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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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County Hall
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Fingal
Co. Dublin

Thursday 15th September 2022

To Each Member of the County Council

Dear Councillor

A meeting of the Fingal Development Plan 2023 - 2029 will be held in the at 3.00 pm on Tuesday, 20th September, 2022 to consider the following Agenda:

Yours Faithfully

B. Buckley
Meetings Administrator
Corporate Services Division

A G E N D A

APPENDIX 8 - MAP BASED LOCAL OBJECTIVES

NOTE: EACH MOTION REQUESTING THE INSERTION OF NEW MAP-BASED

OBJECTIVES, OR THE REMOVAL OR AMENDMENT TO EXISTING MAP-BASED LOCAL OBJECTIVES HAVE BEEN DEALT WITH ON EACH RESPECTIVE SHEET.

SHEET 1- COUNTY STRATEGY/INDEX

CHIEF EXECUTIVE'S RECOMMENDATIONS

352 CE OPR SH 1.1 (Pages 1 - 2)

Amend land use zoning maps to more clearly differentiate between:

- GB (greenbelt), OS (open space) and HA (high amenity) areas;
- RB (rural business) and RV (rural village) and RC (rural cluster);
- TC (town and district centre) and MC (major centre); and
- any lands identified as 'Strategic Reserve'.

SHEET 2 - FINGAL NORTH

CHIEF EXECUTIVE'S RECOMMENDATIONS

353 CE OPR SH 2.1 (Pages 3 - 4)

Amend Sheet 2 to so that the additional GE land which forms the south-eastern portion of the overall GE zoned lands at Courtlough revert to the RU zoning as per the current Development Plan.

354 CE SH 2.1 (Pages 5 - 6)

Rezone 2.1 ha of GE zoned lands at Courtlough to RU-Rural.

355 Motion from Councillor Adrian Henchy: GAA Club Garristown. AI082366 (Pages 7 - 12)

GAA Club Garristown

That the Council resolve, to rezone the lands on the attached map outlined in black located to the west of Garristown GAA Club be rezoned from RU (rural) to OS (Openspace), in order to faciltate the

expansion of the playing pitches for the local community

356 **Motion from Councillor Karen Power, Councillor David Healy, Councillor Ian Carey, Councillor Daniel Whooley, Councillor Pamela Conroy: Seamus Ennis Arts Centre. AI081870** (Pages 13 - 18)

Seamus Ennis Arts Centre

Rezone the Fingal County Council owned site in Naul, comprising the Seamus Ennis Arts Centre and waste ground site to be developed as a park, as 'CI' Community Infrastructure

357 **Motion from Councillor Joe Newman: Rezone lands at Pluckimin Garristown. AI081737** (Pages 19 - 22)

Rezone lands at Pluckimin Garristown.

This council resolves that the site at Pluckhimin, Garristown, included in Sheet 2, outlined on the accompanying map for identification purposes, is zoned from HA to RU, in the interest of sustainable rural development allowing families with Rural Links establish a home on the site under the Fingal Rural Housing Policy.

358 **Motion from Councillor Jimmy Guerin: Lands At Naul. AI082015** (Pages 23 - 30)

Lands At Naul

This Council resolves that the lands coloured dark green within the red outlines on the enclosed map are rezoned from HA to GE for a Sustainable/Circular Economy Campus

359 **Motion from Councillor Jimmy Guerin: Land at Naul. AI082017** (Pages 31 - 38)

Land at Naul

Special objective

This Council agrees to attach the following specific objective to lands coloured dark green within the red outline on the attached map.

Research and Development activities to move the waste management

process further up the waste hierarchy

Development and scaling up of technology to increase waste separation, recycling, recovery and re-use, and reduction of landfill volumes

Production of recycled products for re-use in the construction and other industries

Other carbon reduction activities including sustainable energy production (e.g. solar, SRF fuel pellets etc.)

All subject to required approvals from FCC and EPA

360 **Motion from Councillor Grainne Maguire: Map Sheet 2 Fingal North. AI082005** (Pages 39 - 44)

Map Sheet 2 Fingal North

This Council resolves that the land outlined in the map as supplied contained in Development Plan Sheet 2, be zoned from HA to RC to afford rural dwellers the opportunity to establish their homes within a rural cluster, eliminating the need for housing in the open countryside, in the interest of sustainable development for Rural Fingal.

361 **Motion from Councillor Grainne Maguire: Appendix A -CE OPR SH 2.1. AI082013** (Pages 45 - 52)

Appendix A -CE OPR SH 2.1

That CE OPR SH 2.1 be rejected on the basis of the rationale as attached.

362 **Motion from Councillor Tony Murphy: Courtlough. AI081814** (Pages 53 - 60)

Courtlough

Motion that the lands outlined in red (CE OPR SH2.1), continuous with the GE zoned land at the eastern part of the M1 Business Park,

Balbriggan retain the GE designation assigned to the Fingal Draft Plan 2023- 2029 (compliant with NPF4.4) being a location for extension of existing enterprises. The subject site is an extension to and contiguous with the M1 Business Park, progressively developed over the last 20 years. The established employment area, accommodating light industrial enterprises, logistics and warehousing, food ripening Fyffes, is compliant with NPF 4.4.

It is a lower density employment, high density space typology with excellent major road access and good utility infrastructure.

The location is away from high intensity employment office developments and does not attract HGVs into busy compact settlements.

Planning permission F22a/0225 for improved waste water pump station to service existing and future GE development of M1BP was granted 13th July 2022.
The M1BP East is well serviced by frequent National, local and private bus services.

This is a sequential GE development on the remaining Eastern M1BP lands it is compliant with the GE vision and National Planning Guidelines and RSES and Variation 2 to the current FDP 2017-2023

The “Vision” for GE lands is 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”.(DFDP)

“Low intensity employment uses such as distribution, warehouse, storage and logistics facilities will require good access to the major road network;” (NPG)

“The opening of Business Parks and industrial complexes near Junction 5 (Balbriggan South) and 6 (Balbriggan) together with the benefits accruing from the M1 motorway, will increase the attractiveness of Balbriggan to businesses that require easy access to Dublin Airport and the IFSC in Dublin City. The readily available workforce, together with the power, natural gas, and fibre-optic resources can be used to attract large-scale employers to the area.” (FDP 2017 - 2023 variation 2).

Contrary to the CE response to the OPR recommendation11(V) this GE site is compliant with the key objectives of both the current FDP and the emerging DFDP.

Logistics, warehousing and light industry are permissible within the Matrix. The Typology proposed use for this site is the same as those already operating at this location and referred to in the NPG section 6.2.5

“Differing typologies of commercial /industrial land-uses will generate different employment characteristics (e.g. high-intensity commercial office use in comparison to lower Intensity warehousing/logistics) and these should be considered in overall strategic assessment.”

The existing uses at M1BP and the planned use at this site are in an appropriate location for warehousing and logistic and light industry. channelling such uses into Strategic Employment Area identified by uses by RSES (page 19 KMPG report) is contrary to guiding principles as this is a space intensive enterprise.

The employment growth anticipated at M1BP, being a lower density employment growth cannot be channeled into the Strategic Employment areas listed on page 19 of the KPMG report as they aren’t compatible with the emerging cluster developing at M1BP.

The NTA has not raised any concerns in respect of the zoning of lands at M1BP.

This GE zoned site is adjacent to M1 and the National road network and has excellent interchange capacity (Spatial Planning and National Road Guidelines2.7) compliant with NTA policy.

The rationale for CE amendment CE OPR SH 2.1 as stated on page 54 of the CE report is without foundation and justification and therefore should be rejected.

363 **Motion from Councillor Tony Murphy: Courtlough. AI081715** (Pages 61 - 66)

Courtlough

Fingal County Council resolves that the lands at Courtlough, Balbriggan, Co. Dublin as outlined in red on the attached map be zoned Objective 'GE' – General Employment: ‘Provide opportunities for

general enterprise and employment' in the Fingal Development Plan 2023-2029, to facilitate the timely delivery of employment generating land-uses on lands which are strategically located within the Dublin-Belfast Economic Corridor and are accessible and well connected via existing transport infrastructure.

364 Motion from Councillor Brian Dennehy: Rezone RU to OS. AI082442 (Pages 67 - 72)

Rezone RU to OS

"That Fingal County Council rezone the area outline zoned RU to OS."

SHEET 3 - FINGAL CENTRAL

CHIEF EXECUTIVE'S RECOMMENDATIONS

365 CE OPR SH 3.1 (Pages 73 - 74)

Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

a. FP zoned lands to be zoned RU – Rural;
b. the portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural;
and
c. the portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

366 CE SH 3.1 (Pages 75 - 76)

Amend Local Objective 36 as follows:

~~Address the 'weakness of the LAP' identified by An Bord Pleanála's report refusing the Rivermeade development planning application where they stated that the 'lands cannot be developed without the road infrastructure being in place either prior to or during the construction of the housing development' by completing the 2.5km upgrades required to Toberburr Road which will open up the land for much needed housing developments in a timely manner.~~

Facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. Ensure delivery of this road infrastructural upgrade is phased and coordinated alongside the delivery of housing.

367 **CE SH 3.2** (Pages 77 - 78)

Rezone 7.3 ha from RU to RB at Westpalstown, Oldtown.

368 **Motion from Councillor Darragh Butler, Councillor Brian Dennehy: Ballymadun, Garristown. AI082107** (Pages 79 - 84)

Ballymadun, Garristown

That Fingal County Council resolves that the lands outlined in red on the attached map at Ballymadun, Garristown, be zoned Rural Cluster.

369 **Motion from Councillor Tom O'Leary: Remove LAP 3 A Ballymadun. AI082281** (Pages 85 - 88)

Remove LAP 3A Ballymadun

That this Council resolves to remove the requirement for LAP 3A on the lands on the map attached (Ballymadun)

370 **Motion from Councillor Robert O'Donoghue: Draft Sheet 3 - Fingal Central - Oldtown Town Boundary Zoning Augmentation. AI081865** (Pages 89 - 94)

Draft Sheet 3 - Fingal Central - Oldtown Town Boundary Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map being proposed for identification purposes be zoned from RU to 'RV – to provide for small scale sustainable infill development serving local needs while maintaining the rural nature of the village' in the Draft Fingal County Development Plan 2023 – 2029. The southern half of the field currently has a dwelling located on it.

371 **Motion from Councillor Brian Dennehy: Oldtown is rezoned from "RU" Rural to "RV" Rural Village Residential. AI082291** (Pages 95 - 100)

Oldtown is rezoned from "RU" Rural to "RV" Rural Village Residential

This Council resolves that the lands at O'Briens Lane, Oldtown is rezoned from "RU" Rural to "RV" Rural Village Residential as a logical and minor extension of the existing settlement boundary."

372 **Motion from Councillor Brian Dennehy: The Orchard, Oldtown, be Rezoned From "RU" Rural to "RV" Rural Village. AI082137** (Pages 101 - 106)

The Orchard, Oldtown, be Rezoned From "RU" Rural to "RV" Rural Village

"This Council resolves that the lands, outlined in red below, which are located at The Orchard, Oldtown, be rezoned from "RU" Rural to "RV" Rural Village on the basis of their sustainable location for residential development as a logical extension to the existing zoned land in Oldtown to provide housing that is readily deliverable during the plan period."

373 **Motion from Councillor Cathal Boland: Alteration Oldtown LAP Boundary. AI082348** (Pages 107 - 114)

Oldtown LAP Boundary

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map.

Rationale:

This extention of the RV Boundary will facilitate the provision of upto forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

374 **Motion from Councillor Cathal Boland: Extend LAP Boundary Oldtown. AI082362** (Pages 115 - 124)

Extend LAP Boundary Oldtown

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map. Ref: 82348

Rationale:

This extention of the RV Boundary will facilitate the provision of upto forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

375 Motion from Councillor Cathal Boland: Rezone Lands Contained In Area Of Additional Oldtown LAP Lands. AI082378 (Pages 125 - 132)

Rezone Lands Contained In Area Of Additional Oldtown LAP Lands

That the lands outlined in Red on the accompanying map of circa 8 acres be zoned RV.

Rationale:
The zoning of these lands RV will facilitate the provision of upto forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

This development opens the opportunity to provide much needed recreational facilities to be enjoyed by all the residents of Oldtown. The Owners of the subject lands also control lands to the East and North of the subject site. These lands present the opportunity to develop an attractive tree lined walkway meandering through the lands, designated in the extant LAP as, “Village Green and Riverside Park” (land which are in the ownership of the subject lands). Further the landowners are keen to incorporate in the abutting RU lands located to the south-east of the site, subject to planning permission a four-acre solar panel farm thereby making a valuable contribution to energy sustainability.
It is noted that the Chief Executive provided assurance to the Council that Irish Water is in a position to provide the necessary services to support the Authority in the delivery of our Development Plan. It is recognised that the delivery on this undertaking is a slow process. Therefore, the promoters of this proposal have explored the feasibility, cost, practicality etc. of providing a temporary treatment plant pending such time as Irish Water have delivered on their assurance to the Chief Executive. There is ample land available within

the ownership of the property portfolio to accommodate such a facility with no adverse effect on residents.

376 **Motion from Councillor Brian Dennehy: Rezone RU to RC. AI082430** (Pages 133 - 136)

Rezone RU to RC

"That Fingal County Council rezone the area outlined from RU to RC."

377 **Motion from Councillor Brigid Manton: Lispopple Rezoning of Land RU to RB (Rural to Rural Business). AI082214** (Pages 137 - 144)

Lispopple Rezoning of Land RU to RB (Rural to Rural Business)

That the lands of Lispopple Swords outlined in Red, historically used for Agribusiness be designated to RB (Rural Business) to continue to permit their continuing use for Rural Business for all forms of industry enterprise and associated works relating to agriculture.

378 **Motion from Councillor Ann Graves: Part 4 - Childcare Facility in the Greenbelt. AI081800** (Pages 145 - 150)

Childcare Facility in the Greenbelt

That the GB land (outland in red for identification purposes) and is the land of the farm house dwelling residence and outbuildings of the operator, have a specific objective attached 'To provide for the continuing provision of Childcare Facilities and education centre at Little Moo Moos'

This is permitted in Principle use in GB zoned land the specific area outlined includes the main farm dwelling, yards and out buildings essential to the established creche and education facilities operating from this residence for in excess of 20 years.

This unique educational use is an essential service needed by local children with additional needs and their families. Tusla have indicated that additional space is required for the new standards that are now applied to child care services.

For the sake of clarity for the operator, Tusla and Planning Department and Planning Professionals, it is essential that the quantum of land and buildings required for this ancillary use of the

family home is clear and legible.

379 **Motion from Councillor Dean Mulligan: Appendix 8: Rowlestown: Map Based Local Objective: Rowlestown. AI082202** (Pages 151 - 156)

Appendix 8: Rowlestown: Map Based Local Objective: Rowlestown

Provide for improved connectivity between Rowlestown and Swords for all modes of transport.

380 **Motion from Councillor Brian Dennehy: Belinstown, Ballyboughal RU – Rural to RB – Rural Business. AI082148** (Pages 157 - 162)

Belinstown, Ballyboughal RU – Rural to RB – Rural Business

"This Council resolves that the land at Belinstown, Ballyboughal outlined on the accompanying map (Sheet 3), be zoned from RU – Rural to RB – Rural Business in the interest of continuing the current agri-business land usage which will accommodate the relocation of the prep-meal business to the subject site, in the interest of sustaining the rural economic development of Fingal."

381 **Motion from Councillor Tony Murphy: Belinstown. AI081736** (Pages 163 - 168)

Belinstown

This Council resolves to rezone the site outlined on the attached map sheet 3 of Fingal Development plan for identification purposes, from RU to GE in the interest of sustainable development of the subject site, to protect the need for expansion and continued valued contribution to the economic development of rural Fingal

382 **Motion from Councillor Tony Murphy: Belinstown. AI081983** (Pages 169 - 174)

Belinstown

This Council resolves to rezone the site outlined on the attached map sheet 3 of Fingal Development plan for identification purposes, from RU to WD in the interest of sustainable development of the subject site, to protect the need for expansion and continued valued contribution to the economic development of rural Fingal

383 **Motion from Councillor Tom Kitt and Councillor JK Onwumereh. AI082255** (Pages 175 - 184)

This Council resolve that the site at Ballyhack, Kilsahaghan outlined on the accompanying map (on Sheet 3) be zoned from RU - Rural to GE - General Employment to ensure the business being carried out is continued under the appropriate land use zoning objective to protect the 130 jobs directly related to the established business on the subject site, in the interest of the continued economic development of Fingal, and the sustainable development of the area.

384 **Motion from Councillor Ian Carey: Amending Zoning From RU to RV in Coolquay. AI082262** (Pages 185 - 190)

Amending Zoning From RU to RV in Coolquay

To amend the mapped zoning from RU to RV in Coolquay to promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure

385 **Motion from Councillor Darragh Butler: Coolquay. AI082127** (Pages 191 - 198)

Coolquay

That Fingal County Council resolves that the lands outlined in red on the attached map at Coolquay be re-zoned from Objective 'RU' Rural to 'RV' Rural Village in order that they may be considered in a subsequent Local Area Plan (LAP) for Coolquay.

386 **Motion from Councillor JK Onwumereh: Rezone Coolquay Property from RU to RC. AI081945** (Pages 199 - 204)

Rezone Coolquay Property from RU to RC

To insert an objective in the Fingal Development Plan 2023 - 2029 that: the site at Coolquay outlined on the accompanying map, (included in Sheet), be zoned from RU to RC Rural Cluster. This rezoning would be in keeping with the designation of the sites opposite and adjoining the property. It would also provide additional homes and facilities to service the rural community and an exponentially growing population. The property is accessed from the R135 via a cul-de-sac road and not a thoroughfare. It has the advantages of a Dublin bus route, Bus Eireann and other transport connectivity, water infrastructure, sewage

and other site and service amenities.

387 **Motion from Councillor JK Onwumereh: Rezone 50 Acre Coolquay Property from RU to WD. AI082135** (Pages 205 - 214)

Rezone 50 Acre Coolquay Property from RU to WD

To insert an objective in the Fingal Development Plan 2023-2029 that:

This Council resolve that the 50 acre site at Coolquay outlined on the accompanying map, be zoned from RU Rural farmland to WD Warehousing and Distribution in order to provide much needed facilities that cater for ancillary and complementary services in the general area. The site is suitably situated along the major road (R135) with transport connectivity, water infrastructure and other site and services amenities.

388 **Motion from Councillor JK Onwumereh: Rezone Coolquay Property from RU to WD. AI081944** (Pages 215 - 222)

Rezone Coolquoy Property from RU to WD

To insert an objective in the Fingal development Plan 2023-2029 that: This Council resolve that the site at Coolquay outlined on the accompanying map, (included in Sheet), be zoned from RU Rural farmland to WD Warehousing and Distribution in order to provide badly needed facilities that cater for ancillary and complementary services in the general area. The site is suitably situated along the major road (R135) with transport connectivity, water infrastructure and other site and services amenities.

389 **Motion from Councillor Brigid Manton: Extract From Dev Plan - Appendix A Chief Executive's Report Sheet 3 (2). AI081726** (Pages 223 - 230)

Extract From Dev Plan - Appendix A Chief Executive’s Report Sheet 3 (2)

This Council resolves to remove the proposed Chief Executive’s Recommendation CE OPR 3.1b from SHEET 3 and retain the current landuse zoning objective of RB - Rural Business

390 **Motion from Councillor Brigid Manton: Extract From Dev Plan - Appendix A Chief Executive's Report Sheet 3(3). AI081727** (Pages 231 - 236)

Extract From Dev Plan - Appendix A Chief Executive's Report Sheet 3(3)

This Council resolves to remove the proposed Chief Executive's recommendation CE OPR SH 3.1c from SHEET 3 and retain the current zoning objective of RB - Rural Business

391 **Motion from Councillor Brigid Manton: Extract From Development Plan - Appendix A Chief Executive's Report Sheet 3(1). AI081863** (Pages 237 - 242)

Extract From Development Plan - Appendix A Chief Executive's Report Sheet 3(1)

The Council resolves to remove the proposed Chief Executive's Recommendation CE OPR SH 3.1a from SHEET 3 and retain the current landuse zoning objective of FP-Food Park

392 **Motion from Councillor Ann Graves: Chief Executive's Recommendation: CE SH 3.1: Amend Local Objective 36. AI081755** (Pages 243 - 244)

Chief Executive's Recommendation: CE SH 3.1: Amend Local Objective 36.

To amend the CEs recommendation:

Facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. Ensure delivery of this road infrastructural upgrade is phased and coordinated alongside the delivery of housing.

To read:

Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side.

393 **Motion from Councillor Darragh Butler: Food Central, St. Margaret's. AI082130** (Pages 245 - 250)

Food Central, St. Margaret's

That Fingal County Council resolves that the 20 hectares of lands at Food Central, St. Margaret's, Co. Dublin, as outlined in red on the attached map, be rezoned from FP (Foodpark) to GE (General Employment).

SHEET 4 - BALBRIGGAN

CHIEF EXECUTIVE'S RECOMMENDATIONS

394 **CE SH 4.1** (Pages 251 - 252)

Amend the wording of Local Objective 3 as follows:

~~'Prepare a Conservation Management Plan for Ardgillan Demesne with consideration given to the potential for enhanced access to the Regional Park and Demesne in consultation with relevant stakeholders and landowners having regard to its sensitive landscape setting.'~~

"The Conservation Plan for Ardgillan Castle and Demesne shall ensure that all works to Ardgillan Castle or works within/impacting the historic designed landscape are sensitive to the significance of the site and are directed by the content of the Conservation Plan."

395 **CE SH 4.2** (Pages 253 - 254)

Include the following in Table 6.3 within Chapter 6 of the Draft Plan as follows:

- Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122) and include an indicative road proposal for same on the relevant Development Plan map.

396 **Motion from Councillor Grainne Maguire: Map Sheet 4 Balbriggan. AI082075** (Pages 255 - 260)

Map Sheet 4 Balbriggan

To request that the lands as outlined in the attached Map be changed from RU to RC given that the close proximity of these lands to the recently built residential existing rural clusters north of Dermotstown

and which will become a natural extension of the residential boundaries.

397 **Motion from Councillor Brian Dennehy: Rezone from RU to RC as Shown on Map Attached, Sheet 4. AI082374** (Pages 261 - 268)

Rezone from RU to RC as Shown on Map Attached, Sheet 4

That the lands at Blackhills are located immediately to the west of the existing Blackhills RC, and are currently zoned RU. This RC is largely developed with little no potential for additional housing. The area is served by public mains drainage and by a limited county road network.

There is merit in permitting this extension, given there is little or no potential for additional housing development within the existing RC, the availability of services in the area and the need to facilitate rural generated housing need.

398 **Motion from Councillor Tom O'Leary: Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington). AI081947** (Pages 269 - 274)

Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington)

Fingal County Council resolves that the indicative route of the proposed Balbriggan Ring Road (R122 to R123 via Flemington), as shown on Map Sheet No.4 of the Draft Fingal Development Plan 2023-2029, be realigned in accordance with the route which has already been approved by Fingal County Council under Reg. Refs. F08A/1329 and F08A/1329/E1, as indicated in blue on the attached map and signed by the proposer for identification purposes.

399 **Motion from Councillor Tom O'Leary: Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington). AI081946** (Pages 275 - 276)

Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington

Fingal County Council resolves that the indicative route of the proposed Balbriggan Ring Road (R122 to R123 via Flemington), as shown on Map Sheet No. 4 of the Draft Fingal Development Plan 2023-2029, be realigned in accordance with the route which has

already been approved by Fingal County Council under Reg. Refs. F08A/1329 and F08A/1329/E1, as indicated in blue on the attached map.

400 **Motion from Councillor Grainne Maguire: Map Sheet 4 Balbriggan. AI082004** (Pages 277 - 278)

Map Sheet 4 Balbriggan

To support the inclusion of "Naul Road Upgrade (M1 Junction 6 Exit to the roundabout on the R122) and include an indicative road proposal for same on the relevant Development Plan Map" in Table 6.3 within Chapter 6 of the draft Plan.

401 **Motion from Councillor Seana Ó Rodaigh: Rezone From RS to MC Land Outlined in the Irish Institute of Music and Song's Submission, Reference Number FIN-C453-625. AI082216** (Pages 279 - 282)

To rezone from RS to MC land outlined in the Irish Institute of Music and Song's submission, reference number FIN-C453-625, and map attached in submission.

402 **Motion from Councillor Tony Murphy: Church Street Balbriggan. AI081733** (Pages 283 - 286)

Church Street Balbriggan

Fingal County Council resolves that the lands at Irish Institute of Music and Song, Church Street, Balbriggan, Co. Dublin as outlined in red on the attached map for identification purposes be zoned Objective 'MC – Major Town Centre: Protect, provide for and/or improve major town centre facilities in the Fingal Development Plan 2023-2029.

403 **Motion from Councillor Tony Murphy: Lower Fancourt. AI081735** (Pages 287 - 292)

Lower Fancourt

Fingal County Council resolves that the lands North of Bower Road, Balbriggan, Co. Dublin as outlined in red on the attached map for identification purposes be zoned Objective 'RS' – Residential: Provide for residential development and protect and improve residential amenity in the Fingal Development Plan 2023-2029 to facilitate a high-quality residential development on the lands.

404 **Motion from Councillor Grainne Maguire: Community Infrastructure And Open Space. AI082014** (Pages 293 - 294)

Community Infrastructure And Open Space

That a specific objective be placed on the former lifeboat and Bath House buildings in Bremore Regional Park so to identify them for use by clubs who engage in marine and coastal activities.

405 **Motion from Councillor Tom O'Leary: Remove Framework Plan (FP 4.A). AI081942** (Pages 295 - 298)

Remove Framework Plan (FP 4.A)

Fingal County Council resolves that the written statement (Table 2.19, Page 59) and Map Sheet No. 4 of the Draft Fingal Development Plan 2023-2029 be amended to remove the requirement for the preparation of a Framework Plan (FP 4.A) for 'GE – General Employment' zoned lands at Stephenstown over the lifetime of the Development Plan

406 **Motion from Councillor Tony Murphy: Flemington LAP. AI081716** (Pages 299 - 300)

Flemington LAP

Fingal County Council resolves that the written statement of the Draft Fingal Development Plan 2023-2029 (Table 2.16, Page 56) and Map Sheet 4, be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029, in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

407 **Motion from Councillor Tom O'Leary: Amend Written Statement Remove LAP Flemington Balbriggan. AI081903** (Pages 301 - 304)

Amend written statement remove LAP Flemington Balbriggan

"Fingal County Council resolves that the written statement of the Draft Fingal Development Plan 2023-2029 (Table 2.16, Page 56) , be amended to remove the requirement for the preparation of a Local

Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029" in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

408 Motion from Councillor Tom O'Leary: Remove LAP 4.B Flemington Balbriggan. AI081904 (Pages 305 - 308)

"Fingal County Council resolves that on Map Sheet 4, be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029" in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

409 Motion from Councillor Tony Murphy: Balrothery. AI081713 (Pages 309 - 312)

Balrothery

To zone lands identified on the attached map located at Balrothery Co Dublin from GB to RA to facilitate an access road.

****

CE OPR SH 1.1:

Amend land use zoning maps to more clearly differentiate between:

- GB (greenbelt), OS (open space) and HA (high amenity) areas;
- RB (rural business) and RV (rural village) and RC (rural cluster);
- TC (town and district centre) and MC (major centre); and
- any lands identified as ‘Strategic Reserve’.

CE OPR SH 2.1:

Amend Sheet 2 to so that the additional GE land which forms the south-eastern portion of the overall GE zoned lands at Courtlough revert to the RU zoning as per the current Development Plan.

CE SH2.1:

Rezone 2.1 ha of GE zoned lands at Courtlough to RU-Rural.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Adrian Henchy : 82366

GAA Club Garristown

That the Council resolve, to rezone the lands on the attached map outlined in black located to the west of Garristown GAA Club be rezoned from RU (rural) to OS (Open space), in order to facilitate the expansion of the playing pitches for the local community

REPORT:
The content of the motion requesting a change in zoning from RU to OS to facilitate the development of additional playing and training grounds is noted.

The subject lands comprise an extensive area of c.2.4 hectares [c.6 acres] of agricultural lands to the east of the existing Gaelic Football Club at Garristown and assessed off Chapel Lane and a county lane off the R130 which are narrow in width and alignment. The subject lands are currently zoned RU-Rural in the current Development Plan 2017-2023 and immediately outside the settlement boundary of Garristown village. This zoning objective is carried through to the Draft Plan.

The lands immediately to the west comprise existing zoned OS - Open Space lands of the existing Garristown Gaelic Football Club and is accessed from Chapel Lane.

The Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision. Notwithstanding, it is noted that a

Recreational/Sports Facility is Permitted in Principle in the RU zoning objective subject to caveat 2 *where it is in proximity to residential settlements and would not generate unacceptable traffic problems.*

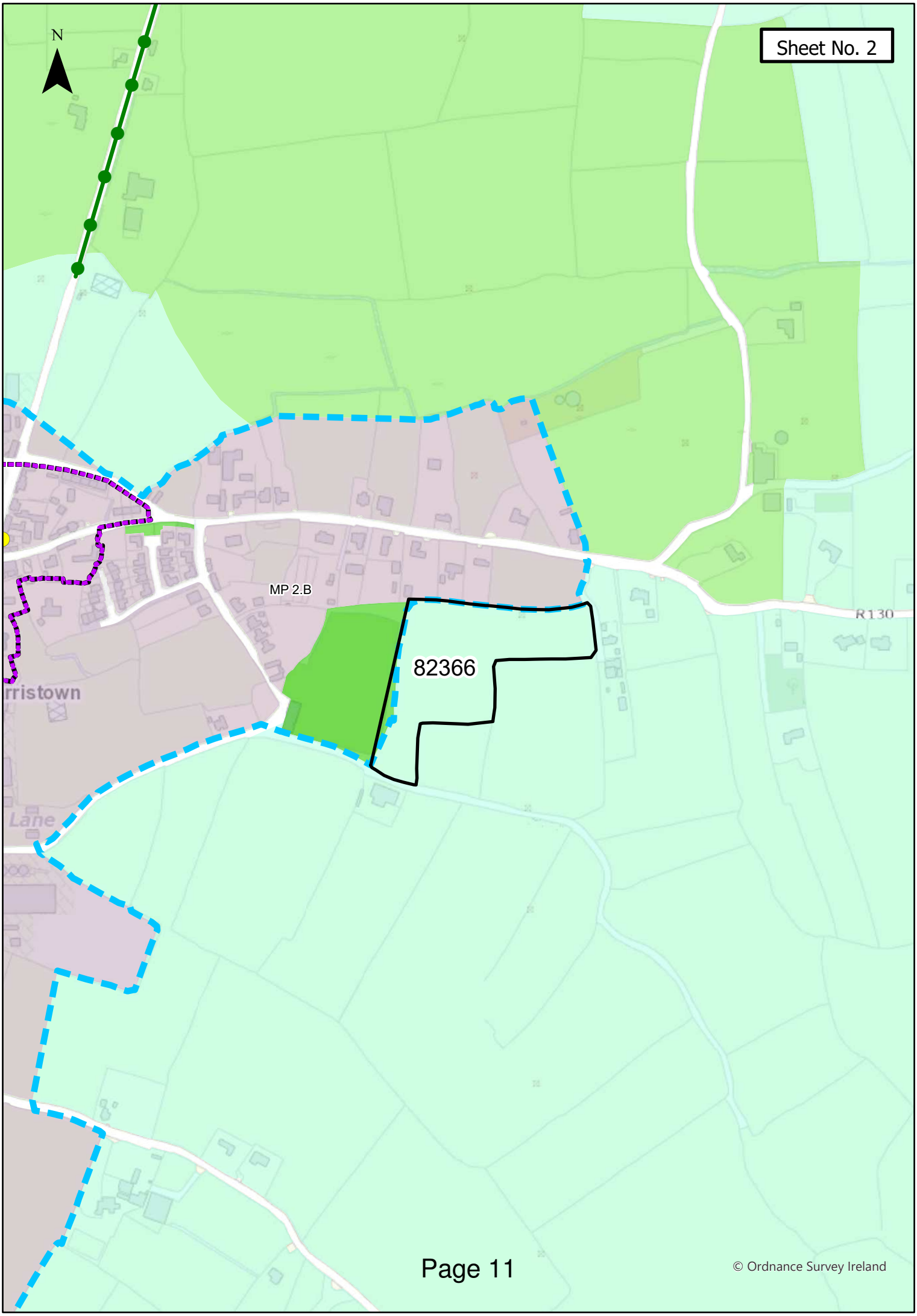
Proposals for additional playing/training fields fall within the category of Recreational/Sports Facility where such a proposal can be assessed in accordance with the provisions of the RU zoning objective and vision and normal standard planning criteria including any required assessments relating to traffic issues through the Development Management process.

Having regard to the rural nature of the area, the RU zoning objective and vison to protect agricultural lands and where a Recreational/Sports Facility is Permitted in Principle in the RU zoning objective, the existing RU zoning objective is considered the most appropriate approach to the subject lands.

As such no change is recommended.

RECOMMENDATION:
No change to the draft Plan.


R130
R130
R130
R130
Chapel Ln
Chapel Ln
Garristown GAA Club
Chapel Ln
Chapel Ln



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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Karen Power, Councillor Daniel Whooley, Councillor Pamela Conroy, Councillor David Healy, Councillor Ian Carey : 81870

Seamus Ennis Arts Centre

Rezone the Fingal County Council owned site in Naul, comprising the Seamus Ennis Arts Centre and waste ground site to be developed as a park, as 'CI' Community Infrastructure

REPORT:
The contents of the motion is noted.

In the interests of clarity, the subject lands as shown on the map submitted in support of this motion includes both the Seamus Ennis Centre and ancillary lands to the rear, located within the rural village of Naul. The lands are currently zoned RV-Rural Village in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan.

The Draft Plan requires the preparation of a new Masterplan for Naul within the plan period as set out in Table 2.18 of the Draft Plan. This is considered the most appropriate vehicle to review the mix of land-uses within Naul RV in the context of the motion to provide a coherent and co-ordinated sustainable planning framework for the future development of the existing rural village while minimising the potential adverse effects of development on the environment. The Masterplan process will involve community consultation to balance the needs and aspirations of the community with the requirements of the Planning Authority and the expectations of relevant stakeholders to promote physical and social integration and sustainable self-sufficient communities. Masterplans will also be presented to the Elected Members for consideration and agreement.

In addition, the approach of Fingal has been to zone the rural villages as RV, with limited other zonings outlined. These traditional village settlements, have the broad RV zoning objective which aims to protect the special character of rural villages and provide for improved village facilities. This approach together with the required Masterplan is considered a sufficiently robust to guide the future sustainable development of the village including the Seamus Ennis Centre. Critically, it is noted that the RV zoning objective and associated vision provides for a wider range of uses than the CI zoning objective in the context of the future sustainable development of the overall Seamus Ennis Facility.

Furthermore, Chapter 4 Community Infrastructure and Open Space of the Draft Plan includes a wide range of relevant policies and objectives relating to the provision of community, sporting and recreational facilities, including, policy CIOSP1 which seeks to promote and support the provision of appropriate community facilities across Fingal.

In this context, the current RV zoning objective and required Masterplan approach for Naul village as well as supporting community infrastructure objectives as set out in the Draft Plan is sufficiently robust to capture the intent of the motion.

RECOMMENDATION:
No change to the Draft Plan.

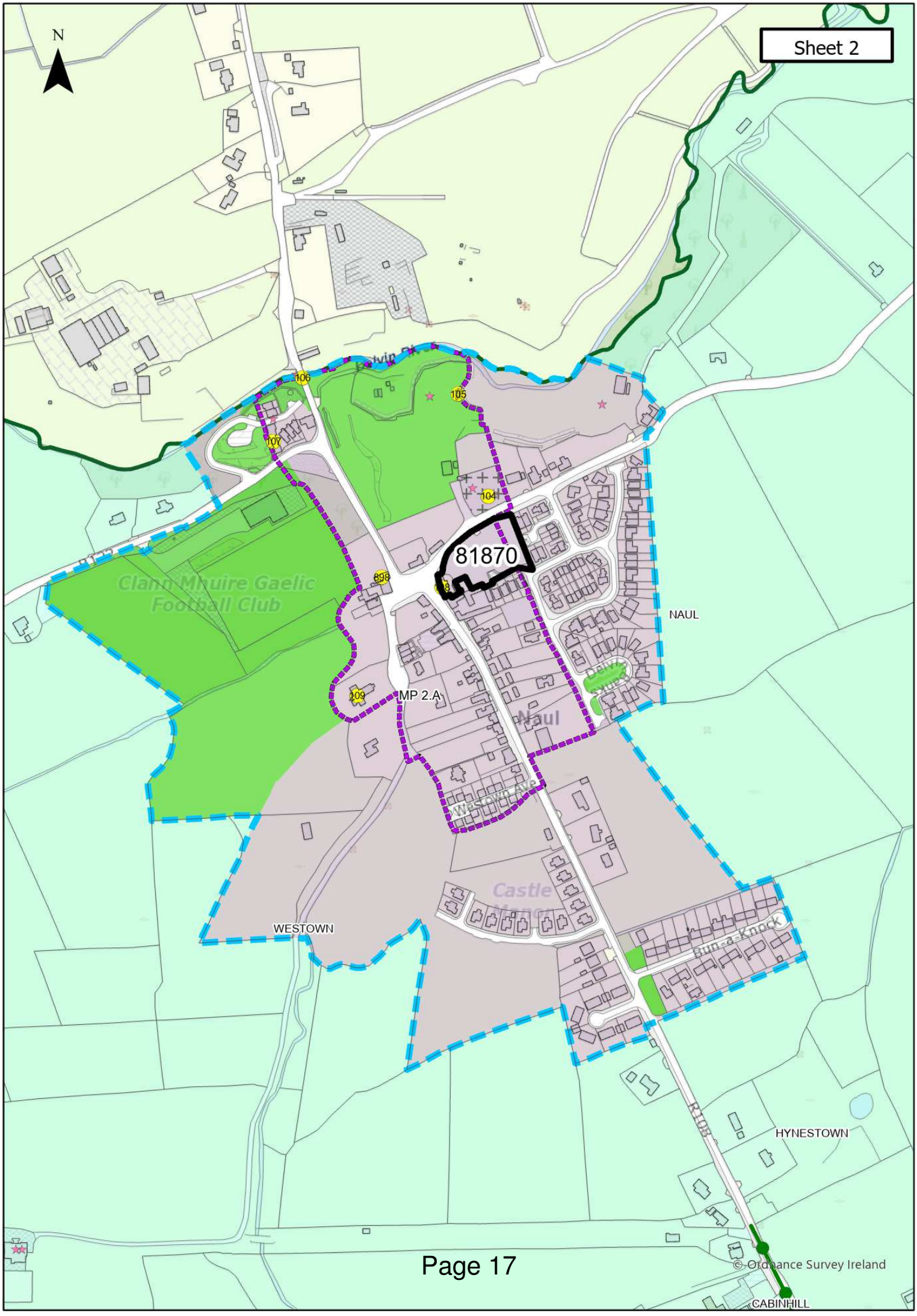
Land Use Zoning - Naul Village



Existing site in red Land Use zoning – 'RV' Rural Village



Existing site in red Proposed Land Use zoning – 'CI' Community Infrastructure


N
Sheet 2
81870
MP 2.A
NAUL
WESTOWN
HYNESTOWN
CABINHILL
R108
Clann Mhuire Gaelic Football Club
Naul
Castle
Westown Ave
Bun-a-Knock
106
105
107
104
109
898
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Joe Newman : 81737

Rezone lands at Pluckimin Garristown.

This council resolves that the site at Pluckhimin, Garristown, included in Sheet 2, outlined on the accompanying map for identification purposes, is zoned from HA to RU, in the interest of sustainable rural development allowing families with Rural Links establish a home on the site under the Fingal Rural Housing Policy.

REPORT:
The content of this motion to facilitate local housing need is noted. The subject lands equate to 0.3 hectares and are located on elevated lands within the uplands of the North County, further to the west of Garristown RV and where the existing road network is limited in terms of width and alignment.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape and with preserved views along the adjoining County road as designated in the current FDP 2017-2023. The zoning objective and landscape designations are carried through to the Draft Plan. It is noted that the subject lands form part of an extensive area HA zoned lands to the north, south, east and west of the lands within the Fingal uplands of the north County.

