furthermore, there are Local Area Plans in place across the County and others under draft. Hansfield Strategic Development Zone (SDZ) in Dublin 15 continues to work as a successful policy tool with a high rate of completions in Quarter 2, 2018.

The two figures below illustrate the huge changes in private house completions in Fingal as a whole from 2008 to date and, then, at a more local level in more recent times, across the 4 areas of Fingal, between 2015 and 2018, taken at July each year.

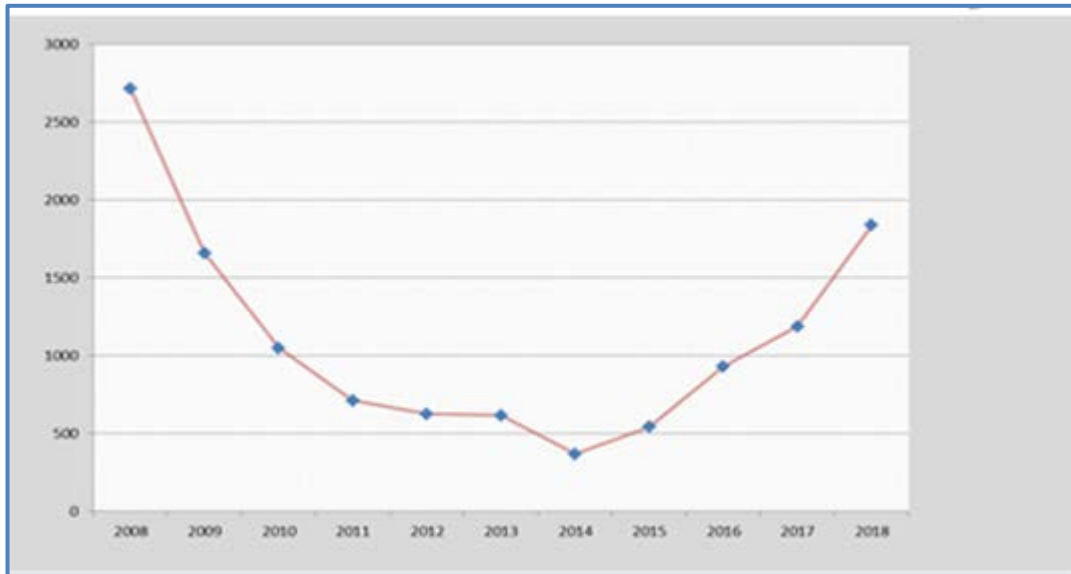


Figure 2: Housing Completions in the last 10 years

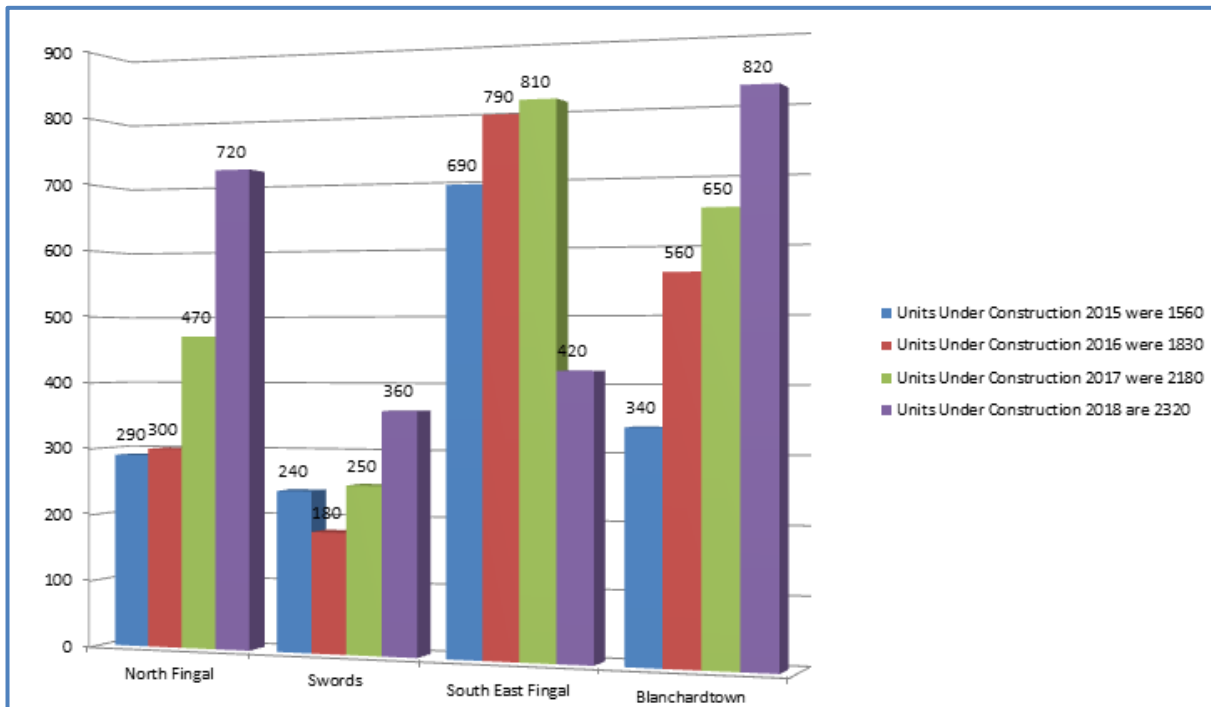


Figure 3: Total Number of Units under Construction per area, per year, 2015 - 2018 (July each year)

Fingal recognises the benefits of the parallel delivery of supporting infrastructure for the creation of successful communities. A review of the critical infrastructure required to unlock the significant residential zoned & serviced land-banks available in Fingal was undertaken as part of the preparation of the new Fingal Development Plan in 2015. On the back of the work carried out as part of this infrastructure audit, the Council sought funding from the Central Government LIHAF initiative launched in August 2016. Fingal County Council was successful in securing total LIHAF funding of €26.58 million for essential infrastructure required on three Multi-Unit Housing Development Sites (MUHDS), the second highest

allocation of the thirteen Local Authorities who were successful in receiving Ministerial approval in October 2017. In the short to medium term LIHAF funding will unlock 2,200 residential units on lands in Donabate, Swords and Baldoyle and approx. 7,000 residential units in the long term.

