

COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

Email: [Corporate.Services@fingal.ie](mailto:Corporate.Services@fingal.ie)

County Hall  
Swords  
Co. Dublin

Tuesday, 13<sup>th</sup> June 2023

To Each Member of the Planning Strategic Transport & Infrastructure  
Development Strategic Policy Committee

Dear Councillor

A meeting of the Planning Strategic Transport & Infrastructure  
Development Strategic Policy Committee will be held via MS Teams at  
4.30pm on Tuesday, 20th June, 2023 to consider the following Agenda:

Yours Faithfully

Nikki Halleran  
Meetings Administrator  
Corporate Services

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## A G E N D A

- 1 Confirmation and Re-Affirmation of Minutes of the Planning Strategic Transport and Infrastructure Development SPC Committee meeting held on the 14th March 2023.
- 2 Playground Audit
- 3 Prioritising Plans and Projects arising out of the Development Plan 2023-2029
- 4 Residential Zoned Land Tax
- 5 Biodiversity Implementation Plan 2023-2026
- 6 Transportation Planning in the Development Management Process

## MOTIONS

- 7 Councillor B. Dennehy - Update of the Draft Sustainable Swords Strategy - AI088638  
"That the Chief Executive provide this Committee with an update of the Draft Sustainable Swords Strategy subsequent to the Public consultations process."

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# Fingal Development Plan 2023-2029

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Comhairle Contae  
Fhine Gall  
Fingal County  
Council



Agenda Item 3

FINGAL DEVELOPMENT PLAN 2023 - 2029

# Lists of Plans to be Prepared (36 Plans in all)

- Page 57 of CDP: “Following adoption of the Development Plan, a list of LAPs and other strategic plans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council’s priorities and subject to resources.”
- Page 59: Following adoption of the Development Plan, a list of Masterplans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council’s priorities and subject to resources.
- Page 60: Following adoption of the Development Plan, a list of Framework Plans to be prepared over the lifetime of the Development Plan will be drafted by the Planning Department based on the Council’s priorities and subject to resources.

# 7 LAPs identified in CDP

Page 3

| Local Area Plans |          |
|------------------|----------|
| Swords           | LAP 8.B  |
| Flemington       | LAP 4.B  |
| Coolquay         | LAP 3.B  |
| Balscadden       | LAP 4.A  |
| Ballymadun       | LAP 3.A  |
| Dunsink          | Sheet 13 |

## 8 Masterplans identified in CDP

| Masterplans                  |         |
|------------------------------|---------|
| Garristown                   | MP 2.B  |
| Oldtown                      | MP 3.A  |
| Rowlestown                   | MP 3.C  |
| Balrothery East              | MP 4.B  |
| Old School House, Clonsilla  | MP 13.A |
| Ballyboghil                  | MP 3.B  |
| Naul                         | MP 2.A  |
| Kilbarrack Industrial Estate | MP 10.A |

# 21 Framework Plans identified in CDP

| Framework Plans                       |         |                                       |         |
|---------------------------------------|---------|---------------------------------------|---------|
| <b>Baldoyle</b>                       | FP 10.D | <b>Lusk</b>                           | FP 6.A  |
| <b>Baldoyle Industrial Estate</b>     | FP 10.A | <b>Kilshane</b>                       | FP 12.A |
| <b>Blanchardstown Village</b>         | FP 13.B | <b>Portmarnock</b>                    | FP 9.B  |
| <b>Blanchardstown Town Centre</b>     | FP 13.A | <b>Northwood</b>                      | FP 11.B |
| <b>Castleknock</b>                    | FP 13.D | <b>Howth</b>                          | FP 10.C |
| <b>Coolmine Industrial Estate</b>     | FP 13.E | <b>Stephenstown</b>                   | FP 4.A  |
| <b>Clonsilla</b>                      | FP 13.C | <b>Sutton Cross</b>                   | FP 10.B |
| <b>Dubber (Horizon Business Park)</b> | FP 11.A | <b>Whitestown</b>                     | FP 6.C  |
| <b>Dublin Enterprise Zone</b>         | FP 12.B | <b>Jamestown Business Park</b>        | FP 11.C |
| <b>Donabate</b>                       | FP 7.A  | <b>Portrane, including The Burrow</b> | FP 7.B  |
| <b>Folkstown Little</b>               | FP 4.B  |                                       |         |

# Preparation of Priority List of Plans

## Prioritisation of Plans based on Multicriteria Analysis

- 8 criteria (23 sub-criteria)