It is noted that the areas within the County that are covered by the HA-High Amenity zoning objective include the Garristown uplands, Naul Hills, the Liffey Valley and the Coastal Corridor including demesne landscapes. These high amenity areas 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 coincides closely with these areas of

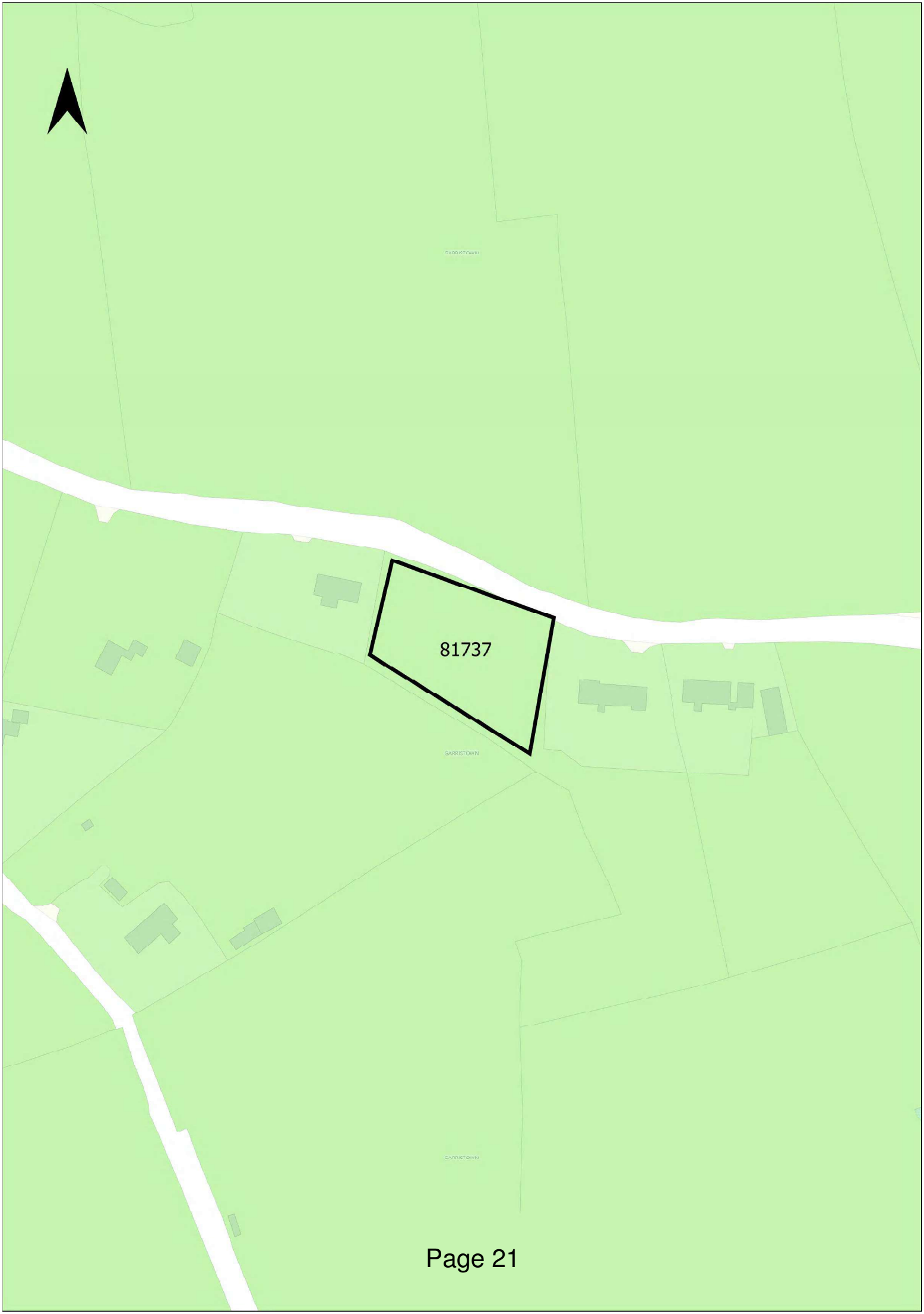
high amenity value. In this regard, a careful balance has to be achieved between new development and the on-going need to protect its high landscape value. The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and at Section 9.6.17 affords a high level of landscape value and protection to these high amenity areas.

The primary objective of the Council over successive Development Plans has been to limit housing development within the HA-High Amenity zoning objective in order to promote more sustainable settlement and protect the most sensitive parts of the County.

The density of housing in high amenity areas relative to other rural areas within the County indicates the success of the policy objective, and that the objective has been relatively successful in limiting the relative land take of housing development within these High Amenity areas. The Council will continue to concentrate efforts to protect high amenity areas and supportive policies and objectives within Chapter 9 Green Infrastructure and Natural Heritage of the Draft Plan includes policy GINHP28 and objective GINH063 in this regard.

The Council is therefore fully committed to the continued protection of these high amenity lands which form part of a contiguous quantum of HA zoned lands within the Fingal uplands in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan. In this context, the zoning of these lands is not considered acceptable in the context of the zoning objective and vision and would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81737
GARRISTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Jimmy Guerin: 82015

Lands At Naul

This Council resolves that the lands coloured dark green within the red outlines on the enclosed map are rezoned from HA to GE for a Sustainable/Circular Economy Campus

REPORT:
The content of the motion is noted.

The subject lands equate to a total of c. 53.7 hectares (132 acres) and are located at Hollywood, Naul within the uplands of the north County where the existing road network is narrow in width and alignment. The subject lands comprise a former shale and limestone quarry dating from the 1940's. Infilling at the quarry commenced in 1988 and the quarry is currently in the process of being filled. Quarrying at the site ceased in 2007.

The subject lands are zoned HA-High Amenity in the current FDP 2017-2023 and are also designated as a 'Highly Sensitive Landscape', a County Geological Site (Nag's Head Quarry) and as a Nature Development Area. This zoning objective and designated landscape designations are carried through to the Draft Plan.

It is requested that the lands within the north-western corner of the overall lands that equates to c.9.8 hectares (24 acres) are rezoned GE, to allow the existing waste management facility to cater for a sustainable/circular economy campus.

There is currently an extant permission under planning reference F19A/0077 for the continued filling of the former quarry for a further 15-year period with construction and demolition waste material.

Having regard to the history of the lands, the current use at the subject site is considered acceptable at this HA location as it will facilitate the restoration of a spent quarry to its original levels/appearance and is considered to accord with the 'HA' zoning objective and vision.

To open this HA area to the full range of uses that are permitted in the GE zoning would not be appropriate at this rural location. These include: Builders Provider/Yard, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Sustainable Energy Installation, Telecommunications Structures, Training Centre, Vehicle Sales Outlet, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact).

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity.

It is noted that a Sustainable Energy Installation use which is ancillary to the main use at an appropriate scale is not precluded in the HA zoning objective and remains open for consideration where proposals of this nature can be assessed on a case-by-case basis in accordance with the zoning objective and vision for the lands and normal standard planning criteria through the Development Management process.

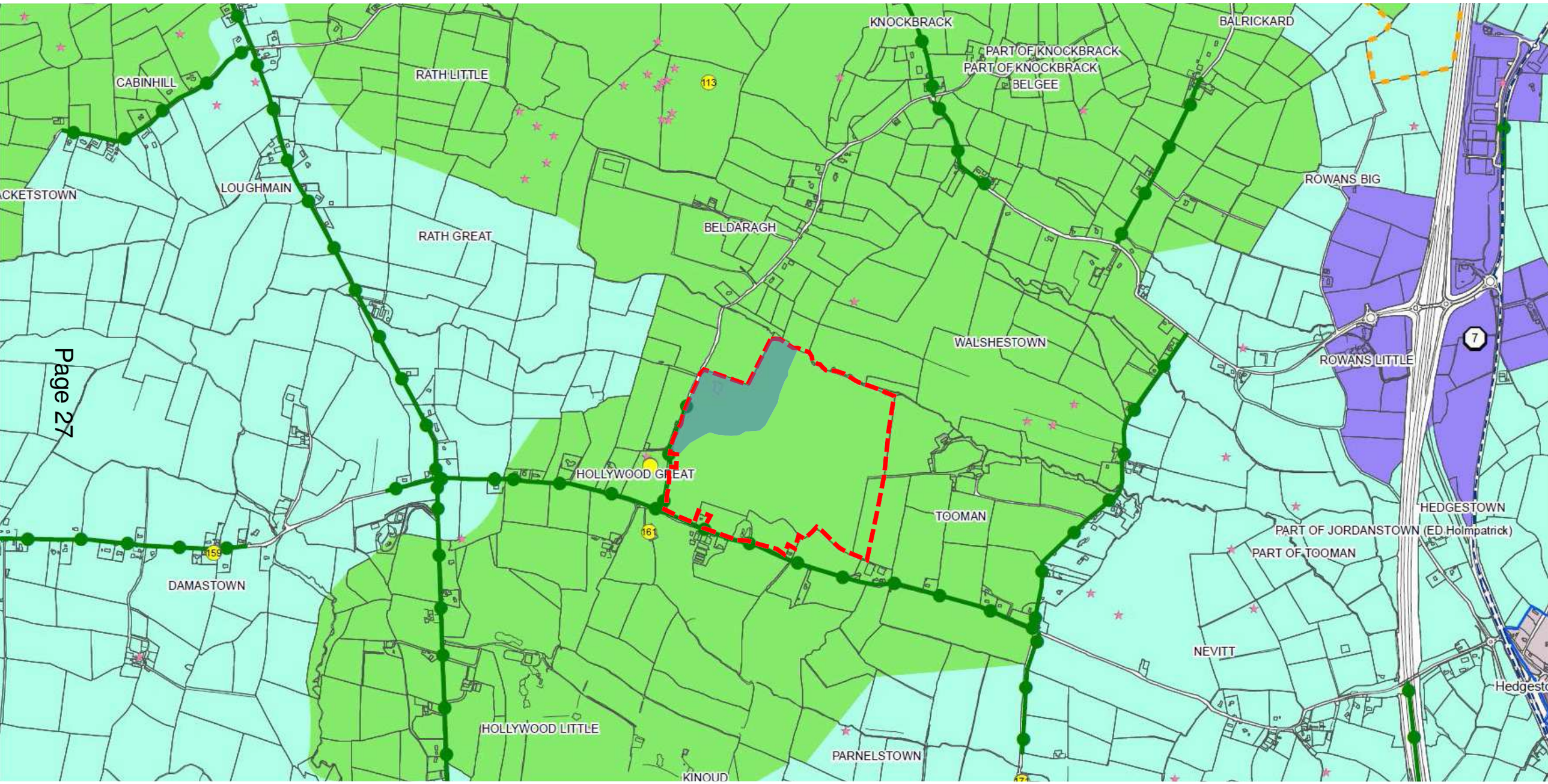
In addition, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

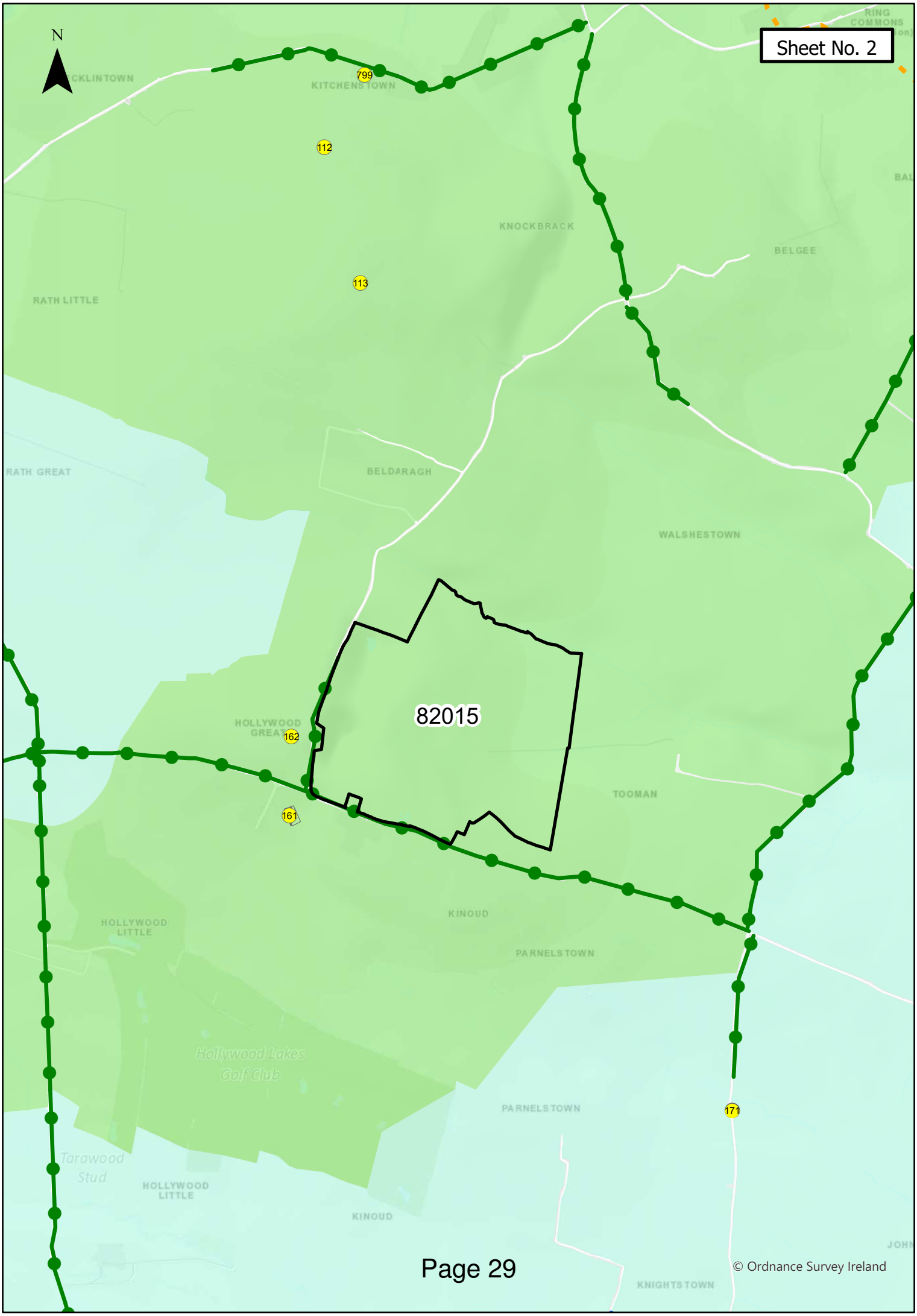
This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of GE lands within the north County area including Courtlough and Balbriggan, equating to c. 130 ha. These figures represent a substantial provision of GE zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change HA zoned lands to GE in this remote rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as well as OPR policy to channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


CABINHILL
RATH LITTLE
KNOCKBRACK
PART OF KNOCKBRACK
PART OF KNOCKBRACK
BELGEE
BALRICKARD
ROWANS BIG
LOUGHMAIN
RATH GREAT
BELDARAGH
WALSHESTOWN
ROWANS LITTLE
7
HOLLYWOOD GREAT
TOOMAN
HEDGESTOWN
PART OF JORDANSTOWN (ED Holmpatrick)
PART OF TOOMAN
DAMASTOWN
NEVITT
HOLLYWOOD LITTLE
PARNELSTOWN
KINOUD


N
Sheet No. 2
799
KITCHENSTOWN
112
KNOCKBRACK
BELGEE
113
RATH LITTLE
RATH GREAT
BELDARAGH
WALSHESTOWN
82015
HOLLYWOOD GREAT
162
TOOMAN
161
KINOUD
HOLLYWOOD LITTLE
PARNELSTOWN
Hollywood Lakes Golf Club
171
Tarawood Stud
HOLLYWOOD LITTLE
KINOUD
KNIGHTSTOWN
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Jimmy Guerin : 82017

Land at Naul

Special objective

This Council agrees to attach the following specific objective to lands coloured dark green within the red outline on the attached map.

Research and Development activities to move the waste management process further up the waste hierarchy
Development and scaling up of technology to increase waste separation, recycling, recovery and re-use, and reduction of landfill volumes
Production of recycled products for re-use in the construction and other industries
Other carbon reduction activities including sustainable energy production (e.g. solar, SRF fuel pellets etc.)
All subject to required approvals from FCC and EPA

REPORT:
The content of the motion is noted.

The subject lands equate to a total of c. 53.7 (132 acres) hectares and are located at Hollywood, Naul within the uplands of the north County where the existing road network is narrow in width and alignment. The subject lands comprise a former shale and limestone quarry dating from the 1940's. Infilling at the quarry commenced in 1988 and the quarry is currently in the process of being filled. Quarrying at the site ceased in 2007. There is currently an extant permission under planning reference F19A/0077 for the continued filling of the former

quarry for a further 15-year period with construction and demolition waste material.

The subject lands are zoned 'High Amenity' and are designated as a 'Highly Sensitive Landscape', a County Geological Site (Nag's Head Quarry) and as a Nature Development Area. This zoning objective and landscape designations are carried through to the Draft Plan. The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and specifically at Section 9.6.17 affords a high level of landscape value and protection to these high amenity areas including through supporting policy GINHP28 and objective GIHNO63.

It is requested that the lands within the north-western corner of the overall lands comprise a map-based objective to allow the existing waste management facility to cater for waste activities further up the waste hierarchy.

There is currently an extant permission under planning reference F19A/0077 for the continued filling of the former quarry for a further 15-year period with construction and demolition waste material.

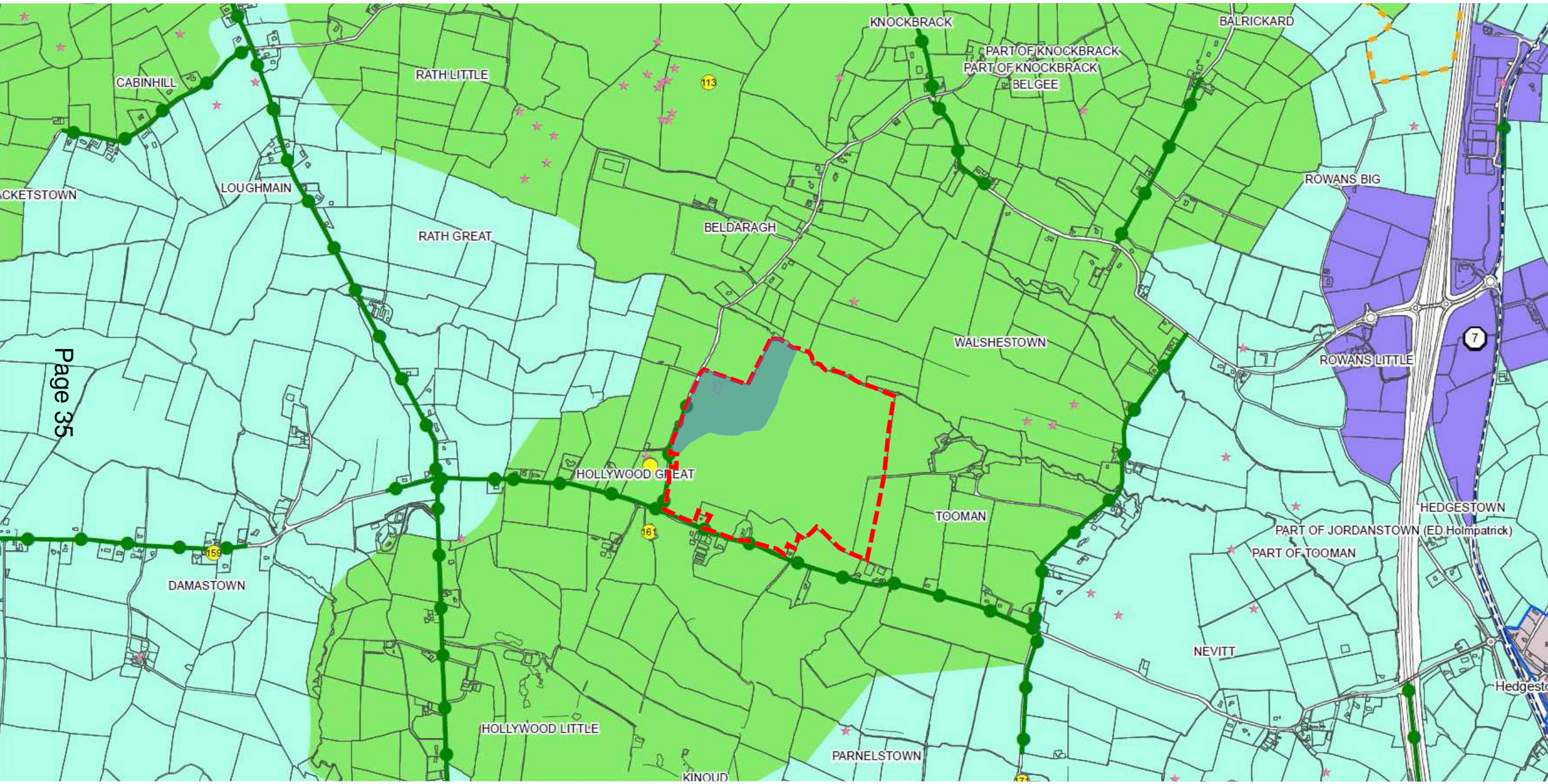
Having regard to the history of the lands, the current use at the subject site is considered acceptable at this HA location as it will facilitate the restoration of a spent quarry to its original levels/appearance and is considered to accord with the 'HA' zoning objective and vision.

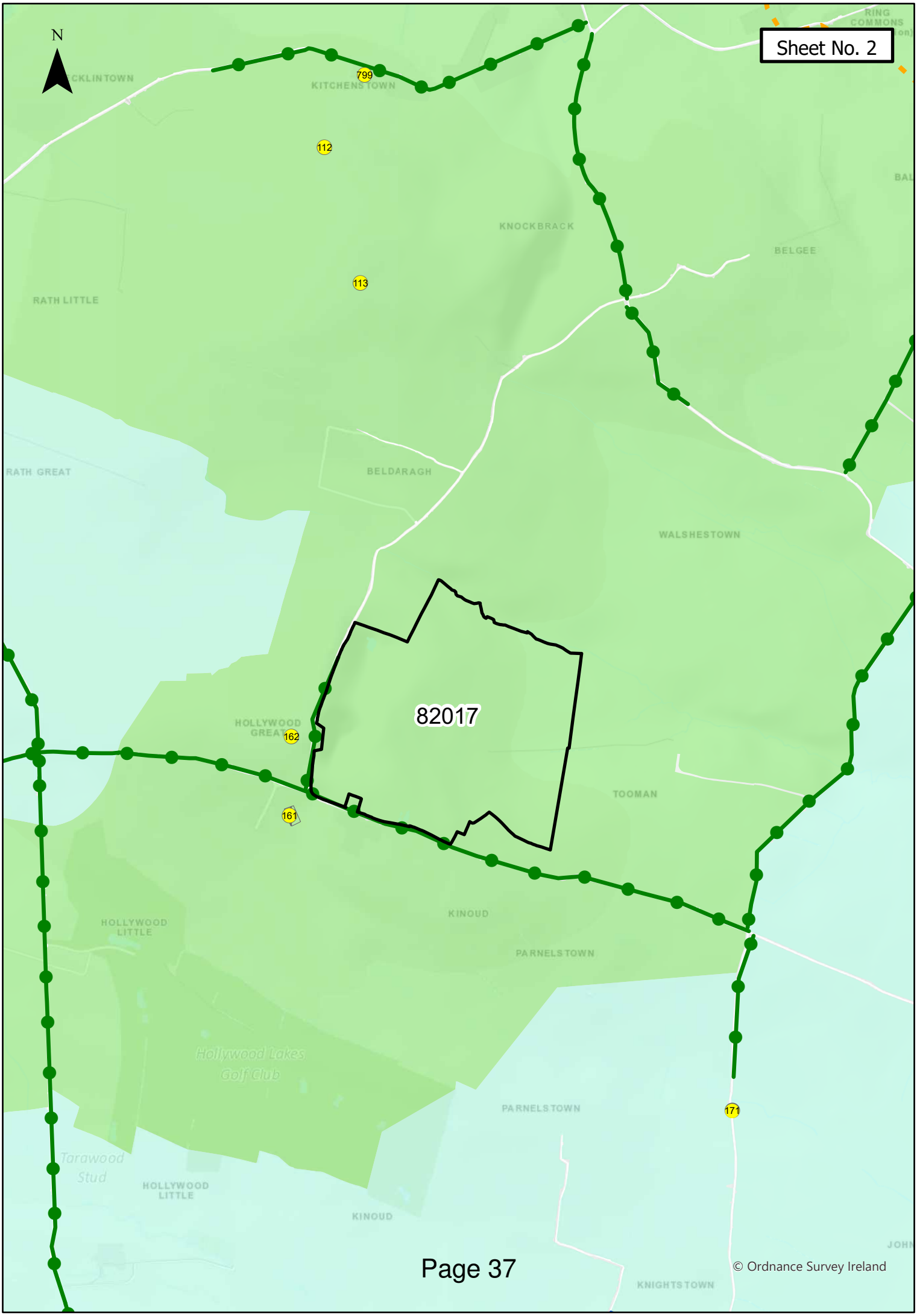
Following on from the response set out to Motion 82015 on the subject lands, the uses outlined in this motion which includes a Research and Development use based on waste management including uses within the category of Waste Disposal and Recovery Facility (Excluding High Impact) and Waste Disposal and Recovery Facility (High Impact) as defined in Appendix 7 of the Draft Plan, are all uses that are not permitted in the HA zoning objective for the subject lands.

Critically, in this context, to allow for such a map-based objective would be contrary to the underlying HA zoning objective of the subject lands. Furthermore, these uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity.

In the context of the HA zoning objective of the subject lands in this remote rural location within the Fingal uplands, to attach such an objective of the nature proposed would be contrary to the underlying High Amenity zoning, which it is Council policy to protect and as such would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


CABINHILL
RATH LITTLE
KNOCKBRACK
PART OF KNOCKBRACK
PART OF KNOCKBRACK
BELGEE
BALRICKARD
ROWANS BIG
LOUGHMAIN
RATH GREAT
BELDARAGH
WALSHESTOWN
ROWANS LITTLE
HOLLYWOOD GREAT
TOOMAN
HEDGESTOWN
PART OF JORDANSTOWN (ED Holmpatrick)
PART OF TOOMAN
DAMASTOWN
NEVITT
HOLLYWOOD LITTLE
PARNELSTOWN
KINOUD


N
Sheet No. 2
799
KITCHENSTOWN
112
KNOCKBRACK
BELGEE
113
RATH LITTLE
RATH GREAT
BELDARAGH
WALSHESTOWN
82017
HOLLYWOOD GREAT
162
TOOMAN
161
KINOUD
HOLLYWOOD LITTLE
PARNELSTOWN
Hollywood Lakes Golf Club
171
Tarawood Stud
HOLLYWOOD LITTLE
KINOUD
KNIGHTSTOWN
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Grainne Maguire: 82005

Map Sheet 2 Fingal North

This Council resolves that the land outlined in the map as supplied contained in Development Plan Sheet 2, be zoned from HA to RC to afford rural dwellers the opportunity to establish their homes within a rural cluster, eliminating the need for housing in the open countryside, in the interest of sustainable development for Rural Fingal.

REPORT:
The content of this motion to facilitate local housing need is noted. The subject lands equate to 0.7 hectares and are located on elevated lands opposite the existing Man O War Public House and Restaurant, further to the south of Balrothery and where the existing road network is limited in width and alignment.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape and with preserved views along the adjoining county road as designated in the current FDP 2017-2023. The zoning objective and landscape designations are carried through to the Draft Plan.

There are currently thirty-seven 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 change in zoning of lands to designated new Rural Cluster would represent a piecemeal uncoordinated rezoning of lands for which there is no evidence-based need. Decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the Draft Plan and consider issues such as need, policy context, capacity of water, drainage and roads infrastructure, supporting infrastructure and facilities, physical suitability, sequential approach and environmental and heritage designations.

The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

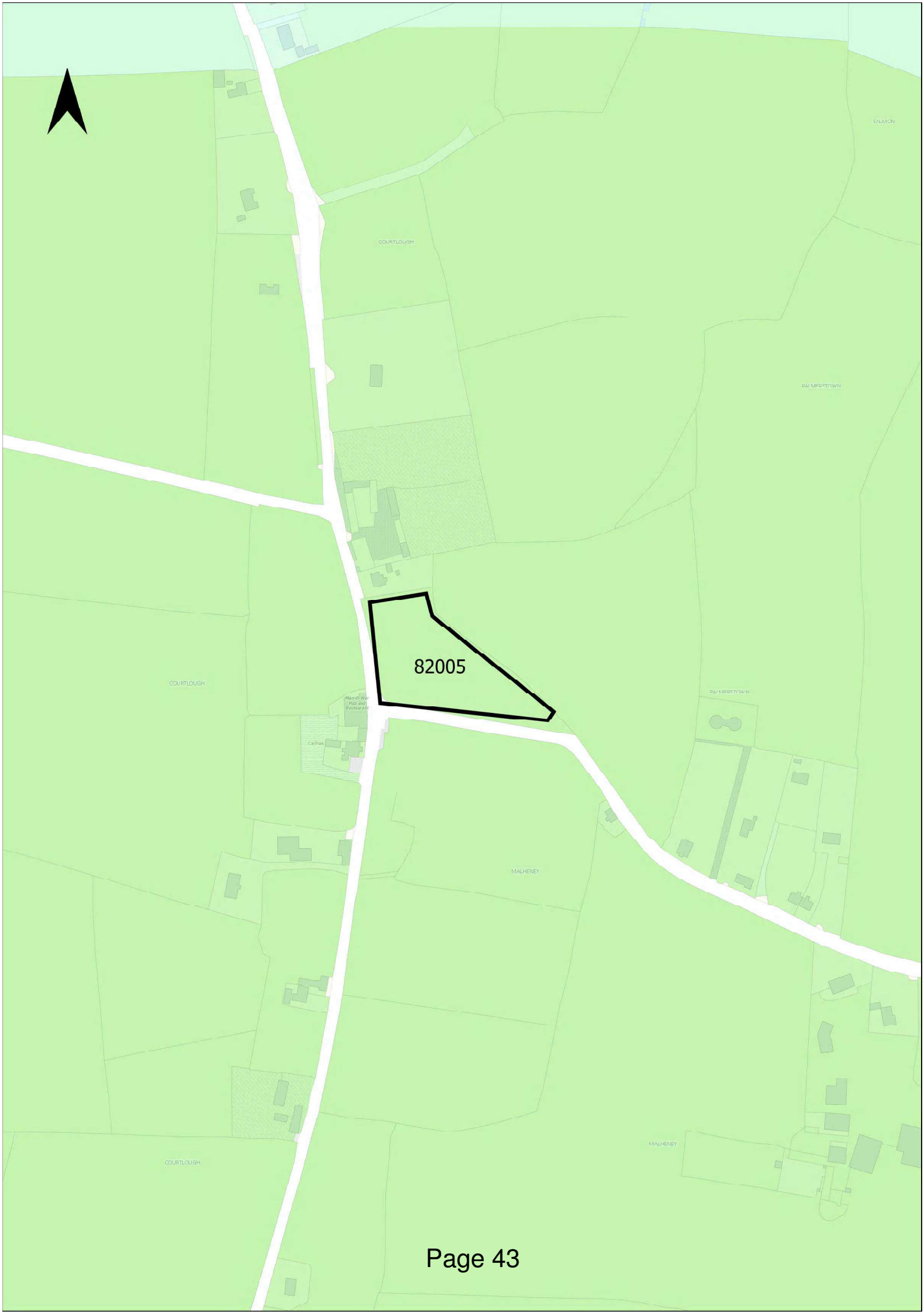
In developing land-use zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

With regard to the requested change from HA to RC, notably, the areas of greatest development pressure within the County coincides closely with these areas of high amenity value. The Draft Plan affords a high level of landscape value and protection to these high amenity areas. The primary objective of the Council over successive Development Plans has been to limit housing development in particular, within areas of high amenity in order to promote more sustainable settlement and protect the most sensitive parts of the County in accordance with the zoning objective and vision for these lands. The Council will continue to concentrate efforts to protect high amenity areas and supportive policies and objectives within Chapter 9 Green Infrastructure and Natural

Heritage of the Draft Plan includes policy GINHP28 and objective GINH063 in this regard. The Council is therefore fully committed to the continued protection of these high amenity lands in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan.

Based on the above, the zoning of these lands cannot be justified on the matters outlined and would be contrary to government guidance at national level. 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 HA zoned lands of which it is Council policy to protect.

RECOMMENDATION:
No change to the Draft Plan.


82005
COURTLOUGH
SALMON
PALMERSTOWN
MALHENEY
Man-O-War Pub and Restaurant
Car Park

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Grainne Maguire : 82013

Appendix A – CE OPR SH 2.1

That CE OPR SH 2.1 be rejected on the basis of the rationale as attached.

REPORT:
The content of the motion and rationale is noted.

In the interests of clarity, CE OPR SH 2.1 of the CE Report states as follows:

CE OPR SH 2.1
Amend Sheet 2 to so that the additional GE land which forms the south-eastern portion of the overall GE zoned lands at Courtlough revert to the RU zoning as per the current Development Plan.

The subject lands equate to c. 7.1 hectares (17.5 acres) and are located to the east of the M1 and parallel to the R132 and adjoins employment zoned lands to the north at Courtlough. The subject lands are undeveloped and are in agricultural use. No recent relevant planning history pertains to the subject lands.

The subject lands are zoned RU – Rural in the current FDP 2017-2023. The Elected Members resolved to change the zoning of these lands from RU- Rural to GE-General Employment as shown in the Draft Plan.

The NTA, TII and OPR in their submissions to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network which includes the M1.

Critically, the OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Specifically in this context, OPR Recommendation 11 to the Draft Plan contends that the Planning Authority is required to provide robust justification for the extent and location of employment zoned land and to demonstrate that the criteria of the aforementioned national and regional policy have been satisfied, in respect of the lands zoned as General Employment (circa 73ha) south of Balbriggan as set out in the Draft Plan which extends across both sides of the M1 and includes the lands subject to this motion.

In view of this recommendation, an analysis of these lands shows that a significant portion of these lands remain un-developed, and no recent relevant planning history pertains to the wider zoned landbank. Therefore, there is no rationale for zoning further lands at this location.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County whilst having regard to the sequential approach as advocated at national level. This approach is supported by the evidence based underlining the Draft Plan, which shows there is an undeveloped landbank of GE lands within the north County area including Courtlough and Balbriggan, equating to c. 130 ha. These figures represent a substantial provision of GE zoned lands readily available for development.

The proposed change in zoning from RU to GE would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan and in the absence of the sequential approach and any coherent evidence-

based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Chief Executive's Recommendation.

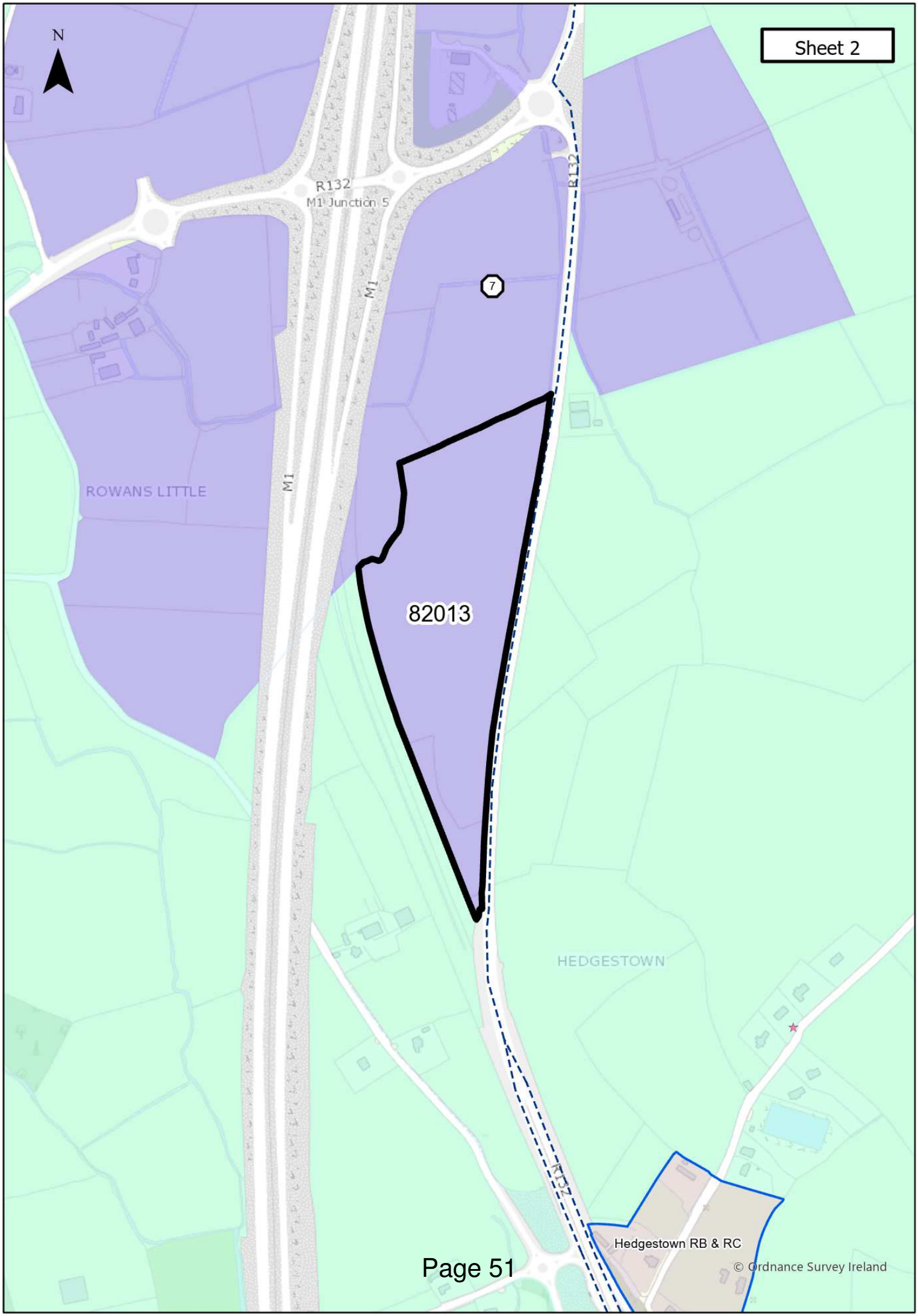
Appendix A – CE OPR SH 2.1

Rationale –

Location Context

- The M1 Business Park, Balbriggan comprises and established employment area of lands to the east and west of the M1 motorway at Junction 5, in single ownership. The Business Park has seen progressive development over the past 20 years with the first unit developed in 2005. Approximately 300 persons are employed with the business park which currently comprises approximately 77 hectares and 35,000 square metres with 9 occupier units. To date the development represents a €70m investment.
- The M1 business park lands at Balbriggan are developed in part with existing warehouse and light industrial uses and they therefore represent an established employment area. Current businesses operating from M1 business park include Fyffes, Dole, Applegreen, Kube Kitchens & Interiors, Murdock Builders Merchants, Shed Factory, Danann Air and Ace Express Freight.
- A recent significant investment of more than €30m has been delivered at the M1 business park with a new Fyffes national ripening and distribution centre which opened in late 2021 serving Ireland North and South.
- There is current planning application for additional infrastructure through the provision of a new wastewater pump station (Ref F22A/0255) at M1 business park. The plans have been developed in close consultation with Fingal County Council and Irish Water. This infrastructure will represent an additional €2.5m investment by the park owners, Balmoral and has been designed to cater for the future development of the entire M1 Business Park, Balbriggan.
- The M1 Business Park is currently serviced by Bus Eireann service 101 Dublin-Dublin Airport-Balbriggan-Drogheda and private bus service 191 Balbriggan Express Stamullen, Balbriggan,Balrothery and Dublin City Centre (via the port tunnel)
- The 101 bus stops on the eastern side of the business park on the R132. It provides services between Dublin city centre, Santry, Dublin Airport, Swords, Courtlough, Balrothery, Balbriggan and Drogheda. Buses typically operate on half hourly intervals Monday – Friday (06.40-23.00) with the hours of operation shorter on Saturday and more so on Sunday (hourly). Buses also operate every 20 minutes during peak times on Monday to Friday.
- Similarly, the 191 bus stops at the park on the R132. It provides services between Stamullen, Balbriggan, Courtlough, M1 Business Park to Dublin City Centre. Morning buses run every 30/40 minutes between the times of 06.40 and 08.30 from Stamullen to Dublin City Centre and run every 45 minutes between 16.30 and 18.45.
- Fyffes currently runs a private service to and from Swords/Balbriggan and this can be further extended as required in future years.
- Balrothery and Balbriggan are located 3km and 5.5km from the Business Park. According to the NTA's Cycle Network Plan for the Greater Dublin Area an inter urban cycle route is proposed along the R132. It is anticipated that future phases of the M1 Business Pak will include specific proposals for cyclist friendly facilities.
- There has been significant investment in infrastructure serving the M1 Business Park lands both east and west of the M1 to facilitate their development, including access roundabouts and junctions and water supply infrastructure.

- The current zoning of the lands under the 2017-2023 Fingal County Development Plan is both GE(General Employment) and HT (High Technology) as illustrated in the extract of the zoning map.