The extent of required infrastructure identified during this review for private and publicly owned land is shown in Figure 4 below.

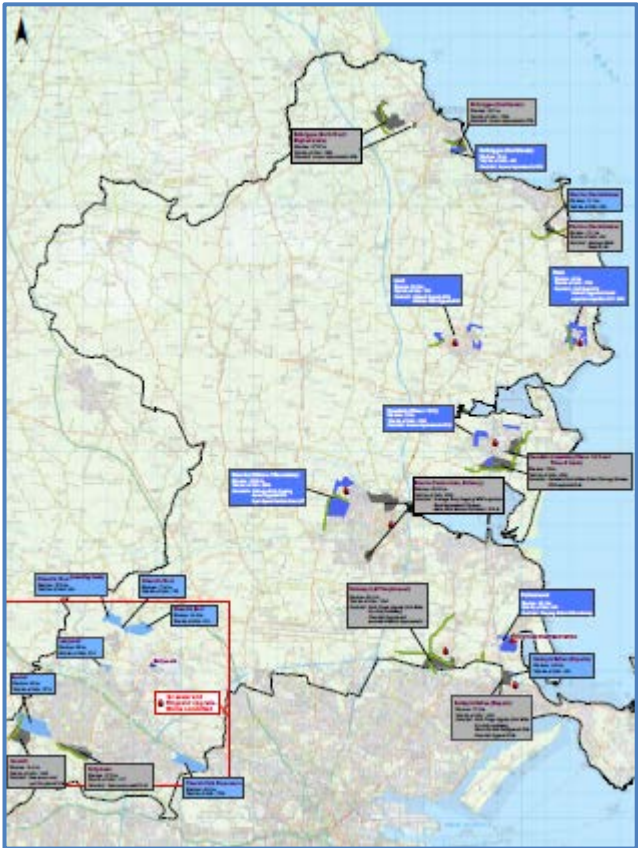


Figure 4: Future Development Constraints, identified in 2015, also included in the appendices.

Fingal is actively seeking the development of five key publicly owned sites for housing. These are located across the county and more detail regarding each site is provided in the appendices.

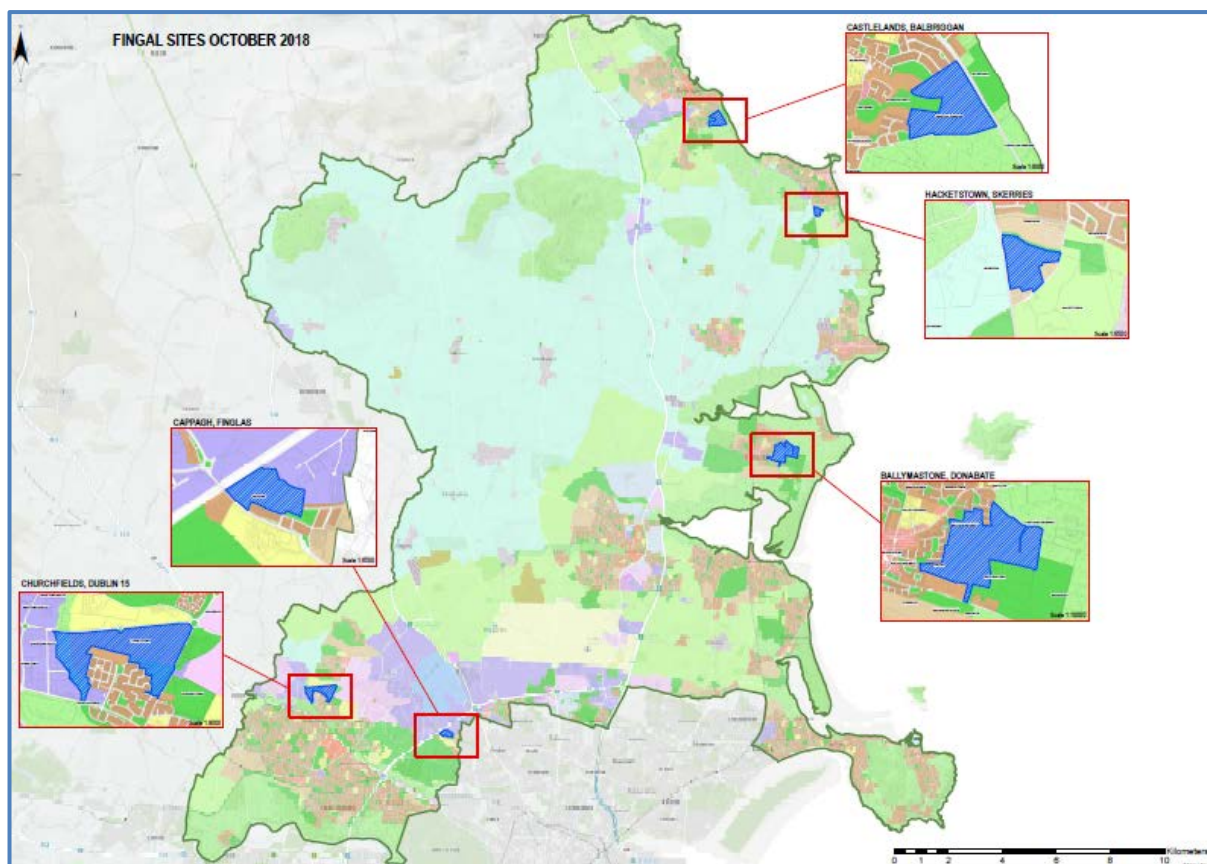


Figure 5: Fingal Development Sites (also in Appendices)

The sites are:

- Ballymastone, Donabate, Co. Dublin – wholly owned by Fingal County Council
- Cappagh, Cappagh Road, Dublin 11 – wholly owned by Fingal County Council
- Castlelands, Balbriggan, Co. Dublin – owned by the Housing Agency
- Churchfields, Mulhuddart, Dublin 15 – wholly owned by Fingal County Council
- Hacketstown, Skerries, Co. Dublin – owned by the Housing Agency

The Council's vision for these lands is to deliver successful and sustainable communities through the provision of high quality and attractive residential developments with a focus on best practice urban design and layout, and the provision of accessible community, open space and recreational facilities. These developments will provide an appropriate mix of house sizes, types and tenure to meet household needs and to promote balanced communities. These lands are key locations for population and employment growth aligned with committed infrastructural investments.

