COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Grainne Maguire: D00741/2018. AI028998

To change the existing development zoning of 2.8 hectares at Ministers Road, Lusk from objective GE to RS to provide and improve residential amenity and to include objective CI to provide and protect civic, religious, community, education, health care and social infrastructure.

REPORT:
The lands to which this motion relates are located to the north-west of Lusk at Ministers Road within the development boundary of the town. The lands comprise 2.8 hectares of GE zoned lands, which has the following objective:
'*Provide opportunities for general enterprise and employment.'*

The vision associated with this objective seeks to: *'Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.'*

The subject lands form part of the Minister's Road Masterplan (MP 6.B) which contains lands which are zoned GE, RA and OS.

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development which is a core component of the economic strategy for the County. The locations for employment development are also informed by the requirements of the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs), which provides the Settlement Hierarchy for the County. The RPG's identify a Metropolitan Area and a Hinterland Area within Fingal, and define specific policies relevant for each Area. Lusk, located in the Hinterland Area has seen substantial population growth, with rail connectivity to Dublin City an important factor in the scale of its development. Importantly, Lusk has not experienced levels of sustainable employment development that would be

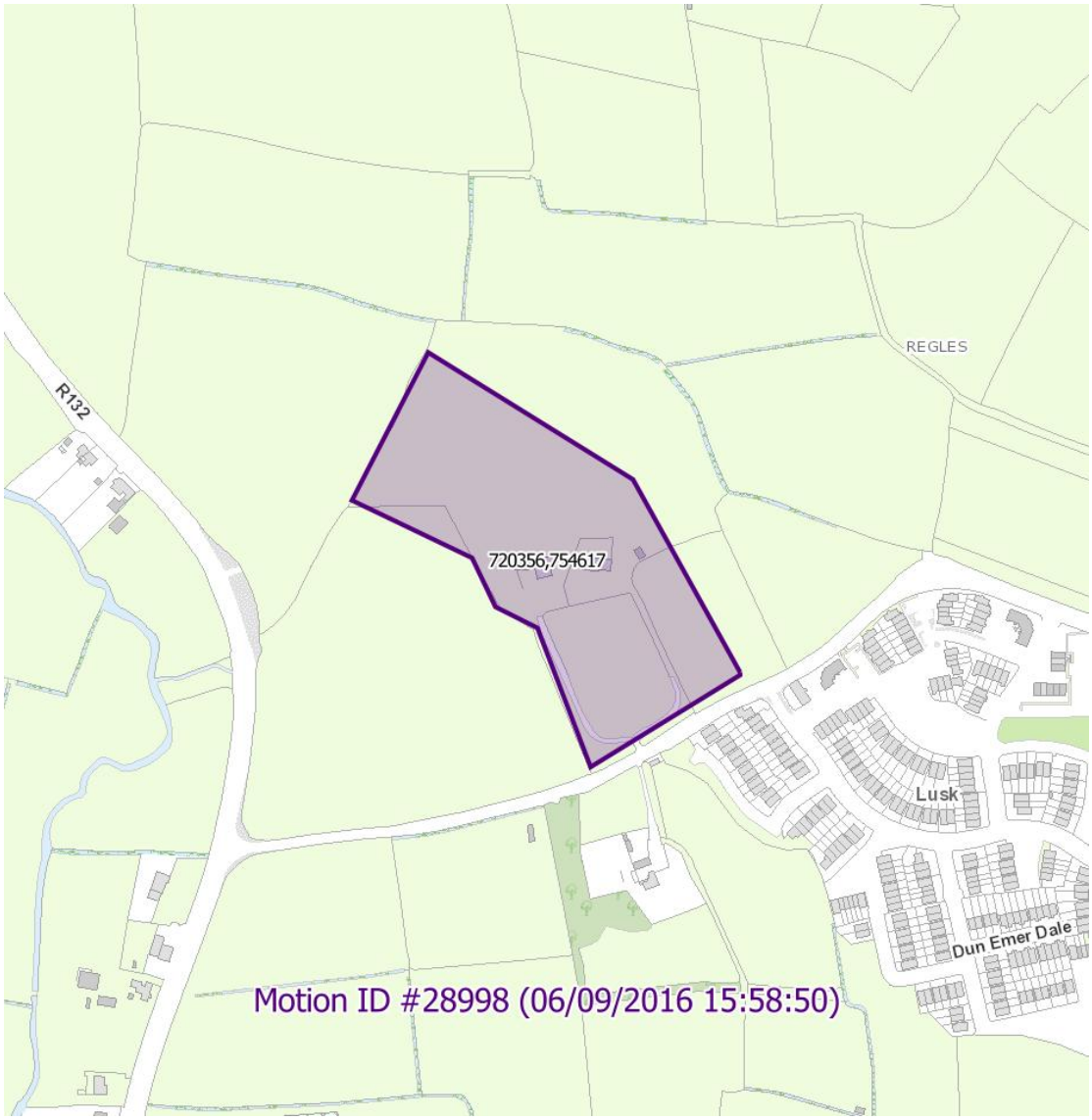
desirable following such population expansion. It is therefore necessary in relation to the economic strategy for the Hinterland Area to strengthen and diversify the economic base of Lusk in accordance with the Settlement Hierarchy. In this regard it is important to ensure that sufficient employment generating lands are zoned within the lifetime of the development plan period. The subject lands are the only GE zoned lands in Lusk, and therefore to rezone all or part of them would be contrary to the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the principles of proper planning and sustainable development.

Table 2.6 in Chapter 2 of the CE's Draft Plan sets out the remaining zoned residential capacity from the current Fingal Development Plan 2011-2017. As of mid-2015, there were approx. 1,461 ha of zoned land available within the County with the potential to deliver approx. 43,041 residential units. Tables 2.4 and 2.5 of the CE's Draft Plan set out the RPG population and housing targets for Fingal together with the number of residential units required in Fingal to meet those targets. The existing number of units in the County as of July 2015 was 105,392 and based on the estimated RPG target of 145,340 for 2023, the number of units required to meet the RPG target is 39,948 units. It is therefore clear, based on the evidence-based approach adopted in the Core Strategy, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. There is therefore no requirement to zone this 'GE' zoned land to 'RA'.

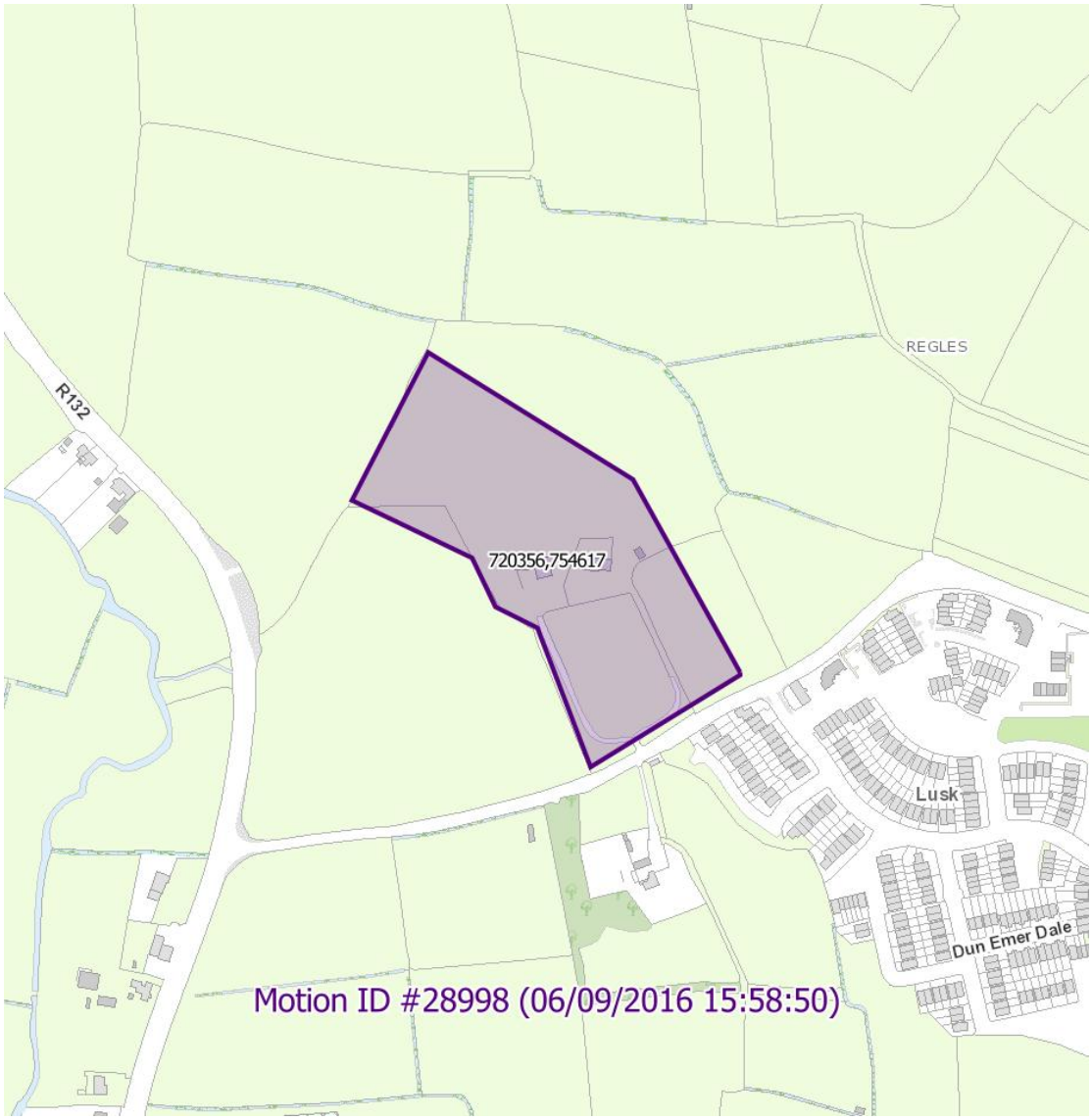
In summary;

- There is an existing quantum of zoned land within the development boundary of Lusk to provide an additional 1,000 residential units over the lifetime of the Plan period.
- This is the only piece of GE zoned land within the development boundary of Lusk. It is ideally located on the periphery of the town and in close proximity to the R132. The ability to provide jobs close to where people live is crucial in achieving sustainable urban areas and it is strongly recommended that that the GE zoning objective remains on these lands.

RECOMMENDATION:
It is recommended that no change is made.


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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lusk cvq4570. AI028829

This Council resolves that the lands at Lusk, as outlined in red on the attached map, be subject to a land use study in line with the forthcoming Regional Planning Guidelines for the Greater Dublin Area.

REPORT:

The lands subject of this motion are located along the R129, Lusk – Rush Road, and are outside the development boundary of Lusk. The subject lands measure c. 41.5 ha's and currently comprise a mix of one off dwellings and agricultural land. The lands are zoned RU – Rural which seeks to, *'Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.'*

This motion seeks that the lands at Lusk be subject to a land use study in line with the forthcoming Regional Planning Guidelines for the Greater Dublin Area. The submission connected with the subject lands requested the area be zoned RA – 'Residential'.

The Fingal Settlement strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns. Lusk and Rush are both identified as a Moderate Sustainable Growth Towns in the Regional Planning Guidelines 2010-2022. It is considered that there is a sufficient quantum of land zoned for residential purposes in Lusk and Rush to cater for the plan period and beyond.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Core Strategy

identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

The split for additional housing units, as set out under the RPGs, is set at 19% of the total units for the Hinterland area and 81% for the Metropolitan area. This is expressly set out in Table 2.8 of the Draft Development Plan. Currently, the capacity on residential zoned lands provides 377 hectares of appropriately zoned residential lands for the hinterland that will deliver 9,632 units, which represents the RPG target of 19 % of the total for the hinterland. Therefore there is no evidence based need to provide any additional zoned lands.

It is clear, based on the evidence-based approach adopted in the Core Strategy, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. There are areas of undeveloped RS/RA land within the Lusk and Rush development boundaries which must be developed first in order to consolidate the existing urban areas.

Furthermore, the subject lands form part of the strategic green corridor separating Lusk and Rush. The Draft Plan is explicit in the protection and maintenance of the distinct physical separation of Lusk and Rush and this is stated in the Development Strategies of both towns in the Draft Plan (pages 123 and 126). Objective Lusk 7 also states: *'Ensure that existing and future development is consolidated within well-defined town boundaries to maintain the distinct physical separation of Lusk and Rush.'*

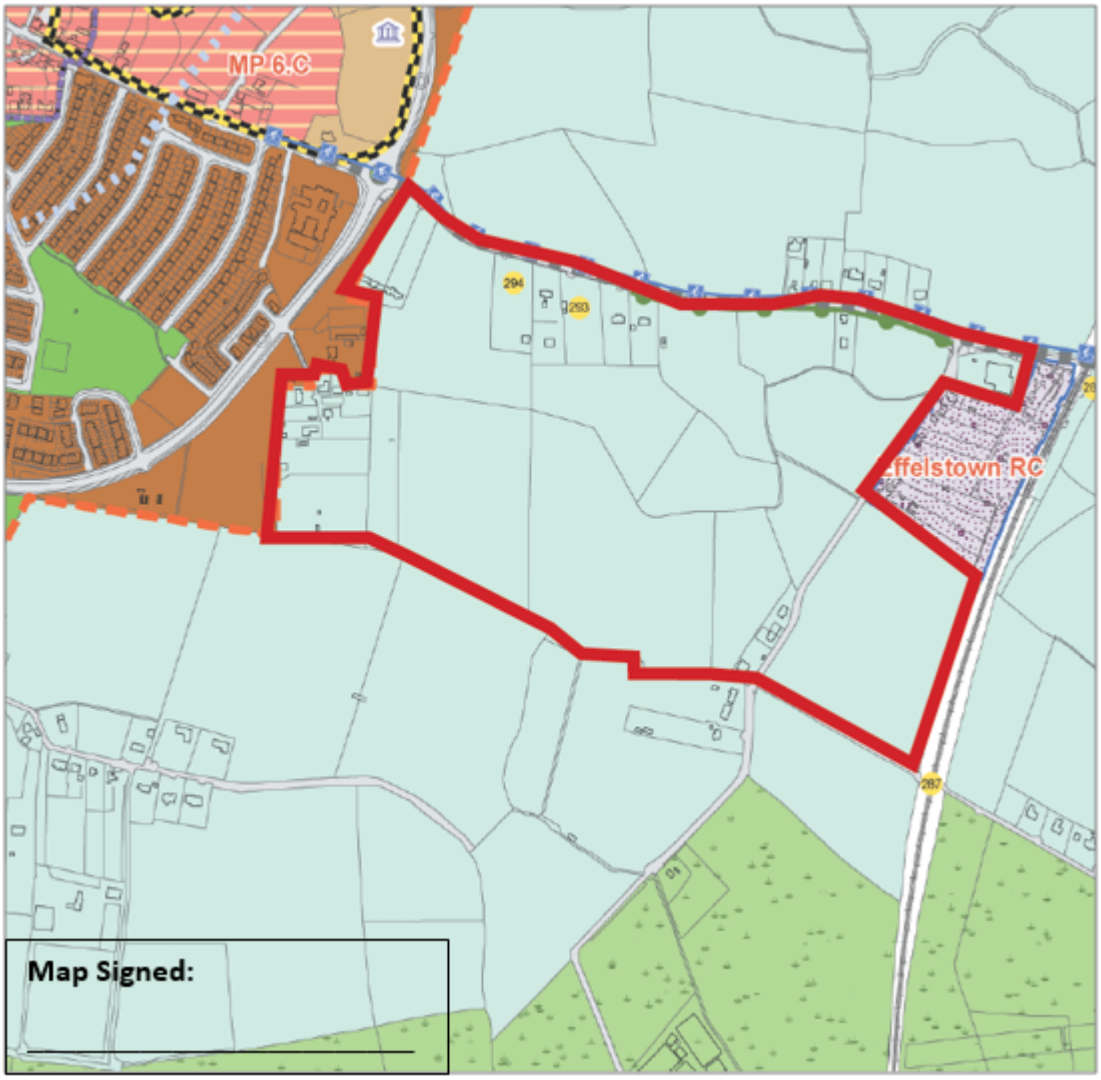
Having regard to the policies of the Draft Plan and the existing RPG's, the location of the lands are considered entirely inappropriate for the future provision of residential development and have the potential to detract from and undermine the viability of the zoned lands in Lusk and Rush, where development of this nature should be located.

At present, the subject lands are zoned RU. Chapter 11 of the Draft Plan outlines clearly the Zoning Objective, the Vision of that zoning and the use classes permitted and not permitted within that use, which are generally rural in nature.

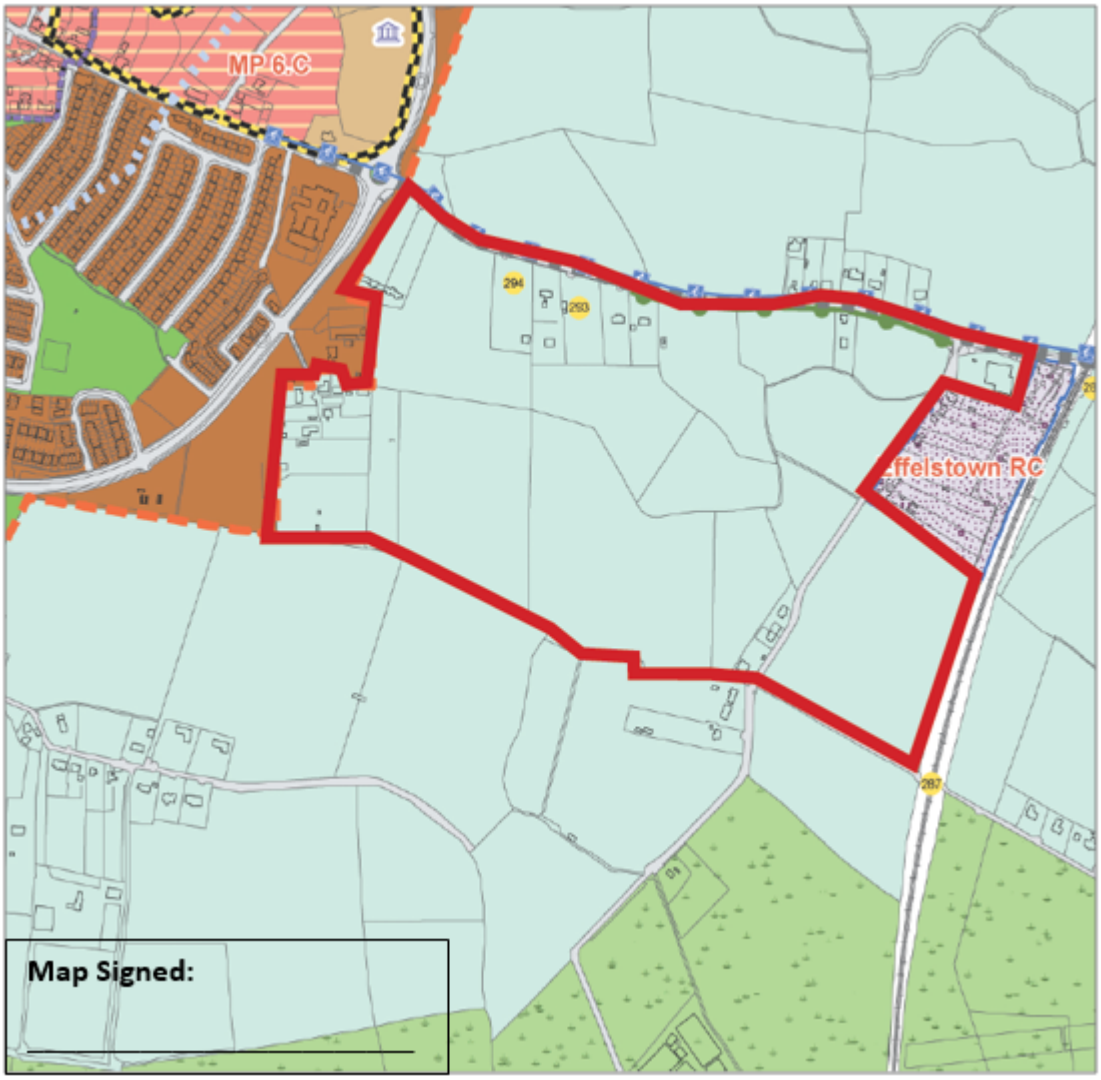
Any study of these lands would be entirely premature and an inappropriate use of finite staff resources. Taking this into account, the proposal is considered to be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: C1 proposal balleally laneCVQ3829. AI028609

That the site outlined on the attached map be zoned "CI" to provide a retirement residential home at the edge of Lusk village. The site is fully serviced and adjacent to all community services and public transport.

REPORT:
Note: Motion Nos. **AI029087 and AI028610** (Councillor Anne Devitt) are similar Motions on this site.

The subject lands are located to the south of Lusk, just off the Dublin road, outside the development boundary of Lusk and measure 1.8 ha. The subject lands contain the zoning objective RU, the objective is:

Objective: *Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.*

Vision: *Protect and promote the value of the rural area of the County. This rural value is based on:*
• Agricultural and rural economic resources
• Visual remoteness from significant and distinctive urban influences,
• A high level of natural features.
Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

Under this zoning objective a Residential Care Home/Retirement Home is not permitted *except where a demonstrated need to locate in a rural environment*

because of the nature of the care required is established. (note 12 of zoning matrix). A Retirement Village is not permitted.

The proposed Motion seeks to rezone the lands to CI zoning to provide for a retirement residential home. The proposed Motion is not considered appropriate.

Firstly, the subject lands are located outside the development boundary of Lusk. There are sufficient CI, RA, RS & TC zoned lands within Lusk to cater for the proposed use.

Chapter 3 of the Draft Plan recognises that the provision of residential care is an essential community requirement. Although there has been pressure for such facilities in rural areas, there is a presumption against this type of development in the open countryside for reasons relating to sustainability, poor accessibility and lack of public transport, social exclusion and isolation. Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.

The proposed Motion is considered to be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.
- There is sufficient zoned CI, RA, RS & TC zoned land within the development boundary of Lusk to cater for the proposed use. Additional land is not required on the outskirts of Lusk which would be remote from services and facilities and with poor accessibility.
- The subject site is located outside the development boundary of Lusk, within a rural area which is zoned RU.
- There is no foul network in the area, as such all development would have to be serviced via an On Site Wastewater Treatment System, which is not considered to be a sustainable solution.
- The proposal would contravene Draft Development Plan objectives PM43 – 44, Chapter 3 and DMS46-48 in Chapter 12 relating to a residential care home/retirement home.

RECOMMENDATION:
It is recommended that no change is made.



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: RS balleally. AI028610

That the land outlined in red on the attached map at Balleally be zoned "RS" with the Local objective to provide a residential retirement home and associated facilities only.
Rational
This proposed use is consistent with the sustainable and proper planning of the area.
This use is currently open for consideration under the current fingal development plan RU uses matrix but is not permissible under the RU uses matrix for the new Draft Fingal Developmet Plan 2017-2023.
This site is situated on the edge of lusk surrounded by residential uses with access to all community services and physical infrastructure currently available in Lusk village.
The HSE retirement facility is full and has a long waiting list.

REPORT:
Note: Motion No. **AI029087** (Councillor Anne Devitt) is the same Motion. Motion No. **AI028609** (Councillor Anne Devitt) requests rezoning from RU to CI to provide a retirement residential home on the same site.

The subject lands are located to the south of Lusk, just off the Dublin road, outside the development boundary of Lusk and measure 1.8 hectare. At a medium density of 35 units/ha, the lands have the potential to provide 63 residential units. The subject lands contain the zoning objective RU, the objective is:

Objective: *Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.*

Vision: *Protect and promote the value of the rural area of the County. This rural value is based on:*
• Agricultural and rural economic resources
• Visual remoteness from significant and distinctive urban influences,
• A high level of natural features.
Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

Under this zoning objective a Residential Care Home/Retirement Home is not permitted *except where a demonstrated need to locate in a rural environment because of the nature of the care required is established*.(note 12 of zoning matrix). A Retirement Village is not permitted.

The proposed Motion seeks to rezone the lands to RS zoning with a specific Objective to provide for a residential retirement home and associated facilities.

Table 2.6 in Chapter 2 of the CE's Draft Plan sets out the remaining zoned residential capacity from the current Fingal Development Plan 2011-2017. As of mid-2015, there were approx. 1,461 ha of zoned land available within the County with the potential to deliver approx. 43,041 residential units. Tables 2.4 and 2.5 of the CE's Draft Plan set out the RPG population and housing targets for Fingal together with the number of residential units required in Fingal to meet those targets. The existing number of units in the County as of July 2015 was 105,392 and based on the estimated RPG target of 145,340 for 2023, the number of units required to meet the RPG target is 39,948 units.

It is therefore clear, based on the evidence-based approach adopted in the Core Strategy, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000, state that '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The Fingal Settlement strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns. Lusk was identified as a Moderate Sustainable Growth Town in the Regional Planning Guidelines 2010-2022. It is considered that there is a sufficient quantum of land zoned for residential purposes in Lusk and surrounding towns to cater for the plan period and beyond.

The location of residential zoned lands in Lusk is guided by Objective Lusk 7, which states: '*Ensure that existing and future development is consolidated within well-defined town boundaries to maintain the distinct physical separation of Lusk and Rush.'* The Draft Plan is explicit in the protection and promotion of the value of the rural area of Fingal and the Council is firmly committed to the continued protection of this valuable resource that cannot be continually eroded. There is therefore no requirement to zone this 'RU' zoned land to 'RS'.

Chapter 3 of the Draft Plan recognises that the provision of residential care is an essential community requirement. Although there has been pressure for such facilities in rural areas, there is a presumption against this type of development in the open countryside for reasons relating to sustainability, poor accessibility and lack of public transport, social exclusion and isolation. Best practice dictates that residential care, retirement and nursing homes should be located in built-

up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.

The proposed Motion is considered to be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.
- There is sufficient zoned CI, RA, RS & TC zoned land within the development boundary of Lusk to cater for the proposed use.
- The subject site is located outside the development boundary of Lusk, within a rural area which is zoned RU.
- There is sufficient RS zoned land (potential for an additional 1,000 units) within the development boundary of Lusk, additional land is not required on the outskirts of Lusk which would be remote from services and facilities and with poor accessibility.
- There is no foul network in the area, as such all development would have to be serviced via an On Site Wastewater Treatment System, which is not considered to be a sustainable solution.
- The proposal would contravene Draft Development Plan objectives PM43 – 44, Chapter 3 and DMS46-48 in Chapter 12 relating to a residential care home/retirement home.

RECOMMENDATION:
It is recommended that no change is made.



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: residential care home lusk. AI029087

That the land outlined in red be zoned "RS" with the specific objective to provide for residential care home.
This brownfield site is fully serviced and adjacent to all community services in Lusk. Public transport is available passing the site which is at the edge of the village boundary.

REPORT:
The subject lands are located to the south of Lusk, just off the Dublin road, outside the development boundary of Lusk and measure 1.8ha. At a medium density of 35 units/ha, the lands have the potential to provide 63 residential units.The subject lands contain the zoning objective RU, the objective is:

Objective: *Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.*

Vision: *Protect and promote the value of the rural area of the County. This rural value is based on:*
• Agricultural and rural economic resources
• Visual remoteness from significant and distinctive urban influences,
• A high level of natural features.
Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

Under this zoning objective a Residential Care Home/Retirement Home is not permitted *except where a demonstrated need to locate in a rural environment because of the nature of the care required is established*.(note 12 of zoning matrix). A Retirement Village is not permitted.

The proposed Motion seeks to rezone the lands to RS zoning with a specific Objective to provide for a residential care home.

Table 2.6 in Chapter 2 of the CE's Draft Plan sets out the remaining zoned residential capacity from the current Fingal Development Plan 2011-2017. As of mid-2015, there were approx. 1,461 ha of zoned land available within the County with the potential to deliver approx. 43,041 residential units. Tables 2.4 and 2.5 of the CE's Draft Plan set out the RPG population and housing targets for Fingal together with the number of residential units required in Fingal to meet those targets. The existing number of units in the County as of July 2015 was 105,392 and based on the estimated RPG target of 145,340 for 2023, the number of units required to meet the RPG target is 39,948 units.

It is therefore clear, based on the evidence-based approach adopted in the Core Strategy, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000, state that '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability

- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The Fingal Settlement strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns. Lusk was identified as a Moderate Sustainable Growth Town in the Regional Planning Guidelines 2010-2022. It is considered that there is a sufficient quantum of land zoned for residential purposes in Lusk and surrounding towns to cater for the plan period and beyond.

The location of residential zoned lands in Lusk is guided by Objective Lusk 7, which states: '*Ensure that existing and future development is consolidated within well-defined town boundaries to maintain the distinct physical separation of Lusk and Rush.'* The Draft Plan is explicit in the protection and promotion of the value of the rural area of Fingal and the Council is firmly committed to the continued protection of this valuable resource that cannot be continually eroded. There is therefore no requirement to zone this 'RU' zoned land to 'RS'.

Chapter 3 of the Draft Plan recognises that the provision of residential care is an essential community requirement. Although there has been pressure for such facilities in rural areas, there is a presumption against this type of development in the open countryside for reasons relating to sustainability, poor accessibility and lack of public transport, social exclusion and isolation. Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.

The proposed Motion is considered to be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and should be located close to shops and other community facilities required by the occupants, and should be easily accessible to visitors, staff and servicing traffic.
- There is sufficient zoned RA, RS, TC and CI lands within the development boundary of Lusk to cater for the proposed use.

- The subject site is located outside the development boundary of Lusk, within a rural area which is zoned RU.
- There is sufficient RS zoned land (potential for additional 1,000 residential units) within the development boundary of Lusk, additional land is not required on the outskirts of Lusk which would be remote from services and facilities and with poor accessibility.
- There is no foul network in the area, as such all development would have to be serviced via an On Site Wastewater Treatment System, which is not considered to be a sustainable solution.
- The proposal would contravene Draft Development Plan objectives PM43 – 44, Chapter 3 and DMS46-48 in Chapter 12 relating to a residential care home/retirement home.

Motion No. **AI028610** (Councillor Anne Devitt) is the same Motion.
Motion No. **AI028609** (Councillor Anne Devitt) requests rezoning from RU to CI to provide a retirement residential home on the same site.

RECOMMENDATION:
It is recommended that no change is made.



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Brian Dennehy: Facilitate Agri Tourism. AI029120

I ask that objective 141 Facilitate Agri Tourism on the 2011-2017 Development Plan be reinstated on to the 2017-2023 Draft Fingal County Development Plan as it already exists and was previously accepted.
Sheet Number SHEET 6B Objective Code RU
Objective Description : Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage

REPORT:
The subject lands are located in the Hayestown/Horestown area, to the west of Rush.
Local Objective 141 on the current Development Plan 2011-2017 states: *'Facilitate Agri Tourism.'*

It is noted that the subject lands contain the zoning objective RU Rural, the objective and vision are as follows:

Objective: *Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.*
Vision: *Protect and promote the value of the rural area of the County. This rural value is based on:*
• Agricultural and rural economic resources
• Visual remoteness from significant and distinctive urban influences,
• A high level of natural features.
Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

Under this zoning objective Agri Tourism is a permitted in principle use. As such, the insertion of Local Objective 141 to 'Facilitate Agri Tourism' on the subject lands is not considered necessary.

RECOMMENDATION:
It is recommended that no change is made.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillors Ken Farrell, Brian Dennehy & Barry Martin - Rogerstown, Rush. Local Objective 217. AI028055

That Fingal County Council reinstate Local Objective 217 from the maps section of the Development Plan 2011-2017 onto the map section of the Development Plan 2017-2023.

REPORT:
It is noted that both the SEA and AA documents do not recommend the inclusion of Local Objective 217 in the Draft Development Plan.

Both European and national legislation places a collective obligation on Ireland to maintain habitats and species in the Natura 2000 network – European Sites at **favourable conservation condition** through the maintenance or restoration of habitats and species of community interest. The implementation and enforcement of regulations that will ensure the ecological integrity of these sites is the responsibility of the government and its agencies including Fingal County Council.

The dynamic nature of the coastline is an integral feature of the coastal habitats for which Rogerstown Estuary SAC has been designated. The key threats to sensitive dune and other intertidal habitats include increasing pressures from projected population increase as well as likely increase from recreational users leading to further disturbance/change unwitting or otherwise of habitats and predicted sea level rises owing to climate change. Some of these habitats are also important for natural coastal defence. Any alteration, through construction or otherwise, can impede the sedimentary processes resulting in potentially negative impacts on habitat functioning and extent. This could apply to other coastal systems, a large percentage for which the Fingal coastline has been designated for. Without conducting further studies to understand the sedimentary processes and the potential magnifying impacts associated with

projected climate change, any such proposal would be contrary to the statutory obligation to maintain favourable conservation status.

With regard to Bird species, aside from the favourable status for Ringed Plover, the poor ranking of the Species of Community Interest (SCI) is cause for concern. A target for the wetlands at Rogerstown is that there be no loss of the permanent area occupied by this habitat, and that the area should be stable and not significantly less than the area of 646 hectares, other than that occurring from natural patterns of variation. The backing document indicate that the wetland habitat includes the subtidal, intertidal and supratidal areas i.e.. not always wet. Any loss of qualifying interest habitat and supporting habitat for birds is considered unacceptable in terms of achieving the site specific conservation objectives, without detailed survey and potentially assessment of alternatives and mitigation/compensation previously agreed through an IROPI derogation Article 6(4) from Europe.

In light of the sensitivity of the coastal habitats, and ongoing debate with regard to the provision of a marina in Rogerstown Estuary, the CDP 2017-2023 includes a number of specific objectives in this regard. Any proposal for a marina at a specific site effectively undermines the purpose of the feasibility study committed to in Objective ED78 (Chapter 6), which states:
"*Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment undertaken."*

Local Objective 217 is already covered by Objective 13, in so far as it is not made in advance of the above objective.

Chapter 4 Objective RUSH 13
Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline (Objective ED78, Chapter 6: Economic Development refers).

Other objectives which variously provide protection of EU sites including those in and around Rogerstown Estuary include:
Chapter 4 Objective RUSH 15
Undertake a Habitat Characterisation study, within one year of the making of this Development Plan, of lands in Rush located south of South Shore Road from

Rogerstown Pier to the shoreline immediately south of Old Barrack Road, and implement its recommendations to ensure that planning policy in Rush fulfils the Council's legal obligation to protect European Sites and takes into consideration the dynamic nature of coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of the town and its environs.

Chapter 5 Objective RF90
Preserve and protect coastal wetlands, coastal habitats, and estuarine marsh lands in coastal areas from inappropriate development, including land reclamation. Any proposals for land reclamation in coastal areas shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion and flooding particularly in light of climate change.

Chapter 9 Objective NH03
Undertake necessary ecological surveys and complete habitat mapping for the County during the lifetime of the Plan, prioritising sensitive coastal areas.

Chapter 9 Objective NH07
Support the National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht, in the maintenance and, as appropriate, the achievement of favourable conservation status for the habitats and species in Fingal to which the Habitats Directive applies.

Chapter 9 Objective NH08
Ensure that the Council takes full account of the requirements of the Habitats and Birds Directives, as they apply both within and without European Sites in the performance of its functions.

Chapter 9 Objective NH09
Ensure that the Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any management or related plans for European Sites in and adjacent to Fingal published by the Department of Arts, Heritage and the Gaeltacht.

Chapter 9 Objective NH13
Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) including any areas that may be proposed for designation or designated during the period of this Plan.

Chapter 9 Objective NH17
*Develop Ecological Masterplans for the **Rogerstown,** Malahide and Baldoyle Estuaries focusing on their ecological protection and that of their surrounding buffer zones.*

Chapter 9 Objective NH50
Ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development.

Chapter 9 Objective NH59
Establish, within one year of the making of this Development Plan, a coastal monitoring programme to provide information on coastal erosion on an ongoing basis.

Chapter 9 Objective NH60
Encourage leisure and amenity type uses along the coast so long as such uses do not cause significant adverse impacts on the environment, visual amenity and heritage.

Chapter 12 Objective DMS01
Ensure that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on a European site or sites will be subject to Screening for Appropriate Assessment.

Chapter 12 Objective DMS02
Ensure Local Authority development proposals are subject to environmental assessment, as appropriate, including Screening for Appropriate Assessment and Environmental Impact Assessment.

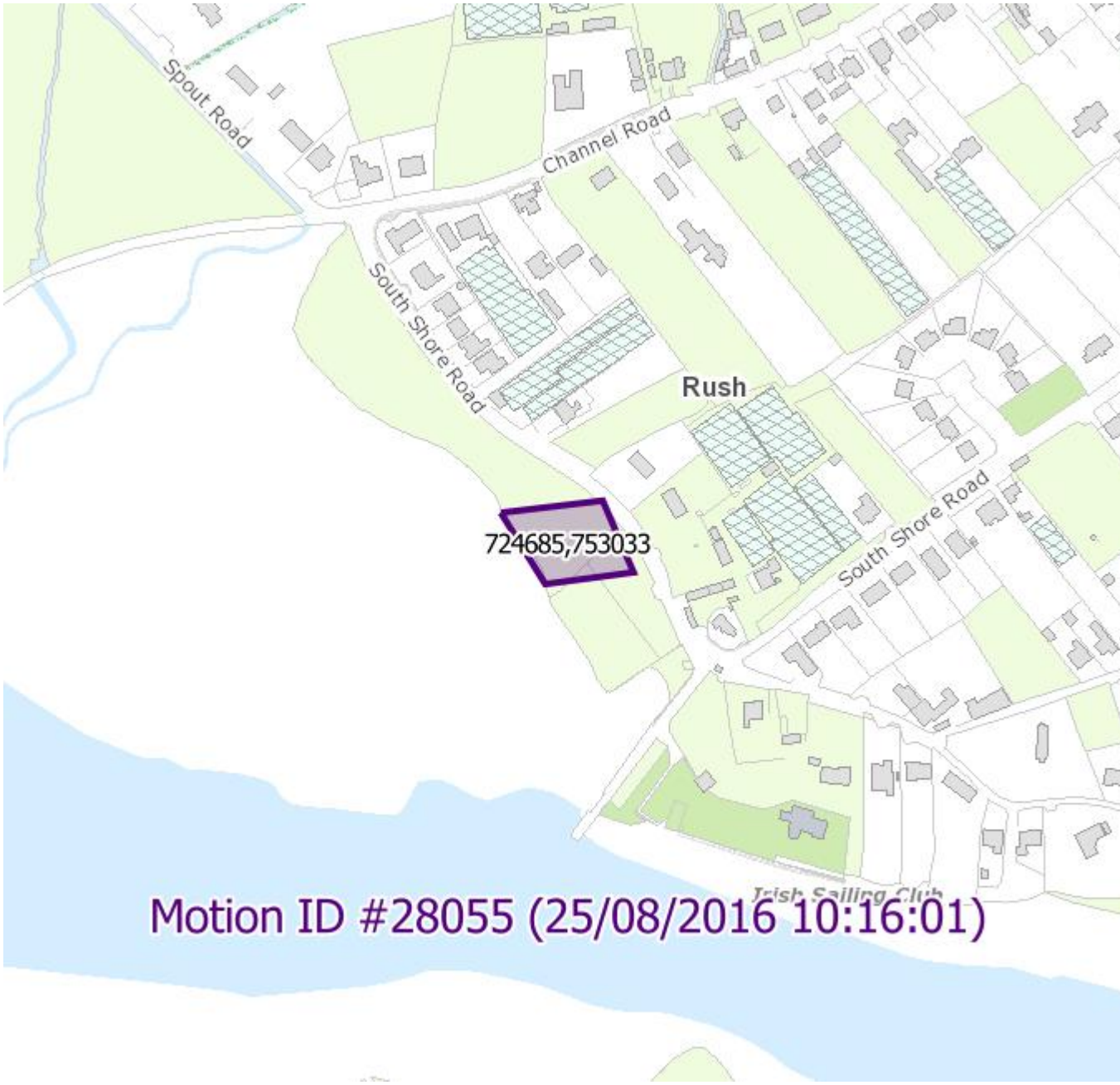
Having regard to the response set out above, the SEA and AA documents do not recommend the inclusion of Objective 217 in the Draft Development Plan 2017-2023, however, it is recommended that Objective Rush 13 be inserted as a map based Local Objective on Sheet 6B.

RECOMMENDATION:
Insert the following map based Local Objective on Sheet 6b – Rush.

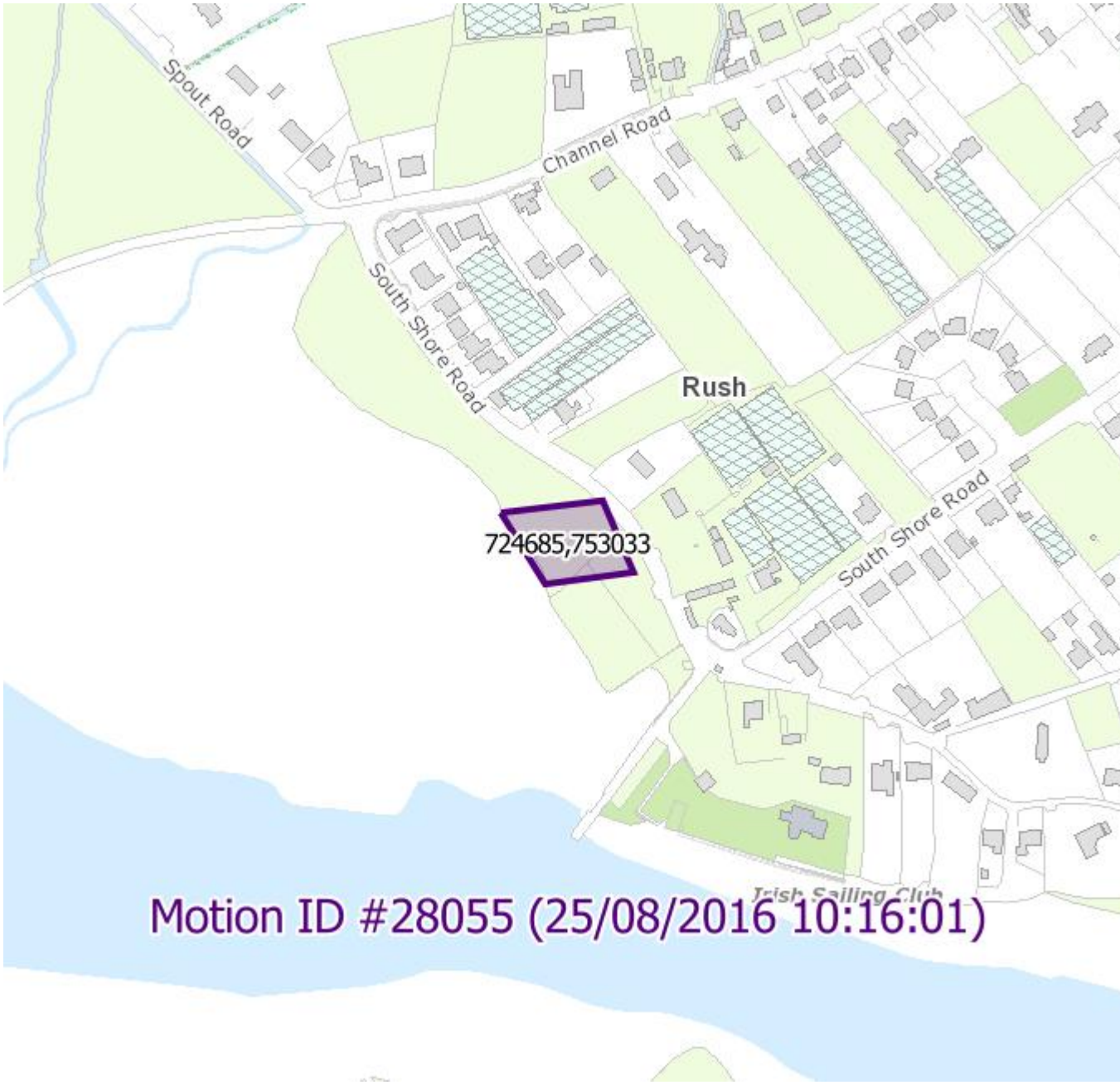
Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider

study into marina development along the Fingal coastline (Objective ED78, Chapter 6: Economic Development refers).

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Spout Road
Channel Road
South Shore Road
Rush
724685,753033
South Shore Road
Irish Sailing Club
Motion ID #28055 (25/08/2016 10:16:01)

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Spout Road
Channel Road
South Shore Road
Rush
724685,753033
South Shore Road
Irish Sailing Club
Motion ID #28055 (25/08/2016 10:16:01)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: RC at ballough. AI029067

That the existing cluster at Ballough opposite the Ballough RB zoning for Whites Agri be zoned "RC".

REPORT:
There are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they will provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

Ballough-Lusk, a proposed new RC of c.3.3 hectares is located to the west of Lusk and north of the existing Ballough RB. The lands are currently zoned RU. There is no public foul mains drainage in the area. The lands access onto a county road which is in close proximity to the junction with the R132 Regional Road to Balbriggan.

The change in zoning of these lands at Ballough to RC-Rural Cluster would represent a piecemeal uncoordinated rezoning of lands for which there is no evidence based need. The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000, state "zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development." The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need

and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. The Motion proposes residential development beyond existing RC zoning, while RC zoned lands remain undeveloped and are sufficient in area to accommodate local rural based housing need across the County. The existing rural clusters at Greatcommon and Corduff have significant outstanding provision for housing units to facilitate rural generated housing need. There is significant provision also available within the adjoining settlement of Lusk. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and green belt lands.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities of April 2005, classifies the rural area of Fingal as "an area under strong urban influence" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the

Draft Plan of zoning objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction. Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. In conclusion, there is no evidence based need or planning rationale for the proposed zoning of a new rural cluster which would be in breach of the Core Strategy of both the FDP 2011-2017, the Draft Plan 2017-2023 and the Regional Planning Guidelines 2010-2022 and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:
It is recommended that no change is necessary in this instance.

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Ballough RB

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Ballough RB

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Brian Dennehy: Sustainable Rural Development Lusk. AI029083

This council resolves that the site outlined in red on the accompanying map be zoned to zoning objective RC to support the sustainable rural development of Lusk.

REPORT:
There are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they will provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

The lands at Greatcommons-Lusk are located to the south of the existing Greatcommons RC. The lands are currently zoned RU. The existing RC at Greatcommon equates to c.12.1 ha's. [29.89 acres] and is one of the larger rural clusters in the County. The area is served by public mains drainage and a very limited county road network. The proposed extension to this existing RC equates to 2.3 hectares resulting in a potential yield of c.18 additional dwelling units. Given the extent of the existing RC and the considerable development potential for c. 44 no. dwelling units that still currently exists within the existing Greatcommons RC, it is considered there is no merit in extending this existing cluster.

The change in zoning of these lands at Greatcommons-Lusk to RC-Rural Cluster would represent a piecemeal uncoordinated rezoning of lands for which there is

no evidence based need. The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000, state "zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development." The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. The Motion proposes residential development beyond existing RC zoning, while RC zoned lands remain undeveloped and are sufficient in area to accommodate local rural based housing need across the County. The existing Greatcommons RC's have significant outstanding provision of 45 no. housing units to facilitate rural generated housing need. There is significant provision also available within the adjoining settlement of Lusk. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and green belt lands.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities of April 2005, classifies the rural area of Fingal as “an area under strong urban influence” where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction. Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. In conclusion, there is no evidence based need or planning rationale for the proposed zoning of new rural clusters which would be in breach of the Core Strategy of both the FDP 2011-2017, the Draft Plan 2017-2023 and the Regional Planning Guidelines 2010-2022 and as such would be contrary to proper planning and sustainable development.

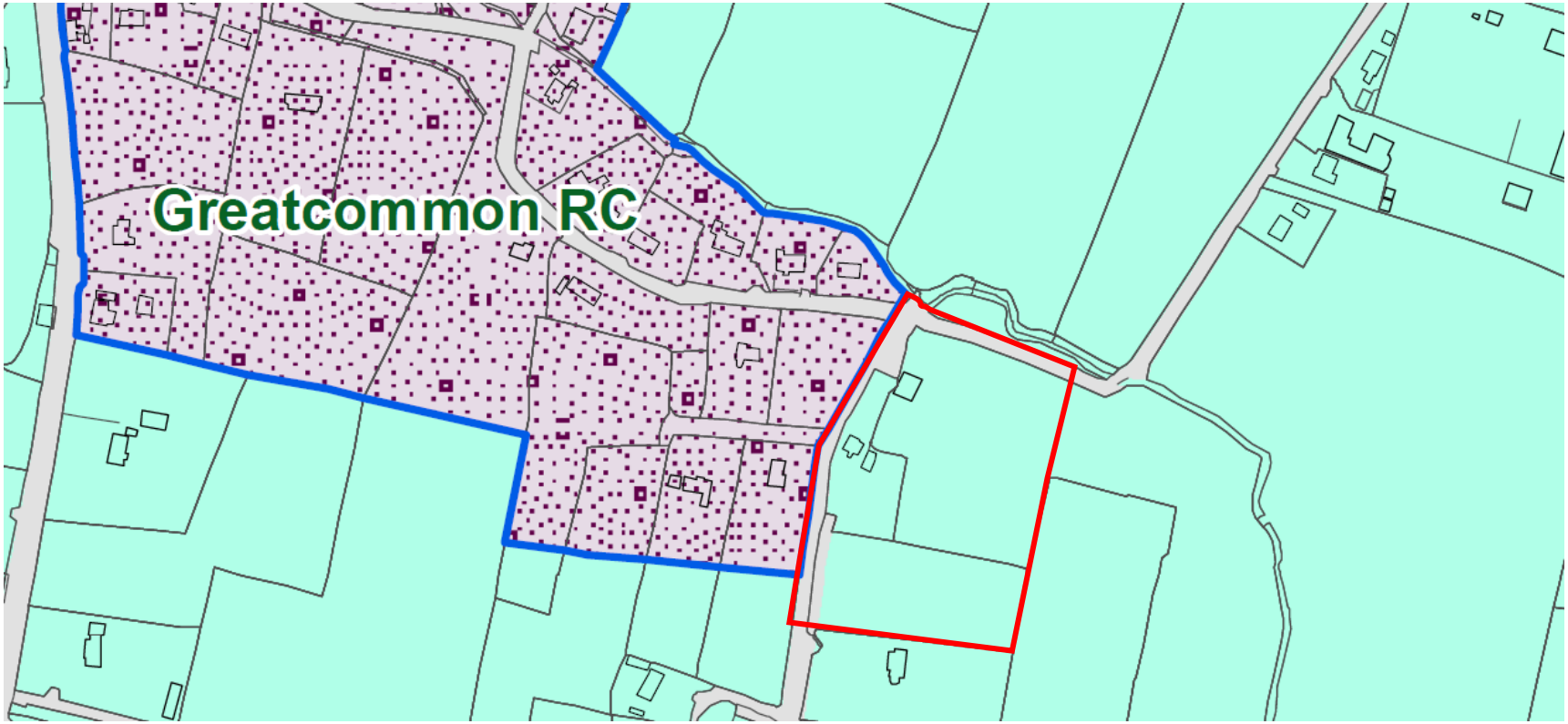
RECOMMENDATION:
It is recommended that no change is made.