N
Sheet 2
R132
M1 Junction 5
M1
R132
7
ROWANS LITTLE
M1
82013
HEDGESTOWN
R132
Hedgestown RB & RC
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Tony Murphy : 81814

Courtlough

Motion that the lands outlined in red (CE OPR SH2.1), continuous with the GE zoned land at the eastern part of the M1 Business Park, Balbriggan retain the GE designation assigned to the Fingal Draft Plan 2023- 2029 (compliant with NPF4.4) being a location for extension of existing enterprises. The subject site is an extension to and contiguous with the M1 Business Park, progressively developed over the last 20 years. The established employment area, accommodating light industrial enterprises, logistics and warehousing, food ripening Fyffes, is compliant with NPF 4.4.

It is a lower density employment, high density space typology with excellent major road access and good utility infrastructure.

The location is away from high intensity employment office developments and does not attract HGVs into busy compact settlements.

Planning permission F22a/0225 for improved waste water pump station to service existing and future GE development of M1BP was granted 13th July 2022. The M1BP East is well serviced by frequent National, local and private bus services.

This is a sequential GE development on the remaining Eastern M1BP lands it is compliant with the GE vision and National Planning Guidelines and RSES and Variation 2 to the current FDP 2017-2023

The “Vision” for GE lands is 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”.(DFDP)

“Low intensity employment uses such as distribution, warehouse, storage and logistics facilities will require good access to the major road network;” (NPG)

“The opening of Business Parks and industrial complexes near Junction 5 (Balbriggan South) and 6 (Balbriggan) together with the benefits accruing from the M1 motorway, will increase the attractiveness of Balbriggan to businesses that require easy access to Dublin Airport and the IFSC in Dublin City. The readily available workforce, together with the power, natural gas, and fibre-optic resources can be used to attract large-scale employers to the area.” (FDP 2017 - 2023 variation 2).

Contrary to the CE response to the OPR recommendation11(V) this GE site is compliant with the key objectives of both the current FDP and the emerging DFDP.2

Logistics, warehousing and light industry are permissible within the Matrix. The Typology proposed use for this site is the same as those already operating at this location and referred to in the NPG section 6.2.5

“Differing typologies of commercial /industrial land-uses will generate different employment characteristics (e.g. high-intensity commercial office use in comparison to lower Intensity warehousing/logistics) and these should be considered in overall strategic assessment.”

The existing uses at M1BP and the planned use at this site are in an appropriate location for warehousing and logistic and light industry. channelling such uses into Strategic Employment Area identified by uses by RSES (page 19 KMPG report) is contrary to guiding principles as this is a space intensive enterprise.

The employment growth anticipated at M1BP, being a lower density employment growth cannot be channeled into the Strategic Employment areas listed on page 19 of the KPMG report as they aren’t compatible with the emerging cluster developing at M1BP.

The NTA has not raised any concerns in respect of the zoning of lands at M1BP.

This GE zoned site is adjacent to M1 and the National road network and has excellent interchange capacity (Spatial Planning and National Road Guidelines2.7) compliant with NTA policy.

The rationale for CE amendment CE OPR SH 2.1 as stated on page 54 of the CE report is without foundation and justification and therefore should be rejected.

REPORT:
The content of the motion and supporting rationale is noted.

In the interests of clarity, CE OPR SH 2.1 of the CE Report states as follows:

CE OPR SH 2.1
Amend Sheet 2 to so that the additional GE land which forms the south-eastern portion of the overall GE zoned lands at Courtlough revert to the RU zoning as per the current Development Plan.

The subject lands equate to c. 7.1 hectares (17.5 acres) and are located to the east of the M1 and parallel to the R132 and adjoins employment zoned lands to the north at Courtlough. The subject lands are undeveloped and are in agricultural use. No recent relevant planning history pertains to the subject lands.

The subject lands are zoned RU – Rural in the current FDP 2017-2023. The Elected Members resolved to change the zoning of these lands from RU- Rural to GE-General Employment as shown in the Draft Plan.

The NTA, TII and OPR in its submission to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network which includes the M1.

Critically, the OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Specifically in this context, OPR Recommendation 11 to the Draft Plan contends that the Planning Authority is required to provide robust justification for the extent and location of employment zoned land and to demonstrate that the criteria of the aforementioned national and regional policy have been satisfied,

in respect of the lands zoned as General Employment (circa 73ha) south of Balbriggan as set out in the Draft Plan which extends across both sides of the M1 and includes the lands subject to this motion.

In view of this recommendation, an analysis of these lands shows that a significant portion of these lands remain un-developed, and no recent relevant planning history pertains to the wider zoned landbank. Therefore, there is no rationale for zoning further lands at this location.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level. This approach is supported by the evidence based underlining the Draft Plan, which shows there is an undeveloped landbank of GE lands within the north County area including Courtlough and Balbriggan, equating to c. 130 ha. These figures represent a substantial provision of GE zoned lands readily available for development.

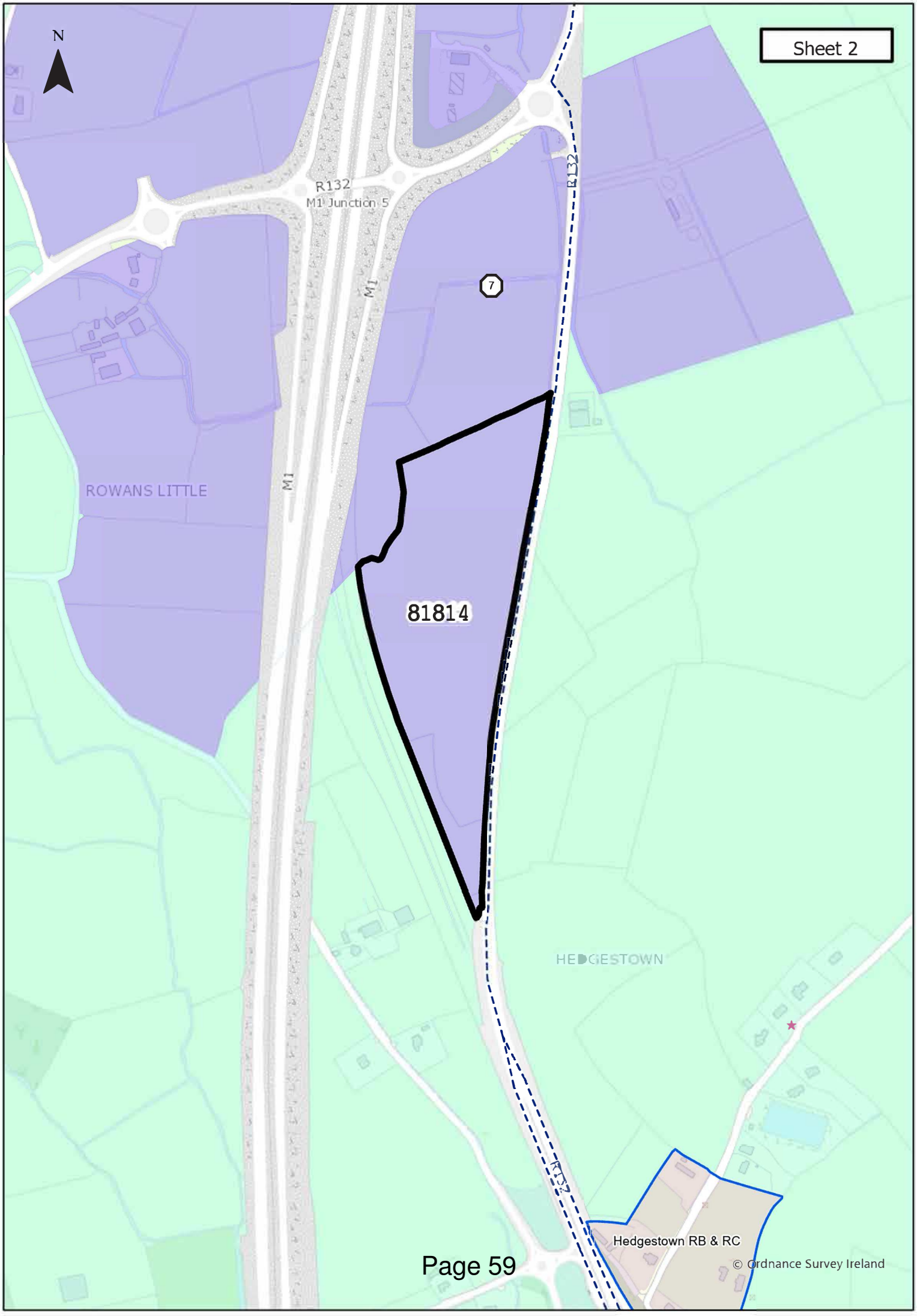
The proposed change in zoning from RU to GE would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan and in the absence of the sequential approach and any coherent evidence-based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Chief Executive's Recommendation.


N
Sheet 2
R132
M1 Junction 5
M1
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7
ROWANS LITTLE
M1
81814
HEDGESTOWN
R132
Hedgestown RB & RC
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Tony Murphy : 81715

Courtlough

Fingal County Council resolves that the lands at Courtlough, Balbriggan, Co. Dublin as outlined in red on the attached map be zoned Objective 'GE' – General Employment: 'Provide opportunities for general enterprise and employment' in the Fingal Development Plan 2023-2029, to facilitate the timely delivery of employment generating land-uses on lands which are strategically located within the Dublin-Belfast Economic Corridor and are accessible and well connected via existing transport infrastructure.

REPORT:
The content of the motion is noted.

The subject lands equate to c.42.4 hectares (104.7 acres) and comprise an extensive parcel of existing agricultural lands located to the south/east of an existing landbank of employment zoned lands at Courtlough and that runs parallel to the R132 and to the east of the M1. The subject lands are in agricultural use. No recent relevant planning history pertains to the subject lands.

The subject lands are currently zoned RU-Rural in FDP 2017-2023 and this zoning objective is carried through to the Draft Plan.

The Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and

Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands within the County to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of GE lands within the north County area including Courtlough and Balbriggan, equating to c. 130 ha. These figures represent a substantial provision of GE zoned lands readily available for development.

In addition, the NTA, TII and OPR in its submission to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network which includes the M1. Critically, the OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Furthermore, OPR Recommendation 11 to the Draft Plan contends that the Planning Authority is required to provide robust justification for the extent and location of employment zoned land and to demonstrate that the criteria of the aforementioned national and regional policy have been satisfied, in respect of the adjoining lands zoned as General Employment (circa 73ha) south of Balbriggan as set out in the Draft Plan which extends across both sides of the M1 and includes the lands subject to this motion.

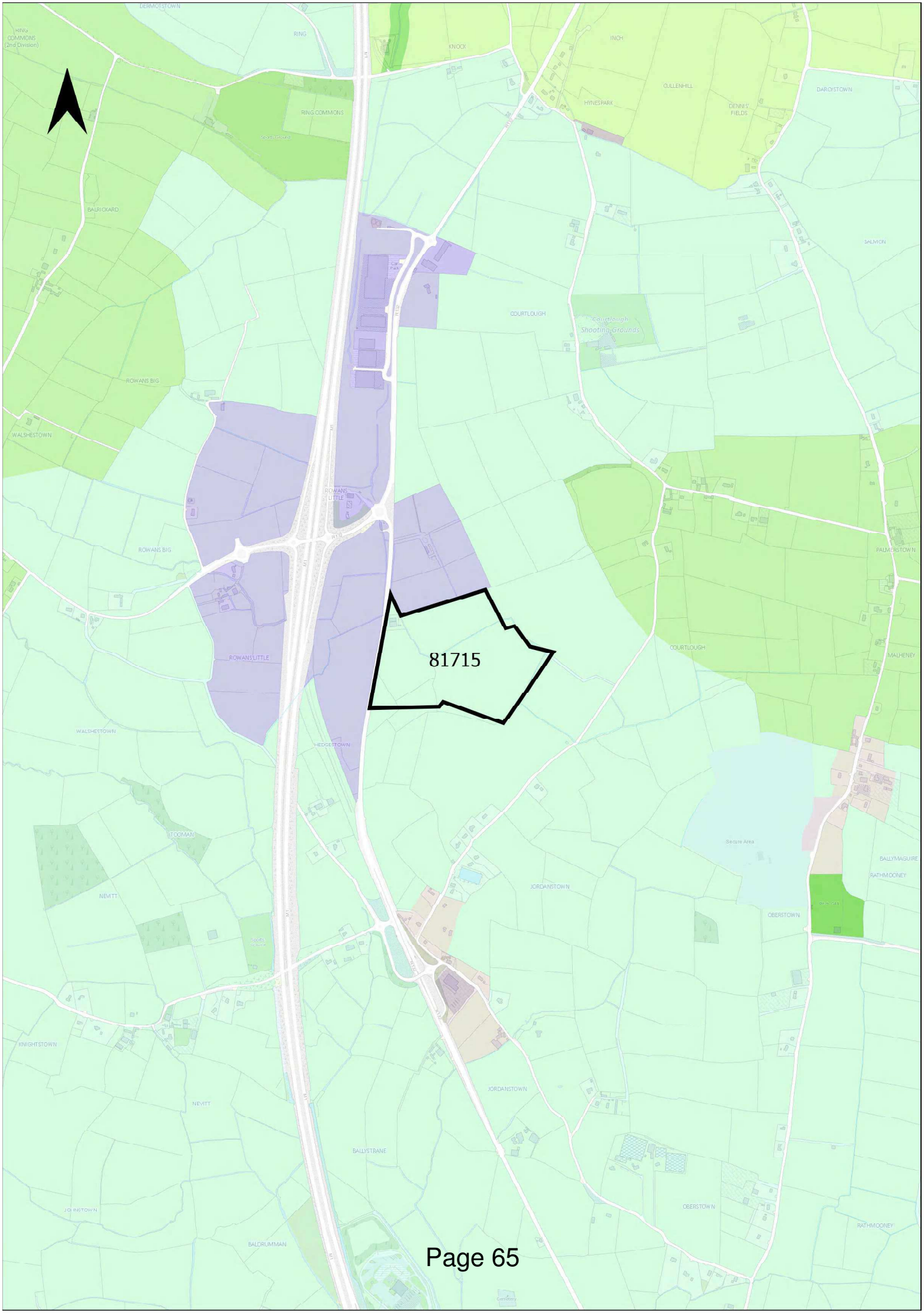
Given a significant portion of the existing zoned land remain un-developed, there is no rationale for zoning further lands at this location.

The proposed change in zoning from RU to GE would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan.

In the absence of the sequential approach and any coherent evidence-based need or planning rationale for this change in zoning, the proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81715
DERMOTSTOWN
RING
KNOCK
INCH
GULLENHILL
HYNESPARK
DENNIS' FIELDS
DARCYSTOWN
RING COMMONS
BALRICKARD
SALMON
COURTLOUGH
Courtlough Shooting Grounds
ROWANS BIG
WALSHESTOWN
ROWANS LITTLE
PALMERSTOWN
MALHENEY
HEDGESTOWN
TOOMAN
NEVITT
Secure Area
BALLYMAGUIRE
RATHMOONEY
JORDANSTOWN
OBERSTOWN
KNIGHTSTOWN
BALLYSTRANE
JOHNSTOWN
BALDRUMMAN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Brian Dennehy: 82442

Rezone RU to OS

"That Fingal County Council rezone the area outline zoned RU to OS."

REPORT:
The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2023 – 2029 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 2023 – 2029.

Accordingly, any amendment outside that scope is considered to be illegal and invalid.

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

The subject lands equate to 4.9 hectares (12.1 acres) and are located to the east of the west of the M1 within a remote rural area to the north of Nevitt. The northern portion of the lands comprise planting.

The subject lands are zoned RU-Rural in the current FDP 2017-2023 and this zoning objective is carried through to the Draft plan 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.

The lands adjoining are zoned RU and in agricultural use.

Based on the provisions of the zoning objective and vision as well as the policy and objectives of the Draft Plan, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land, a sustainable resource, within the County. Specifically, Policy EEP28 seeks to, *'Safeguard the agricultural identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sectors.'* Objective EEO75 seeks to, *'Support and facilitate the protection of agricultural lands in the County, ensuring that new development does not irreversibly harm or compromise the commercial viability of existing agricultural land.'*

It should be noted that Open Space is Permitted in Principle in the RU zoning objective where such a proposal can be assessed on a case basis in accordance with the provisions of the RU zoning objective and vision and normal standard planning criteria through the Development Management process.

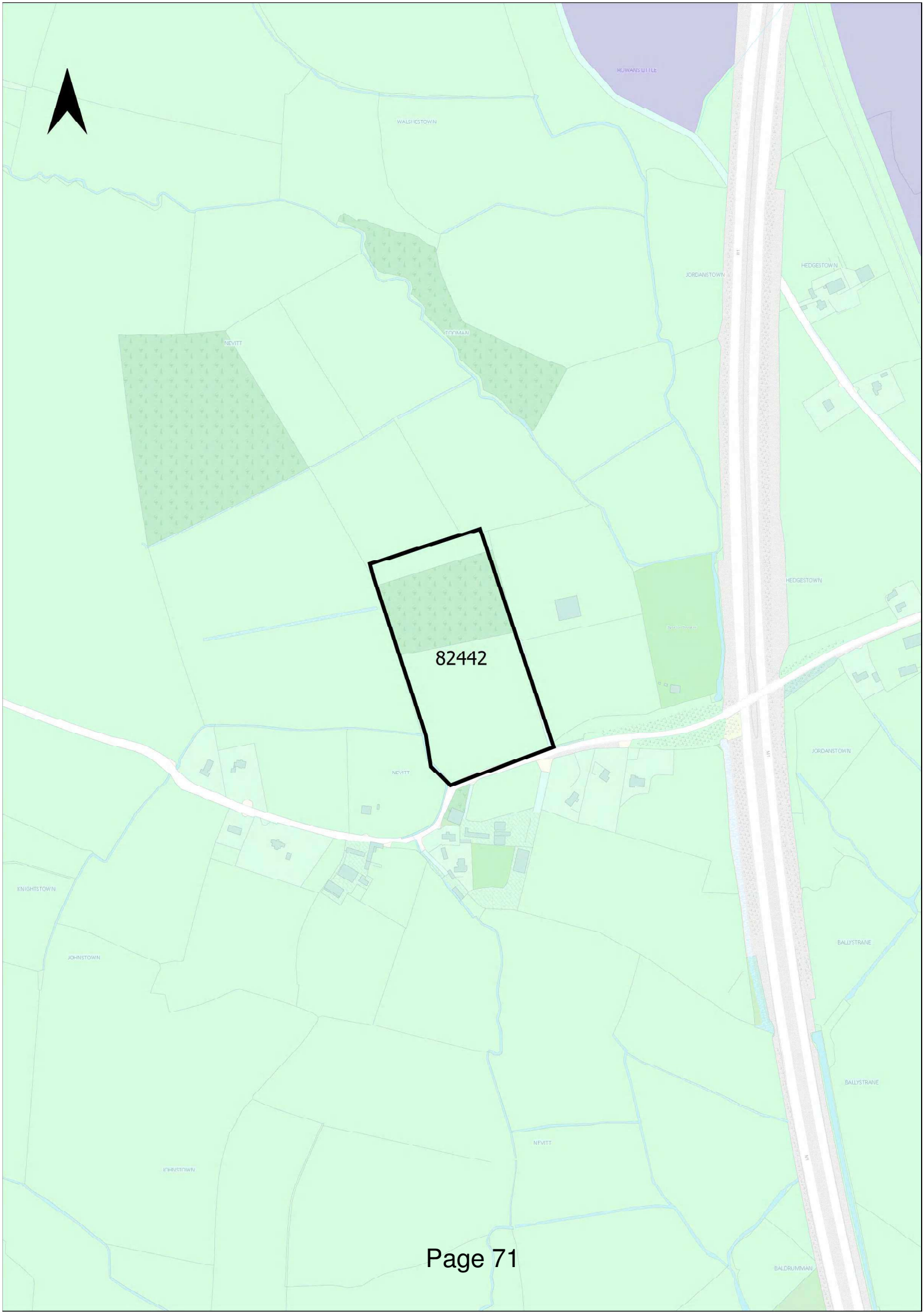
Critically, Chapter 4 Community Infrastructure and Open Space, Section 4.5.2 sets out the best practise approach to the sustainable provision and management of quality open space in easily accessible locations in close proximity to existing and new communities, based on open space provisions at national and regional level.

Fingal County Council is also pioneering the provision of Active Recreational Hubs strategically located in parks and open spaces around the County. This programme is in line with Council's '*Keeping It Green – Open Space Strategy*' adopted in 2015. Recreational Hubs include high specification, well-serviced sports facilities designed for high-intensity use, catering for a range of sporting codes and located so that they facilitate ease of access with good connectivity via active travel infrastructure.

Through compact growth and in line with policy provisions at national and local level as set out in Chapter 2 and 4 of the Draft Plan, the provision of key social and leisure infrastructure including open space provision will be provided at locations where they are most required. The Council will continue to provide a diverse, network of attractive, sustainably managed open spaces, in accessible locations to enhance the quality of life of the citizens of Fingal.

Notwithstanding the provisions of the Draft Plan where open space is a permitted use in the RU zoning objective, in the absence of an evidence-based rationale and critically, the isolated and remote nature of these lands outside centres of population and away from existing and new communities, the proposed change in zoning from RU to OS would be contrary to the co-ordinated and sustainable approach to the provision and management of open space as set out in the Draft Plan and the Council's policy document *'Keeping it Green'* and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


WALSHESTOWN
HEDGESTOWN
JORDANSTOWN
TOOMAN
NEVITT
82442
HEDGESTOWN
JORDANSTOWN
NEVITT
KNIGHTSTOWN
JOHNSTOWN
BALLYSTRANE
BALLYSTRANE
NEVITT
JOHNSTOWN
BALDRUMMAN

CE OPR SH 3.1:

Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

a) FP zoned lands to be zoned RU – Rural;
b) the portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural; and
c) the portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

CE SH 3.1:

Amend Local Objective 36 as follows:

~~Address the 'weakness of the LAP' identified by An Bord Pleanála's report refusing the Rivermeade development planning application where they stated that the 'lands cannot be developed without the road infrastructure being in place either prior to or during the construction of the housing development' by completing the 2.5km upgrades required to Toberburr Road which will open up the land for much needed housing developments in a timely manner.~~

Facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. Ensure delivery of this road infrastructural upgrade is phased and coordinated alongside the delivery of housing.

CE SH 3.2:

Rezone 7.3 ha from RU to RB at Westpalstown, Oldtown.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Darragh Butler, Councillor Brian Dennehy : 82107

Ballymadun, Garristown

That Fingal County Council resolves that the lands outlined in red on the attached map at Ballymadun, Garristown, be zoned Rural Cluster.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 16.5 ha (40.7 acres) to RC, located to the north-east of Ballymadun Rural Village, is noted.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural generated housing need. The current Rural Cluster zoning has a combined total area of 175 hectares (442 acres) throughout the rural countryside.

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.

It should be noted that the Planning Department supported several small incremental additions to a number of existing RC's at the last stage of the Development Plan process in accordance with proper planning and sustainable development. However, the proposed change in zoning of these lands to provide

a new Rural Cluster of significant scale would represent a piecemeal uncoordinated rezoning of lands for which there is no evidence-based need.

Decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the Draft Plan and consider issues such as need, policy context, capacity of water, drainage and roads infrastructure, supporting infrastructure and facilities, physical suitability, sequential approach and environmental and heritage designations.

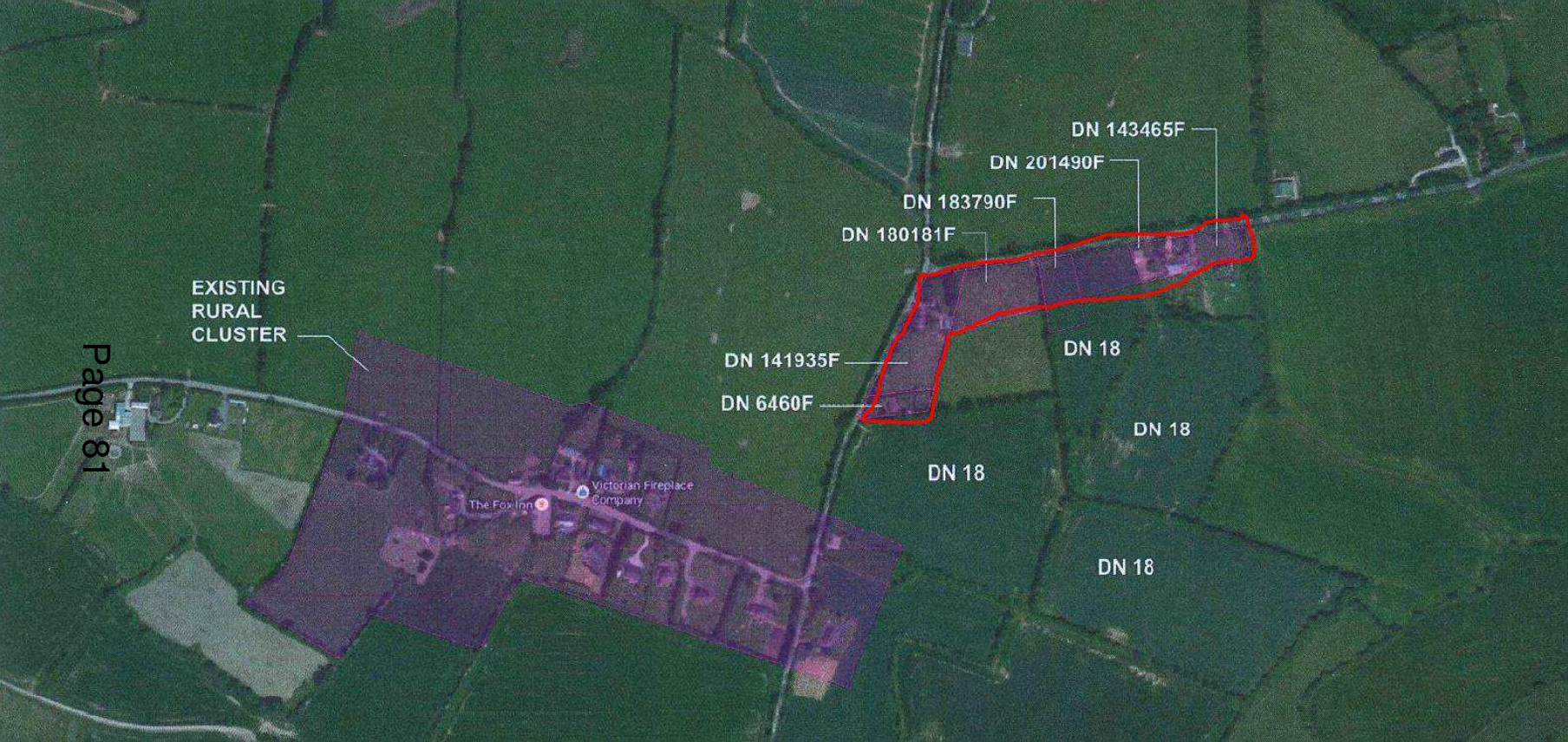
The recently published Development Plan Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

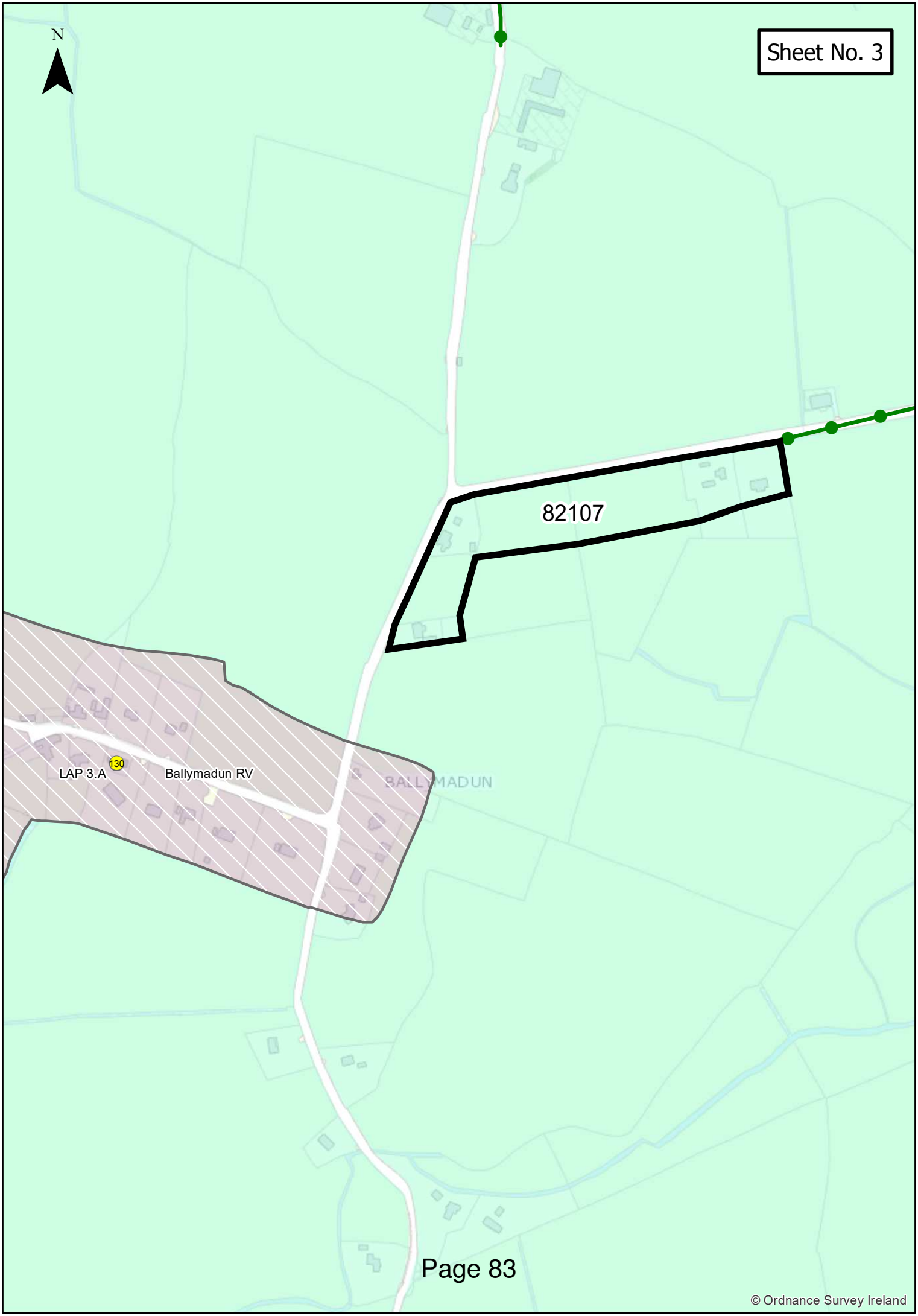
In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

In developing land-use zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

The rezoning of these lands cannot be justified having regard to the matters outlined above and would be contrary to government guidance at national level. 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 RU zoned lands of which it is Council policy to protect. As such, the proposed motion is considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


DN 143465F
DN 201490F
DN 183790F
DN 180181F
EXISTING
RURAL
CLUSTER
DN 141935F
DN 6460F
DN 18
DN 18
DN 18
DN 18
The Fox Inn
Victorian Fireplace Company



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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tom O'Leary : 82281

Remove LAP 3A Ballymadun

That this Council resolves to remove the requirement for LAP 3A on the lands on the map attached (Ballymadun)

REPORT:
The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2023 – 2029 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 2023 – 2029.

Accordingly, any amendment outside that scope is considered to be illegal and invalid.

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

The purpose of the RV zoning objective is to 'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure'. The RV zoning provides for the integrated and long-term planning and sustainable development of rural villages.

Fingal has ten rural villages. All of which have a requirement for a Local Area Plan or a Masterplan. This is in line with the RV zoning objective, which states, *Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure.*

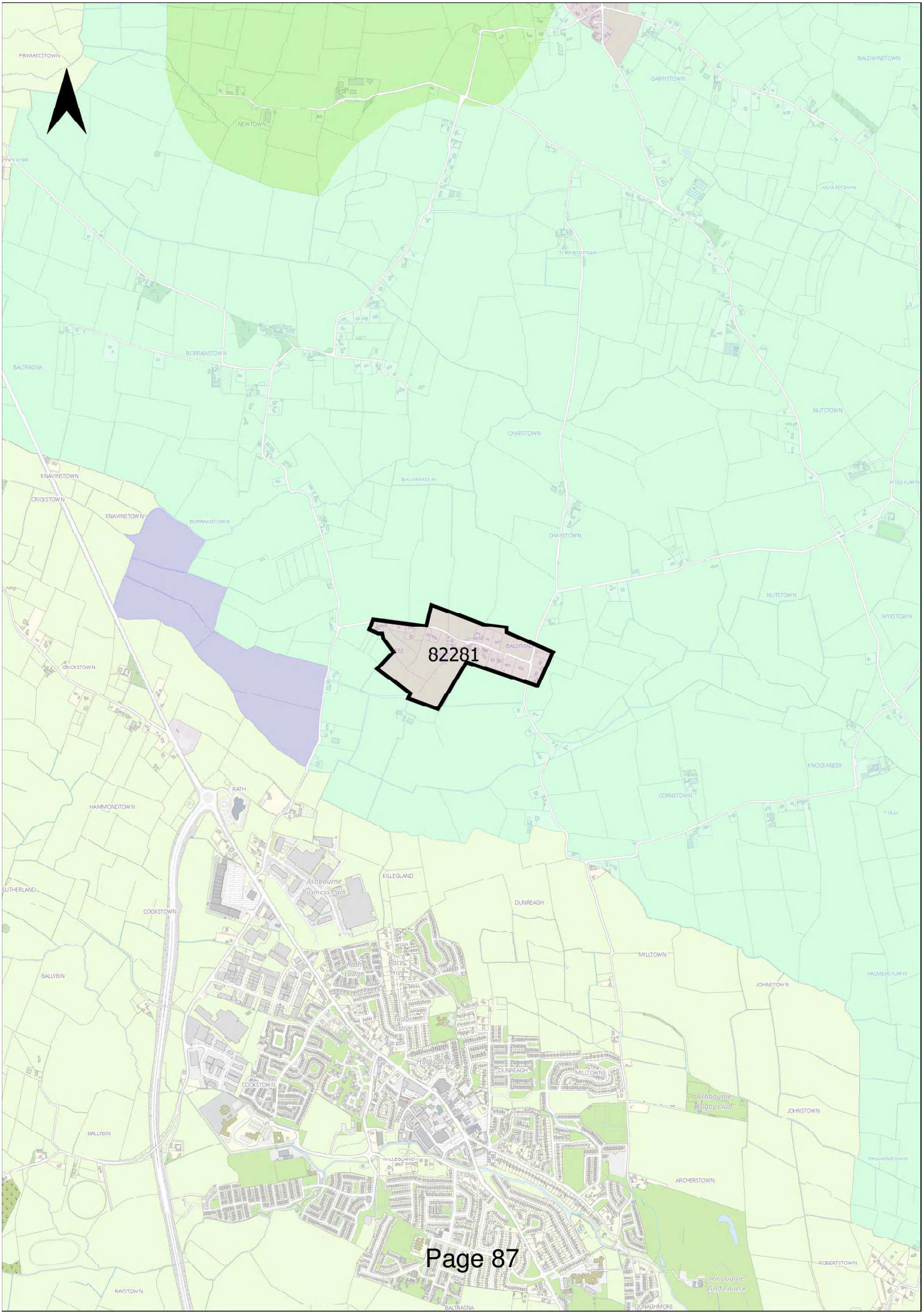
Fingal County Council has been responsibly protecting its rural villages from overdevelopment, protecting their character and individual identity through the Local Area Plan process. LAPs and accompanying Village Development Framework Plans have been prepared and adopted for several rural villages. Ballymadun rural village is included in Table 2.16 of the Draft Plan which sets out the locations where LAPs shall be commenced during the next Plan period.

The Local Area Plan process is considered the most appropriate vehicle to provide a coherent sustainable planning framework for the future development of Ballymadun rural village. LAPs provide the frameworks to secure sustainable development that balances physical, social, economic and environmental considerations at local level while minimising the potential adverse effects of development on the environment. In this regard the LAP will, for example, assess any future wastewater/water and road infrastructure requirements.

The LAP process involves community consultation and other key stakeholder engagement and a successful LAP balances the needs and aspirations of the community with the requirements of the Planning Authority and the expectations of relevant stakeholders. LAP's promote physical and social integration and sustainable self-sufficient communities.

Having regard to the above, the motion to remove the LAP requirement for Ballymadun LAP is considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


82281
PRIMATESTOWN
NEWTOWN
GARRISTOWN
BALDWINSTOWN
BORRANSTOWN
BALTRASNA
CHARSTOWN
NUTSTOWN
KNAVINSTOWN
CRICKSTOWN
BALLYMADUN
WYESTOWN
KNOCKANEEK
CORNSTOWN
RATH
HAMMONDTOWN
KILLEGLAND
DUNREAGH
SUTHERLAND
COOKSTOWN
BALLYBIN
MILLTOWN
JOHNSTOWN
ARCHERSTOWN
ROBERTSTOWN
RAYSTOWN
DONAGHMORE
Ashbourne Business Park
Ashbourne Rugby Club
Ashbourne Golf Course

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Robert O'Donoghue : 81865

Draft Sheet 3 - Fingal Central - Oldtown Town Boundary Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map being proposed for identification purposes be zoned from RU to 'RV – to provide for small scale sustainable infill development serving local needs while maintaining the rural nature of the village' in the Draft Fingal County Development Plan 2023 – 2029. The southern half of the field currently has a dwelling located on it.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 0.9 ha (2.2 acres) to RV, located to the west of Oldtown Rural Village, is noted.

The subject lands are located at O'Brien's Lane, a narrow local road. The southern portion of the site appears to be in residential use while the northern portion is currently in agricultural use. This site could potentially accommodate a further 5 units – not including the existing dwelling on site. It is considered that the subject site is not a suitable location for intensification of residential development, due to the narrow nature, poor alignment and lack of footpaths along O'Brien's Lane.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as

Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Oldtown Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

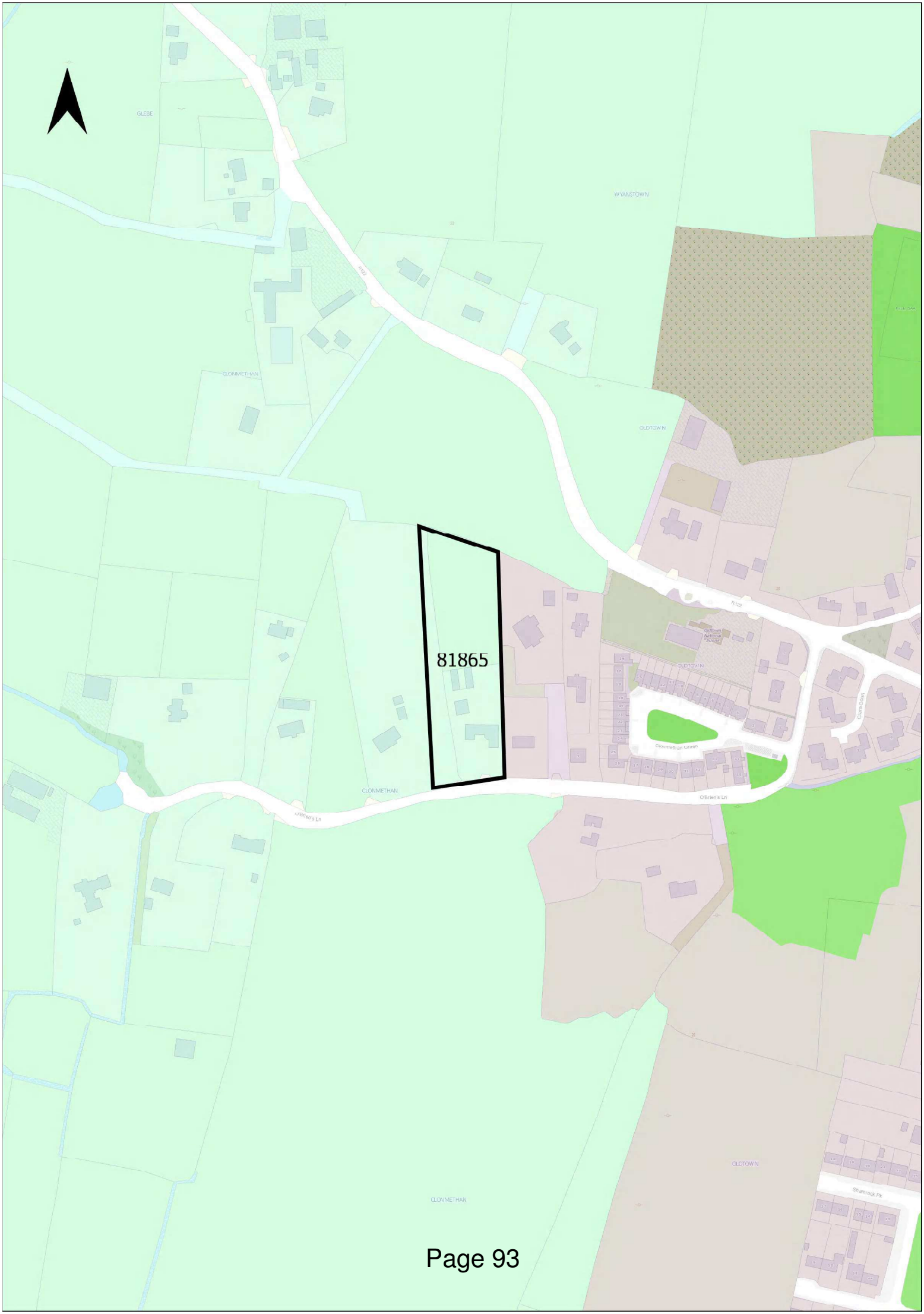
Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and 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 our requirements for the Development Plan period.