Project Talamh (an internal project office in Fingal) has been set up to co-ordinate and manage the development of these lands. This Programme Office analyses proposals to select the best approach to the projects and it co-ordinates resources to procure, manage and

deliver each project. It is essential these lands are developed in the most advantageous and efficient way for the council. To this end, the development approach is tailored for the individual requirements of each site and the adjoining area.

Fingal County Council is working collaboratively with relevant stakeholders to ensure the development of housing across these sites is facilitated. Our strategy is one that supports the creation of sustainable communities. We cater for all members of society and seek to deliver a range of house types and sizes, which will provide more opportunities for people to stay and live locally at every stage of their lives. In simple terms we want Fingal to grow in an organic sustainable way and ensure a seamless integration between established and new communities. The Development Plan sets the parameters for the development of these (and every other) sites and it is envisaged up to 3,730 homes could be provided here. (See table below).

The individual sites are at different points of the process. Fingal is open to working with all types of housing providers for a mix of tenure perspectives, such as private house builders and approved housing bodies, who may work together in developing these sites.

AREA	AREA (HA)	UNITS (Approximately)
BALLYMASTONE	36	1,200
CAPPAGH	8.2	200
CASTLELANDS	24.2	800
CHURCHFIELDS	25	1,200
HACKETSTOWN	7.3	330
Total Potential Housing in Fingal County Council Lands	100.7 ha	3,730

Figure 6: Potential Housing Units on Fingal Sites

Each site has individual development potential and constraints and significant work has been undertaken to analyse the site and develop an appropriate approach.

Ballymastone:

Ballymastone is located in Donabate, North County Dublin. This site has approximately 36 hectares available for residential development. The LIHAF funded Donabate Distributor Road currently under construction and due for completion in mid-2019 runs through the middle of this land. The Ballymastone lands are zoned for residential development in the Donabate LAP and the Fingal Development Plan.

A mixed tenure housing development is proposed for this area, which has the capacity to accommodate approximately 1,200 units. The Council has decided to procure the project through the Competitive Dialogue Procedure which began last week (11th October).

Works will progress on the Recreational Hub at Ballymastone, as also outlined in the Capital Programme. This hub is a key component for the development of Donabate and will provide 3 no. schools as well as sporting and recreational facilities.

Cappagh:

The site at Cappagh is located immediately south of the M50, adjacent to the National Orthopaedic Hospital and approximately 9km from Dublin City Centre. The lands are located between Finglas village and the M50 and are zoned RA – *‘Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure’*.

The site measures 8.2 hectares and it is expected approximately 200 mixed tenure units can be delivered here. At Cappagh, the site requires significant remediation works and a submission for funding under the Serviced Sites Fund has been made. Construction of homes on part of this site could start by the end of 2019.

Castlelands:

The Castlelands lands are strategically located to the south of Balbriggan and comprise approximately 24.2 ha, of which approximately 22 ha are zoned “Residential Area” (Provide for new residential communities, subject to the provision of the necessary social and physical infrastructure) and 2.2 ha are zoned “Open Space” (Preserve and provide for open space and recreational amenities). These lands are owned by the Housing Agency.

Fingal County Council has appointed a multi-disciplinary consultant team to prepare the Castlelands Masterplan under the management of Fingal and this Masterplan process is well underway. These lands are expected to provide approximately 800 mixed tenure units. Fingal is working with the Land Development Agency to ensure that the Masterplan will set out a framework for the future sustainable development of these lands.

Churchfields:

The site comprises c. 37 hectares of land, of which 25 hectares is the main development area. The Council is finalising a Land Management Plan for the site, which has the potential for 1,000 – 1,200 residential units and will contain a mix of social, affordable purchase, cost rental and older persons accommodation and associated community facilities. The site has infrastructure constraints and requires the construction of a new distributor road, green infrastructure and an upgrade to the existing Wellview Avenue. An application has been lodged under the Serviced Site Fund to fund the delivery of this infrastructure and facilitate housing delivery. The Council is currently conducting an economic and financial appraisal of the site to determine a cost-effective approach to the development of the site. The initial phase of housing in Church Fields is the construction of 25 infill units in Wellview Estate, for which Part XI approval will be sought in the coming months. Construction is scheduled to commence on this phase by the end of 2019.

Hacketstown:

The Hacketstown lands are zoned 'RA' with the Objective to: *Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.* The site is located approximately 1 km southwest of Skerries town centre. It is bound to the east by the Golf Links Road, to the west by the Dublin-Belfast railway line and to the north by established residential areas (Miller's Lane and the Hillside estate).

The Local Area Plan provides for the development of a total of 600 no. residential units. In June 2018 Just over 100 units are either occupied [72] or under construction [30 units].

7.3 hectares of land are in the ownership of the Housing Agency. It is expected approximately 330 housing units could be accommodated here. Fingal is working with the Land Development Agency to ensure the future sustainable development of these lands.

Conclusion

Fingal County Council acknowledges the role these strategically located sites can play in the wider Fingal region, in terms of their potential to support a high quality of life with the offer of culture and heritage, access to the coast, waterways and the city and airport. As such, Fingal is focused on delivering successful and sustainable communities through the provision of high quality housing and physical and social infrastructure and improving connections between the new and existing communities.