## Analysis of Plan Areas

- Relevant Land Use Zonings
- Map Based Local Objectives
- Other Development Plan Provisions (including infrastructure etc)

# Criteria

## (1) Environmental Criteria

- Opportunity for Biodiversity and Ecological Systems
- Climate Change Resilience
- Sustainable Transportation and Energy Use

## (2) Social Criteria

- Housing Provision and Affordability
- Provision of Healthcare and Education
- Community Cohesion and Engagement

## (3) Economic Criteria

- Job Creation and Employment Opportunities
- Economic Diversification
- Accessibility to Economic Centres

## (4) Land Use Criteria

- Compact Growth
- Preservation of Green Spaces and Cultural Heritage
- Vacancy, Urban Regeneration and Brownfield Redevelopment

# Criteria

## **(5) Mobility Criteria**

- Public transportation availability and accessibility
- Pedestrian and cycling infrastructure
- Traffic congestion and mobility flow

## **(6) Infrastructure Criteria**

- Existing Infrastructure Provision
- Planned Infrastructure Provision

## **(7) Funding Criteria**

- Urban Regeneration and Development Fund (URDF)
- Rural Regeneration and Development Fund (RRDF)
- Town and Village Renewal Scheme (less than 10,000 population)

## **(8) Governance and Policy Criteria**

- Coordination among different government agencies
- Compliance with local and national policies and objectives
- Proximity to other Plan Areas (potential for overlap / doubling up)

# Next Steps

## Agree Criteria

**Bring to Corporate Policy Committee for their consideration**

**Draft work programme based on agreed criteria**

**Hybrid meeting with Elected Members**

**Work programme to be agreed at Full Council**





# Fingal County Council – Residential Zoned Land Tax (RZLT)

Planning Strategic Transport & Infrastructure Development SPC

20<sup>th</sup> of June 2023



## RZLT – Overview

- The Government's '*Housing For All – A New Housing Plan for Ireland* ' proposed a new tax to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply. The RZLT was introduced in the Finance Act 2021.
- The RZLT is designed to encourage the construction of housing and will provide for a charge on zoned and serviced development sites that are not actively being developed.
- The RZLT aims to incentivise landowners to activate existing planning permissions for housing on identified lands, or to engage with planning authorities and seek planning permission on land which is suitably zoned and appropriately serviced.
- The RZLT is an annual tax, which will be first due in 2024 in respect of land which met the relevant criteria on or before 1<sup>st</sup> January 2022 and which is reflected on the map to be published by local authorities on 1<sup>st</sup> December 2023.
- The tax is set at 3% of the market value of the site.
- The tax is administered on a self assessment basis. The RZLT will be administered by the Revenue Commissioners. Unpaid RZLT will become a charge on the land within the scope of the tax.
- The Vacant Sites Register (VSR) will be replaced by the RZLT. The vacant site levy will continue to operate in the meantime until the legislation is repealed.



## RZLT – Overview

### *What land does RZLT apply to?*

*The criteria for the inclusion of land in the RZLT mapping is set out in Section 80, Chapter 2, Section 653B of the Finance Act 2021*

- Land that is zoned for residential use and mixed use and has access to necessary infrastructural services to allow for development to proceed and land which it is reasonable to consider is not affected in terms of its physical condition by matters that would preclude housing development

### *What lands are excluded from RZLT?*

- Residential properties are not liable for the RZLT (as long as the house is subject to LPT). Owners of residential property whose garden and yards are greater than 0.4047 hectares and who are liable to LPT are not within the charge to RZLT but are required to register for RZLT if their property is included on a residential zoned land tax final map. One can register for RZLT from late 2023 onwards. No action needs to be taken to register at this time.
- Land that, while zoned residential, is an authorised development used to carry on a trade or profession by a business liable to pay commercial rates, and which provides services to residents of adjacent residential areas, for example shops or pubs, or employment uses, such as offices.
- Land that is zoned for a mixture of residential and other uses, where it is reasonable to consider the land is integral to the operation of a business carried out on or beside it, being land that is not vacant and idle