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 national and regional direction and to the provisions of the Draft

Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


GLEBE
WYANSTOWN
CLONMETHAN
OLDTOWN
R122
81865
Oldtown National School
Clonmethan Green
Clara Court
O'Brien's Ln
Shamrock Pk

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brian Dennehy : 82291

Oldtown is rezoned from "RU" Rural to "RV" Rural Village Residential

This Council resolves that the lands at O'Briens Lane, Oldtown is rezoned from "RU" Rural to "RV" Rural Village Residential as a logical and minor extension of the existing settlement boundary."

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 0.6 ha (1.48 acres) to RV, located to the west of Oldtown Rural Village, is noted.

The subject lands are located at O'Brien's Lane, a narrow local road. The southern portion of the site appears to be in residential use while the northern portion is currently in agricultural use. The subject site is not contiguous with the existing RV boundary.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Oldtown Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

As noted above, these lands do not bound the existing RV zoned land and to zone these lands would not follow the sequential approach advocated in national guidance. The leapfrogging of land would be contrary to proper planning and sustainable development.

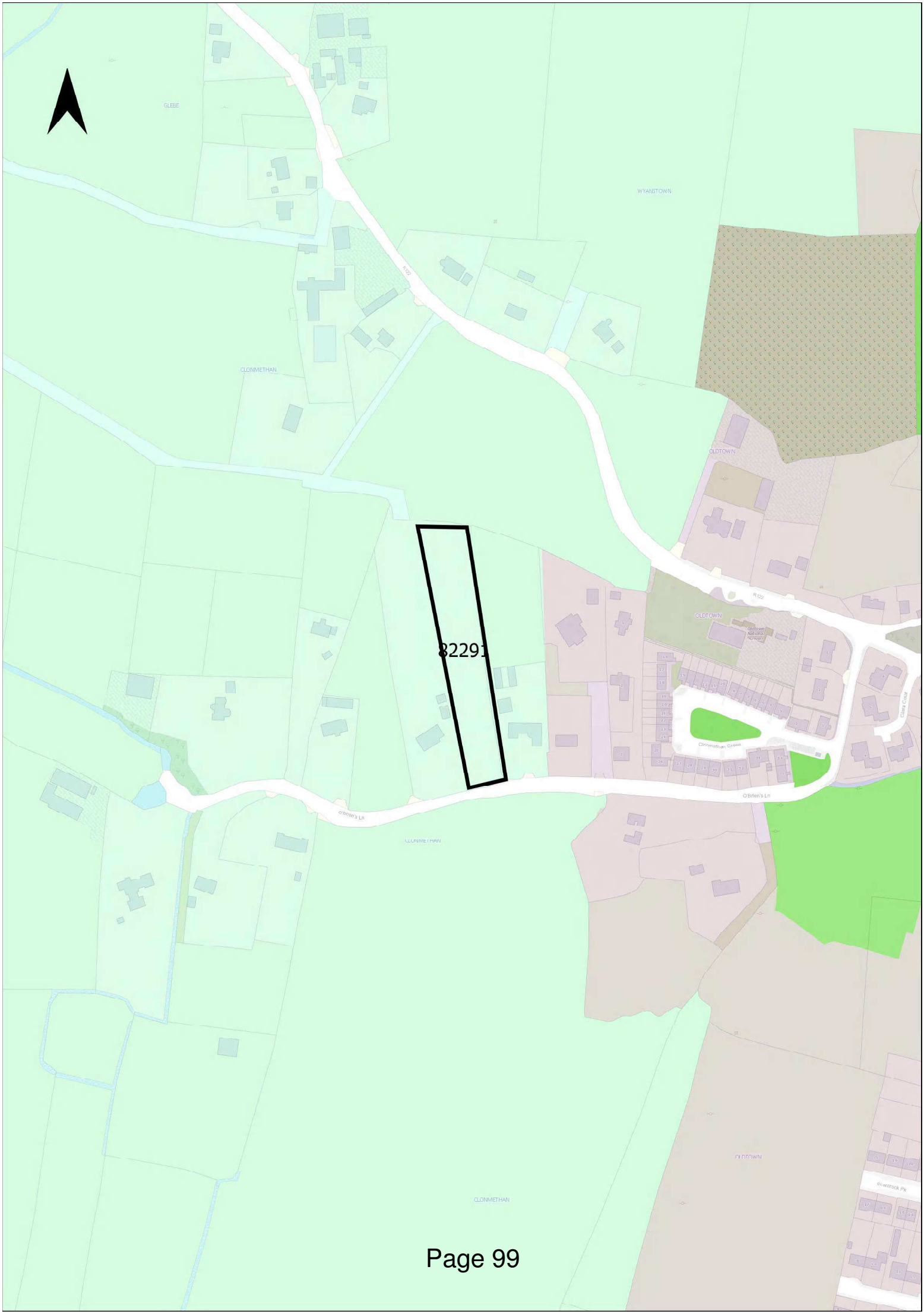
Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and 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 our requirements for the Development Plan period.

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 national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


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Clonmethan Green
O'Brien's Ln
O'Brien's Ln
CLONMETHAN
OLDTOWN
Rivermeadow Pk
CLONMETHAN
82291

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brian Dennehy : 82137

The Orchard, Oldtown, be Rezoned From "RU" Rural to "RV" Rural Village

"This Council resolves that the lands, outlined in red below, which are located at The Orchard, Oldtown, be rezoned from "RU" Rural to "RV" Rural Village on the basis of their sustainable location for residential development as a logical extension to the existing zoned land in Oldtown to provide housing that is readily deliverable during the plan period."

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 2.4 ha (5.9 acres) to RV, located to the north of the existing Orchard housing development, in Oldtown. The lands are currently in use as an orchard.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required

quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

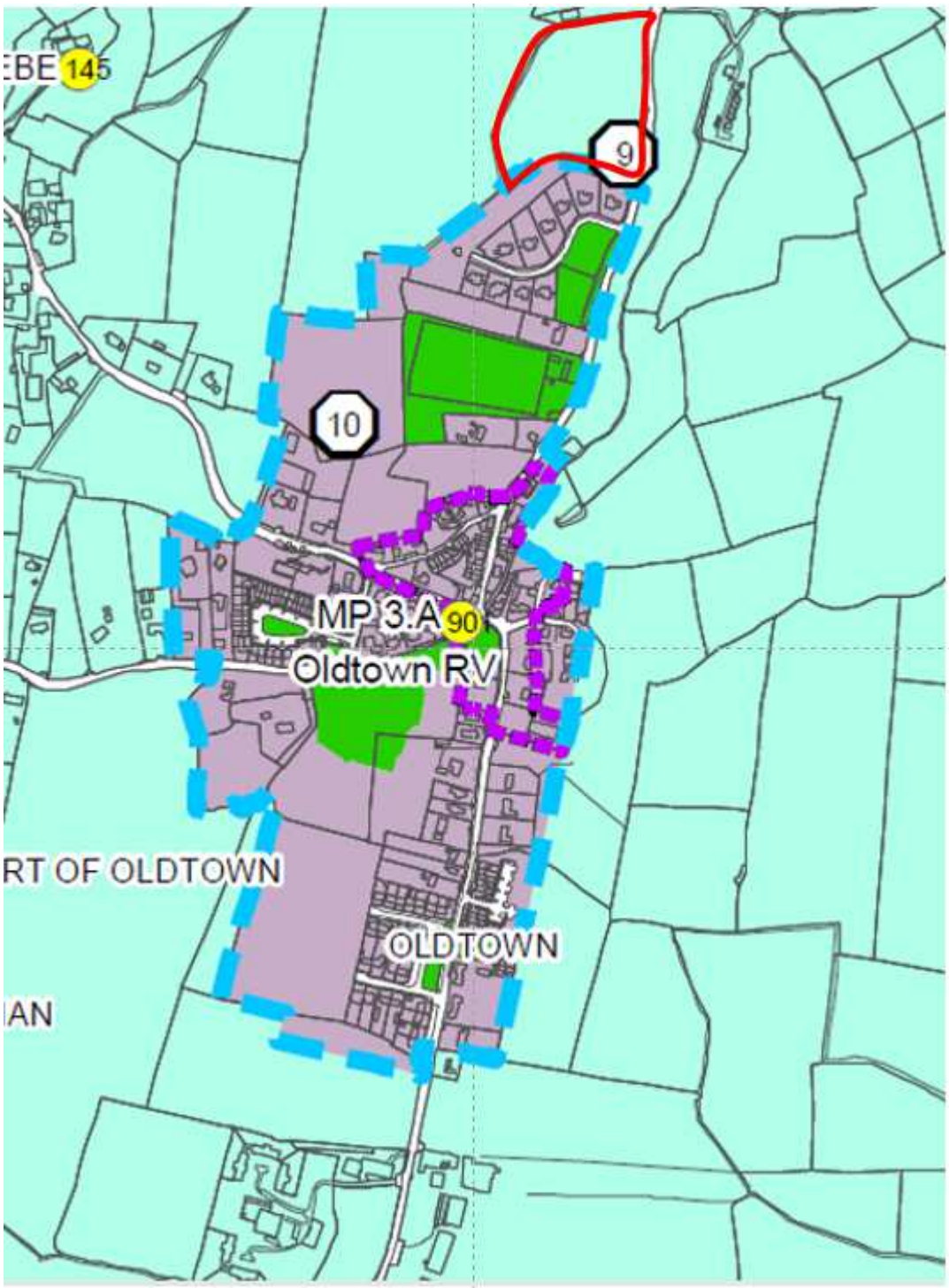
A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

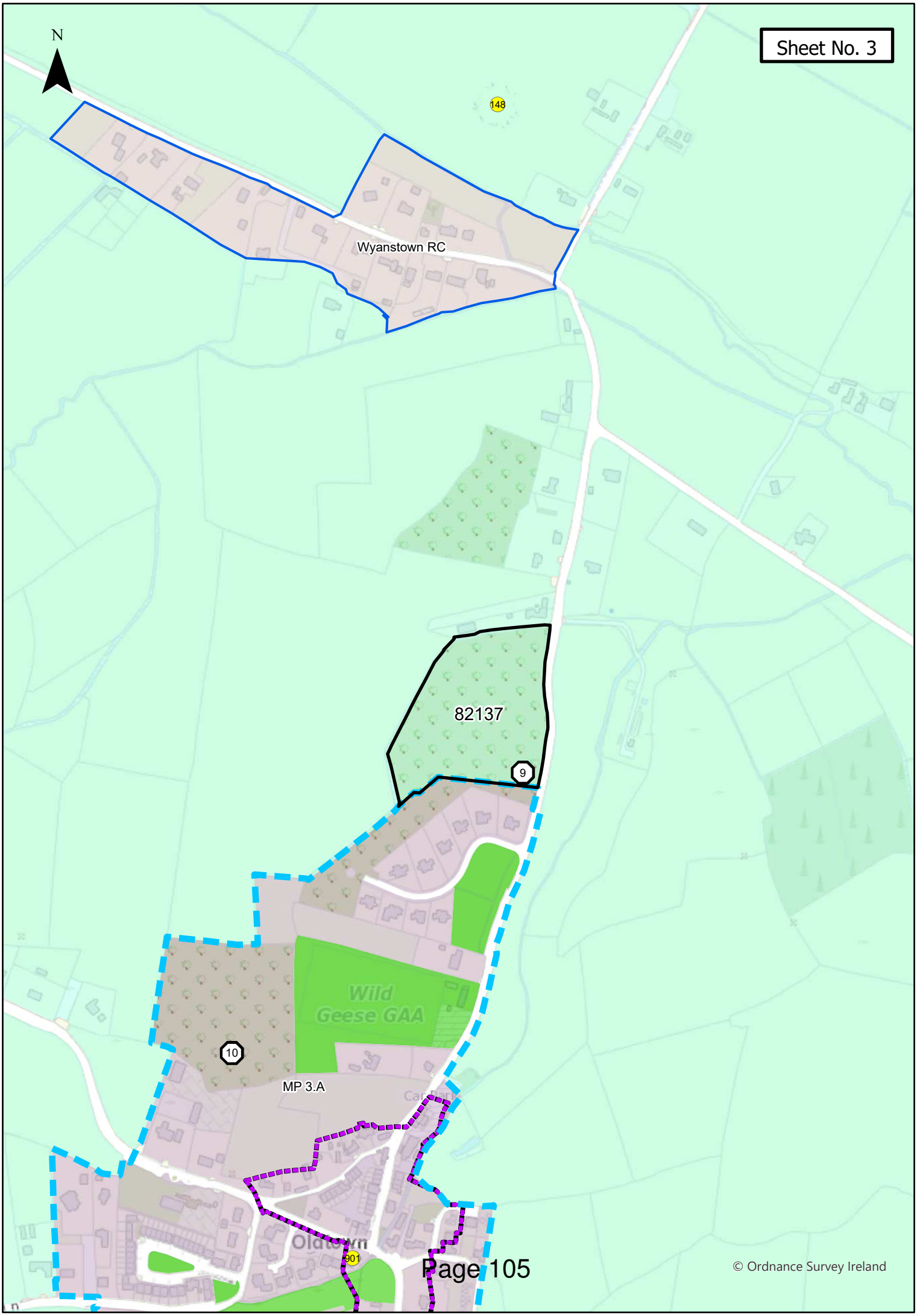
Considerable development opportunity continues to exist within Oldtown Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

Having regard to the above and 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 our requirements for the Development Plan period.

In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines. 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 national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Cathal Boland : 82348

Oldtown LAP Boundary

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map.

Rationale:

This extention of the RV Boundary will facilitate the provision of up to forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 4.1 ha (10.1 acres) to the east of Oldtown rural village to RV is noted.

Considerable development opportunity continues to exist within Oldtown Rural Village. The revised Core Strategy indicates a projected growth of 50 units for the duration of the development plan period, while there is enough land zoned for 131 units. The subject site measures 4.1 ha and the motion indicates that 45 units would be provided on site. This is almost double to that projected in the Core Strategy of the draft Plan.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent

excessive development so as to protect the unique identity of these villages. Growth in the rural villages should be incremental and happen over time to allow for the provision of adequate social and community infrastructure and to ensure the rural setting is protected. To allow growth of almost double that projected would be contrary to the sustainable development of Oldtown.

The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Furthermore, while the Oldtown LAP has expired, the Draft Plan proposes that a new Masterplan will be commenced for Oldtown over the new Development Plan period. This will provide a framework for future development in the village.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and 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 our requirements for the Development Plan period.

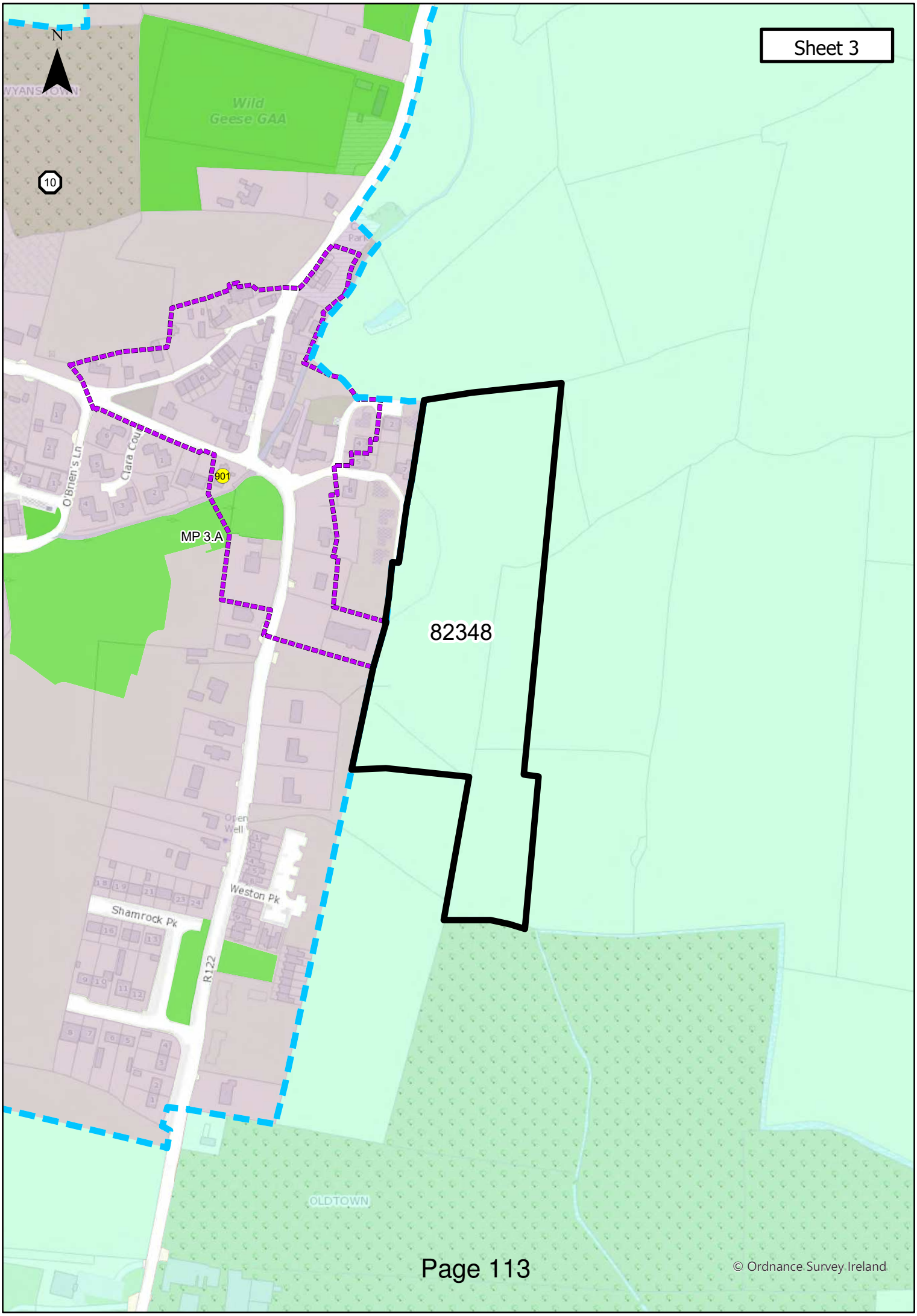
In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines.

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 national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map and marked in red.

Reference Number 82348


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Weston Pk
Shamrock Pk
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OLDTOWN
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Cathal Boland : 82362

Extend LAP Boundary Oldtown

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map. Ref: 82348

Rationale:
This extention of the RV Boundary will facilitate the provision of up to forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 4.1 ha (10.1 acres) to the east of Oldtown rural village to RV is noted.

The lands are east of the existing village boundary and are currently in agricultural use

Fingal's Rural villages are important rural assets providing a viable alternative housing to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses,

without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Oldtown Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

Furthermore, while the Oldtown LAP has expired, the Draft Plan proposes that a new Masterplan will be commenced for Oldtown over the new Development Plan period. This will provide a framework for future development in the village.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and 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 our requirements for the Development Plan period.

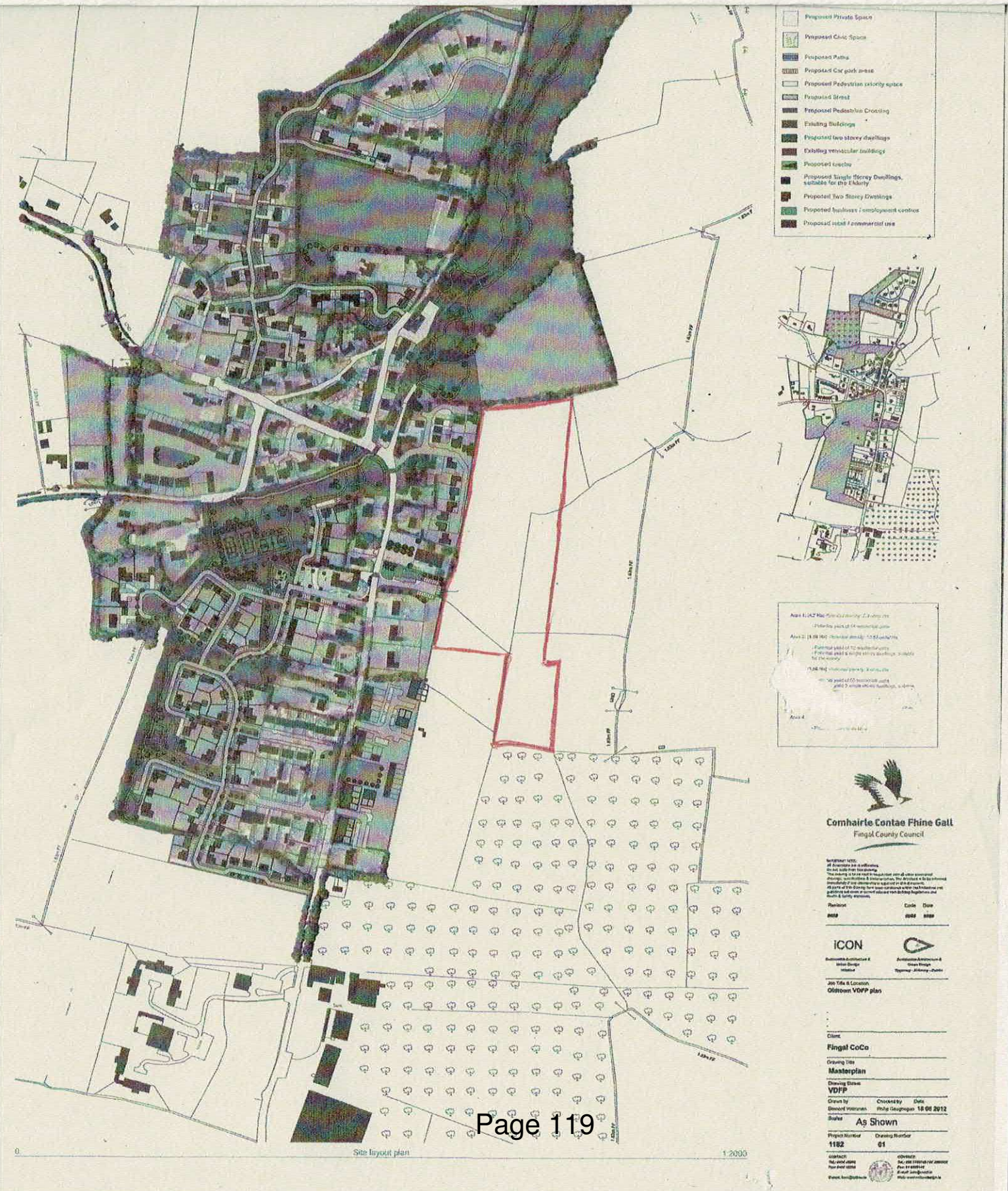
In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines.

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 national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map and marked in red.

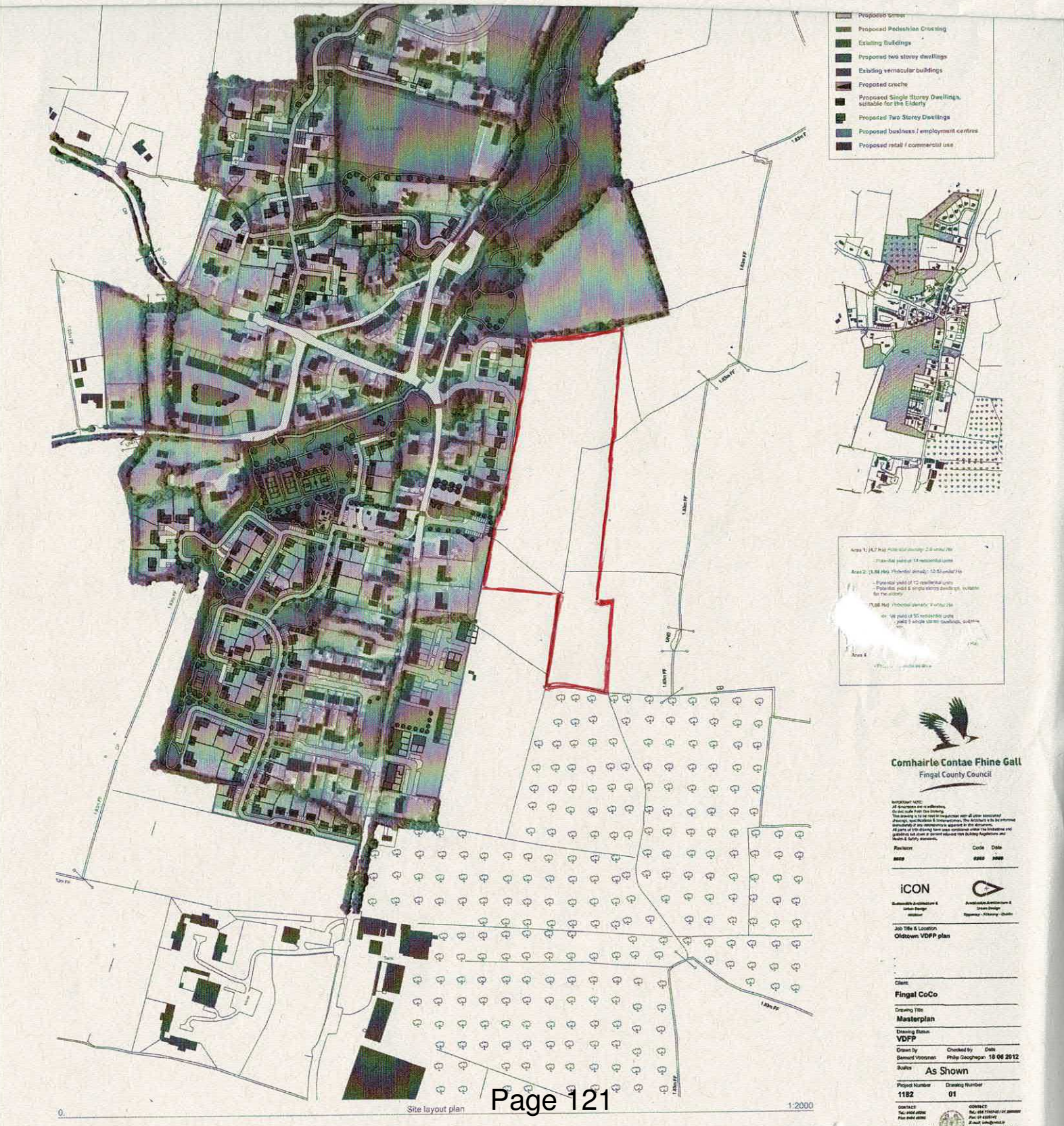
Reference Number 82348

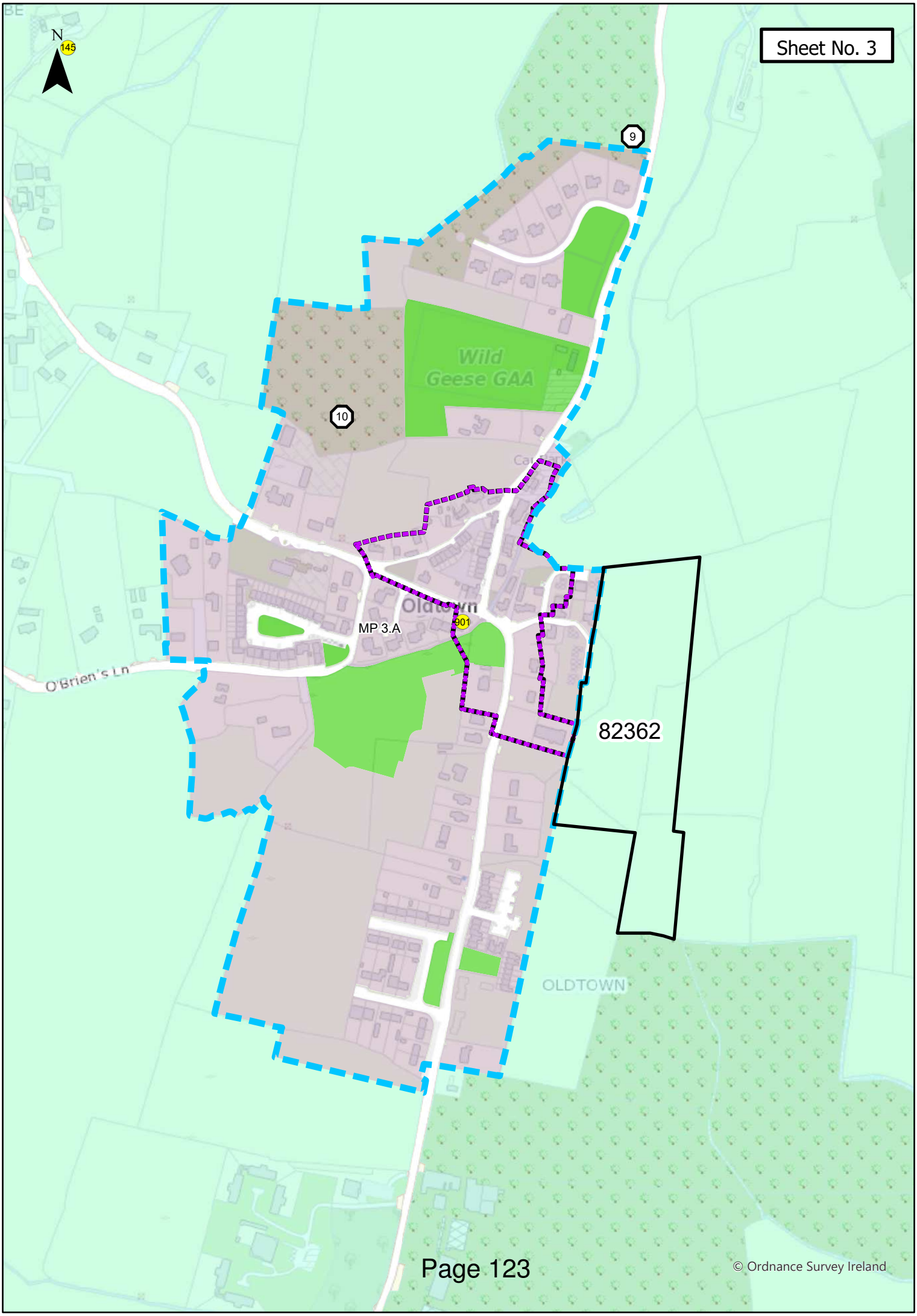


Proposed Extention to

of Oldtown RV Boundary

as outlined in **RED**




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O'Brien's Ln
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Cathal Boland : 82378

Rezone Lands Contained In Area Of Additional Oldtown LAP Lands

That the lands outlined in Red on the accompanying map of circa 8 acres be zoned RV.

Rationale:

The zoning of these lands RV will facilitate the provision of upto forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

This development opens the opportunity to provide much needed recreational facilities to be enjoyed by all the residents of Oldtown. The Owners of the subject lands also control lands to the East and North of the subject site. These lands present the opportunity to develop an attractive tree lined walkway meandering through the lands, designated in the extant LAP as, “Village Green and Riverside Park” (land which are in the ownership of the subject lands). Further the landowners are keen to incorporate in the abutting RU lands located to the south-east of the site, subject to planning permission a four-acre solar panel farm thereby making a valuable contribution to energy sustainability.
It is noted that the Chief Executive provided assurance to the Council that Irish Water is in a position to provide the necessary services to support the Authority in the delivery of our Development Plan. It is recognised that the delivery on this undertaking is a slow process. Therefore, the promoters of this proposal have

explored the feasibility, cost, practicality etc. of providing a temporary treatment plant pending such time as Irish Water have delivered on their assurance to the Chief Executive. There is ample land available within the ownership of the property portfolio to accommodate such a facility with no adverse effect on residents.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 4.1 ha (10.1 acres) to the east of Oldtown rural village to RV is noted.

The lands are east of the existing village boundary and are currently in agricultural use.

Considerable development opportunity continues to exist within Oldtown Rural Village. The revised Core Strategy indicates a projected growth of 50 units for the duration of the development plan period, while there is enough land zoned for 131 units. The subject site measures 4.1 ha and the motion indicates that 45 units would be provided on site. This is almost double to that projected in the Core Strategy of the draft Plan.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages. Growth in the rural villages should be incremental and happen over time to allow for the provision of adequate social and community infrastructure and to ensure the rural setting is protected. To allow growth of almost double that projected would be contrary to the sustainable development of Oldtown.

The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.

- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Furthermore, while the Oldtown LAP has expired, the Draft Plan proposes that a new Masterplan will be commenced for Oldtown over the new Development Plan period. This will provide a framework for future development in the village.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and 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 our requirements for the Development Plan period.

In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines.

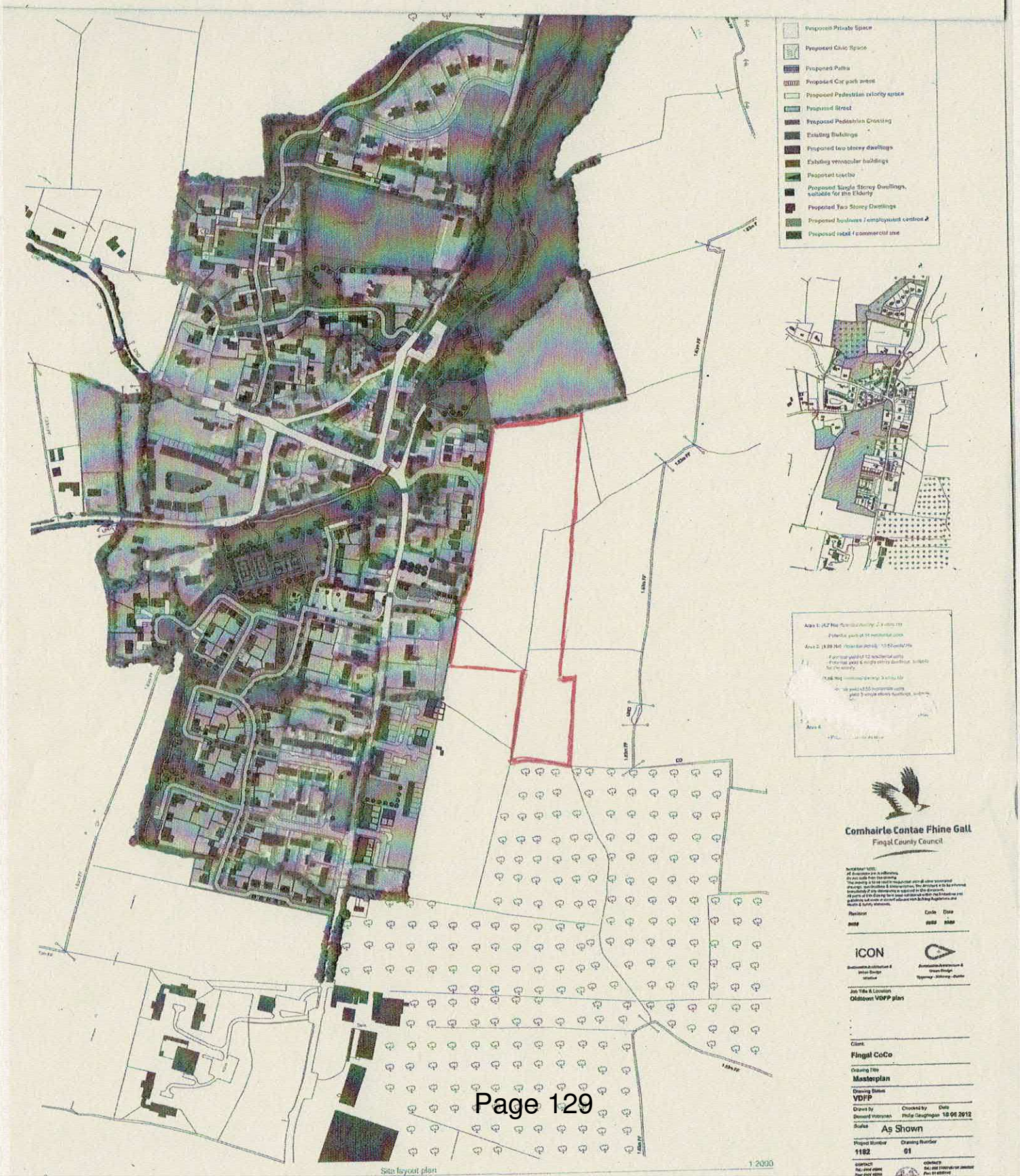
The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

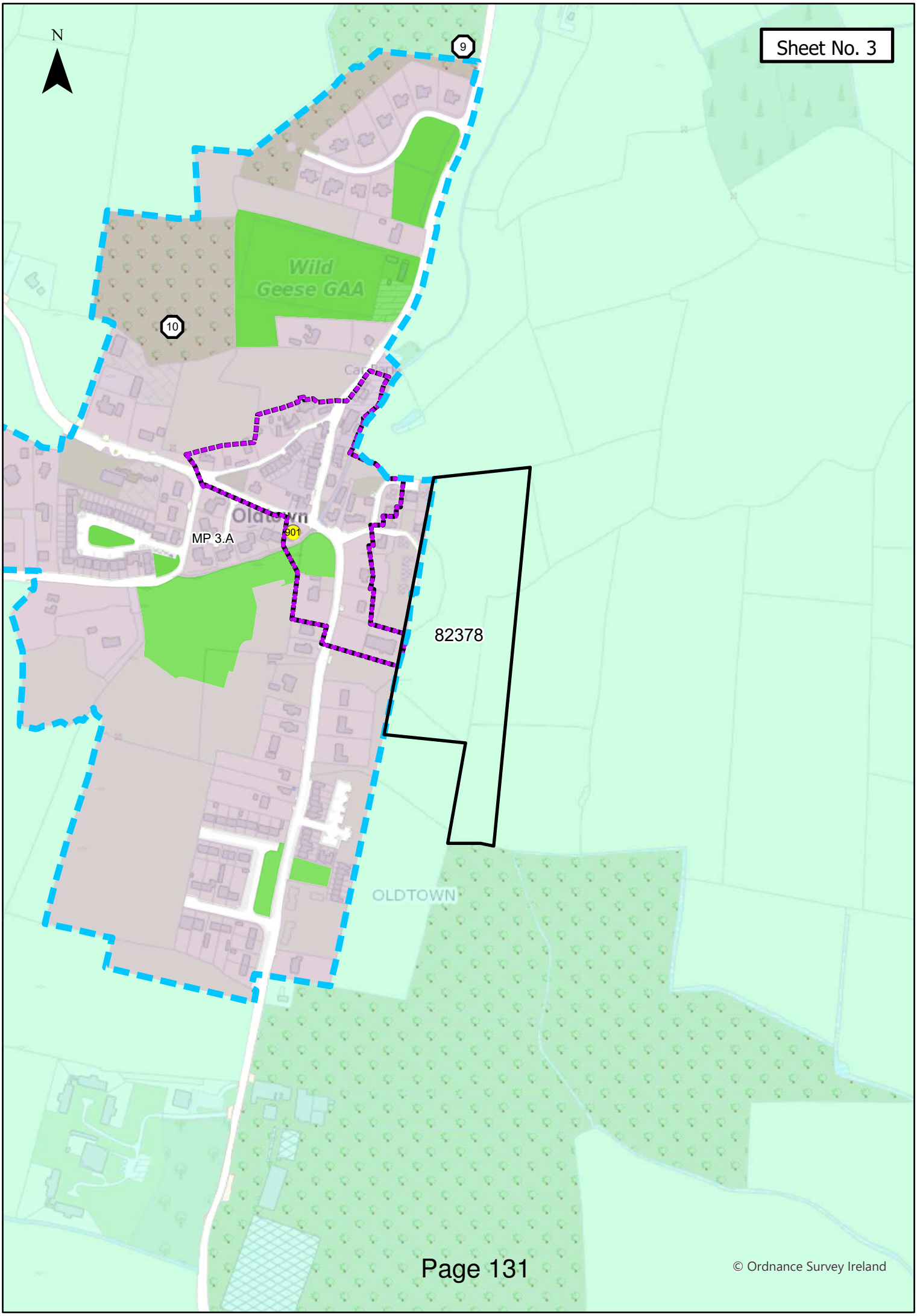
RECOMMENDATION:
No change to the Draft Plan.