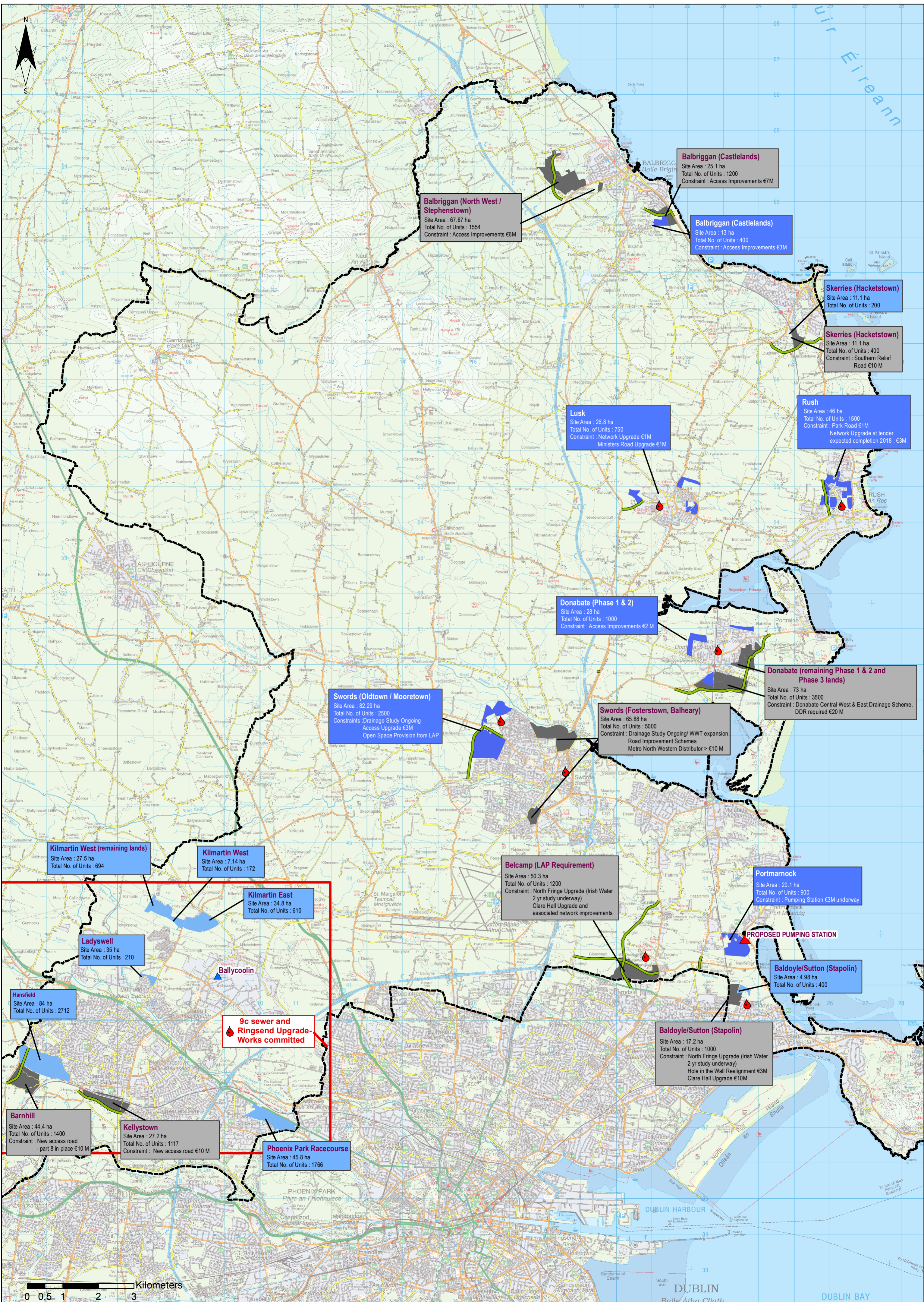
Fingal County Council recognises there is no one size fits all approach to the use of public lands and the delivery of housing. Realising a mix of solutions which work for individual sites is the current priority.

Appendices:

Figure 4: Future Development Constraints, identified in 2015

Figure 5: Fingal Development Sites

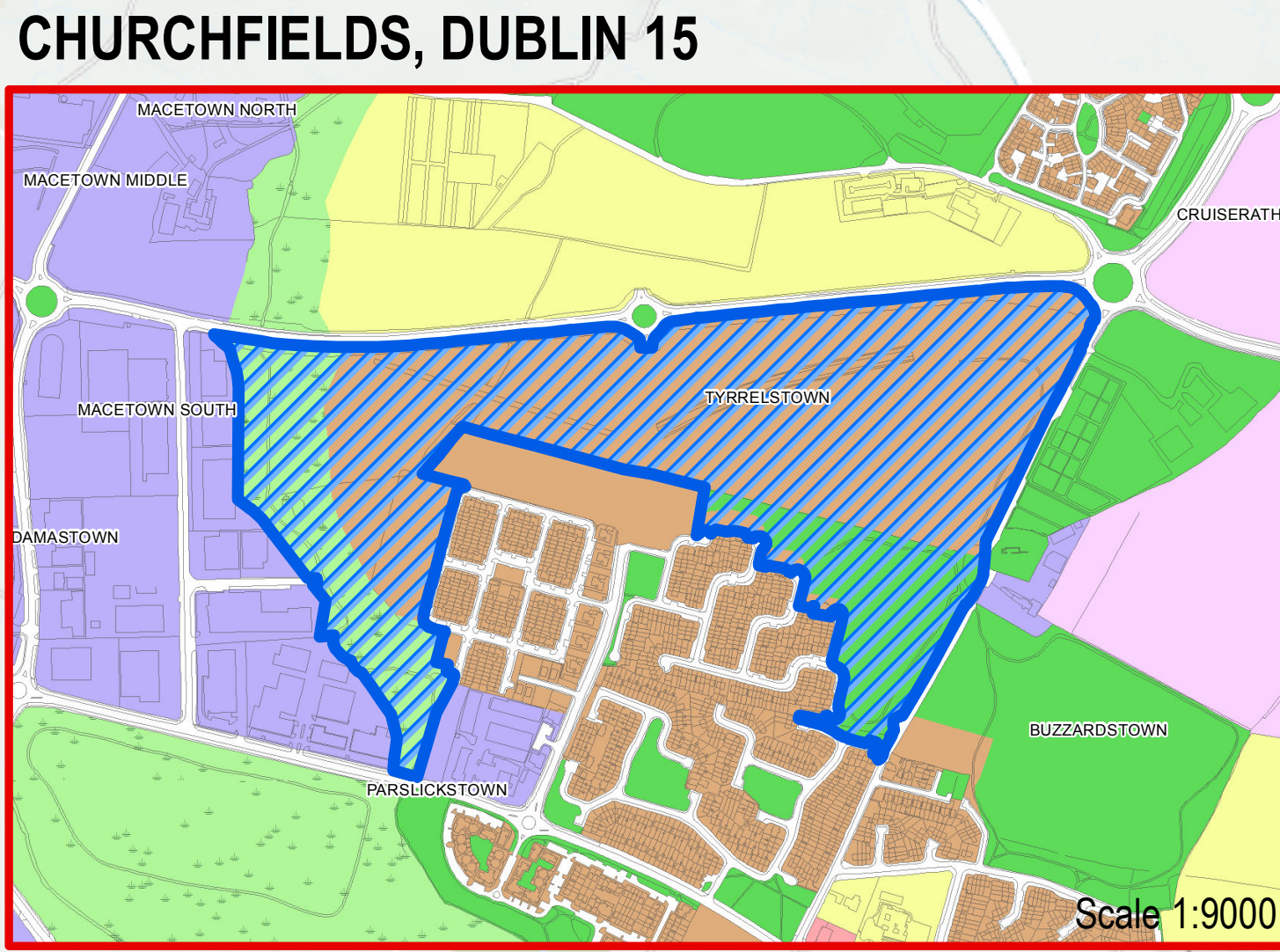