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NOT FOR PUBLICATION

Cllr Brian Dennehy

Sheet 6A – Lusk



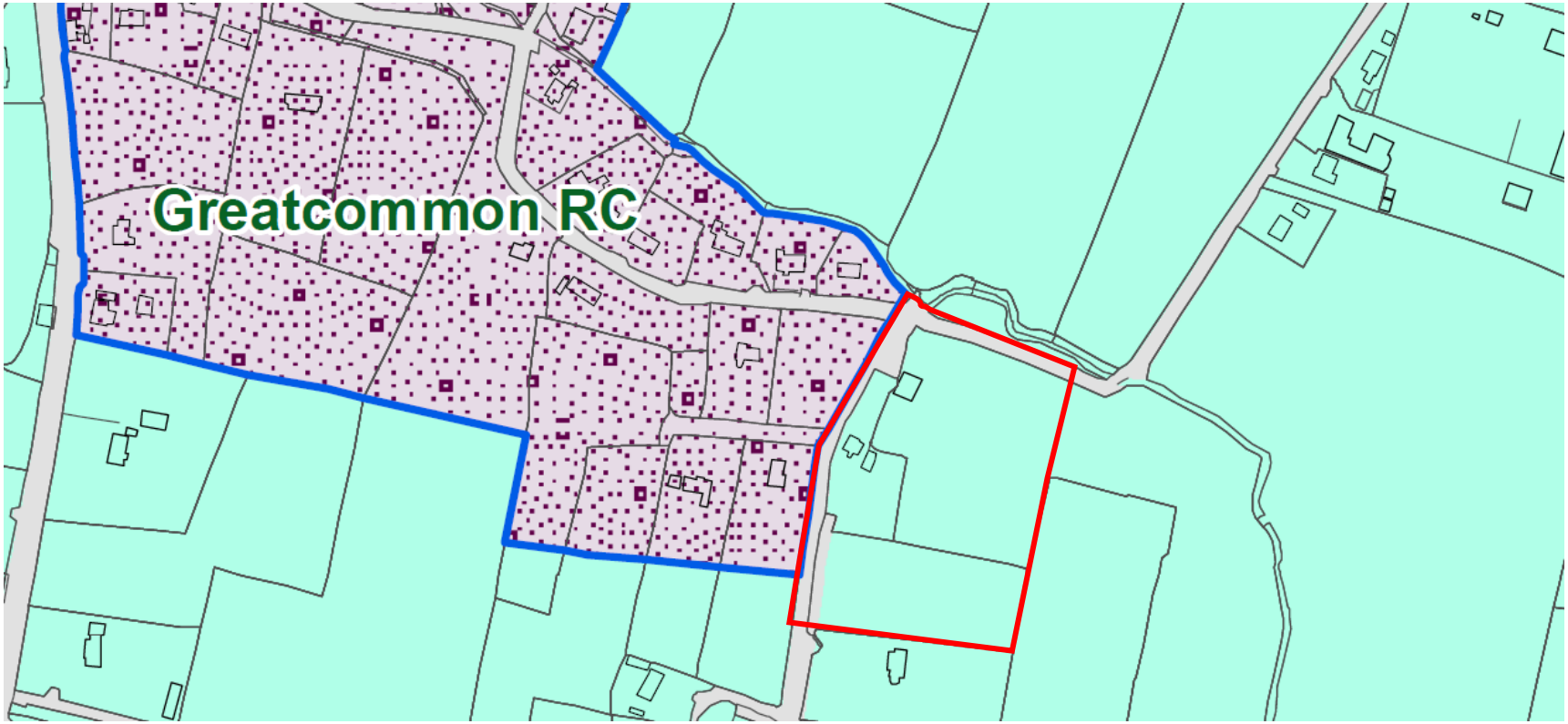
Motion: This council resolves that the site outlined in red on the accompanying map be zoned to zoning objective RC to support the sustainable rural development of Lusk.

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NOT FOR PUBLICATION

Cllr Brian Dennehy

Sheet 6A – Lusk



Motion: This council resolves that the site outlined in red on the accompanying map be zoned to zoning objective RC to support the sustainable rural development of Lusk.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: public transport reservation – Swords to Donabate. AI028818

Add public transport reservation – Swords to Donabate as shown on the attached map

REPORT:
Motion No. **AI028697** (Councillor Healy) also seeks a public transport reservation – Lissenhall to Donabate.

It should be noted that the following is set out in the Draft Plan relating to Public Transport:

'For high volumes of travellers and for medium- to long-distance trips, the various modes of public transport are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. The National Transport Authority (NTA) and Transport Infrastructure Ireland (TII), are primarily responsible for the funding, planning and implementation of public transport infrastructure in the Greater Dublin Area. However, the Council has an important role to play in promoting and facilitating public transport. In particular, the Council advises the NTA and TII on the locations of public transport routes and stops, reserves planned routes free from development, and allows high-density development along existing and planned public transport corridors. The NTA and TII have strategic responsibilities, for the Greater Dublin Area and nationally. The Council shall ensure that the policies, objectives and requirements of the County are fully understood and appreciated by NTA and TII. The Council shall continue to promote public transport connectivity between key urban settlements within the County.

Objective MT12

Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal's policies, objectives and requirements, including environmental sensitivities.'

The following is also noted in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North
A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Objective MT13
Support TII in developing a revised design of the proposed new Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.

Objective MT14
Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

The proposed zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis. This, in tandem with the delivery of public transport infrastructure including Metro North, elevates the sustainability of lands at Lissenhall in terms of appropriateness and necessity for future development purposes.

Objective SWORDS 26 has been included in the Draft Plan which reinforces the need to consider the release of Lissenhall in the context of the development of Swords by committing to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A), which will provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords. The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Donabate.

A public transport reservation from Swords to Donabate was assessed as part of the NTA's Fingal-North Dublin Transportation Study and it was excluded at the first stage.

In relation to Metro North, the National Transport Authority in their submission to the Draft Plan indicate that '*the process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it Is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North".*

Accordingly the following was recommended at CE NTA 1.2:
Amend new Metro North route to "Indicative Route for new Metro North".

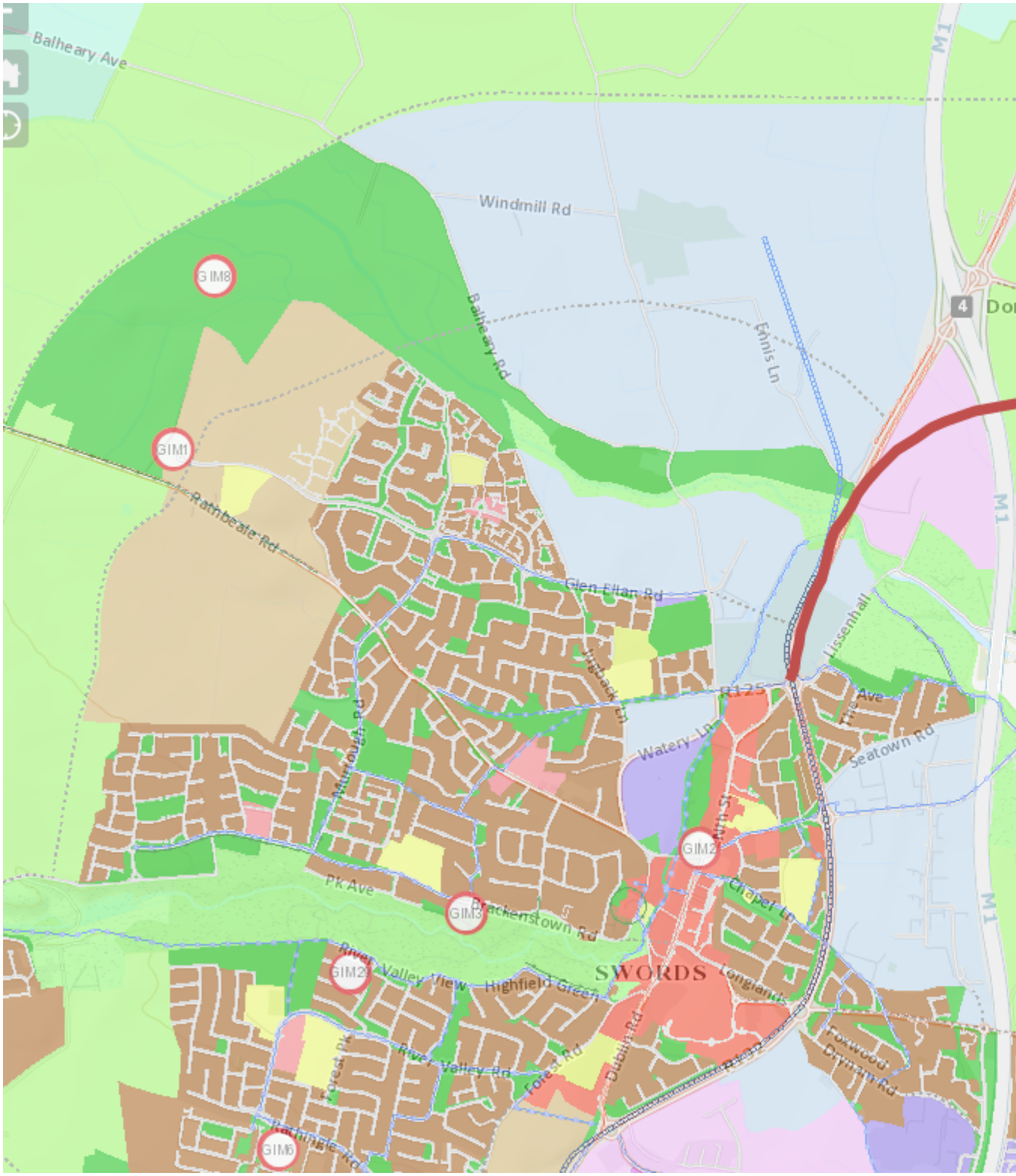
The Council also advocates the extension of new Metro North to Lissenhall and this is indicated on Sheet 8 of the Draft Plan maps. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate.

The intention included in the proposed new motion, to make provision for a public transport reservation from Swords to Donabate is considered to be a positive proposal. However, it is considered that the specification of an exact location and alignment is inappropriate at this time until sufficient analysis has been completed on the most efficient / optimum route to Donabate. Furthermore, it is considered that Objective MT14 adequately captures and supports a public transport connection to Donabate.

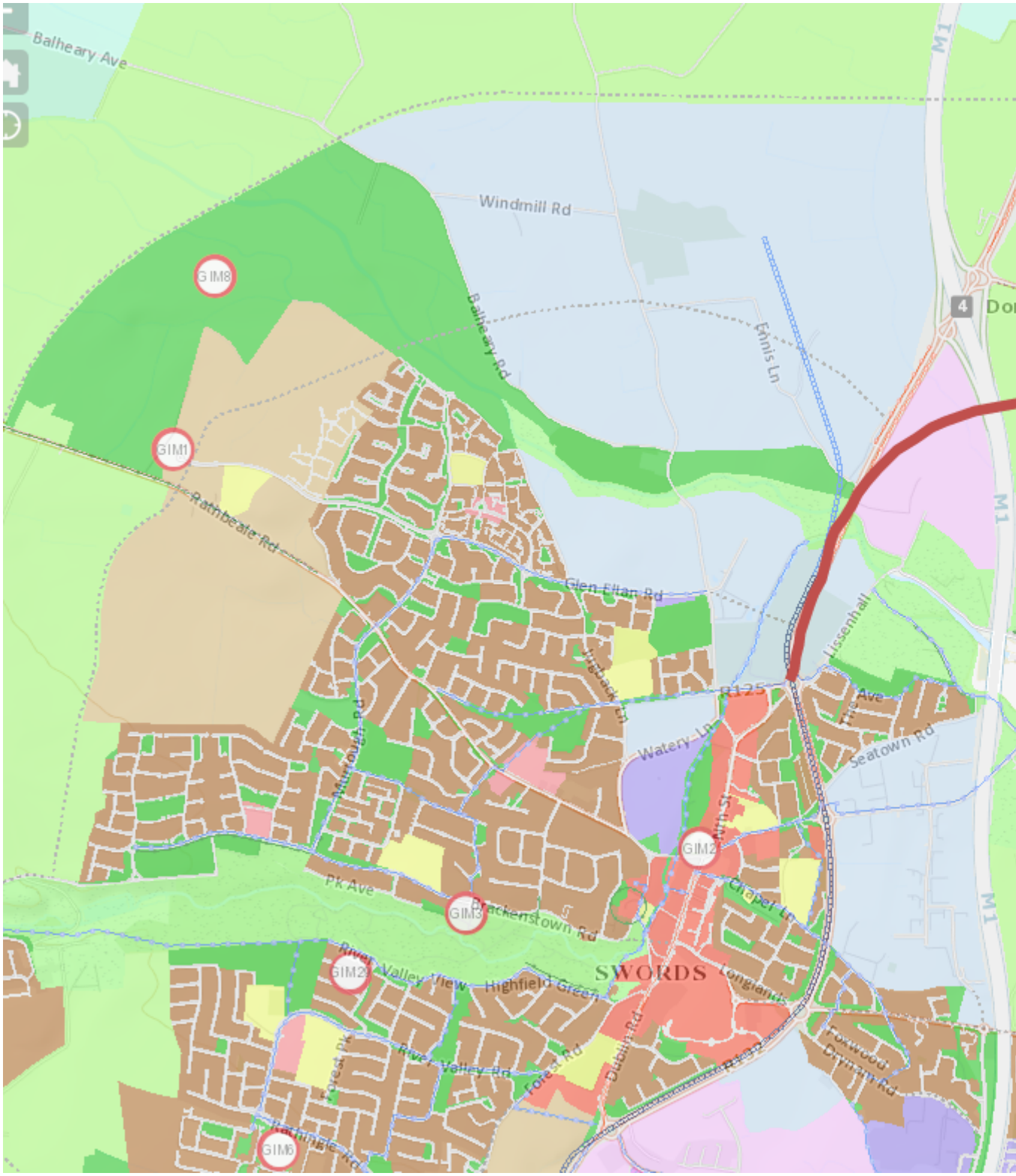
Further feasibility studies and analysis is required to determine the optimum route and future extension of any proposed public transport link to Donabate, including the new Metro North. The location, alignment and timeframe of such a route is also dependent on the development of the lands at Lissenhall, as detailed above.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE NTA 1.2 be upheld.

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Balheary Ave
Windmill Rd
GIM8
Balheary Rd
Ennis Ln
M1
GIM1
Rathbeale Rd
Glen Ellan Rd
Lissenhall
Watery Ln
Seatown Rd
GIM2
Pk Ave
GIM3
Brackenstown Rd
River Valley View
Highfield Green
SWORDS
Dublin Rd
Forest Pk
River Valley Rd
GIM6

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Balheary Ave
Windmill Rd
GIM8
Balheary Rd
Ennis Ln
M1
GIM1
Rathbeale Rd
Glen Ellan Rd
Lissenhall
Watery Ln
Seatown Rd
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Highfield Green
SWORDS
Dublin Rd
GIM6

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: public transport reservation –Swords to Donabate. AI028697

Add public transport reservation – Lissenhall to Donabate as shown on the attached map

REPORT:
Motion No. **AI028818** (Councillor Healy) also seeks a public transport reservation – Swords to Donabate.

In this regard it should be noted that the following is set out in the Draft Plan relating to Public Transport:

'For high volumes of travellers and for medium- to long-distance trips, the various modes of public transport are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. The National Transport Authority (NTA) and Transport Infrastructure Ireland (TII), are primarily responsible for the funding, planning and implementation of public transport infrastructure in the Greater Dublin Area. However, the Council has an important role to play in promoting and facilitating public transport. In particular, the Council advises the NTA and TII on the locations of public transport routes and stops, reserves planned routes free from development, and allows high-density development along existing and planned public transport corridors. The NTA and TII have strategic responsibilities, for the Greater Dublin Area and nationally. The Council shall ensure that the policies, objectives and requirements of the County are fully understood and appreciated by NTA and TII. The Council shall continue to promote public transport connectivity between key urban settlements within the County'.

Objective MT12

'Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal's policies, objectives and requirements, including environmental sensitivities.'

The following is also stated in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North
'A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.'

Objective MT13
Support TII in developing a revised design of the proposed new Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.

Objective MT14
Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

The proposed zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis. This, in tandem with the delivery of public transport infrastructure including Metro North, elevates the sustainability of lands at Lissenhall in terms of appropriateness and necessity for future development purposes.

Objective SWORDS 26 has been included in the Draft Plan which reinforces the need to consider the release of Lissenhall in the context of the development of Swords by committing to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A), which will provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords. The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Donabate.

A public transport reservation from Swords to Donabate was assessed as part of the NTA's Fingal-North Dublin Transportation Study and it was excluded at the first stage.

The National Transport Authority in their submission to the Draft Plan also indicate that *'the process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it Is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North".*

Accordingly, CE NTA 1.2 recommends the inclusion of the following;
Amend new Metro North route to "Indicative Route for new Metro North".

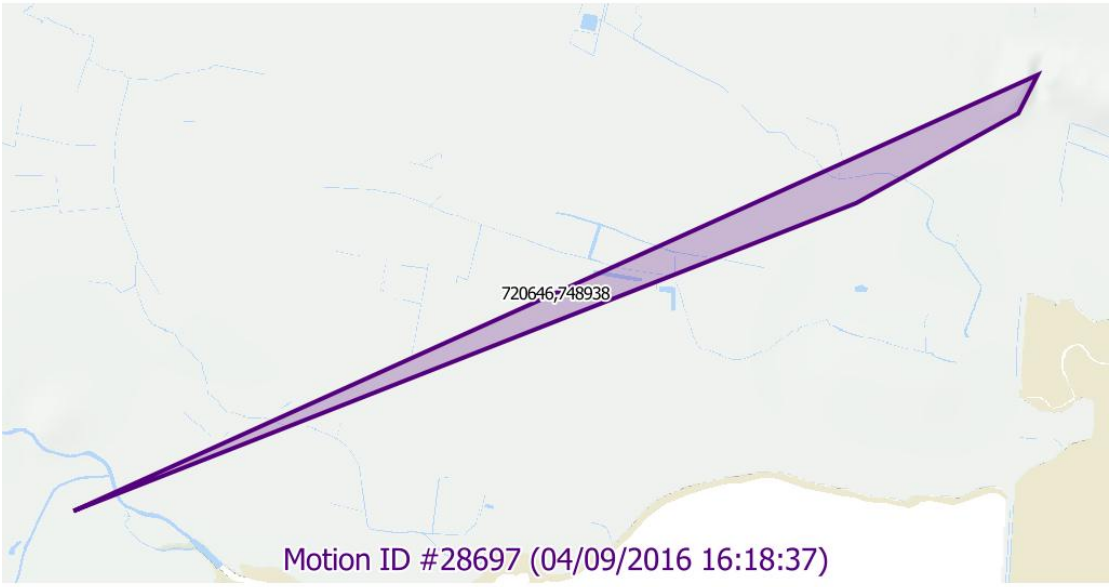
The Council also advocates the extension of new Metro North to Lissenhall and this is indicated on Sheet 8 of the Draft Plan maps. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate.

The intention included in the proposed new motion, to make provision for a public transport reservation from Lissenhall to Donabate is considered to be a positive proposal. However, it is considered that the specification of an exact location and alignment is inappropriate at this time until sufficient analysis has been completed on the most efficient / optimum route to Donabate. Furthermore, it is considered that Objective MT14 adequately captures and supports a public transport connection to Donabate.

Further feasibility studies and analysis is required to determine the optimum route and future extension of any proposed public transport link to Donabate, including the new Metro North. The location, alignment and timeframe of such a route is also dependent on the development of the lands at Lissenhall, as detailed above.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE NTA 1.2 be upheld.

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Motion ID #28697 (04/09/2016 16:18:37)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: cvq4568. AI028817

This Council resolves that the lands at Blake's Cross, as outlined in red on the attached map, be rezoned from "RU – Rural" to "RB – Rural Business" as an extension to the existing business at this location.

REPORT:
Motion No. **AI028827** (Councillor Devitt) also relates to the rezoning of land from 'RU' to 'RB' at Blake's Cross.

This motion seeks to rezone an area of 'RU' (Rural) zoned lands (approx. 0.44ha) to Objective 'RB' (Rural Business). These lands are located to the south of the existing Blake's Cross 'RB' zoned area. Objective 'RB' seeks to '*Provide for and facilitate rural-related business which has a demonstrated need for a rural location.'*

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands at this location. There is currently an area of approximately 5.5ha of undeveloped 'RB' zoned lands at Blake's Cross (in the 'RB' zoned lands located between the M1 and the R135).

Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach as advocated in the DoECLG Development Plan Guidelines must be applied to the

zoning of land for development. In this regard, areas to be zoned should be contiguous to existing zoned development lands, a strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands and zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. 'leapfrogging' to more remote areas should be avoided). Any future zonings shall have regard to this sequential approach.

The subject lands consist of an area of rural land located adjacent to an existing area of Rural Business. There is no identified need for additional RB zoned land at this location.

The purpose of the 'Rural Business' zoning is to facilitate enterprise opportunities associated with rural-related businesses requiring a rural location. Within the Draft Development Plan, there are over 92 ha of lands zoned for RB purposes located in locations such as Lusk, Rush, Ward Lower and Blake's Cross. The Draft Plan acknowledges that the development of rural enterprise and employment opportunities will be vital to sustaining the rural economy. In accordance with the Economic Strategy for the overall County, appropriate scaled enterprises will be directed to small towns, villages and rural business zones. In accordance with the economic strategy for the overall county, employment servicing the rural areas, should, in general, be directed to the local employment centres of small towns and villages (See Rural Village Local Area Plans) and rural business zones, catering for local investment and small scale industry. Within the rural countryside, horticulture, agriculture, equine, recreational, tourism, energy production and rural resources based enterprise is promoted.

There is also a more than adequate quantum of employment zoned lands within the County to accommodate any future employment growth in readily accessible locations within the County where necessary infrastructure is at an optimum. The quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. The undeveloped landbank of GE and HT zoned lands at Courtlough equates to c. 57.6 ha's [142 acres]. These figures represent a substantial provision of GE zoned lands readily available for development.

The National Transport Authority, in their pre-draft submission, also state that the strategic transport function of the M1 should be maintained by limiting the

extent of development which would give rise to the generation of local car-based traffic on the national road network. The M1 (&M50) are vital economic corridors for Dublin, and the east coast in general, and should not be used to facilitate development of employment which would be more appropriately developed in areas well served by existing or committed high quality public transport and/or within the key settlements of Swords, Blanchardstown or Balbriggan.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'RU' to 'RB' at this location, would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there is no evidence based need.

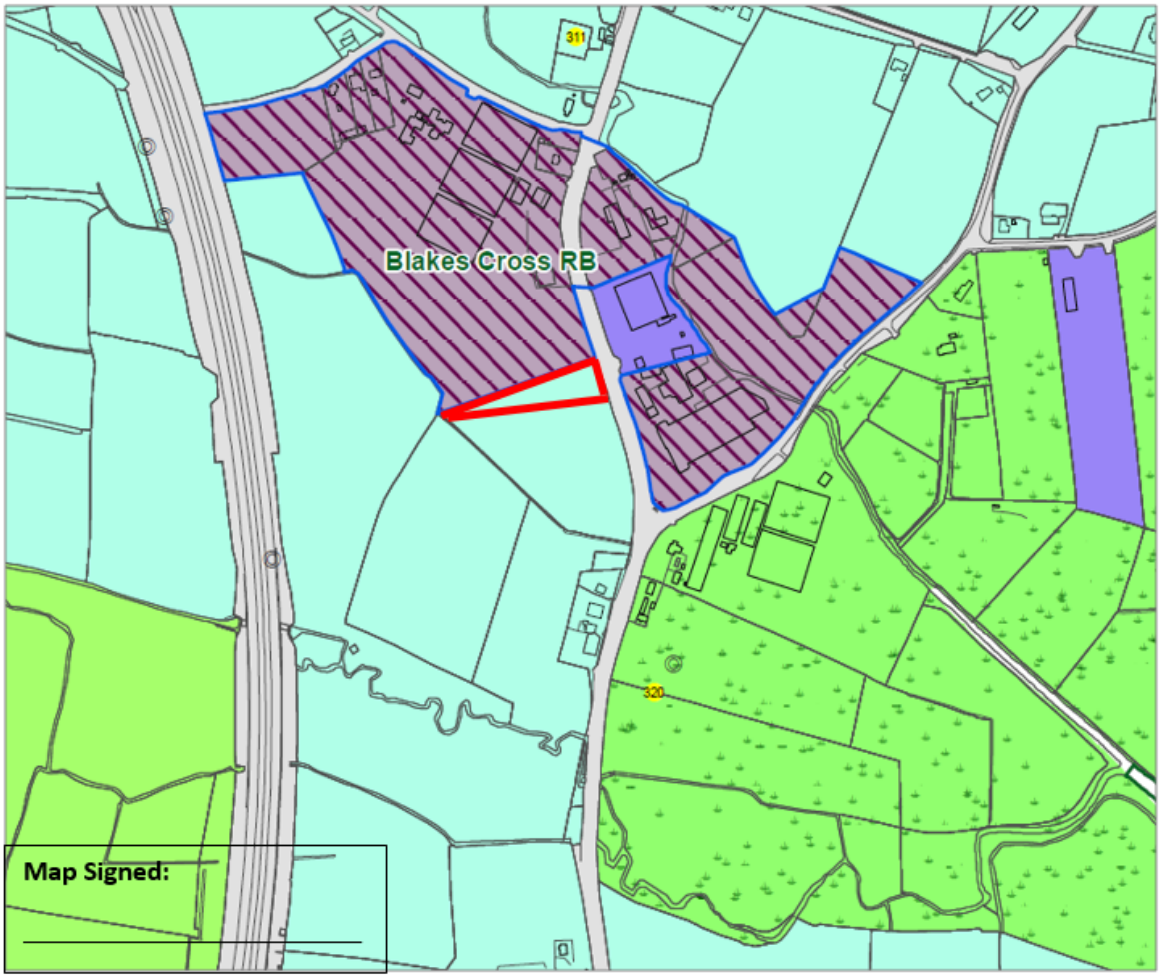
In addition, the lands to the south of the subject site at Turvey are currently zoned Objective 'GE' (General Employment) and also offer potential business development and employment opportunities for the existing and future populations of the area.

The proposed 'RB' zoning would therefore be in breach of key objectives of the Draft Plan and NTA policy to channel employment growth into the large urban centres of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development. In this regard there is no foul network in the area. All development would have to be serviced via an On Site Wastewater Treatment System, which is considered inappropriate at this location and local water infrastructure upgrades would be required to facilitate the development of these lands. A full Sustainable Drainage Systems treatment would be necessary.

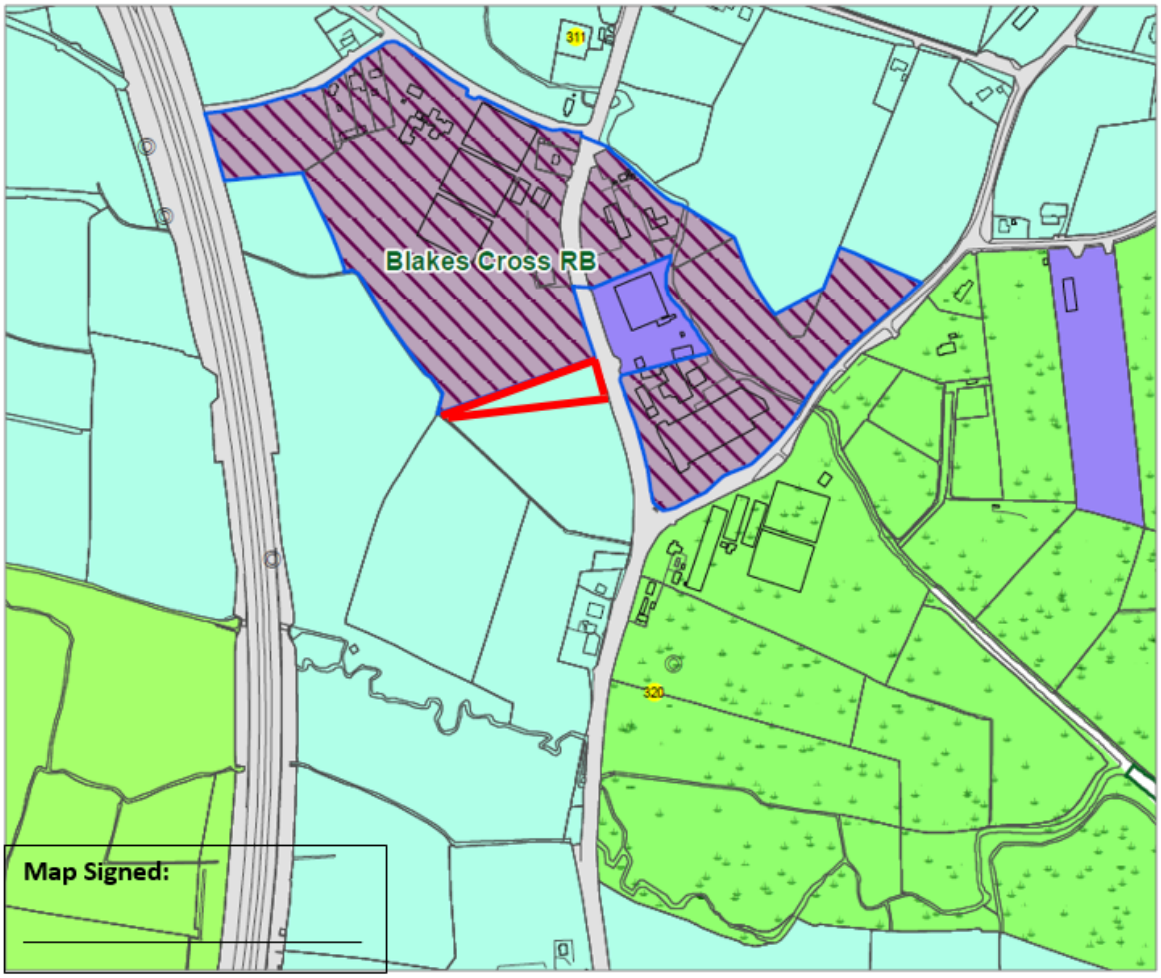
There is therefore no justifiable need to rezone any additional rural business lands in this area. Such a change in designation would result in the erosion of the rural character of these lands in an area with infrastructural deficits contrary to Development Plan policy.

RECOMMENDATION:
It is recommended that no change is made.

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Blakes Cross RB
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Blakes Cross RB
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: blakes cross RB. AI028827

This Council resolves that the lands at Blake's Cross, as outlined in red on the attached map, be rezoned from "RU – Rural" to "RB – Rural Business"as an extension to the existing operating RB development.

REPORT:
Motion No. **AI028817** (Councillor Devitt) also relates to the rezoning of land from 'RU' to 'RB' at Blake's Cross.

This motion seeks to rezone an area of 'RU' (Rural) zoned lands (approximately 1.2ha) to Objective 'RB' (Rural Business). These lands are located to the west of the existing Blake's Cross 'RB' zoned area. Objective 'RB' seeks to '*Provide for and facilitate rural-related business which has a demonstrated need for a rural location.'*

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands at this location. There is currently an area of approximately 5.5ha of undeveloped 'RB' zoned lands at Blake's Cross (in the 'RB' zoned lands located between the M1 and the R135).

Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach as advocated in the DoECLG Development Plan Guidelines must be applied to the

zoning of land for development. In this regard, areas to be zoned should be contiguous to existing zoned development lands, a strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands and zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. 'leapfrogging' to more remote areas should be avoided). Any future zonings shall have regard to this sequential approach.

The subject lands consist of an area of rural land located adjacent to an existing area of Rural Business. There is no identified need for additional RB zoned land at this location.

The purpose of the 'Rural Business' zoning is to facilitate enterprise opportunities associated with rural-related businesses requiring a rural location. Within the Draft Development Plan, there are over 92 ha of lands zoned for RB purposes located in locations such as Lusk, Rush, Ward Lower and Blake's Cross. The Draft Plan acknowledges that the development of rural enterprise and employment opportunities will be vital to sustaining the rural economy. In accordance with the Economic Strategy for the overall County, appropriate scaled enterprises will be directed to small towns, villages and rural business zones. In accordance with the economic strategy for the overall county, employment servicing the rural areas, should, in general, be directed to the local employment centres of small towns and villages (See Rural Village Local Area Plans) and rural business zones, catering for local investment and small scale industry. Within the rural countryside, horticulture, agriculture, equine, recreational, tourism, energy production and rural resources based enterprise is promoted.

There is also a more than adequate quantum of employment zoned lands within the County to accommodate any future employment growth in readily accessible locations within the County where necessary infrastructure is at an optimum. The quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. The undeveloped landbank of GE and HT zoned lands at Courtlough equates to c. 57.6 ha's [142 acres]. These figures represent a substantial provision of GE zoned lands readily available for development.

The National Transport Authority, in their pre-draft submission, also state that the strategic transport function of the M1 should be maintained by limiting the

extent of development which would give rise to the generation of local car-based traffic on the national road network. The M1 (&M50) are vital economic corridors for Dublin, and the east coast in general, and should not be used to facilitate development of employment which would be more appropriately developed in areas well served by existing or committed high quality public transport and/or within the key settlements of Swords, Blanchardstown or Balbriggan.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'RU' to 'RB' at this location, would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there is no evidence based need.

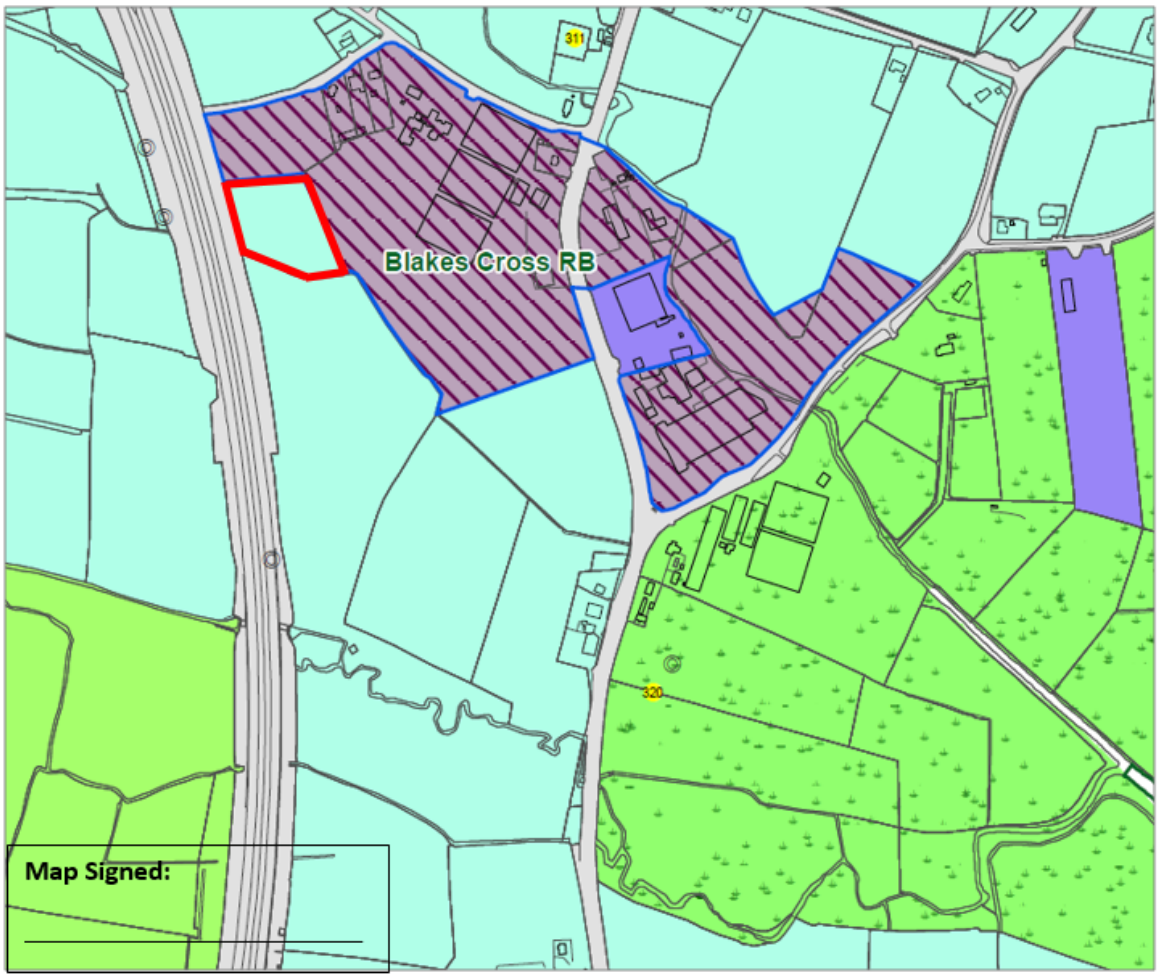
In addition, the lands to the south of the subject site at Turvey are currently zoned Objective 'GE' (General Employment) and also offer potential business development and employment opportunities for the existing and future populations of the area.

The proposed 'RB' zoning would therefore be in breach of key objectives of the Draft Plan and NTA policy to channel employment growth into the large urban centres of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development. In this regard there is no foul network in the area, local water infrastructure upgrades are required to facilitate development of the lands as all development would have to be serviced via an On Site Wastewater Treatment System, which is not considered appropriate at this location. Full Sustainable Drainage Systems treatment would also be required for the lands.

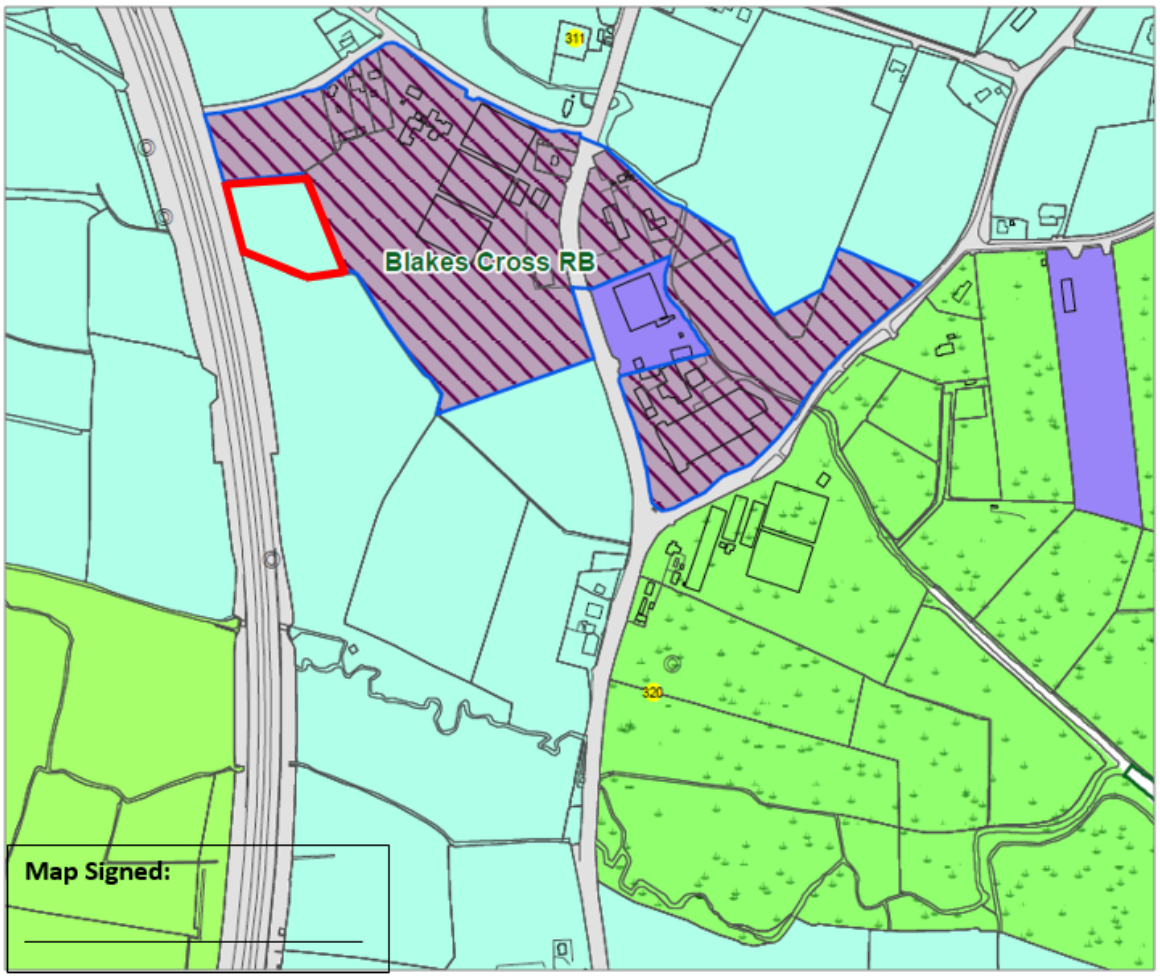
There is therefore no justifiable need to rezone any additional rural business lands in this area. Such a change in designation would result in the erosion of the rural character of these lands in an area with infrastructural deficits, contrary to Development Plan policy.

RECOMMENDATION:
It is recommended that no change is made.

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Blakes Cross RB
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Blakes Cross RB
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: . AI028842

"This Council resolves that the lands outlined in red on the attached map be rezoned from 'RU' (Rural) to 'GE' (General Employment)."
Motion 1 is seeking to rezone the lands from GE to RU as these lands form part of the flood plain and as such cannot be developed. They are more suitable for rural/open space lands.
Motion 2 is seeking to rezone the land from RU to GE to essentially replace the lands to be rezoned back to RU. There is no increase in GE lands but rather represents a swap of zoning designations as the lands that are currently zoned for general employment uses cannot be developed for such uses given the location of these lands on a flood plain.

REPORT:
This motion seeks to rezone 2 parcels of land at Turvey. It should be noted however that only one area was shown on the motion documentation submitted. This motion is therefore addressing the request to rezone lands from 'RU' to 'GE' to the north of the existing 'GE' zoned lands at Turvey (which would appear to reference 'Motion 2' in the above motion request). The area of land is approximately 7.3ha.

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional 'GE' zoned lands at this location. There is currently an area of approximately 17.8ha of undeveloped 'GE' zoned lands at Turvey (in the 'RB' zoned lands located between the M1 and the R135).

Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's

residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach as advocated in the DoECLG Development Plan Guidelines must be applied to the zoning of land for development. In this regard, areas to be zoned should be contiguous to existing zoned development lands, a strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands and zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. 'leapfrogging' to more remote areas should be avoided). Any future zonings shall have regard to this sequential approach.

There is a more than adequate quantum of employment zoned lands within the County to accommodate any future employment growth in readily accessible locations within the County where necessary infrastructure is at an optimum. The quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. The undeveloped landbank of GE and HT zoned lands at Courtlough equates to c. 57.6 ha's [142 acres]. These figures represent a substantial provision of GE zoned lands readily available for development.

The National Transport Authority, in their pre-draft submission, also state that the strategic transport function of the M1 should be maintained by limiting the extent of development which would give rise to the generation of local car-based traffic on the national road network. The M1 (&M50) are vital economic corridors for Dublin, and the east coast in general, and should not be used to facilitate development of employment which would be more appropriately developed in areas well served by existing or committed high quality public transport and/or within the key settlements of Swords, Blanchardstown or Balbriggan.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'RU' to 'GE' in this location, would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there is no evidence based need.

Furthermore, the new Donabate LAP development areas offer a good opportunity to develop new businesses and employment in the area. However, it is the strategy of the LAP to support the consolidation of the existing village in Donabate as the focus for retail, commercial and services development. The new development areas are all less than 1km from the village core and their population will be integrated into the established functioning of the village for shopping and services activity. The development of the LAP lands and the resultant increase in population will encourage and support the re-development of infill and vacant / undeveloped sites in the Village Centre and the LAP will encourage new retail and economic opportunities to locate in Donabate urban centre. It is a strategic aim of the Donabate LAP to *'support Donabate Village as the primary location for commercial, retail, community and cultural development serving the Town and Peninsula generally'.*

In addition, there is adequate 'GE' zoned lands to the south of the subject site at Turvey which also offer potential business development and employment opportunities for the existing and future population of Donabate. The Draft Fingal Development Plan 2017-2023 includes the following objective:

> *'Objective DONABATE 11*
> *Prepare and implement a Masterplan for lands at Turvey (see Map Sheet 7, MP 7.A). A detailed flood risk assessment will be carried out for these lands to address potential flood risk and propose mitigation measures.'*

This Masterplan will give consideration to the need for any additional GE zoned lands at this location and the flood risk measures required for any existing 'GE' zoned lands at this location.

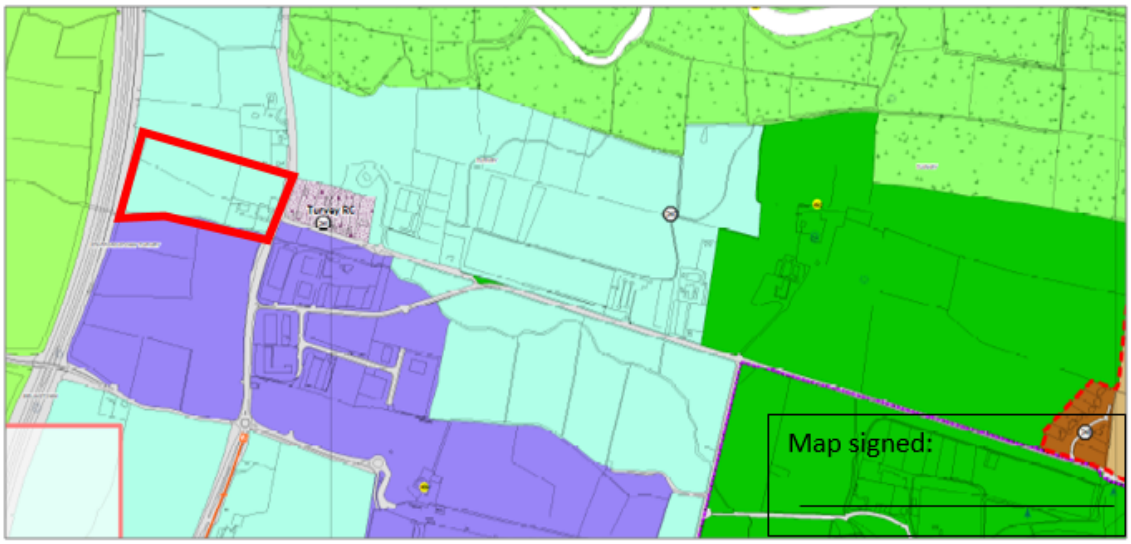
The proposed 'GE' zoning would therefore be in breach of key objectives of the Draft Plan, Donabate LAP 2016 and NTA policy to channel employment growth into the large urban centres of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development.

It is also considered, having regard to the existing water pressure constraints in Donabate, current constraints in the foul drainage system, absence of any surface water capacity assessment and having regard to known flood risk in the area, that any proposal to rezone additional lands at Turvey at this time would be premature pending the preparation of the above Masterplan for these lands.

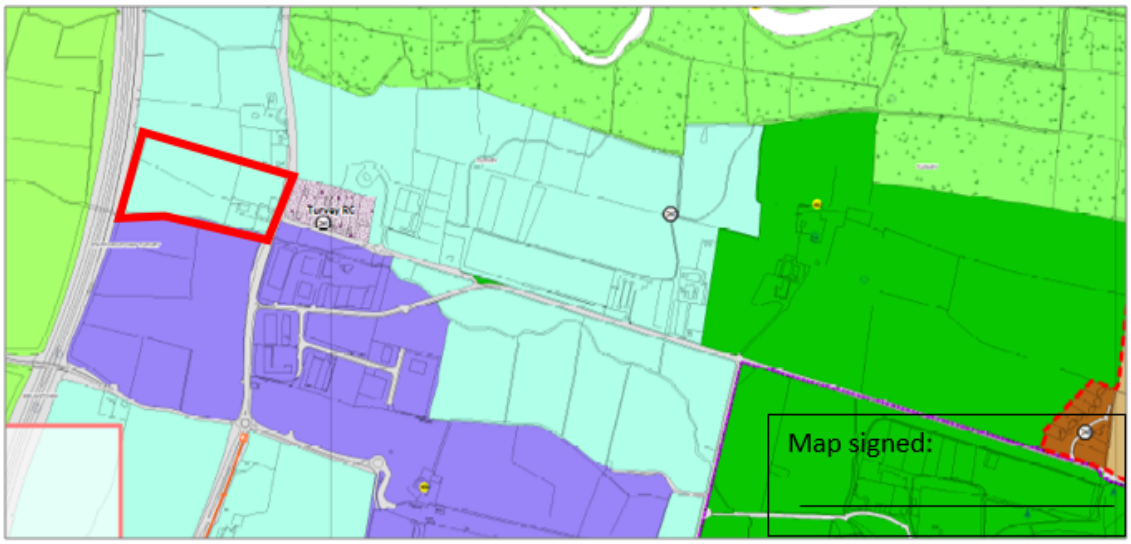
There is therefore no justifiable need to rezone any additional land to provide for general employment lands in this area, at this time. Such a change in

designation would result in the erosion of the rural character of these sensitive lands, would contravene Development Plan policy and would be premature pending the preparation of the Turvey Masterplan.

RECOMMENDATION:
It is recommended that no change is necessary in this instance.


Turvey RC
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Turvey RC
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028388

Insert a local objective to promote the development of this key strategic piece of land at the approach into Donabate as a public transport hub and civic space with a landmark community building, retaining existing trees and hedgerows.

REPORT:
The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2017 – 2023 under Section 12(6) or 12(10) of the 2000 Act, as amended, in connection with matters contained in the Chief Executive's Report.

The motion outlined above is not considered to be connected with matters contained in submissions received or the Chief Executive's Report on the outcome of the consultation process on the draft Fingal Development Plan 2017 – 2023. Accordingly, the motion may not amend the draft Plan.

Should the Elected Members decide to consider the Motion, the planning report is as follows;

This Motion seeks to insert a local objective to promote the development of a triangular site located at the entrance to Donabate Village. The lands are currently zoned Objective 'TC'.

Objective 'TC' seeks to '*Protect and enhance the special physical and social character of town and district centres and provide and/ or improve urban facilities.*'

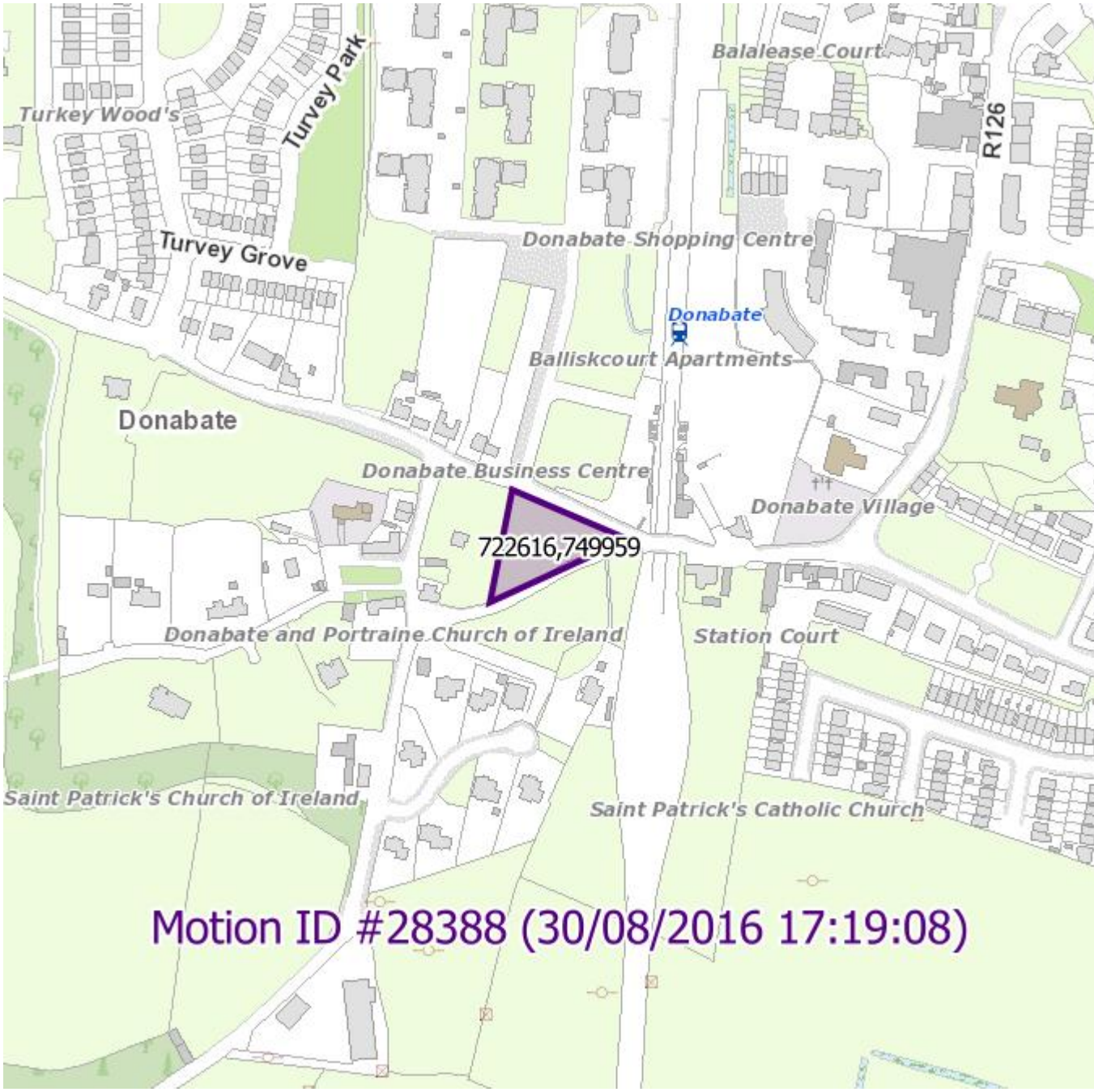
The vision for this 'TC' zoning is to '*Maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County. Develop and consolidate these Centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these Centres in*

accordance with the principles of urban design, conservation and sustainable development. Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic. In order to deliver this vision and to provide a framework for sustainable development, Urban Centre Strategies will be prepared for centres in accordance with the Urban Fingal Chapter objectives.'