Proposed zoning of lands circa eight (8) acres

Within the revised Oldtown R.V. Boundary

Subject lands as outlined in **RED**




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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brian Dennehy : 82430

Rezone RU to RC

"That Fingal County Council rezone the area outlined from RU to RC."

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 1.6 ha (c.3.9 acres) to RC at Roscall to the east of Ballyboughal, is noted.

This proposal if accepted would involve the creation of a new Rural Cluster.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural generated housing need. The Rural Cluster zoning has a total area of 175 hectares (432 acres). 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 change in zoning of lands to a designated new Rural Cluster would represent a piecemeal uncoordinated rezoning of lands for which there is no evidence-based need. Decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the Draft Plan and consider issues such as need, policy context, capacity of water, drainage and roads infrastructure, supporting infrastructure and facilities,

physical suitability, sequential approach and environmental and heritage designations.

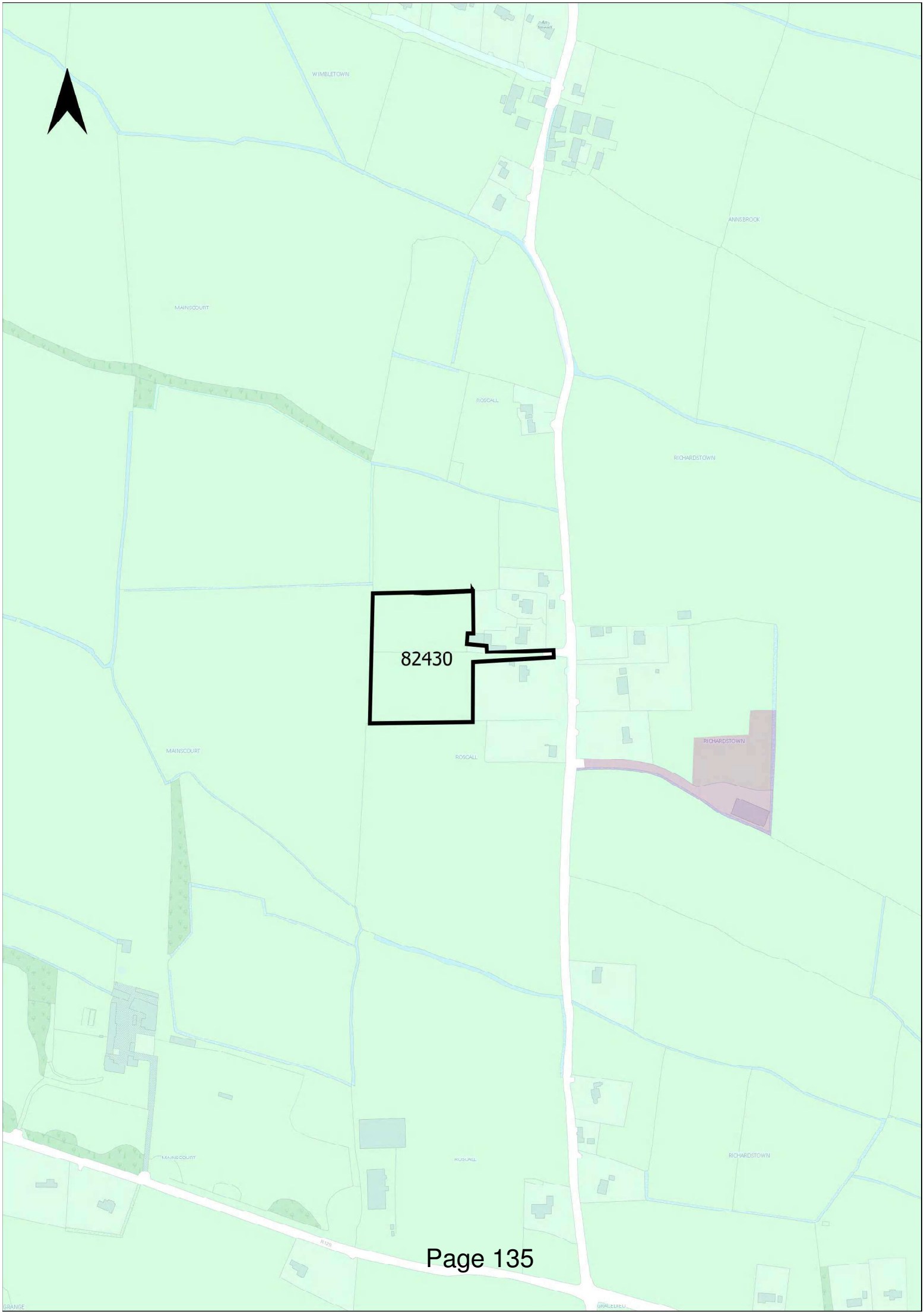
The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. In developing land-use zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

The rezoning of these lands cannot be justified on the matters outlined above and would be contrary to government guidance at national level. 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 RU lands of which it is Council policy to protect. Having regard to the foregoing, the rezoning of RU lands to RC would not be appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


WIMBLETOWN
ANNSBROOK
MAINSCOURT
ROSCALL
RICHARDSTOWN
82430
MAINSCOURT
ROSCALL
RICHARDSTOWN
MAINSCOURT
ROSCALL
RICHARDSTOWN
R129
GRANGE
GRALEHEAD

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brigid Manton : 82214

Lispopple Rezoning of Land RU to RB (Rural to Rural Business)

That the lands of Lispopple Swords outlined in Red, historically used for Agribusiness be designated to RB (Rural Business) to continue to permit their continuing use for Rural Business for all forms of industry enterprise and associated works relating to agriculture.

REPORT:
The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2023 – 2029 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 2023 – 2029.

Accordingly, any amendment outside that scope is considered to be illegal and invalid.

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

The content of this motion which seeks the rezoning of RU lands measuring 3.2 ha (7.9 acres) to RB at Lispopple, Swords, Co. Dublin is noted. The lands

accommodate a horticultural business, with large glasshouses located on the site. The planning history of the site is noted, with a number of previous planning applications for commercial glasshouses/extension of glasshouses granted permission.

The lands are currently zoned RU - Rural in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan. The surrounding lands are zoned RU-Rural. The motion indicates that the subject lands comprise an existing agribusiness.

The motion is proposing that the subject lands be changed to RB - Rural Business to facilitate a current agri-business on the subject lands. The objective of RB lands is to, '*Provide for and facilitate rural-related business which has a demonstrated need for a rural location.'*

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 and business-related development are also informed by the requirements of the RSES, which provides the Settlement Hierarchy for the County.

Fingal has a significant quantum of employment zoned lands provided at appropriate locations throughout the County. A wide variety of zonings are provided for to cater for enterprise and employment opportunities across economic sectors through high technology, general enterprise and employment, food industry, heavy industry, mixed use employment, rural related business, retail warehousing, warehousing and distribution and airport related development. Significant land has been provided for in the Draft Plan for rural business land uses. There is no identified need to provide additional lands.

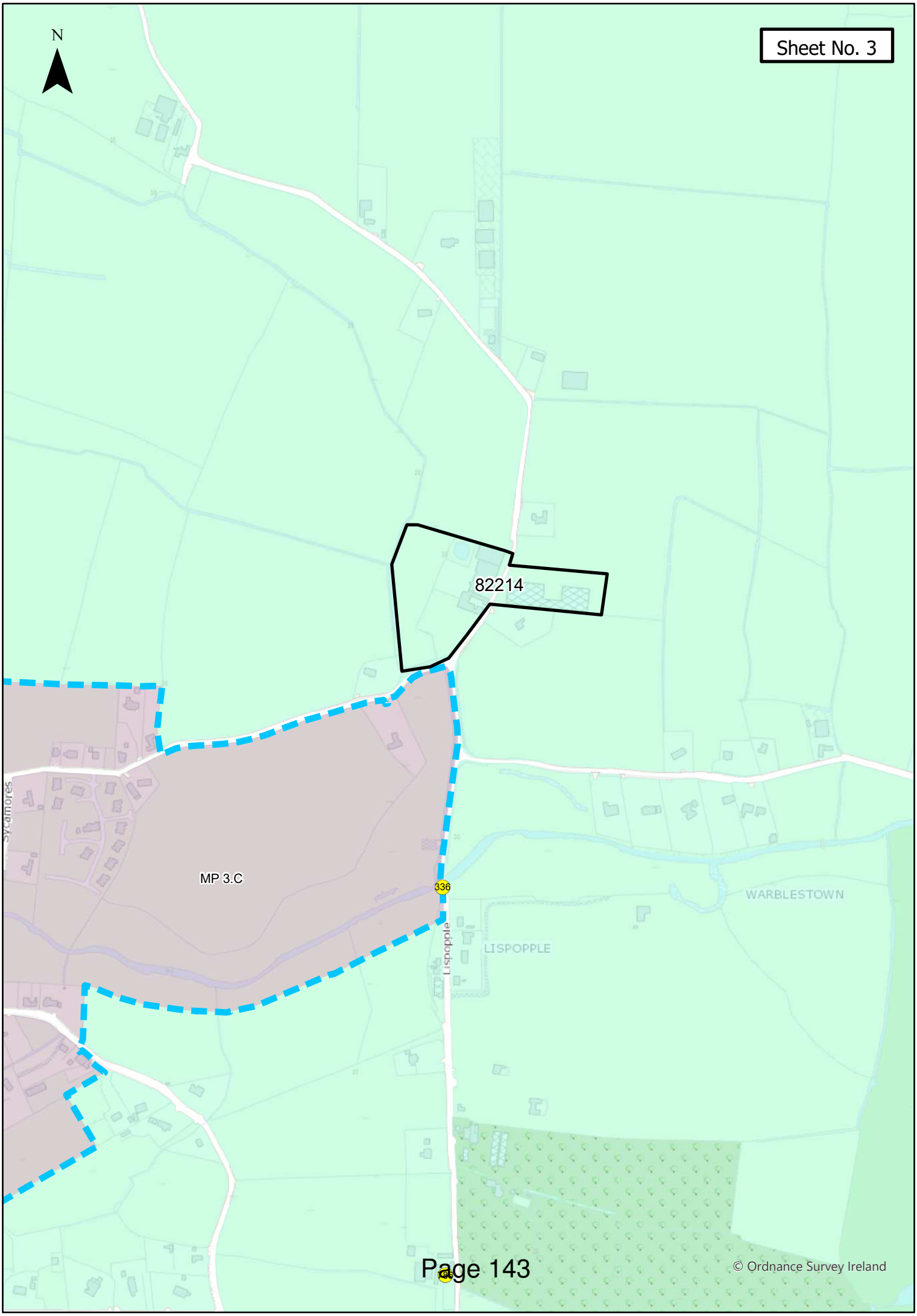
The subject lands within an area of extensive RU zoned lands, located at Lispopple, are not contiguous to any existing RB zoned lands or other non-agricultural zoned lands. As such, it is considered that the location of the proposed zoning change is not considered appropriate having regard to the character of the area.

In the absence of the sequential approach, any coherent evidence-based need or planning rationale for the proposed change in zoning in this rural location, the proposal to change a substantial proportion of RU lands to 'RB,' would result in an un-coordinated, ad-hoc provision of unsustainable employment lands and, as such, is considered contrary to proper planning and sustainable development.

It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.'*

RECOMMENDATION:
No change to the Draft Plan.


LISPOPPLE


N
Sheet No. 3
82214
MP 3.C
936
WARBLESTOWN
LISPOPPLE
Lispopple
Sycamores
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Ann Graves : 81800

Childcare Facility in the Greenbelt

That the GB land (outland in red for identification purposes) and is the land of the farm house dwelling residence and outbuildings of the operator, have a specific objective attached 'To provide for the continuing provision of Childcare Facilities and education centre at Little Moo Moos'

This is permitted in Principle use in GB zoned land the specific area outlined includes the main farm dwelling, yards and out buildings essential to the established creche and education facilities operating from this residence for in excess of 20 years.

This unique educational use is an essential service needed by local children with additional needs and their families. Tusla have indicated that additional space is required for the new standards that are now applied to child care services.

For the sake of clarity for the operator, Tusla and Planning Department and Planning Professionals, it is essential that the quantum of land and buildings required for this ancillary use of the family home is clear and legible.

REPORT:
The content of this motion which relates to an established childcare facility at Skephubble Farm, St. Margaret's, Co. Dublin, is noted.

There has been a number of planning applications sought and granted for this facility over the years, the most recent one in 2018.

As indicated in the motion, childcare facilities are Permitted in Principle in the GB-Greenbelt zoning objective where such a use is ancillary to the use of the

dwelling as a main residence. This level of control is considered necessary given the critical function of the GB-Greenbelt zoning objective which seeks to, *'Protect and provide for a Greenbelt'* while the supporting vision seeks to protect and maintain its rural and undeveloped nature in order to demarcate clearly the edge of established settlements, prevent coalesce and merging of settlements, provide for the continued viability of agricultural and rural uses and provide for amenity uses.

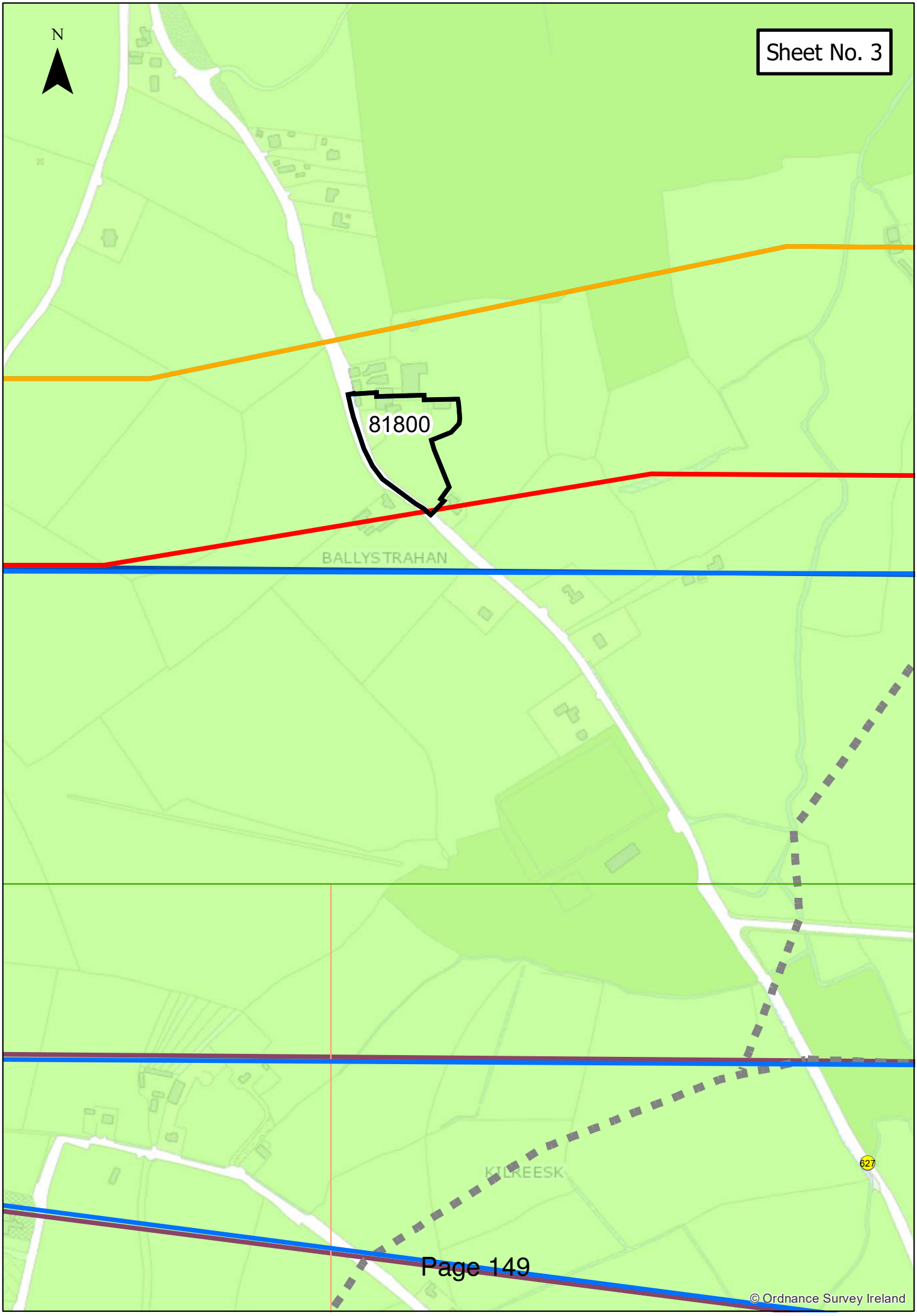
The Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policies CSP42, SPQHP48 and SPQHP57 and objectives SPQHO97 and SPQHO98.

Any childcare proposals within GB zoned lands will be assessed against the zoning objective and vision for the lands as well as relevant policy provisions of the Plan and normal standard planning criteria through the Development Management process. As evidenced from the planning history of the childcare facility, it is clear there is no impediment to the continued operation of the facility arising from the GB zoning objective which pertains to the lands.

It is considered that the insertion of a Local Objective as set out in the motion is not required and it would be inappropriate to single out and name a particular business with a map based Local Objective contained within a Development Plan which is a strategic document for the County.

RECOMMENDATION:
No change to the Draft Plan.




N
Sheet No. 3
81800
BALLYSTRAHAN
KILREESK
627
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Dean Mulligan : 82202

Appendix 8: Rowlestown:

Map Based Local Objective: Rowlestown

Provide for improved connectivity between Rowlestown and Swords for all Modes of transport.

REPORT:
The content of this motion is noted.

The need for improved connectivity between Rowlestown and Swords and many other areas of the County is acknowledged. The protection and enhancement of a safe and effective strategic national road network is an objective of the Draft Plan and is supported through the inclusion of Objective CMO29 -'Management of Road Network', Policy CMP32, Objective CMO30 - 'Strategic Roads Network' and Objective CMO31.

The Draft Plan is explicit in its recognition of the role that walking and cycling can play in achieving mode shift and its contribution in reducing transport emissions and improving quality of life and wellbeing. Chapter 6 Connectivity and Movement of the Plan is explicit in the promotion and support for the development of a comprehensive and well-connected network of walking and cycling routes within the County in accordance with NTA and TII policies and standards and includes a number of supportive policy and objectives in this regard.

FCC has prioritised the promotion of active travel as part of our ongoing commitment to Climate Action with the creation of the Environment, Climate Action and Active Travel Department, which will have responsibility for mobility planning and the delivery of the NTA's Cycle Network within the County. The Draft Plan is also explicit in the promotion and support for the development of a comprehensive and well-connected network of walking and cycling routes within the County in accordance with NTA and TII policies and standards and includes a number of supportive policies and objectives in this regard, including Policy CMP7, Policy CMP8 and Policy CMP9, Policy CMP13 and Objective CMO14, which all support improvements to the walking and cycling environment.

Other relevant policy objectives address other related areas such as Active Travel, including the following relevant policies and objectives:
'Objective CMO6 Integration of Active Travel with Public Transport
Work with the relevant transport providers, agencies and stakeholders to facilitate the integration of active travel (walking/cycling etc.) with public transport, ensuring ease of access for all

Objective CMO7 Active Travel Strategy
Prepare an Active Travel Strategy to encourage active travel and modal shift to sustainable transport modes.

Objective CMO8 Active Travel Audits
Carry out active travel audits in towns and villages in collaboration with local communities and other relevant stakeholders to inform improvements to the public realm and the pedestrian and cycling network.

Objective CMO13 Existing Street Space and Active Travel
Review the potential for reassignment of existing street space for active travel modes within village and town centres across the County where appropriate during the lifetime of this Plan.

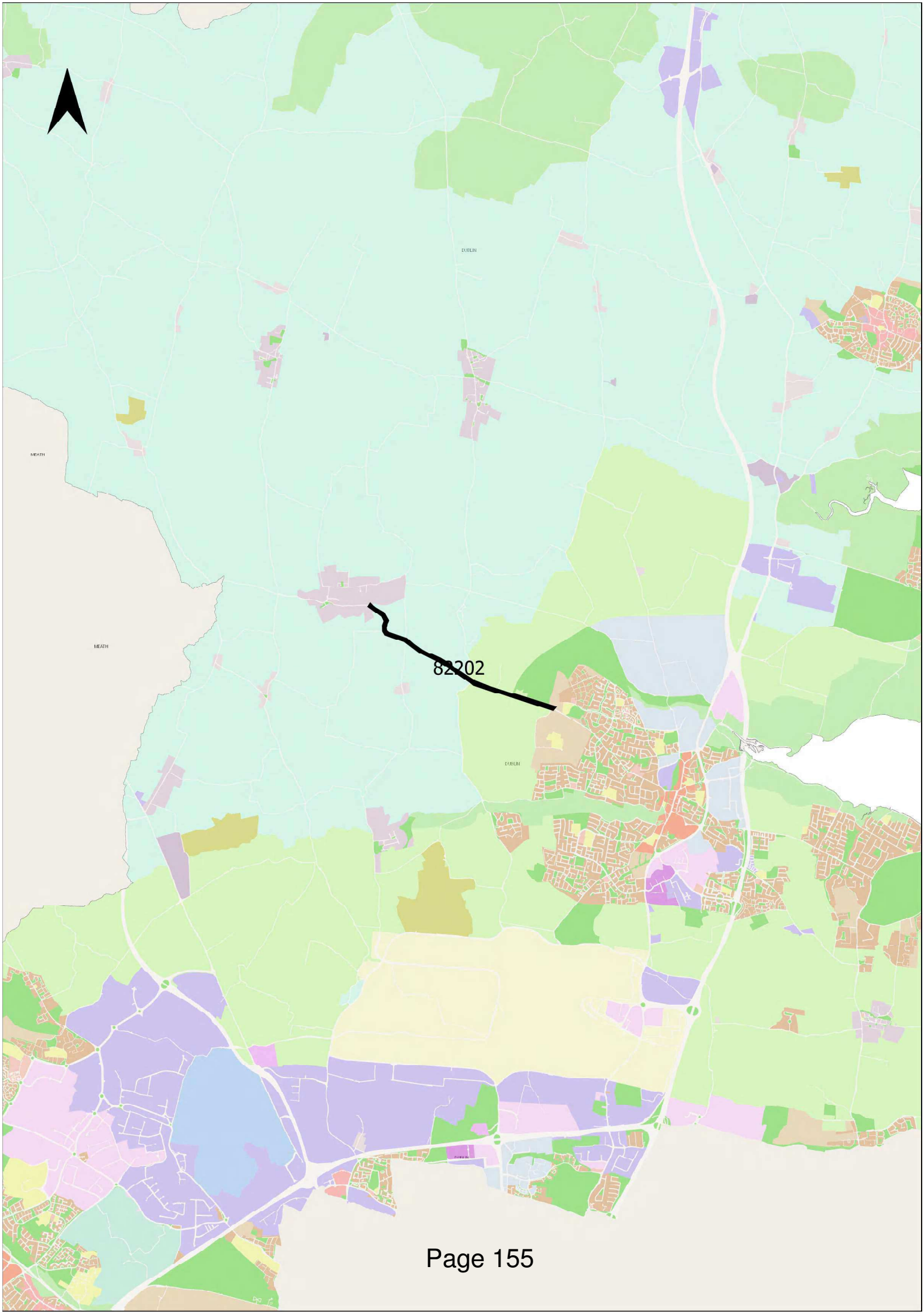
Policy CMP33 Road and Street Design
Ensure that roads and streets within the County are designed to balance the needs of all road users and promote place-making, sustainable movement and road safety providing a street environment that prioritises active travel and public transport whilst ensuring the needs of commercial servicing is accommodated.'

A strategic objective of the Draft Plan is to "*Reduce car dependency and promote and facilitate sustainable modes of transport. Prioritise walking, cycling and*

public transport, while supporting an efficient and effective transport system." The Plan also commits to supporting wider regional and national policies such as RSES, the NTA's Transport Strategy and the NPF.

It is considered that the policies and objectives set out above are strategic in nature with broad applicably and are considered sufficiently robust to promote, support, facilitate and prioritise active travel across the County and improved connectivity between Rowlestown and Swords and other towns and villages within the County. In this context, the content of the motion is considered to be adequately addressed and it is therefore not considered necessary to include additional text in this regard.

RECOMMENDATION:
No Change to the Draft Plan.


DUBLIN
MEATH
MEATH
82202
DUBLIN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brian Dennehy : 82148

Belinstown , Ballyboughal RU – Rural to RB – Rural Business

"This Council resolves that the land at Belinstown, Ballyboughal outlined on the accompanying map (Sheet 3), be zoned from RU – Rural to RB – Rural Business in the interest of continuing the current agri-business land usage which will accommodate the relocation of the prep-meal business to the subject site, in the interest of sustaining the rural economic development of Fingal."

REPORT:
The content of this motion, which seeks the rezoning of lands which equate to 3.9 ha (9.6 acres) from RU to RB located to the east of the R108 at Belinstown, south of Ballyboughal rural village, is noted.

The lands are currently zoned RU - Rural in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan. The surrounding lands are zoned RU-Rural. The motion indicates that the subject lands comprise an existing agribusiness.

The motion is proposing that the subject lands be changed to RB - Rural Business to facilitate a current agri-business on the subject lands. The objective of RB lands is to, '*Provide for and facilitate rural-related business which has a demonstrated need for a rural location.'*

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 and business-related development are also informed

by the requirements of the RSES, which provides the Settlement Hierarchy for the County.

Fingal has a more than sufficient quantum of employment zoned lands provided at appropriate locations throughout the County. A wide variety of zonings are provided for to cater for enterprise and employment opportunities across economic sectors through high technology, general enterprise and employment, food industry, heavy industry, mixed use employment, rural related business, retail warehousing, warehousing and distribution and airport related development. Significant land has been provided for in the Draft Plan for rural business land uses. There is no identified need to provide additional lands.

The subject lands within an area of extensive RU zoned lands, located to the south of Ballyboughal, are not contiguous to any existing RB zoned lands or other non-agricultural zoned lands. As such, it is considered that the location of the proposed zoning change is not considered appropriate having regard to the character of the area.

In the absence of the sequential approach, any coherent evidence-based need or planning rationale for the proposed change in zoning in this rural location, the proposal to change RU lands to 'RB' would result in an un-coordinated, ad-hoc provision of unsustainable employment lands and, as such, is considered contrary to proper planning and sustainable development.

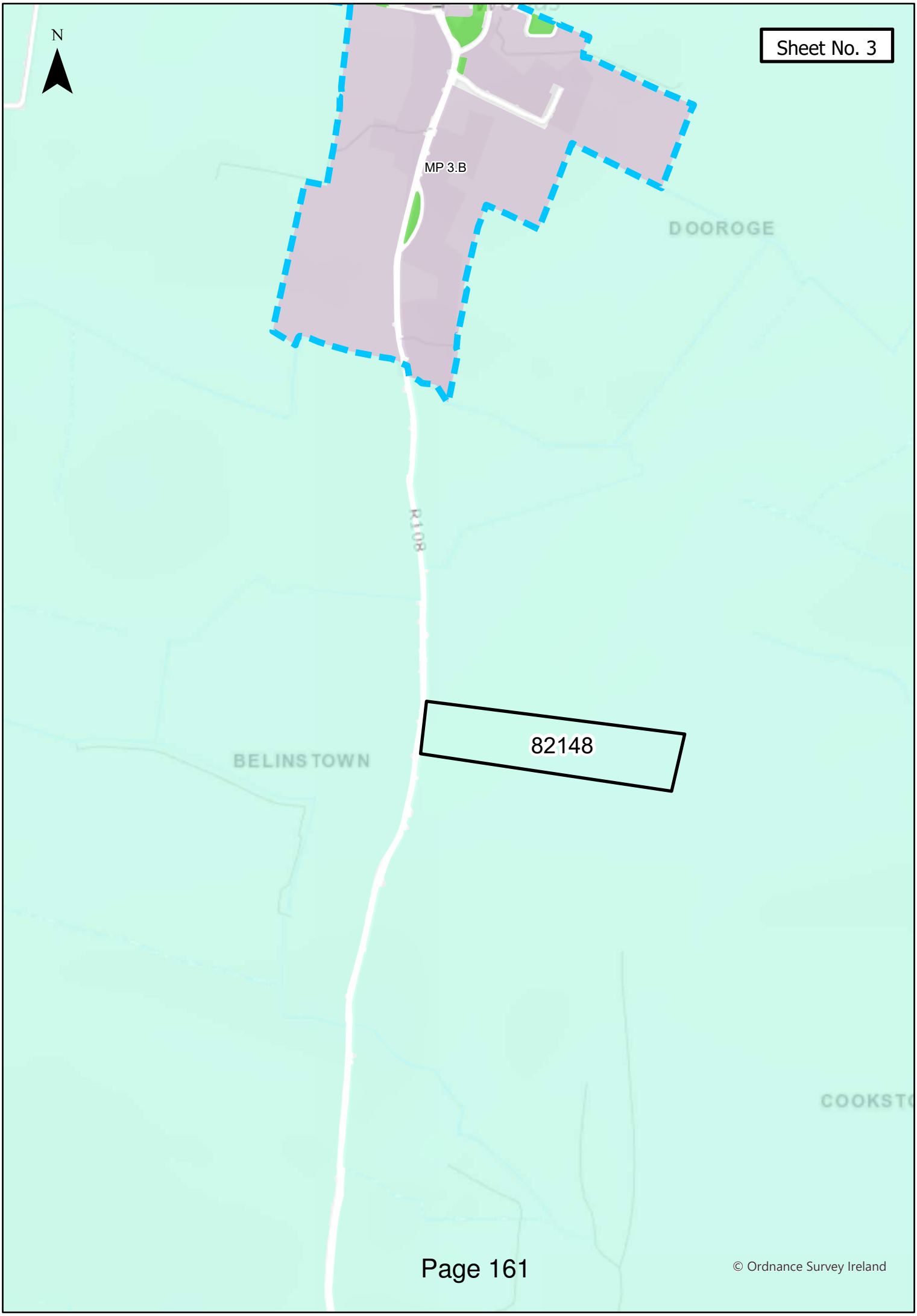
It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.'*

RECOMMENDATION:
No change to the Draft Plan.

Motion:

This council resolves that the land at Belinstown, Ballyboughal outlined on the accompanying map (Sheet 3), be zoned from RU – Rural to RB – Rural Business in the interest of continuing the current agri-business land usage which will accommodate the relocation of the prep-meal business to the subject site, in the interest of sustaining the rural economic development of Fingal.





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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tony Murphy : 81736

Belinstown

This Council resolves to rezone the site outlined on the attached map sheet 3 of Fingal Development plan for identification purposes, from RU to GE in the interest of sustainable development of the subject site, to protect the need for expansion and continued valued contribution to the economic development of rural Fingal

REPORT:
The content of this motion which seeks the rezoning of RU lands which equate to 4.4 ha to GE, located to the south of Ballyboughal rural village on the eastern side of the R108, is noted. The lands are occupied by a logistics business.

The subject lands are zoned RU in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan.

There is currently an existing logistics business operating at the site and it has done for some years.

There is a current planning application (F21A/0572) at the subject site which is with An Bord Pleanala. This application, for an extension for the existing business on site, has been recommended for refusal due to the existing alignment of the R108 which results in difficulty achieving required sightlines in accordance with the relevant standards and the access, as proposed, would constitute a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Notwithstanding the site specific difficulties, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of employment generating lands within the north County area which represents a substantial provision of zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

To open this RU area to the full range of uses that are permitted in the GE zoning would not be appropriate at this rural location. These include, inter alia, Builders Provider/Yard, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Sustainable Energy Installation, Telecommunications Structures, Training Centre, Vehicle Sales Outlet, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact).

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity and the issues raised in the recent planning application.

It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.*

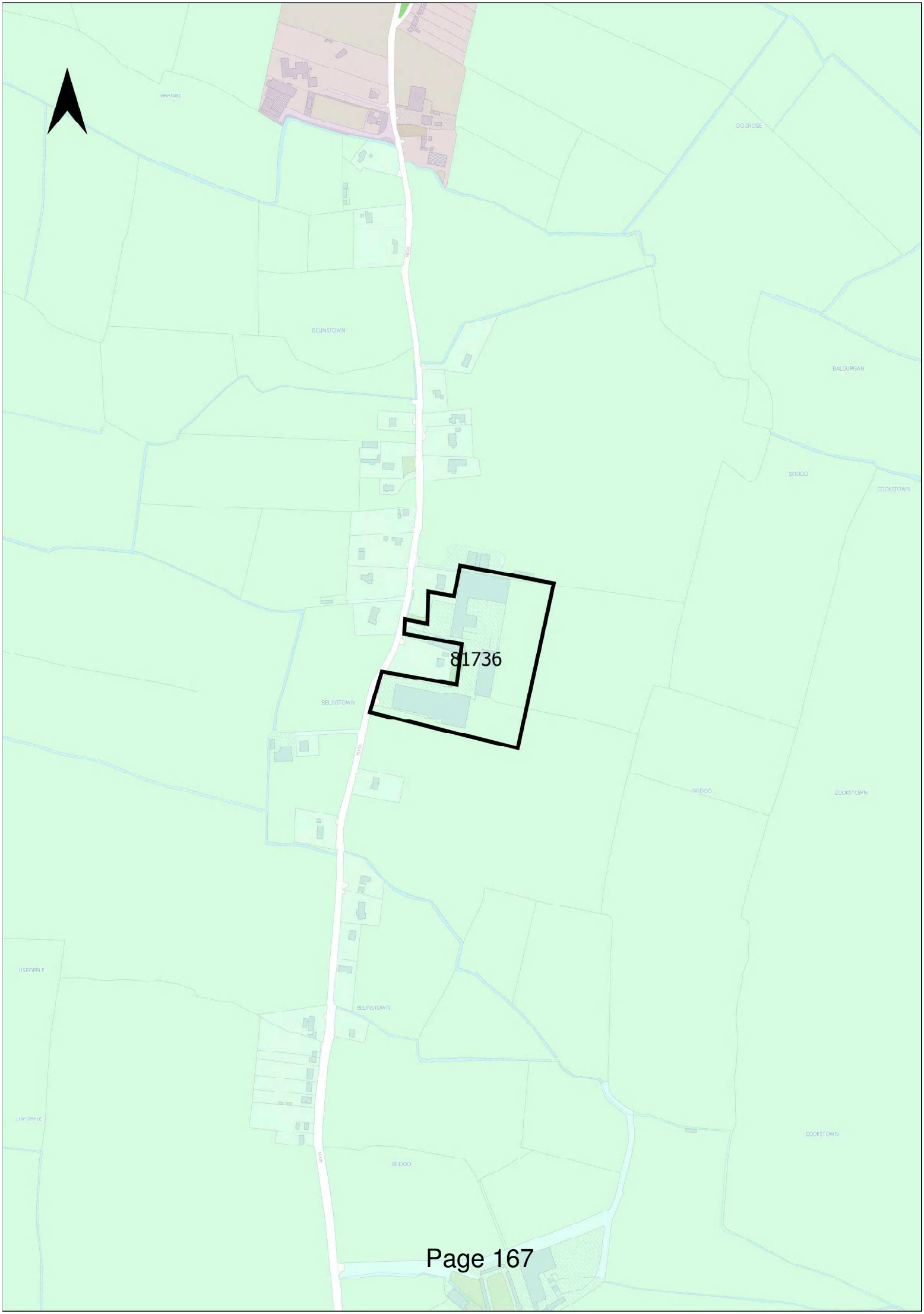
Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change RU zoned lands to GE in this rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of

unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as well as OPR policy to channel employment growth within key strategic employment areas of the County.

Furthermore, the site-specific details indicate that safe access issues to the site may arise.

Therefore, to zone the land here would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


GRANGE
DOOROGE
BELINSTOWN
BALDURGAN
SKIDOO
COOKSTOWN
81736
BELINSTOWN
SKIDOO
COOKSTOWN
LISPOPPLE
BELINSTOWN
LISPOPPLE
SKIDOO
COOKSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tony Murphy : 81983

Belinstown

This Council resolves to rezone the site outlined on the attached map sheet 3 of Fingal Development plan for identification purposes, from RU to WD in the interest of sustainable development of the subject site, to protect the need for expansion and continued valued contribution to the economic development of rural Fingal

REPORT:
The content of this motion which seeks the rezoning of RU lands which equate to 4.9 ha (12 acres) to Warehousing and Distribution (WD), located to the south of Ballyboughal rural village on the eastern side of the R108, is noted. The lands are occupied by a logistics business.

The subject lands are zoned RU in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan.

There is currently an existing logistics business operating at the site and it has done for some years.

There is a current planning application (F21A/0572) at the subject site which is with An Bord Pleanala. This application, for an extension for the existing business on site, has been recommended for refusal due, inter alia, to the existing alignment of the R108 which results in difficulty achieving required sightlines in accordance with the relevant standards and the access, as proposed, would constitute a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Notwithstanding the site specific difficulties, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of employment generating lands within the north County area which represents a substantial provision of zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

To open this RU area to the full range of uses that are permitted in the WD zoning would not be appropriate at this rural location. These include, inter alia, Cargo Yard, Fuel Depot/Fuel Storage, Heavy Vehicle Park, Road Transport Depot and Warehousing.

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity and the issues raised in the recent application.

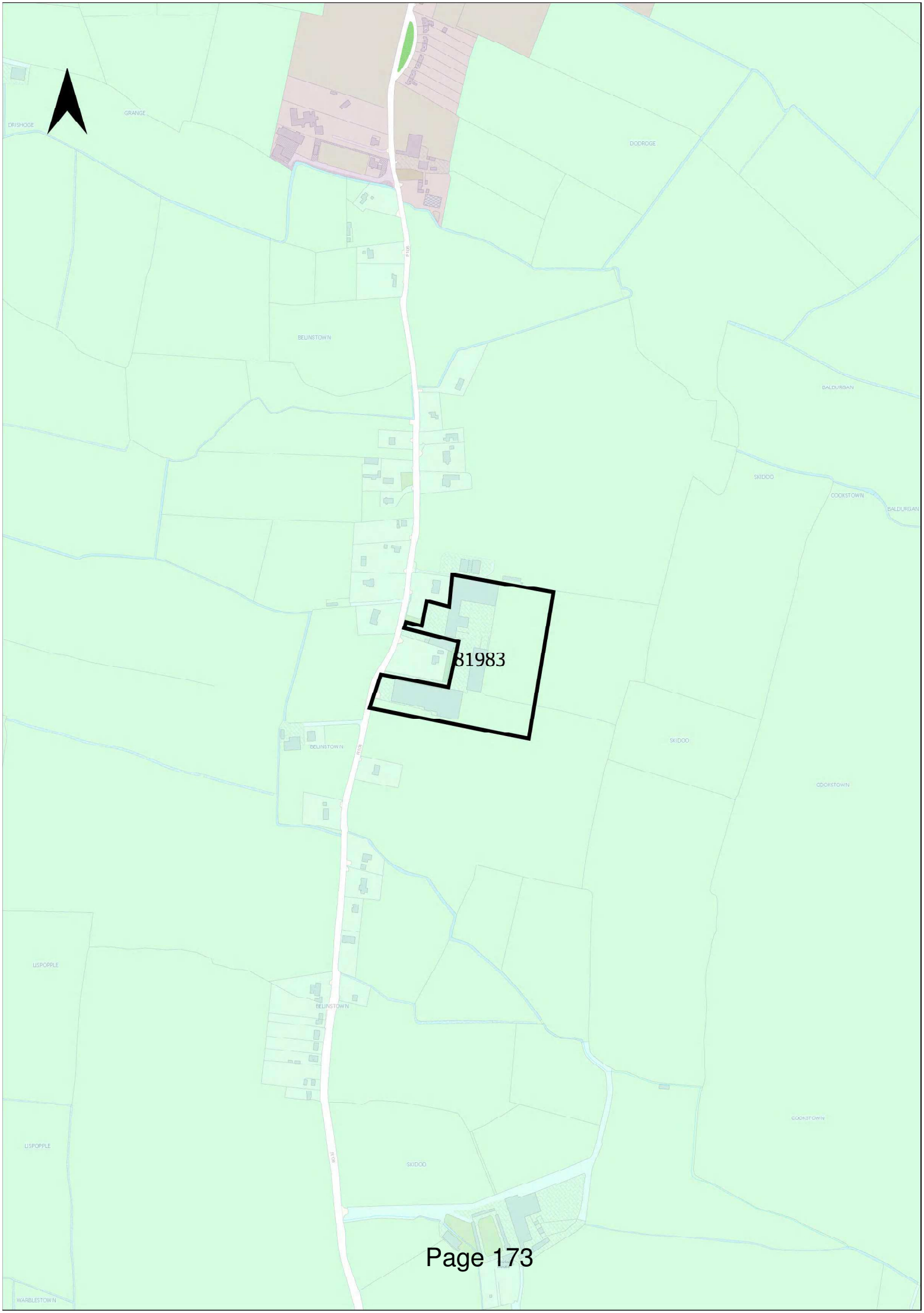
It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.*

Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change RU zoned lands to GE in this rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as well as OPR policy to channel employment growth within key strategic employment areas of the County.