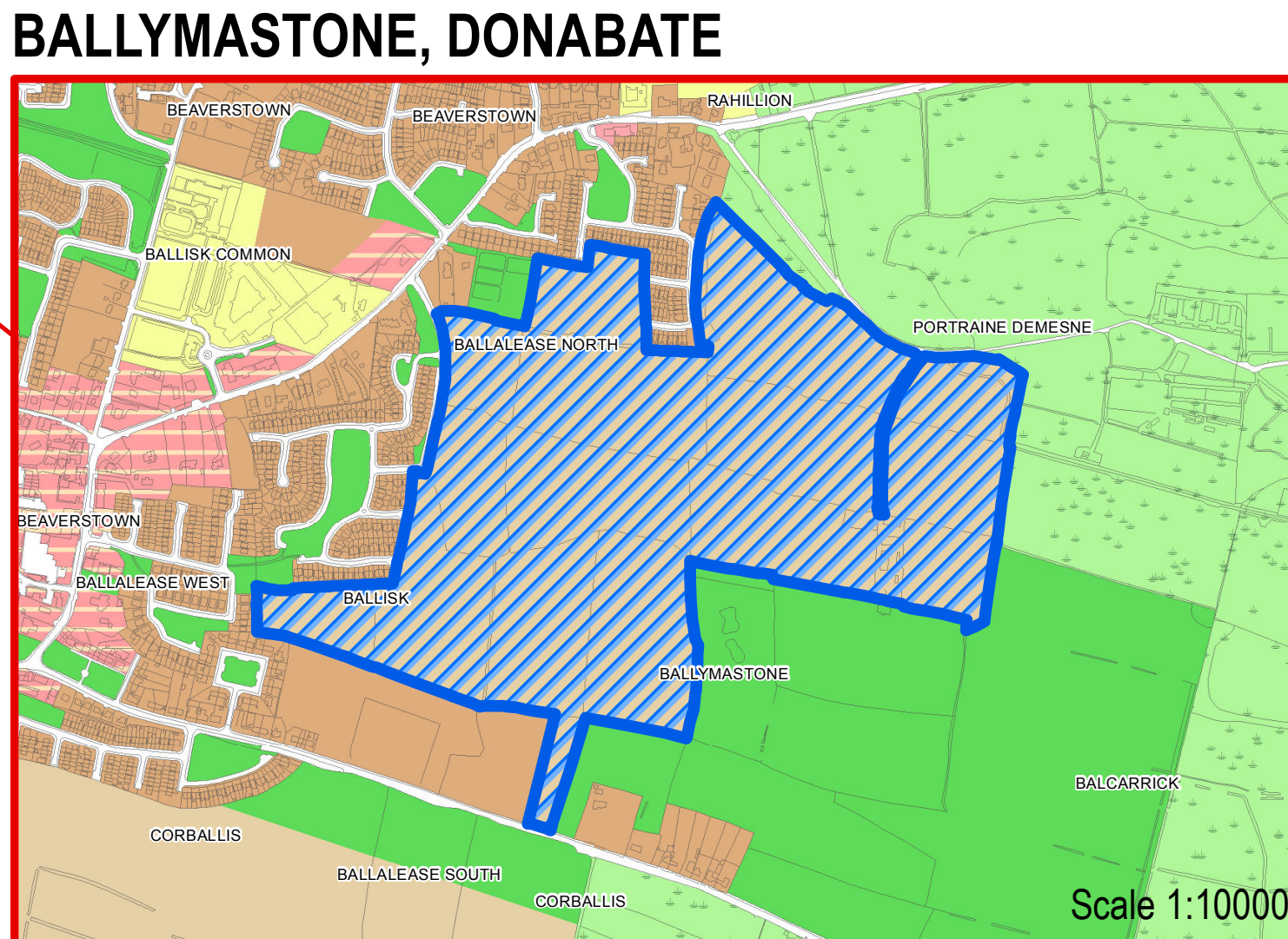
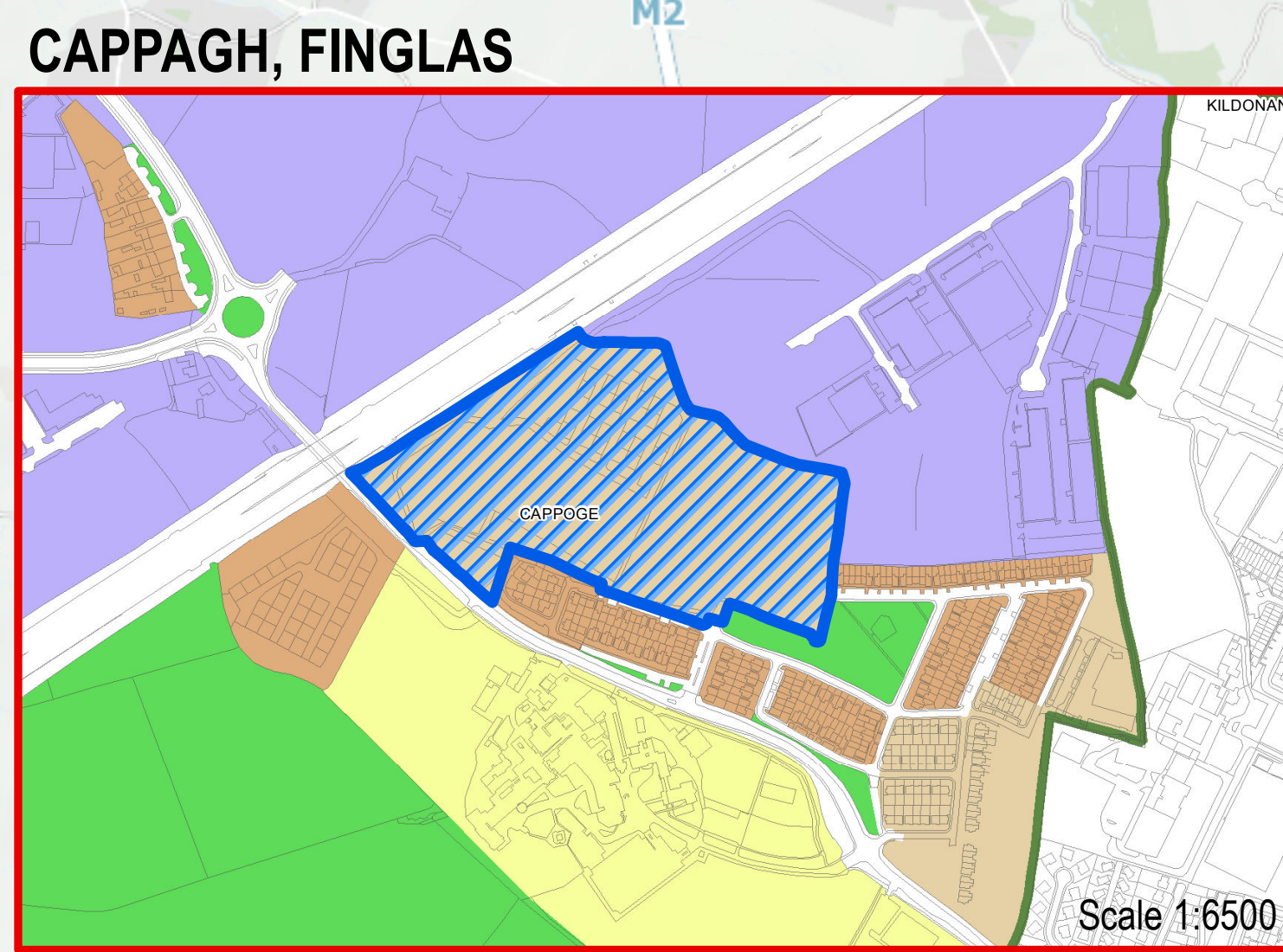
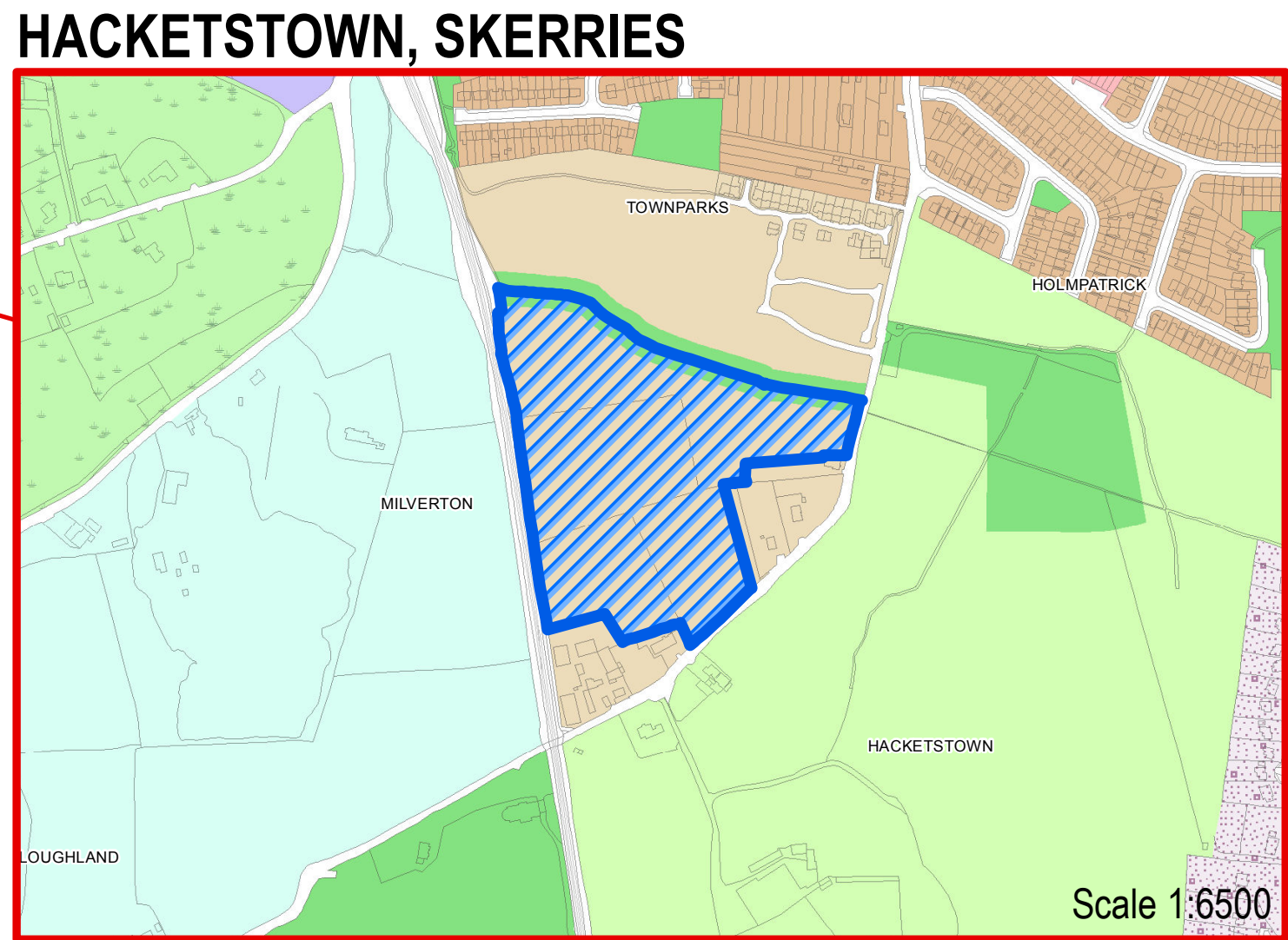