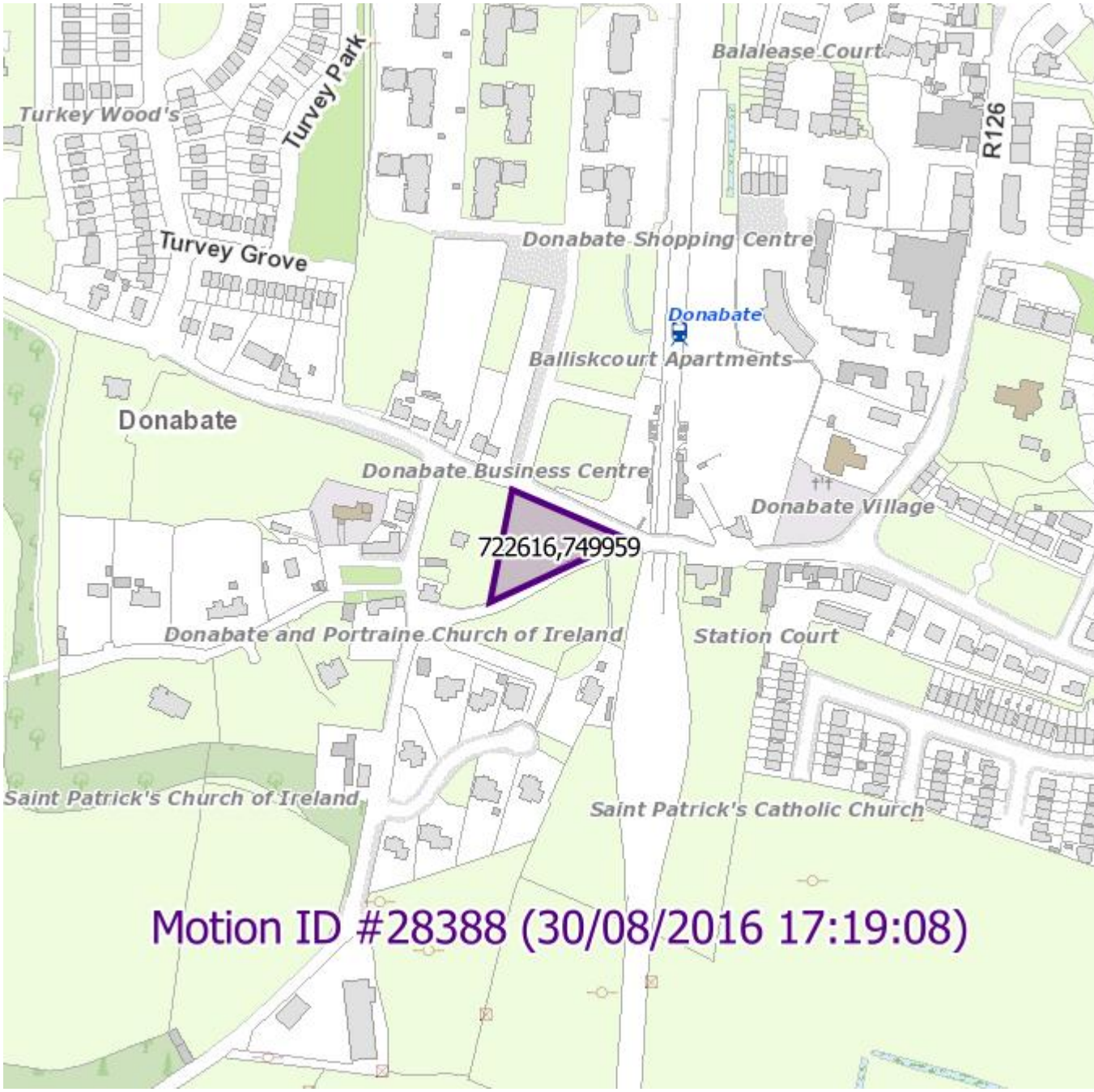
The lands are also included within 'Area 3' of the Donabate Urban Centre Strategy (UCS), which includes an indicative '*key site design and development brief*' for this 'Area 3'. The Donabate UCS relates to Donabate Town Centre and aims to create a structured development strategy for this area. It examines its future potential and identifies development opportunities required to support the population growth envisaged for the town and its surrounding area. The UCS identifies key sites, examines their future development potential and provides guidance on future layout and design.

The Planning Authority promotes the development of all town centre lands and the intention included within this motion is agreed with as the site is located within the designated town centre of Donabate. However, it is not considered necessary to insert a new local objective to promote this particular town centre site over any other strategic 'TC' zoned land in Donabate. It is considered that the uses outlined within the motion would generally be permitted in principle within this 'TC' zoned land and it is therefore not necessary or indeed appropriate to attach a specific local objective promoting the development of this site.

RECOMMENDATION:
It is recommended that no change is made.


Balalease Court
Turkey Wood's
Turvey Park
R126
Turvey Grove
Donabate Shopping Centre
Donabate
Balliskcourt Apartments
Donabate
Donabate Business Centre
Donabate Village
722616,749959
Donabate and Portraine Church of Ireland
Station Court
Saint Patrick's Church of Ireland
Saint Patrick's Catholic Church
Motion ID #28388 (30/08/2016 17:19:08)

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Balalease Court
Turkey Wood's
Turvey Park
R126
Turvey Grove
Donabate Shopping Centre
Donabate
Balliskcourt Apartments
Donabate
Donabate Business Centre
Donabate Village
722616,749959
Donabate and Portraine Church of Ireland
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Saint Patrick's Catholic Church
Motion ID #28388 (30/08/2016 17:19:08)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lands at donabate balcarrick.
AI029093

That the lands outlined in red be zoned "RS" and included within the Lap boundary.

REPORT:
This motion seeks to rezone an area of land which lies east of Donabate Village, and south of 'New Road' Balcarrick. The lands outlined on the attached map are currently included within Donabate LAP boundary and are zoned Objective 'RA' (residential).

Objective 'RA' seeks to: '*Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'*

The vision for Objective 'RA' lands is to:
'Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.'

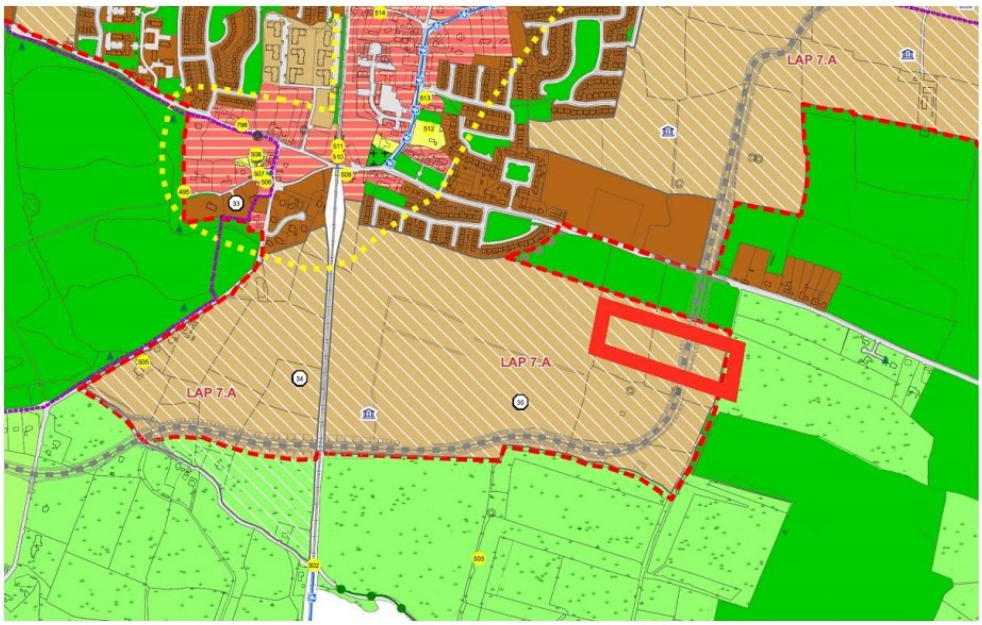
Donabate LAP was adopted in March 2016 and establishes a framework for the planned, co-ordinated and sustainable development of undeveloped 'RA' zoned lands in Donabate. The LAP lands comprise approximately 138 ha in four land parcels at Corballis (65 ha), Ballmastone (50.2 ha), Rahillion (5.5 ha) and Turvey (16 ha). The LAP is consistent with Fingal's Core Strategy and identifies the quantum, location and phasing of development for the plan period, which correlates with the regional population targets already established.). The area of 'RA' zoned lands included within Donabate LAP has the potential to provide an additional 4,000 housing units on the Peninsula.

The map accompanying this motion includes lands within the Corballis area of Donabate LAP boundary. The lands are currently already zoned for residential development and are therefore included within the LAP boundary and as such no further change is necessary.

RECOMMENDATION:
It is recommended that no change is made.

Lands at Balcarrick Road, Donabate

Outlined in Red on the attached draft development plan map zoned to RS and to extend the Donabate LAP boundary to incorporate the lands.



An evidenced basis approach is outlined below using the Chief Executive's justification test outlined in the report

- Need

- Deficit of affordable housing in the City, County and urban areas and these are a well published need which can be served in this location by increasing the RS zoning areas adjacent to the Town Core.

- Policy Context

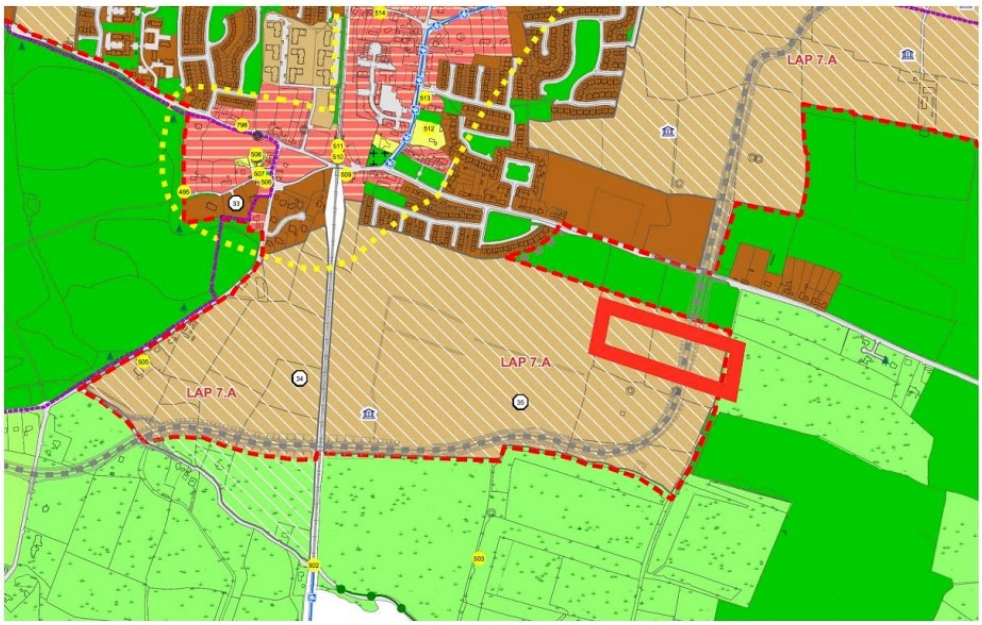
- **Objective DONABATE 10 (of Draft Development Plan)** seeks, for the LAP lands, the integration of new residential areas into the established village. These lands as residential zoning are the key for the integration of the whole of the eastern half of Donabate together. These lands are contiguous with the Corballis RA lands and therefore allow their physical, visual and social integration with this eastern part of the town. They would provide Corballis with visual frontage to Balcarrick Road, which is important for its social integration into the town.

- **Strategic Policy (1.6) of the Draft Development Plan** includes the consolidation of development at Donabate. The lands are along Balcarrick Road, a key radial route of the town. They are adjacent to the town core and within direct walking distance of the station. The lands include the crossing of the Donabate Distributor Road, which connects the new residential districts of Corballis and Ballymastone.

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Lands at Balcarrick Road, Donabate

Outlined in Red on the attached draft development plan map zoned to RS and to extend the Donabate LAP boundary to incorporate the lands.



An evidenced basis approach is outlined below using the Chief Executive's justification test outlined in the report

- Need

- Deficit of affordable housing in the City, County and urban areas and these are a well published need which can be served in this location by increasing the RS zoning areas adjacent to the Town Core.

- Policy Context

- **Objective DONABATE 10 (of Draft Development Plan)** seeks, for the LAP lands, the integration of new residential areas into the established village. These lands as residential zoning are the key for the integration of the whole of the eastern half of Donabate together. These lands are contiguous with the Corballis RA lands and therefore allow their physical, visual and social integration with this eastern part of the town. They would provide Corballis with visual frontage to Balcarrick Road, which is important for its social integration into the town.

- **Strategic Policy (1.6) of the Draft Development Plan** includes the consolidation of development at Donabate. The lands are along Balcarrick Road, a key radial route of the town. They are adjacent to the town core and within direct walking distance of the station. The lands include the crossing of the Donabate Distributor Road, which connects the new residential districts of Corballis and Ballymastone.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lands at donabate. AI028932

That the lands at Donabate on the attached map be zoned "RS" and included within the development boundary of the Donabate LAP.

REPORT:
This motion seeks to rezone an area of land to the east of Donabate Village, south of 'New Road' Balcarrick and north of the designated Donabate LAP lands. The subject lands are currently included within Objective 'OS' (Open Space).

It should be noted that the Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development on open space lands and it cannot be justified based on the specific issues outlined

above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'RC") remain undeveloped in the vicinity of the subject lands.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of Greenbelt and High Amenity areas. The Rural Settlement Strategy as set out in the Draft Plan reflects the existing policy in the current FDP 2011-2017. The policy recognises the need to provide for housing for the rural community but limits the amount of housing in the countryside and provides for alternative options within the rural area either in the villages or rural clusters as a more sustainable and suitable location for rural generated housing. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy.

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. Furthermore, there is a significant area of 'RA' zoned lands (approximately 138 hectares) included within Donabate LAP (March 2016), which has the potential to provide an additional 4,000 housing units on the Peninsula. The LAP lands lie immediately south of the subject site at Corballis.

There is no justifiable need to rezone any additional open space lands at this location, at this time, to provide for additional housing in this area, whilst such a large area of 'RA' zoned lands remains undeveloped.

Such a change in designation would result in the erosion of open space lands and would contribute to a significant diminution of the area's landscape value at this location.

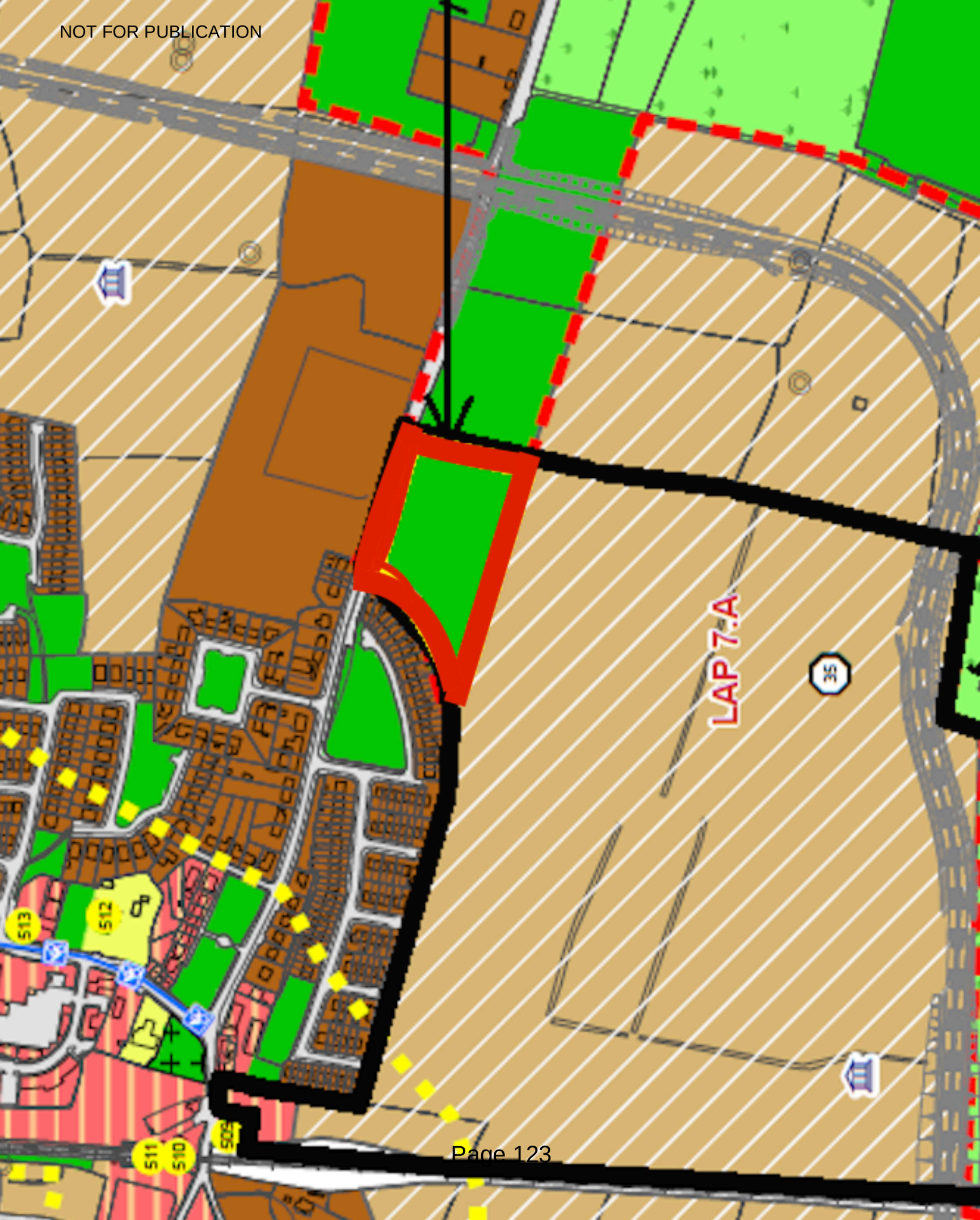
This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of the undeveloped residentially zoned lands at Donabate. The boundaries of the LAP lands remain unchanged from those outlined in the previous LAP in 2006 and these boundaries are defined by the Development Plan process and subsequent zoning of lands. The LAP lands are zoned Objective 'RA', which seeks 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*' in the Fingal Development Plan 2011-2017. These LAP lands were also zoned for new residential development under the Fingal Development Plan 2005-2011. The current vision for this zoning objective is to *'Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.'*

Having regard to the above, it is not considered appropriate to amend the boundaries of the LAP as these are dictated by the zoning of the lands, as adopted in the Fingal Development Plans.

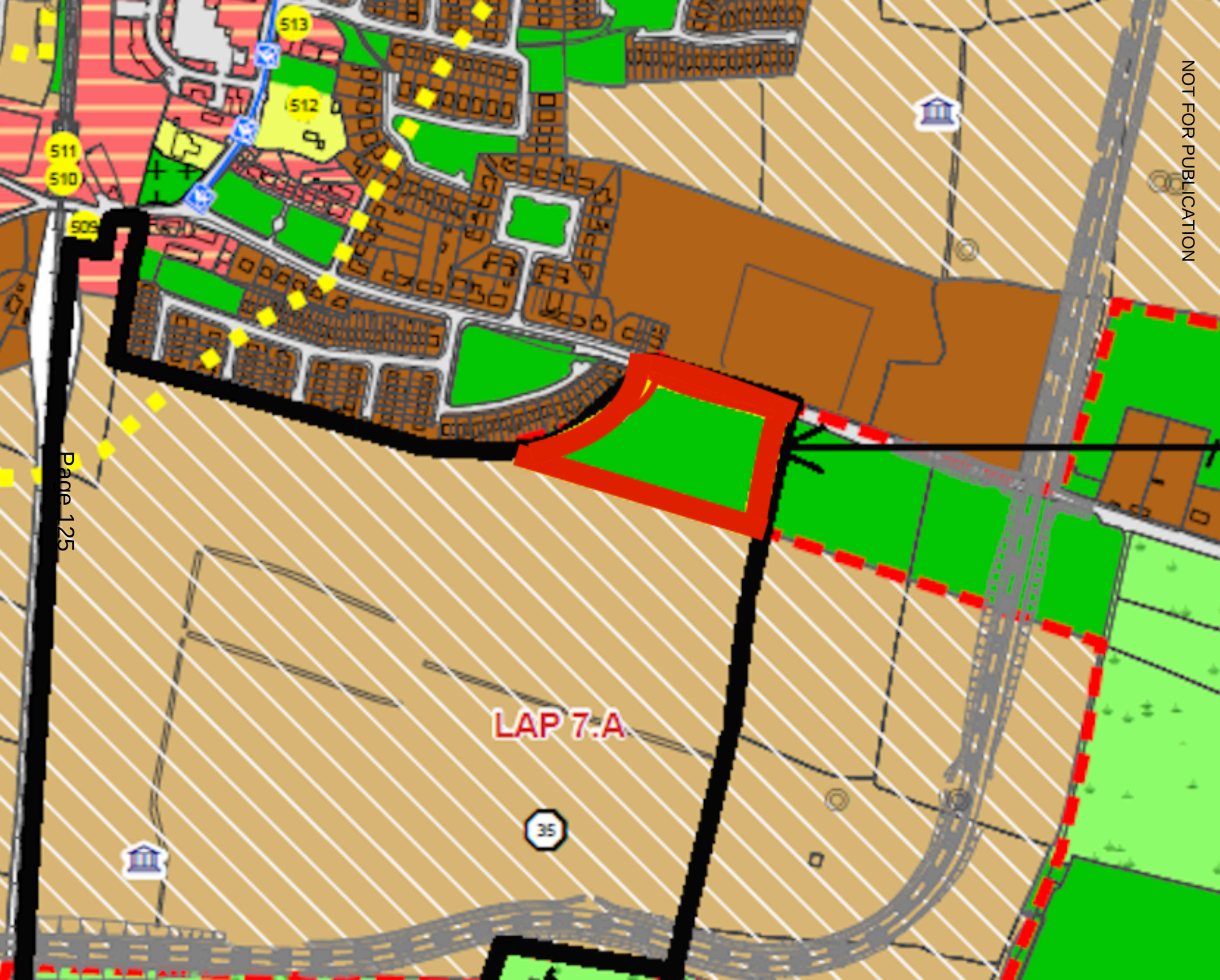
RECOMMENDATION:
It is recommended that no change is necessary in this instance.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: Sheet 7. AI029128

CVQ3813
This Council resolves that the lands at Donabate, as outlined in red on the attached map, be rezoned from HA (High Amenity) to CI (Community Infrastructure).

REPORT:
Motion No. **AI029131** (Councillor Henchy) also relates to lands adjacent to St Patrick's National Schools.

This motion is seeking to rezone lands to the north of the existing St Patrick's National Schools on the Portrane Road, from 'HA' to 'CI'. The CE Report acknowledges the on-going traffic management issues relating to the drop off and collection of pupils at St Patrick's National Schools. A number of submissions were received requesting the rezoning of lands adjacent to the schools to provide a dedicated set down area and to rezone lands to 'CI' and 'RS'.

The CE Report recommends that the small area of 'HA' zoned lands (0.15ha) separating the existing 'CI' zoned school lands from the Portrane Road be re-zoned 'CI'. This will facilitate access to the existing 'CI' zoned lands to the north and will enable the development of a suitable safe set down area adjacent to the school lands. The CE Report also recommends that a new map-based Local Objective be attached to these lands to provide access for a school set down area.

'CE SH 7.4:
Rezone lands to the south of the 'CI' zoning at St Patrick's National School fronting the Portrane Road, from 'HA' to 'CI' (0.15ha).
Attach new map based Local Objective to read as: 'To provide pedestrian and vehicular access to a designated school set down area to serve St Patrick's National Schools'.

The intention included in the motion is agreed with and it is recommended that the Council rezone the lands included within this motion from Objective 'HA' to Objective 'CI'.

There is an identified demand for places of worship within the Donabate area and this enlarged area of 'CI' zoning would facilitate such a use. It is recommended that a Local Objective be attached to these lands, to ensure the delivery of a new 'place of worship' at this location.

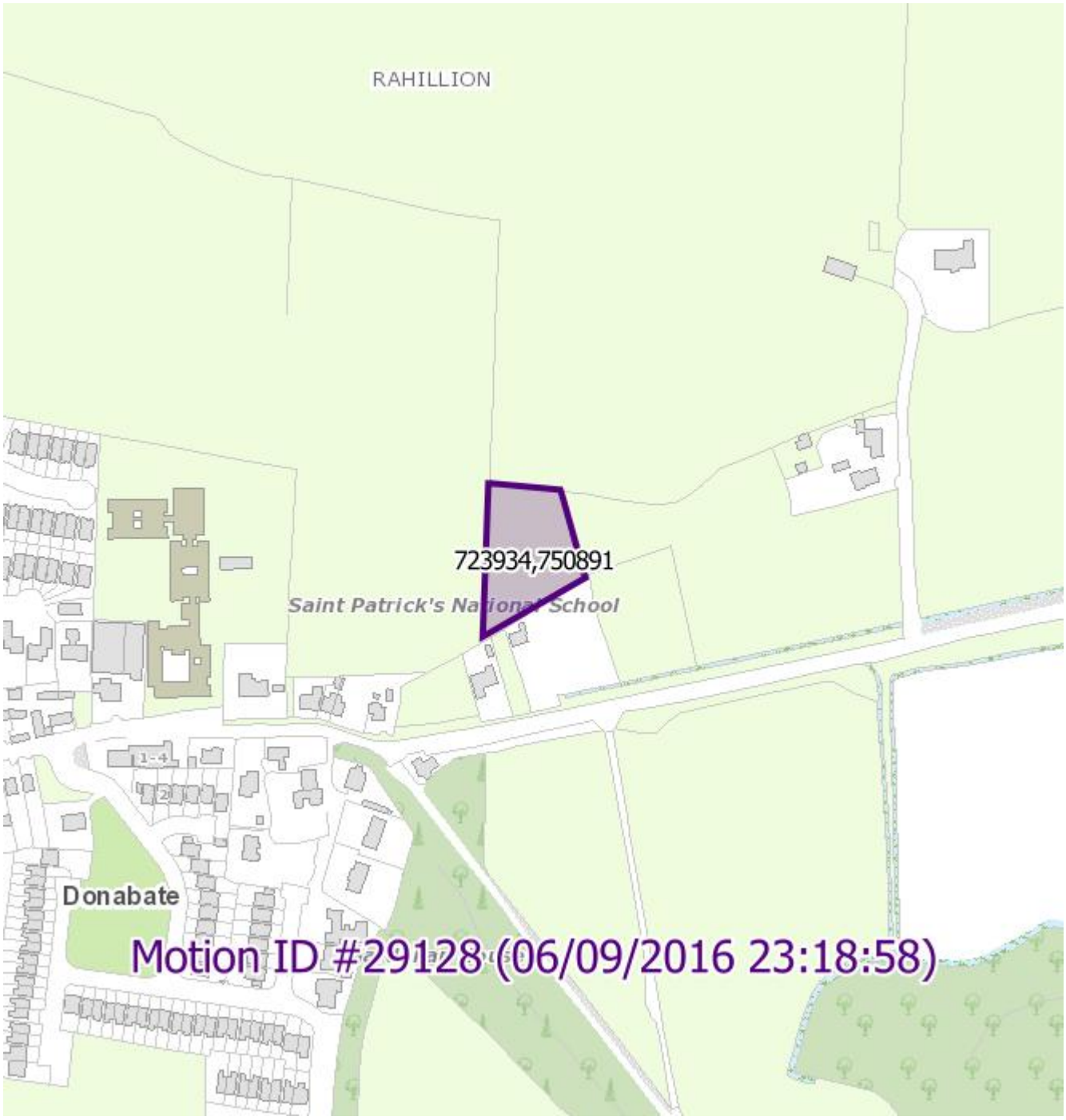
It is also recommended that the Council uphold the CE Recommendation CE SH 7.4, which proposes to rezone lands adjacent to the school for a dedicated school set down area to serve the National Schools at this location.

RECOMMENDATION:

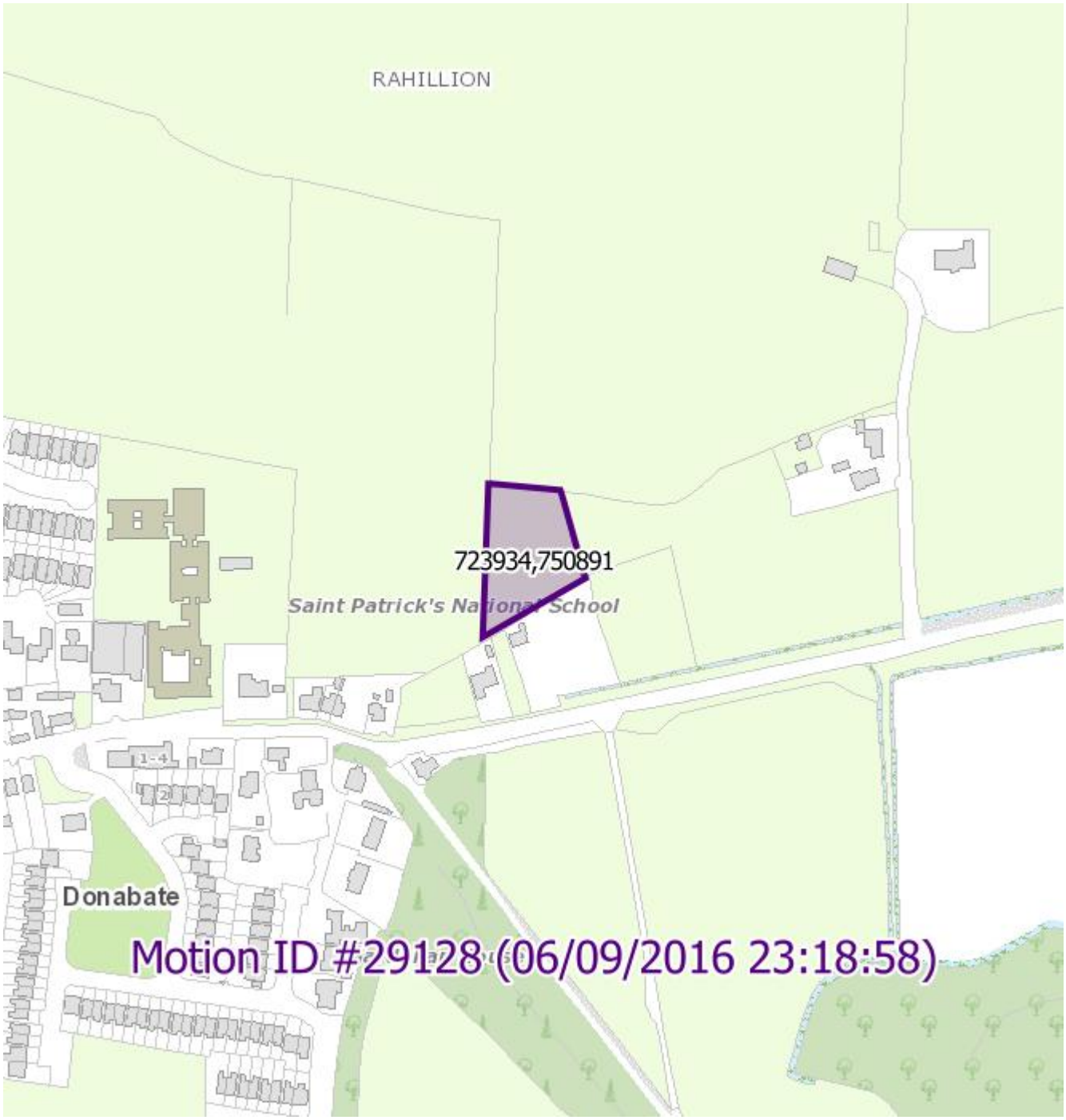
- Rezone lands from Objective 'HA' to Objective 'CI' north of the existing National Schools.

- Attach a new Local Objective on these lands to read as:
  'Provide a designated school set down area and Place(s) of Worship'.

- It is also recommended that **CE SH 7.4** be upheld.


RAHILLION
723934,750891
Saint Patrick's National School
Donabate
Motion ID #29128 (06/09/2016 23:18:58)

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RAHILLION
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Saint Patrick's National School
Donabate
Motion ID #29128 (06/09/2016 23:18:58)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: sheet 7. AI029131

CVQ 3813
To provide for expansion for the existing schools, to facilitate a new school vehicular drop off and collection area; and to provide in tandem other ancillary community infrastructure uses.

REPORT:
Motion No. **AI029128** (Councillor Henchy) also relates to lands adjacent to St Patrick's National Schools.

This motion is seeking an area of expansion for the existing National schools on the Portrane Road, to facilitate a new school vehicular drop off and collection area and to provide, in tandem, other ancillary community infrastructure uses.

The motion does not clarify if a local objective or the re-zoning of these lands is sought. It is assumed that a Local Objective is sought from the wording of the submitted motion.

The recent CE Report acknowledges the on-going traffic management issues relating to the drop off and collection of pupils at St Patrick's National Schools. A number of submissions were received requesting the rezoning of lands adjacent to the schools to provide a dedicated set down area and to rezone lands to 'CI' and 'RS'.

The CE Report recommends that the small area of 'HA' zoned lands (0.15ha) separating the existing 'CI' zoned school lands from the Portrane Road be re-zoned 'CI'. This will provide access to the existing 'CI' zoned lands to the north and will enable the development of a suitable safe set down area adjacent to the school lands. The CE Report also recommends that a new map-based Local Objective be attached to these lands to provide access for a school set down area as follows;

'CE SH 7.4:
Rezone lands to the south of the 'CI' zoning at St Patrick's National School fronting the Portrane Road, from 'HA' to 'CI' (0.15ha).
Attach new map based Local Objective to read as: 'To provide pedestrian and vehicular access to a designated school set down area to serve St Patrick's National Schools'.

The existing (and proposed) areas of 'CI' zoned lands facilitate the development of community infrastructure and such uses are permitted in principle under this zoning objective. Furthermore, the need for community facilities and the important role of community groups is recognised by the Council and a fully integrated approach to developing sustainable communities is a key facet of the Draft Plan.

The Draft Plan, aided by the Local Area Plan and Development Management processes, will ensure, where possible, the timely and accessible provision of community services and resources, including schools, religious, and community and health facilities. There is an identified demand for places of worship within the Donabate area and this enlarged area of 'CI' zoning would facilitate such a use. It is recommended that a Local Objective be attached to these lands, to ensure the delivery of a new 'place of worship' at this location.

Accordingly, it is recommended that the Council uphold the CE Recommendation CE SH 7.4, which proposes to rezone lands adjacent to the school for a dedicated school set down area to serve the National Schools at this location. The response to Motion No. AI029128 recommends the rezoning of lands north of St Patrick's Schools from 'HA' to 'CI'. The Planning Authority has no objection to the attachment of a Local Objective with an amendment to the ensure the delivery of lands for a place of worship recognising the demand and shortage of suitable land in Donabate for same:

- Rezone lands from Objective 'HA' to Objective 'CI' north of the existing National Schools.

- Attach a new Local Objective on these lands to read as:

'Provide a designated school set down area and Place(s) of Worship'.

RECOMMENDATION:

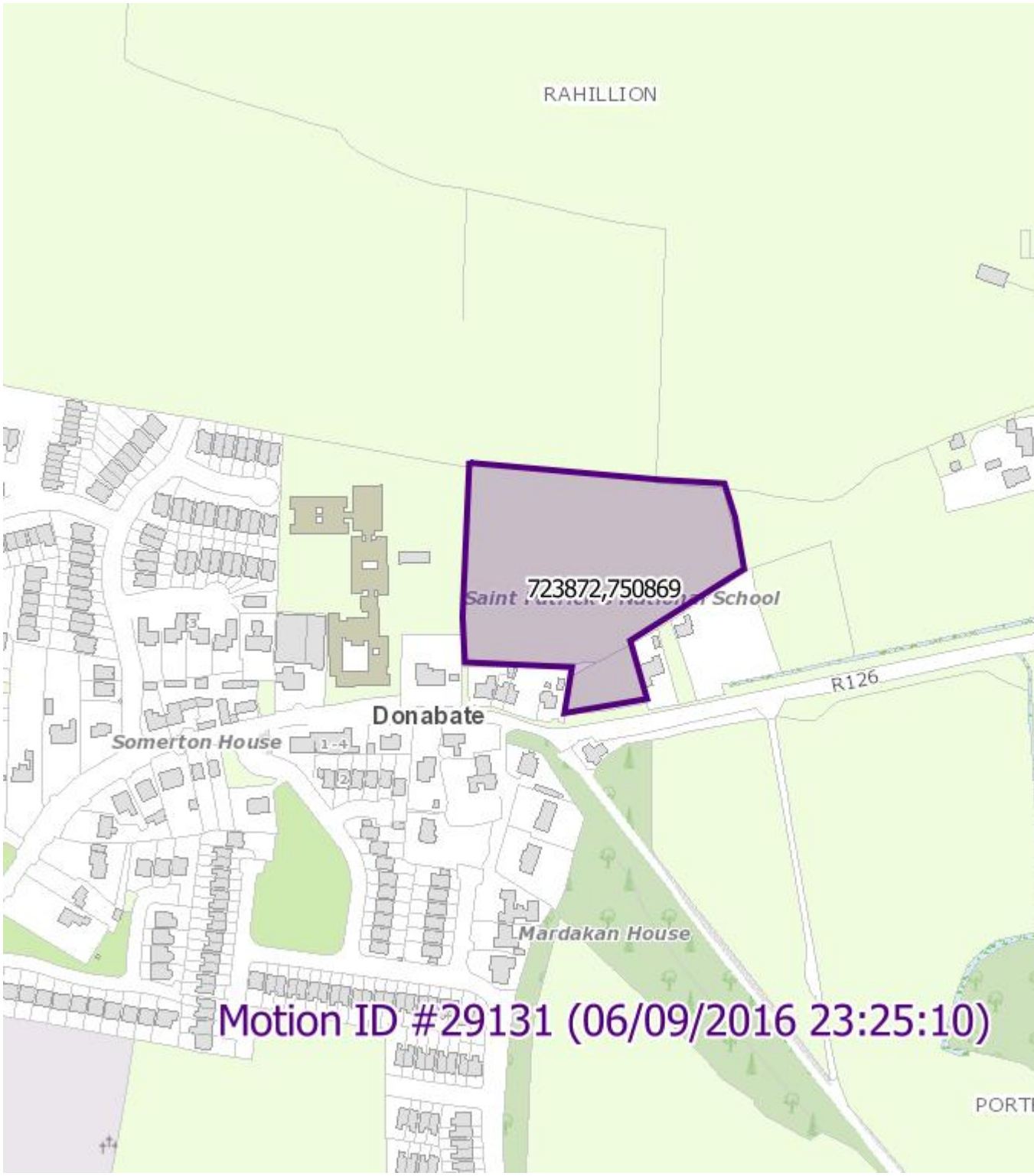
- *Rezone lands from Objective 'HA' to Objective 'CI' north of the existing National Schools.*

- *Attach a new Local Objective on these lands to read as:*

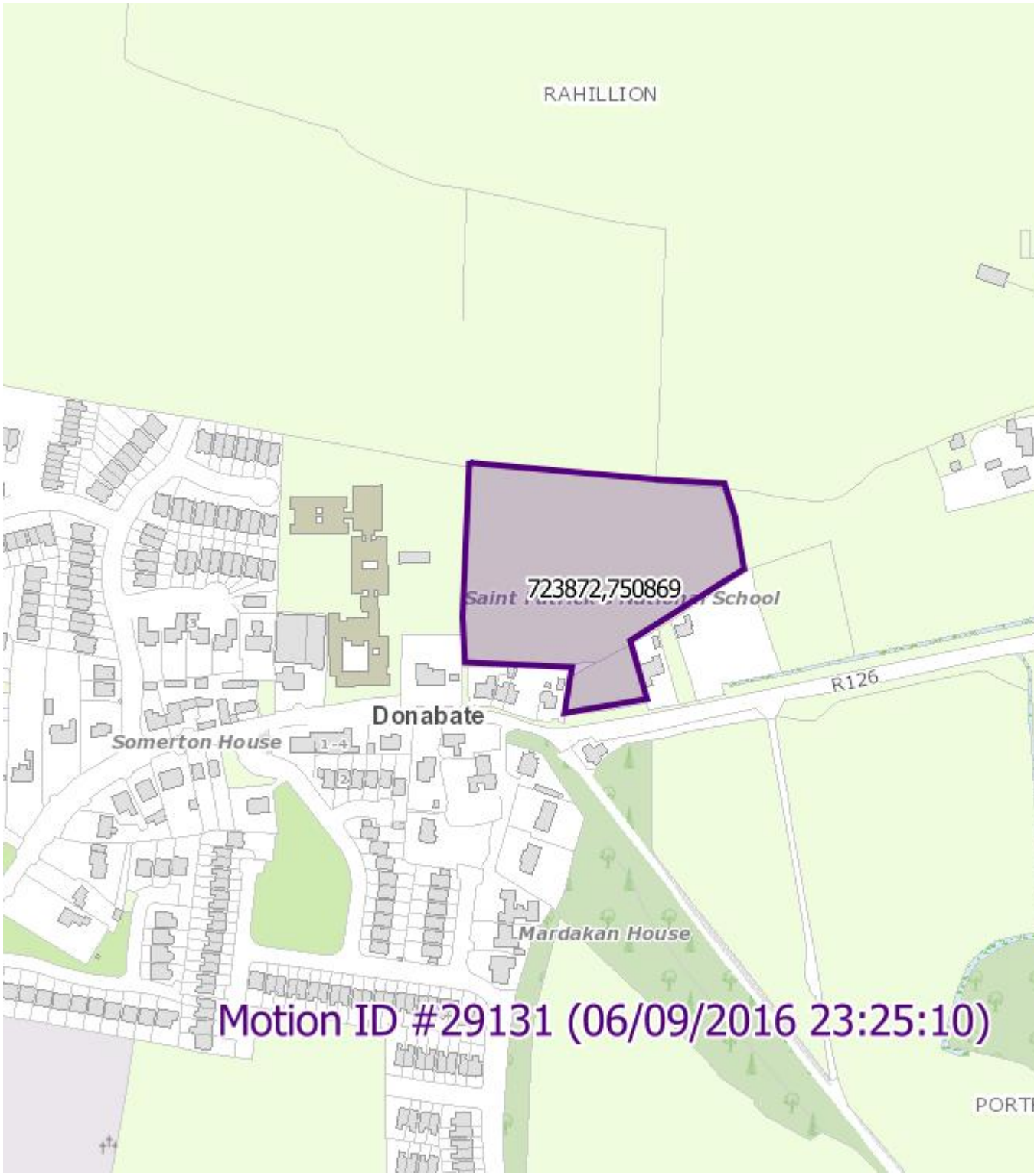
  'Provide a designated school set down area and Place(s) of Worship'.

- *It is also recommended that* ***CE SH 7.4*** *be upheld.*

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Donabate
Somerton House
R126
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Motion ID #29131 (06/09/2016 23:25:10)

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Motion ID #29131 (06/09/2016 23:25:10)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: sheet 7. AI029133

CVQ 2445
This Council resolves that the lands at Balcarrick , Donabate as outlined in red on the attached map, be rezoned from OS – Open Space to RC – Rural Cluster

REPORT:
This motion seeks to rezone an area of land which lies adjacent to the existing Rural Cluster at Balcarrick, Donabate. The motion notes that the land is currently zoned OS (Open Space). However, from the attached map, the subject lands are included within Objective HA – High Amenity.

In this regard it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or re-use and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning seeks to extend the existing RC zoning at Balcarrick, Donabate. The existing rural cluster at Balcarrick has capacity to accommodate additional dwelling units. Furthermore, there is a large area of undeveloped 'RA' zoned lands to the west and southwest of the subject lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section *28 of the Planning and Development Act 2000 (as amended),* state *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially*

exceeds such needs, is not consistent with proper planning and sustainable development.' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the *Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005*, classifies

the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

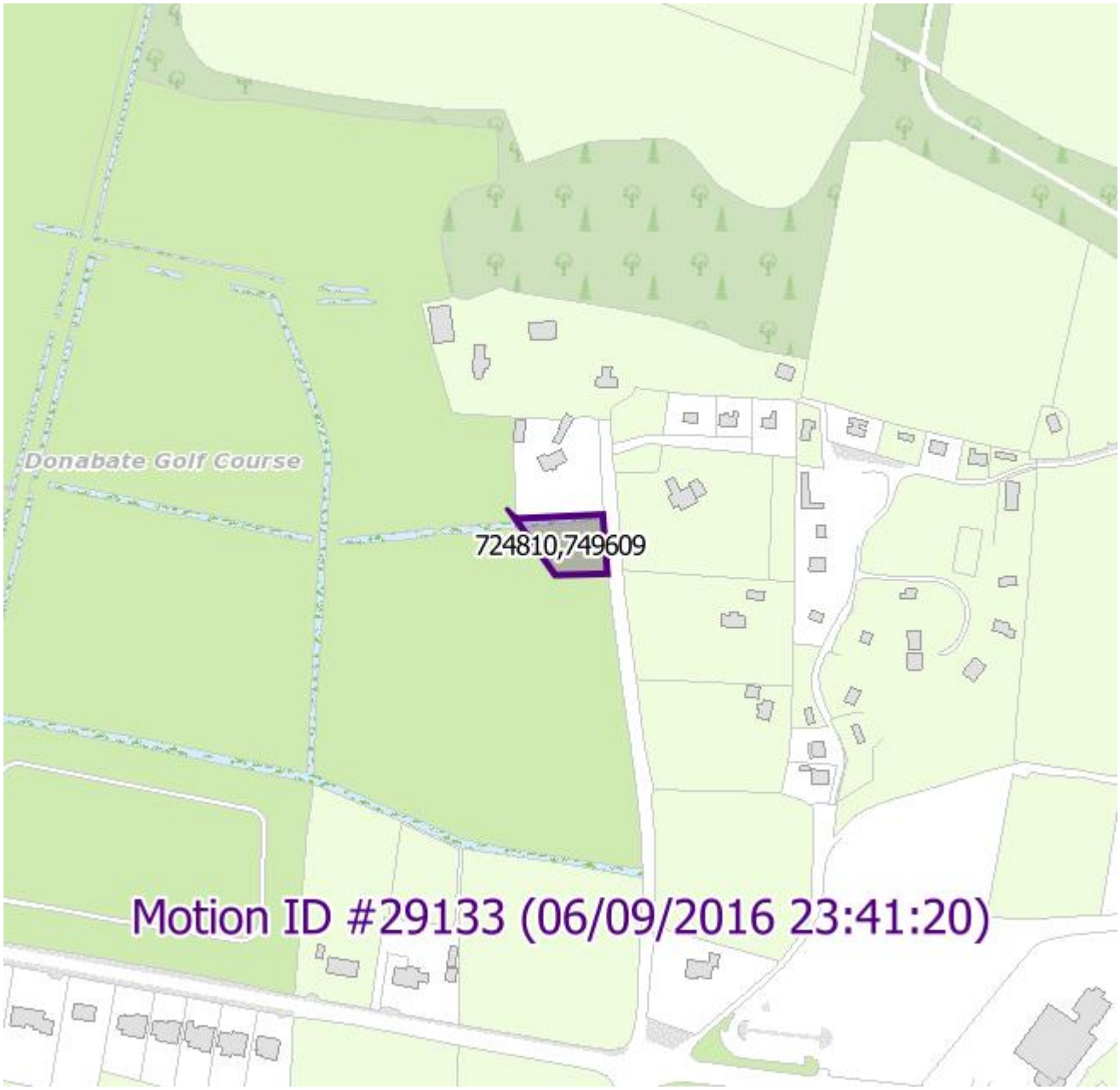
Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of HA zoned land in a strategic high amenity area close to the coast. Such a change in designation would result in the erosion of the rural character of these sensitive high amenity lands.

Allowing certain individuals to be excluded from this policy would contradict this overall approach and be contrary to the proper planning and sustainable development of the area. Furthermore, there is a significant area of 'RA' zoned lands (approximately 138 hectares) included within Donabate LAP (March 2016), which has the potential to provide an additional 4,000 housing units on the Peninsula. There is therefore no justifiable need to rezone any additional high amenity lands to provide for additional housing in this area. Such a change in designation would result in the erosion of the high amenity value of these lands.

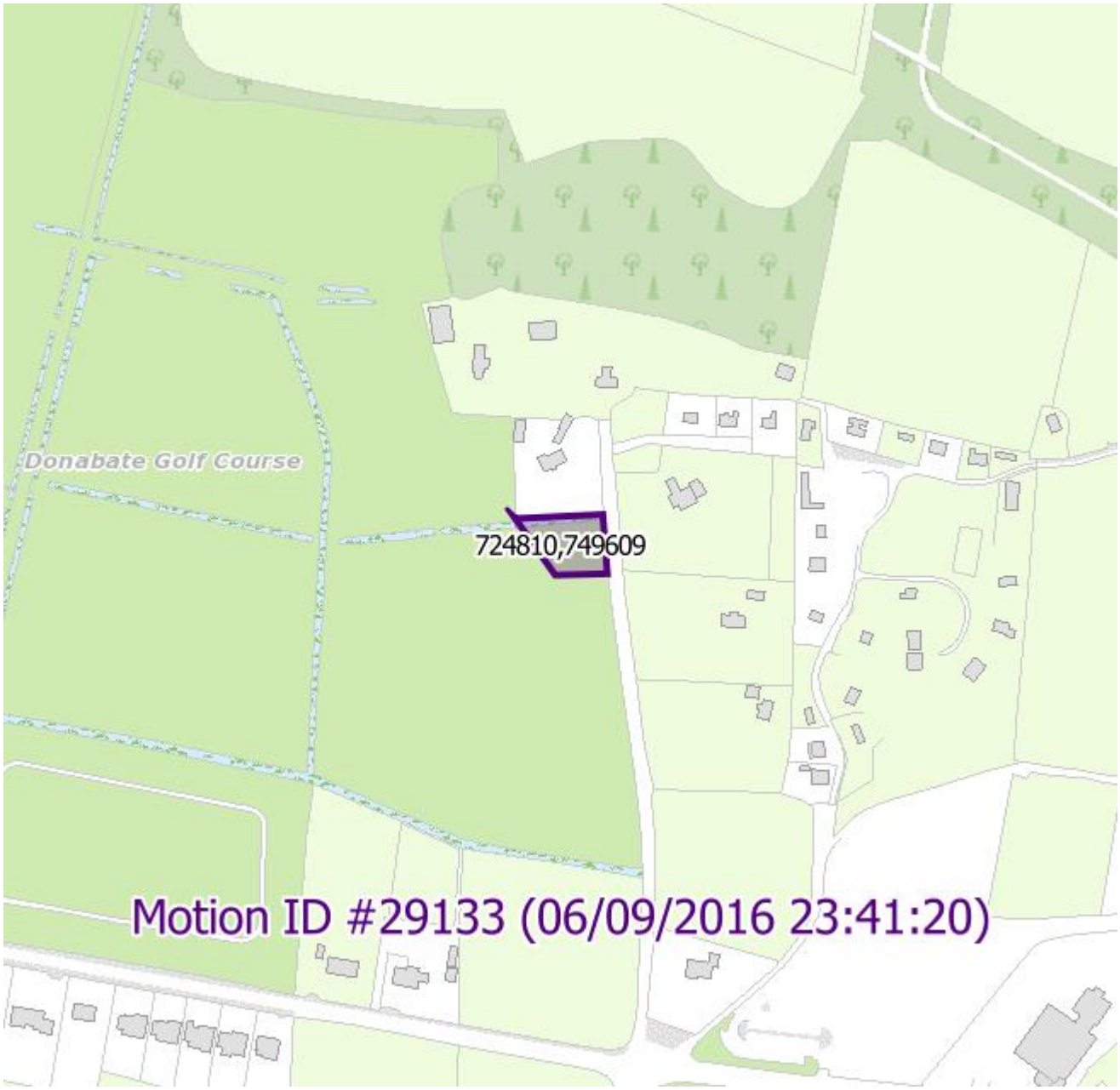
To rezone these lands from Objective 'HA' to Objective 'RC' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is made.

