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Planning Department  
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Blanchardstown  
Dublin 15

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## Details of Additional Information sought

LOCATION: Diswellstown, Castleknock, Dublin 15

1. The Planning Authority have serious concerns regarding the inappropriate density and propensity for apartment units on a site that is poorly served by public transport and where high levels of congestion currently exist at the entrance of the proposed development.

In order to address these concerns you are requested to reduce the overall density of the proposed development and introduce a higher level of detached and semi detached units. Apartment units should be concentrated around a new neighbourhood/civic area.

2. Having regard to the location of the subject site adjoining St. Patrick's National School and the existing traffic congestion that occurs at Diswellstown Roundabout at peak school times, it is the opinion of the Planning Authority that a segregated vehicular access with appropriate turning and set down areas for St. Patrick's National School would help to alleviate traffic congestion. This could be facilitated within the lands outlined in blue to the north of the school grounds, this should have full regard to the points raised in further information item no.3 and should be discussed in detail with the Transportation Department of Fingal County Council prior to a formal response to further information.
3. Having regard to the scale of the proposed development and the limited capacity of the St. Patrick's National School and other primary schools in the Dublin 15 area you are requested to incorporate the lands immediately to the North of St. Patrick's School into the development. These lands should be included within the red line of the application site and proposals to remove the existing palisade fencing and provide new fencing around these lands and the existing school site should be submitted.  
This open space should not form part of the overall open space requirement. These lands are to be made available for the use of the St. Patrick's National School only and should be clearly annotated on revised plans as such.
4. Having regard to the scale and the location of the retail element of the development, the Planning Authority are of the opinion that proposed configuration is not entirely suitable for the site, it is felt that a more appropriate arrangement would provide a civic neighbourhood centre which would create a sense of identity and a sense of place to the overall development. The applicant is therefore requested to submit revised proposals for the neighbourhood centre with the following incorporated:  
A reconfigured layout of the neighbourhood centre promoting an area with a strong sense of place.
  - Higher density concentrated around the revised neighbourhood centre only.
  - The retail provision is to be no more than 800sqm (gross).
  - Issues relating to car parking and traffic flow should be clearly detailed at this location.
5. Having regard to the overall layout of the development the Planning Authority has concerns regarding the following areas:
  - There are concerns regarding the regimented layout of the overall scheme which consists of long stretches of road and unbroken terraces which do not promote a high degree of pedestrian permeability through the site. In order to address this, the Planning Authority considers that the development should be broken up into a series of shorter blocks which encourage interconnectivity and a variety of pedestrian/cycle routes leading to the class 1 open space and the neighbourhood centre.
  - The proposed layout fails to maximise the potential to incorporate existing landscape features that would add to the individual character of the area. In this regard you are requested to submit a detailed tree and vegetation