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Fingal County Council response to Gannon Properties Submission

Greater Dublin Drainage Project Oral Hearing

March 27th 2019.

AN BORD PLEANALA
BY TIME
10/11/2019

Fingal County Council response to Gannon Properties Submission

The Irish Water GDD project at Clonsaugh proposes the construction of a single carriageway one-way access road from a point on the R139 at Cara Park northwards to the WwTP main facility. The alignment of the proposed access road is consistent with the indicative alignment of a North-South Road shown on Map 11 of the Fingal Development Plan.

In January 2019 Fingal County Council published the South Fingal Transport Study which assessed the land use and transportation issues facing the South Fingal area which includes the subject site. The Study comprised a strategic study and included identification of capacity constraints in the transport network across public transport, walking/cycling, and roads; assessment of surface access issues in and around Dublin Airport; and development of a framework to inform LAPs and Masterplans within the area. The overall objective was to develop a multi-modal strategy for all transport modes and transport needs within the South Fingal area and the Study made a number of recommendations for transport infrastructure provision on which future medium-term development would be supported up to the year 2027.

The provision of the East-West Distributor Road, running from the R107 Malahide Road to Stockhole Lane, is recommended by the Study. The Study is silent on the provision of the North-South Link Road specifically, which is not unexpected given the higher level strategic nature of the Study. However the North-South Link Road would be predicated on the provision of the East-West Distributor Road and the design, alignment and function of both roads would have to be fully consistent. The design and development of these roads will inform and underpin the development of zoned lands including LAP lands in the vicinity.

In relation to the issue of permeability that was also raised as a result of the proposed WwTP access road being a private road, following clarification to Fingal County Council by Irish Water's consultants it is understood that the longer-term arrangements for this road, including layout and function, will evolve in line with the wider development of the road network in the adjoining area.

In light of the above, the provision of the access road as part of the proposed development is consistent with the Fingal Development Plan.