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Donabate Golf Course
724810,749609
Motion ID #29133 (06/09/2016 23:41:20)

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Donabate Golf Course
724810,749609
Motion ID #29133 (06/09/2016 23:41:20)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: Chapter 5 Rural Fingal. AI029105

CVQ 3329
That the Chief Executive resolves that the land outlined in red on the attached map for identification purposes, be rezoned to Zoning Objective GE to facilitate General Employment, in the interest of sustainable development of the area.

REPORT:
This motion seeks to rezone an area of high amenity lands south of Donabate Village, from Objective 'HA' (High Amenity) to Objective 'GE' (General Employment).

This motion proposes the rezoning of HA zoned land on the approach to Donabate from Hearse Road and to rezone the lands for general employment use (Objective 'GE').

In this regard it should be noted that significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands. Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach as advocated in the DoECLG Development Plan Guidelines 2007 must be applied to the zoning of land for development. In this regard, areas to be zoned should be contiguous to existing zoned development lands, a strong emphasis should be

placed on encouraging infill opportunities and better use of under-utilised lands and zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. 'leapfrogging' to more remote areas should be avoided). Any future zonings shall have regard to this sequential approach.

The subject lands consist of an area of land removed from the centre of Donabate and are currently zoned high amenity, the vision for which is to: '*Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.'*

There is a more than adequate quantum of employment zoned lands within the County to accommodate any future employment growth in readily accessible locations within the County where necessary infrastructure is at an optimum. The quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. The undeveloped landbank of GE and HT zoned lands at Courtlough equates to c. 57.6 ha's [142 acres]. These figures represent a substantial provision of GE zoned lands readily available for development.

The National Transport Authority, in their pre-draft submission, also state that the strategic transport function of the M1 should be maintained by limiting the extent of development which would give rise to the generation of local car-based traffic on the national road network. The M1 (&M50) are vital economic corridors for Dublin, and the east coast in general, and should not be used to facilitate development of employment which would be more appropriately developed in areas well served by existing or committed high quality public transport and/or within the key settlements of Swords, Blanchardstown or Balbriggan.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'HA' to 'GE' in this location, would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there is no evidence based need.

Furthermore, there is an existing long-standing business operating on this site. It is considered that any future expansion to this established business would be most appropriately dealt with through Objective Z05 of the Draft Plan, which

seeks to: '*Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses, subject to normal planning criteria.'*

The Draft Plan notes that throughout the County there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are unauthorized but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted within the existing curtilage of the development and subject to normal planning criteria.

In addition, the new Donabate LAP development areas offer a good opportunity to develop new businesses and employment in the area. However, it is the strategy of the LAP to support the consolidation of the existing village in Donabate as the focus for retail, commercial and services development. The new development areas are all less than 1km from the village core and their population will be integrated into the established functioning of the village for shopping and services activity. The development of the LAP lands and the resultant increase in population will encourage and support the re-development of infill and vacant / undeveloped sites in the Village Centre and the LAP will encourage new retail and economic opportunities to locate in Donabate urban centre. No competing centres are proposed at Corballis or Ballymastone. It is a strategic aim of the Donabate LAP to *'support Donabate Village as the primary location for commercial, retail, community and cultural development serving the Town and Peninsula generally'.*

The *Draft Fingal Development Plan 2017-2023* also includes the following objective, which supports the consolidation of Donabate Village:

> *Objective DONABATE 2:*
> *"Channel and concentrate the development of additional commercial, social, community and civic facilities within the town centre and promote high quality urban design in such development."*

Overall, there is significant potential for an increase in floorspace and the growth of the village area through site assembly and development of derelict/underutilised sites in the future. The development of the LAP lands and the resultant increase in population will encourage and support the re-development of infill and vacant / undeveloped sites for new employment and business opportunities.

In addition, the lands to the west of the subject site at Turvey are currently zoned Objective 'GE' (General Employment) and also offer potential business development and employment opportunities for the existing and future population of Donabate. The *Draft Fingal Development Plan 2017-2023* includes the following objective:

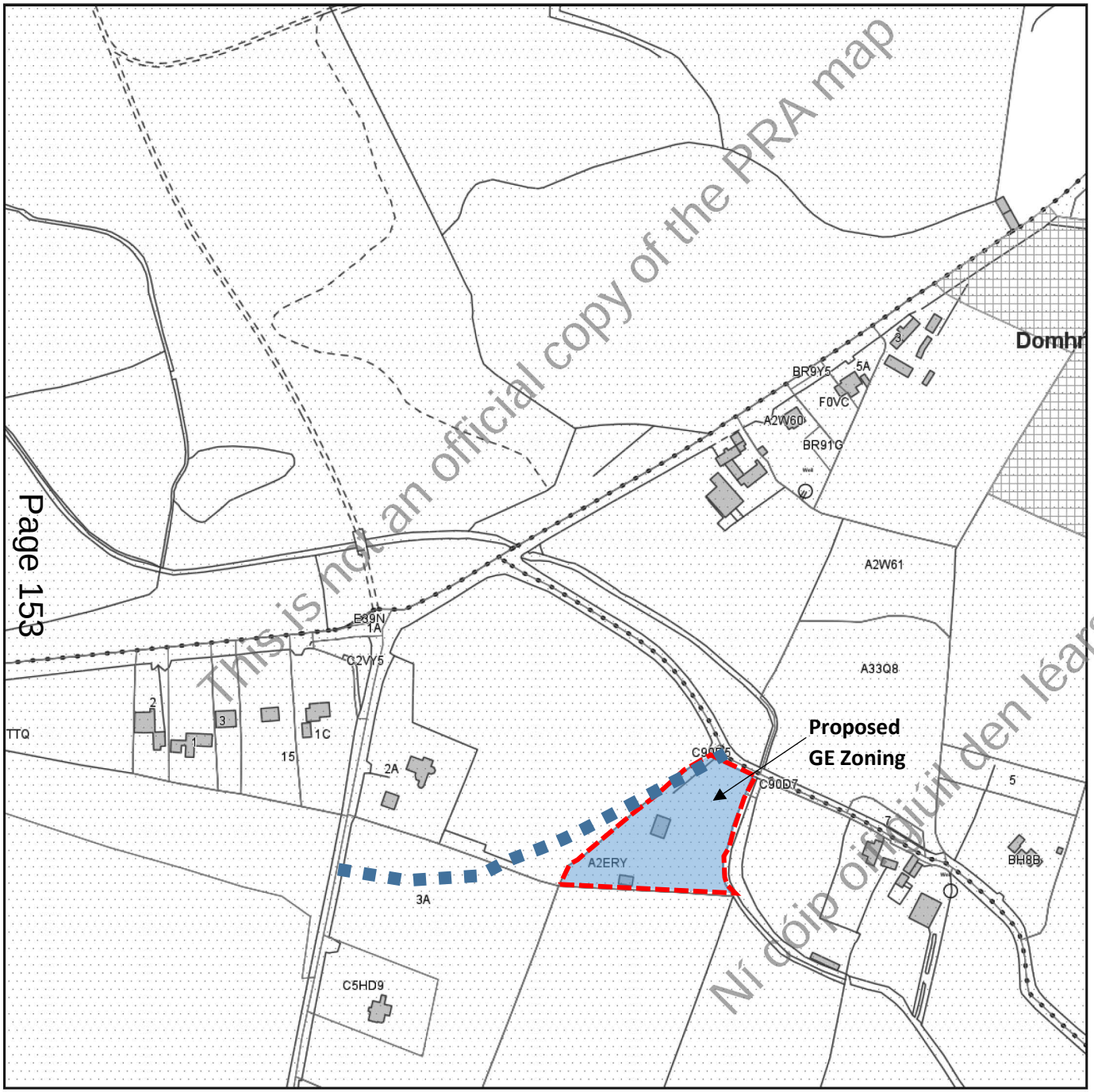
> *'Objective DONABATE 11*
> *Prepare and implement a Masterplan for lands at Turvey (see Map Sheet 7, MP 7.A). A detailed flood risk assessment will be carried out for these lands to address potential flood risk and propose mitigation measures.'*

The proposed 'GE' zoning would therefore be contrary to the objectives of the Draft Plan, the Donabate LAP 2016 and NTA policy to channel employment growth into the large urban centres of the County, aligned with existing and planned infrastructure.

The lands are in close proximity to lands required for the approved Donabate Relief Road and may, if zoned, compromise the delivery of this critical piece of road infrastructure. The road network in the area comprises sub-standard rural roads and the new Donabate Relief Road is required to open up residentially zoned lands at Corballis East, Corballis West, Spires East and Ballymastone and the delivery of approx. 3,000 residential units and related services.

In conclusion, there is therefore no justifiable need to rezone any additional high amenity lands to provide for general employment lands in this area. Such a change in designation would result in the erosion of the rural character of these sensitive high amenity lands and would contravene Development Plan policy. Any future expansion to the established business operations at this location can be appropriately dealt with through Objective Z05 (as noted above) and there is, therefore, no requirement to rezone these High Amenity lands for GE purposes.

RECOMMENDATION:
It is recommended that no change is made.



This is not an official copy of the PRA map
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Page 153

Creation Date: 31 March 2016 12:01:32

The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Official Property Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

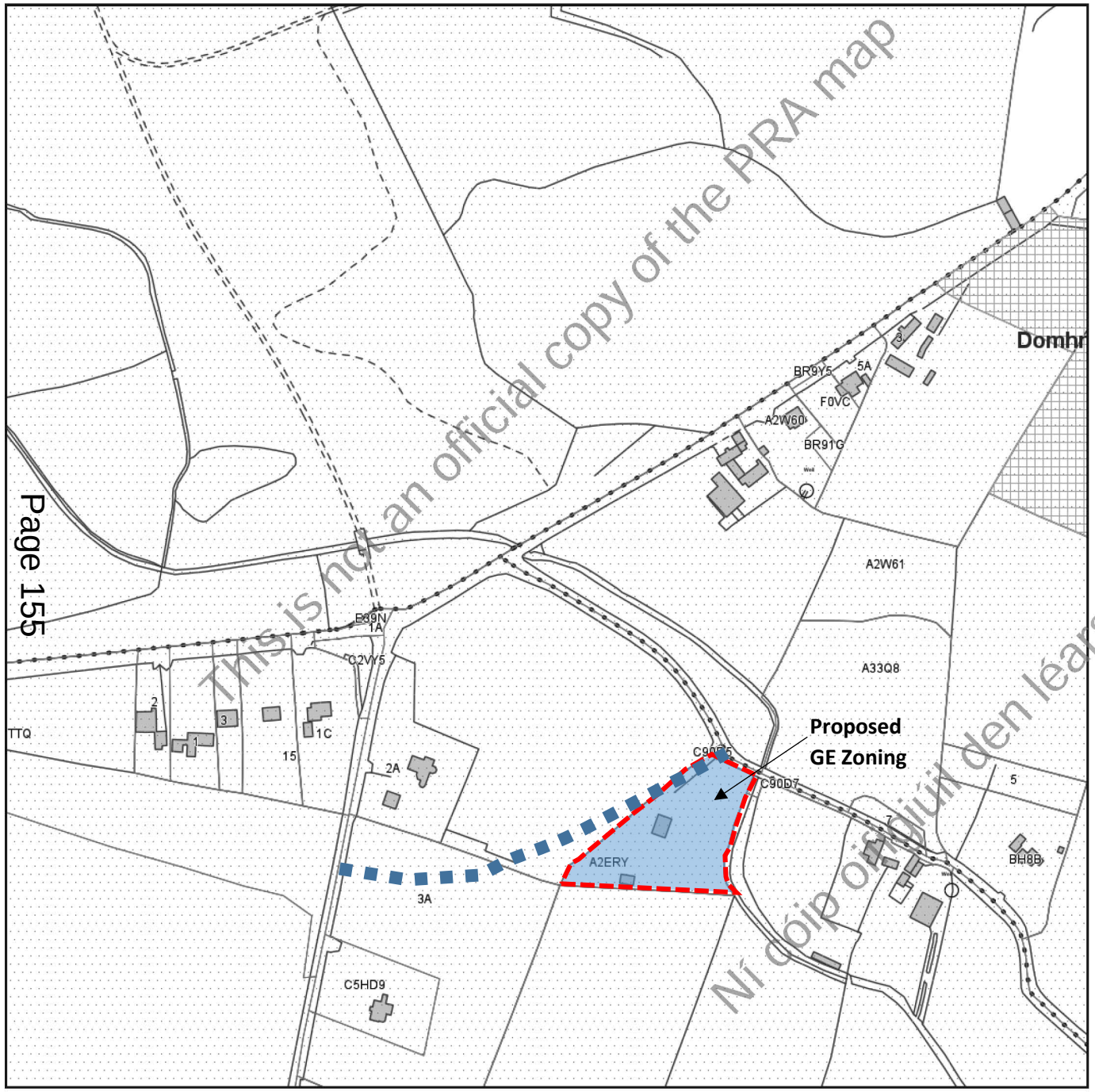
A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

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This is not an official copy of the PRA map
Ní cóip oifigiúil den léarscáil ÚCM é seo

Page 155

Creation Date: 31 March 2016 12:01:32

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Burdens (may not all be represented on map)

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(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: Sheet 7. AI029109

CVQ 3785
This Council resolves that the lands at Portrane, as outlined in red on the attached map, be rezoned from HA – High Amenity to RC – Rural Cluster

REPORT:
This motion seeks to rezone a large area of land at Middlefield, Portrane from Objective 'HA' (High Amenity) to Objective 'RC' (Rural Cluster).

In this regard it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at Middlefield, Portrane is located roughly equidistant between the Villages of Donabate and Portrane. There is a large area of undeveloped 'RA' zoned lands to the west and southwest of the subject lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick, Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the *Planning and Development Act 2000 (as amended)*, state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable*

development.' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the *Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005*, classifies the rural area of Fingal as *"an area under strong urban influence*" where the

housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of HA zoned land in a strategic greenbelt area separating Donabate and Portrane Villages. Such a change in designation would result in the erosion of the rural character of these sensitive high amenity lands.

Allowing certain individuals to be excluded from this policy would contradict this overall approach and be contrary to the proper planning and sustainable development of the area. Furthermore, there is a significant area of 'RA' zoned lands (approximately 138 hectares) included within Donabate LAP (March 2016), which has the potential to provide an additional 4,000 housing units on the Peninsula. There is therefore no justifiable need to rezone any additional high amenity lands to provide for additional housing in this area. Such a change in designation would result in the erosion of the high amenity value of these lands.

To rezone these lands from Objective 'HA' to Objective 'RC' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is made.

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Middlefield House
PORTRAINE
724479,751053
R126
Motion ID #29109 (06/09/2016 22:02:56)

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Middlefield House
PORTRAINE
724479,751053
R126
Motion ID #29109 (06/09/2016 22:02:56)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028398

Change zoning of lands outlined on map at The Burrow, Portrane , from RU Rural to RC Rural Clusters.

REPORT:
Motion Nos. **AI028878, AI028881** (Councillor Mulville)**, AI029112** (Councillor Henchy), **AI028880** (Councillor Mulville and Henchy) and **AI029129** (Councillor Butler) also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone an area of land at The Burrow, Portrane from Objective 'RU' (Rural) to Objective 'RC' (Rural Cluster).

In this regard it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at The Burrow is located close to the large area of undeveloped 'RA' zoned lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick, Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state '*zoning that is*

not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of RU zoned land within the Burrow and such a change in designation would result in the erosion of the rural character of these sensitive lands. The lands are located close to the estuary and coast and the loss of same would contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

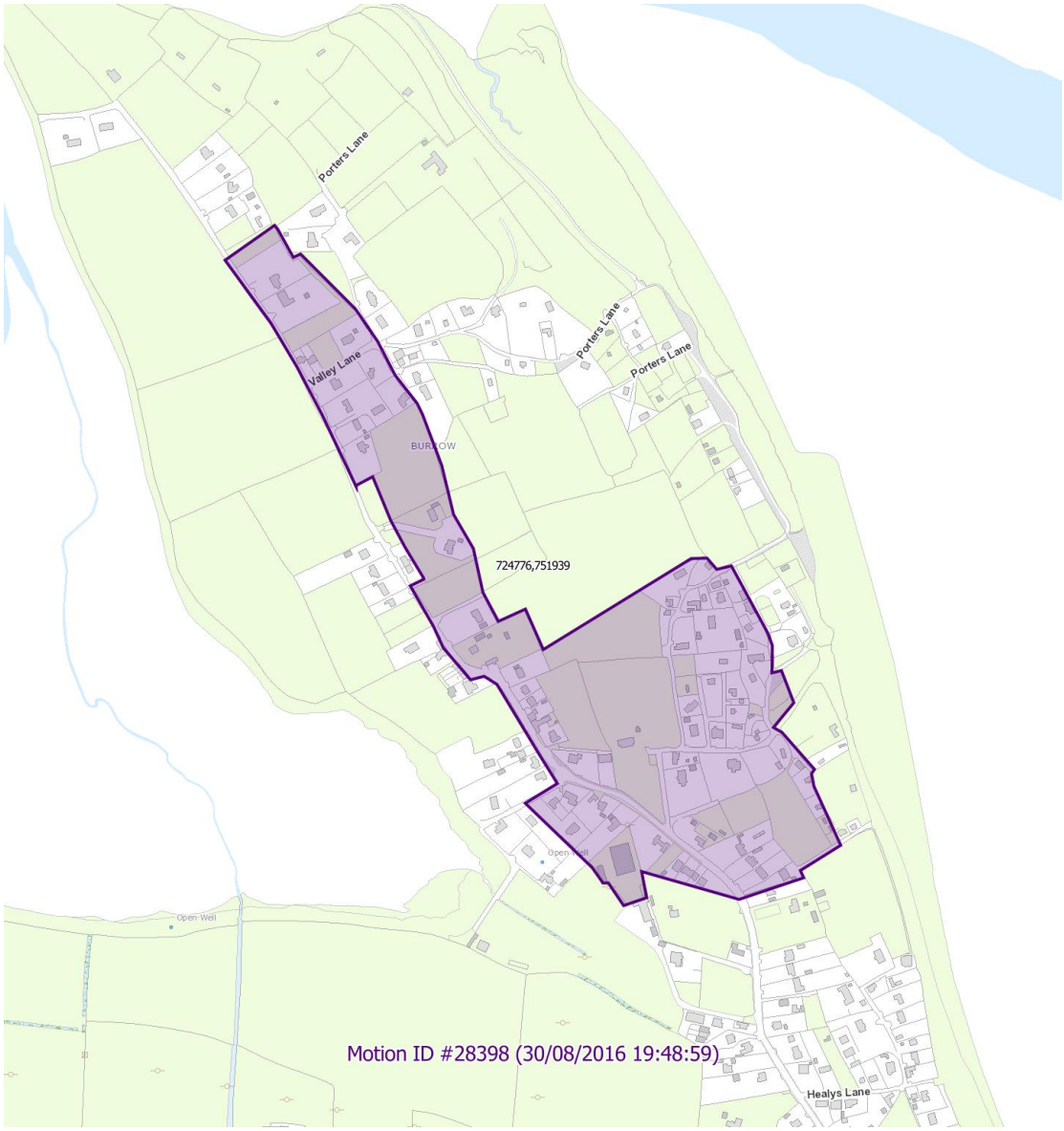
Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

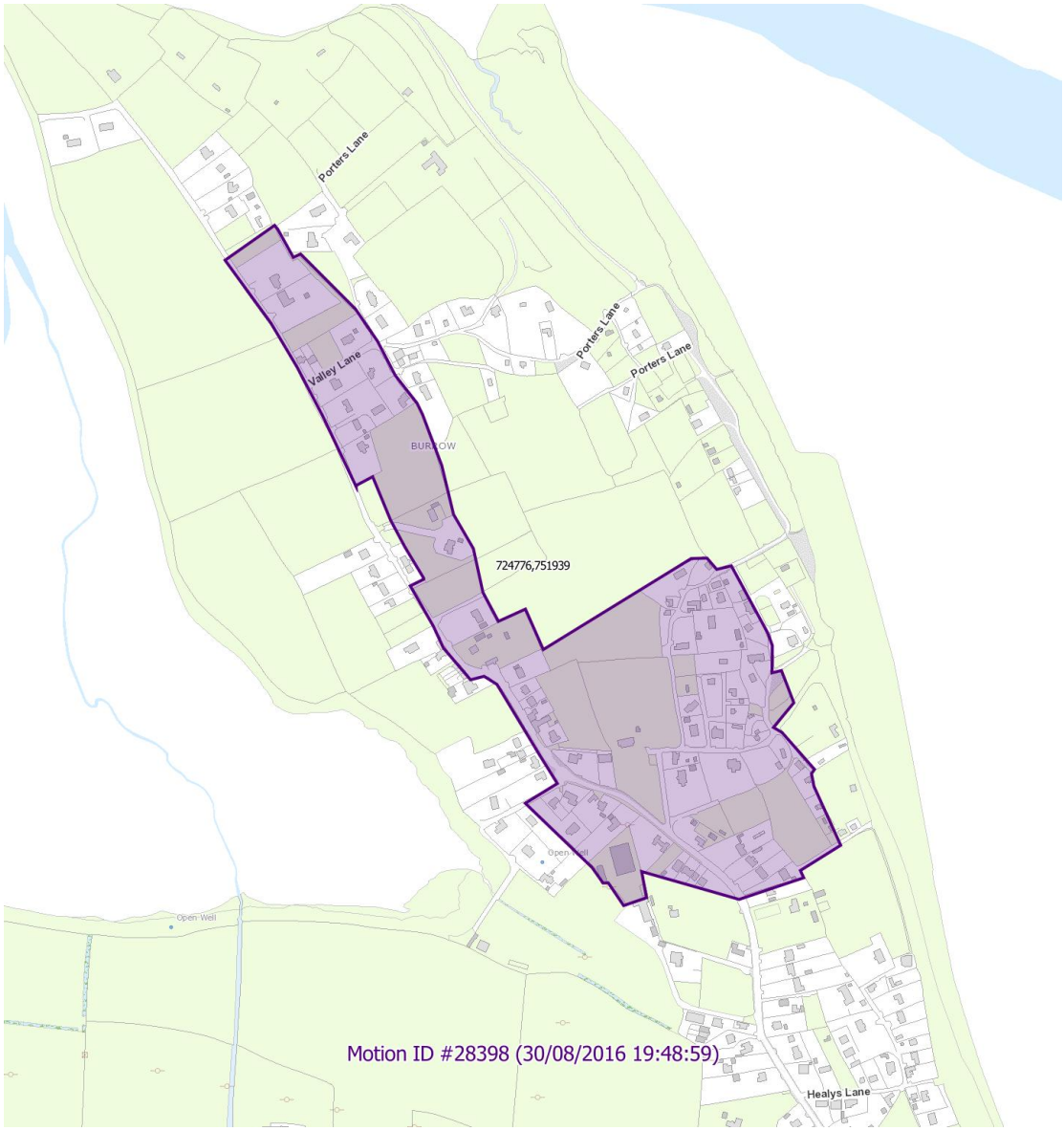
In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future development of lands. To rezone these lands from Objective 'RU' to Objective 'RC' at this time would facilitate the uncoordinated, ad hoc provision of

unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and it is recommended that CE CH 4.12 be upheld.


Porters Lane
Valley Lane
Porters Lane
Porters Lane
BURROW
724776,751939
Open Well
Open Well
Motion ID #28398 (30/08/2016 19:48:59)
Healys Lane

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Porters Lane
Valley Lane
Porters Lane
Porters Lane
BURROW
724776,751939
Open Well
Open Well
Motion ID #28398 (30/08/2016 19:48:59)
Healys Lane

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Darragh Butler: Burrow, Portrane. AI029129

Councillor Adrian Henchy and Councillor Darragh Butler –
That the lands indicated on the attached map at the Burrow be zoned RS to allow for the development of twelve (12) one-acre sites for single storey/dormer housing, on already fully serviced land, in line with and maintaining the rural character of the area, conditioned on sufficient land being made available to allow a coastal walkway route through the Burrow, on the western side of the Burrow Road.

REPORT:
Motion Numbers. **AI029112, AI028398, AI028878, AI028880** and **AI028881** also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone an area of land at The Burrow, Portrane from Objective 'HA' (High Amenity) to Objective 'RS' (Residential), to allow for the development of twelve (12) one-acre sites for single storey / dormer housing.

In this regard it should be noted that the Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities

• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development on lands located within sensitive High Amenity lands which cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'RC") remain undeveloped in the vicinity of the subject lands.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of Greenbelt and High Amenity areas. The Rural Settlement Strategy as set out in the Draft Plan reflects the existing policy in the current Draft Plan 2011-2017. The policy recognises the need to provide for housing for the rural community but limits the amount of housing in the countryside and provides for alternative options within the rural area either in the villages or rural clusters as a more sustainable and suitable location for rural generated housing. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines. Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period.

Allowing certain individuals to be excluded from this policy would contradict this overall approach and be contrary to the proper planning and sustainable development of the area. Furthermore, there is a significant area of 'RA' zoned lands (approximately 138 hectares) included within Donabate LAP (March 2016), which has the potential to provide an additional 4,000 housing units on the

Peninsula. There is therefore no justifiable need to rezone any additional high amenity lands to provide for additional housing in this area. Such a change in designation would result in the erosion of the high amenity value of these lands. These lands adjoin the estuary and coast and the loss of same would contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future development of lands at this location. To rezone these lands from Objective 'HA' to Objective 'RS' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and is, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.

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BURROWS ROAD
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BURROWS ROAD
B
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028881

Change zoning of lands outlined on map at The Burrow, Portrane , from RU Rural to RC Rural Clusters.
This motion is in the name of Cllr Adrian Henchy also.

REPORT:
Motion Nos. **AI028878, AI028880, AI028398, AI029112** and **AI029129** also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone lands at The Burrow, Portrane from Objective 'RU' (Rural) to Objective 'RC' (Rural Cluster).

In this regard it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at The Burrow is located close to the large area of undeveloped 'RA' zoned lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick, Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state '*zoning that is*

not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of RU zoned land within the Burrow and such a change in designation would result in the erosion of the rural character of these sensitive lands. The lands are located close to the estuary and coast and the loss of same would contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

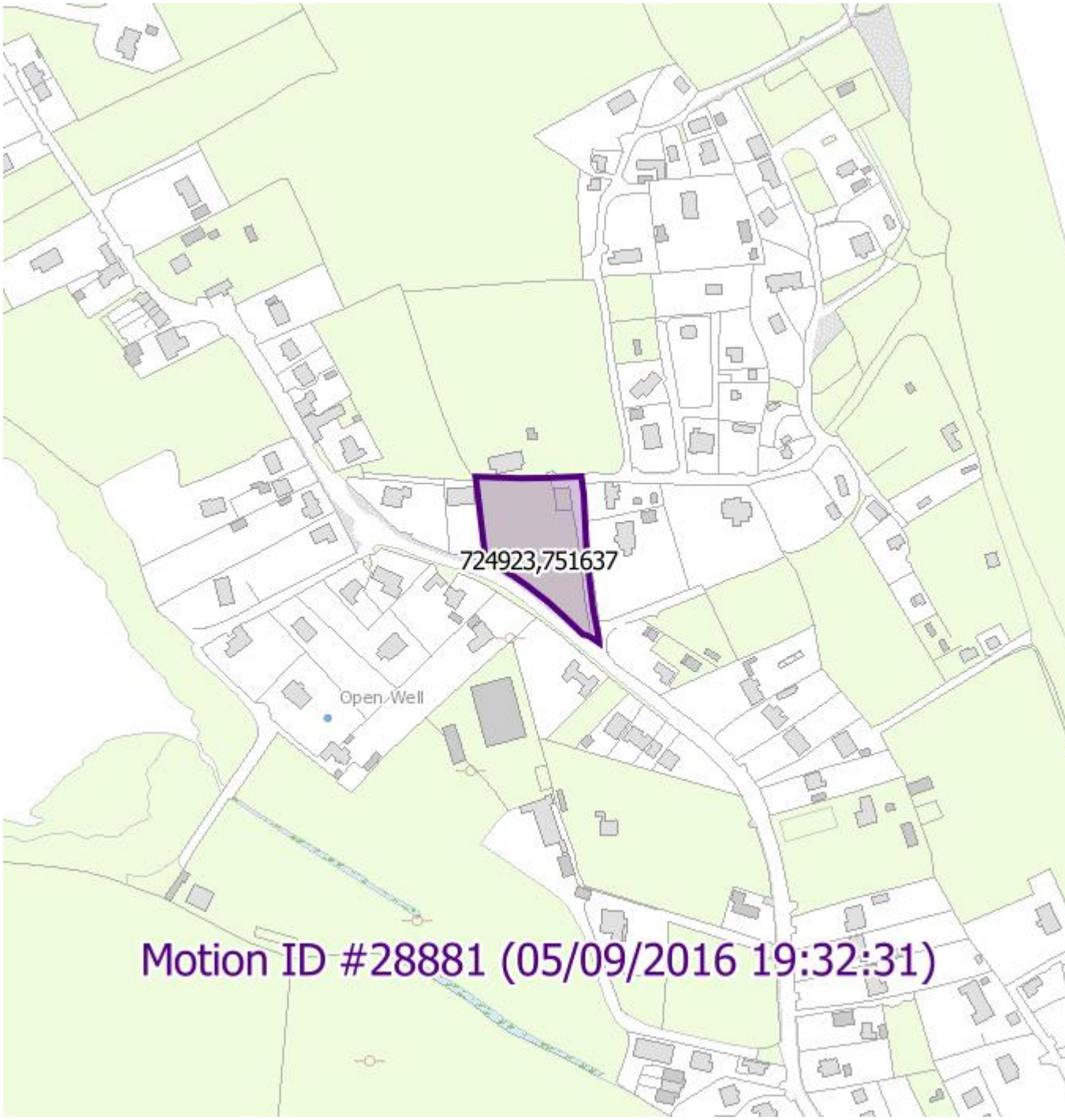
Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

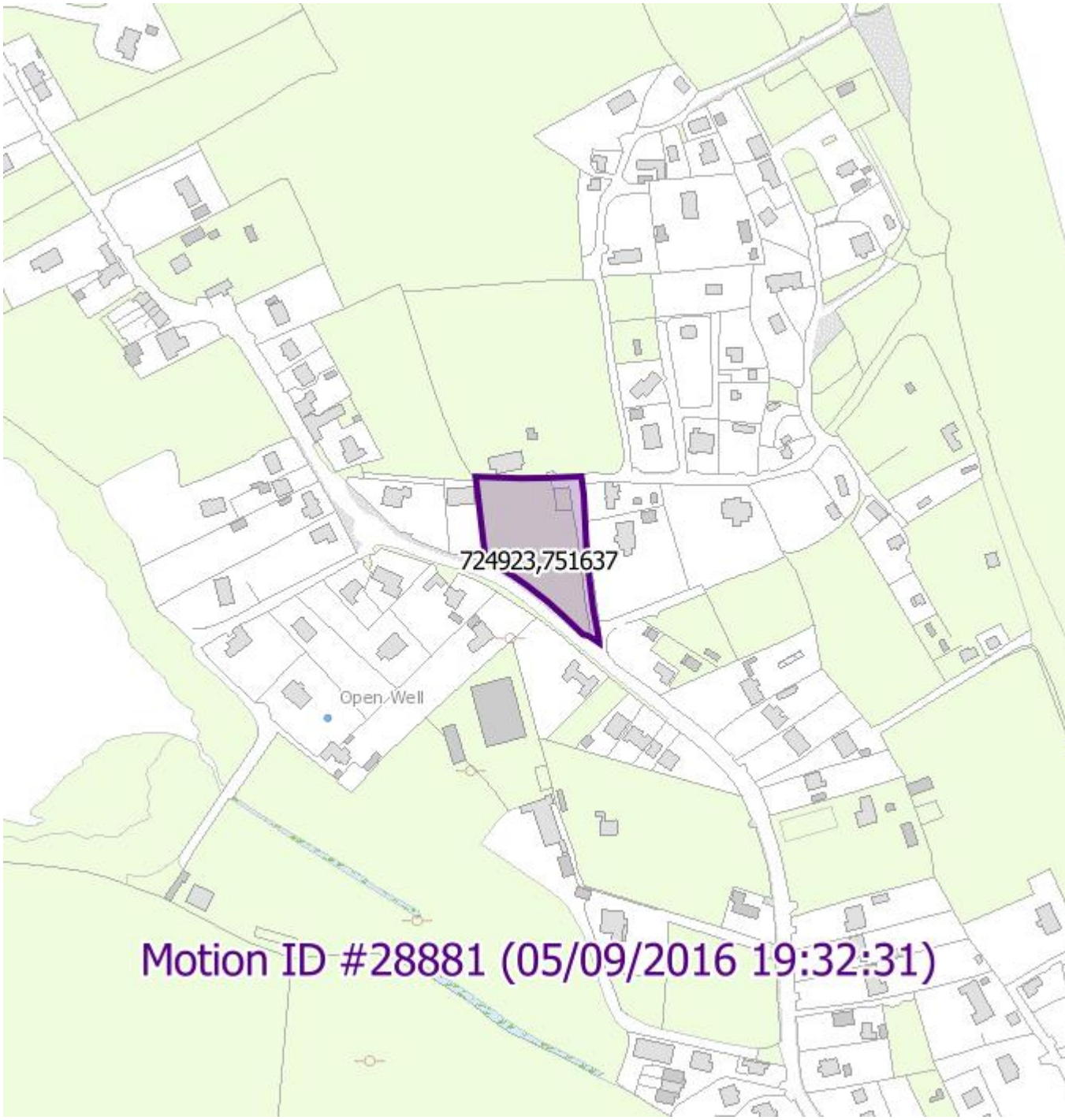
In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future development of lands. To rezone these lands from Objective 'RU' to Objective 'RC' at this time would facilitate the uncoordinated, ad hoc provision of

unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.


724923,751637
Open Well
Motion ID #28881 (05/09/2016 19:32:31)

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724923,751637
Open Well
Motion ID #28881 (05/09/2016 19:32:31)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028880

Change zoning of lands outlined on map at The Burrow, Portrane , from RU Rural to RC Rural Clusters.
This motion is in the name of Cllr Adrian Henchy also.

REPORT:
Motion Nos. **AI028878, AI028881, AI028398** (Councillor Mulville)**, AI029112** (Councillor Henchy), and **AI029129** (Councillor Butler) also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone lands at The Burrow, Portrane from Objective 'RU' (Rural) to Objective 'RC' (Rural Cluster).

In this regard, it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at The Burrow is located close to the large area of undeveloped 'RA' zoned lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick, Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must

demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of RU zoned land within the Burrow and such a change in designation would result in the erosion of the rural character of these sensitive lands. The lands are located close to the estuary and coast and the loss of same would contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

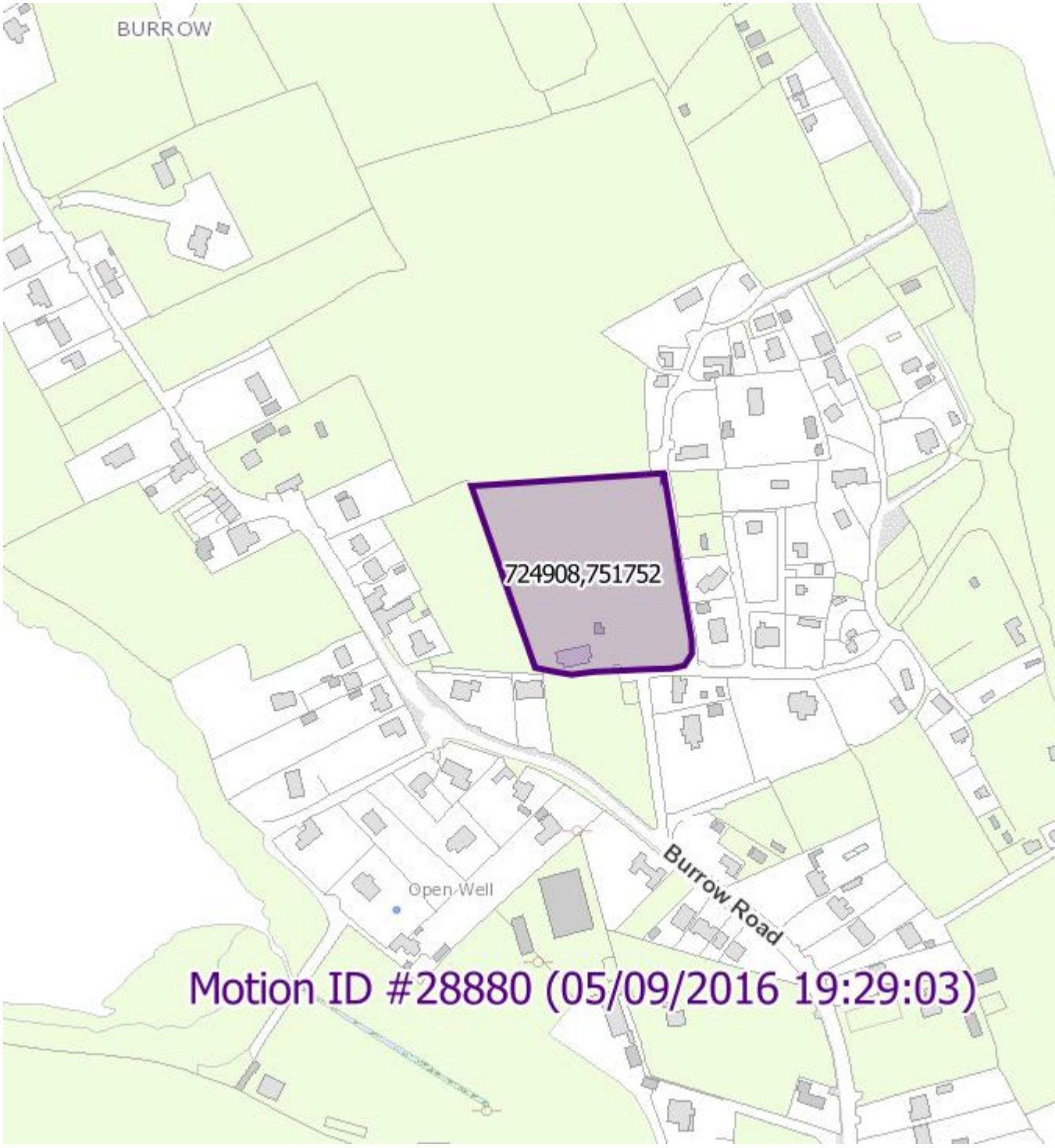
Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

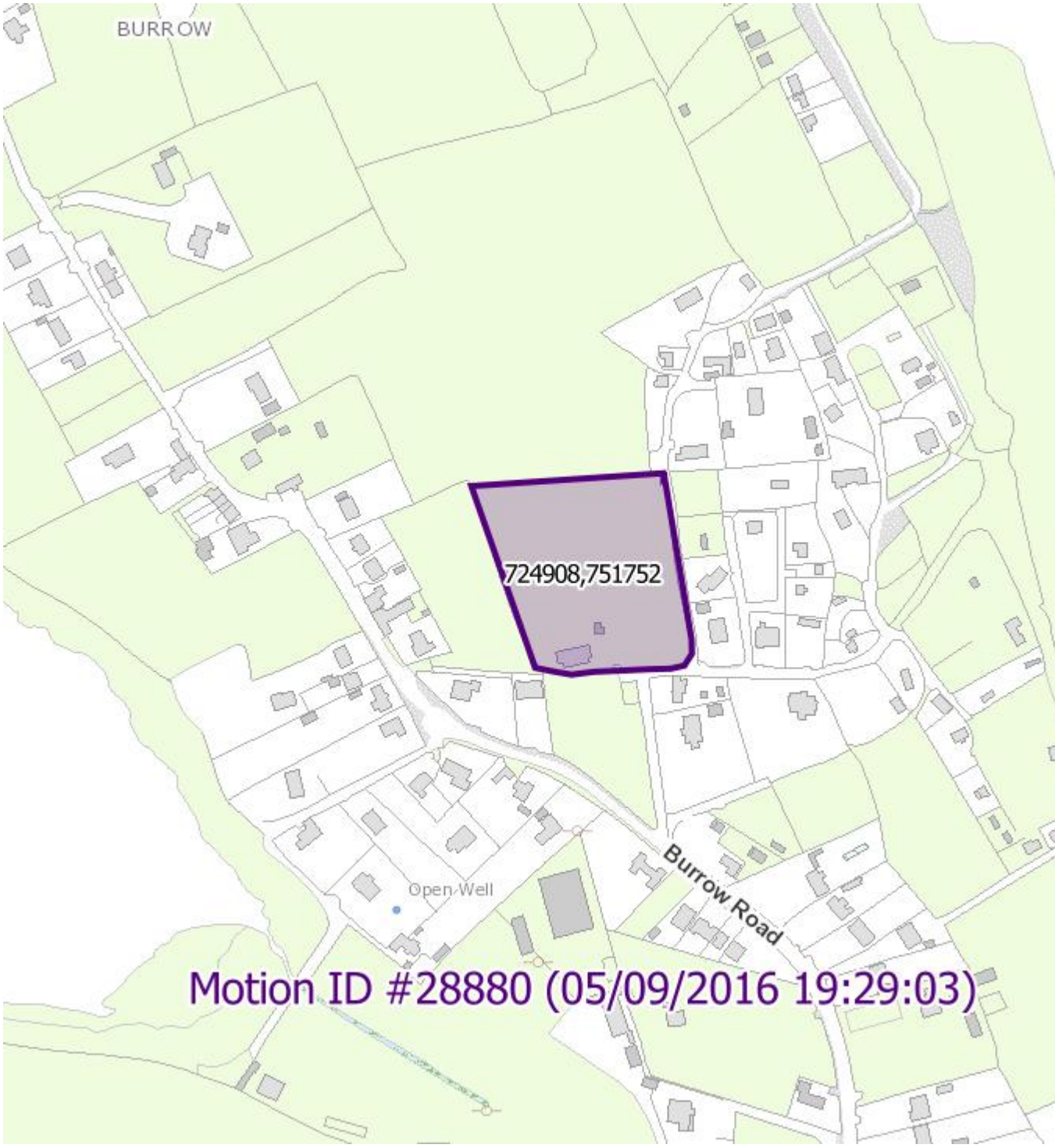
In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future

development of lands. To rezone these lands from Objective 'RU' to Objective 'RC' at this time would facilitate the uncoordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.


BURROW
724908,751752
Open Well
Burrow Road
Motion ID #28880 (05/09/2016 19:29:03)

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BURROW
724908,751752
Open Well
Burrow Road
Motion ID #28880 (05/09/2016 19:29:03)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028878

Change zoning of lands outlined on map at The Burrow, Portrane , from RU Rural to RC Rural Clusters.
This motion is in name of Cllr Adrian Henchy also.

REPORT:
This motion is substantially the same as Motion No. **AI029112** (Councillor Henchy).

Motion Nos. **AI028398, AI028881** (Councillor Mulville)**, AI028880** (Councillor Mulville and Henchy) and **AI029129** (Councillor Butler) also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone lands at The Burrow, Portrane from Objective 'RU' (Rural) to Objective 'RC' (Rural Cluster).

There are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at The Burrow is located close to the large area of undeveloped 'RA' zoned lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick,

Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements

across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of RU zoned land within the Burrow and such a change in designation would result in the erosion of the rural character of these sensitive lands. The lands are located close to the estuary and coast and the loss of same would contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future development of lands. To rezone these lands from Objective 'RU' to Objective 'RC' at this time would facilitate the uncoordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.


Burrow Road
Valley Lane
Porters Lane
Porters Lane
BURROW
724611,752013
Motion ID #28878 (05/09/2016 19:25:25)
Marsh Lane

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Burrow Road
Valley Lane
Porters Lane
Porters Lane
BURROW
724611,752013
Motion ID #28878 (05/09/2016 19:25:25)
Marsh Lane

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: Sheet 7. AI029112

CVQ 3863
This Council resolves that the lands at The Burrow, Portrane, as outlined in red on the attached map, be rezoned from RU – Rural to RC – Rural Cluster

REPORT:
This motion is substantially the same as Motion No. **AI028878** (Councillor Mulville).

Motion Nos. **AI028398, AI028881** (Councillor Mulville)**, AI028880** (Councillor Mulville and Henchy) and **AI029129** (Councillor Butler) also relate to the rezoning of lands at The Burrow, Portrane.

This motion seeks to rezone lands at The Burrow, Portrane from Objective 'RU' (Rural) to Objective 'RC' (Rural Cluster).

In this regard it should be noted that there are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

This proposed Rural Cluster zoning at The Burrow is located close to the large area of undeveloped 'RA' zoned lands (included within Donabate LAP) which has the potential to provide an additional 4,000 residential units on the Donabate-Portrane Peninsula. Furthermore, there are existing rural clusters in Balcarrick,

Donabate and The Quay in Portrane, which have capacity to cater for additional dwelling units in this general area.

The Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the Planning and Development Act 2000 (as amended), state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS and RA zoned lands on the Peninsula, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements

across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of RU zoned land within the Burrow and such a change in designation would result in the erosion of the rural character of these sensitive lands. The lands are located close to the estuary and coast and the loss of same would also contribute to a significant diminution of the area's landscape value.

The unique character of the Burrow lands at Portrane is recognised within the Draft Plan. Accordingly, any development in this area must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

Recommendation CE CH4.12 of the CE Report recommended that a Study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane. Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

In conclusion, the rezoning of these lands would be premature until such time as a study has been prepared for the Burrow lands to decide on the optimal future development of lands. To rezone these lands from Objective 'RU' to Objective 'RC' at this time would facilitate the uncoordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.


Burrow Road
Valley Lane
Porter's Lane
BURROW
724611,752015
Motion ID #29112 (06/09/2016 22:13:54)
Marsh Lane

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Burrow Road
Valley Lane
Porter's Lane
BURROW
724611,752015
Motion ID #29112 (06/09/2016 22:13:54)
Marsh Lane

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Adrian Henchy: Sheet 7. AI029134

CVQ 3811
This Council resolves to undertake a land use study into recreational, cultural and tourism uses at the Quay Portrane in order to promote Donabate / Portrane as a tourism, cultural, hertiage and recreational destination.

REPORT:
The motion is seeking the preparation of a land use study into recreational, cultural and tourism uses at the Quay Portrane in order to promote Donabate / Portrane as a tourism, cultural, heritage and recreational destination

The merit of the submission is recognised and in this regard the unique character of lands at Portrane is recognised in the Draft Plan, including lands at The Burrow and The Quay. Accordingly, any development in these areas must be sensitively designed and must respect the unique character, landscape and visual amenities of the area, having regard to the local issues of coastal erosion and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological Buffer Zone.

The lands included within the map attaching to this motion are zoned as High Amenity and abut the coastline (incorporating the indicative route of the Fingal Coastal Way).

Recommendation CE CH4.12 of the CE Report recommends that a study be carried out to decide on the optimal future development of lands in the Burrow area of Portrane (which is to the north of the existing Village). It is considered that any study of this Burrow area will include an investigation into recreational, cultural and tourism uses in the wider Portrane area.

Recommendation CE CH 4.12 states:

'Objective Portrane xx
Prepare a study to decide on the optimal future development of lands in the Burrow area, having regard to the local issues of coastal erosion, flooding, drainage and the significant landscape and biodiversity sensitivities in the area including a Flora Protection Order, Special Protection Area (SPA), Natural Heritage Area (NHA), Special Area of Conservation (SAC) and designated Ecological BufferZone.'

The cliff walk between Portrane and Donabate is included as part of the Fingal Coastal Way (and includes the subject lands). This route is a long standing objective of the Fingal Development Plan and is a strategic greenway for pedestrians and cyclists along the coastal corridor from Howth to Balbriggan. An audit of these existing trails including 'rights of way' will form part of the planning and development of the strategic greenway of the 'Fingal Coastal Way' and the coastal path linking Donabate and Portrane is included in this audit.

Objectives ED61 and NH61 of the Draft Plan and the Fingal Tourism Strategy 2015-2018 promotes and facilitates the development of the Fingal Coastal Way. Objective ED61 seeks to: '*Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes.'*

The Council is currently moving ahead with the planning and environmental assessments required for the most critical link of the coastal way across the Malahide viaduct linking Malahide Demesne to Newbridge Demesne - The Broadmeadow Way. This will link the Donabate / Portrane Peninsula will Malahide.

Chapter 9 specifically deals with Natural Heritage in Fingal, with section 9.5 dealing specifically with the natural environment of the coast. Chapter 6 of the Draft Plan looks at tourism in Fingal (under Section 6.9) referencing the Fingal Tourism Strategy, which includes coastal villages and coastal tourism.

The promotion of the natural environment for recreational pursuits is recognised and supported specifically within Objective RF104. Objective ED64 of the Draft Plan promotes and facilitates a co-ordinated network of walking trails in the County through the development of a 'Recreational Trails Plan' within the lifetime of the Development Plan (2017-2023). This Trails Plan will include

provision for a variety of walking trails including strategic greenways and localised trails within low lying agricultural areas. A comprehensive and co-ordinated approach to way-marking and signage will also be included in this plan. The development of the Recreational Trails Network Plan will include a public consultation process where relevant stakeholders and interested parties will have an opportunity to make submissions.

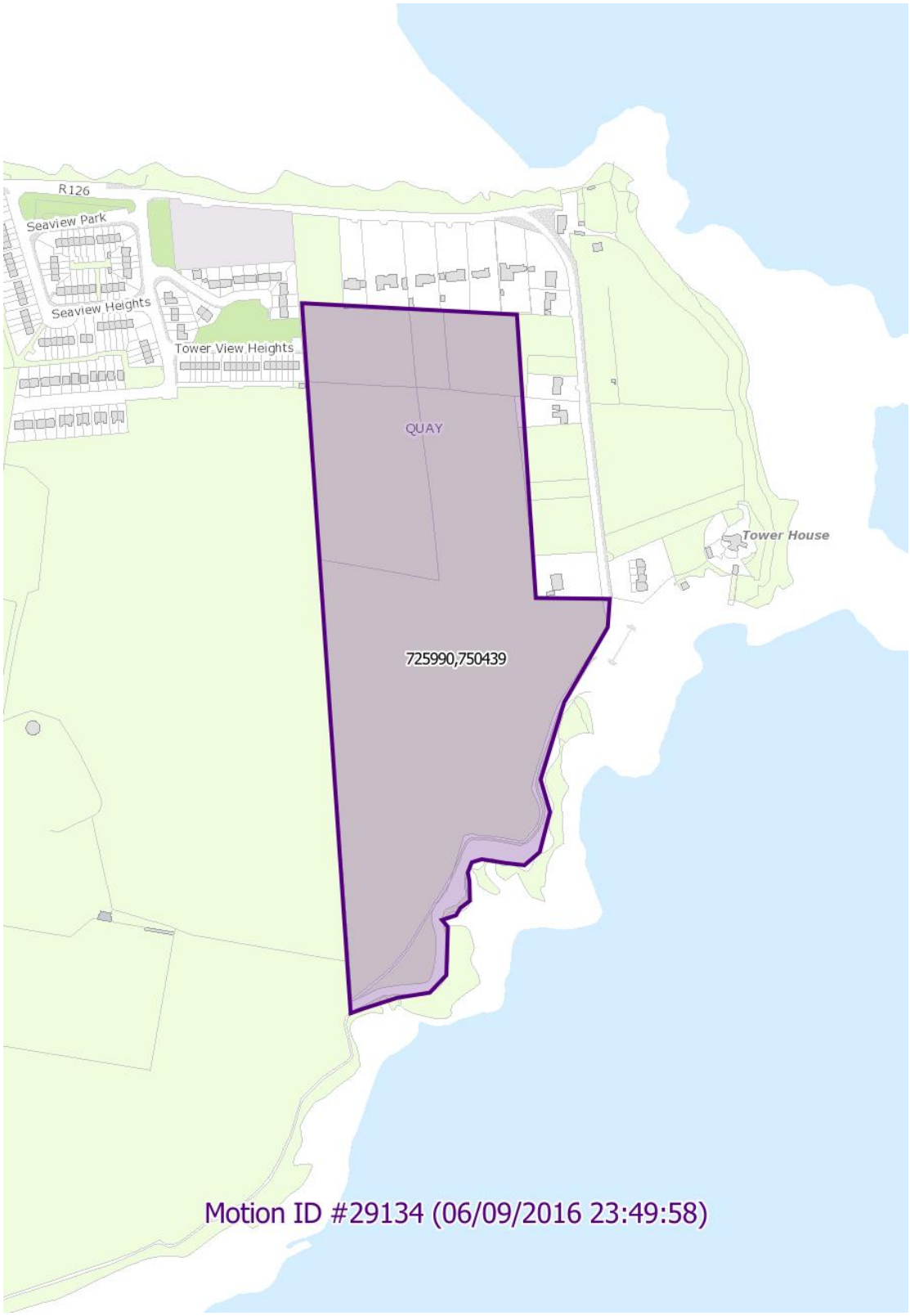
Objective ED64 seeks to *'Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this plan. This plan shall set out a coordinated strategic framework for future recreational trail development in the County.'* The development of the recreational trails network within the County is proposed at three levels: i) the strategic level [e.g. Fingal Coastal Way, the Liffey Valley area, and the Royal Canal Greenway], ii) town trails including Sli na Slainte and iii) village trails.