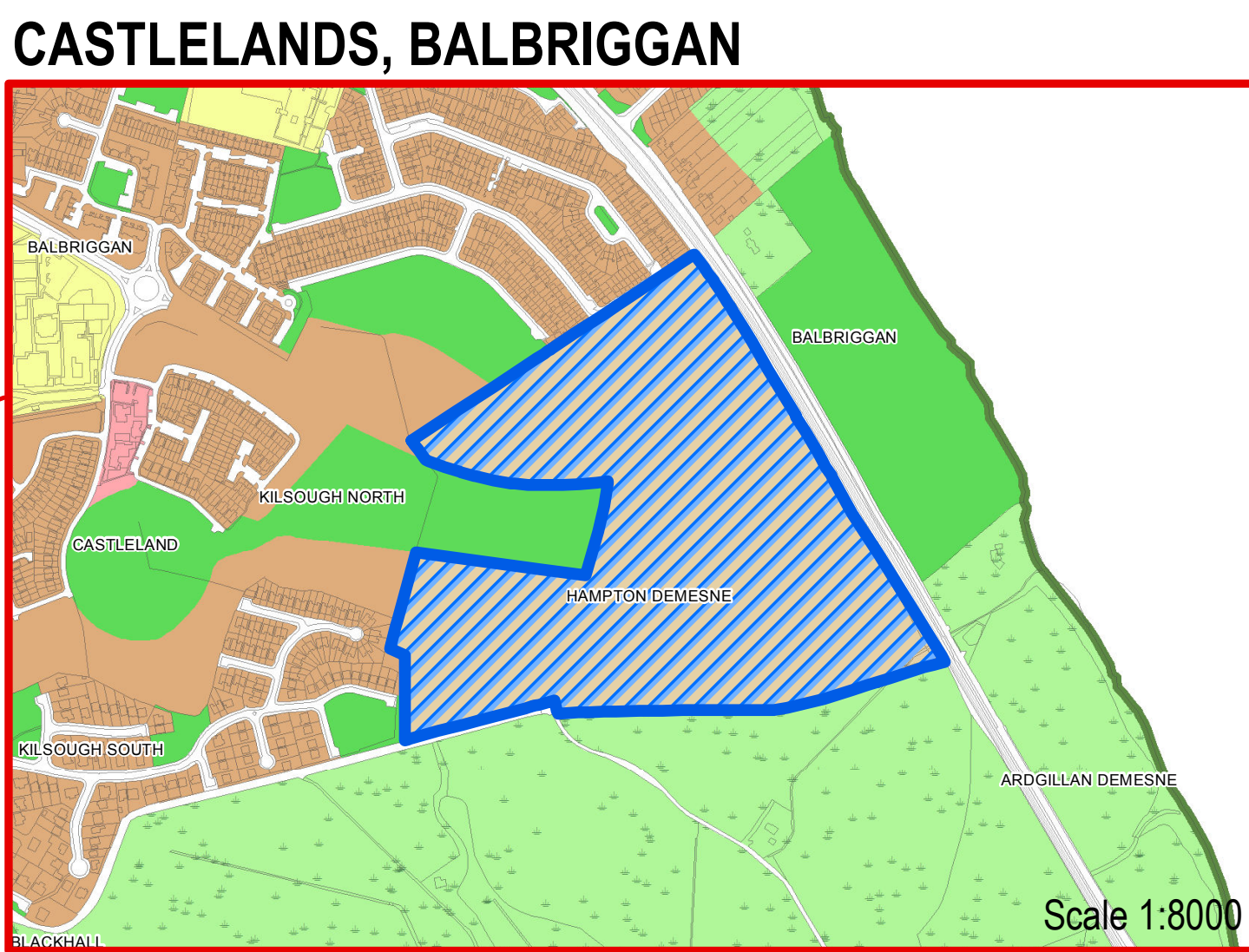
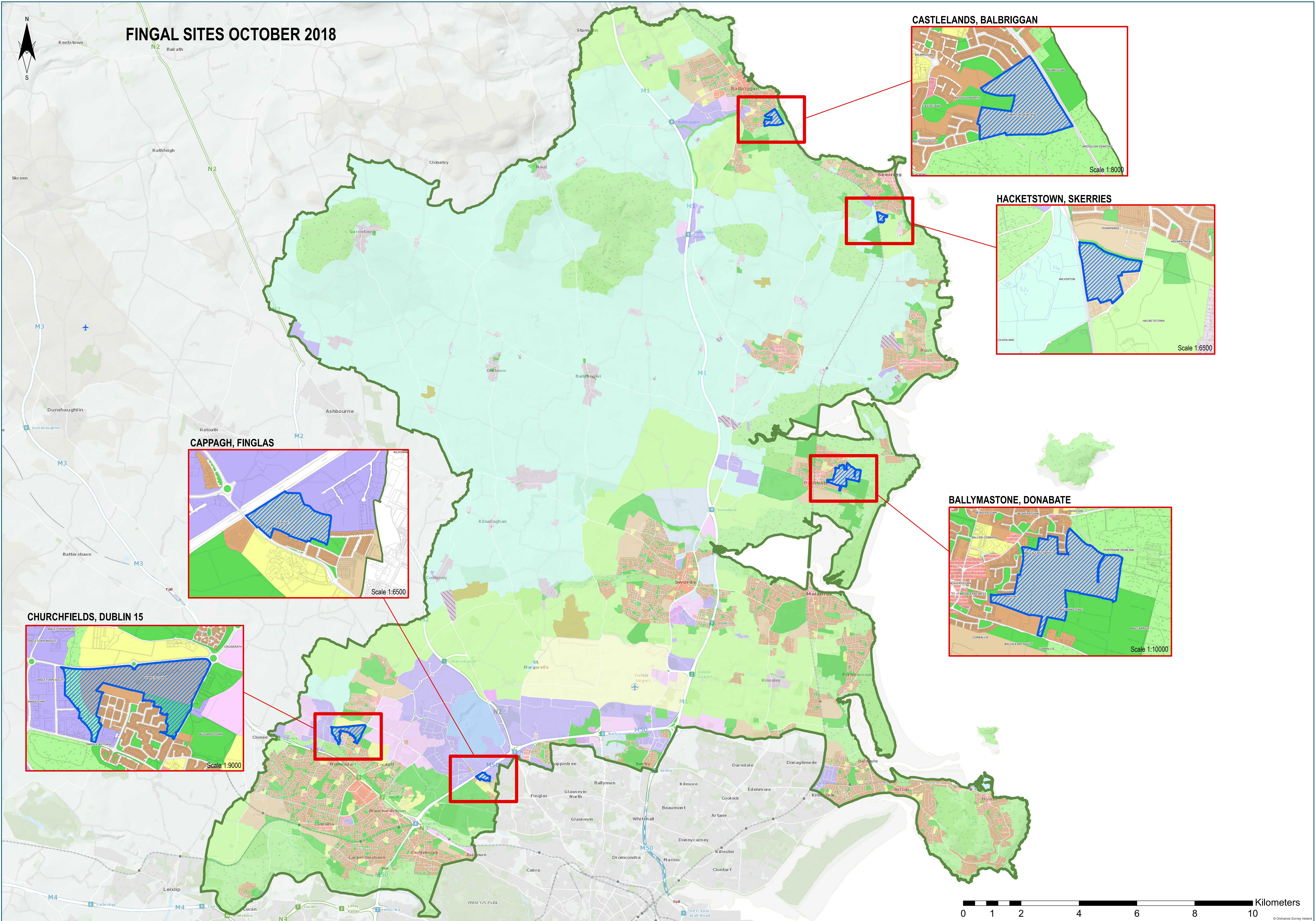
Individual Site Information