Furthermore, the site-specific details indicate that safe access issues to the site may arise.

Therefore, to zone the land here would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


GRANGE
ERISHOGE
DODROGE
BELINSTOWN
BALDURGAN
SKIDOO
COOKSTOWN
BALDURGAN
81983
BELINSTOWN
SKIDOO
COOKSTOWN
USPOPPLE
BELINSTOWN
USPOPPLE
SKIDOO
COOKSTOWN
WARBLESTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tom Kitt and Councillor JK Onwumereh : 82255

This Council resolve that the site at Ballyhack, Kilsahaghan outlined on the accompanying map (on Sheet 3) be zoned from RU - Rural to GE - General Employment to ensure the business being carried out is continued under the appropriate land use zoning objective to protect the 130 jobs directly related to the established business on the subject site, in the interest of the continued economic development of Fingal, and the sustainable development of the area.

REPORT:
The content of this motion which seeks to rezone lands from RU to GE is noted.

The subject lands measuring 9.2 ha (22.7 acres) are located on the eastern side of the R122 at Ballyhack, to the south of Kilsallaghan, Co. Dublin. The site is occupied by an established construction related business, with a main office building, maintenance workshop and stores located on the site.

The Planning History associated with the site is noted, including Reg. Ref. F07A/0667, which permitted, inter alia, demolition of a maintenance shed, the construction of a new maintenance shed (1990 sqm), and 50 car parking spaces. Under that application, the business operating from the site was described as 'Plant Hire' and while warehousing was not permitted under the RU zoning objective it was acknowledged that the stated use was an established one. As such, the non-conforming use policy was applied to that application. It is also noted that a current application (Reg. Ref. F21A/0667, currently on AI) on the site for construction of, inter alia, a new storage building and store to facilitate the storage of plant machinery and maintenance equipment is presently the subject of a Further Information request. It is evident from the Planner's report that the non-conforming uses policy has also been applied to this application.

In the context of the request to a change in zoning from RU to GE to reflect existing and permitted uses, the current FDP and Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria*.'

Furthermore, Fingal's Economic Strategy set out in the Draft Plan at Chapter 7 - 'Employment and Economy' 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. A key strategic aim of the Draft Plan relating to economic development as set out in Chapter 7 seeks, to facilitate and deliver economic development at strategic employment locations and at other appropriate locations proximate to residential developments and high-quality public transport, while supporting economic clusters and rejuvenating existing economic lands.

In addition, Policy EEP2 of the Draft Plan relating to general employment lands seeks to maximise the potential of GE lands, ensuring that they are developed for intensive employment purposes, where appropriate, and which are highly accessible, well designed, permeable and legible. The Draft Plan sets out the key strategic employment areas within Fingal to promote enterprise and employment throughout the County over the plan period. These lands are located within key settlements and at highly accessible locations including existing and planned public transport corridors.

The locations for future employment in Fingal are informed by the requirements of the NPF and the RSES. The aim is to increase employment at strategic locations, provide for people intensive employment at other sustainable locations near high quality public transport nodes, to build on commercial and research synergies in proximity to large employers, industry clusters and smart specialisation and activating strategic sites to strengthen the local employment base in commuter towns.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County whilst having regard to the sequential approach as advocated at national level. This approach is supported by the evidence based underlining the Draft Plan, which shows there 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, for the plan period and beyond.

Having regard to the approach to employment lands adopted in the Draft Plan as set out above, it is considered that the proposals to change the existing land use zoning at the location in question would result in a piecemeal, un-coordinated, ad-hoc provision of unsustainable employment lands and that the proposed zoning would be in breach of key objectives of the Draft Plan to channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

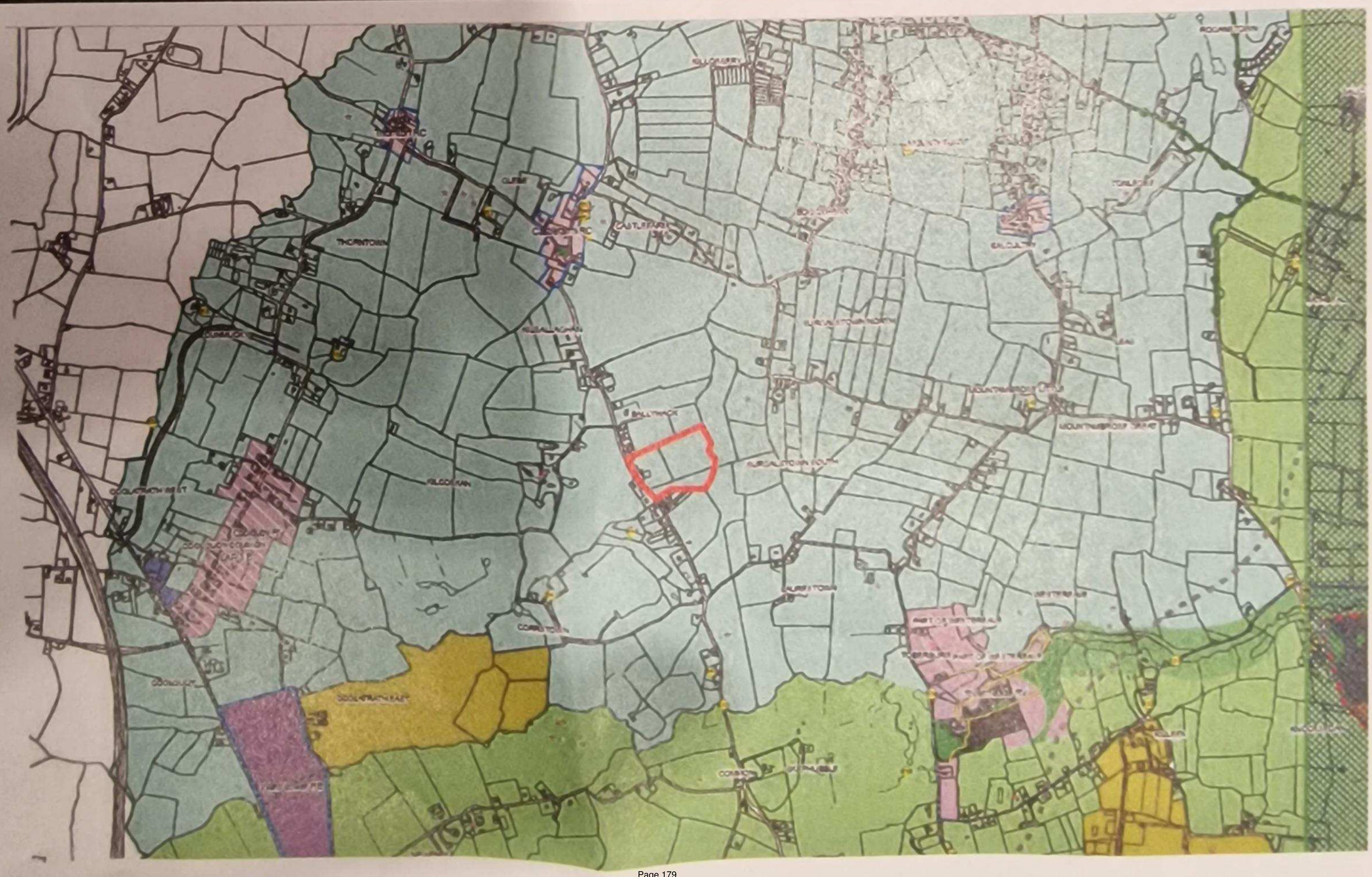
Critically, the OPR in its submission emphasises the need to ensure that the location of land zoned for employment uses is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth and the implementation of sustainable transportation objectives and acknowledges the substantial land banks zoned for employment generating uses isolated from any settlement or strategic transport infrastructure projects, which if developed, would appear to be entirely car dependent.

In the context of the above and the absence of the sequential approach, any coherent evidence-based need or planning rationale for the proposed change in zoning in this rural location, the proposal to change a substantial proportion of RU zoned lands to GE would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there no evidence-based need.

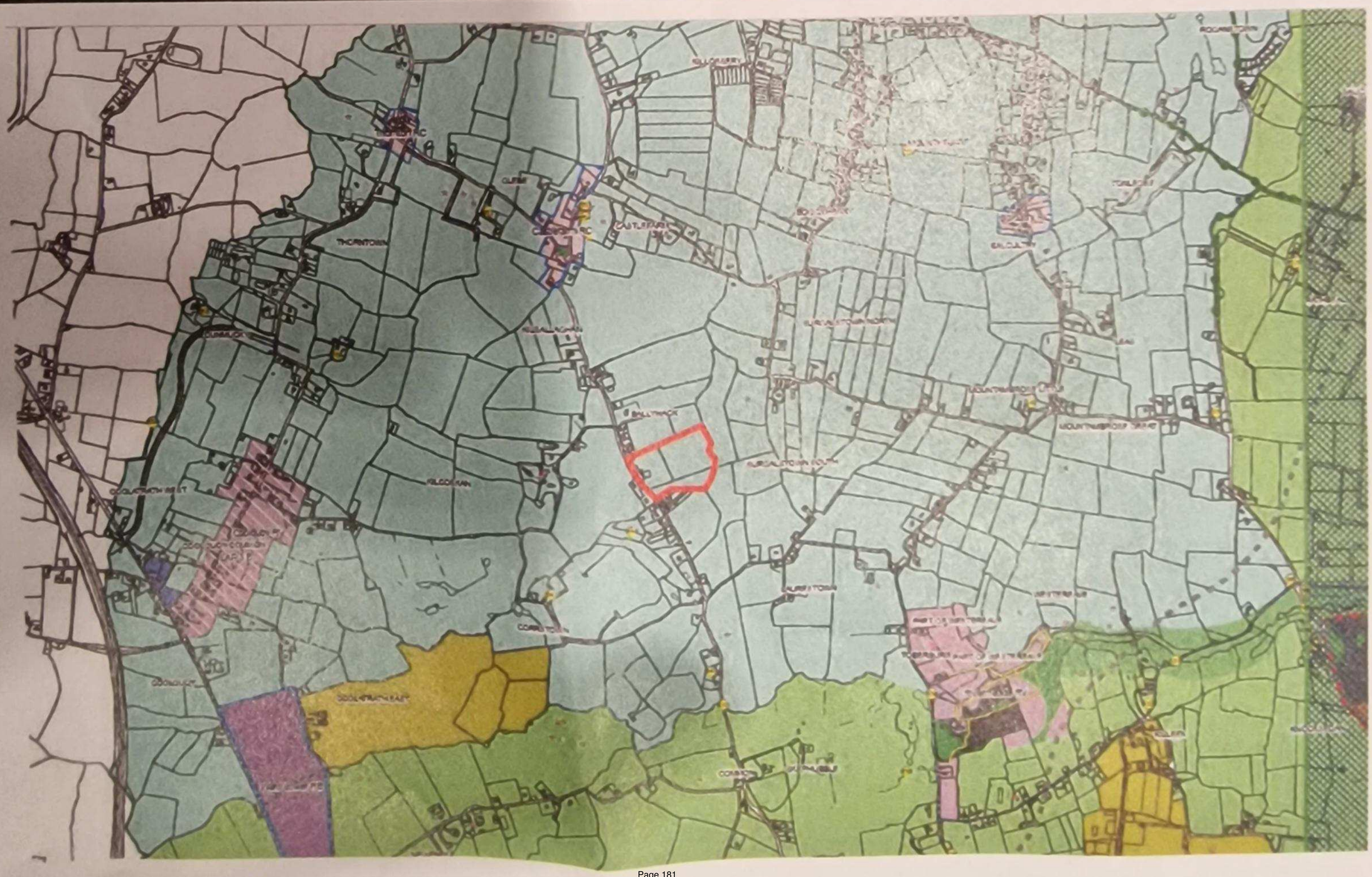
The proposed zoning would be in breach of key objectives of the Draft Plan and OPR policy to channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development.

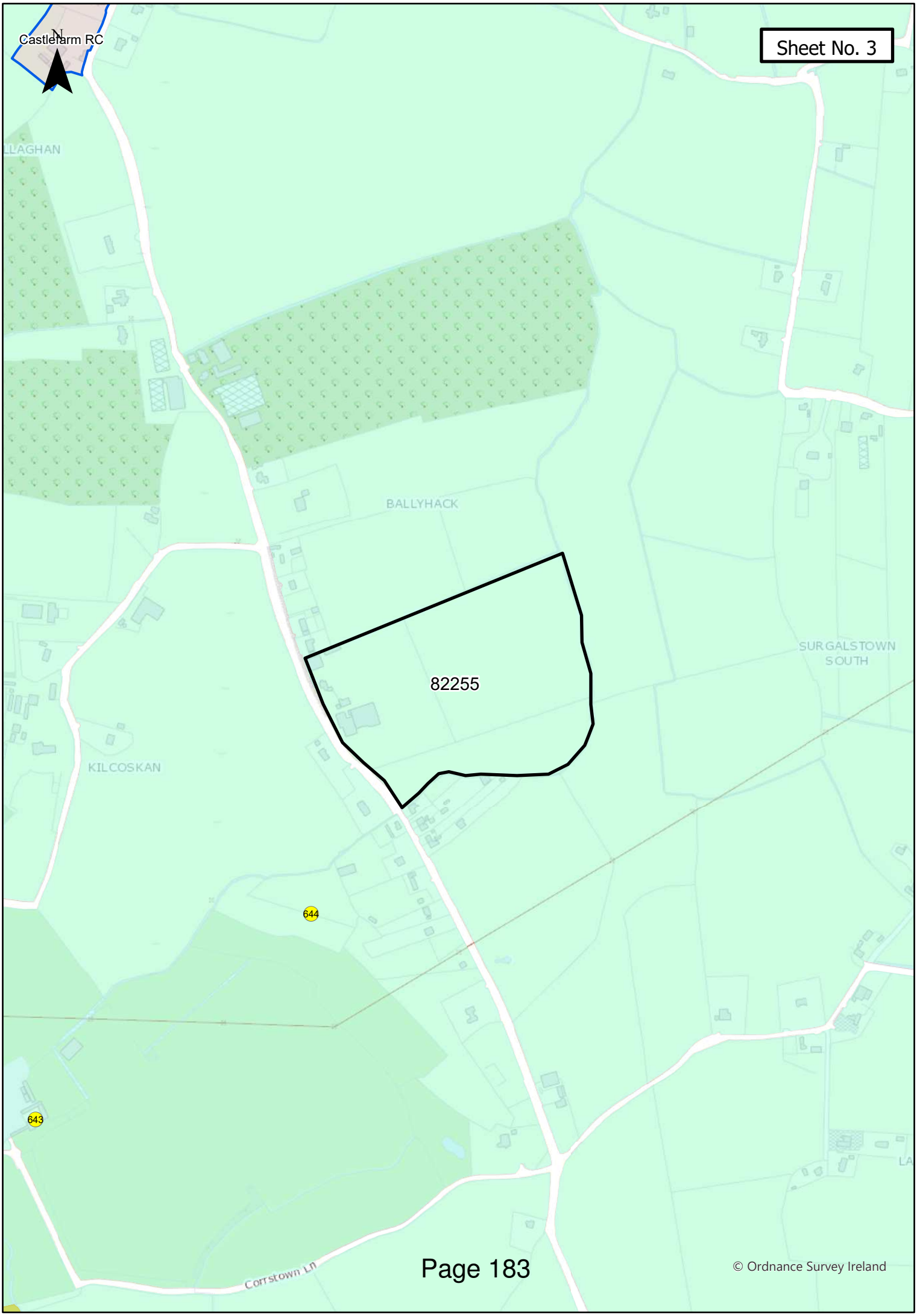
RECOMMENDATION:
No change to the Draft Plan.










Castlefarm RC
N
Sheet No. 3
LLAGHAN
BALLYHACK
82255
SURGALSTOWN SOUTH
KILCOSKAN
644
643
Corrstown Ln
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Ian Carey : 82262

Amending Zoning From RU to RV in Coolquay

To amend the mapped zoning from RU to RV in Coolquay to promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 36 ha (88 acres) to RV, located to the west of Coolquay Rural Village, is noted.

The extensive range of lands are west and south of the existing village boundary, they extend to the boundary with County Meath and across the R125 (Old N2). There are a number of individual dwellings and businesses within the subject site.

It should be noted that in the context of the Strategic Flood Risk Assessment that was carried out to inform this plan, the proposed lands are partly affected by Flood Zone A and B.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Coolquay, grows with appropriate residential, social and community uses,

without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Coolquay Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

In particular it is noted that this motion essentially seeks to more than double the size of the existing RV zoning (currently 26.4 ha) and extend it over the old N2, which functions as a natural boundary to the village. Coolquay village, as is, comprises a number of individual dwellings, some local businesses and the national school. It is very much rural in nature and the numbers proposed in the Core Strategy are commensurate with the existing pattern and type of development. Furthermore, given the lack of public wastewater facilities in the area, the additional zoning would result in reliance on individual wastewater treatment systems, which increase risks to the groundwater and is generally unsustainable.

The draft Plan includes provision for a LAP for Coolquay village. The function of a LAP is to take a detailed look at a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The adoption of a LAP is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues including the phasing and delivery of infrastructure, provision of high-quality residential development, as an appropriate scale, provision open space and recreational amenities, and ensuring successfully integration with existing properties in the area.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

Furthermore, it is important to note the recent opinion of the Chief Executive for a strategic housing development (SHD021-21 and ABP-314360-22) on lands at in Coolquay. This report prepared under Section 8 (5)(a) of the Planning Act considers that a development of 173 units, mainly within the existing RV zoning, is contrary to the local, regional and national policy and would therefore not be in accordance with the proper planning and sustainable development of the area. Specifically, this detailed assessment found the proposed development which is not founded in a Local Area Plan or Masterplan which would not accord with Objective SSO2a of the Fingal County Development Plan as varied in June 2020, which envisages permission in principle on lands where there is a Local Area Plan or Masterplan in place. Furthermore, the report finds the proposed development would also not accord with Objective SS02b to focus new development where infrastructural capacity is readily available, along an existing or proposed high quality public transport corridor, in a phased manner alongside the delivery of appropriate physical and social infrastructure.

The proposal would result in development of the village beyond its assimilative capacity as articulated in national, regional, county, and local policy. The development, if permitted, would negatively impact on the character of the village, place excessive pressure on local services, contribute to unsustainable travel patterns, would not be commensurate with the existing built environment and would contribute to the excessive growth of Coolquay Village in a short period of time which would undermine the rural village character of Coolquay and that of the surrounding countryside.

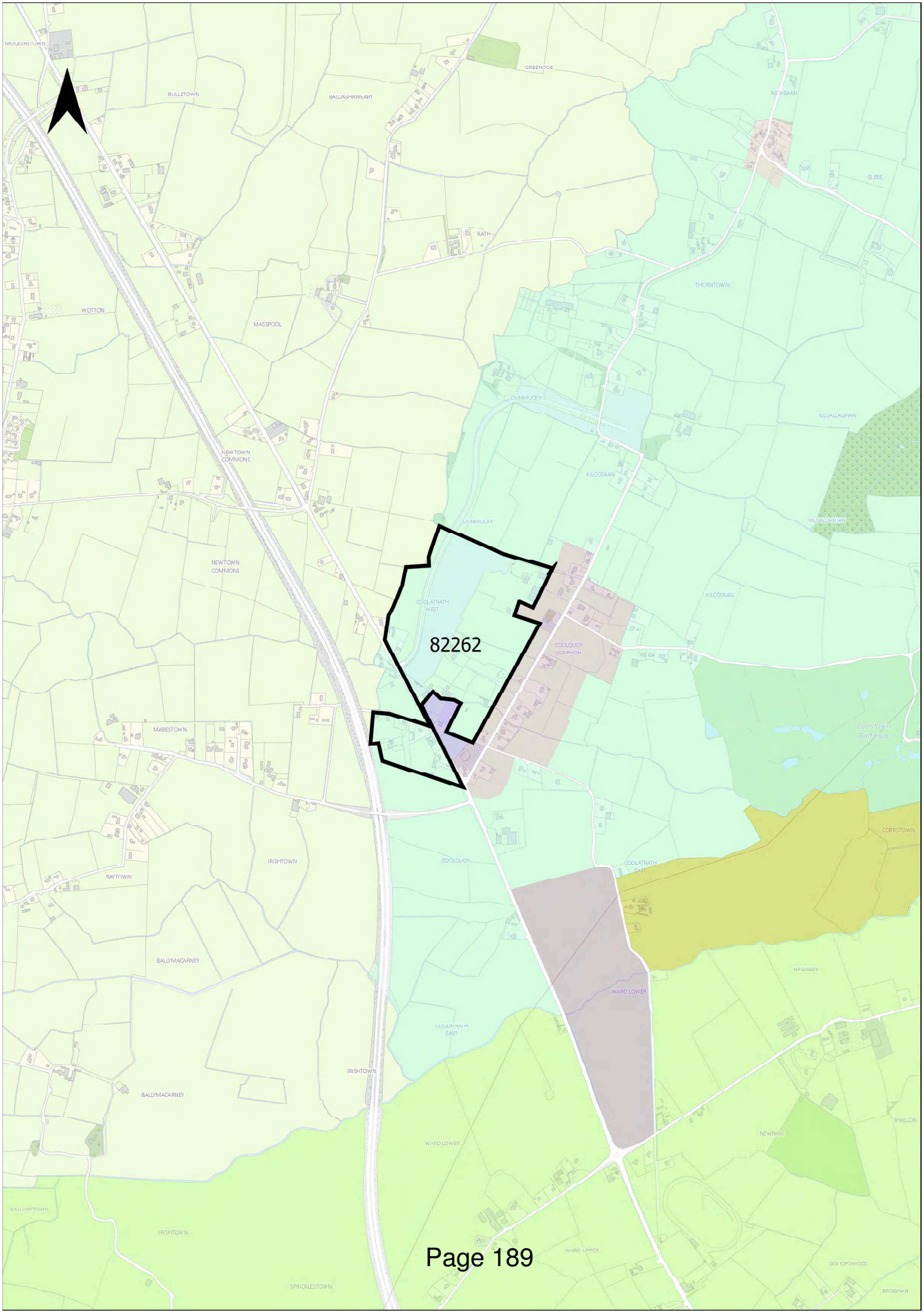
The above opinion demonstrates the risk of allowing large scale development without the provision of the LAP and without due consideration for the receiving

environment and the provision of the required physical and social infrastructure. To zone a further 36 ha (88 acres) without due consideration would further undermine the rural village character of Coolquay and that of the surrounding countryside.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Coolquay and to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


82262
BULLSTOWN
BALLAGHAWEARY
GREENOGE
NEWBARN
GLEBE
RATH
THORNTOWN
WOTTON
MASSPOOL
DUNMUCKY
KILSALLAGHAN
NEWTOWN COMMONS
KILCOSKAN
COOLATRATH WEST
COOLQUOY COMMON
MABESTOWN
Corrstown Golf Club
CORRSTOWN
IRISHTOWN
RAYTOWN
COOLQUOY
COOLATRATH EAST
BALLYMACARNEY
NEWPARK
WARD LOWER
SHALLON
GALLANSTOWN
SPRICKLESTOWN
WARD UPPER
BROGHAN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Darragh Butler : 82127

Coolquay

That Fingal County Council resolves that the lands outlined in red on the attached map at Coolquay be re-zoned from Objective 'RU' Rural to 'RV' Rural Village in order that they may be considered in a subsequent Local Area Plan (LAP) for Coolquay.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 30.5 ha (86.4 acres) to RV, located to the west of Coolquay Rural Village, is noted.

The extensive range of lands are west of the existing village boundary, stretching to the boundary with County Meath and are currently mainly undeveloped.

It should be noted that in the context of the Strategic Flood Risk Assessment that was carried out to inform this plan, the proposed lands are partly affected by Flood Zone A and B.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Coolquay, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Coolquay Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

In particular it is noted that this motion essentially seeks to more than double the size of the existing RV zoning (currently 26.4 ha) and extend it over the old N2, which functions as a natural boundary to the village. Coolquay village, as is, comprises a number of individual dwellings, some local businesses and the national school. It is very much rural in nature and the numbers proposed in the Core Strategy are commensurate with the existing pattern and type of development. Furthermore, given the lack of public wastewater facilities in the area, the additional zoning would result in reliance on individual wastewater treatment systems, which increase risks to the groundwater and is generally unsustainable.

The draft Plan includes provision for a LAP for Coolquay village. The function of a LAP is to take a detailed look at a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The adoption of a LAP is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues including the phasing and delivery of infrastructure, provision of high-quality residential development, as an appropriate scale, provision open space and recreational amenities, and ensuring successfully integration with existing properties in the area.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

Furthermore, it is important to note the recent opinion of the Chief Executive for a strategic housing development (SHD021-21 and ABP-314360-22) on lands at in Coolquay. This report prepared under Section 8 (5)(a) of the Planning Act considers that a development of 173 units, mainly within the existing RV zoning, is contrary to the local, regional and national policy and would therefore not be in accordance with the proper planning and sustainable development of the area. Specifically, this detailed assessment found the proposed development which is not founded in a Local Area Plan or Masterplan which would not accord with Objective SSO2a of the Fingal County Development Plan as varied in June 2020, which envisages permission in principle on lands where there is a Local Area Plan or Masterplan in place. Furthermore, the report finds the proposed development would also not accord with Objective SS02b to focus new development where infrastructural capacity is readily available, along an existing or proposed high quality public transport corridor, in a phased manner alongside the delivery of appropriate physical and social infrastructure.

The proposal would result in development of the village beyond its assimilative capacity as articulated in national, regional, county, and local policy. The development, if permitted, would negatively impact on the character of the village, place excessive pressure on local services, contribute to unsustainable travel patterns, would not be commensurate with the existing built environment and would contribute to the excessive growth of Coolquay Village in a short period of time which would undermine the rural village character of Coolquay and that of the surrounding countryside.

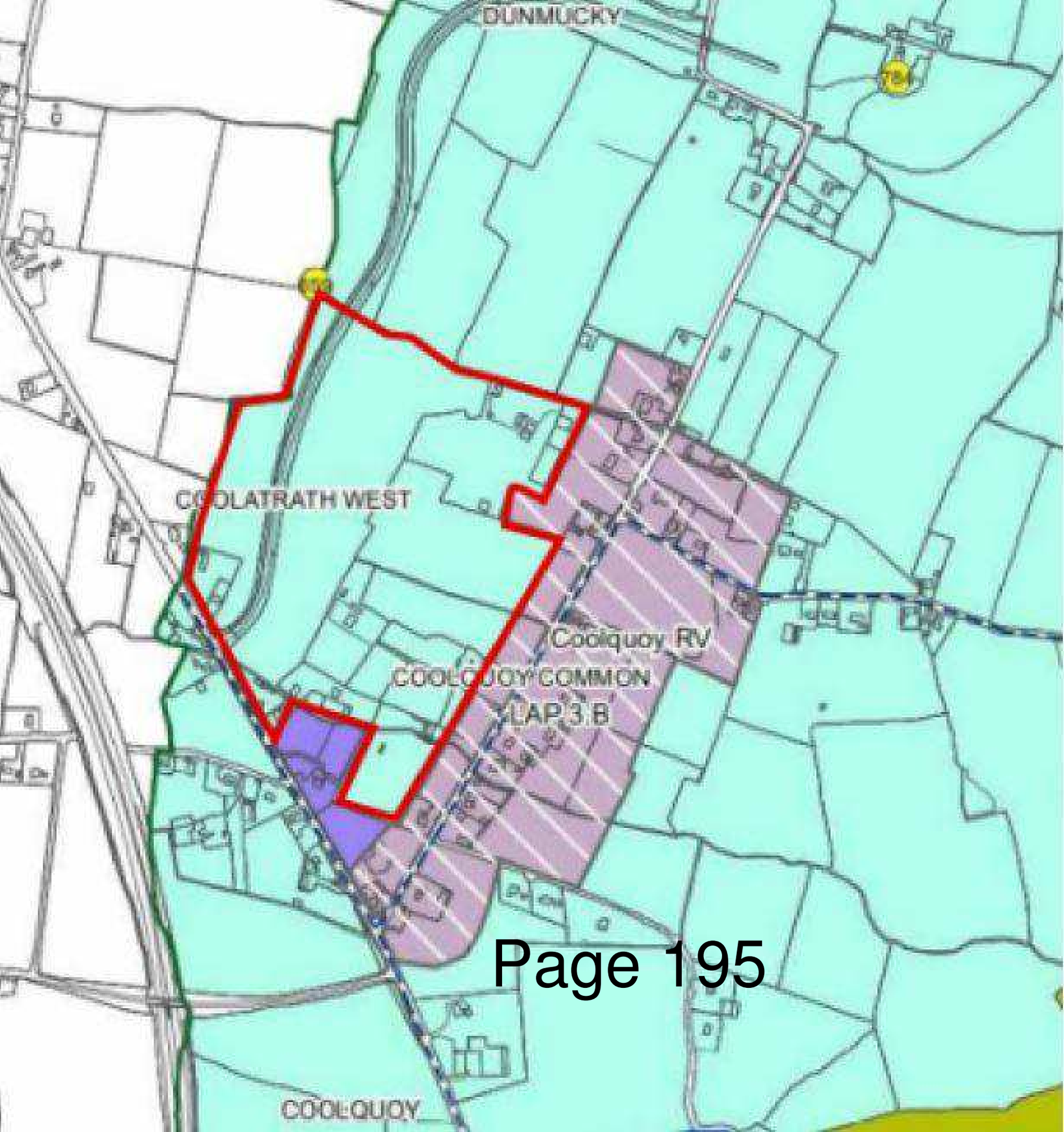
The above opinion demonstrates the risk of allowing large scale development without the provision of the LAP and without due consideration for the receiving environment and the provision of the required physical and social infrastructure.

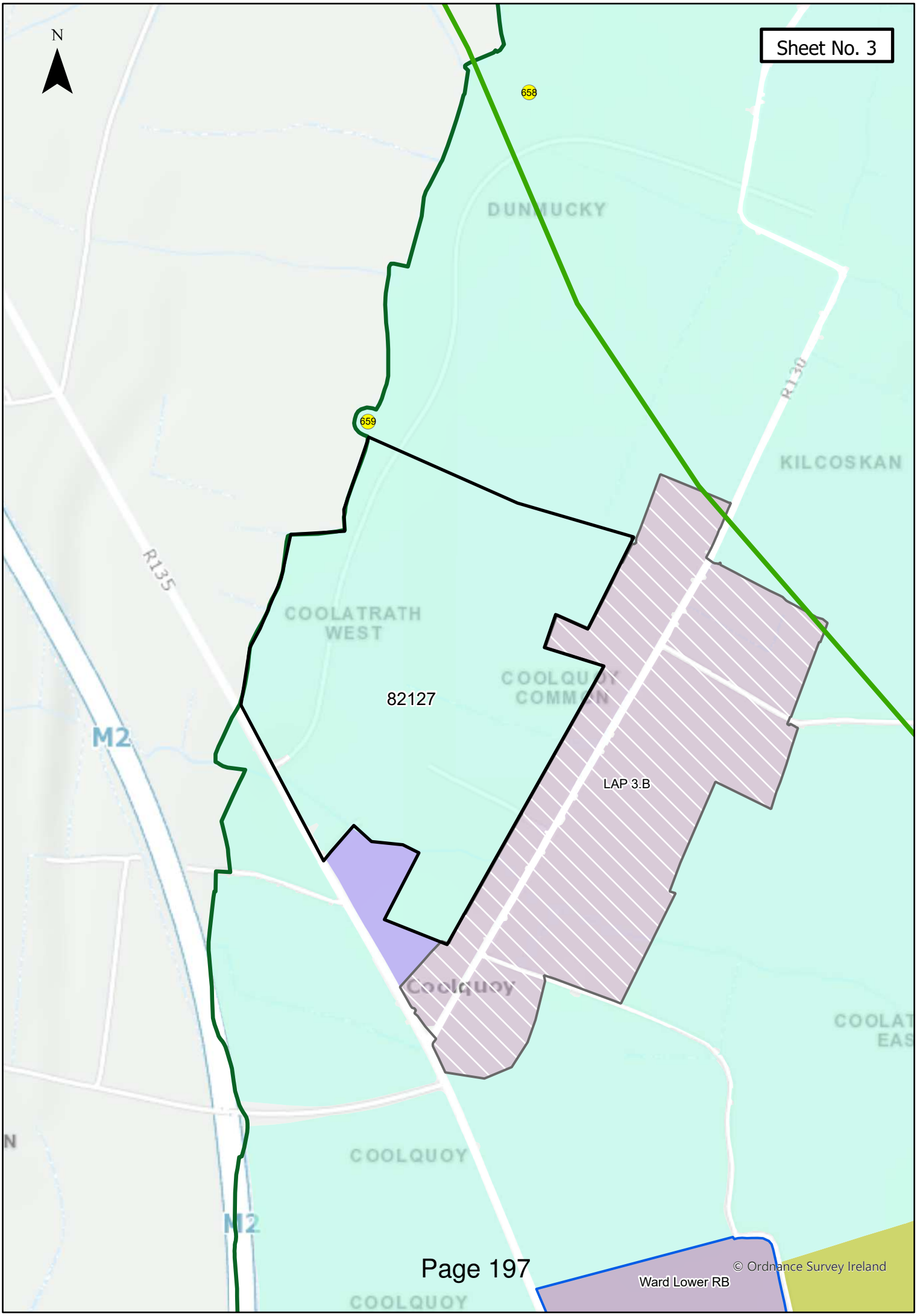
To zone a further 30.5 ha (86.4 acres) without due consideration would further undermine the rural village character of Coolquay and that of the surrounding countryside.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Coolquay and to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


DUNMUCKY
COOLATRATH WEST
Cooliquoy RV
COOLQUOY COMMON
LAP 3 B
COOLQUOY


N
Sheet No. 3
658
659
DUNMUCKY
KILCOSKAN
R135
R130
COOLATRATH WEST
COOLQUOY COMMON
82127
LAP 3.B
M2
Coolquoy
COOLQUOY
M2
Ward Lower RB
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor JK Onwumereh : 81945

Rezone Coolquay Property from RU to RC

To insert an objective in the Fingal Development Plan 2023 - 2029 that: the site at Coolquay outlined on the accompanying map, (included in Sheet), be zoned from RU to RC Rural Cluster. This rezoning would be in keeping with the designation of the sites opposite and adjoining the property. It would also provide additional homes and facilities to service the rural community and an exponentially growing population. The property is accessed from the R135 via a cul-de-sac road and not a thoroughfare. It has the advantages of a Dublin bus route, Bus Eireann and other transport connectivity, water infrastructure, sewage and other site and service amenities.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 2.4 ha (6 acres) to RC, located to the west of Coolquay Rural Village to facilitate local housing need, is noted.

This proposal if accepted would involve the creation of a new Rural Cluster.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural-generated housing need. The current Rural Cluster zoning has a combined total area of 175 hectares (432 acres) throughout the rural countryside. These Rural Clusters have a strong residential focus and are based on a limited number of individual dwellings, typically taking the form of between 5 and 15 homes. This zoning is an alternative to one-off housing in the open countryside and provides for the consolidation of residential development within small settlements. For the most part, Rural Clusters provide opportunities for family

members of existing households to build a new home, re-use and adapt an existing structure or subdivide large sites etc.

Given its location, the rezoning of the lands from RU to RC would result in the creation of a separate and distinct Rural Cluster close to Coolquay, which is identified as a Rural Village and has an area of 26.4 ha (65 acres).

The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. In developing landuse zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

The rezoning of these lands cannot be justified on the matters outlined above and would be contrary to government guidance at national level. 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 RU zoned lands of which it is Council policy to protect. The motion is considered to be contrary to the Proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.

COOLQUOY COMMON

Coimín Chúil Chaoil

70.2

70.7

71.0

70.6

69.7

72.8

70.3

10KV

Area under construction

70.6

70.2

72.6

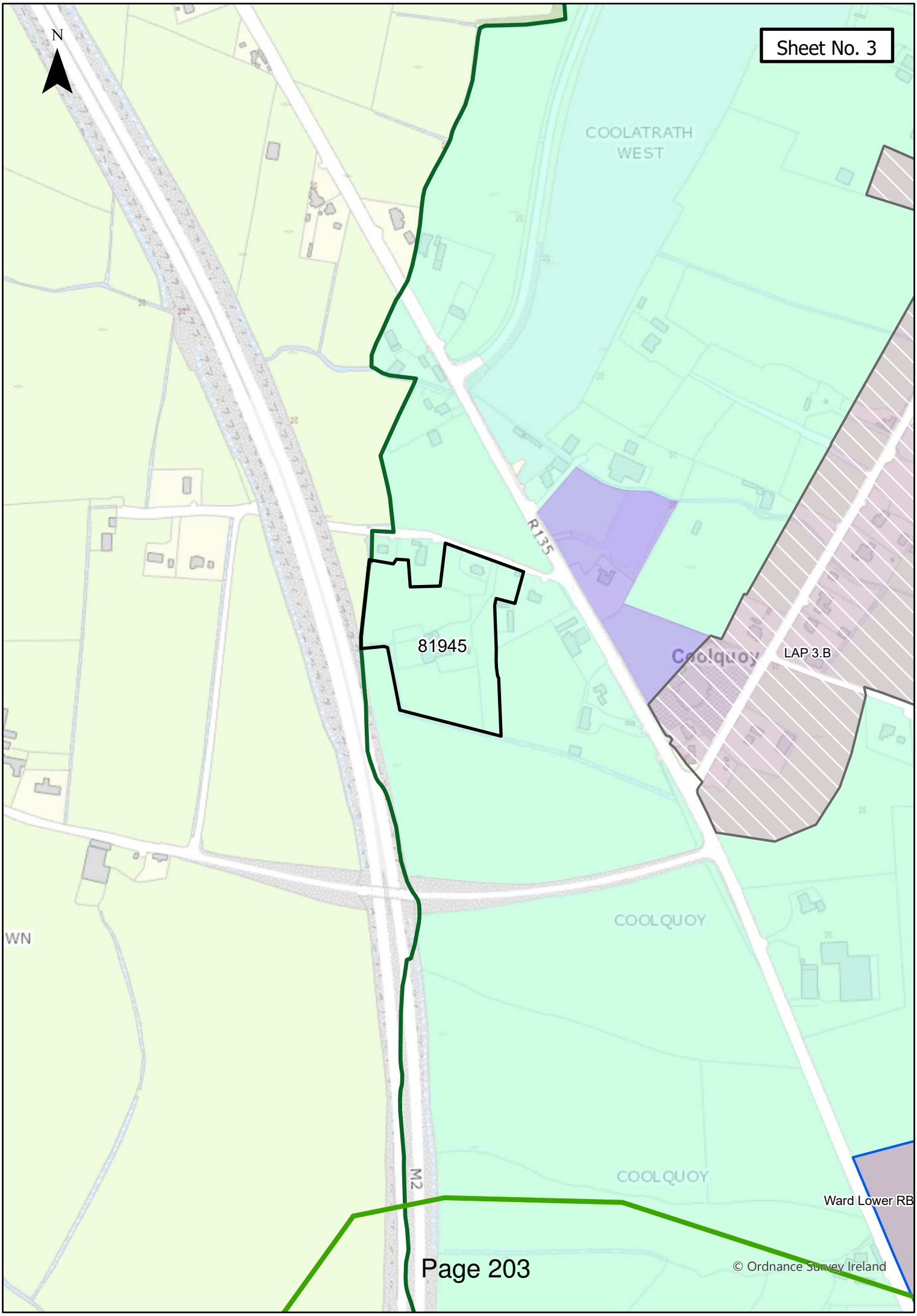
72.1

PD

71.1

LB

71.9


N
Sheet No. 3
COOLATRATH WEST
R135
81945
Coolquoy
LAP 3.B
COOLQUOY
WN
M2
COOLQUOY
Ward Lower RB
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor JK Onwumereh : 82135

Rezone 50 Acre Coolquay Property from RU to WD

To insert an objective in the Fingal Development Plan 2023-2029 that:

This Council resolve that the 50 acre site at Coolquay outlined on the accompanying map, be zoned from RU Rural farmland to WD Warehousing and Distribution in order to provide much needed facilities that cater for ancillary and complementary services in the general area. The site is suitably situated along the major road (R135) with transport connectivity, water infrastructure and other site and services amenities.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 15.8 ha (39 acres) to Warehousing and Distribution (WD), located to the south of Coolquay rural village on the western side of the R105, is noted.

The subject lands are located adjacent to the R135 and between the M2 and the R135 (Old N2) and are currently in agricultural use.

The NTA, TII and OPR in their submissions to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network.

Critically, the OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities and that land is not zoned

in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level. This approach is supported by the evidence based underlining the Draft Plan, which shows the draft Plan contains over 1,800 hectares of land zoned GE, over 1,000 hectares of which remains undeveloped. Warehousing and logistics are listed as permitted in principle within GE zoned land.