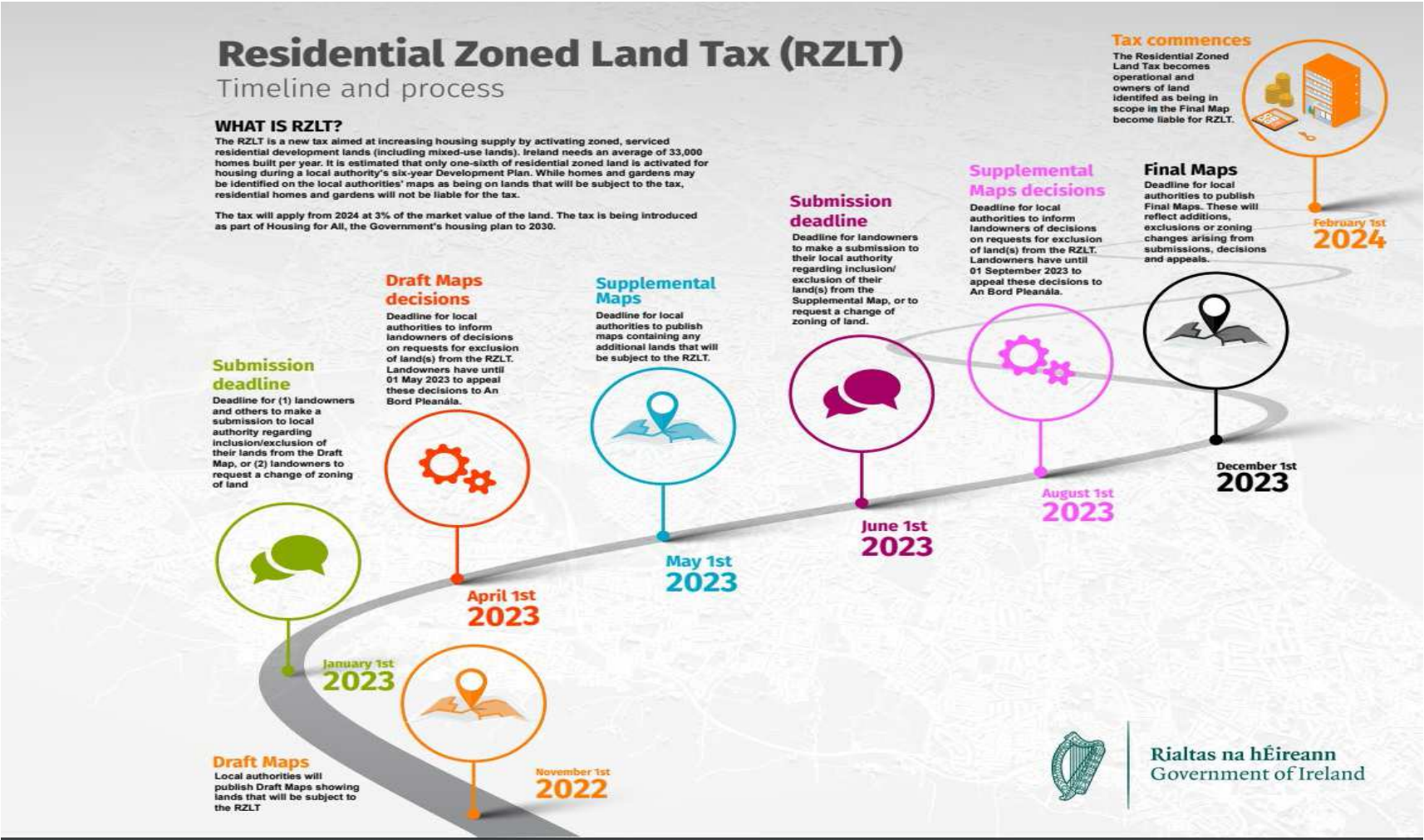
# RZLT – Overview



## *What lands are excluded from RZLT?*

- Land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities, water and wastewater infrastructure and facilities, waste management and disposal infrastructure and recreational infrastructure including sports facilities and playgrounds.
- Land that is subject to a statutory designation that may preclude development, such as a nature reserve.
- Land in respect of which the derelict sites levy is payable
- Land that is affected in terms of its physical condition by considerations which might affect the provision of housing.

# RZLT Timeline



# RZLT – Update



## *The Draft Map*

- The draft map was published on 1<sup>st</sup> November 2022. This indicates the land which met the relevant criteria to be within the scope of RZLT. The draft map was published on the FCC website and a notice was placed in a local newspaper notifying the public of the publication of the map and providing details of the website and office at which the map could be viewed. A submission and appeal mechanism was available in respect of the draft map.
- FCC Draft Map - Total Area of Zoned Residential Land shown is 3,610.6 Ha and Total Mixed - Use is 230 Ha.