The Recreational Trails Plan is to be prepared by Fingal County Council and will include key stakeholders, including Fáilte Ireland.

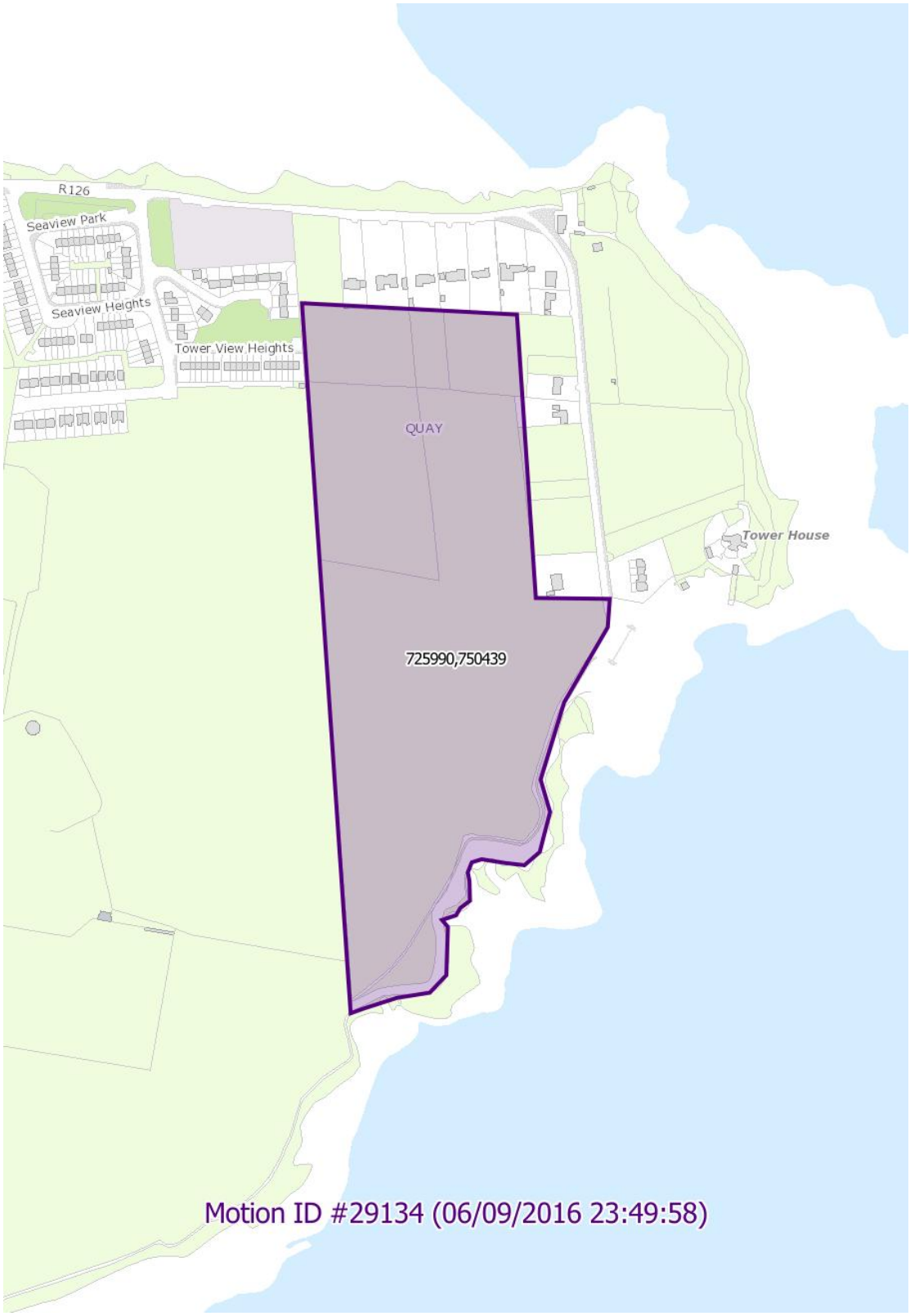
Accordingly, having regard to the above, it is not considered necessary to insert a new Objective to Sheet 7 to undertake a land use study into recreational, cultural and tourism uses at the Quay, given the existing Draft Plan policies (including Objectives ED61, ED64 and Objective RF104) and the Council's proposal to undertake a study of the lands to the north of the subject lands at The Burrow, which is under significant development pressure.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and that CE CH 4.12 be upheld.

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R126
Seaview Park
Seaview Heights
Tower View Heights
QUAY
Tower House
725990,750439
Motion ID #29134 (06/09/2016 23:49:58)

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R126
Seaview Park
Seaview Heights
Tower View Heights
QUAY
Tower House
725990,750439
Motion ID #29134 (06/09/2016 23:49:58)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017 - 2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: brazil farm sheet *3668. AI028945

That the land outlined on the attached map be zoned RA to provide for new residential community in accordance with approved LAP and subject to the provision of the necessary social and physical infrastructure in the new Draft Fingal Development Plan 2017-2023

REPORT:
It is noted that no map accompanied this motion. It is noted that the submission on these lands identified lands with an overall area of c.21.7 ha. The lands are not contiguous to the development boundary of Swords but are at a remove and separated by strategic Greenbelt lands.

This motion seeks to rezone the lands to the west of Swords at the L2030, from 'GB' to 'RA'. The lands are strategically located within the strategic Greenbelt area surrounding Swords and there is a large scale glasshouse operation currently located onsite. The subject lands are detached and separated from the existing development boundary of Swords.

The Rural Settlement Strategy in the Draft Development Plan recognises the need to provide for housing for the rural community but limits the amount of housing in the open countryside and provides for alternative options within the rural / greenbelt areas either in the villages or in rural clusters as a more sustainable and suitable location for rural generated housing.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development in a designated Greenbelt area, and it cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME") remain undeveloped in the vicinity of the subject lands.

There is a lack of an evidence based need or planning rationale for these lands to be zoned for residential development, therefore, the inclusion of the proposed zoning would conflict with the policy and guidance outlined above.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of an important Greenbelt area.

The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in the strategic greenbelt area surrounding Swords. Such a change in designation would result in the erosion of

the rural character of this area and the degradation of the Greenbelt at this location.

The Greenbelt surrounding Swords is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area, whilst such a large area of 'RA' and 'RS' zoned lands remains undeveloped in the vicinity. Such a change in designation would result in the erosion of the greenbelt in this area and would contribute to a significant diminution of the area's landscape value at this location.

To rezone these lands from Objective 'GB' to Objective 'RA' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and would result in an amended Core Strategy that would be contrary to the *National Spatial Strategy* and *Regional Planning Guidelines.* Furthermore, to give consideration to rezoning additional residential lands at the outskirts of Swords, detached from existing development not allowing for the consolidation of existing zoned lands more centrally located to be developed in a sequential manner, is contrary to proper planning and sustainable development of the County.

In summary, this motion seeks to rezone 21.7 ha's of GB zoned horticultural lands to RA at Brazil. Based on similar densities to those within the adjoining Rathingle area, this would accommodate an additional 716 residential units. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

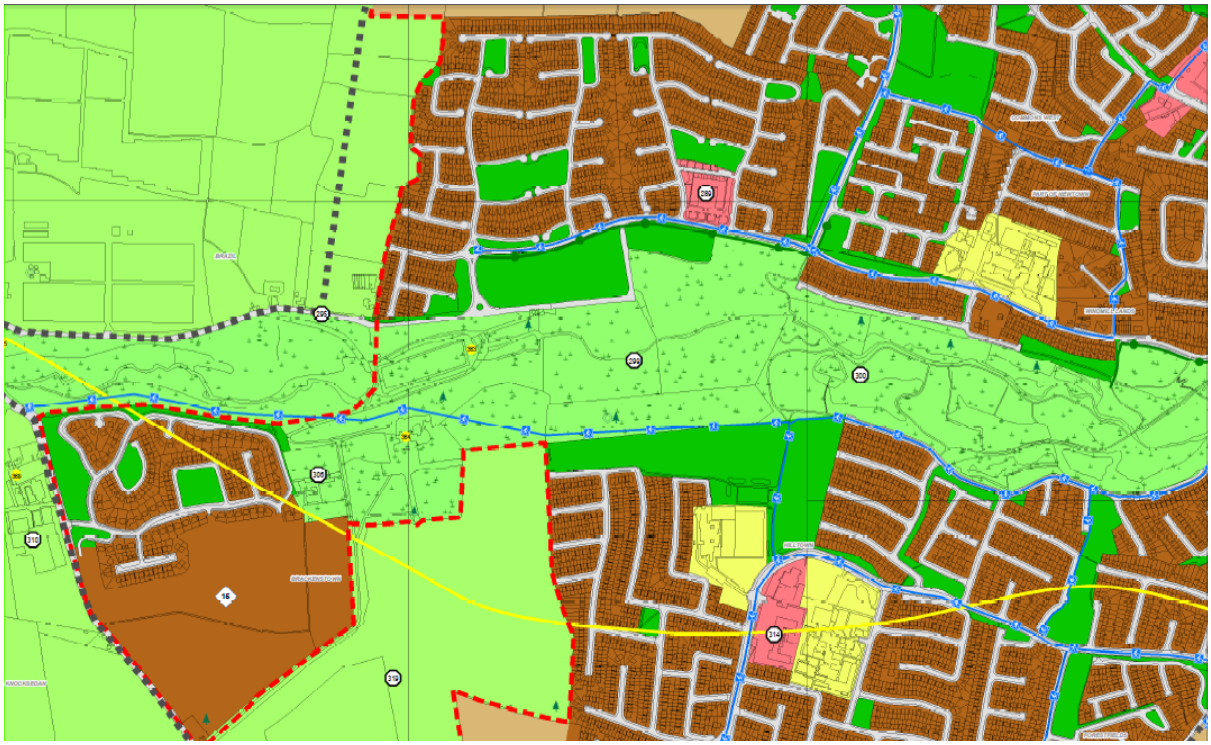
- Best planning practise dictates a sequential approach for zoning new development lands. In this regard, areas to be zoned should be contiguous to existing zoned development lands. Zoning of this land would lead to the "doughnut" effect. There are already substantial undeveloped RA and RS zoned lands within the development boundary of Swords and throughout the County. There is no coherent evidence based need to zone these lands,

detached and separated from the development boundary of Swords, for development.

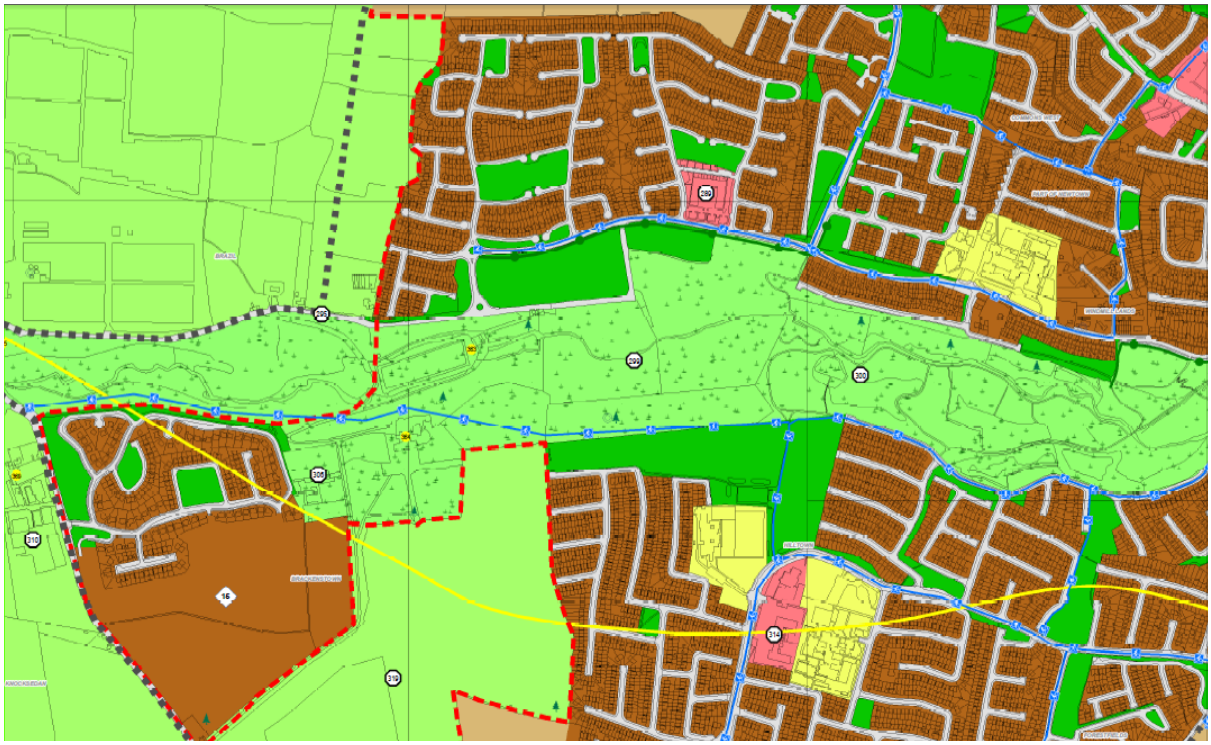
- Zoning of this site would allow for piecemeal development and shift the emphasis of consolidation away from Swords. This undermines the key strategic vision of the Draft Plan which seeks to consolidate existing urban areas including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.

- The Greenbelt surrounding Swords is one of the most critical in the County. Any encroachment into this strategic greenbelt area would result in the loss of definition between urban and rural areas. The Council is fully committed to the continued protection of the greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council

RECOMMENDATION:
It is recommended that no change is made.



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: lands at naul rd cvq3668keelings. AI029078

That the lands at Brazil shown red on the attached map be zoned RA.

REPORT:
It is noted that no map was submitted with this motion. The submission for these lands identified lands with a total area c.21.7ha. The lands are not contiguous with the development boundary of Swords but are located at a remove from the town and separated by strategic Greenbelt lands.

This motion seeks to rezone lands to the west of Swords at the L2030, from 'GB' to 'RA'. The lands are strategically located within the strategic Greenbelt area surrounding Swords and there is a large scale glasshouse operation currently located onsite. The subject lands are detached and separated from the existing development boundary of Swords.

The Rural Settlement Strategy in the Draft Development Plan recognises the need to provide for housing for the rural community but limits the amount of housing in the open countryside and provides for alternative options within the rural / greenbelt areas either in the villages or in rural clusters as a more sustainable and suitable location for rural generated housing.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need

- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development in a designated Greenbelt area, and it cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME") remain undeveloped in the vicinity of the subject lands.

There is a lack of an evidence based need or planning rationale for these lands to be zoned for residential development, therefore, the inclusion of the proposed zoning would conflict with the policy and guidance outlined above.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of an important Greenbelt area.

The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in the strategic greenbelt area surrounding Swords. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location.

The Greenbelt surrounding Swords is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area, whilst such a large area of 'RA' and 'RS' zoned lands remains undeveloped in the vicinity. Such a change in designation would result in the erosion of the greenbelt in this area and would contribute to a significant diminution of the area's landscape value at this location.

To rezone these lands from Objective 'GB' to Objective 'RA' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and would result in an amended Core Strategy that would be contrary to the *National Spatial Strategy* and *Regional Planning Guidelines.* Furthermore, to give consideration to rezoning additional residential lands at the outskirts of Swords, detached from existing development not allowing for the consolidation of existing zoned lands more centrally located to be developed in a sequential manner, is contrary to proper planning and sustainable development of the County.

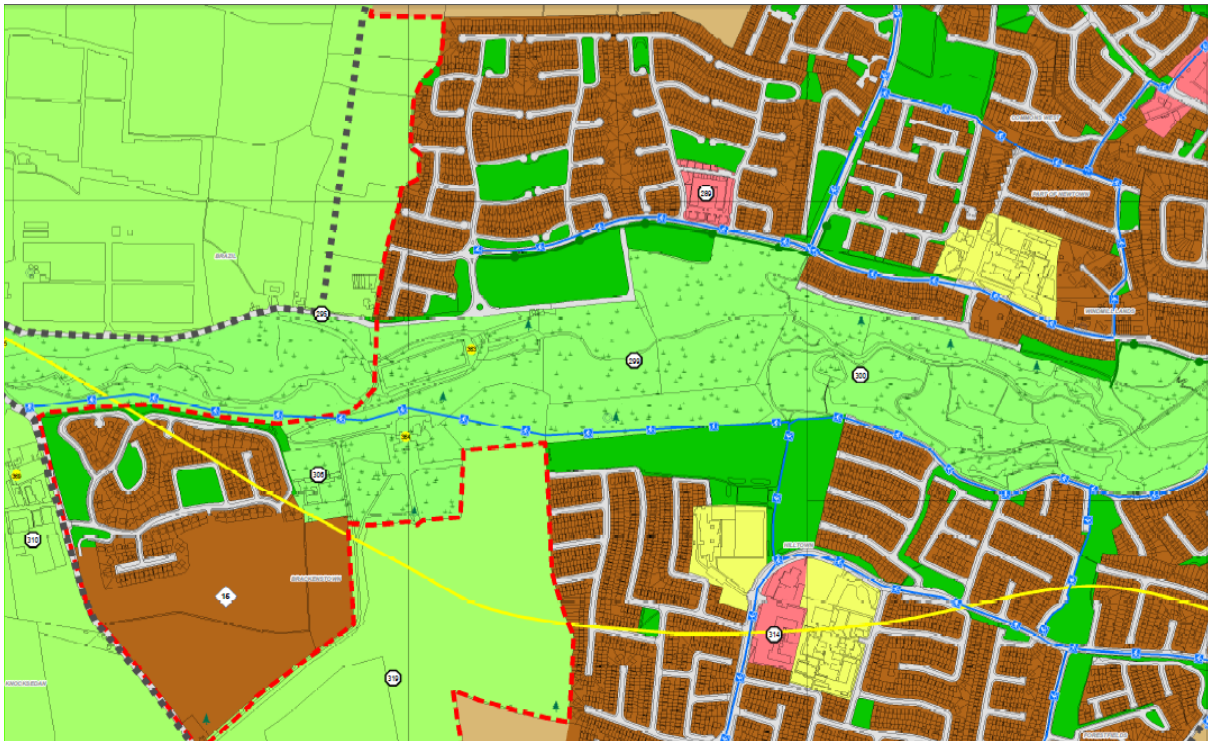
In summary, this motion seeks to rezone 21.7 ha's of GB zoned horticultural lands to RA at Brazil. Based on similar densities to those within the adjoining Rathingle area, this would accommodate an additional 716 residential units. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best planning practise dictates a sequential approach for zoning new development lands. In this regard, areas to be zoned should be contiguous to existing zoned development lands. Zoning of this land would lead to the "doughnut" effect. There are already substantial undeveloped RA and RS zoned lands within the development boundary of Swords and throughout the County. There is no coherent evidence based need to zone these lands, detached and separated from the development boundary of Swords, for development.

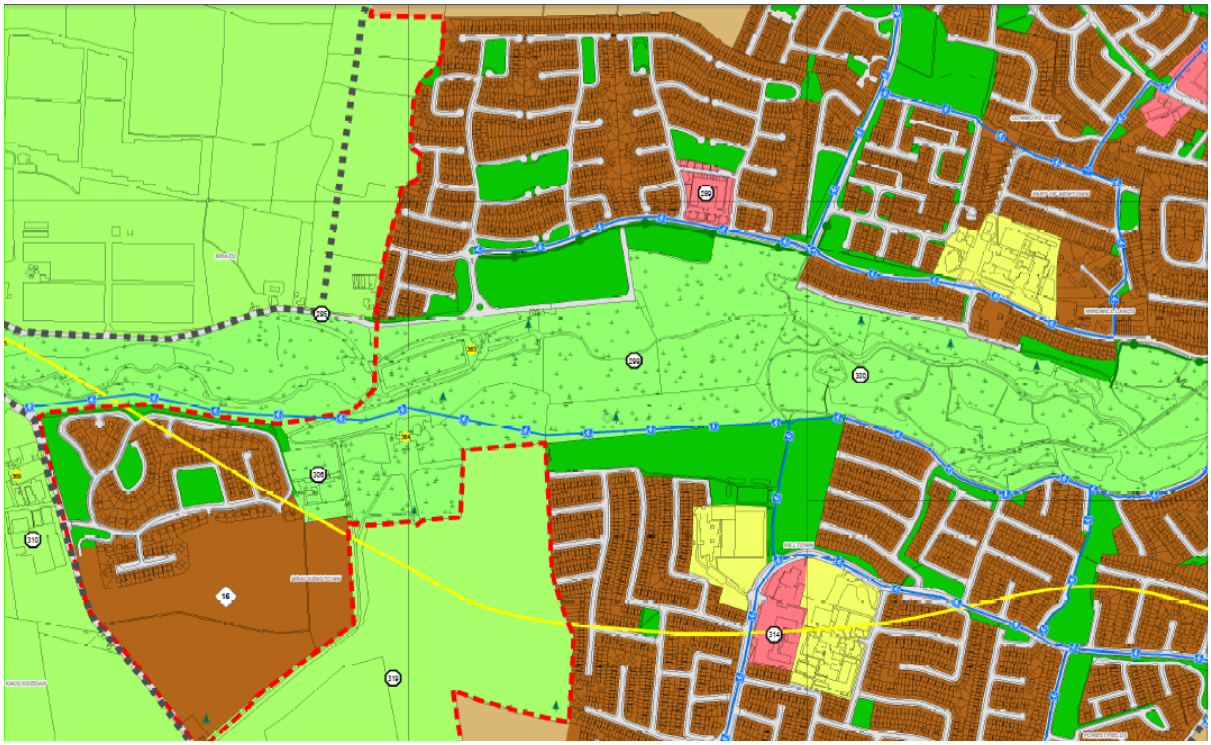
- Zoning of this site would allow for piecemeal development and shift the emphasis of consolidation away from Swords. This undermines the key strategic vision of the Draft Plan which seeks to consolidate existing urban areas including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.

- The Greenbelt surrounding Swords is one of the most critical in the County. Any encroachment into this strategic greenbelt area would result in the loss of definition between urban and rural areas. The Council is committed to the continued protection of the greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council

RECOMMENDATION:
It is recommended that no change is made.



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: rathbeale rd. AI028869

Fingal County Council resolves that the lands at lands at Rathbeale Road, Swords, Co Dublin (Submission Ref. D00368/2018), as outlined in red on the attached map, and signed by proposer for identification purposes, be rezoned from Objective 'GB' (Green Belt) to Objective 'RA' (Residential Area), 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure' in the Fingal Development Plan 2017-2023.
The rationale for the rezoning is based on the strategic location of the lands in the context of the new and expanding Swords urban front, facilitated by the Oldtown-Mooretown Local Area Plan. The continued operation of the established horticultural enterprise on the lands is unsustainable and creates an undesirable land use conflict at the interface new residential communities. Residential development on the lands make the most efficient use of planned infrastructure, including a quality bus corridor, water and wastewater infrastructure, and new and upgraded road network, including the Oldtown-Mooretown Western Distributor Link Road, directly abutting the lands on the east side, which is currently under construction.

REPORT:

D00368 relates to a submission submitted by Hughes Planning and Development Consultants on behalf of Uniplumo (Ireland) Limited. The subject lands are located on the southern side of the Rathbeale Road and are currently zoned GB - greenbelt. The lands measures 21 ha and comprise the existing Uniplumo nursery and glasshouses site. The lands are outside the development boundary of Swords.

The Rural Settlement Strategy in the Draft Development Plan recognises the need to provide for housing for the rural community but limits the amount of housing in the open countryside and provides for alternative options within the

rural / greenbelt areas either in the villages or in rural clusters as a more sustainable and suitable location for rural generated housing.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development in a designated Greenbelt area, and it cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME") remain undeveloped in the vicinity of the subject lands.

There is a lack of an evidence based need or planning rationale for these lands to be zoned for residential development, therefore, the inclusion of the proposed zoning would conflict with the policy and guidance outlined above.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of an important Greenbelt area.

The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the

settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in the strategic greenbelt area surrounding Swords. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location.

The Greenbelt surrounding Swords is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area, whilst such a large area of 'RA' and 'RS' zoned lands remains undeveloped in the vicinity. Such a change in designation would result in the erosion of the greenbelt in this area and would contribute to a significant diminution of the area's landscape value at this location.

To rezone these lands from Objective 'GB' to Objective 'RA' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and would result in an amended Core Strategy that would be contrary to the *National Spatial Strategy* and *Regional Planning Guidelines.* Furthermore, to give consideration to rezoning additional residential lands at the outskirts of Swords, not allowing for the consolidation of existing zoned lands more centrally located to be developed in a sequential manner, is contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is necessary in this instance.


LAP 8.C
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LAP 8.C
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017 - 2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: public transport reservation – Swords to Donabate. AI029008

Add public transport reservation – Swords to Donabate as shown on the attached map

REPORT:

The following is noted in the Draft Plan relating to Public Transport:

'For high volumes of travellers and for medium- to long-distance trips, the various modes of public transport are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. The National Transport Authority (NTA) and Transport Infrastructure Ireland (TII), are primarily responsible for the funding, planning and implementation of public transport infrastructure in the Greater Dublin Area. However, the Council has an important role to play in promoting and facilitating public transport. In particular, the Council advises the NTA and TII on the locations of public transport routes and stops, reserves planned routes free from development, and allows high-density development along existing and planned public transport corridors. The NTA and TII have strategic responsibilities, for the Greater Dublin Area and nationally. The Council shall ensure that the policies, objectives and requirements of the County are fully understood and appreciated by NTA and TII. The Council shall continue to promote public transport connectivity between key urban settlements within the County.

Objective MT12
Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal's policies, objectives and requirements, including environmental sensitivities.'

The following is also noted in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North

A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Objective MT13
Support TII in developing a revised design of the proposed new Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.

Objective MT14
Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

Objective SWORDS 26 has been included in the Draft Plan which commits to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A). The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Donabate.

A public transport reservation from Swords to Donabate was assessed as part of the NTA's Fingal-North Dublin Transportation Study and it was excluded at the first stage.

The CE report notes the following in relation to the New Metro North development:
New Metro North
The process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it Is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North". In addition, the reference to TIl in Objective MT13 should be amended to "NTA and TIl".

CE NTA 1.2:
Amend new Metro North route to "Indicative Route for new Metro North".

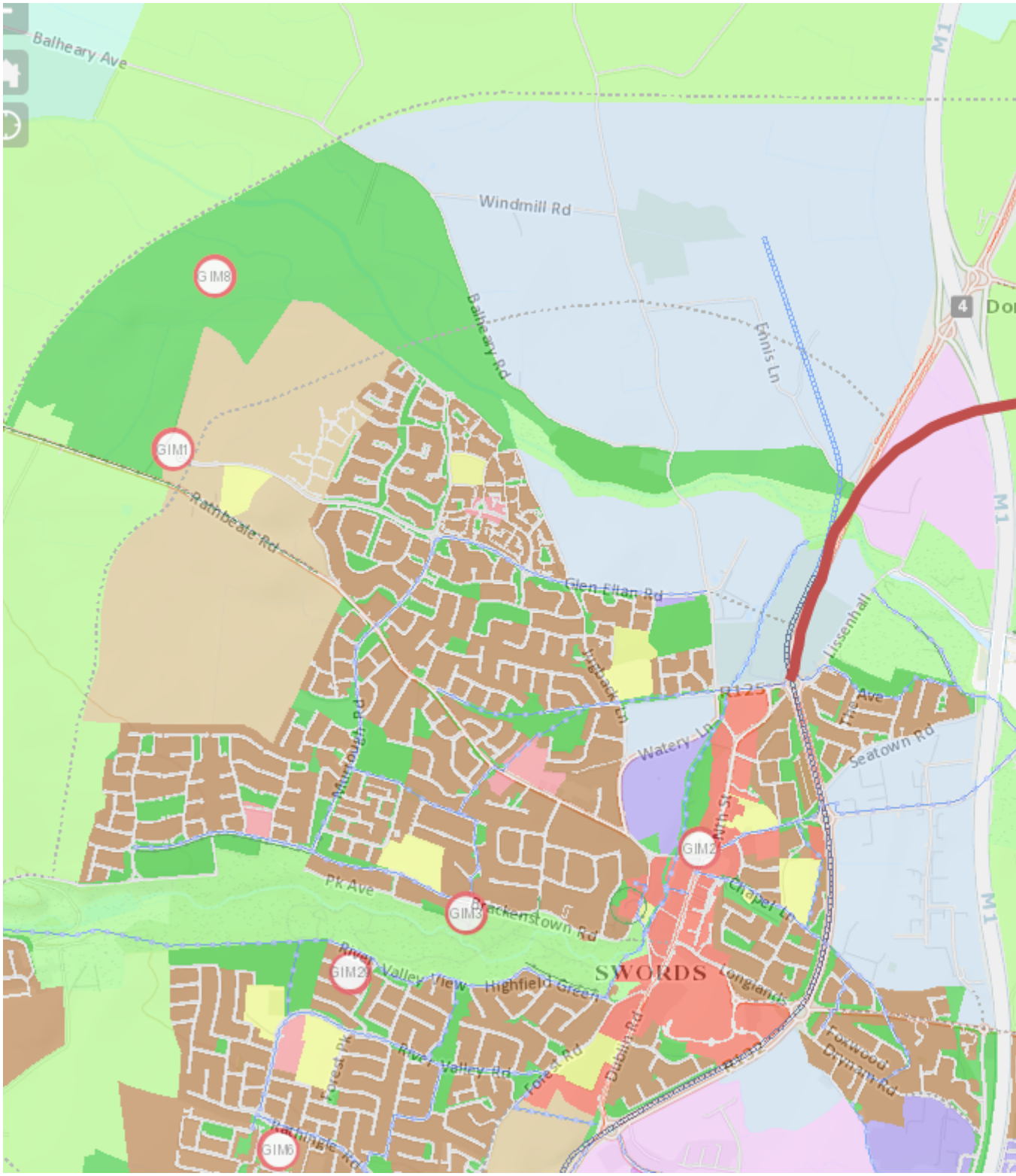
The Council also advocates the extension of new Metro North to Lissenhall and this is indicated on Sheet 8 of the Draft Plan maps. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate.

The intention included in the proposed new motion, to make provision for a public transport reservation from Swords to Donabate is considered to be a positive proposal. However, it is considered that the specification of an exact location and alignment is inappropriate at this time until sufficient analysis has been completed on the most efficient / optimum route to Donabate. Furthermore, it is considered that Objective MT14 adequately captures and supports a public transport connection to Donabate.

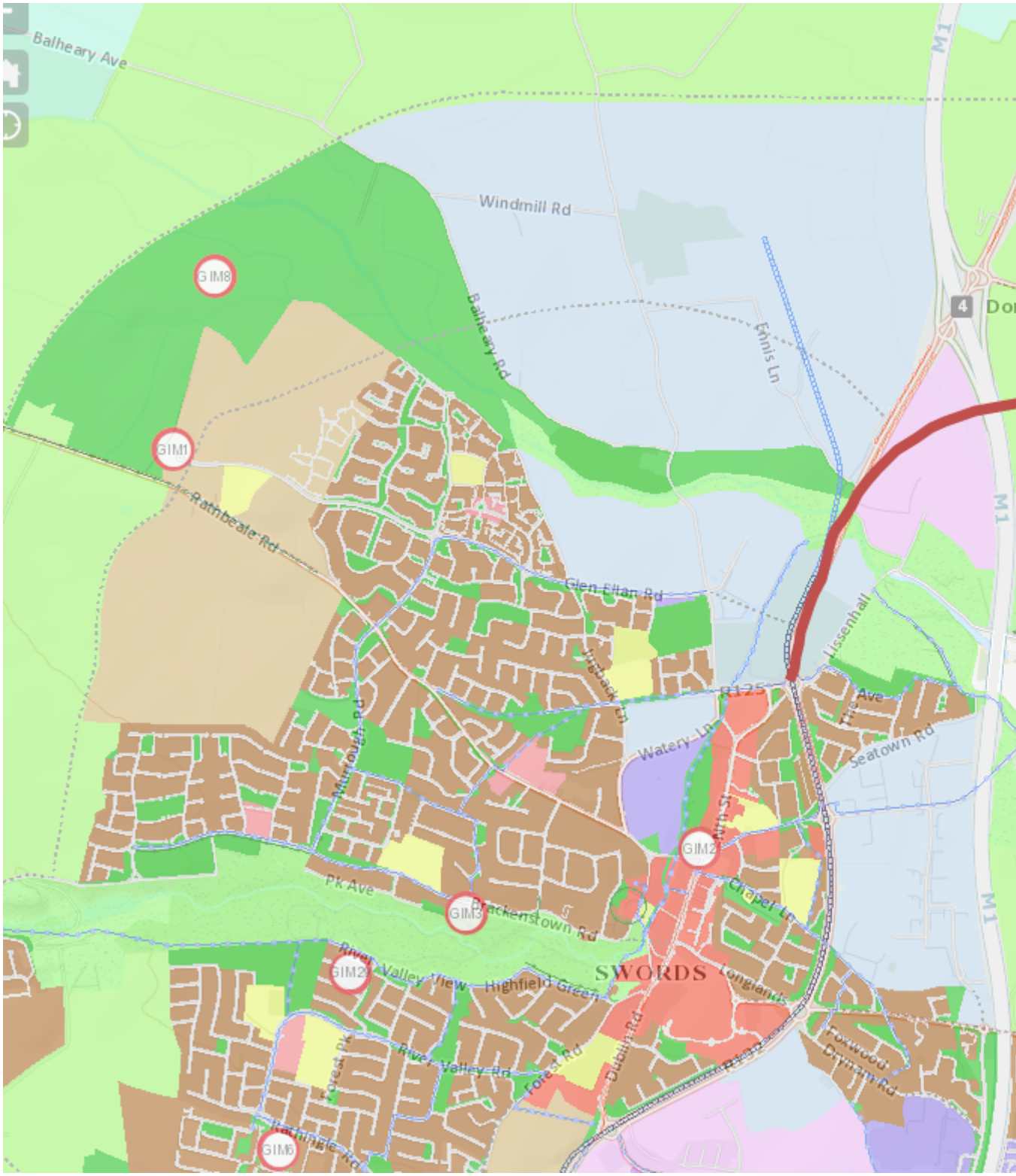
Further feasibility studies and analysis is required to determine the optimum route and future extension of any proposed public transport link to Donabate, including the new Metro North. The location, alignment and timeframe of such a route is also dependent on the development of the lands at Lissenhall, as detailed above.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and it is recommended that CE NTA 1.2 be upheld.

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Balheary Ave
Windmill Rd
GIM8
Balheary Rd
Ennis Ln
M1
GIM1
Rathbeale Rd
Glen Ellan Rd
Lissenhall
Watery Ln
Seatown Rd
GIM2
Pk Ave
GIM3
Brackenstown Rd
River Valley View
Highfield Green
SWORDS
Chapel Ln
Dublin Rd
Forest Pk
River Valley Rd
Forestwood Dr
GIM6

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Balheary Ave
Windmill Rd
GIM8
Balheary Rd
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M1
GIM1
Rathbeale Rd
Glen Ellan Rd
Lissenhall
Watery Ln
Seatown Rd
GIM2
Pk Ave
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River Valley View
Highfield Green
SWORDS
Chapel Ln
Dublin Rd
Forest Pk
River Valley Rd
Forestwood Dr
GIM6

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

27th September, 2016

Motion from Councillor Paul Mulville: Sheet 8. AI028391

Delete Lissenhall metro stop icon and proposed indicative metro route.

REPORT:
The following is noted in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North
A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Objective MT13
Support TII in developing a revised design of the proposed new Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.

Objective MT14
Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

The proposed zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis. This, in tandem with the delivery of public transport infrastructure including Metro North, elevates the sustainability of lands at Lissenhall in terms of appropriateness and necessity for future development purposes.

Objective SWORDS 26 has been included in the Draft Plan which reinforces the need to consider the release of Lissenhall in the context of the development of Swords by committing to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A), which will provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords. The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Donabate.

The CE report also noted the following in relation to the New Metro North development:

New Metro North

The process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it Is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North". In addition, the reference to TII in Objective MT13 should be amended to "NTA and TII".

CE NTA 1.2:
Amend new Metro North route to "Indicative Route for new Metro North".

The Council has advocated the extension of new Metro North to Lissenhall, since it was originally envisaged. As stated above, this element of the alignment is differentiated on Sheet 8, as the “Indicative Route for new Metro North”. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate, which would require deletion if this motion is passed.

The intention included in the proposed motion, to delete the Lissenhall stop and the proposed metro route at this point, would seriously undermine the Council’s on-going objective to extend the new Metro North into these lands, to create a new sustainable mixed use neighbourhood at Lissenhall and to grow Swords to meet its full development potential of 100,000 people.

RECOMMENDATION:
It is recommended that no change is made.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lissenhallCVQ3739. AI028613

That the lands at lissenhall remain zoned RU with the special objective to prepare a master plan for this strategic land bank for the delivery of an extension to the town of swords in tandem with and subsequent to the commencement of the rail link Metro North.
Premature zoning of this land bank skews the numbers of residential units that zoned land has the potential to deliver in excess of 10,000 unit whose number are consequently included in the residential units for Swords and Fingal for the purpose of calculations for compliance with housing figures for RPG
this as highlighted in the submission on behalf of the environment minister absorbs the total headroom for Fingal .
Retaining the current zoning and objectives of the 2011-2017 Fingal Development Plan on Lissenhall lands continues to highlight the signifance and importance of this land bank for the viability and sustainability of Metro North Rail being delivered as far as Lissenhall .
Zoning to ME this 500 acre land bank prior to the preparation of the master plans 8A, 8B, 8C and to the railway order and commitment of finance interfers with this councils ability to deliver choice, competition and adequate numbers of units into the housing market within the 6 years of 2017-2023 development plan.

REPORT:
This motion seeks to reverse the zoning of lands at Lissenhall from Objective 'ME' to Objective 'RU' (Rural). The subject lands were included within zoning Objective 'RU' in the 2011-2017 Fingal Development Plan. The Draft Development Plan 2017-2023 proposed to zone these lands within Objective 'ME', which seeks to: *'Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.'*

Lissenhall is an expansive, low-lying, rural landscape comprising approximately 221 hectares. The area, in broad terms, is bound by the M1 and R132 to the east, the Broadmeadow River to the south and south west, and the proposed route of the Swords Western Ring Road to the north. These lands are adjacent to the M1 and Belfast-Dublin corridor.

The Draft Plan identifies Dunsink and Lissenhall as *'strategic development areas'* with the potential to deliver new sustainable, vibrant, attractive and well-connected mixed use urban districts. In anticipation of the development of the proposed new Metro North, a strategic land bank providing for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords has been identified at Lissenhall. These lands would be the subject of an approved Local Area Plan.

The proposed new Metro North will facilitate the optimal development of Swords into the future and the Council will maximise the benefits of and the efficient use of the Metro for the benefit of those living and working in the town. The Council, in accordance with best practice and the principles of sustainable development, will seek to maximize the opportunities created by the arrival of this key piece of infrastructure. To this end the identification and promotion of Metro Economic Corridor(s) will be of strategic importance to the economy and well-being of the County's residential and business/employment population.

There is potential for the proposed new Metro North to extend into the lands at Lissenhall and therefore, the zoning must be appropriate for the area. Furthermore, a substantial portion of these lands will be within 1km of the agreed Estuary Stop.

By identifying Lissenhall as a key future development area, the Council is seeking to maximize the opportunities created by the delivery of this key piece of strategic infrastructure in accordance with best planning practice and the principles of sustainable development. The development of the area is also consistent with the Council's long term strategic vision for Swords to develop as a sustainable city with a population of 100,000. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units. A Local Area Plan will be prepared for these lands to provide a framework for development. Table 2.7 of the Draft Plan outlines the potential capacity at Lissenhall based on the proposed new 'Residential and Mixed Use Zoning'.

The following is also noted in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North
A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Objective MT14
Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

The proposed zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis. This, in tandem with the delivery of public transport infrastructure including Metro North, elevates the sustainability of lands at Lissenhall in terms of appropriateness and necessity for future development purposes. It is essential that these lands are zoned at this time to reinforce the Council's commitment to the long term development of these lands and to emphasise the importance of the critical infrastructural link with the extension of Metro North from Swords to Lissenhall.

Objective SWORDS 26 has been included in the Draft Plan which highlights the need to consider the release of Lissenhall in the context of the development of Swords by committing to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A), which will provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords. The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Lissenhall and Donabate.

The CE report also noted the following in relation to the New Metro North development:

New Metro North

The process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it Is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North". In addition, the reference to TII in Objective MT13 should be amended to "NTA and TII".

CE NTA 1.2:
Amend new Metro North route to "Indicative Route for new Metro North".

The Council also advocates the extension of new Metro North to Lissenhall and this is indicated on Sheet 8 of the Draft Plan maps. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate (including Lissenhall).

It should be noted that whilst the delivery of Metro North will provide a key asset to this area, these 'ME' zoned lands at Lissenhall **are not solely dependent on** the delivery of Metro North to accommodate development. In this regard all ME lands are envisaged as being suitable for development during the lifetime of the proposed Development Plan. These lands at Lissenhall have been included to ensure that development takes place in a sequential manner and have been strategically selected to ensure the sustainable growth of Swords, having regard to need, policy context, infrastructure capacity, physical suitability and sequential approach. This clearly accords with the principles of good planning practice outlined in the Development Plan Guidelines (DHPCLG).

It is considered that these lands at Lissenhall are situated in a suitable location having regard to the future development of Swords, ensuring the proper planning and sustainable development of the town and accordingly, they should be retained as Objective 'ME'.

The lands are situated along the 'Metro North' corridor at Swords, which is identified under the *Regional Planning Guidelines* as a higher tier town under the tier *'Metropolitan Consolidation Towns'* and is a priority for population growth within the County. This elevates the sustainability of these ME zoned lands in terms of appropriateness and necessity for future, higher density, development purposes.

Having regard to the remaining zoned lands in the Swords area and the requirements of the Core Strategy which must be prepared in accordance with the *Regional Planning Guidelines*, it is considered that the quantum and location

of development for the Plan period is consistent with the regionally defined population targets and settlement hierarchy, and, reflects the availability of existing services, planned investment (including Metro North as set out in the Capital Investment Plan), sequential development and environmental requirements.

In this regard the lands in question, which are identified as suitable for the delivery of new housing, are linked to (but not reliant on) the provision of the planned and committed, high quality rail based public transport services and the designation of these lands seeks to maximize the opportunities created by the delivery of key strategic infrastructure (Metro North) in accordance with the RPGs, best planning practice and the principles of sustainable development.

To reverse the zoning of these lands to Objective 'RU' over the Plan period or to fail to consider the potential of the subject lands for the delivery of housing for the purpose of the Core Strategy would undermine the objectives of the Regional Planning Guidelines and future sustainable growth of Swords. Furthermore, the consideration of this quantum of lands for development elsewhere, in lieu of the subject lands, would result in an over provision of lands for residential development purposes in unsustainable and inappropriate locations and circumstances contrary to the objectives of the Core Strategy and the Regional Planning Guidelines, in circumstances where enough land has already been allocated for housing development to meet the equivalent of 3 years demand beyond the current Plan.

In summary, this motion seeks to rezone 221 ha's of ME zoned lands to RU at Lissenhall. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

- Lissenhall is identified as a *'strategic development area'* in the Draft Plan with the potential to deliver new sustainable, vibrant, attractive and well-connected mixed use urban district.

- The proposed new Metro North will facilitate the optimal development of Swords into the future. The Council, in accordance with best planning practice, seeks to maximize the opportunities created by the arrival of this infrastructure. The development of this area is consistent with the Council's long term strategic vision for Swords to develop as a sustainable city. This area could accommodate the development of a mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units.

- These lands at Lissenhall will ensure development takes place in a sequential manner and have been selected to ensure the sustainable growth of Swords, having regard to need, policy context, infrastructure capacity, physical suitability and sequential approach. Their development is not solely dependent on the delivery of Metro North.

- To reverse the zoning of these lands to Objective 'RU' would seriously undermine the Core Strategy and objectives of the Regional Planning Guidelines and future sustainable growth of Swords and the County.

RECOMMENDATION:
It is recommended that no change is made.


GAP 8B
MP 8B
MP 8D
GAP 8A
MP 8A
MP 8C

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GAP 8B
MP 8B
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GAP 8A
MP 8A
MP 8C

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Darragh Butler: Balheary / Lissenhall (Swords). AI029126

That the lands outlined on the attached map at Balheary / Lissenhall (Swords) be re-zoned RS with an additional objective to allow for a Park and Ride facility subject to the delivery of Metro North (or similar light rail system).

REPORT:
The subject site is located at Balheary Road, north of Swords and comprises the existing Balheary par 3 golf course. The site is zoned ME in the Draft Plan and measures c. 10.6 ha.

The site is located within the overall Lissenhall lands. These lands have been identified as a strategic land bank for the future development of Swords and the County. In anticipation of the development of the proposed new Metro North, this strategic land bank at Lissenhall will provide for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords.

The development of the Lissenhall lands is dependent on the provision of a Local Area Plan, the delivery of adequate water services (Swords WWT) and upgraded/planned public transport infrastructure (Metro North as outlined in the Governments Infrastructure and Capital Investment Plan 2016-2021). This is envisaged over a longer term horizon and on an incremental, phased basis in line with the sequential development of Swords. The zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis.

In the Local Area Plan preparation, issues such as the exact location for residential development and possible park and ride facilities will be examined and considered. Objective SWORDS 26 outlines the main considerations for the Lissenhall LAP. This objective states:

Prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A) to provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords.

- *The Local Area Plan will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, proposed new Metro North and its potential extension.*
- *The Local Area Plan will assess and determine the appropriate scale and mix of uses of employment, residential and supporting community and retail facilities.*
- *The Local Area Plan lands will be subject to a detailed flood risk assessment to address potential flood risk, proposed mitigation measures and assign appropriate land uses.*
- *The Local Area Plan will take note of potential noise pollution from road, rail and motorway traffic and implement measures to address any issues that may cause annoyance to potential residents.*

Objective SWORDS 24 also states:
As part of the Lissenhall LAP, facilitate and actively promote the provision of a Lissenhall Metro North Stop that would include significant Park and Ride capabilities and bus service facilities.

In summary, Objective SWORDS 24 is considered to appropriately address the spirit and intention of the motion, however, the proposal to zone the subject site RS – residential with a specific local objective outside of the Local Area Plan process would be premature pending full consideration of the entire land bank.

RECOMMENDATION:
No change is recommended in this instance.


Balheary Rd
Balheary Par
3 Golf Course

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Balheary Rd
Balheary Par
3 Golf Course

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan

Tuesday, 27th September 2016

Motion from Councillor Duncan Smith: Sheet 8 - Swords. AI029119

That the zoning of the lands at Holybanks/Estuary West in Swords currently zoned ME remains zoned ME, without amendment

REPORT:
This motion relates to CE amendment CE SH 8.2.

The subject site is located at Estuary West, north of the Glen Ellen Road and east of Applewood. The request to rezone ME lands located at Estuary West was given due consideration in the CE's report.

In this regard it is noted the vision for the ME zoning objective seeks to provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development, while the RA zoning seeks to ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities.

The subject site forms a natural extension to the existing Applewood neighbourhood. It is located immediately east of the Main Street and any new development would be easily integrated into this area in term of permeability and access to the existing services. The subject site achieves the vision of the RA zoning in relation to closeness to proximity to public transport and cycle links and community facilities and other local services.

On consideration of the above, and in recognising the site's location contiguous to existing residential development, the RA zoning objective and its vision, it is considered that the most appropriate proposal would be to re-zone the lands to RA, as recommended in the CE report. This will allow for residential development

adjacent to the Applewood neighbourhood and the corresponding services and amenities.

As such, residential development still remains the most appropriate and logical use for the subject site.

RECOMMENDATION:
It is recommended that no change is necessary in this instance and the recommendation CE SH 8.2: Rezone lands west of Newton House as RA is upheld.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: knocksedan CVQ3911. AI029061

That the land outlined on the attached map be zoned RA to provide for new residential community in accordance with approved LAP and subject to the provision of the necessary social and physical infrastructure in the new plan.

REPORT:
The subject lands are located between Knocksedan, Ridgewood and Brookdale, west of Swords and are currently zoned GB - greenbelt. The lands measure 38 ha and are currently greenfield in nature.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This rezoning motion seeks to allow residential development on lands located within strategic Greenbelt areas and cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME') remain undeveloped.

Notwithstanding the above, it is considered the proposed lands may, eventually, form a natural extension to the Swords development boundary. There is an opportunity to consider if these lands could deliver infrastructure such as alternative access for Ridgewood, additional playing pitches and access to same and a link towards the Swords Western Distributor Road. However, it is essential to note that these and other community and infrastructure elements can only be delivered in tandem with residential development.

While the Council has examined some initial sketch layout proposals, a study including any level of traffic assessment or any level of consultation with key stakeholders has not taken place. On this basis, and given its location between existing established neighbourhoods in Swords, it is considered appropriate to identify this land as potential development land over the long term. Given the existing infrastructure deficits, in terms of the existing road network and the services provided at the subject site, it is considered a study firstly should be carried out to examine and identify the infrastructure requirements required which would allow this land bank to be developed as a long term development proposal for Swords.

To rezone this land with or without the requirement for a LAP or MP is entirely premature pending a feasibility study being carried out in the first instance.

In summary, this motion seeks to rezone 38 ha's of GB zoned lands to RA at Knocksedan. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

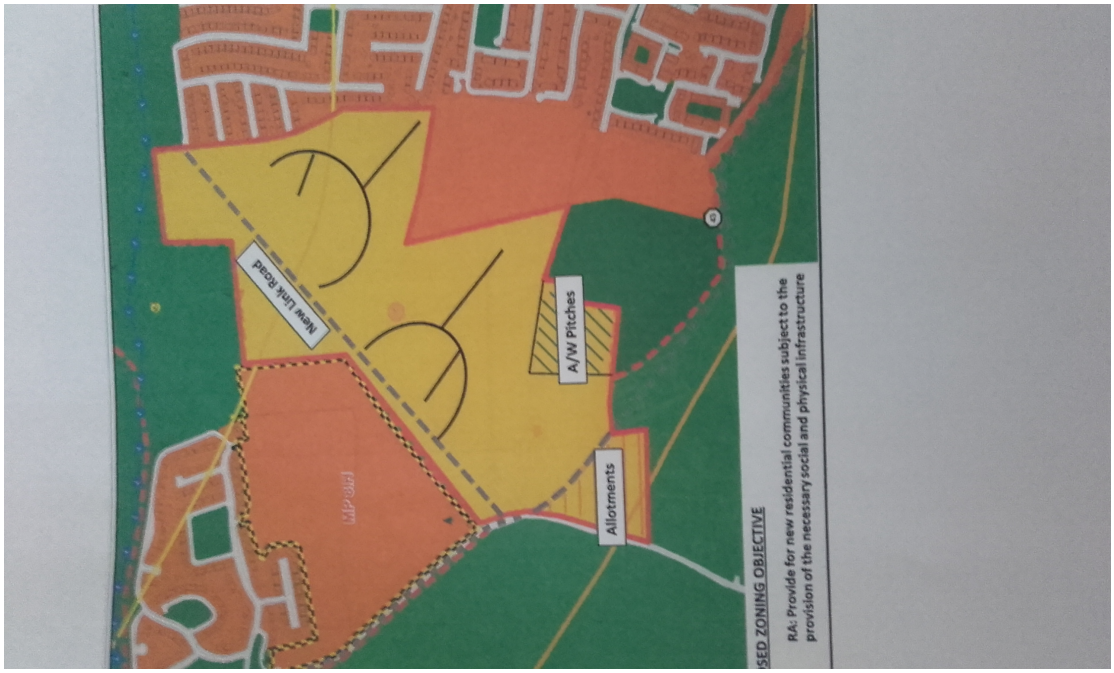
- At this point, there is no planning rationale to allow residential development on lands located within the strategic Greenbelt, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME') remain undeveloped.