0 0.5 1 2 3 Kilometers

DUBLIN
Baile Átha Cliath
DUBLIN BAY

FINGAL SITES OCTOBER 2018



Ballymastone, Donabate, Co. Dublin



- 50 hectares in the Council ownership.
- 36 hectares available for residential land.
- The Donabate Distributor Road runs through the middle of this land. (funding secured under LIHAF in 2016. Currently under construction and is expected to be completed before the end of 2019.
- A mixed tenure 1,200 housing development is proposed.
- Procurement (competitive dialogue) began last week (11th October).
- Works will progress on the Recreational Hub at Ballymastone. This hub is a key component for the development of Donabate and will provide 3 no. schools as well as sporting and recreational facilities.
- Development on site by 2020.

Cappagh, Cappagh Road, Dublin 11



- Cappagh is located immediately south of the M50, approximately 9km from Dublin City Centre.
- Zoned RA – *‘Provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure’.*
- 14 social housing units adjacent to the site and the units were completed and occupied in June 2016, approval for 28 Social Housing units on part of the subject site.
- The site has infrastructure constraints and requires significant remediation.
- It is proposed that the site will contain a mix of social, affordable purchase and cost rental dwellings and has the potential to deliver approximately 200 units.
- Construction on part of the site could commence by the end of 2019.

Castlelands, Balbriggan, Co. Dublin



- The Castlelands Masterplan lands are strategically located to the south of Balbriggan. The area is conveniently located in terms of connections to Skerries, Swords and Dublin Airport as well as Dublin City Centre and the wider area.
- Fingal have appointed a multi-disciplinary Consultant team to prepare the Castlelands Masterplan, this process is well underway.
- The Castlelands Masterplan lands comprise approximately 24.2 ha, of which approximately 22 ha are zoned RA and 2.2 ha are zoned OS Open Space.
- The proposed Castlelands Link Road connecting the R132 and the R127 [i.e. the Skerries Road] , traverses the Masterplan lands. There is a specific objective for a proposed school site on the lands.
- Approximately 800 units proposed.
- The lands are owned by Housing Agency.
- Fingal is working with the Land Development Agency to ensure that the Masterplan will set out a framework for the future sustainable development of these lands.

Churchfields, Mulhuddart, Dublin 15



- These lands comprise approximately 37 hectares of land situated in Dublin 15, in the outer Blanchardstown area. 25.1 hectares are available for development.
- Specifically, the lands are located between the Wellview Estate and Avondale Estate to the south; and Damastown Avenue to the north. The western edge is formed by the Damastown Industrial Estate; the eastern boundary is Church Road, Mulhuddart.
- The lands comprise three zonings, RS – residential, OS – open space and HA – high amenity.
- Potential for 1,000 – 1,200 residential units and will contain a mix of social, affordable purchase, cost rental and older persons accommodation and associated community facilities.
- The site has infrastructure constraints; new distributor road, green infrastructure and an upgrade to the existing Wellview Avenue required.
- Initial phase of housing in Church Fields is the construction of 25 infill units in Wellview Estate, for which Part XI approval will be sought in the coming months.
- Construction is scheduled to commence on this phase by the end of 2019.

Hacketstown, Skerries, Co. Dublin



- The Hacketstown lands are zoned 'RA' with the Objective to: Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.
- The site is located approximately 1 km southwest of Skerries town centre. It is bound to the east by the Golf Links Road, to the west by the Dublin-Belfast railway line, to the north by established residential areas (Miller's Lane and the Hillside estate), and to the south by presently Greenfield lands.
- A Local Area Plan for these lands adopted on the 11th May 2009, has been extended until the 9th February 2019.
- The LAP provides for the development of a total of 600 no. residential units. In June 2018 Just over 100 units are either occupied [72] or under construction [30 units].
- Approximately 330 units can be accommodated on lands owned by the Housing Agency.
- Fingal is working with the Land Development Agency to ensure the future sustainable development of these lands.