## *Draft Map Submissions:*

- Number of submissions received on Draft map – **121 submissions - 142 land parcels in total**
- Number of rezoning requests – **3**
- Number of sites removed from the Draft map – **26 removed, 3 part removed**
- Number of sites retained on the Draft map – **97 retained, 9 part retained**
- Number of sites whereby there was ‘no action’ (residential property for example) – **7 (no action) 6 (part no action)**
- Number of appeals lodged to ABP – **83**

## RZLT – Next Steps



- FCC awaiting appeal decisions from ABP. Initial feedback would indicate determinations from ABP are due by August.
- Background work on mapping can take place once ABP have issued their decisions. Expected that decisions should trickle through as completed rather than issue en-masse.
- Where land was included on the draft, and where no submissions were received relating to the land, it is to be included in the final map.
- Where an appeal was made to ABP which has been decided within the relevant statutory time frame, or in any event, **not later than 30 days prior to the publication date for the final maps** (i.e. 1<sup>st</sup> November 2023), then the final map shall reflect the decision of ABP.
- Where ABP has not reached a decision in respect of an appeal **by 30 days prior (by 1<sup>st</sup> November 2023)** to the publication of the final map on **01 December 2023**, the land in question shall be included in the final map and the landowner may seek a **deferral of tax** liability until the appeal has been determined.
- Where no decision has been made by ABP at least 30 days prior to date of publication of the final map, or where a decision is subject to JR which has not been determined at least 30 days prior to date of publication, then the land is included on the final map.
- The final maps will identify all of the land considered to be in scope for FCC and will provide for the overall area in hectares.

## Information/Useful Links



- Further information on the process is available in ‘*Residential Zoned Land Tax - Guidelines for Planning Authorities*’ as published by the Department of Housing, Local Government and Heritage, at <https://www.gov.ie/en/publication/fbc41-residential-zoned-land-tax-guidelines-for-planning-authorities/> and at
- Further information on the draft map process or on making a submission is available at ‘Your Questions Answered’ which can be found at <https://consult.fingal.ie/en/system/files/materials/31244/RZLT%20-%20Your%20Questions%20Answered.pdf>
- You can find answers to some frequently asked questions about the RZLT and how to make a submission at <https://consult.fingal.ie/en/system/files/materials/31244/Residential%20Zoned%20Land%20Tax%20FAQs.pdf>
- Further information in relation to the criteria in Section 653B of the Taxes Consolidation Act 1997 is available at <https://data.oireachtas.ie/ie/oireachtas/act/2021/45/eng/enacted/a4521.pdf>
- Queries on administration of the tax should be made to the Revenue Commissioners <https://revenue.ie/en/property/residential-zoned-land/index.aspx>



## Zonings within Fingal

### *Zonings included in the RZLT Map*

- RS – Residential
- RA – Residential Area
- LC – Local Centre
- TC – Town and District Centre
- MC – Major Town Centre
- MEC – Metro Economic Corridor
- RV – Rural Village

### *Zoning not included in the RZLT Map*

- CI – Community Infrastructure
- DA – Dublin Airport
- FP – Food Park
- GB – Greenbelt
- GE – General Enterprise
- HA – High Amenity
- HI – Heavy Industry
- HT – High Technology
- OS – Open Space
- RB – Rural Business
- RC – Rural Cluster
- RU – Rural
- RW – Retail Warehousing
- WD – Warehousing and Distribution



**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

**Meeting of Planning Strategic Transport & Infrastructure**

**Development Strategic Policy Committee**

**Tuesday 20<sup>th</sup> June 2023**

**Item No. 7**

**Update of the Draft Sustainable Swords Strategy - AI088638**

**Motion : Councillor B. Dennehy**

"That the Chief Executive provide this Committee with an update of the Draft Sustainable Swords Strategy subsequent to the public consultation process."

**Report:**

The Sustainable Swords Strategy was agreed by the Members at the December meeting. This follows extensive consultation and engagement with the local community over the last two years. The most recent round of consultation comprised the draft Strategy, including the Draft Public Realm and Transport Strategy. This was published for public consultation on the 7th September 2022 and concluded on the 1st of November. 29 no. submissions were received during this stage of consultation.

The Strategy contains 16 projects across five themes that can be funded through different streams and are designed to create a place where people will want to live, work, visit and do business. It is anticipated this series of short, medium, and long-term projects will be delivered in a phased manner over time and will transform Swords into a modern European city that celebrates its unique history. The Sustainable Swords Strategy has been developed over the last two years, through different rounds and types of consultation.

The first of the 16 Sustainable Swords projects is the transformation of Main Street which includes a series of initiatives to transform the centre of the town

into a more attractive and vibrant place, encouraging people to stay longer, spend more and have a more enjoyable experience in the centre of the town.

Work will begin on the scoping of this project, with a view to seeking URDF funding, when it is announced.