- The proposed development would be premature pending a feasibility study to consult with the relevant stakeholders and examine the infrastructure requirements for allow for possible long term development of these lands.

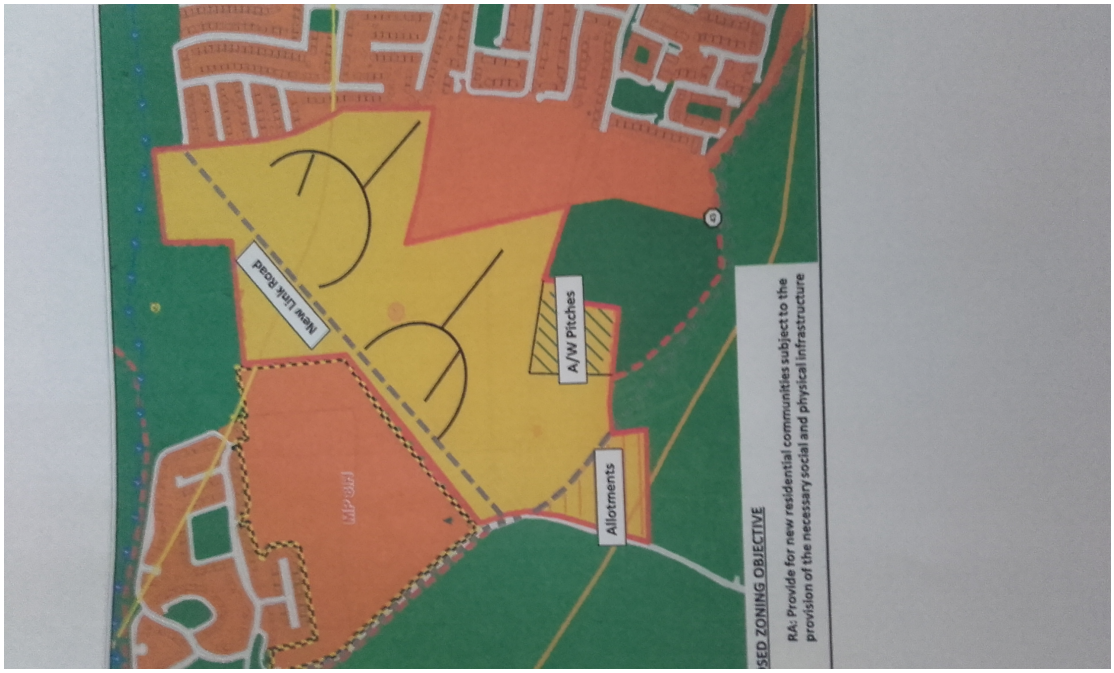
- It is recommended such a study is carried out during the lifetime of this Plan.

RECOMMENDATION:
Insert a mapped Local Objective which states:
Carry out a feasibility study of lands at Knocksedan to include a full investigation of requirements in terms of infrastructure, traffic, water, access, drainage and community facilities to inform the future designation of these lands for development.

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New link Road
A/W Pitches
Allotments
SED ZONING OBJECTIVE
RA: Provide for new residential communities subject to the provision of the necessary social and physical infrastructure

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New link Road
A/W Pitches
Allotments
SED ZONING OBJECTIVE
RA: Provide for new residential communities subject to the provision of the necessary social and physical infrastructure

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: rathbeale rd uniplumo. AI029072

That the lands as outlined on the attached maps and motion be zoned RA

REPORT:
The subject lands are located on the southern side of the Rathbeale Road and are currently zoned GB - greenbelt. The lands measures 21 ha and comprise the existing Uniplumo nursery and glasshouses site. The lands are outside the development boundary of Swords.

The Rural Settlement Strategy in the Draft Development Plan recognises the need to provide for housing for the rural community but limits the amount of housing in the open countryside and provides for alternative options within the rural / greenbelt areas either in the villages or in rural clusters as a more sustainable and suitable location for rural generated housing.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development in a designated Greenbelt area, and it cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME") remain undeveloped in the vicinity of the subject lands.

There is a lack of an evidence based need or planning rationale for these lands to be zoned for residential development, therefore, the inclusion of the proposed zoning would conflict with the policy and guidance outlined above.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of an important Greenbelt area.

The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in the strategic greenbelt area surrounding Swords. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location.

The Greenbelt surrounding Swords is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing

Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area, whilst such a large area of 'RA' and 'RS' zoned lands remains undeveloped in the vicinity. Such a change in designation would result in the erosion of the greenbelt in this area and would contribute to a significant diminution of the area's landscape value at this location.

To rezone these lands from Objective 'GB' to Objective 'RA' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and would result in an amended Core Strategy that would be contrary to the *National Spatial Strategy* and *Regional Planning Guidelines.* Furthermore, to give consideration to rezoning additional residential lands at the outskirts of Swords, not allowing for the consolidation of existing zoned lands more centrally located to be developed in a sequential manner, is contrary to proper planning and sustainable development of the County.

In summary, this motion seeks to rezone 21 ha's of GB zoned lands to RA at the Rathbeale Road. Based on similar densities to those within the adjoining Oldtown/Mooretown area, this would accommodate an additional 882 residential units. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best planning practise dictates a sequential approach for zoning new development lands. In this regard, areas to be zoned should be contiguous to existing zoned development lands. There are already substantial undeveloped RA and RS zoned lands within the development boundary of Swords and throughout the County. There is no coherent evidence based need to zone these lands, outside the development boundary of Swords, for development.

- Zoning of this site would allow for piecemeal development and shift the emphasis of consolidation away from Swords. This undermines the key strategic vision of the Draft Plan which seeks to consolidate existing urban areas including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.

- The Greenbelt surrounding Swords is one of the most critical in the County. Any encroachment into this strategic greenbelt area would result in the loss of definition between urban and rural areas. The Council is fully committed to the continued protection of the greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council

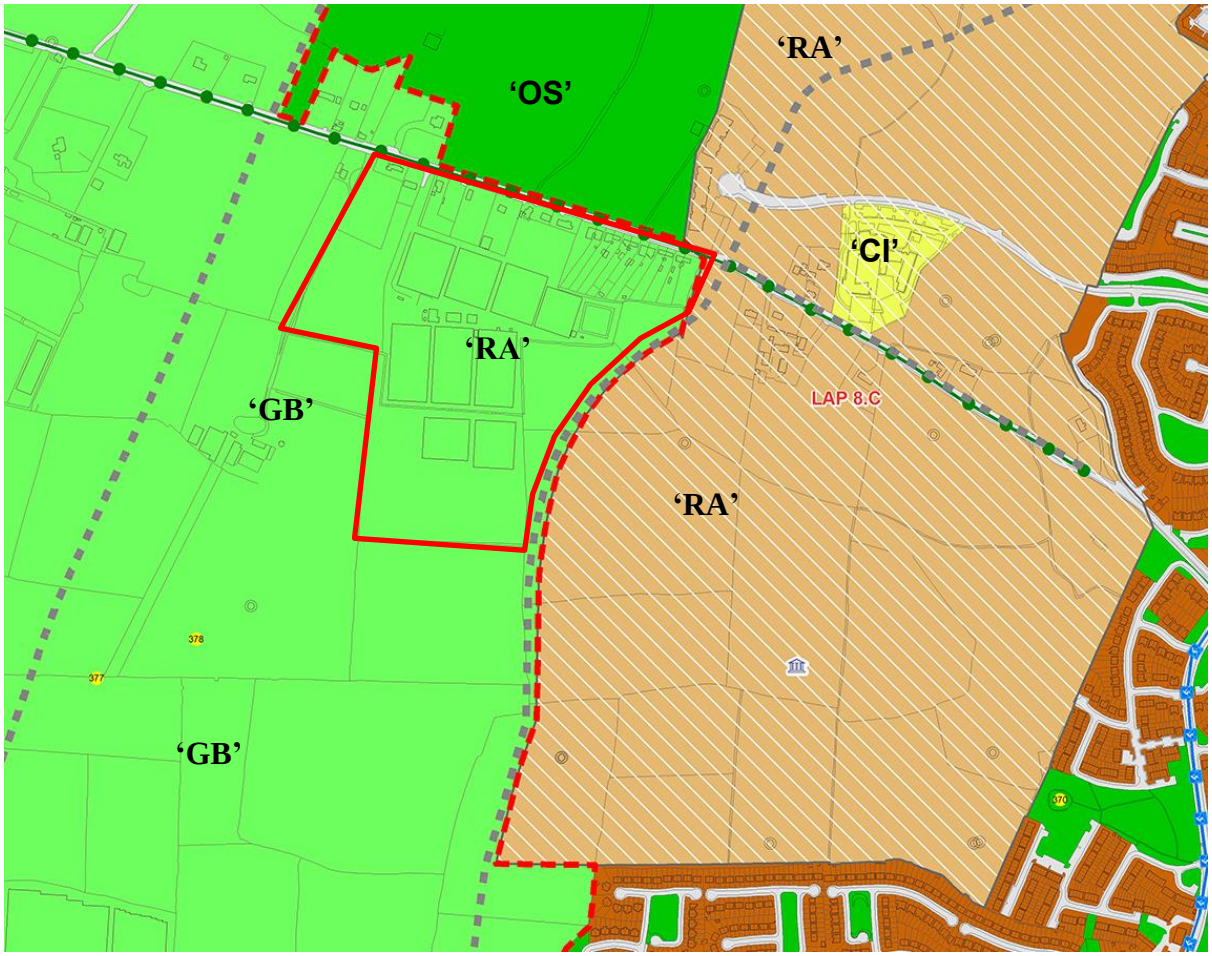
RECOMMENDATION:
It is recommended that no change is made.

Fingal County Council resolves that the lands at lands at Rathbeale Road, Swords, Co Dublin (Submission Ref. D00368/2018), as outlined in red on the attached map, and signed by proposer for identification purposes, be rezoned from Objective 'GB' (Green Belt) to Objective 'RA' (Residential Area), *'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure*' in the Fingal Development Plan 2017-2023*.*

The rationale for the rezoning is based on the strategic location of the lands in the context of the new and expanding Swords urban front, facilitated by the Oldtown-Mooretown Local Area Plan. The continued operation of the established horticultural enterprise on the lands is unsustainable and creates an undesirable land use conflict at the interface new residential communities. Residential development on the lands make the most efficient use of planned infrastructure, including a quality bus corridor, water and wastewater infrastructure, and new and upgraded road network, including the Oldtown-Mooretown Western Distributor Link Road, directly abutting the lands on the east side, which is currently under construction.

Signed: _____

Date _____



Signed _____

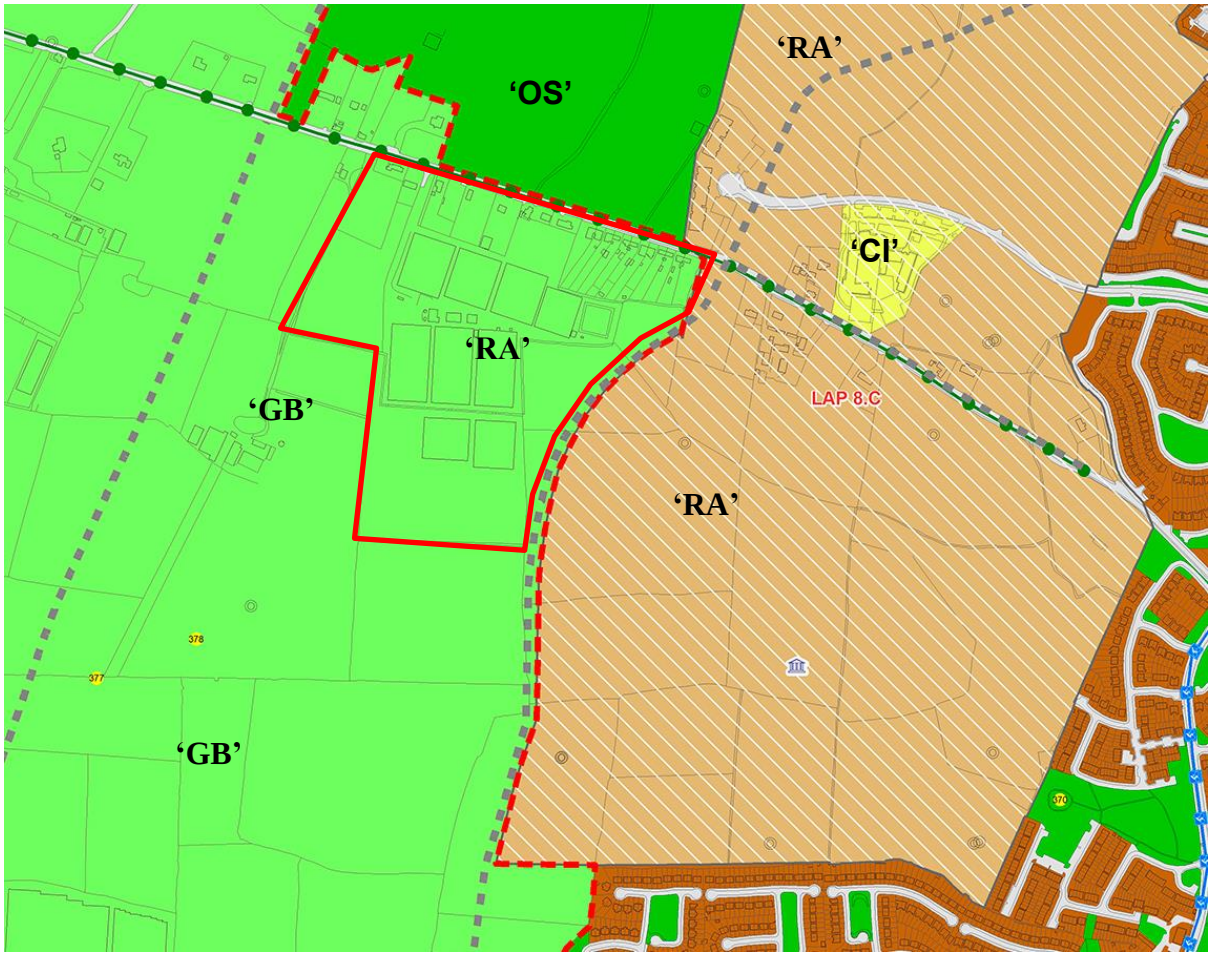
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Signed: _____

Date _____



Signed _____

Date _____

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: cvq3366. AI028620

That the land outline in red and hatched red be zoned RW as an extension to the RW zoned land on the contiguous western section of this field.
As explained in the submission it is no longer feasible or viable to continue to farm the remainder of this land holding given the existing uses of the only access road to this farm land.

REPORT:
This motion seeks to rezone an area of greenbelt lands, south of Swords from Objective 'GB' (Greenbelt) to Objective 'RW' (Retail Warehousing).

Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Sufficient land has been provided for in the Draft Plan for retail uses and there is no identified need to provide additional lands.

The purpose of the Retail Warehouse zoning is to facilitate enterprise opportunities associated with the sale of bulky comparison goods in high quality and easily accessible locations. Within the Draft Development Plan, there are over 31 ha of lands zoned for RW purposes, located in Swords and Ballymun.

There is an adequate quantum of retail zoned lands within the County to accommodate any future growth in readily accessible locations within the County where necessary infrastructure is at an optimum.

The Swords Greenbelt is one of the most critical in the County safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and airport zoned DA lands.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'GB' to 'RW' in this location, would result in an un-coordinated, ad-hoc p development of which there is no evidence based need.

Furthermore, an internal report from Transportation states that it is not clear that the lands would have sufficient, safe access to a public road.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for retail warehousing lands in this area. Such a change in designation would result in the erosion of the rural character of these strategic greenbelt lands and would contravene Development Plan policy.

RECOMMENDATION:
It is recommended that no change is made.


Specific Objectives
Indicative Cycle/Pedestrian

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Specific Objectives
Indicative Cycle/Pedestrian

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Committeename

Meetingdate

Motion from Councillor Anne Devitt: nevinstown GE cvq3656. AI028616

That lands at Nevinstown as per attached map be zoned GE.

REPORT:
This motion seeks to rezone an area of Retail Warehousing lands, south of Swords, adjacent to Airside, from Objective 'RW' (Retail Warehouse) to Objective 'GE' (General Employment). The lands measure 4.7 ha and there is an existing nursing home and 4 no. detached dwellings on the site. The majority of the site is greenfield.

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands. Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

The subject lands consist of an area of land adjacent to the existing Airside retail park. Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Survey work undertaken by the Fingal Planning Department in 2015 identified very low levels of vacancy in these locations, particularly in Airside Retail Park and Blanchardstown Retail Park, reflecting the health of this component of the retailing sector in Fingal. The purpose of the Retail Warehouse zoning is to facilitate enterprise opportunities associated with the sale of bulky comparison goods in high quality and easily accessible locations. Within the Draft Development Plan, there are over 31 ha of lands zoned for RW purposes, located in Swords and Ballymun. Furthermore permission has been granted within these

lands for access roads as per Reg. Ref. F14A/0280 and more recently permission was granted to Power City for a retail warehouse unit within these lands (PL06F:244537 & F14A/0337). This is the ideal use of these lands and it is it is essential these lands retain their RW zoning in order to facilitate developments such as this.

Lastly, it is noted the quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. These figures represent a substantial provision of GE zoned lands readily available for development.

There is therefore no justifiable need to rezone any additional retail warehouse lands to provide for general employment lands in this area. Such a change in designation would result in the erosion of the limited Retail Warehouse lands available and would contravene Development Plan policy.

RECOMMENDATION:
It is recommended that no change is made.

ve been asked to prepare the following report in support of a submis
d to the draft zoning on his, and his neighbours lands, at Nevinstown,
ds, Co. Dublin. The overall lands are highlighted below.
Aerial photo of subject lands which are within Airside Business Park in Swords, Co

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Aerial photo of subject lands which are within Airside Business Park in Swords, Co

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: airside cvq3656. AI029065

That lands at Nevinstown coloured pink hatched with blue as per map attached be zoned GE.

REPORT:
This motion seeks to rezone an area of Retail Warehousing lands, south of Swords, adjacent to Airside, from Objective 'RW' (Retail Warehouse) to Objective 'GE' (General Employment). The lands measure 9.6 ha and there is an existing nursing home and 7 no. detached dwellings on the site. The majority of the site is greenfield.

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands. Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

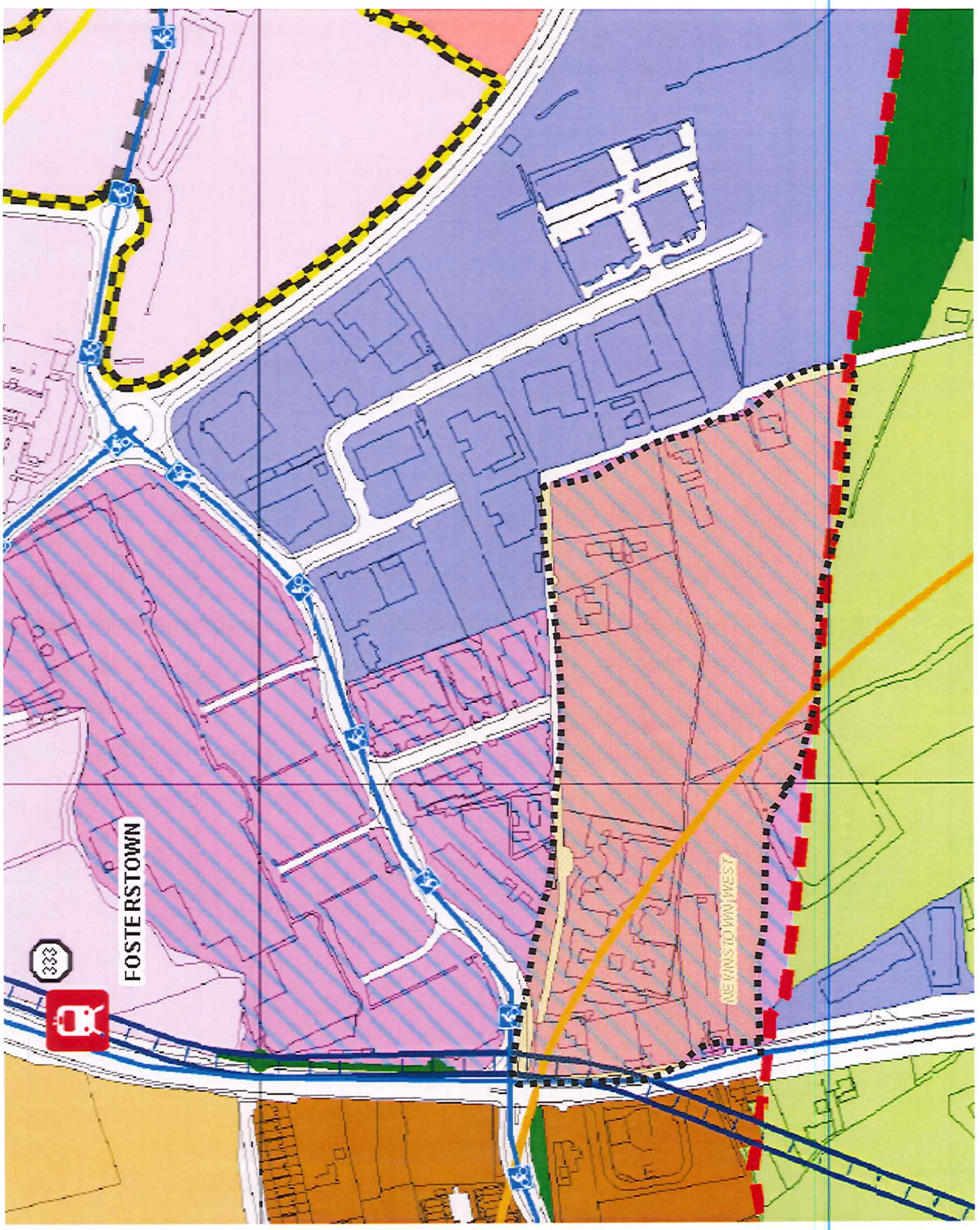
The subject lands consist of an area of land adjacent to the existing Airside retail park. Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Survey work undertaken by the Fingal Planning Department in 2015 identified very low levels of vacancy in these locations, particularly in Airside Retail Park and Blanchardstown Retail Park, reflecting the health of this component of the retailing sector in Fingal. The purpose of the Retail Warehouse zoning is to facilitate enterprise opportunities associated with the sale of bulky comparison goods in high quality and easily accessible locations. Within the Draft Development Plan, there are over 31 ha of lands zoned for RW purposes, located

in Swords and Ballymun. Furthermore permission has been granted within these lands for access roads as per Reg. Ref. F14A/0280 and more recently permission was granted to Power City for a retail warehouse unit within these lands (PL06F:244537 & F14A/0337). This is the ideal use of these lands and it is it is essential these lands retain their RW zoning in order to facilitate developments such as this.

Lastly, it is noted the quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. These figures represent a substantial provision of GE zoned lands readily available for development.

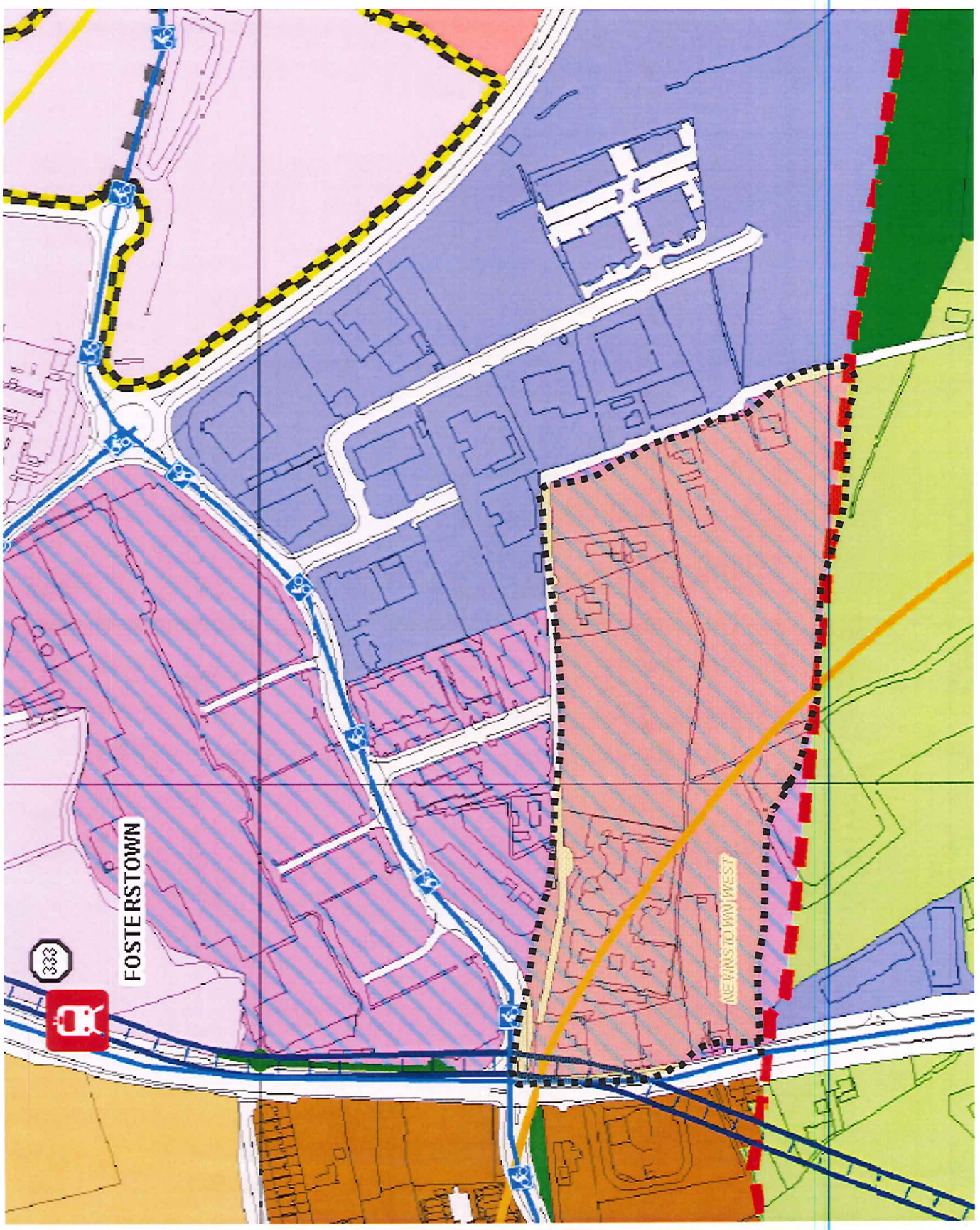
There is therefore no justifiable need to rezone any additional retail warehouse lands to provide for general employment lands in this area. Such a change in designation would result in the erosion of the limited Retail Warehouse lands available and would contravene Development Plan policy.

RECOMMENDATION:
It is recommended that no change is made.



Extract from Map 8 of the Draft Fingal Development Plan 2017-2023 showing the zoning on the lands.

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Extract from Map 8 of the Draft Fingal Development Plan 2017-2023 showing the zoning on the lands.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Committeename

Meetingdate

Motion from Councillor Anne Devitt: CVQ3656 nevinstown. AI029063

That land coloured pink and hatched with blue on the attached map be zoned ME from RW
This is a small land holding previously zoned ST1 science and technology and developed almost completely with uses permitted under this zoning.
The change in zoning to RW following the 2008 LAP has made those previously permitted uses, dance centre, medical centre, night club vhi Clinic, offices, fast food outlet now non conforming uses in RW zoned land and legal uncertainty for future sale or extension for the existing owners practioners and traders.
ME zoning is now the closest available zoning to allow the current use to be conforming uses in addition the remaining undeveloped sites are too small to accommodate a use envisaged by RW.

REPORT:
This motion seeks to rezone an area of Retail Warehousing lands, south of Swords, adjacent to Airside, from Objective 'RW' (Retail Warehouse) to Objective 'GE' (General Employment). The subject lands measure 9.6ha.

Swords is the administrative centre for the county of Fingal and commands a level 2 'Major Town centre/ County Town' in the Retail Strategy for the Greater Dublin Area.

Any motion to diminish the town's clear zonings relating to retail is to be resisted.

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands. Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's

residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

The subject lands consist of an area of land adjacent to the existing Airside retail park. Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Survey work undertaken by the Fingal Planning Department in 2015 identified very low levels of vacancy in these locations, particularly in Airside Retail Park and Blanchardstown Retail Park, reflecting the health of this component of the retailing sector in Fingal. The purpose of the Retail Warehouse zoning is to facilitate enterprise opportunities associated with the sale of bulky comparison goods in high quality and easily accessible locations. Within the Draft Development Plan, there are over 31 ha of lands zoned for RW purposes, located in Swords and Ballymun. . Furthermore permission has been granted within these lands for access roads as per Reg. Ref. F14A/0280 and more recently permission was granted to Power City for a retail warehouse unit within these lands (PL06F:244537 & F14A/0337). This is the ideal use of these lands and it is it is essential these lands retain their RW zoning in order to facilitate developments such as this.

There is therefore no justifiable need to rezone any additional retail warehouse lands. Such a change in designation would result in the erosion of the limited Retail Warehouse lands available and would contravene Development Plan policy.

The motion seeks an ME zoning at this location to replace the RW zoning. ME is a zoning that responds to the future metro serving Swords. The indicative route of the metro does not pass through these lands. Generally, there is a metro stop aligning with any parcel of ME lands. Additionally, ME permits residential development but as this parcel of land lies partially within the inner noise zone, DA07 would apply which seeks to resist residential at these locations.

The RW zoning has been in place at this location since 2011 superseding the ST1 zoning objective of the 2005 – 2011 Development Plan. The motion states that the following uses dance centre, medical centre, night club, vhi clinic, offices and fast food outlet were previously permitted under the ST1 zoning objective. In reviewing same, only offices were permitted in principle under the ST1 zoning objective.

A 60 bed capacity nursing home was permitted on these lands before the ST1 zoning in 2005 under F97A/0652. A therapy suite was sought and granted

permission on site as common services with the nursing home under F03A/0395. Under F12A/0009, extensions to this complex (combining F98A/0652 and F03A/0395) was sought and granted using objective SZ4, which serves a similar purpose to the Z05, which provides for non-conforming, previously permitted uses, which states:
'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses, subject to normal planning criteria.'

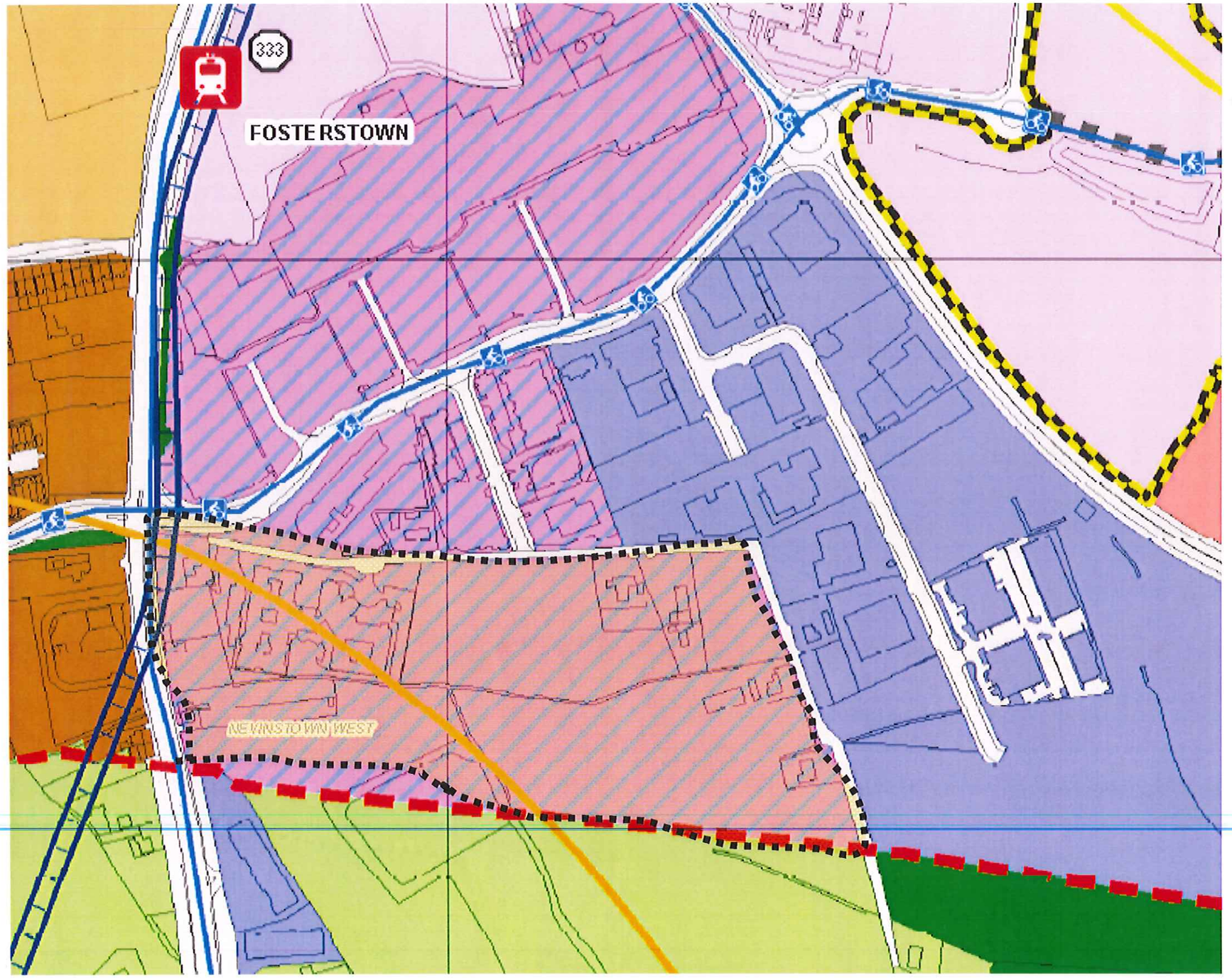
The above is how past permissions under a past zoning are managed under the non-conforming objective Z05, all set out in chapter 11 of the draft Development Plan.

In summary, no evidence based planning justification has been provided to support a rezoning from RW to ME at this location. Given Swords retail level 2 status, it is necessary to protect and therefore retain the area of Retail Warehousing zoning in Swords and protect same at this location owing to the favourable characteristics of this location with its proximity and good access to the surrounding road and motorway network, necessary for such a use that involves bulky goods. Past permissions that are now non-conforming uses are managed under Z05.

RECOMMENDATION:
It is recommended that no change is made.

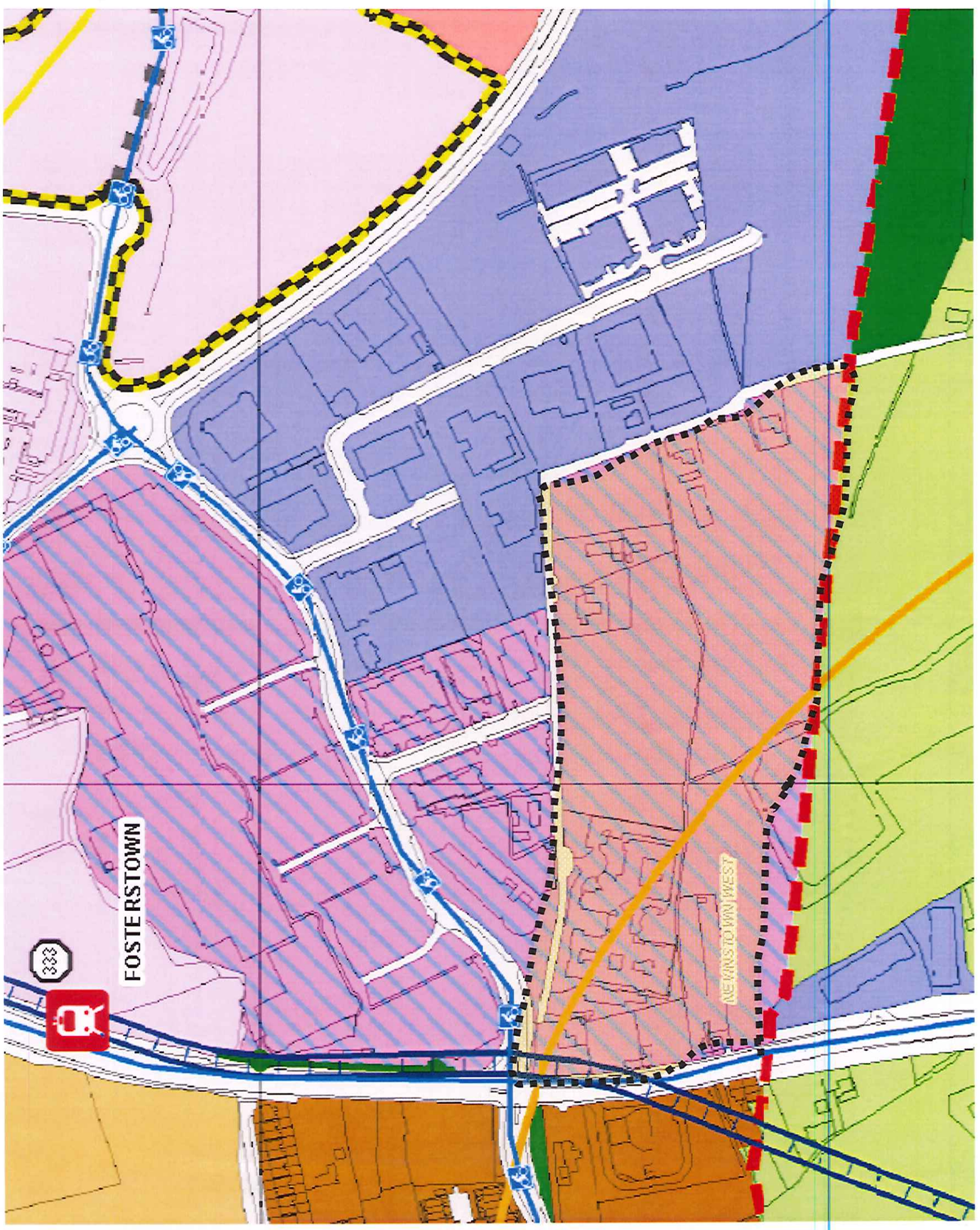
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NOT FOR PUBLICATION



Extract from Map 8 of the Draft Fingal Development Plan 2017-2023 showing the zoning on the lands.

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Extract from Map 8 of the Draft Fingal Development Plan 2017-2023 showing the zoning on the lands.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: cvq3465. AI029068

The existing framework plan
The development will deliver two roads resolving traffic issues at airside and Holywell connecting R132 and Drinam Link Road.
This residential ME use is capable of delivering housing units at density and price that land at Barrysparks coloured pink and outlined in red with the number 2 on the attached map be zoned ME from HT.
Rational This is serviced land "ready to go" the proposed residential master plan for this area is consistent with government housing supply strategy.

REPORT:
This motion received in relation to lands at Barrysparks requests, inter alia, that HT lands are zoned ME. The lands subject of this request measure approximately 9 hectares and extend from the ME zoned lands at Barrysparks in a southeasterly direction towards Holywell.

The zoning objective for HT zoned lands is *'Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.'*

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The principle challenges presently facing Fingal are facilitating the continuance of inward investment and the development of indigenous business while ensuring that employment activities are located in appropriate locations with access to sustainable transport within a good quality physical environment. In order to attract inward investment, Fingal needs to promote and provide for specific high quality locations with a high degree of land use homogeneity, a high quality physical environment and an efficient public transport network where similar

businesses can cluster. The subject lands, part of an overall and partly developed HT zoning in this area, come within this remit.

The purpose of the High Technology zoning is to facilitate these opportunities for major office, science and technology, and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is one of the most important economic development zonings in Fingal with just over 690 ha of HT zoned lands located principally in Blanchardstown and Swords supplemented with significant zonings at Dublin Airport and along the southern boundary of the County with Dublin City.

The Development Strategy for Swords seeks to target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses. Furthermore land use homogeneity is an important factor in the success and quality of a business area. The 'ME' zoning provides a location for a broad mix of uses. In contrast, the 'HT' zoning is envisaged as providing a high degree of homogeneity or 'likeness' between uses with an emphasis on land-use compatibility.

It is noted the motion makes reference to the lands being capable of delivering housing units, however there is a significant amount of ME and RA zoned lands in Swords. There are approximately 335 ha of ME zoned lands and 119 ha of these lands available in the immediate area.

The zoning objective for ME states '*Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor*' and the objective for RA zoned lands states '*Provide for new residential communities subject to the provision of the necessary social and physical infrastructure'.*

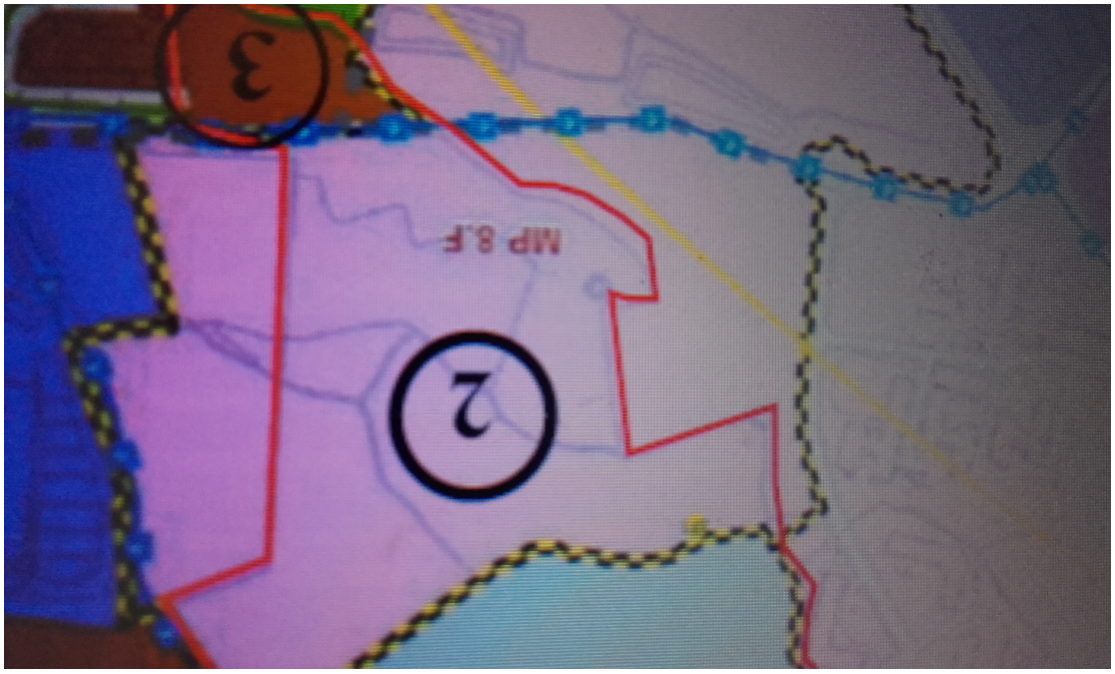
There is a sufficient quantum of lands available to accomplish these zoning objectives. Furthermore, the Draft Plan indicates that the ME zoned lands at Lissenhall will provide for the development of significant residential and employment uses. Therefore it is considered, there is a significant amount of zoned ME land with this part of Swords and accordingly, there is no requirement for further lands to be zoned ME at this juncture.

Lastly it is considered vital that these HT zoned lands are retained at this location close to existing and established residential communities. The development of high employment generating uses within walking distance of these communities

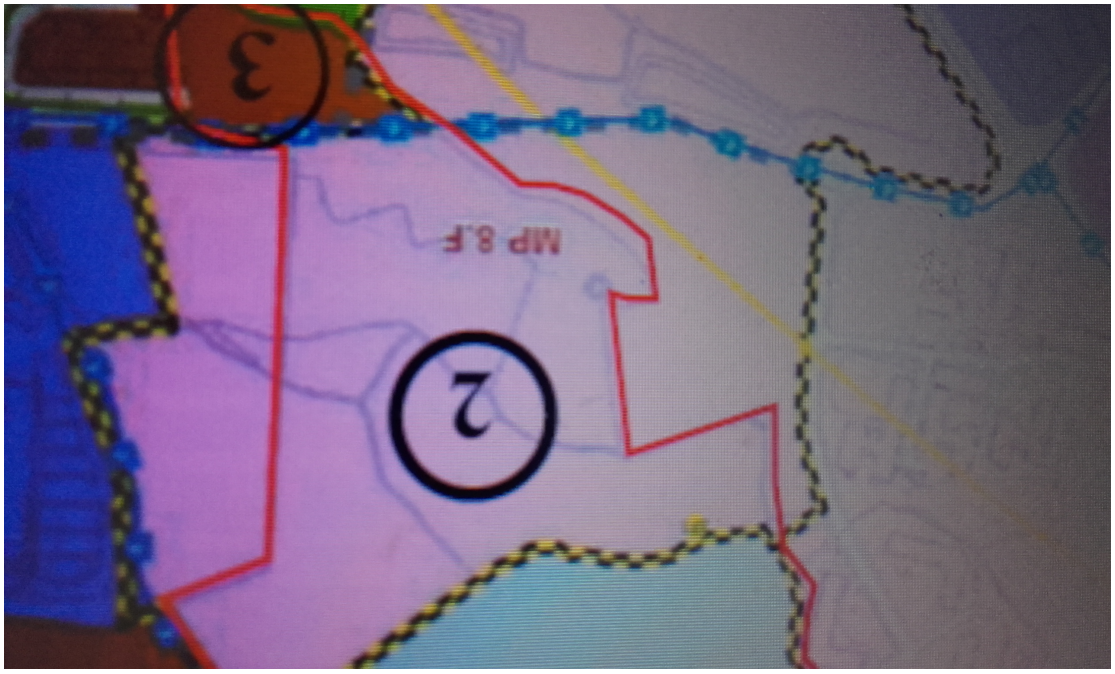
is vital to the growth of Swords as it grows into a sustainable city with commensurate level of employment with increasing population.

RECOMMENDATION:
No changes are recommended.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: sheet 8 barrysparks. AI029086

That the land coloured pink and outlined in red and bearing number 2 be zoned ME from HT
The land is serviced and ready to go.
The proposed residential masterplan prepared is consistent with the existing framework plan.
the land is capable of delivering units consisten with

REPORT:
This motion received in relation to lands at Barrysparks requests, inter alia, that HT lands are zoned ME. The lands subject of this request measure approximately 9 hectares and extend from the ME zoned lands at Barrysparks in a southeasterly direction towards Holywell.

The zoning objective for HT zoned lands is *'Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.'*

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The principle challenges presently facing Fingal are facilitating the continuance of inward investment and the development of indigenous business while ensuring that employment activities are located in appropriate locations with access to sustainable transport within a good quality physical environment. In order to attract inward investment, Fingal needs to promote and provide for specific high quality locations with a high degree of land use homogeneity, a high quality physical environment and an efficient public transport network where similar businesses can cluster. The subject lands, part of an overall and partly developed HT zoning in this area, come within this remit.

The purpose of the High Technology zoning is to facilitate these opportunities for major office, science and technology, and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is one of the most important economic development zonings in Fingal with just over 690 ha of HT zoned lands located principally in Blanchardstown and Swords supplemented with significant zonings at Dublin Airport and along the southern boundary of the County with Dublin City.

The Development Strategy for Swords seeks to target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses. Furthermore land use homogeneity is an important factor in the success and quality of a business area. The 'ME' zoning provides a location for a broad mix of uses. In contrast, the 'HT' zoning is envisaged as providing a high degree of homogeneity or 'likeness' between uses with an emphasis on land-use compatibility.

It is noted the motion makes reference to the lands being capable of delivering housing units, however there is a significant amount of ME and RA zoned lands in Swords. There are approximately 335 ha of ME zoned lands and 119 ha of these lands available in the Swords area.

The zoning objective for ME states '*Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor*' and the objective for RA zoned lands states '*Provide for new residential communities subject to the provision of the necessary social and physical infrastructure*'.

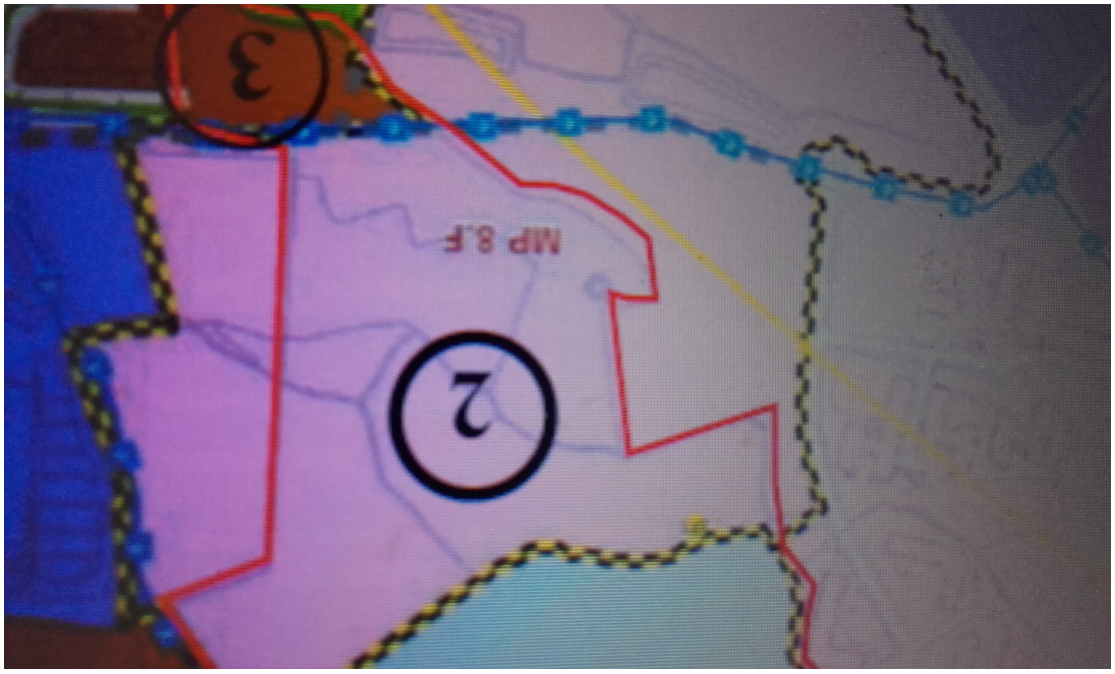
There is a sufficient quantum of lands available to accomplish these zoning objectives. Furthermore, the Draft Plan indicates that the ME zoned lands at Lissenhall will provide for the development of significant residential and employment uses. Therefore it is considered, there is a significant amount of zoned ME land with this part of Swords and accordingly, there is no requirement for further lands to be zoned ME at this juncture.

Lastly it is considered vital that these HT zoned lands are retained at this location close to existing and established residential communities. The development of high employment generating uses within walking distance of these communities is vital to the growth of Swords as it grows into a sustainable city with commensurate level of employment with increasing population.