It is also noted, there is a significant landbank of undeveloped GE lands close by at Cherryhouund, which are subject to a LAP. This LAP contains 240 hectares of 'GE' General Enterprise land, of which a significant amount is undeveloped and within close proximity to the subject lands. The vision for the Cherryhound LAP is to strengthen the sustainability of North Blanchardstown Employment Catchment Area by promoting and enabling an expanded area of choice for a wide range of employment opportunities in a mix of small and large-scale enterprises, including warehousing, which will benefit from proximity with other employment enterprises in the area in addition to the creation of a high-quality environment.

Accordingly, it is considered that the current level of lands zoned in the vicinity for employment use, are considered more than adequate to meet current and future demands. The rezoning of these lands would lead to significant encroachment into the rural lands and would be detrimental to the character of the area and surrounding land uses. Physically, it is considered that the M2 road currently acts as a natural barrier in the area and this should be respected as the buffer between the zoned lands and the rural area. To permit the proposed rezoning would represent an undesirable precedent for further encroachment into the countryside.

The proposed change in zoning from RU to WD would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan and in the absence of the sequential approach and any coherent evidence-based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.

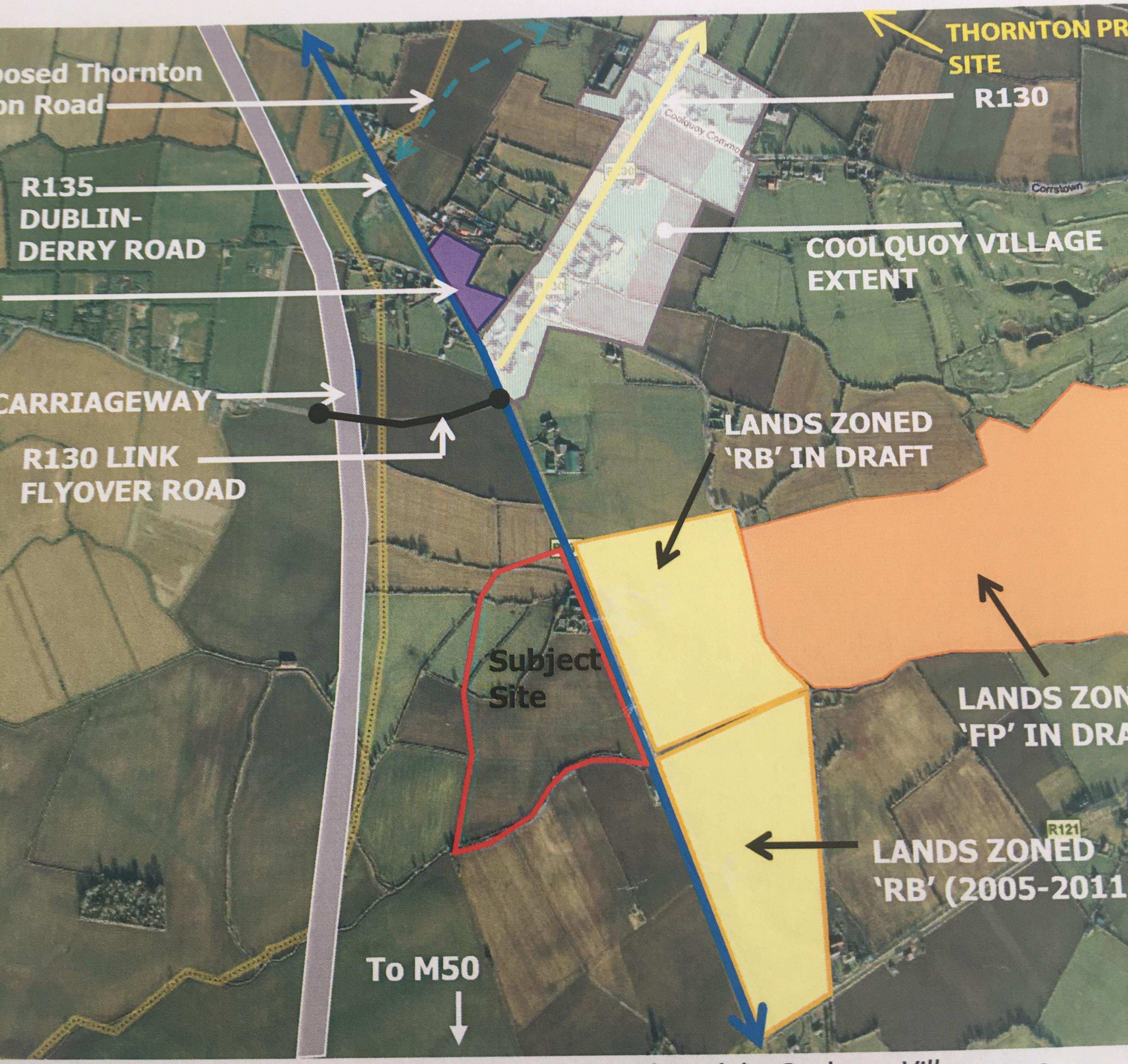
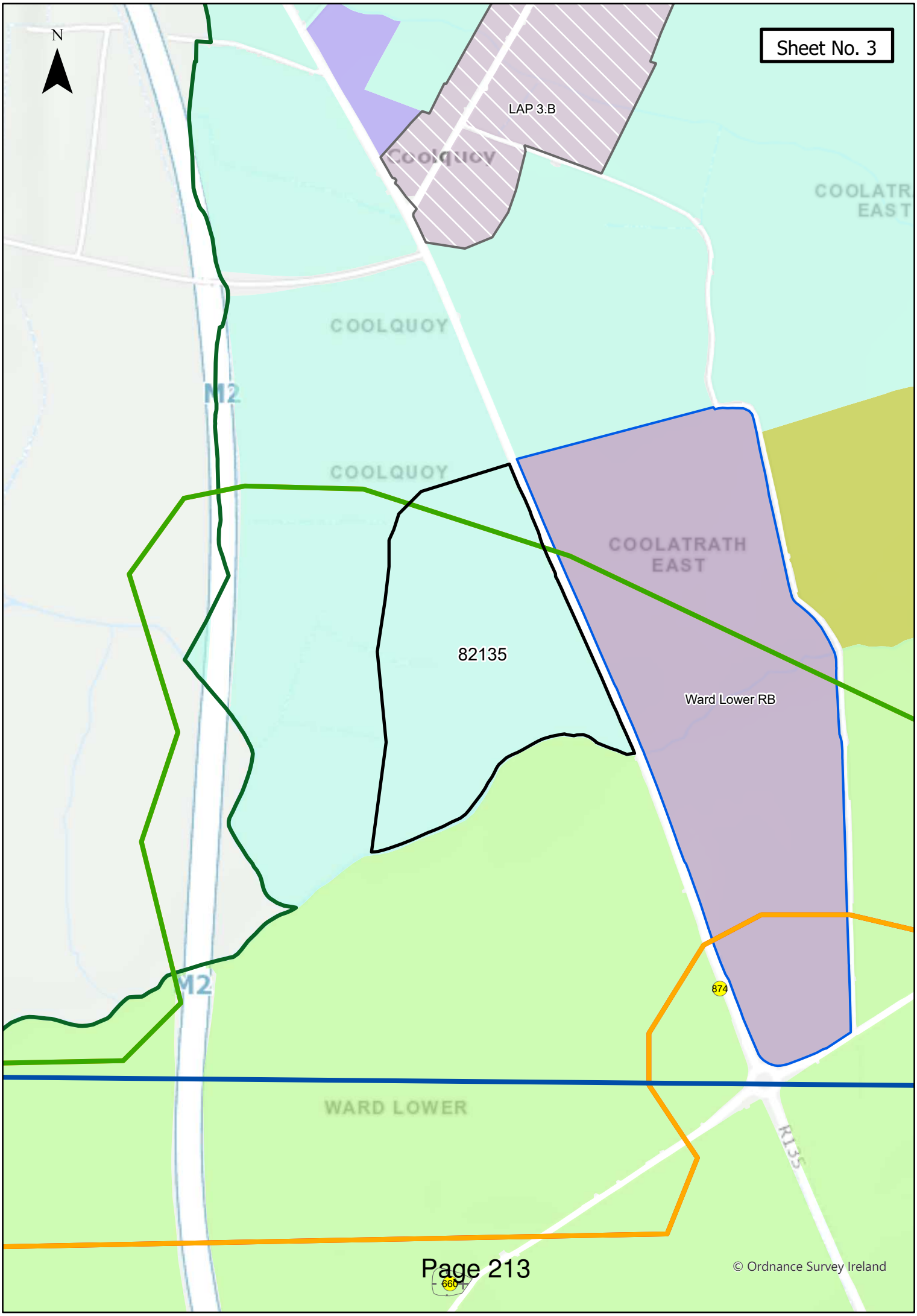


Figure 1: *Subject Lands in context of existing roads and the Coolquoy Village area.*


LANDSCAPED
BUFFERZONE WITH
WALKWAYS AND
LIGHTING
R135 TO
DUBLIN
123-WE-HAUL
INDICATIVE ENTRANCE
TO
COOLQUAY
VILLAGE



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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor JK Onwumereh : 81944

Rezone Coolquoy Property from RU to WD

To insert an objective in the Fingal development Plan 2023-2029 that: This Council resolve that the site at Coolquay outlined on the accompanying map, (included in Sheet), be zoned from RU Rural farmland to WD Warehousing and Distribution in order to provide badly needed facilities that cater for ancillary and complementary services in the general area. The site is suitably situated along the major road (R135) with transport connectivity, water infrastructure and other site and services amenities.

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 38.8 ha (96 acres) to Warehousing and Distribution (WD), located to the south of Coolquay rural village on the western side of the R105, is noted.

The subject lands are located between the M2 and the R135 (Old N2) and are currently in agricultural use.

The NTA, TII and OPR in their submissions to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network.

Critically, the OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities and that land is not zoned in locations where it would be in conflict with the principle of compact growth,

the sequential growth approach and the implementation of sustainable transportation objectives.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level. This approach is supported by the evidence based underlining the Draft Plan, which shows the draft Plan contains over 1,800 hectares of land zoned GE, over 1,000 ha's of which remains undeveloped. Warehousing and logistics are listed as permitted in principle within GE zoned land.

It is also noted, there is a significant landbank of undeveloped GE lands close by at Cherryhouund, which are subject to a LAP. This LAP contains 240 hectares of 'GE' General Enterprise land, of which a significant amount is undeveloped and within close proximity to the subject lands. The vision for the Cherryhound LAP is to strengthen the sustainability of North Blanchardstown Employment Catchment Area by promoting and enabling an expanded area of choice for a wide range of employment opportunities in a mix of small and large-scale enterprises, including warehousing, which will benefit from proximity with other employment enterprises in the area in addition to the creation of a high-quality environment.

Accordingly, it is considered that the current level of lands zoned in the vicinity for employment uses, are considered more than adequate to meet current and future demands. The rezoning of these lands would lead to significant encroachment into the rural lands and would be detrimental to the character of the area and surrounding land uses. Physically, it is considered that the M2 road currently acts as a natural barrier in the area and this should be respected as the buffer between the zoned lands and the rural area. To permit the proposed rezoning would represent an undesirable precedent for further encroachment into the countryside.

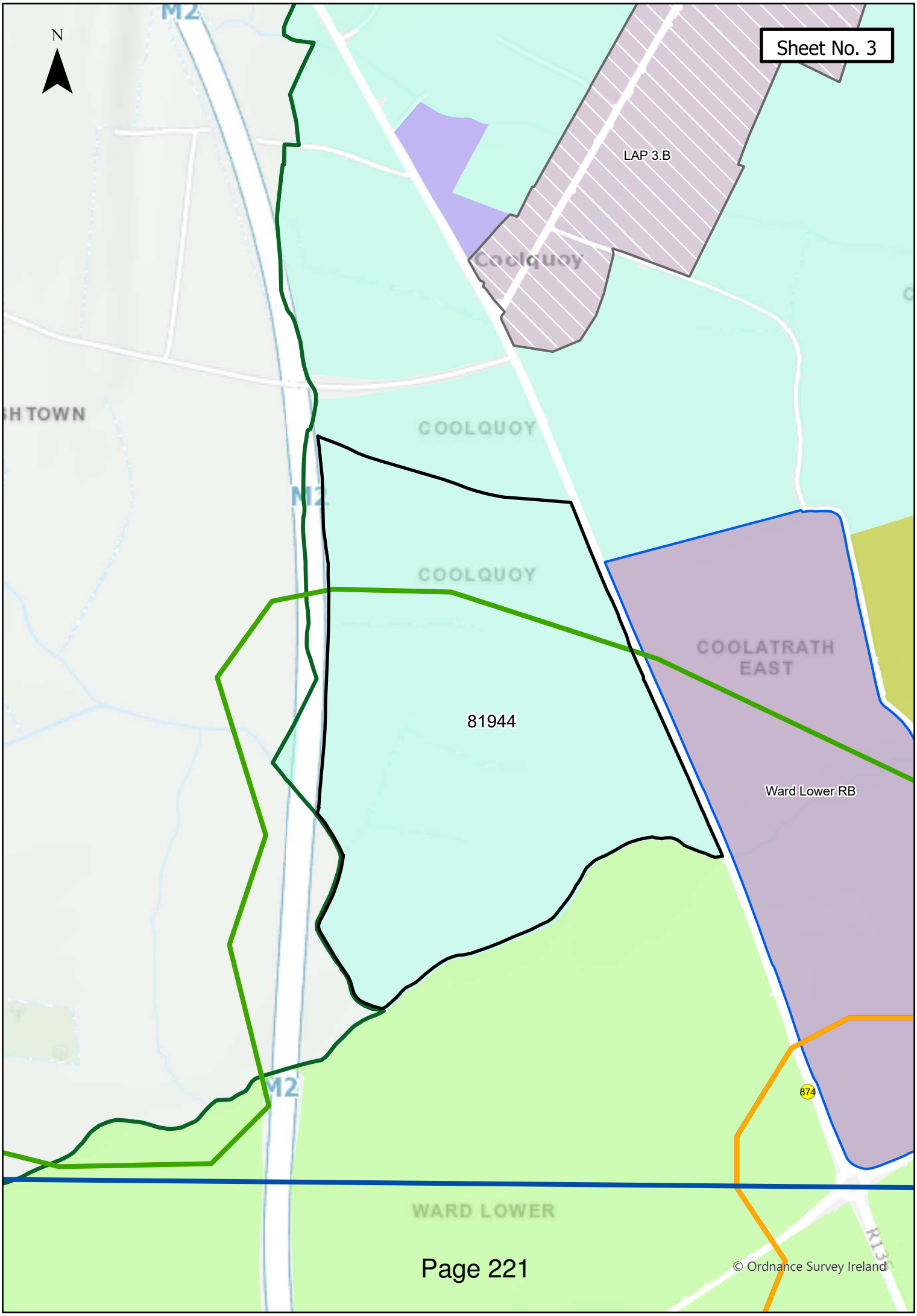
The proposed change in zoning from RU to WD would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan and in the absence of the sequential approach and any coherent evidence-based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


COOLQUOY COMMON
Coilin a Chuil Chaoith
COOLQUOY
Cuil Chaoith
N2
MOTOR WAY
EXISTING FOUL
SEWER PUMPING MAIN
AREA OUTLINED IN RED
Proposed Residential Zoning
PROPOSED NEW FOUL
SEWER PUMPING STATION
Ward River
Cockstraith Bridge


N
Sheet No. 3
LAP 3.B
Coolquoy
COOLQUOY
COOLQUOY
M2
M2
M2
81944
COOLATRATH EAST
Ward Lower RB
874
WARD LOWER
R135
© Ordnance Survey Ireland

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brigid Manton : 81726

Extract From Dev Plan - Appendix A Chief Ex Report Sheet 3 (2)

This Council resolves to remove the proposed Chief Executives recommendation CE OPR 3.1b from SHEET 3 and retain the current landuse zoning objective of RB - Rural Business

REPORT:
The content of this motion, which relates to lands which equate to 16.8 ha (c 41.5 acres) presently zoned RB located to the south of Coolquay Rural Village, is noted.

In the interest of clarity, CE OPR SH 3.1 states the following:

CE OPR SH 3.1:
Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

a) FP zoned lands to be zoned RU – Rural;
b) The portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural; and
c) The portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

This motion relates to part b above.

In their submission to the Council following publication of the Draft Plan, the OPR sought justifications for the extent and location of employment zoned land in respect of specific employment zonings, including the lands zoned RB south of Coolquay Rural Village and south-west of Corrstown Golf Club.

It is recognised that the RB land use zoning is in an area where the predominant land use zonings are RU or GB zonings. While there is a rural village zoning and LAP objective currently in place for the village of Coolquay to the north, the subject lands are not contiguous to the village. Furthermore, it is recognised that the subject lands are not well-served by public transportation, nor are they easily accessible by active transport from larger centres of population.

Furthermore, an analysis of the percentage of these lands which have been developed as per their current land use zoning indicates that none of the lands zoned RB 'Rural Business' have been developed despite retaining this zoning over a number of Development Plan periods.

A review of the planning history for the lands also indicates that there have been no significant applications for the development of the subject lands for several years.

As a result and having regard to the content of the OPR submission in relation to the lands in question and to the surrounding land use zonings in this rural part of Fingal it is recommended that the RB zoned lands at this location (north of the Ward River) are zoned RU – Rural. This zoning generally reflects the existing land use zoning in the surrounding area.

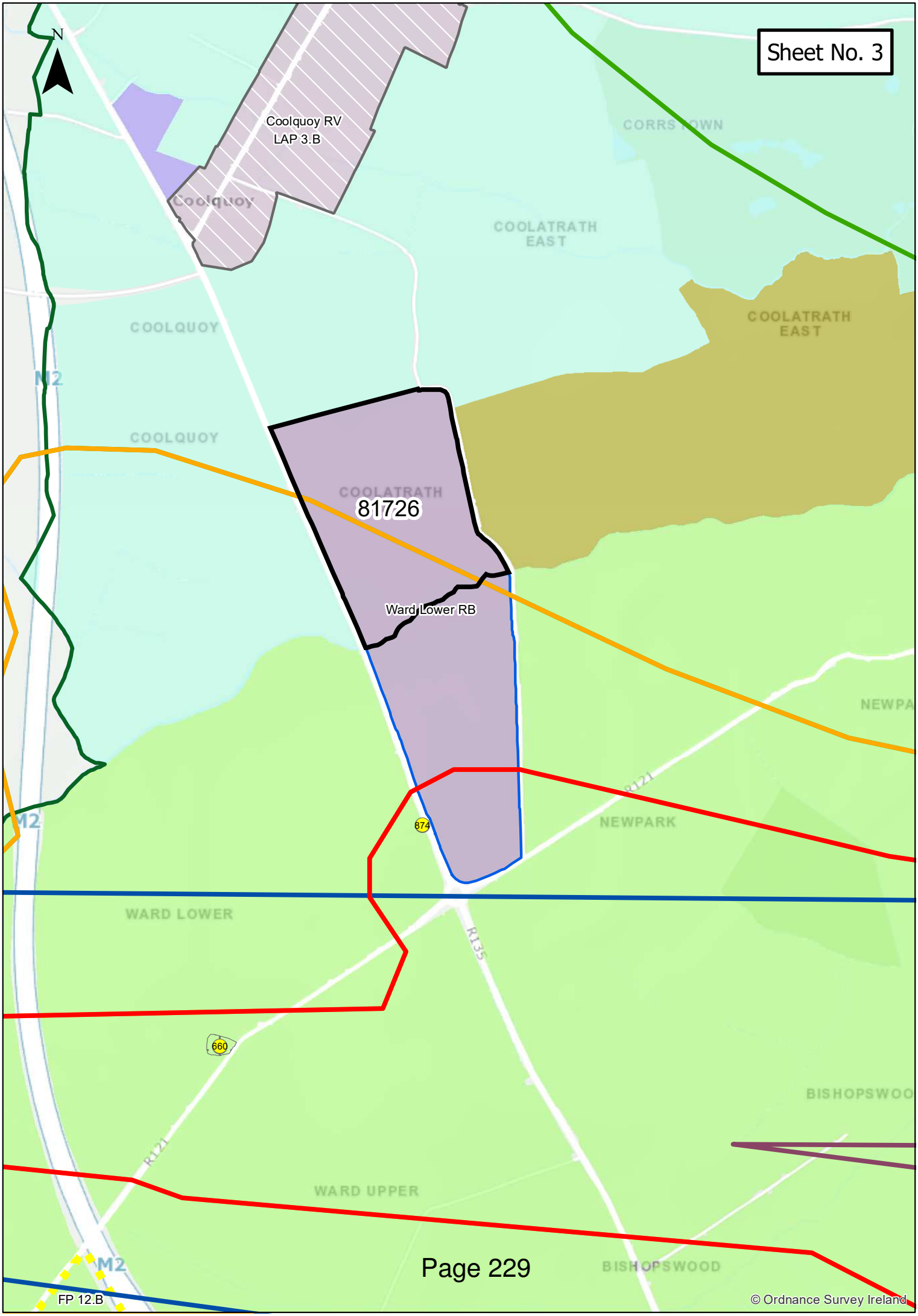
It is considered that the change of land use zoning at this location to RU will protect and promote the value of the rural area at this location, including rural biodiversity, in addition to promoting the integrity of the landscape and the development of agriculture and rural-related development for the benefit of the local and wider population.

Having regard to the above, it is considered that the retention of the RB zoning objective at this location is not appropriate.

RECOMMENDATION:
No change to the Chief Executive's Recommendation.


Ward Lower RB


Ward Lower RB


Sheet No. 3
N
Coolquoy RV
LAP 3.B
Coolquoy
CORRSTOWN
COOLATRATH
EAST
COOLQUOY
M2
COOLQUOY
COOLATRATH
EAST
COOLATRATH
81726
Ward Lower RB
NEWPA
M2
R121
874
NEWPARK
WARD LOWER
R135
660
BISHOPSWOO
R121
WARD UPPER
M2
BISHOPSWOOD
FP 12.B
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brigid Manton : 81727

Extract From Dev Plan - Appendix A Chief Ex Report Sheet 3(3)

This Council resolves to remove the proposed Chief Executives recommendation CE OPR SH 3.1c from SHEET 3 and retain the current zoning objective of RB - Rural Business

REPORT:
The content of this motion, relating to lands which equate to 15 ha (c. 37 acres), zoned RB to the south of Coolquay Rural Village, is noted.

In the interest of clarity CE OPR SH 3.1 states the following:

CE OPR SH 3.1:
Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

a. FP zoned lands to be zoned RU – Rural;
b. The portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural; and
c. The portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

This motion relates to part c above.

In their submission to the Council following publication of the Draft Plan, the OPR sought justifications for the extent and location of employment zoned land in respect of specific employment zonings, including the lands zoned RB south of Coolquay Rural Village and south-west of Corrstown Golf Club.

It is recognised that the RB land use zoning is in an area where the predominant land use zonings are RU or GB zonings. While there is a rural village zoning and LAP objective currently in place for the village of Coolquay to the north, the subject lands are not contiguous to the village. Furthermore, it is recognised that the subject lands are not well-served by public transportation, nor are they easily accessible by active transport from larger centres of population.

Furthermore, an analysis of the percentage of these lands which have been developed as per their current land use zoning indicates that none of the lands zoned RB 'Rural Business' have been developed despite retaining this zoning over a number of Development Plan periods. A review of the planning history for the lands also indicates that there have been no significant applications for the development of the subject lands for several years.

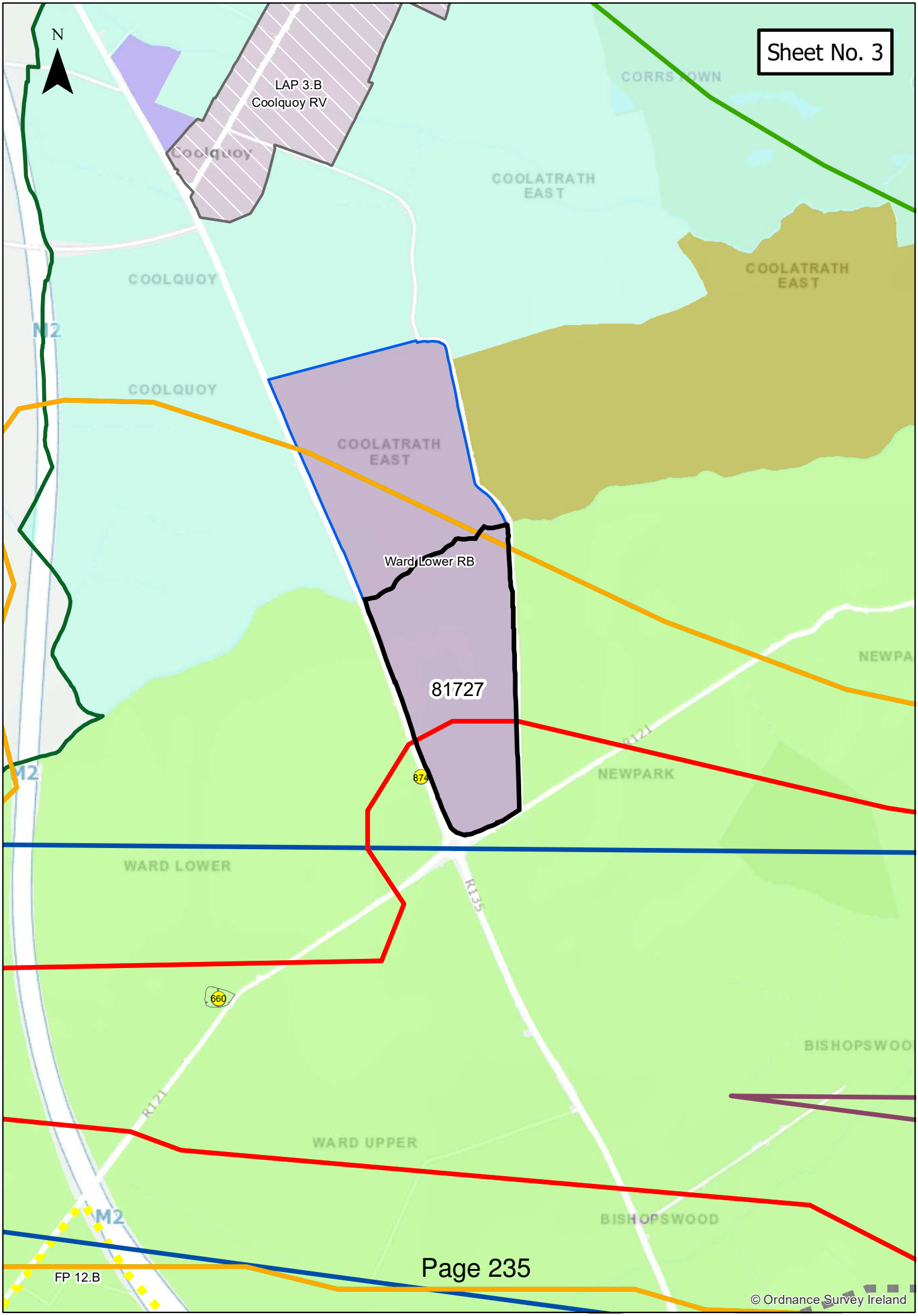
As a result and having regard to the content of the OPR submission in relation to the lands in question and to the surrounding land use zonings in this rural part of Fingal it is recommended that the RB zoned lands at this location (south of the Ward River) are zoned GB – Greenbelt. This zoning generally reflects the existing land use zoning in the surrounding area.

It is considered that the change of land use zoning at this location to GB will safeguard the innate rural value of the countryside and both strengthen and consolidate the greenbelt at this location and around nearby settlements. Furthermore, the greenbelt will provide opportunities for countryside access and recreation, to retain attractive landscapes and land in agricultural use.

Having regard to the above it is considered that the retention of the RB zoning objective at this location is not appropriate.

RECOMMENDATION:
No change to the Chief Executive's Recommendation.


Ward Lower RB
874


N
Sheet No. 3
LAP 3.B
Coolquoy RV
Coolquoy
COOLATRATH EAST
COOLQUOY
M2
COOLQUOY
COOLATRATH EAST
COOLATRATH EAST
Ward Lower RB
81727
NEWPARK
WARD LOWER
R121
R135
660
WARD UPPER
M2
BISHOPSWOOD
FP 12.B
© Ordnance Survey Ireland

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brigid Manton : 81863

Extract From Development Plan - Appendix A Chief Ex report sheet 3(1)

The Council resolves to remove the proposed Chief Executive's Recommendation CE OPR SH 3.1a from SHEET 3 and retain the current landuse zoning objective of FP-Food Park

REPORT:
The content of this motion, relating to lands zoned FP which equate to 52.4 ha (c 129.5 acres), located to the south of Coolquay Rural Village, is noted.

In the interest of clarity, CE OPR SH 3.1 states the following:

CE OPR SH 3.1:

Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

a. FP zoned lands to be zoned RU – Rural;
b. The portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural; and
c. The portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

This motion relates to part a above.

In their submission to the Council following publication of the Draft Plan, the OPR sought justifications for the extent and location of employment zoned land in respect of specific employment zonings, including the lands zoned FP south of Coolquay Rural Village and south-west of Corrstown Golf Club.

It is recognised that the FP land use zoning is in an area where the predominant land use zonings are RU or GB zonings. While there is a rural village zoning and LAP objective currently in place for the village of Coolquay to the north, the subject lands are not contiguous to the village. Furthermore, it is recognised that the subject lands are not well-served by public transportation, nor are they easily accessible by active transport from larger centres of population.

Furthermore, an analysis of the percentage of these lands which have been developed as per their current land use zoning indicates that only 1.1% of the lands zoned FP Food Park have been developed despite retaining this zoning over a number of Development Plan periods. A review of the planning history for the lands also indicates that there have been no significant applications for the development of the subject lands for several years.

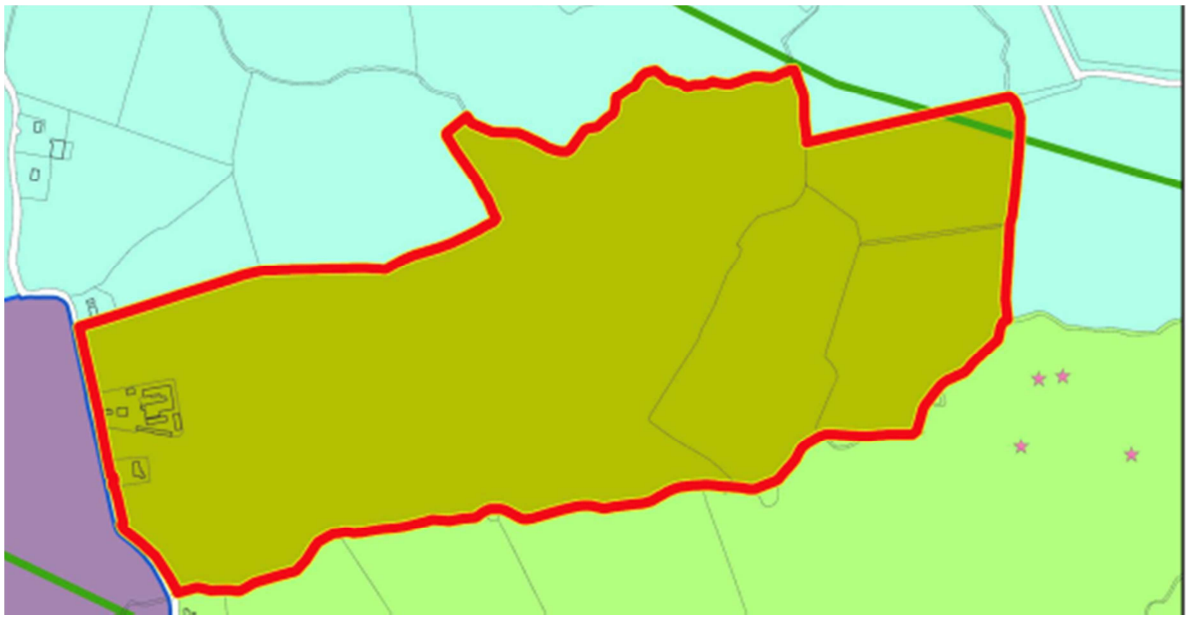
There is a total of 192.4 hectares (474 acres) of FP zoned land across this County (including the subject lands), of which 112.7 hectares (278 acres) are undeveloped. If this recommendation is agreed, there would still be in excess of 60 hectares (148 acres) undeveloped zoned land.

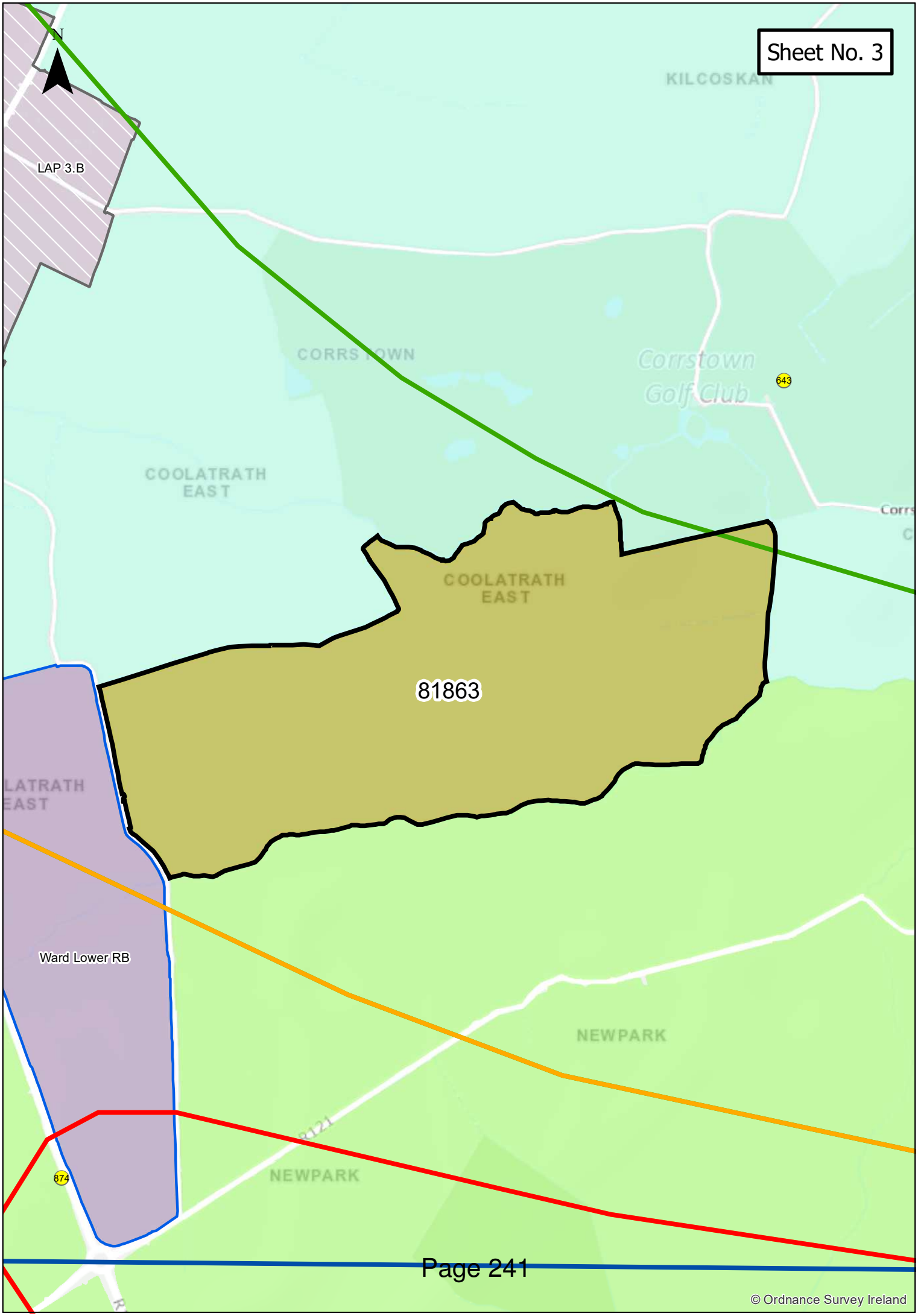
As a result and having regard to the remaining amount of undeveloped FP zoned land, the planning history at the subject site and the content of the OPR submission in relation to the lands in question and to the surrounding land use zonings in this rural part of Fingal it is recommended that the FP zoned lands at this location are zoned RU – Rural. This zoning generally reflects the existing land use zoning in the surrounding area.

It is considered that the change of land use zoning at this location to RU will protect and promote the value of the rural area at this location, including rural biodiversity, in addition to promoting the integrity of the landscape and the development of agriculture and rural-related enterprise for the benefit of the local and wider population.

Having regard to the above it is considered that the retention of the FP zoning objective at this location is not appropriate and would be contrary to the proper planning and sustainable development.

RECOMMENDATION:
No change to the Chief Executive's Recommendation.




Sheet No. 3
N
LAP 3.B
KILCOSKAN
CORRSTOWN
Corrstown Golf Club
643
COOLATRATH EAST
COOLATRATH EAST
81863
Ward Lower RB
NEWPARK
NEWPARK
R121
874
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Ann Graves : 81755

Chief Executive's Recommendation: CE SH 3.1: Amend Local Objective 36.

To amend the CEs recommendation:

Facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. Ensure delivery of this road infrastructural upgrade is phased and coordinated alongside the delivery of housing.

To read:

Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side.

REPORT:
The content of this motion is noted.

In the interest of clarity CE SH 3.1 of the Chief Executive's recommendation states the following:

CE SH 3.1:
Amend Local Objective 36 as follows:

~~Address the 'weakness of the LAP' identified by An Bord Pleanála's report refusing the Rivermeade development planning application where they stated~~

~~that the 'lands cannot be developed without the road infrastructure being in place either prior to or during the construction of the housing development' by completing the 2.5km upgrades required to Toberburr Road which will open up the land for much needed housing developments in a timely manner.~~

Facilitate the upgrade of the Toberburr Road to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side. Ensure delivery of this road infrastructural upgrade is phased and coordinated alongside the delivery of housing.

The delivery of the road infrastructure described in Local Objective 36 is required in order to accommodate the additional traffic arising from the development of the Rivermeade LAP lands. It is therefore considered appropriate that the upgrade of the Toberburr Road shall be facilitated by the Council in tandem with the development of housing in the LAP lands. As such, it is considered that the wording of Local Objective 36 as set out above is appropriate.

Recommendation:
No change to the Chief Executive's Recommendation.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Darragh Butler : 82130

Food Central, St. Margaret's

That Fingal County Council resolves that the 20 hectares of lands at Food Central, St. Margaret's, Co. Dublin, as outlined in red on the attached map, be rezoned from FP (Foodpark) to GE (General Employment).

REPORT:
The content of this motion, which seeks to rezone lands measuring 13.1 ha (32 acres) at St. Margaret's to the north of Dublin Airport from FP to GE, is noted.

The subject lands are part of the larger FP zoning, north of the airport and adjacent to Food Central. They are currently undeveloped.

The subject site is adjacent to Food Central, which is operating successfully as a food park facility. Several permissions have been granted in this area in respect of the provision of food related enterprise and development. The most recent permissions granted include, provision of a food processing warehouse facility, provision of temperature-controlled warehouse incorporating ancillary offices and storage areas and a food market building for the preparation, packaging, storage, sale and distribution of seasonally sourced (local and imported) fruit, vegetables, food and fresh produce. This site offers an opportunity to expand and consolidate this food park.

The FP-Food Park zoning objective, associated vision and use classes relating to the subject lands were designated in the FDP 2011- 2017 as a unique zoning objective to support and facilitate food park related opportunities and, in this regard, was subsequently carried through to successive Fingal Development Plans including the Draft Plan.

The FP zoning objective offers a wide range of uses in the 'Permitted in Principle' category including, inter alia, Farm Shop, Food, Drink and Flower Preparation/Processing, Logistics (Food Park related), Warehousing (Food Park related), Wholesale (Food Park related) and Utility Installations.