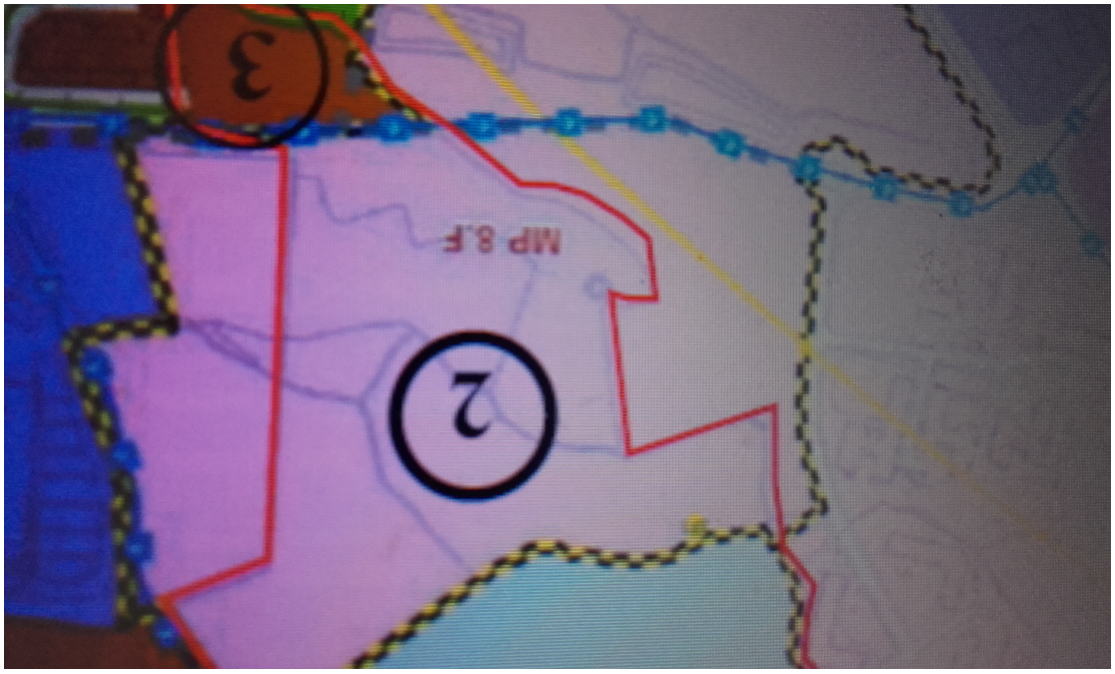
RECOMMENDATION:

No changes are recommended.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Joe Newman: motion re sheet 8 page 313. AI029095

That the open space (strip of land between The Elms phase 8 and the adjoining pitches) at Rathingle , Ridgewood be left open space as any further development will only add to the concerns of existing residents. Further development will only add to the traffic problem within this estate, any further development in this location should be avoided as the proposed new parallel runway will be a serious nuisance to residents in this area, further development will be contrary to good land use planning because of the new runway.

REPORT:
This motion relates to CE amendment CE SH 8.6 following consideration of the merits of rezoning OS lands to RS at this location Rathingle resulting in recommendation CE SH 8.6.

Public open space and playing pitches have been delivered as part of the overall development of this area at Rathingle over a number of phases with a remaining strip of undeveloped land between The Elms (Phase 8) and the adjoining pitches, which has an area of 0.58 ha/1.4 acres, and which is zoned for open space use. Within the draft Plan the majority of this area is zoned for RS, only a marginal amount of land (0.09ha/0.22 acres) remains zoned OS.

Given the quantum of open space delivered to date in Ridgewood, there is no requirement for any more open spaces to serve all of the existing and permitted dwellings within Ridgewood as a whole and any future houses that may be accommodated on this subject strip of land. The entire landholding could accommodate 17 no. houses, similar to the adjoining houses already delivered in The Elms.

Permission has been refused as per PL06F.245166, on the basis that the development did not accord with the land use zoning objective. An Bord Pleanala, in their report, noted a strong argument is made with respect to the

layout proposed providing passive surveillance onto the playing pitches, rather than the existing situation on the ground. Also the Parks and Green Infrastructure Division, in their report on this application, indicated full support for the current proposal and did not dispute the submissions by the applicant that required Class 1 Public Open Space for Phases 8 & 9 have been delivered for the benefit of the Ridgewood Estate. No objection by either An Bord Plenala or Fingal County Council was raised in relation to the layout and design of the development.

Dwellings at this location would provide for passive surveillance of the adjoining playing pitches/open space thus minimising the potential for anti-social behaviour. The Draft Plan has regularised the majority of this land and there is merit in allowing for small scale incremental extension of the development boundary along the existing boundaries on the ground, as it would be in accordance with the proper planning and sustainable development of the area as it would rationalise and consolidate the existing RS boundary and reflect the surrounding land uses. Therefore, it is recommended that CE SH 8.6: Rezone land at Rathingle to RS is upheld.

RECOMMENDATION:
CE SH 8.6: Rezone land at Rathingle to RS is upheld.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: lands at mountgorry. AI029056

That the lands on the attached map be designated for sports complex as per the attached motion and map.

REPORT:
This motion seeks to include a specific local objective on a large area of land (approximately 13 ha) at Mountgorry, Swords, 9 ha zoned Objective 'HA' (High Amenity) and 4 ha zoned 'GB' (Greenbelt). This local objective would state:
Provide for a high quality and integrated sports complex with ancillary directly related uses where such development does not have a negative impact on the surrounding environment, landscape or local amenities.

The subject lands are mainly zoned HA. The high amenity areas and particularly the Coastal Corridor contain the County's most important EU, National and local resources in terms of natural environment, landscape and heritage. The sensitive development and conservation of these environment resources is critical to their long term sustainability. Notably, the areas of greatest development pressure within the County coincide closely with these areas of high amenity value. In this regard, a careful balance has to be achieved between new development and the on-going need to protect its high landscape value.

The Draft Plan affords a high level of landscape value and protection to these high amenity areas. These landscape areas meet one or more of the following criteria:

- Contain scenic landscape of high quality
- Afford expansive or interesting views of surrounding areas
- Are components in important views and prospects
- Are unique or special within the County
- Are important elements in defining the coastal character of the County
- Act as a backdrop to important coastal views
- Contain important groups of trees or woodland

- Are elevated or ridge sites on which development would be obtrusive
- Provide public access to interesting attractive landscapes or to semi-natural
- Areas

The subject lands come within these criteria due to their location adjacent to Broadmeadow Estuary. They are identified as part of an ecological buffer zone due the their adjacency to the Malahide/Broadmeadow estuary which is a Special Area Conservation (SAC), Special Protection Area (SPA) and Natural Heritage Area, the first two designations being that of European status and triggering the Habitats Directive Assessment process for any development proposed. Objective NH17 refers in this regard, which states:
'Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.' Additionally, Objective NH17 provides for the following:
'Develop Ecological Masterplans for the Rogerstown, Malahide and Baldoyle Estuaries focusing on their ecological protection and that of their surrounding buffer zones.'

The Greenbelt surrounding Swords is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas

Notwithstanding the zoning objectives, this motion seeks a local objective relating to an integrated sports complex on these lands. A Recreational Facility/Sports facility use is a permitted in principle on GB zoned lands and the Recreational Facility/Sports facility use is open for consideration on HA zoned lands. Therefore, there is no need for a local objective seeking what is both open for consideration and permitted in principle under the two zonings attaching to the lands.

Furthermore, any future development on these lands would be subject to any planning restraints, constraints, designation of the area and assessment of similar uses against any targeted locations identified by the Council or such uses.

In addition, the Swords area has two new Active recreational hubs identified as GIM1 on sheet 14 of the Draft Development Plan, named Mooretown/Oldtown [Swords] and Drinan located on OS/GB lands. It is considered reasonable therefore that the suitability of these identified sites has been given full consideration by the Council as appropriate locations for such uses with respect to accessibility, traffic issues, car parking and service provision. It is also noted there is a Local Area Plan proposed for Lissenhall, which will include significant

community infrastructure including sports facilities as part of any future sustainable mixed use urban district.

RECOMMENDATION:
It is recommended that no change is made.

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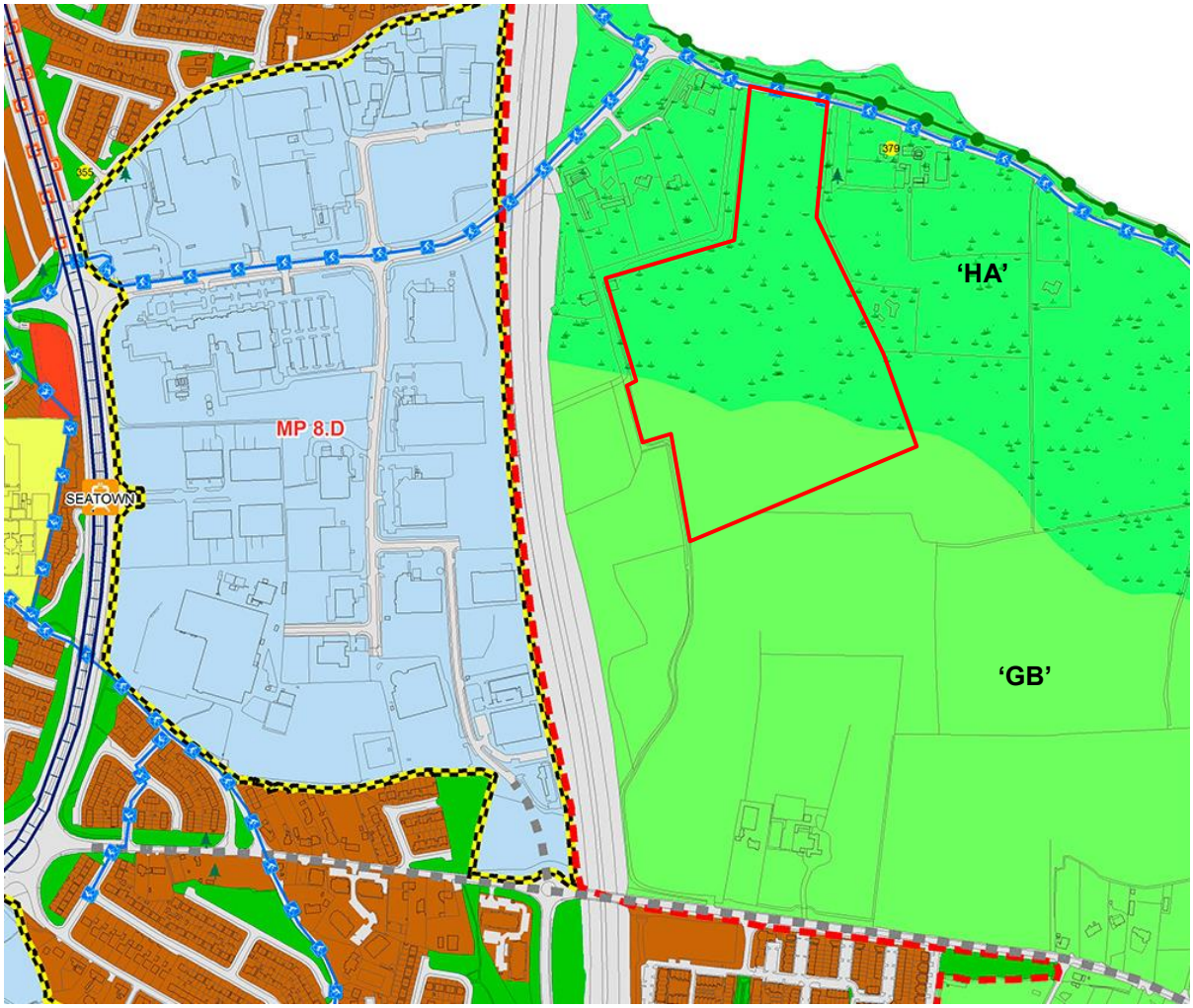
Fingal County Council resolves that the lands north of Malahide Road (R106) and south of Estuary Road, Mountgorry / Seatown East, Swords, Co Dublin (Submission Ref. D00319/2018), as outlined in red on the attached map and signed by proposer for identification purposes, be subject to the following specific local objective in the Fingal Development Plan 2017-2023.

> *"Provide for a high quality and integrated sports complex with ancillary directly related uses where such development does not have a negative impact on the surrounding environment, landscape or local amenities."*

The rationale for the adoption of a specific local objective for these lands is based on the objective to facilitate the maintenance and protect the function of a green belt between the urban areas of Swords and Malahide; protection of the natural environment (Malahide Estuary SAC and NHA and Broadmeadow/Swords Estuary SPA); and facilitate the development of other land located within the development boundary of Swords, zoned 'ME' Metro Economic Corridor.

Signed: _____

Date _____



Signed _____

Date _____

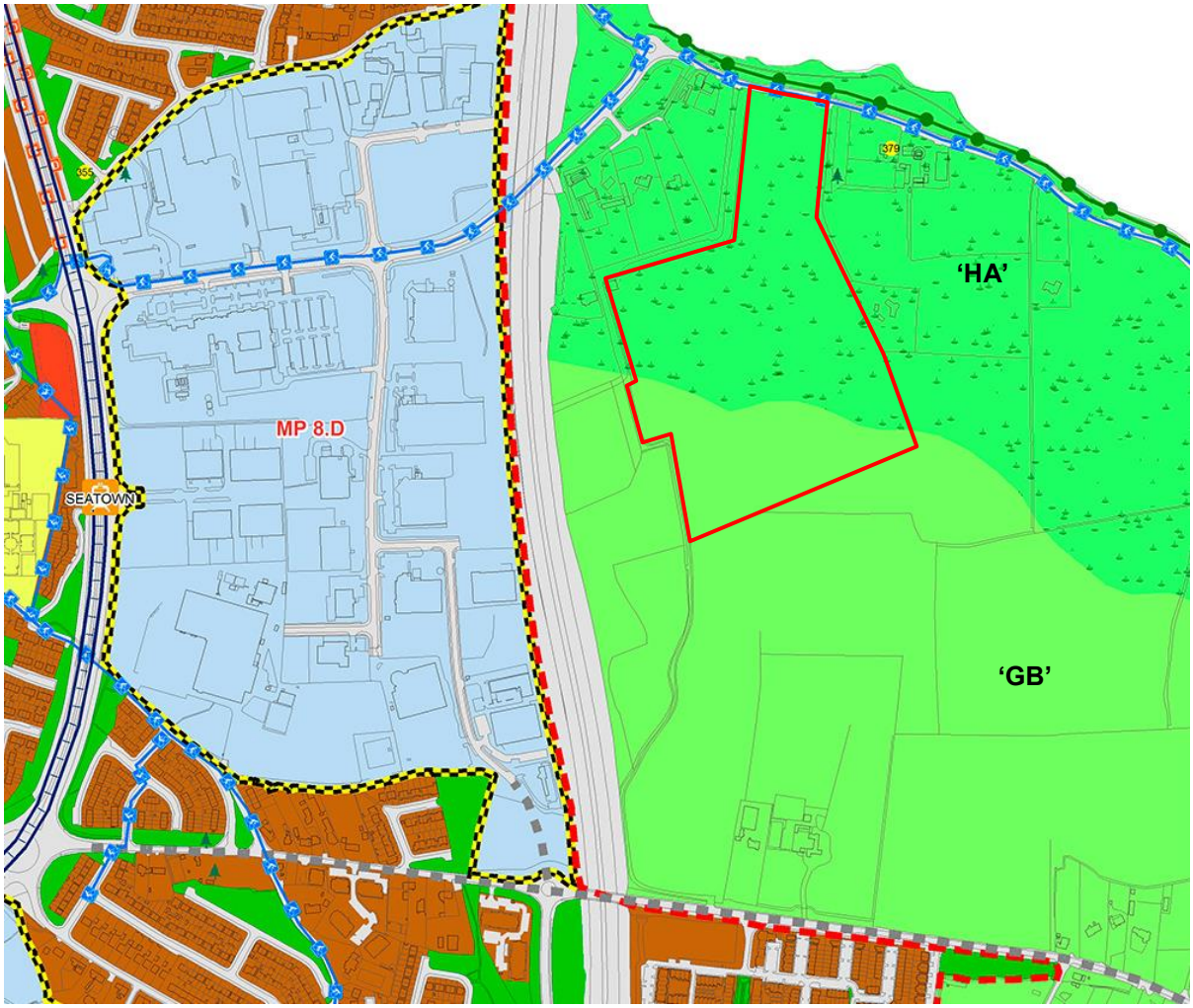
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Signed: _____

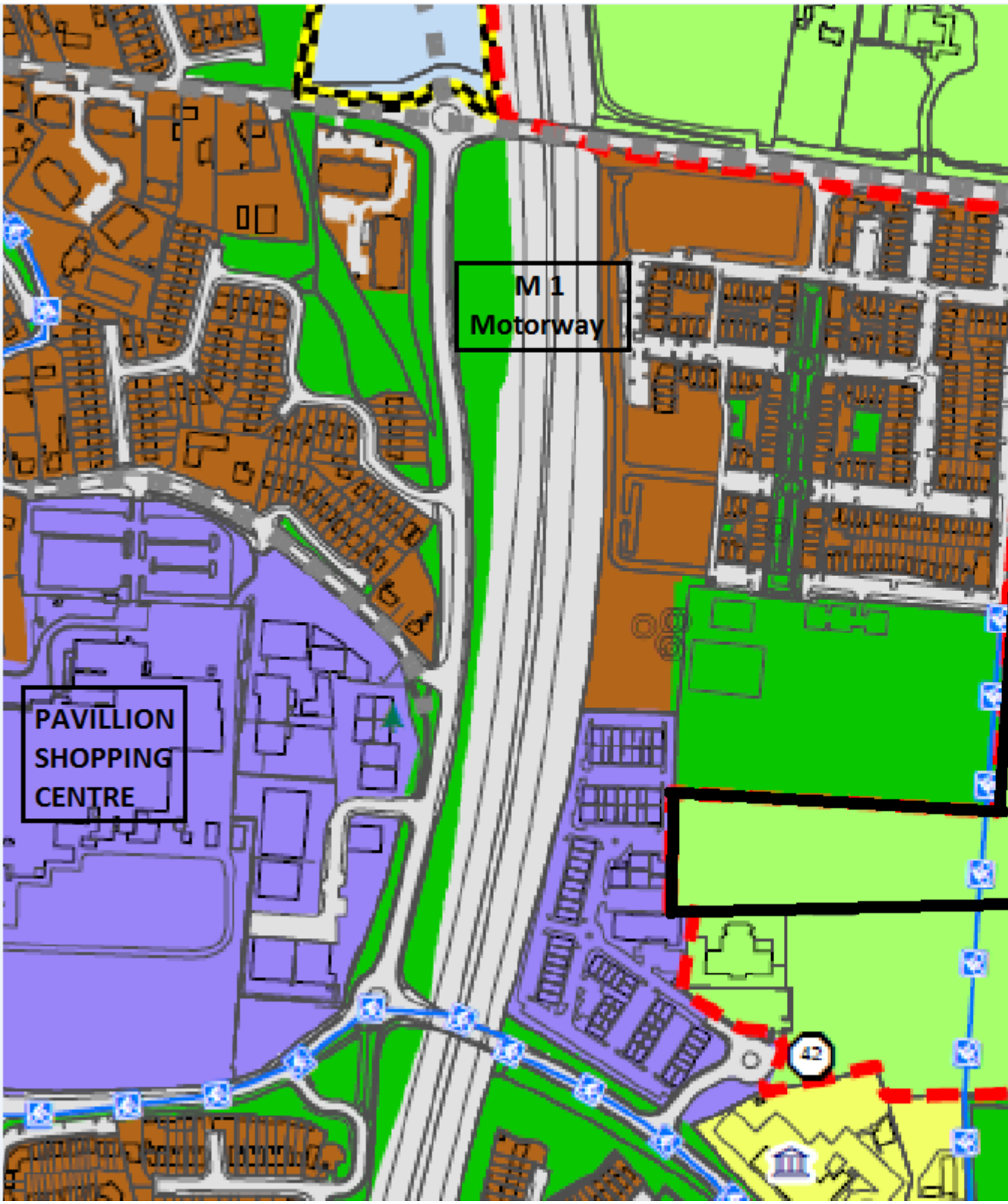
Date _____



Signed _____

Date _____

Agenda Item 493



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Jimmy Guerin: . AI028957

This Council resolves that the land outlined in red on the attached map be rezoned from objective GB to objective RS for a retirement village to cater for senior citzens.

REPORT:
The subject lands are located on the northern side of the R106, Swords – Malahide Road, at the western edge of Malahide and are currently zoned GB - greenbelt. The lands measure 1.8 ha and are currently greenfield in nature. The lands are outside the development boundary of Malahide.

The motion requests the lands are zoned RS to provide a retirement village at the subject site.

Having regard to the motion's request that the lands be used for retirement village, is it noted a retirement village is assessed as a residential use and is permitted in principle on 3 zoning objectives, namely Major Centre (MC), Residential area (RA) and Residential (RS) and open for consideration in one other zoning objective, namely Metro Economic Corridor (ME).

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that *'zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure

- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This motion is seeking to rezone lands to allow residential development in a designated Greenbelt area, and it cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', and 'RS') remain undeveloped in the vicinity of the subject lands.

There is a lack of an evidence based need or planning rationale for these lands to be zoned for residential development, therefore, the inclusion of the proposed zoning would conflict with the policy and guidance outlined above.

Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and a poor quality, fragmented rural environment and the erosion of an important Greenbelt area.

The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in the strategic greenbelt area surrounding Malahide. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location.

The Greenbelt surrounding Malahide is one of the most critical in the County having regard to the close proximity of other settlements. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

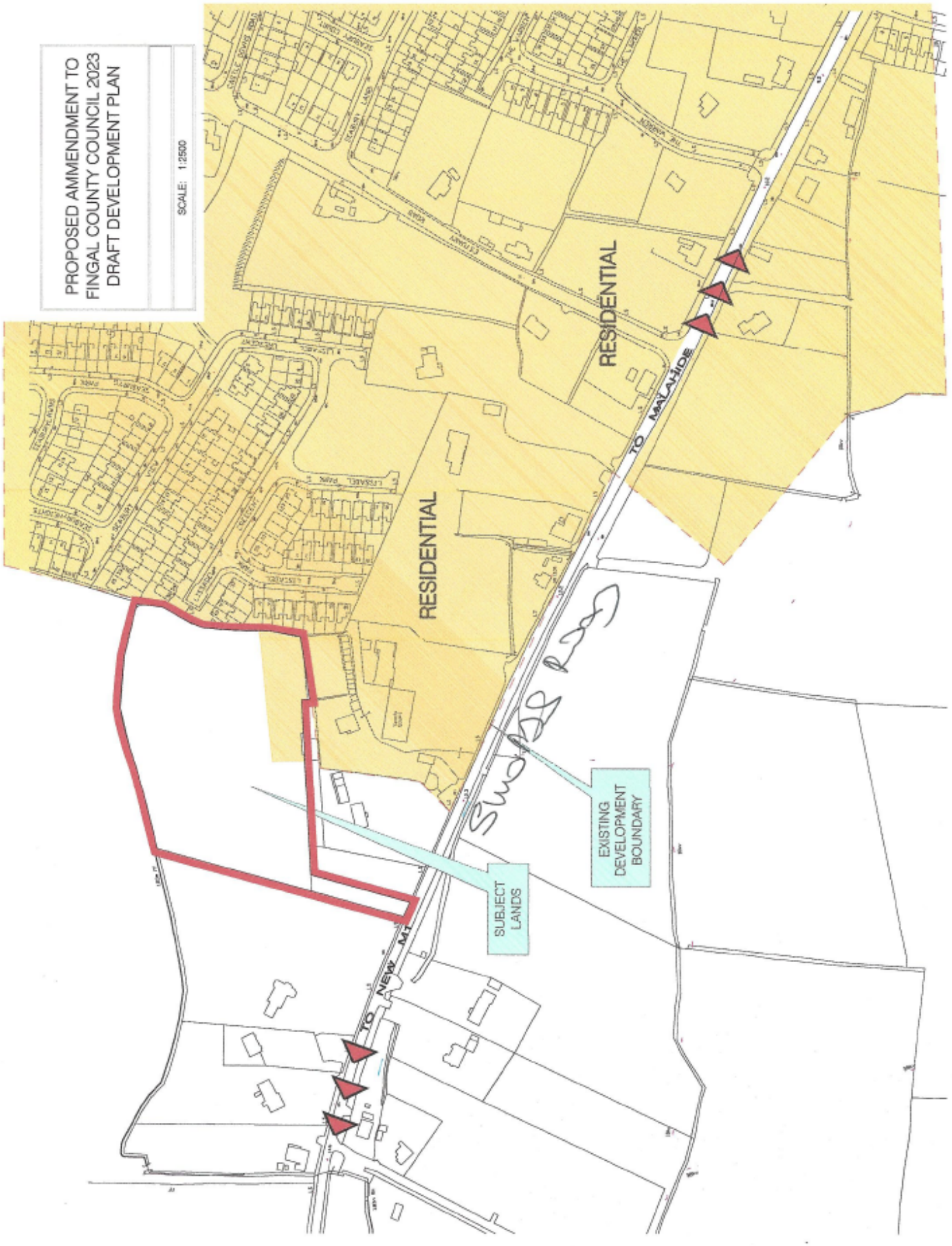
There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area, whilst such a large area of 'RA' and 'RS' zoned lands remains undeveloped in the vicinity. Such a change in designation would result in the erosion of the greenbelt in this area and would contribute to a significant diminution of the area's landscape value at this location.

To rezone these lands from Objective 'GB' to Objective 'RS' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale and would result in an amended Core Strategy that would be contrary to the *National Spatial Strategy* and *Regional Planning Guidelines.* Furthermore, to give consideration to rezoning additional residential lands at the outskirts of Malahide, not allowing for the consolidation of existing zoned lands more centrally located to be developed in a sequential manner, is contrary to proper planning and sustainable development of the County.

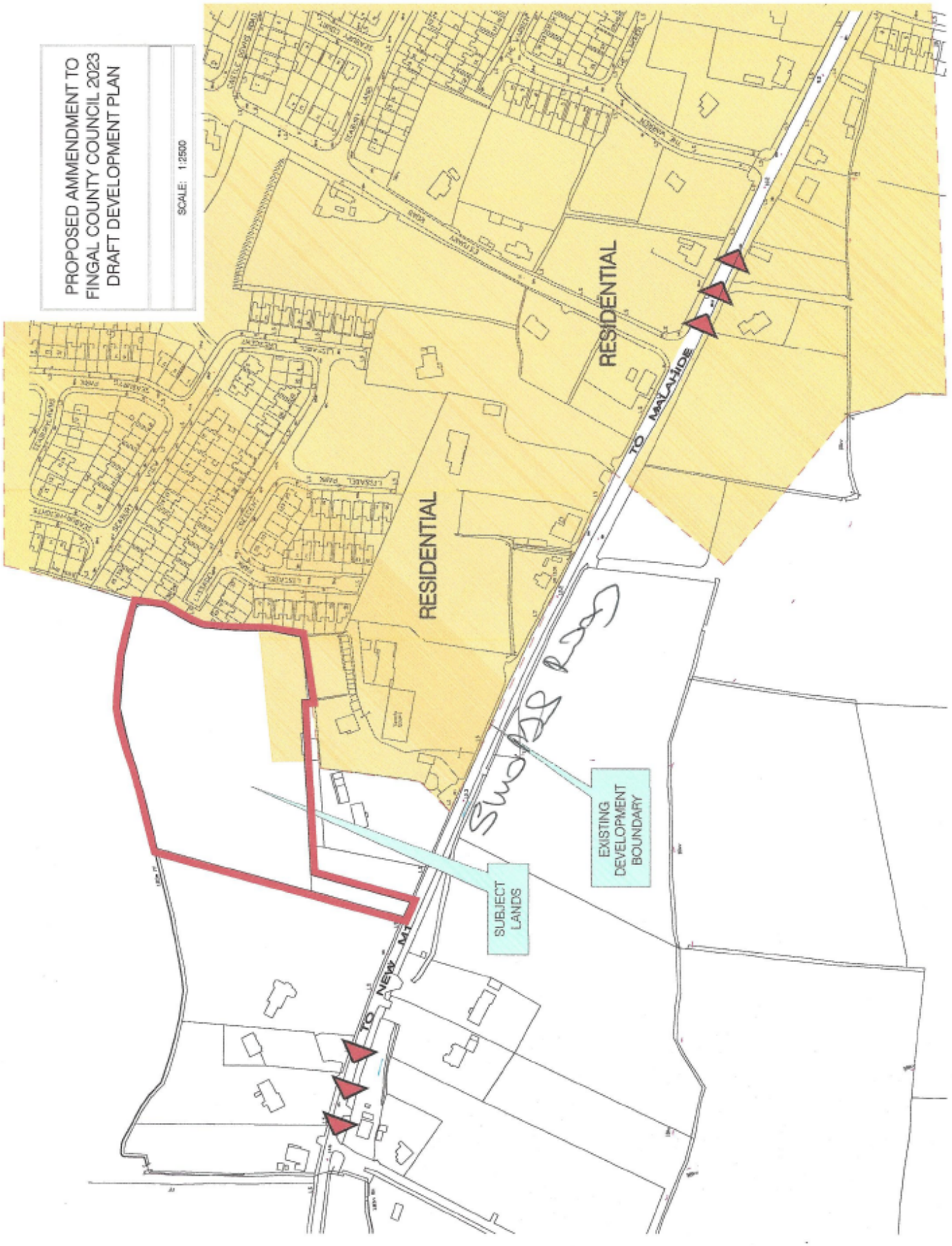
Notwithstanding the above, the following planning policy also applies to the subject lands. The subject site is located within an area that is identified as an ecological buffer zone, (see sheet 15 and pg 306 of the draft Development Plan) because of its adjacency to the Malahide/Broadmeadow estuary which is a Special Area Conservation (SAC), Special Protection Area (SPA) and Natural Heritage Area, the first two designations being that of European status and triggering the Habitats Directive Assessment process for any development proposed. Objective NH17 refers in this regard, which states:
'Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.'

Additionally, Objective NH17 provides for the following:
'Develop Ecological Masterplans for the Rogerstown, Malahide and Baldoyle Estuaries focusing on their ecological protection and that of their surrounding buffer zones.'

RECOMMENDATION:
It is recommended that no change is made.


PROPOSED AMMENDMENT TO
FINGAL COUNTY COUNCIL 2023
DRAFT DEVELOPMENT PLAN
SCALE: 1:2500
RESIDENTIAL
RESIDENTIAL
TO MALAHIDE
TO NEW M1
SUBJECT LANDS
EXISTING DEVELOPMENT BOUNDARY

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PROPOSED AMMENDMENT TO
FINGAL COUNTY COUNCIL 2023
DRAFT DEVELOPMENT PLAN
SCALE: 1:2500
RESIDENTIAL
RESIDENTIAL
TO MALAHIDE
TO NEW M1
SUBJECT LANDS
EXISTING DEVELOPMENT BOUNDARY

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: public transport reservation Balgriffin to Clongriffin. AI028821

Add public transport reservation Balgriffin to Clongriffin- as shown on the attached map, insofar as it lies within Fingal County Council's administrative area.

REPORT:
It is noted that the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) are primarily responsible for the funding, planning and implementation of public infrastructure in the Greater Dublin Area. Notwithstanding this, the Council has an important role to play in promoting and facilitating public transport. In particular the Council advises the NTA and TII on the locations of public transport routes and stops and reserved planned routes free from development.
The Council must ensure that the policies, objectives and requirements of the County are understood by the NTA and TII.

It should be noted that while Metro West has not been included in the Government's capital programme 2016 -2021, a significant amount of preliminary design work has already been carried out. Although the exact route has not been approved, it is prudent to maintain a corridor free from development to facilitate the delivery of a light rail transit system in the future.

The following is noted in the Draft Plan relating to Public Transport:
'For high volumes of travellers and for medium- to long-distance trips, the various modes of public transport are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. The National Transport Authority (NTA) and Transport Infrastructure Ireland (TII), are primarily responsible for the funding, planning and implementation of public transport infrastructure in the Greater Dublin Area. However, the Council has an important role to play in promoting and facilitating public transport. In particular,

the Council advises the NTA and TII on the locations of public transport routes and stops, reserves planned routes free from development, and allows high-density development along existing and planned public transport corridors. The NTA and TII have strategic responsibilities, for the Greater Dublin Area and nationally. The Council shall ensure that the policies, objectives and requirements of the County are fully understood and appreciated by NTA and TII. The Council shall continue to promote public transport connectivity between key urban settlements within the County.

Objective MT12
Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal's policies, objectives and requirements, including environmental sensitivities.'

The Draft Plan also prioritises public transport by safeguarding future rail and bus routes, promoting the provision and improvements of Quality Bus Corridors, Bus Rapid Transports and bus priority measures. In should be noted that the proposed East-West Distributor road uses the alignment referred to in the motion and includes bus lanes to cater for public transport along its corridor.

Notwithstanding this, the following should be noted in the Draft Plan in relation to Metro West (proposed to be amended to reference '*light rail corridor*' at CE NTA 1.3).

'*This 25km route has been designed to operate from Tallaght through Clondalkin, Liffey Valley and Blanchardstown linking with the proposed new Metro North at Dardistown, south of Dublin Airport. Although the exact route has not been approved, it is prudent to maintain a corridor free from development to allow Metro West to be built in the future*'.

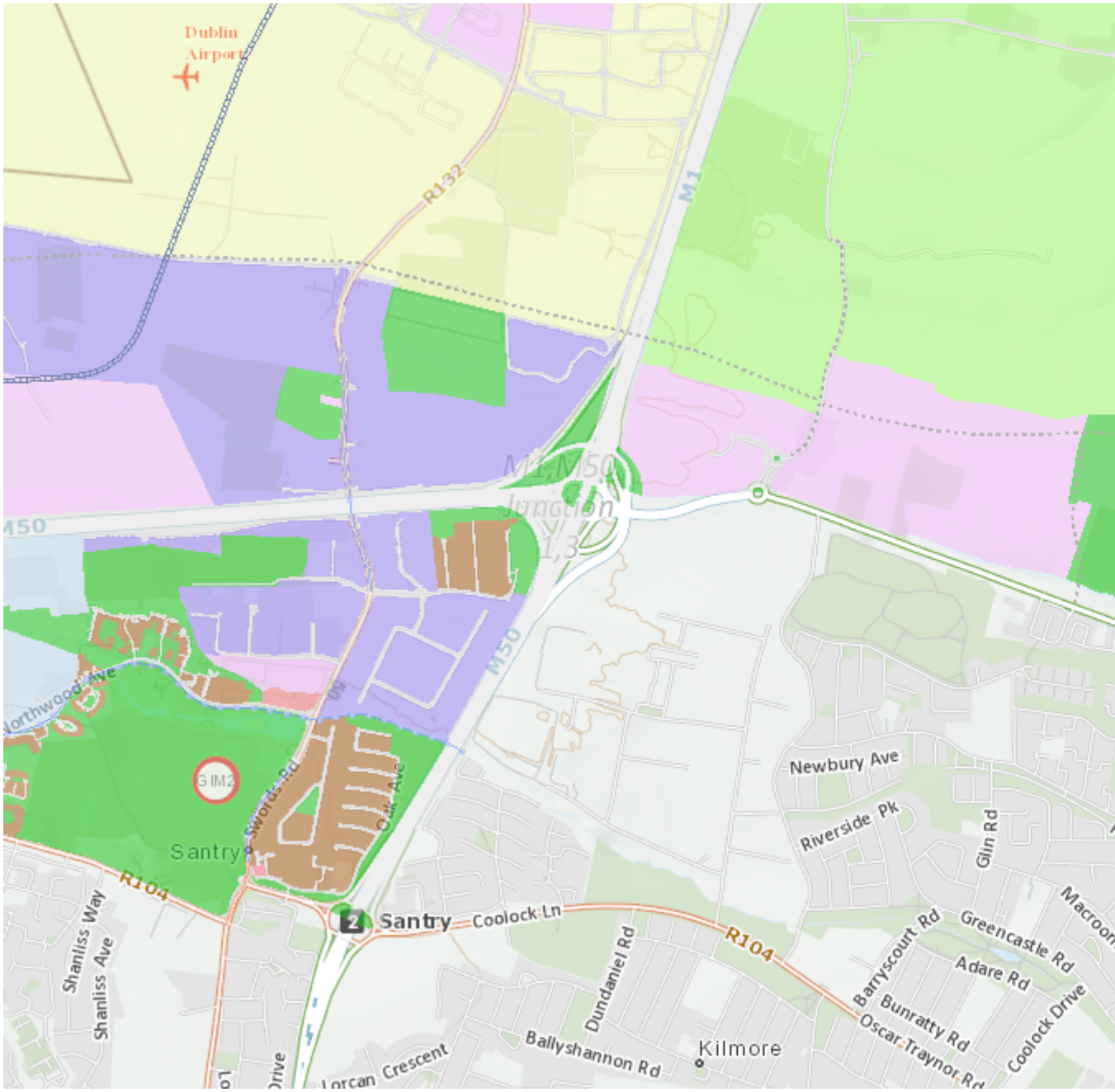
Objective MT15
Support TII in progressing the design of ~~Metro West~~ 'a light rail corridor' that addresses the needs of Fingal, in particular the Blanchardstown area, with a view to securing permission from An Bord Pleanála. A commitment has been included in the Draft Plan to '*facilitate measures and schemes to ensure ease when interchanging through the promotion and development of several initiatives such as the building of infrastructure* …' In this regard Objective MT16 seeks to '*facilitate, encourage and promote high quality interchange facilities at public transport nodes throughout the County*'.

The intention included in the motion is considered to be a positive proposal, however, it is considered that the specification of an exact location and alignment is inappropriate at this time until sufficient analysis has been

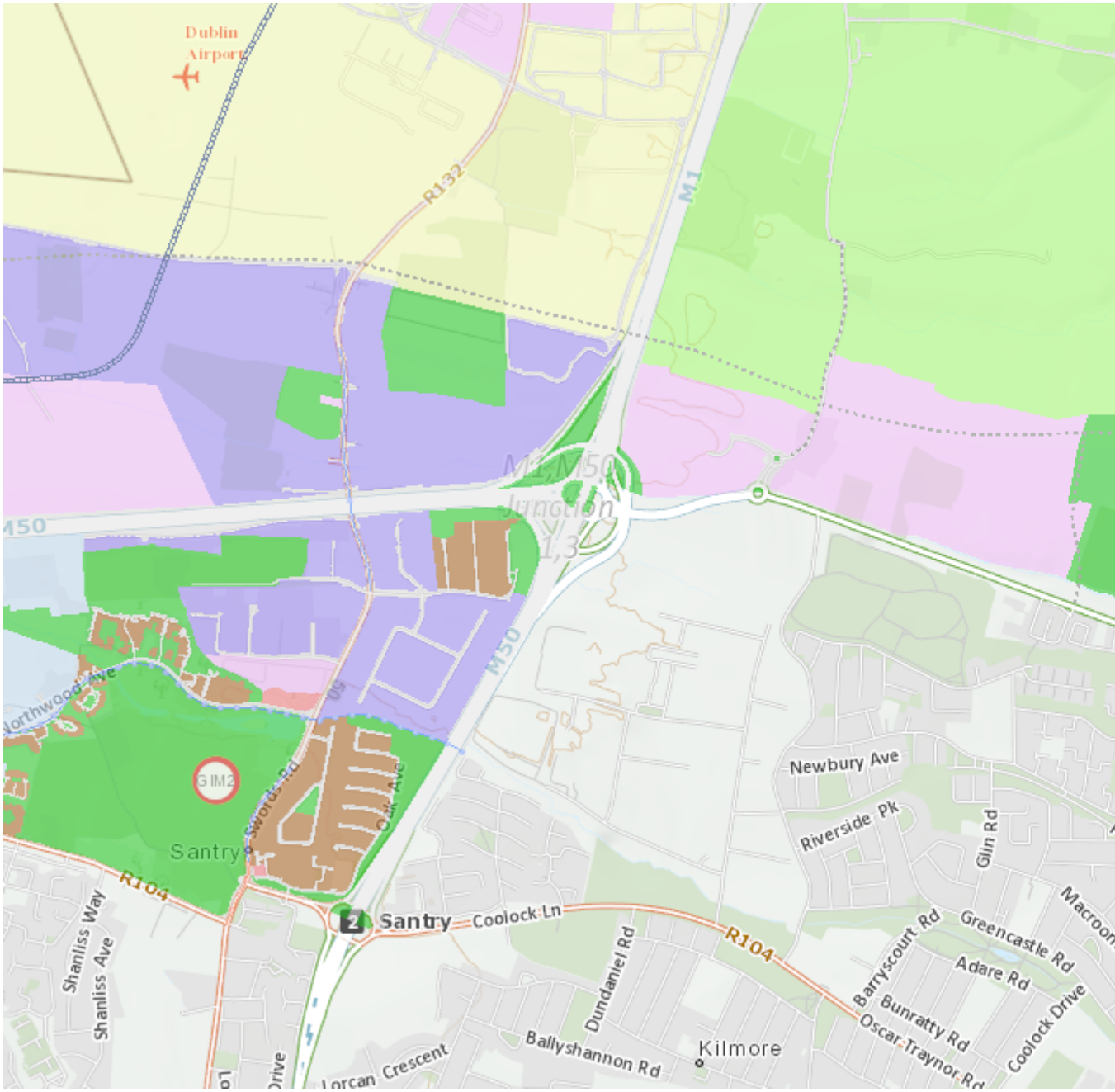
completed on the most efficient / optimum route. Furthermore, it is noted City Council and the NTA propose to provide a BRT along the corridor from Clongriffin to Clarehall and accordingly no further change is necessary

RECOMMENDATION:
It is recommended that no change is made.

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Lorcan Crescent

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: public transport reservation Balgriffin to Portmarnock. AI028823

Add public transport reservation Balgriffin to Portmarnock- as shown on the attached map.

REPORT:
This motion seeks to add a public transport reservation from Balgriffin to Portmarnock. The following is noted in the Draft Plan relating to Public Transport:

'For high volumes of travellers and for medium- to long-distance trips, the various modes of public transport are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. The National Transport Authority (NTA) and Transport Infrastructure Ireland (TII), are primarily responsible for the funding, planning and implementation of public transport infrastructure in the Greater Dublin Area. However, the Council has an important role to play in promoting and facilitating public transport. In particular, the Council advises the NTA and TII on the locations of public transport routes and stops, reserves planned routes free from development, and allows high-density development along existing and planned public transport corridors. The NTA and TII have strategic responsibilities, for the Greater Dublin Area and nationally. The Council shall ensure that the policies, objectives and requirements of the County are fully understood and appreciated by NTA and TII. The Council shall continue to promote public transport connectivity between key urban settlements within the County.

Objective MT12
Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal's policies, objectives and requirements, including environmental sensitivities.'

It should be noted that this proposal for public transport reservation depends on the proposed reservation from Metro West to Balgriffin. This option was assessed as part of the NTA's Fingal-North Dublin Transportation Study and it was excluded at the first stage of the study. Furthermore, in the context of this motion it is envisaged that public transport facilities will be delivered as part of the Moyne Road upgrade.

The intention included in the motion, to make provision for a public transport reservation from Balgriffin to Portmarnock is considered to be a positive proposal. However, it is considered that the specification of a public transport reservation is inappropriate at this time until sufficient analysis has been completed on the most efficient / optimum routes and alignment. Furthermore, the Moyne Road upgrade will be subject to detailed engineering design and public consultation, prior to the confirmation of a finalised alignment / detailed scheme.

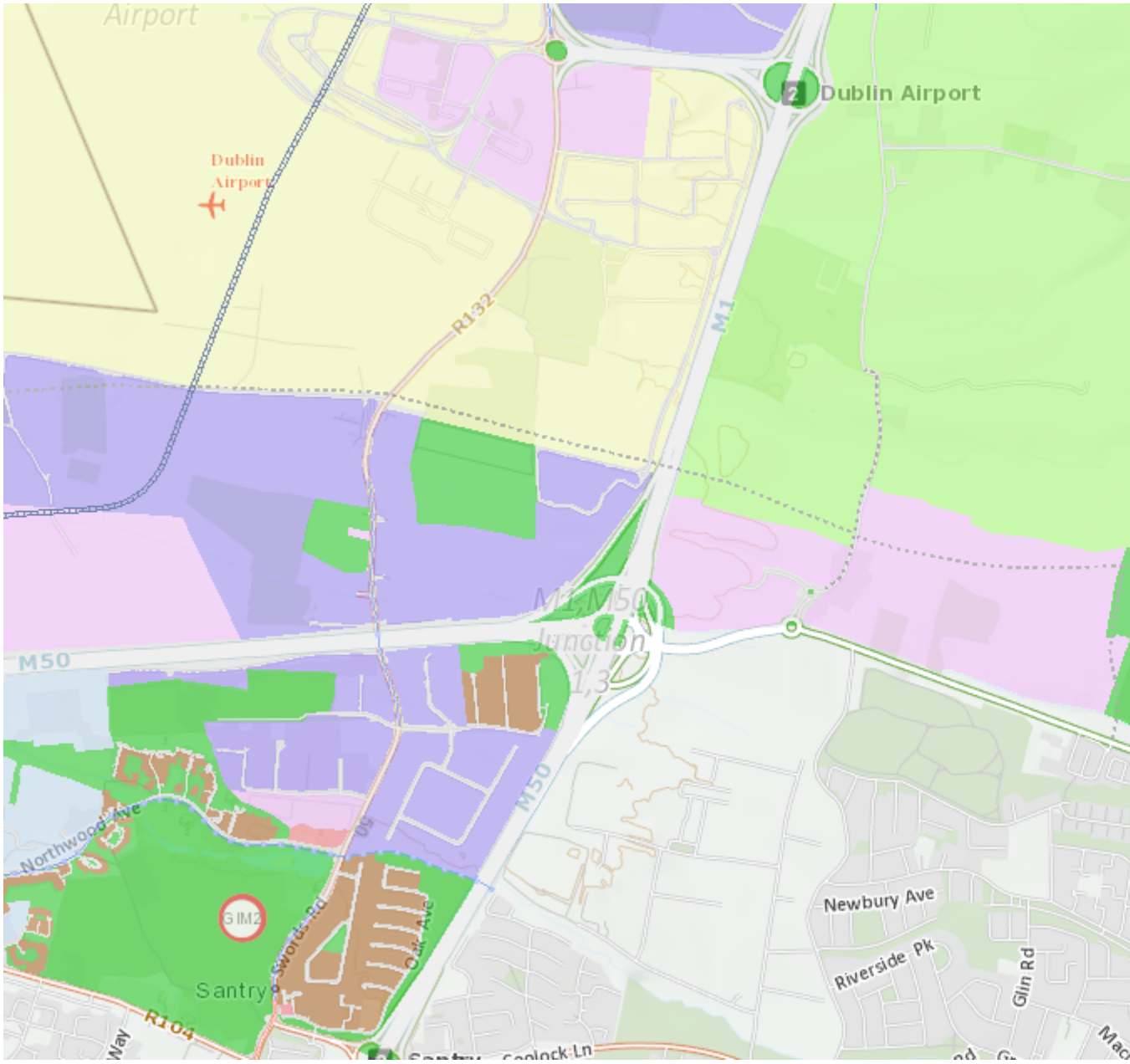
Furthermore, in response to NTA and TII concerns, it was recommended that a new Objective be included within the Draft Plan, to prepare a study for the South Fingal area. The following recommendations CE NTA 1.8 and CE CH 7.10 were included within the CE Report:

'Include a new objective after MT02: *'Carry out a comprehensive feasibility study of the South Fingal area to advise on a strategic 'vision' and overall strategy for the proper planning and sustainable development of the study area. This will be carried out in consultation with necessary statutory agencies and relevant stakeholders.'*

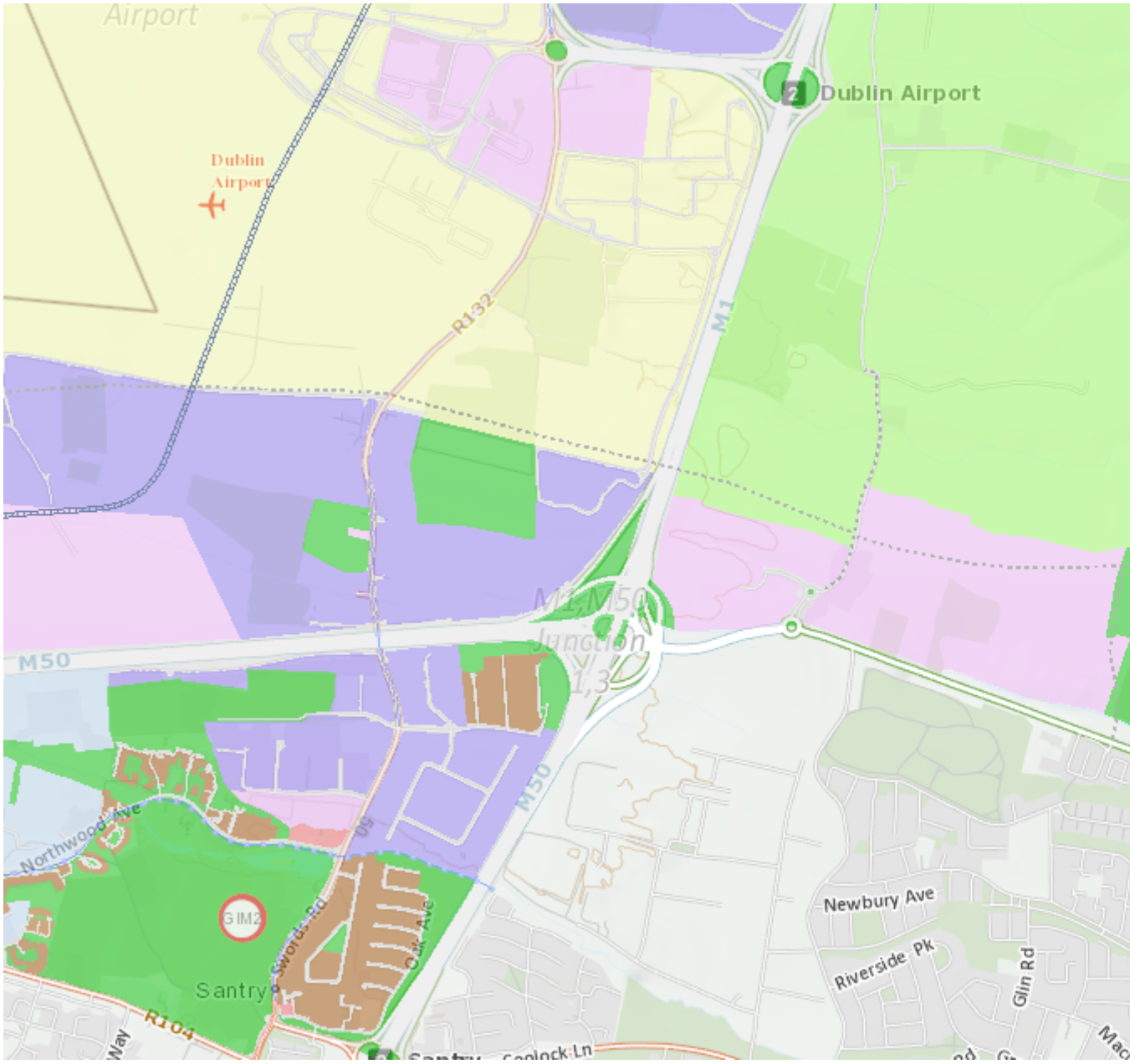
Motion No. AI028724 sought to amend the wording of this Objective, to read as follows:
'Carry out a comprehensive feasibility of the South Fingal area to produce a strategic 'vision' and overall strategy for the proper planning and sustainable development of the study area, based on a sustainable transport and smarter travel approach, planning for all transport modes and needs. This will be carried out in consultation with statutory agencies and relevant stakeholders.'

Further feasibility studies and analysis is required to determine the optimum route and future extension of any proposed public transport links to from Balgriffin to Portmarnock and accordingly the inclusion of this reservation is considered premature at this time.

RECOMMENDATION:
It is recommended that no change is made.


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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: cycle/pedestrian route Abbeville to Kettle's Lane. AI028696

Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane

REPORT:
This motion is similar in content to Motion No. **AI029050** (Councillor Healy).

This motion seeks to add an indicative cycle / pedestrian route from Abbeville to Kettle's Lane.

In this regard, Objective MT09 of the Draft Plan currently reads as follows:
'Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.'

The Draft Plan supports and promotes the provision of safe cycling and the Plan notes the following in this regard:

'...To promote the development of cycling in the County, a comprehensive network of cycle routes will be established throughout the County with the emphasis on promoting direct, comfortable, convenient, and safe routes. The NTA has published a Greater Dublin Area Cycle Network Plan which identified:
- *The Urban Cycle Network (including primary, secondary and feeder routes)*
- *The Inter-urban Cycle Network*
- *The Green Route Network*

The NTA Network has been prepared at a strategic level. Implementation of the network will require more detailed engineering design on a route by route basis.

The promotion of walking and cycling as an efficient, healthy and environmentally friendly sustainable mode of transport is explicit in the Draft Plan. The objectives of the *National Cycle Policy Framework (NCPF) (2009)* and the NTA's *Greater Dublin Area Cycle Network Plan* are incorporated into the Draft Plan and are promoted in a number of policies and objectives. The Council will work in co-operation with the NTA to implement the *Greater Dublin Area Cycle Network Plan* subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

Indicative cycle and pedestrian routes are shown on the Development Plan maps across the County. These routes however are indicative and will require more detailed design on a route by route basis and will be subject to a public consultation process.

Objective ED64 of the Draft Plan also promotes and facilitates a co-ordinated network of walking trails in the County through the development of a 'Recreational Trails Plan' within the lifetime of the Development Plan (2017-2023). This Trails Plan will include provision for a variety of walking trails including strategic greenways and localised trails within low lying agricultural areas. A comprehensive and co-ordinated approach to way-marking and signage will also be included in this plan. The development of the Recreational Trails Network Plan will include a public consultation process where relevant stakeholders and interested parties will have an opportunity to make submissions. Objective ED64 seeks to *'Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this plan. This plan shall set out a coordinated strategic framework for future recreational trail development in the County.'*

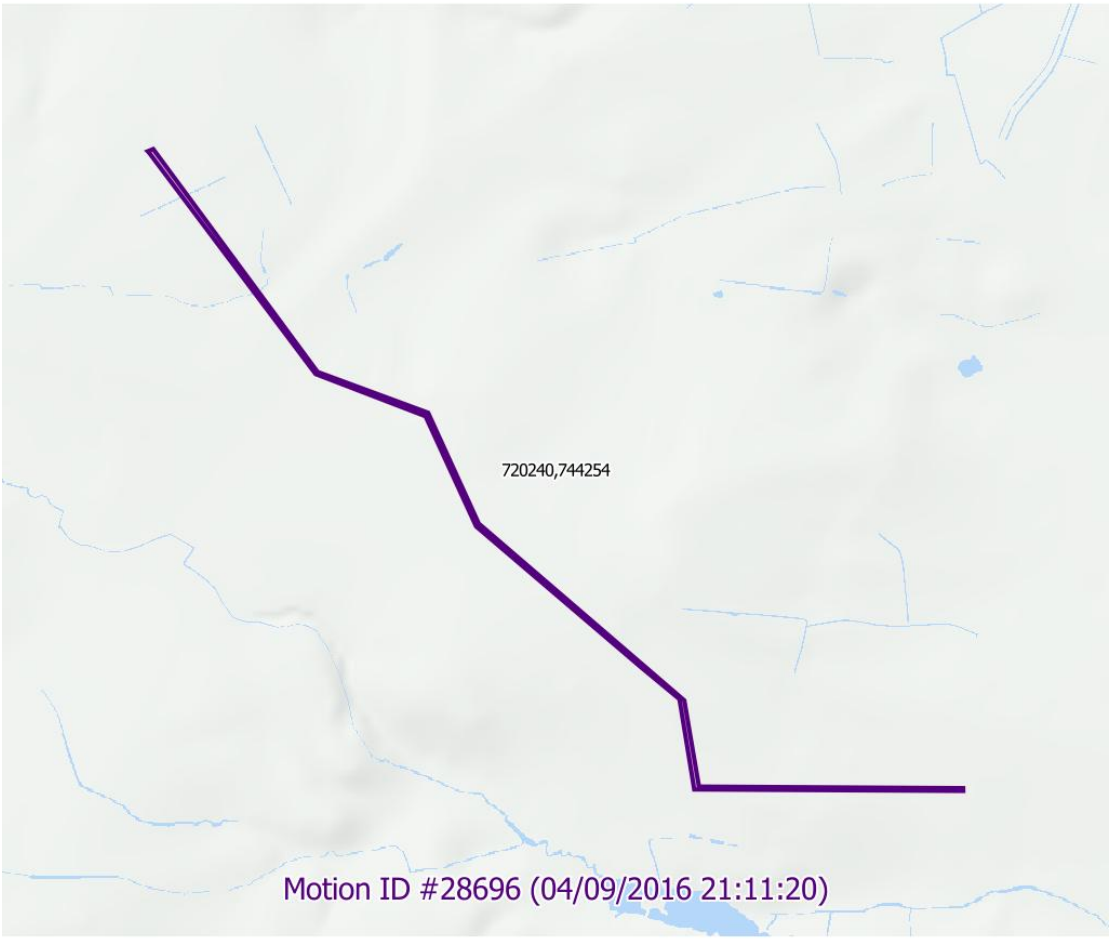
While the intention included in this motion is welcomed, it is considered that the content of this motion is adequately addressed within existing Draft Plan Objectives, in particular Objective MT09 and ED64.

Accordingly, It is not considered appropriate to identify a specific route from Abbeville to Kettle's Lane or to reserve the corridors of these cycle / pedestrian routes free of development, as routes are indicative at this stage. The proposed network of walking and cycling routes throughout the County, will require more detailed design on a route by route basis and will be subject to a public

consultation process. It would therefore be premature at this stage to reserve certain corridors free from development until such time as route locations and alignments have been finalised.

RECOMMENDATION:
It is recommended that no change is made.

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720240,744254
Motion ID #28696 (04/09/2016 21:11:20)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: cycle/pedestrian route Abbeville to Kettle's Lane. AI029050

Add indicative cycle/pedestrian route as shown on the attached map – Abbeville to Kettle's Lane

REPORT:
This motion is similar in content to Motion No. **AI028696** (Councillor Healy)

This motion seeks to add an indicative cycle / pedestrian route from Abbeville to Kettle's Lane.

In this regard, Objective MT09 of the Draft Plan currently reads as follows:
'Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.'

The Draft Plan supports and promotes the provision of safe cycling and the Plan notes the following in this regard:

'...To promote the development of cycling in the County, a comprehensive network of cycle routes will be established throughout the County with the emphasis on promoting direct, comfortable, convenient, and safe routes. The NTA has published a Greater Dublin Area Cycle Network Plan which identified:
- *The Urban Cycle Network (including primary, secondary and feeder routes)*
- *The Inter-urban Cycle Network*
- *The Green Route Network*

The NTA Network has been prepared at a strategic level. Implementation of the network will require more detailed engineering design on a route by route basis.

The promotion of walking and cycling as an efficient, healthy and environmentally friendly sustainable mode of transport is explicit in the Draft Plan. The objectives of the *National Cycle Policy Framework (NCPF) (2009)* and the NTA's *Greater Dublin Area Cycle Network Plan* are incorporated into the Draft Plan and are promoted in a number of policies and objectives. The Council will work in co-operation with the NTA to implement the *Greater Dublin Area Cycle Network Plan* subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

Indicative cycle and pedestrian routes are shown on the Development Plan maps for the entire County. These routes however are indicative and will require more detailed design on a route by route basis and will be subject to a public consultation process.

Objective ED64 of the Draft Plan also promotes and facilitates a co-ordinated network of walking trails in the County through the development of a 'Recreational Trails Plan' within the lifetime of the Development Plan (2017-2023). This Trails Plan will include provision for a variety of walking trails including strategic greenways and localised trails within low lying agricultural areas. A comprehensive and co-ordinated approach to way-marking and signage will also be included in this plan. The development of the Recreational Trails Network Plan will include a public consultation process where relevant stakeholders and interested parties will have an opportunity to make submissions. Objective ED64 seeks to *'Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this plan. This plan shall set out a coordinated strategic framework for future recreational trail development in the County.'*

While the intention included in this motion is welcomed, it is considered that the content of this motion is adequately addressed within existing Draft Plan Objectives, in particular Objective MT09 and ED64.

Accordingly, it is not considered appropriate to identify a specific route from Abbeville to Kettle's Lane or to reserve the corridors of these cycle / pedestrian routes free of development, as routes are indicative at this stage. The proposed network of walking and cycling routes throughout the County, will require more detailed design on a route by route basis and will be subject to a public

consultation process. It would therefore be premature at this stage to reserve certain corridors free from development until such time as route locations and alignments have been finalised.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: cycle/pedestrian route Balgriffin to Teagasc Kinsealy. AI028694

Add indicative cycle/pedestrian route as shown on the attached map – Balgriffin to Teagasc Kinsealy

REPORT:
This motion is similar in content to Motion No. **AI028690** (Councillor Healy).

This motion seeks to add an indicative cycle / pedestrian route from Balgriffin to Teagasc Kinsealy.

In this regard it should be noted that Objective MT09 of the Draft Plan currently reads as follows:
'Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.'

The Draft Plan supports and promotes the provision of safe cycling and the Plan notes the following in this regard:

'…To promote the development of cycling in the County, a comprehensive network of cycle routes will be established throughout the County with the emphasis on promoting direct, comfortable, convenient, and safe routes. The NTA has published a Greater Dublin Area Cycle Network Plan which identified:
- *The Urban Cycle Network (including primary, secondary and feeder routes)*
- *The Inter-urban Cycle Network*

• *The Green Route Network*

The NTA Network has been prepared at a strategic level. Implementation of the network will require more detailed engineering design on a route by route basis.
The promotion of walking and cycling as an efficient, healthy and environmentally friendly sustainable mode of transport is explicit in the Draft Plan. The objectives of the *National Cycle Policy Framework (NCPF) (2009)* and the NTA's *Greater Dublin Area Cycle Network Plan* are incorporated into the Draft Plan and are promoted in a number of policies and objectives. The Council will work in co-operation with the NTA to implement the *Greater Dublin Area Cycle Network Plan* subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

Indicative cycle and pedestrian routes are shown on the Development Plan maps across the County. However, these routes are indicative and will require more detailed design on a route by route basis and will be subject to a public consultation process.

Objective ED64 of the Draft Plan also promotes and facilitates a co-ordinated network of walking trails in the County through the development of a 'Recreational Trails Plan' within the lifetime of the Development Plan (2017-2023). This Trails Plan will include provision for a variety of walking trails including strategic greenways and localised trails within low lying agricultural areas. A comprehensive and co-ordinated approach to way-marking and signage will also be included in this plan. The development of the Recreational Trails Network Plan will include a public consultation process where relevant stakeholders and interested parties will have an opportunity to make submissions. Objective ED64 seeks to *'Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this plan. This plan shall set out a coordinated strategic framework for future recreational trail development in the County.'*

While the intention included in this motion is welcomed, it is considered that the content of this motion is adequately addressed within existing Draft Plan Objectives, in particular Objective MT09 and ED64.

Accordingly, it is not considered appropriate to identify a specific route from Balgriffin to Teagasc Kinsealy or to reserve the corridors of these cycle / pedestrian routes free of development, as routes are indicative at this stage. The proposed network of walking and cycling routes throughout the County, will require more detailed design on a route by route basis and will be subject to a

public consultation process. It would therefore be premature at this stage to reserve certain corridors free from development until such time as route locations and alignments have been finalised.

RECOMMENDATION:
It is recommended that no change is made.

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Kinsaley
Saint Nicholas of Myra National School
Posey Row
721612,742310
Sports Ground
Graveyard
R107
DRUMNIGH
Cemetery
BALGRIFFIN
R123
SNUGBOROUGH
Motion ID #28694 (04/09/2016 21:06:13)
Saint Francis of Assisi National School
Belymayne Educate Together National School

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Cycle route Balgriffin to Kinsealy. AI029044

Add cycle route as shown on the attached map – Balgriffin to Kinsealy

REPORT:
This motion seeks to add a cycle route from Old Portmarnock to Teagasc Kinsealy.

In this regard it is noted that Objective MT09 of the Draft Plan currently reads as follows:
'Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.'

The Draft Plan supports and promotes the provision of safe cycling and the Plan notes the following in this regard:

'...To promote the development of cycling in the County, a comprehensive network of cycle routes will be established throughout the County with the emphasis on promoting direct, comfortable, convenient, and safe routes. The NTA has published a Greater Dublin Area Cycle Network Plan which identified:
- *The Urban Cycle Network (including primary, secondary and feeder routes)*
- *The Inter-urban Cycle Network*
- *The Green Route Network*

The NTA Network has been prepared at a strategic level. Implementation of the network will require more detailed engineering design on a route by route basis.
The promotion of walking and cycling as an efficient, healthy and environmentally friendly sustainable mode of transport is explicit in the Draft Plan. The objectives of the *National Cycle Policy Framework (NCPF) (2009)* and the NTA's *Greater Dublin Area Cycle Network Plan* are incorporated into the Draft Plan and are promoted in a number of policies and objectives. The Council will work in co-operation with the NTA to implement the *Greater Dublin Area Cycle Network Plan* subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

Indicative cycle and pedestrian routes are shown on the Development Plan maps across the County. These routes, however, are indicative and will require more detailed design on a route by route basis and will be subject to a public consultation process.

While the intention included in this motion is welcomed, it is considered that the content of this motion is adequately addressed within existing Draft Plan Objectives, in particular Objective MT09.

Accordingly, it is not considered appropriate to identify a specific cycle route from Balgriffin to Kinsealy or to reserve the corridors of this route free of development, as routes are indicative at this stage. The proposed network of walking and cycling routes throughout the County, will require more detailed design on a route by route basis and will be subject to a public consultation process. It would therefore be premature at this stage to reserve certain corridors free from development until such time as route locations and alignments have been finalised.

RECOMMENDATION:
It is recommended that no change is made.


721118,742310
Motion ID #29044 (06/09/2016 17:34:22)

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Portmarnock to Teagasc Kinsealy. AI028690

Add indicative cycle/pedestrian route as shown on the attached map – Old Portmarnock to Teagasc Kinsealy

REPORT:
This motion is similar in content to Motion No. **AI028694** (Councillor Healy).

This motion seeks to add an indicative cycle / pedestrian route from Old Portmarnock to Teagasc Kinsealy.

In this regard it should be noted that Objective MT09 of the Draft Plan currently reads as follows:
'Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement the Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.'

The Draft Plan supports and promotes the provision of safe cycling and the Plan notes the following in this regard:

'…To promote the development of cycling in the County, a comprehensive network of cycle routes will be established throughout the County with the emphasis on promoting direct, comfortable, convenient, and safe routes. The NTA has published a Greater Dublin Area Cycle Network Plan which identified:
- *The Urban Cycle Network (including primary, secondary and feeder routes)*
- *The Inter-urban Cycle Network*

• *The Green Route Network*

The NTA Network has been prepared at a strategic level. Implementation of the network will require more detailed engineering design on a route by route basis.
The promotion of walking and cycling as an efficient, healthy and environmentally friendly sustainable mode of transport is explicit in the Draft Plan. The objectives of the *National Cycle Policy Framework (NCPF) (2009)* and the NTA's *Greater Dublin Area Cycle Network Plan* are incorporated into the Draft Plan and are promoted in a number of policies and objectives. The Council will work in co-operation with the NTA to implement the *Greater Dublin Area Cycle Network Plan* subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.

Indicative cycle and pedestrian routes are shown on the Development Plan maps across the County. These routes, however, are indicative and will require more detailed design on a route by route basis and will be subject to a public consultation process.

Objective ED64 of the Draft Plan also promotes and facilitates a co-ordinated network of walking trails in the County through the development of a 'Recreational Trails Plan' within the lifetime of the Development Plan (2017-2023). This Trails Plan will include provision for a variety of walking trails including strategic greenways and localised trails within low lying agricultural areas. A comprehensive and co-ordinated approach to way-marking and signage will also be included in this plan. The development of the Recreational Trails Network Plan will include a public consultation process where relevant stakeholders and interested parties will have an opportunity to make submissions. Objective ED64 seeks to *'Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this plan. This plan shall set out a coordinated strategic framework for future recreational trail development in the County.'*

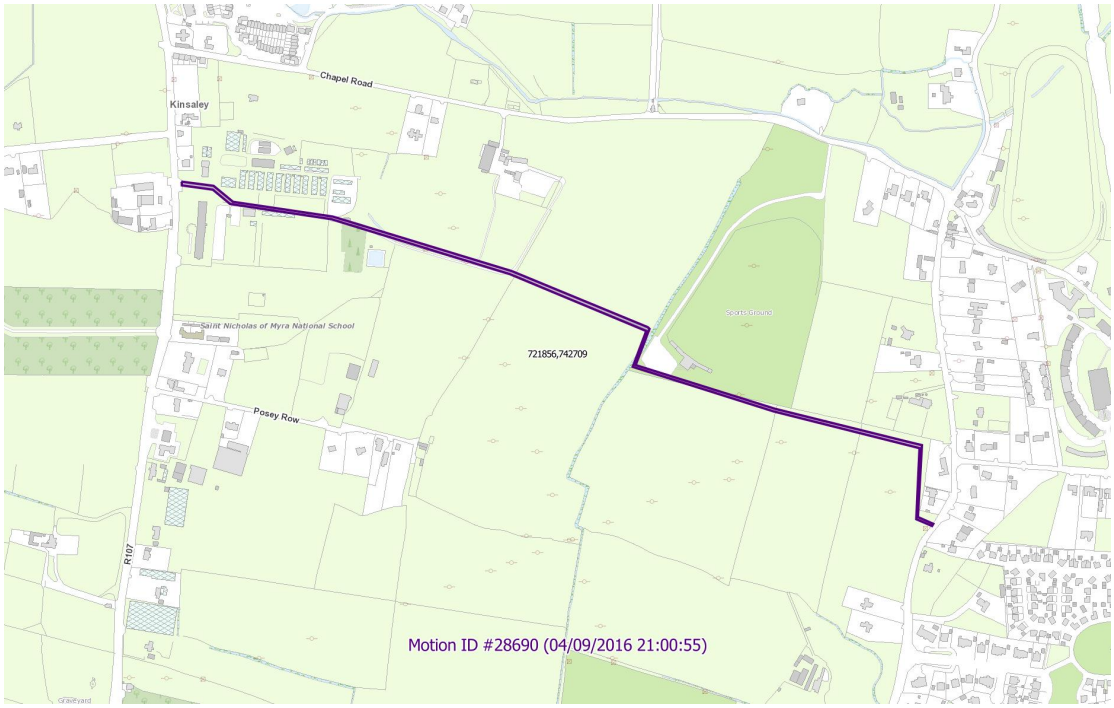
The intention included in this motion is welcomed, however, it is considered that the content of this motion is adequately addressed within existing Draft Plan Objectives, in particular Objective MT09 and ED64.

Accordingly, it is not considered appropriate to identify a specific route from old Portmarnock to Teagasc Kinsealy or to reserve the corridors of these cycle / pedestrian routes free of development, as routes are indicative at this stage. The proposed network of walking and cycling routes throughout the County, will require more detailed design on a route by route basis and will be subject to a

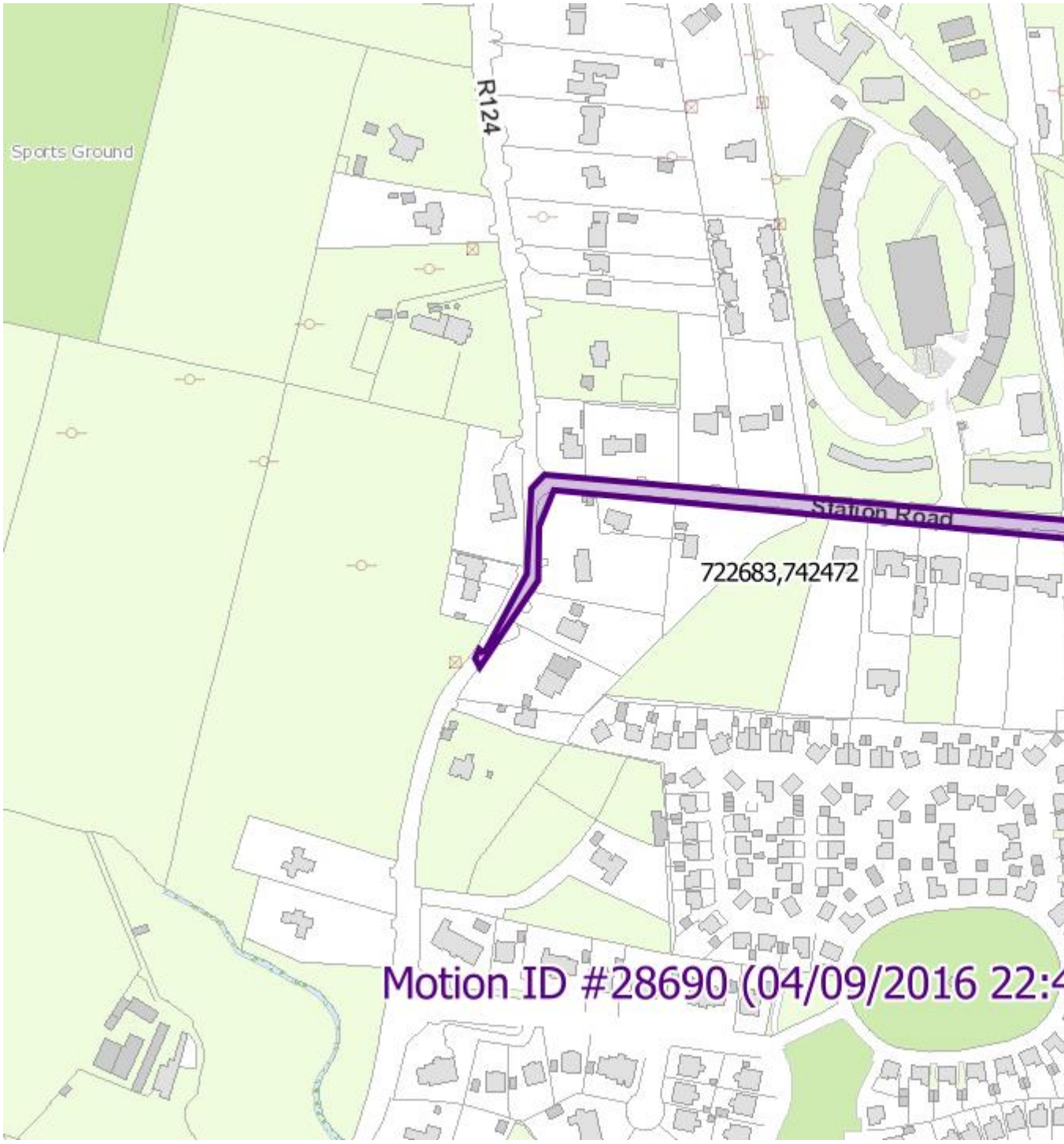
public consultation process. It would therefore be premature at this stage to reserve certain corridors free from development until such time as route locations and alignments have been finalised.

RECOMMENDATION:
It is recommended that no change is made.

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Chapel Road
Kinsaley
Saint Nicholas of Myra National School
721856,742709
Posey Row
R107
Motion ID #28690 (04/09/2016 21:00:55)

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Sports Ground
R124
Station Road
722683,742472
Motion ID #28690 (04/09/2016 22:4

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Moyne Road. AI028657

Add objective to map 9 at Moyne Road
"This road improvement route is not fixed or indicative. It could be along existing Moyne Road alignment or another alignment."

REPORT:
Councillor Healy submitted a number of motions in relation to the Moyne Road, including Motion Nos. **AI028655, AI028658, AI028824** and **AI028656.**

The existing Moyne road links Drumnigh Road with the Coast Road between Baldoyle and Portmarnock. The Northern Rail Line passes over the road with a vertical clearance of 3.85m, insufficient to allow buses or heavy goods vehicles to pass underneath. At the bridge location, the width between the bridge abutments is insufficient to allow for the provision of footpaths or cycle tracks.

Moyne Road, as it approaches the rail line, has to drop in level resulting in an inability to satisfactorily drain the road within the dip, which is prone to flooding during bad weather. To remove the constraints at this location and to provide for the requirements of public transport and active travel users, a search for an upgraded route was undertaken. A number of options were examined that would maintain the new road on the existing alignment, as set out below:-

1. Maintain the Moyne Road on its existing alignment, remove the dip in the road geometry and provide a new rail bridge over the road. This was discounted as it would result in extensive regrading of the Dublin – Belfast line on the approach to the new bridge site. It would not be possible to deliver this option while maintaining rail services.

2. Maintain the existing rail level, construct a new rail bridge and re-grade the existing road to pass under the new bridge. This will not solve the

current drainage problems experienced as a result of the road being below the existing water table. The constructability of this proposal would require significant precise engineering design and operation to maintain rail services while constructing new bridge abutments and deck. Consent for this proposal would need to be granted by Irish Rail. This option is considered too high a risk to be acceptable.

3. Construct a new road bridge over the existing rail line and re-grade the road on embankment to suit the new bridge level. This will result in extensive land acquisition for embankment construction, together with acquisition of properties.

Having consideration to negative impacts associated with the above options the construction of a duplicate road within a green field site was considered a more viable option. A tentative route has been suggested, taking into account engineering, environmental and economic considerations. This route has been included on the Draft Development Plan.

A key part of the preparation of the two Local Area Plans at Portmarnock South [adopted July 2013] and Baldoyle-Stapolin [adopted May 2013] was the assessment of the potential increase in the population of the area and the associated impact on traffic on the surrounding road network. The recommendations of both the South Fingal Transport Study: Final Report, May 2012 and Traffic Impact Assessment [TIA] informed the phasing arrangements for roads infrastructure at a strategic and localised level to facilitate the development of both these plan lands.

In this regard the TIA included a detailed examination of the Moyne Road. A fundamental finding of the TIA is that the existing Moyne Road underpass below the railway bridge operates satisfactorily as a shuttle system with good inter-visibility between the yield lines and is capable of accommodating development within the plan lands. It is acknowledged that due to the slow pace of development, this road has not been constructed to date.

In conclusion, the upgrade of the Moyne Road has been designed in accordance with the normal criteria of engineering feasibility and minimising environmental impact. It cannot follow its existing route because of the vertical alignment and the low-bridge. The railway cannot be raised without major disruption to Irish Rail. The Road cannot be lowered due to flooding. The existing bridge is not adequate to provide for footpaths, cyclepaths, HGVs and public transport.

Accordingly, it is considered that the proposed benefit of the route in terms of reducing flood risk and ensuring a safer route for all is an important future development strategy for the area and accordingly the road proposal should be retained.

Furthermore, each of the schemes proposed will be subject to detailed engineering design and public consultation, prior to the confirmation of a finalised alignment / detailed scheme. The Road Schemes highlighted in Table 7.1 are indicative at this stage.

The proposed network of routes will require more detailed design on a case by case basis and will be subject to a public consultation process. It is therefore not recommended that a new Objective be included in this regard.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Moyne Road. AI028658

Add objective to Map 9 at Moyne Road:
"This road improvement proposal is to be fully reviewed. Consideration of route and design, will seek to protect residential amenity, the quality of the green belt including its visual integrity and the natural environment as well as supporting objectives for Smarter Travel."

REPORT:
Councillor Healy submitted a number of motions in relation to the Moyne Road, including Motion Nos. **AI028655, AI028657, AI028824** and **AI028656.**

The existing Moyne road links Drumnigh Road with the Coast Road between Baldoyle and Portmarnock. The Northern Rail Line passes over the road with a vertical clearance of 3.85m, insufficient to allow buses or heavy goods vehicles to pass underneath. At the bridge location, the width between the bridge abutments is insufficient to allow for the provision of footpaths or cycle tracks.

Moyne Road, as it approaches the rail line, has to drop in level resulting in an inability to satisfactorily drain the road within the dip, which is prone to flooding during bad weather. To remove the constraints at this location and to provide for the requirements of public transport and active travel users, a search for an upgraded route was undertaken. A number of options were examined that would maintain the new road on the existing alignment, as set out below:-

1. Maintain the Moyne Road on its existing alignment, remove the dip in the road geometry and provide a new rail bridge over the road. This was discounted as it would result in extensive regrading of the Dublin – Belfast line on the approach to the new bridge site. It would not be possible to deliver this option while maintaining rail services.

2. Maintain the existing rail level, construct a new rail bridge and re-grade the existing road to pass under the new bridge. This will not solve the current drainage problems experienced as a result of the road being below the existing water table. The constructability of this proposal would require significant precise engineering design and operation to maintain rail services while constructing new bridge abutments and deck. Consent for this proposal would need to be granted by Irish Rail. This option is considered too high a risk to be acceptable.

3. Construct a new road bridge over the existing rail line and re-grade the road on embankment to suit the new bridge level. This will result in extensive land acquisition for embankment construction, together with acquisition of properties.

Having consideration to negative impacts associated with the above options the construction of a duplicate road within a green field site was considered a more viable option. A tentative route has been suggested, taking into account engineering, environmental and economic considerations. This route has been included on the Draft Development Plan.

A key part of the preparation of the two Local Area Plans at Portmarnock South [adopted July 2013] and Baldoyle-Stapolin [adopted May 2013] was the assessment of the potential increase in the population of the area and the associated impact on traffic on the surrounding road network. The recommendations of both the South Fingal Transport Study: Final Report, May 2012 and Traffic Impact Assessment [TIA] informed the phasing arrangements for roads infrastructure at a strategic and localised level to facilitate the development of both these plan lands.

In this regard the TIA included a detailed examination of the Moyne Road. A fundamental finding of the TIA is that the existing Moyne Road underpass below the railway bridge operates satisfactorily as a shuttle system with good inter-visibility between the yield lines and is capable of accommodating development within the plan lands. It is acknowledged that due to the slow pace of development, this road has not been constructed to date.

In conclusion, the upgrade of the Moyne Road has been designed in accordance with the normal criteria of engineering feasibility and minimising environmental impact. It cannot follow its existing route because of the vertical alignment and the low-bridge. The railway cannot be raised without major disruption to Irish Rail. The Road cannot be lowered due to flooding. The existing bridge is not adequate to provide for footpaths, cyclepaths, HGVs and public transport.

Accordingly, it is considered that the proposed benefit of the route in terms of reducing flood risk and ensuring a safer route for all is an important future development strategy for the area and accordingly the road proposal should be retained.

Furthermore, each of the schemes proposed will be subject to detailed engineering design and public consultation, prior to the confirmation of a finalised alignment / detailed scheme. The Road Schemes highlighted in Table 7.1 are indicative at this stage.

The proposed network of routes will require more detailed design on a case by case basis and will be subject to a public consultation process. It is therefore not recommended that a new Objective be included in this regard.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Moyne Road. AI028656

Move Moyne Road improvement objective on Map 9 from current location to run along the existing Moyne Road.

REPORT:
Councillor Healy submitted a number of motions in relation to the Moyne Road, including Motion Nos. **AI028655, AI028824** and **AI028658.**

The existing Moyne road links Drumnigh Road with the Coast Road between Baldoyle and Portmarnock. The Northern Rail Line passes over the road with a vertical clearance of 3.85m, insufficient to allow buses or heavy goods vehicles to pass underneath. At the bridge location, the width between the bridge abutments is insufficient to allow for the provision of footpaths or cycle tracks.

Moyne Road, as it approaches the rail line, has to drop in level resulting in an inability to satisfactorily drain the road within the dip, which is prone to flooding during bad weather. To remove the constraints at this location and to provide for the requirements of public transport and active travel users, a search for an upgraded route was undertaken. A number of options were examined that would maintain the new road on the existing alignment, as set out below:-

1. Maintain the Moyne Road on its existing alignment, remove the dip in the road geometry and provide a new rail bridge over the road. This was discounted as it would result in extensive regrading of the Dublin – Belfast line on the approach to the new bridge site. It would not be possible to deliver this option while maintaining rail services.

2. Maintain the existing rail level, construct a new rail bridge and re-grade the existing road to pass under the new bridge. This will not solve the current drainage problems experienced as a result of the road being below the existing water table. The constructability of this proposal would

require significant precise engineering design and operation to maintain rail services while constructing new bridge abutments and deck. Consent for this proposal would need to be granted by Irish Rail. This option is considered too high a risk to be acceptable.

3. Construct a new road bridge over the existing rail line and re-grade the road on embankment to suit the new bridge level. This will result in extensive land acquisition for embankment construction, together with acquisition of properties.

Having consideration to negative impacts associated with the above options the construction of a duplicate road within a green field site was considered a more viable option. A tentative route has been suggested, taking into account engineering, environmental and economic considerations. This route has been included on the Draft Development Plan.

A key part of the preparation of the two Local Area Plans at Portmarnock South [adopted July 2013] and Baldoyle-Stapolin [adopted May 2013] was the assessment of the potential increase in the population of the area and the associated impact on traffic on the surrounding road network. The recommendations of both the South Fingal Transport Study: Final Report, May 2012 and Traffic Impact Assessment [TIA] informed the phasing arrangements for roads infrastructure at a strategic and localised level to facilitate the development of both these plan lands.

In this regard the TIA included a detailed examination of the Moyne Road. A fundamental finding of the TIA is that the existing Moyne Road underpass below the railway bridge operates satisfactorily as a shuttle system with good inter-visibility between the yield lines and is capable of accommodating development within the plan lands. It is acknowledged that due to the slow pace of development, this road has not been constructed to date.

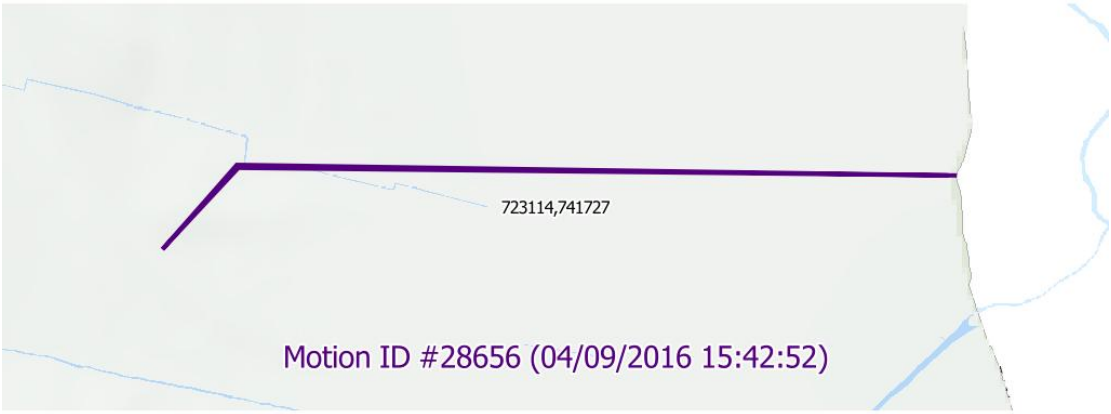
In conclusion, the upgrade of the Moyne Road has been designed in accordance with the normal criteria of engineering feasibility and minimising environmental impact. It cannot follow its existing route because of the vertical alignment and the low-bridge. The railway cannot be raised without major disruption to Irish Rail. The Road cannot be lowered due to flooding. The existing bridge is not adequate to provide for footpaths, cyclepaths, HGVs and public transport.

Accordingly, it is considered that the proposed benefit of the route in terms of reducing flood risk and ensuring a safer route for all is an important future

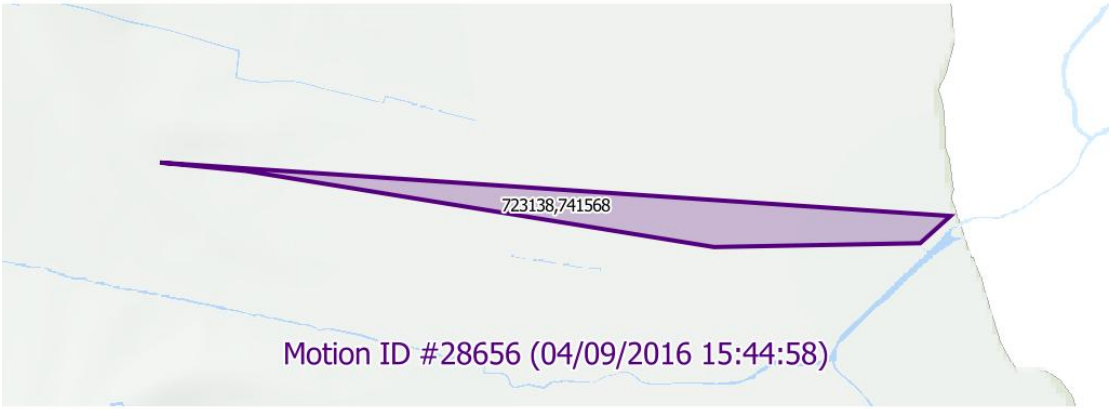
development strategy for the area and accordingly the road proposal should be retained.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor David Healy: Moyne Road. AI029003

Remove Moyne Road Realignment from Table 7.1 and the corresponding road alignment from Map 9.

REPORT:
The existing Moyne road links Drumnigh Road with the Coast Road between Baldoyle and Portmarnock. The Northern Rail Line passes over the road with a vertical clearance of 3.85m, insufficient to allow buses or heavy goods vehicles to pass underneath. At the bridge location, the width between the bridge abutments is insufficient to allow for the provision of footpaths or cycle tracks.

Moyne Road, as it approaches the rail line, has to drop in level resulting in an inability to satisfactorily drain the road within the dip, which is prone to flooding during bad weather. To remove the constraints at this location and to provide for the requirements of public transport and active travel users, a search for an upgraded route was undertaken. A number of options were examined that would maintain the new road on the existing alignment, as set out below:-

1. Maintain the Moyne Road on its existing alignment, remove the dip in the road geometry and provide a new rail bridge over the road. This was discounted as it would result in extensive regrading of the Dublin – Belfast line on the approach to the new bridge site. It would not be possible to deliver this option while maintaining rail services.

2. Maintain the existing rail level, construct a new rail bridge and re-grade the existing road to pass under the new bridge. This will not solve the current drainage problems experienced as a result of the road being below the existing water table. The constructability of this proposal would require significant precise engineering design and operation to maintain rail services while constructing new bridge abutments and deck. Consent

for this proposal would need to be granted by Irish Rail. This option is considered too high a risk to be acceptable.

3. Construct a new road bridge over the existing rail line and re-grade the road on embankment to suit the new bridge level. This will result in extensive land acquisition for embankment construction, together with acquisition of properties.

Due to negative impacts associated with the above options the construction of a duplicate road within a green field site was considered a more viable option. A tentative route has been suggested, taking into account taking into account engineering, environmental and economic considerations. This route is sketched on the Draft Development Plan.

The CE Report also notes that the TIA included a detailed examination of the Moyne Road. A fundamental finding of the TIA is that the existing Moyne Road underpass below the railway bridge operates satisfactorily as a shuttle system with good inter-visibility between the yield lines and is capable of accommodating development within the plan lands. It is acknowledged that due to the slow pace of development, this road has not been constructed to date. However, it is considered that the proposed benefit of the route in terms of reducing flood risk and ensuring a safer route for all, which includes the accommodation of footpaths, cyclepaths, HGVs and public transport in an area of continuing development and also minimising the risk to the Irish Rail low-headroom Moyne Road overbridge, is an important future development strategy for the area and accordingly the road proposal should be retained.

RECOMMENDATION:
It is recommended that no change is made.


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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anthony Lavin: Sheet 9 D00697 CVQ 3843. AI028893

Sheet 9 D00697 CVQ 3843
That this council will rezone the highlighted area on the attached map from GB to RC

REPORT:
This motion seeks to rezone an area of 0.16ha to the rear of 1 Feltrim Road, from 'GB' to 'RC'. There is an existing bungalow on the subject site and the lands are located within the strategic Greenbelt area separating Malahide from Kinsealy. The lands are also located within the Inner Airport Noise Zone and the Airport's Outer Public Safety Zone.

It is Council policy to strictly control residential development located within the Inner Airport Noise Zone. Objective EE51 of the Development Plan states the following: *'Strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone.'*

The Draft Plan also notes that *'the development of new housing for those who are not involved in farming will be actively resisted within the area delineated by the Inner Noise Zone for Dublin Airport'* (Objectives RF37 and RF38 refer).

There are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within

the cluster to build a new home, or re-use and adapt an existing structure, in proximity to their family home, by subdividing large sites.

In this regard it should be noted that the Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the *Planning and Development Act 2000 (as amended)*, state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

• Need
• Policy Context
• Capacity of Water, Drainage and Roads Infrastructure
• Supporting Infrastructure and Facilities
• Physical Suitability
• Sequential Approach
• Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS, RV and RA zoned lands, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands, including the LAP lands at Streamstown. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the

specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines. Government policy as articulated by the National Spatial Strategy and the *Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005*, classifies the rural area of Fingal as "*an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in a strategic greenbelt area separating the villages of Malahide and Kinsealy. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location. The Greenbelt separating Swords, Malahide, Portmarnock, Baldoyle and Balgriffin is one of the most critical in the County having regard to the close proximity of each of these areas to one another. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. It is also not considered necessary or appropriate to rezone any of the Greenbelt lands at Feltrim Road to RC zoning. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

Allowing certain individuals to be excluded from this Rural Housing policy would contradict this overall approach and be contrary to the proper planning and sustainable development of the area. There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area. Such a change in designation would result in the erosion of the greenbelt in this area.

Furthermore, it should be noted that planning permission was refused on the site for the construction of a 3 bed dwelling (to be located to the rear of existing

dwelling at No. 1 Feltrim Road) under Reg Ref: F15A/0329. The applicants appealed this decision to An Bord Pleanala (Ref: PL06F.245561), who upheld the Planning Authority's decision to refuse permission in December 2015 for the following reason:

The appeal site is located within the Inner Airport Noise Zone as indicated in the Fingal County Development Plan, 2011-2017. Objective EE51 of the Plan states that it shall be an objective to 'strictly control inappropriate development and require noise insulation where appropriate within the outer noise zone and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone .....while recognising the housing needs of established farming families in the zone'. Having regard to the location of the site within the inner noise zone and to the circumstances of the applicant and specifically the fact that they are not a member of an established farming family, it is considered that the proposed development would materially contravene Objective EE51 of the Plan regarding development within the Inner Noise Zone and would therefore be contrary to the proper planning and sustainable development of the area.'

Accordingly, it is considered that to rezone these lands from Objective 'GB' to Objective 'RC' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County. The site is also located within the Inner Airport Noise Zone where additional residential development is actively resisted and strictly controlled by the Planning Authority and accordingly, no change is recommended.

RECOMMENDATION:
It is recommended that no change is made.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Eoghan O'Brien: Sheet 9 Baskin/Stockhole RC. AI029076

Zone lands on the attached at Baskin Lane RC - Rural Cluster

REPORT:
The motion to rezone GB zoned lands to RC at Baskin Lane/Stockhole Junction, Baskin Lane/Stockhole Junction is a proposed new RC of c. 0.98 hectares (2.42 acres) with the potential to deliver 20 units, east of the M1, located within the strategic greenbelt that surrounds the airport straddling the Fingal coast to County Meath.

There are currently thirty four existing Rural Clusters within the Draft Plan to cater for rural generated housing need. These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings. They provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they provide an opportunity for family members of existing households within the cluster to build a new home, or re-use and adapt an existing structure, in proximity to their family home, by subdividing large sites.

It should be noted that the Ministerial Planning Guidelines on Development Plans, issued under Section 28 of the *Planning and Development Act 2000*, state '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.'* The Guidelines also make clear that in order to support public confidence in the planning system and the development plan, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need

- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

The zoning of these lands cannot be justified on the matters outlined above. This submission seeks residential development beyond the outer edge of the existing RC, RS, RV and RA zoned lands, while considerable development opportunities currently exist within these areas in the vicinity of the subject lands, including lands in Swords. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of agricultural and high amenity lands.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan 2017-2023 based on the directions contained in the RPG's. The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The *Planning and Development (Amendment) Act 2010* introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements. The Core Strategy sets out the specific population targets and housing requirements across the County and the elements of the settlement hierarchy thereby act as a clear framework for amendments to existing zonings. The Core Strategy must demonstrate that the development objectives in the Development Plan are consistent with the National Spatial Strategy and Regional Planning Guidelines.
Government policy as articulated by the National Spatial Strategy and the *Sustainable Rural Housing: Guidelines for Planning Authorities, April 2005*, classifies the rural area of Fingal as *"an area under strong urban influence*" where the housing requirements of the rural community should be facilitated but urban generated housing should be directed to areas zoned for residential
development in cities, towns and villages. The approach is reflected in the Regional Planning Guidelines for the Greater Dublin Area. The inclusion in the Draft Plan of objectives facilitating the provision of additional housing without

due regard to the Core Strategy and its approach is contrary to the national and regional direction.

Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. This motion proposes the rezoning of GB zoned land in a strategic greenbelt area separating the villages of Malahide and Kinsealy. Such a change in designation would result in the erosion of the rural character of this area and the degradation of the Greenbelt at this location.

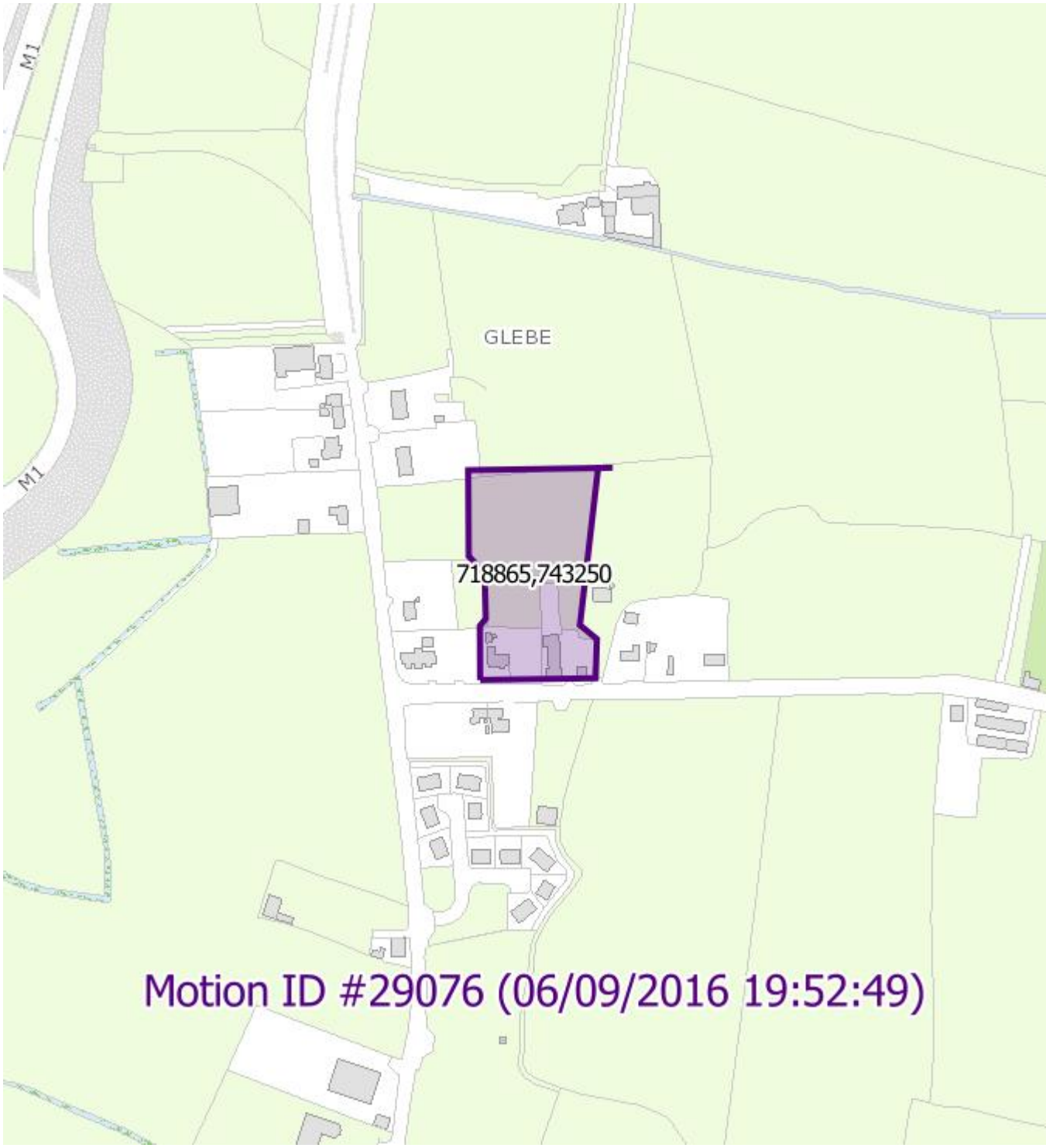
The Greenbelt separating Swords and the airport is one of the most important in the County. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas. Furthermore, the Council is fully committed to the continued protection of the Greenbelt and to allow for any additional housing in this area would seriously undermine the long standing Greenbelt policy of the Council and would be contrary to the zoning objective and vision to protect Greenbelts as set out in the Draft Plan.

Allowing certain individuals to be excluded from this Rural Housing policy would contradict this overall approach and be contrary to the proper planning and sustainable development of the area. There is therefore no justifiable need to rezone any additional greenbelt lands to provide for additional housing in this area. Such a change in designation would result in the erosion of the greenbelt in this area.

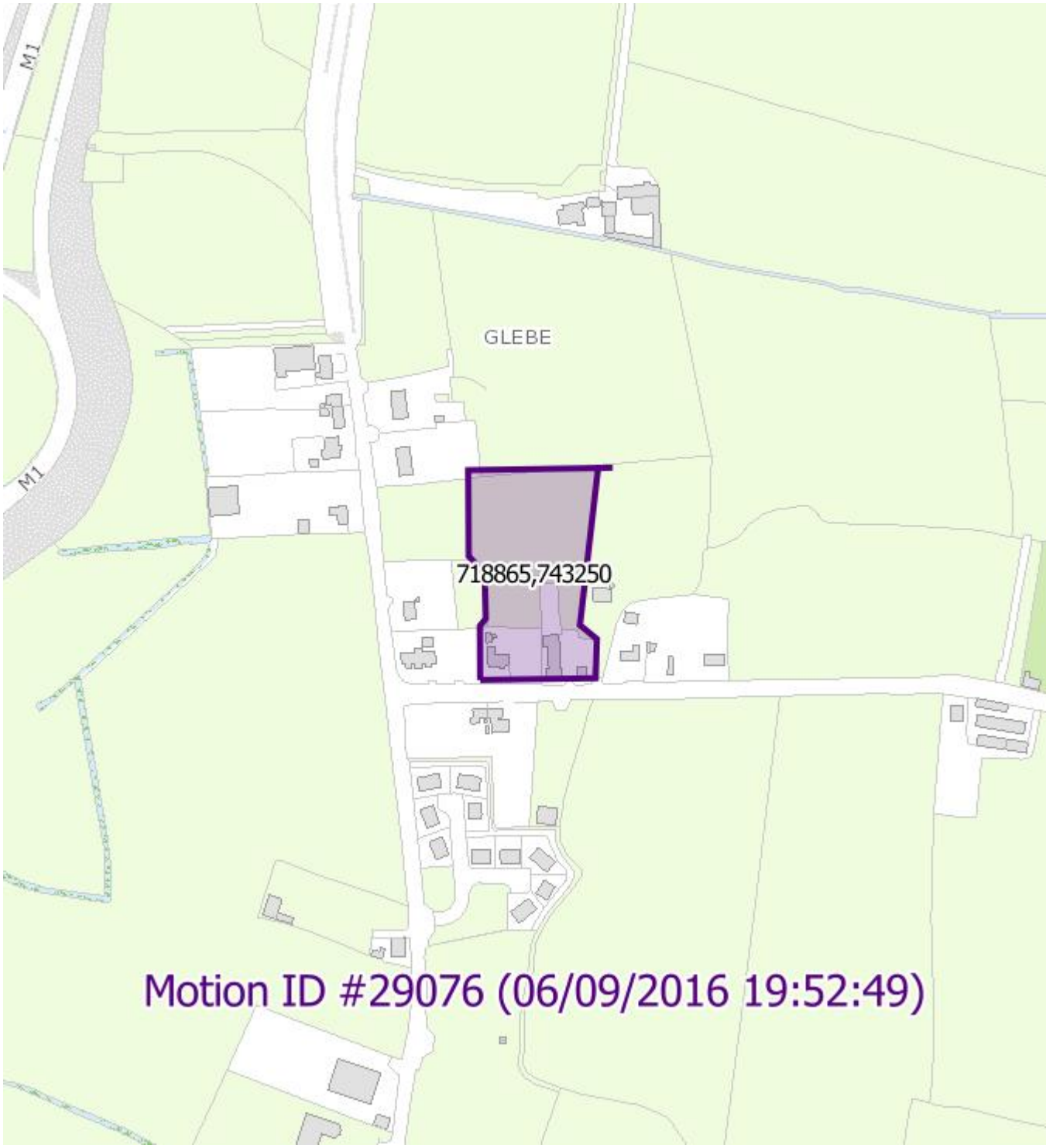
To rezone these lands from Objective 'GB' to Objective 'RC' at this time would facilitate the un-coordinated, ad hoc provision of unsustainable urban generated housing detached from existing designated settlements for which there is no evidence-based need or planning rationale, therefore, contrary to proper planning and sustainable development of the County.

RECOMMENDATION:
It is recommended that no change is made.

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