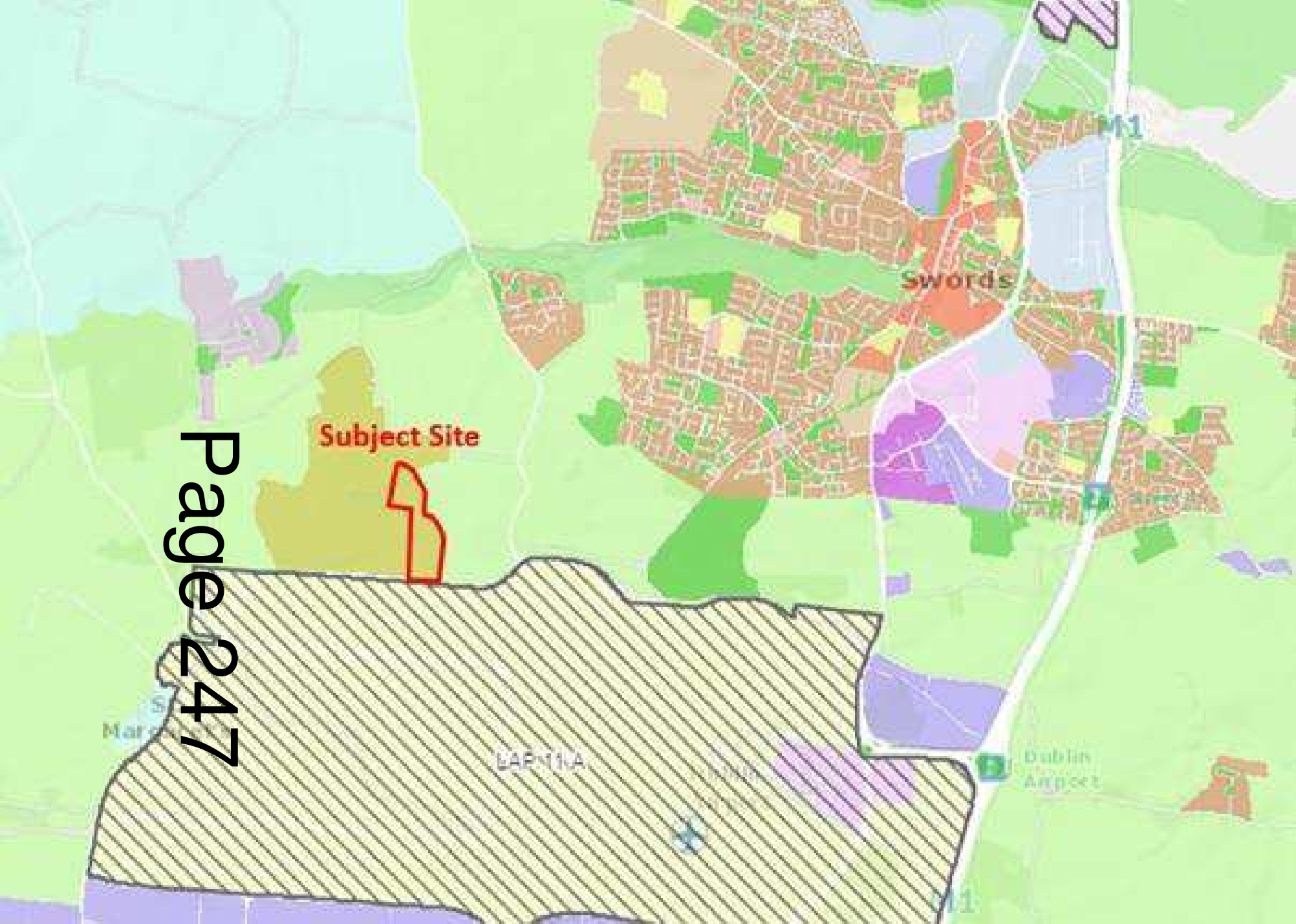
Furthermore, it has been recommended that agribusiness is added to the 'Permitted in Principle' category of the FP zoning objective (CE Report Recommendation CE CH 13.2 refers).

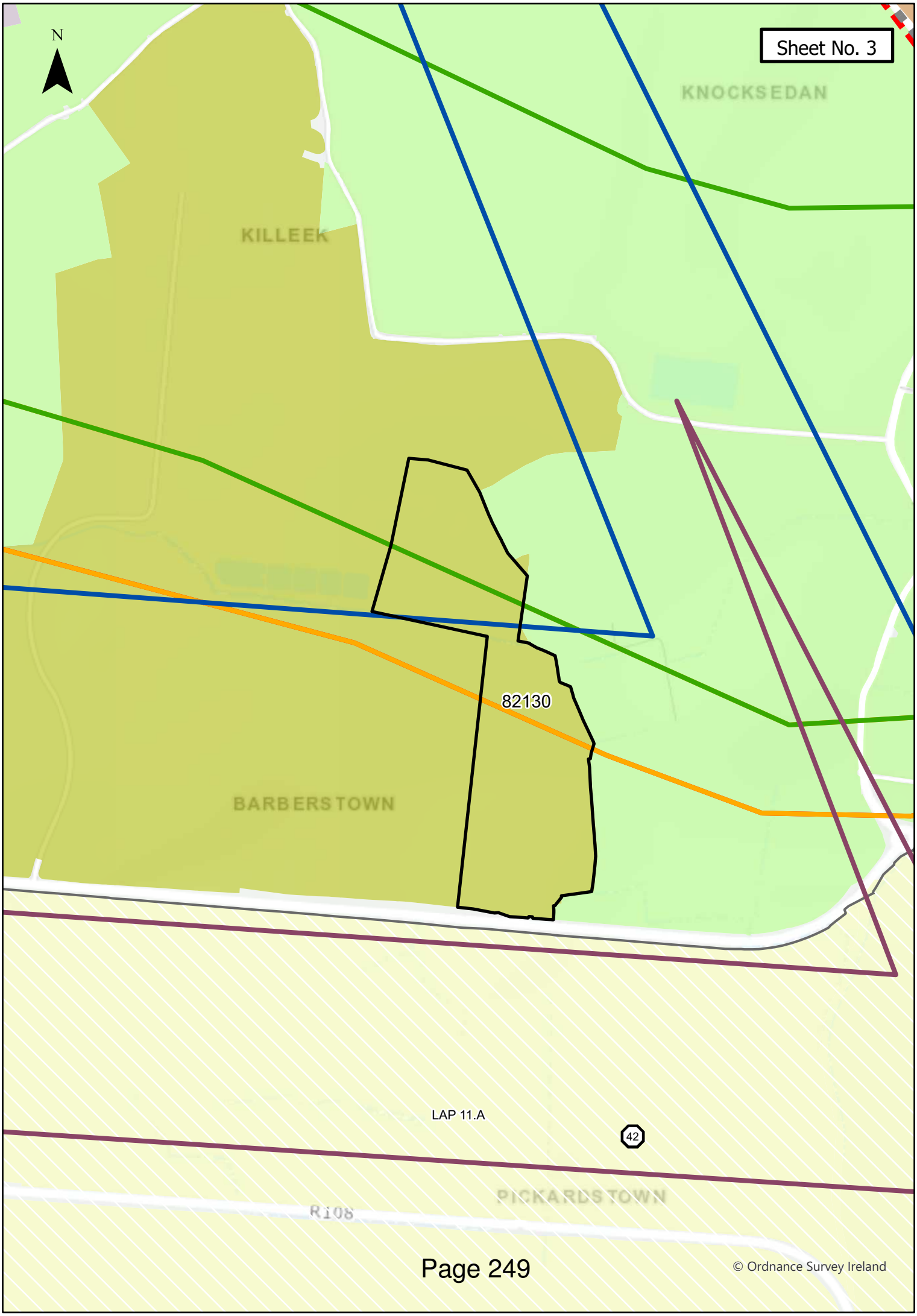
To open the subject lands up to the range of uses that are permitted in the GE zoning objective would not be appropriate at this location, which is based on a unique zoning objective for Food Park related uses. These GE 'Permitted in Principle' uses include: Builders Provider/Yard, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Vehicle Sales Outlet, Waste Disposal and Recovery Facility (Excluding High Impact). These uses would be considered unsuitable and inappropriate at this particular location, having regard to the established nature of the Food Park.

Furthermore, the Draft Plan includes a more than adequate quantum of GE 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, for the plan period and beyond.

Having regard to the foregoing it is considered that rezoning of the FP lands to GE is not appropriate and would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


Subject Site
Swords
M1
LAP 11A
Dublin Airport



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CE SH 4.1:

Amend the wording of Local Objective 3 as follows:

~~'Prepare a Conservation Management Plan for Ardgillan Demesne with consideration given to the potential for enhanced access to the Regional Park and Demesne in consultation with relevant stakeholders and landowners having regard to its sensitive landscape setting.'~~

"The Conservation Plan for Ardgillan Castle and Demesne shall ensure that all works to Ardgillan Castle or works within/impacting the historic designed landscape are sensitive to the significance of the site and are directed by the content of the Conservation Plan."

CE SH 4.2:

Include the following in Table 6.3 within Chapter 6 of the Draft Plan as follows:

- Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122) and include an indicative road proposal for same on the relevant Development Plan map.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Grainne Maguire : 82075

Map Sheet 4 Balbriggan

To request that the lands as outlined in the attached Map be changed from RU to RC given that the close proximity of these lands to the recently built residential existing rural clusters north of Dermotstown and which will become a natural extension of the residential boundaries.

REPORT:
The motion seeks to rezone land located between Dallyhaysy RC which lies to the north of the site and Dermotstown RC to the south from RU to RC. The 2.4Ha site (5.9 acres) identified on the accompanying map is undeveloped.

This proposal if accepted would involve the creation of a new Rural Cluster.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural-generated housing need. The Rural Cluster zoning has a total area of 175 hectares (432 acres). These Rural Clusters have a strong residential focus and are based on a limited number of individual dwellings, typically taking the form of between 5 and 15 homes. This zoning is an alternative to one-off housing in the open countryside and provides for the consolidation of residential development within small settlements. For the most part, Rural Clusters provide opportunities for family members of existing households to build a new home, re-use and adapt an existing structure or subdivide large sites etc.

Given its location, the rezoning of the lands from RU to RC would result in the creation of a separate and distinct Rural Cluster unconnected to the two existing RC's. Development in the area is characterised by a distinct ribbon development

format which would be further compounded by the rezoning of the lands in question to RC.

Currently, this form of development is in evidence on the opposite side of the road to the subject site where linear development extends for distance of c.1km from a point north of Dallyhaysy RC to a point opposite the site. Rezoning the site to RC would exacerbate this form of unsustainable development on both sides of this local road. Such development, characterised by low density car-dependence, gives rise to difficulties in providing active and public transport alternatives, reliance on individual wastewater treatment systems and is generally unsustainable.

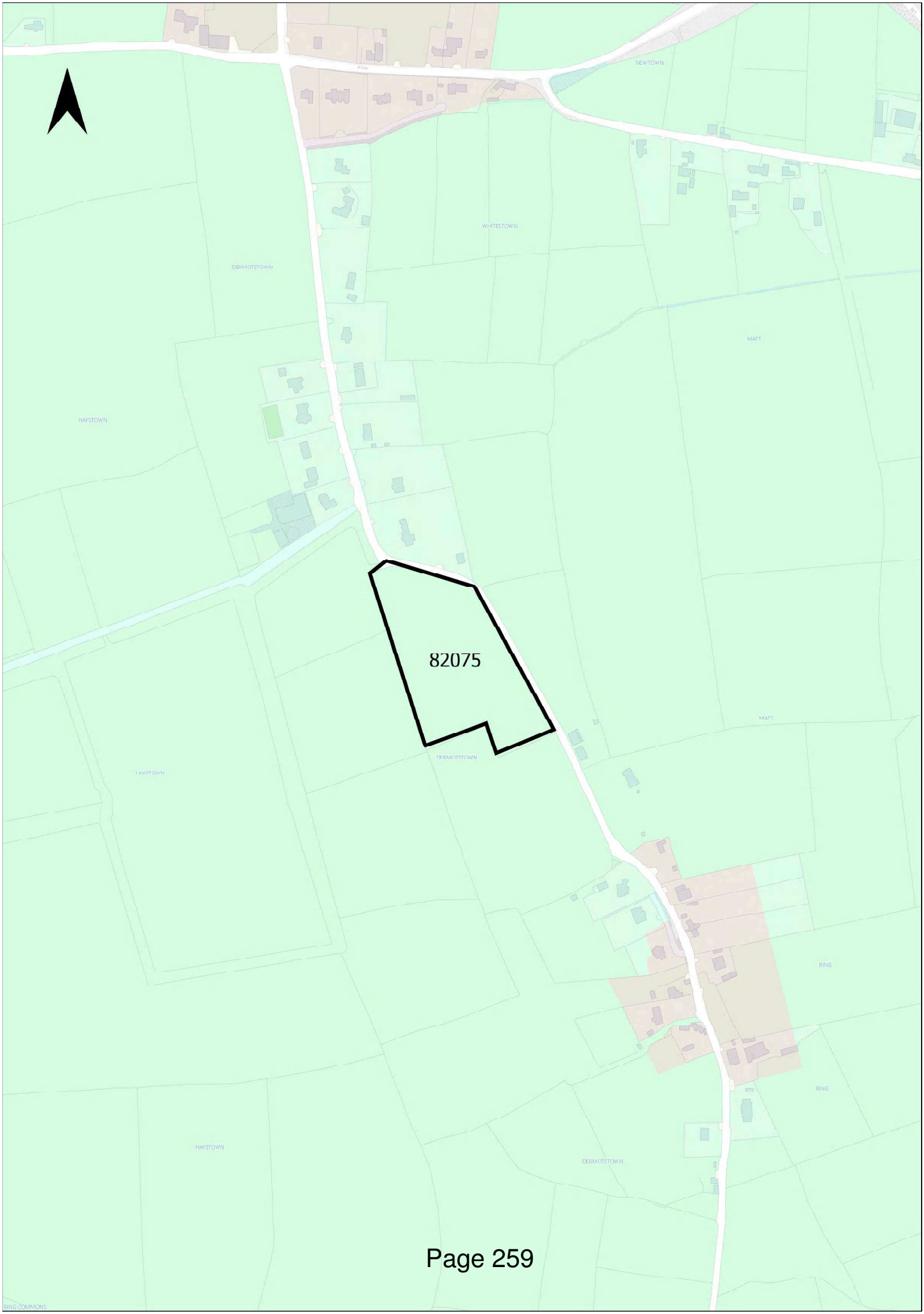
The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. In developing landuse zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

Accordingly, it is recommended that the lands should not be rezoned from RU to RC.

RECOMMENDATION:
No change to Draft Plan.


NEWTOWN
WHITESTOWN
DERMOTSTOWN
MATT
HAYSTOWN
82075
MATT
DERMOTSTOWN
HAYSTOWN
RING
RING
HAYSTOWN
DERMOTSTOWN
RING COMMONS

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Brian Dennehy : 82374

Rezone from RU to RC as Shown on Map Attached, Sheet 4

That the lands at Blackhills are located immediately to the west of the existing Blackhills RC, and are currently zoned RU. This RC is largely developed with little no potential for additional housing. The area is served by public mains drainage and by a limited county road network.

There is merit in permitting this extension, given there is little or no potential for additional housing development within the existing RC, the availability of services in the area and the need to facilitate rural generated housing need.

REPORT:
The motion which seeks to rezone lands to the south of and adjacent Blackhills Rural Cluster (RC) from RU to RC.

Blackhills RC is located immediately south of the entrance to Ardgillan Demesne and to the south-east of Balrothery. The accompanying map appears to indicate 4 no. additional sites with an overall area of c.0.5Ha (1.2 acre).

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural-generated housing need. The Rural Cluster zoning has a total area of 175 hectares (432 acres). These Rural Clusters have a strong residential focus and are based on a limited number of individual dwellings, typically taking the form of between 5 and 15 homes. This zoning offers an alternative to one-off housing in the open countryside by providing for consolidation of residential development within smaller settlements. For the most part, Rural Clusters provide opportunities for family members of existing households to build a new home, re-use and adapt an existing structure or subdivide large sites etc.

It should be noted that the Draft Plan currently proposes the extension of the Blackhills RC to the west and the motion would see a second extension to the RC to the south.

The proposed extension presents in a linear format to the southern boundary of the Rural Cluster, fronting the local road. An extension to the land use zoning in the manner proposed would exacerbate the pattern of ribbon development in the area, stretching from the entrance to Ardgillan Demesne southwards for approximately 500m. (including the subject lands and limited gap sites) with a similar pattern emerging on the eastern side of the local road, opposite the subject lands.

Such spatial and radial patterns of growth are typically characterised by low density car-dependent spread which is difficult to serve by active and public transport options and is generally unsustainable in nature and would be counterproductive to the consolidation of the Blackhills RC.

The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

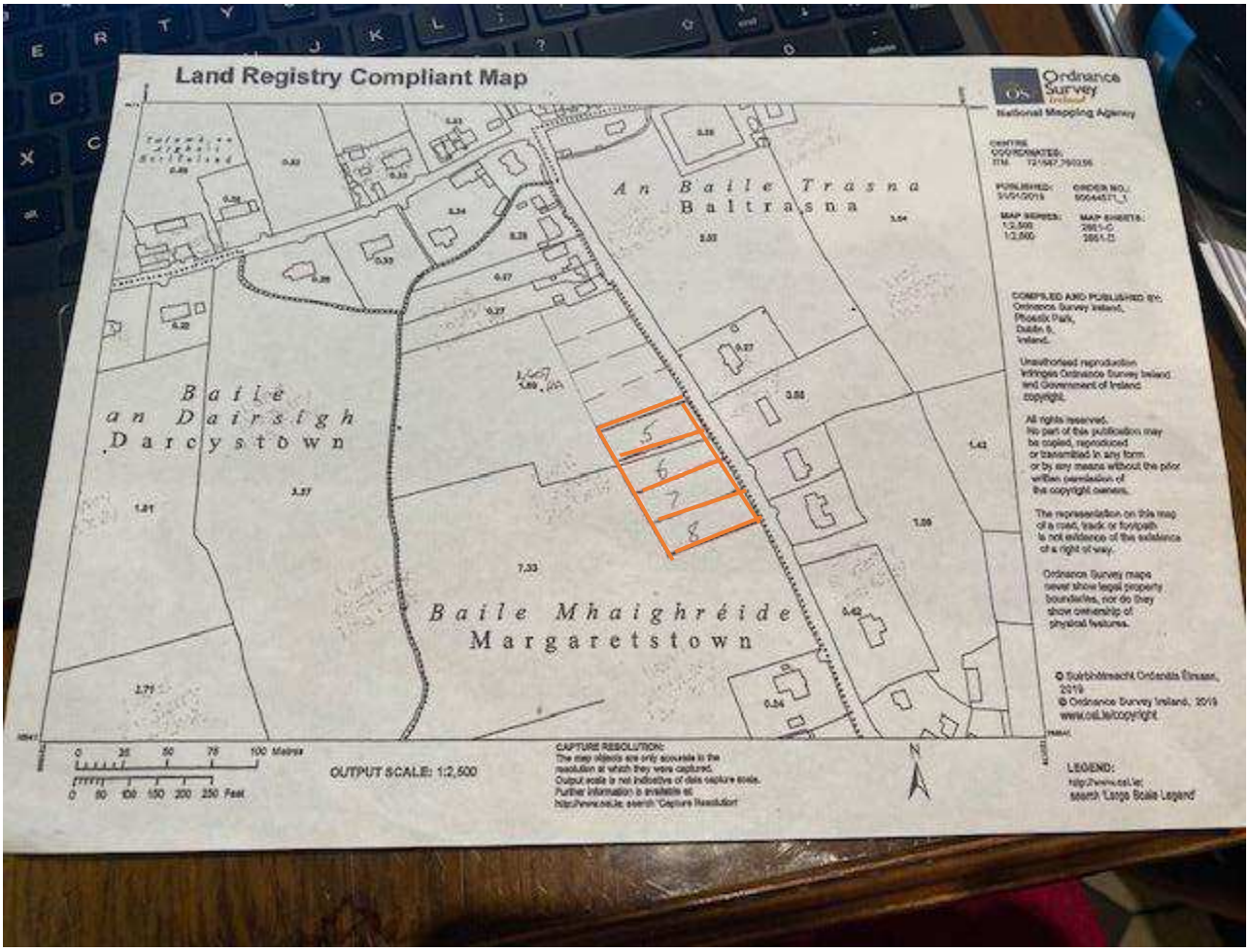
In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. In developing landuse zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

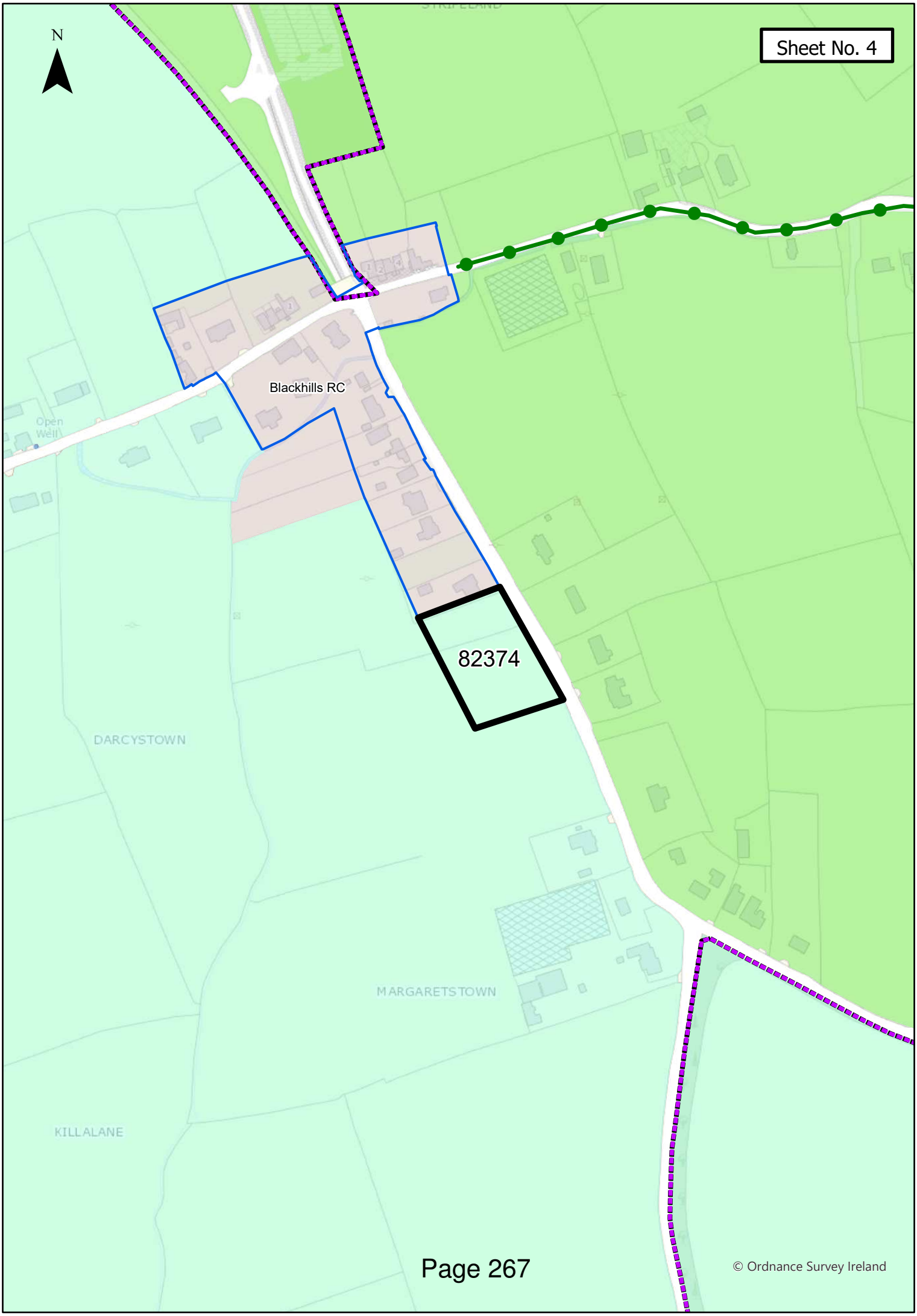
Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

Accordingly, it is recommended that the lands should not be rezoned from RU to RC.

The extension of the Rural Cluster, taken together with the extension currently proposed under the Draft Plan would cumulatively be excessive and would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to Draft Plan.


Land Registry Compliant Map
Ordinance Survey Ireland
National Mapping Agency
An Baile Trasna
Baltrasna
Baile an Dairsigh
Darcystown
Baile Mhaighréide
Margaretstown
5
6
7
8
OUTPUT SCALE: 1:2,500
CAPTURE RESOLUTION:
LEGEND:



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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81947

Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington)

Fingal County Council resolves that the indicative route of the proposed Balbriggan Ring Road (R122 to R123 via Flemington), as shown on Map Sheet No.4 of the Draft Fingal Development Plan 2023-2029, be realigned in accordance with the route which has already been approved by Fingal County Council under Reg. Refs. F08A/1329 and F08A/1329/E1, as indicated in blue on the attached map and signed by the proposer for identification purposes.

REPORT:
The content of this motion, relating to the realignment of the indicative route of Balbriggan Ring Road on Draft Sheet 4 is noted.

Permitted development, including road infrastructure in the area is acknowledged, including routes illustrated within planning application Reg. Ref. F08A/1329, as extended under F08A/1329/E1 (referenced in the motion).

Reg. Ref. F08A/1329, permitted by An Bord Pleanála under PL06F.235048 and extended under F08A/1329/E1 until the 23rd of February 2025, sought permission inter alia for 532 no. dwelling units and ancillary works including a C-Ring Road, boulevard and Class 1 open space. No commencement notice has been received to date with respect to this development and a new road alignment may be the subject of a new application.

It is important to note that road proposals shown on Draft Sheet 4 (and on other Sheets of the Draft Plan) are indicative only and remain so until they have been constructed. Projects of this nature progress through various route option

assessments which examine all engineering, planning and environmental issues arising and undergo public consultation procedures before a preferred route is identified. This includes examination of archaeological heritage. Assessment and examination of environmental issues are carried out through EIA, SEA and AA.

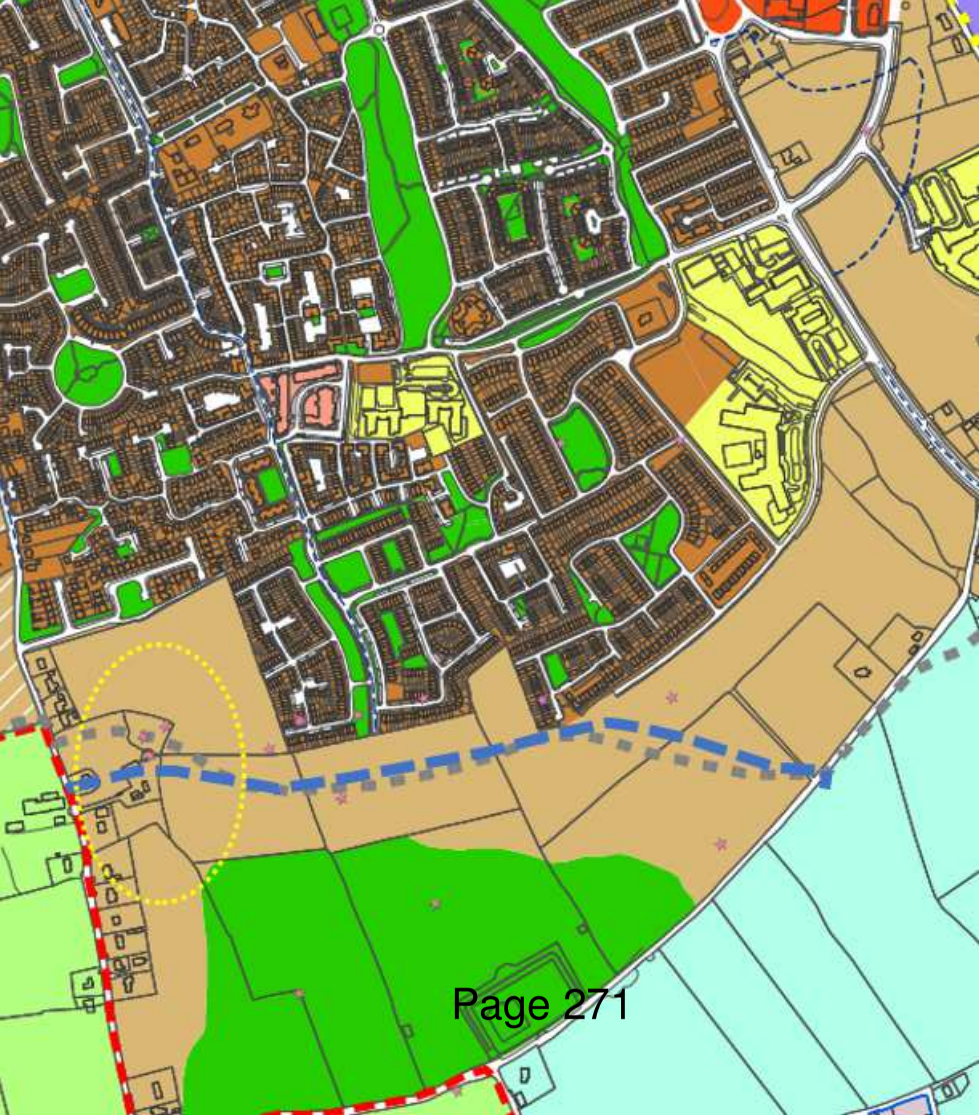
The protection and enhancement of a safe and effective strategic national road network is an objective of the Draft Plan. In this regard, the following Objectives state:

Objective CMO34 Strategic Roads Network
'Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, the Trans-European Networks (TEN-T) Regulations and with regard to other relevant policy documents, as required'.

Objective CMO35
'Work with the TII and NTA and other relevant national transport agencies to protect capacity and deliver improvements of the strategic road network and junction upgrades where necessary in line with National and Regional policy objectives'.

As no commencement notice has been received to date in relation to the planning references contained within the motion, it is considered premature and inappropriate to amend the indicative route.

RECOMNMENDATION:
No change to the draft Development Plan.




Sheet No. 4
N
LAP 4.B
FLEMINGTOWN
81947
Grougha RC
FP 4.A
FP 4.B
R122
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81946

Realign Indicative Route Of The Proposed Balbriggan Ring Road (R122 To R123 Via Flemington

Fingal County Council resolves that the indicative route of the proposed Balbriggan Ring Road (R122 to R123 via Flemington), as shown on Map Sheet No. 4 of the Draft Fingal Development Plan 2023-2029, be realigned in accordance with the route which has already been approved by Fingal County Council under Reg. Refs. F08A/1329 and F08A/1329/E1, as indicated in blue on the attached map.

REPORT:
The content of this motion, relating to the realignment of the indicative route of Balbriggan Ring Road on Draft Sheet 4 is noted.

Permitted development, including road infrastructure in the area is acknowledged, including routes illustrated within planning application Reg. Ref. F08A/1329, as extended under F08A/1329/E1 (referenced in the motion).

Reg. Ref. F08A/1329, permitted by An Bord Pleanála under PL06F.235048 and extended under F08A/1329/E1 until the 23rd of February 2025, sought permission inter alia for 532 no. dwelling units and ancillary works including a C-Ring Road, boulevard and Class 1 open space. No commencement notice has been received to date with respect to this development and a new road alignment may be the subject of a new application.

It is important to note that road proposals shown on Draft Sheet 4 (and on other Sheets of the Draft Plan) are indicative only and remain so until they have been constructed. Projects of this nature progress through various route option

assessments which examine all engineering, planning and environmental issues arising and undergo public consultation procedures before a preferred route is identified. This includes examination of archaeological heritage. Assessment and examination of environmental issues are carried out through EIA, SEA and AA.

The protection and enhancement of a safe and effective strategic national road network is an objective of the Draft Plan. In this regard, the following Objectives state:

Objective CMO34 Strategic Roads Network
'Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, the Trans-European Networks (TEN-T) Regulations and with regard to other relevant policy documents, as required'.

Objective CMO35
'Work with the TII and NTA and other relevant national transport agencies to protect capacity and deliver improvements of the strategic road network and junction upgrades where necessary in line with National and Regional policy objectives'.

As no commencement notice has been received to date in relation to the planning references contained within the motion, it is considered premature and inappropriate to amend the indicative route.

RECOMNMENDATION:
No change to the draft Development Plan.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Grainne Maguire : 82004

Map Sheet 4 Balbriggan

To support the inclusion of " Naul Road Upgrade (M1 Junction 6 Exit to the roundabout on the R122) and include an indicative road proposal for same on the relevant Development Plan Map" in Table 6.3 within Chapter 6 of the draft Plan.

REPORT:
This motion supporting the inclusion of the Naul Road Upgrade (M1 Junction 6 Exit to the roundabout on the R122) is welcomed.

The Draft Plan is explicit in supporting and facilitating the continued maintenance, management and operation of the regional and local road network in an efficient manner as set out in Chapter 6 and Section 6.5.10.2 of the Draft Plan.

The proposed Transportation Schemes listed in Table 6.3 of Chapter 6 comprise the key Transportation Schemes over the plan period. All road upgrade projects will be developed on a multi-modal basis to ensure high quality facilities for all users including pedestrians, cyclists and public transport users.

It is considered appropriate to include the Naul Road upgrade between the M1 Junction 6 Exit to the roundabout on the R122 to facilitate improved road infrastructure in the area through its inclusion in Table 6.3 as set out in Chapter 6. In this regard, the Chief Executive's Report made the following recommendation under CE SH 4.2:

CE SH 4.2:

Include the following in Table 6.3 within Chapter 6 of the Draft Plan as follows:

- *Naul Road Upgrade (M1 Junction 6 exit to the roundabout on the R122) and include an indicative road proposal for same on the relevant Development Plan map.*

RECOMMENDATION:

No Change to Chief Executive's Recommendation.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Seana Ó Rodaigh : 82216

To rezone from RS to MC land outlined in the Irish Institute of Music and Song's submission, reference number FIN-C453-625, and map attached in submission.

REPORT:
The motion seeks the re-zoning of lands held by the Irish Institute of Music and Song (IIMS) at Church Street Balbriggan from Residential to Major Town Centre and additional lands in the immediate vicinity which are not outlined in FIN-C453-625 as being under the control of IIMS.

The map submitted with the motion identifies the subject block as being bounded to the west by Church Street to the south by Hampton Street and to the east by Hampton Place. Contemporary residential development at Hampton Green, lying in a linear arrangement to the east of the block are also proposed to be rezoned. The block contains protected structures RPS 0049 Bedford House, RPS0050 Roscarrig and RPS0051 Georgeville.

The current land use zoning objective seeks to *'provide for residential development and protect and improve residential amenity'*. The proposal would see the lands re-zoned to Major Town Centre where the objective seeks to *'protect, provide for and/or improve major town centre facilities'*. The lands which are the subject of this motion extend to approximately 1.2Ha (2.9 acres).

The lands accommodate the Irish Institute of Music and Song (IIMS) campus founded in 2013 under the Irish Academy of Music which includes the use of Bedford House. Planning permission was secured under Reg. Ref. F19A/0143 for a development comprising the partial demolition of the existing derelict structures to the rear of Bedford House, partial removal of the site boundary wall and creation of new public plaza, renovation of remaining existing derelict

buildings and construction of a new three storey music school and auditorium as part of a new campus. The application also included development at Rosscarrig, comprising a change to commercial use and all ancillary works.

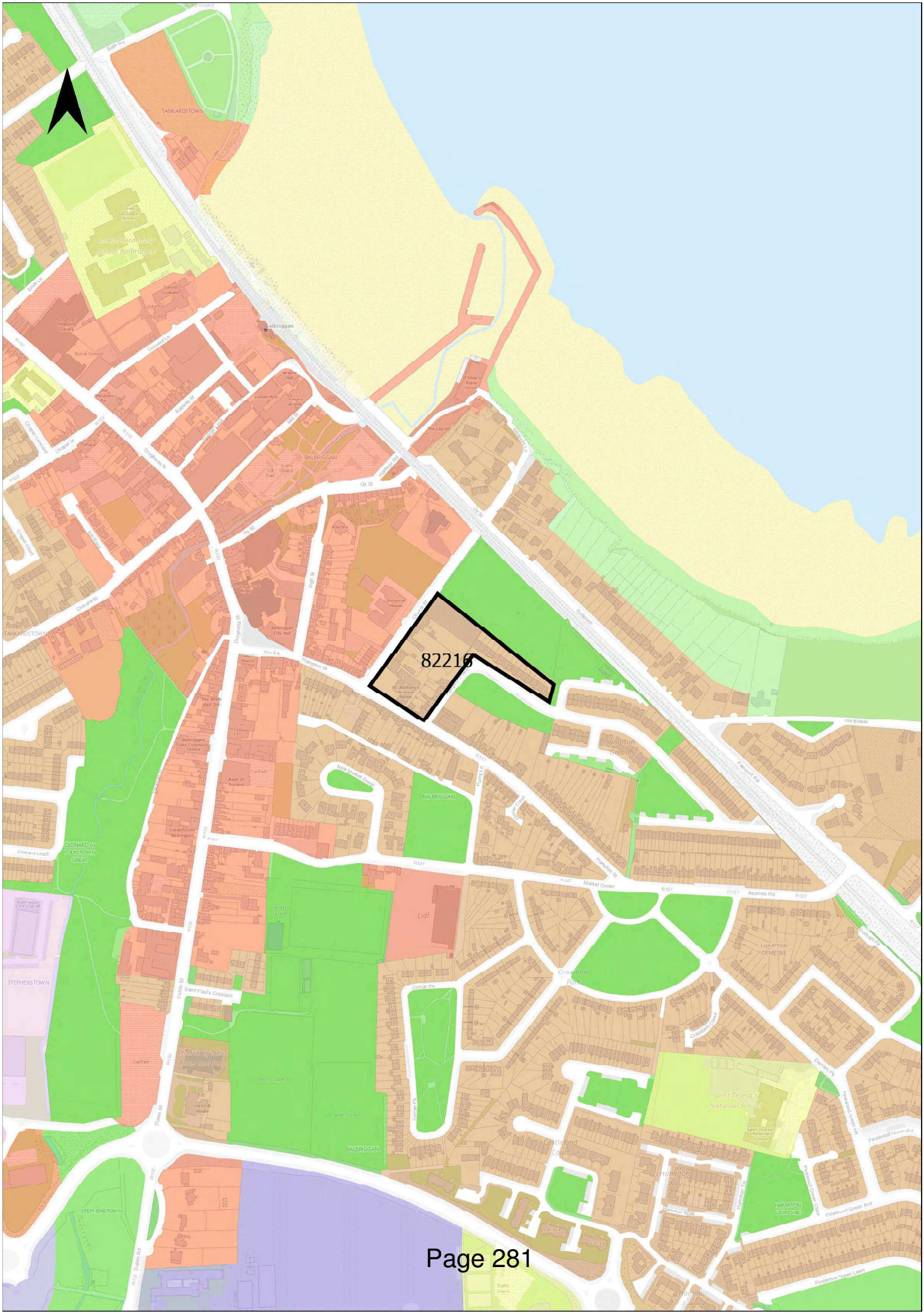
Previously, the application site was partially in use as St. Anthony's nursing home.

The intent of the motion to change the underlying zoning of the lands outlined in the accompanying map from RS to MC is noted. Given the historical, ongoing and intended commercial / cultural use of the lands, it is considered that a change of underlying zoning from RS to MC would be appropriate and reasonable.

The map accompanying the motion extends the change in land use zoning beyond lands encompassed under Reg. Ref. F19A/0143, by including all properties within the block bounded by Church Street, Hampton Street and Hampton Place as well as residential development to the east at Hampton Green. It is suggested that the extent of the rezoning proposal should be reduced to exclude residential properties at 1-5 Hampton Place and 1-15 Hampton Green to the east as well as lands to the north of and including No. 5 Church Street.

RECOMMENDATION:
Amend the Draft Plan as follows:

Rezone lands from Residential (RS) *'provide for residential development and protect and improve residential amenity'* to Major Town Centre (MC) *'protect, provide for and/or improve major town centre facilities'* as per map accompanying this motion, excluding residential properties at 1-5 Hampton Place and 1-15 Hampton Green to the east, and lands to the north of and including No. 5 Church Street.


82216

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy : 81733

Church Street Balbriggan

Fingal County Council resolves that the lands at Irish Institute of Music and Song, Church Street, Balbriggan, Co. Dublin as outlined in red on the attached map for identification purposes be zoned Objective 'MC – Major Town Centre: Protect, provide for and/or improve major town centre facilities in the Fingal Development Plan 2023-2029.

REPORT:
The motion seeks the re-zoning of lands held by the Irish Institute of Music and Song at Church Street Balbriggan from Residential to Major Town Centre.

The current land use zoning objective seeks to *'provide for residential development and protect and improve residential amenity'*. The proposal would see the lands re-zoned to Major Town Centre where the objective seeks to *'protect, provide for and/or improve major town centre facilities'*.

The lands which are the subject of this motion extend to 0.5Ha (1.2 acres) and are part of a larger block of RS zoned lands bounded by Church St to the west, Hampton Street to the south and Hampton Place to the east. Contemporary residential development at Hampton Green lies in a linear arrangement to the east of the block fronting an area of open space. The site also contains protected structures RPS 0049 Bedford House and RPS0050 Roscarrig.

The lands accommodate the Irish Institute of Music and Song (IIMS) campus founded in 2013 under the Irish Academy of Music which includes the use of Bedford House. Planning permission was secured under Reg. Ref. F19A/0143 for a development comprising the partial demolition of the existing derelict

structures to the rear of Bedford House, partial removal of the site boundary wall and creation of new public plaza, renovation of remaining existing derelict buildings and construction of a new three storey music school and auditorium as part of a new campus. The application also included development at Rosscarrig, comprising a change to commercial use and all ancillary works.

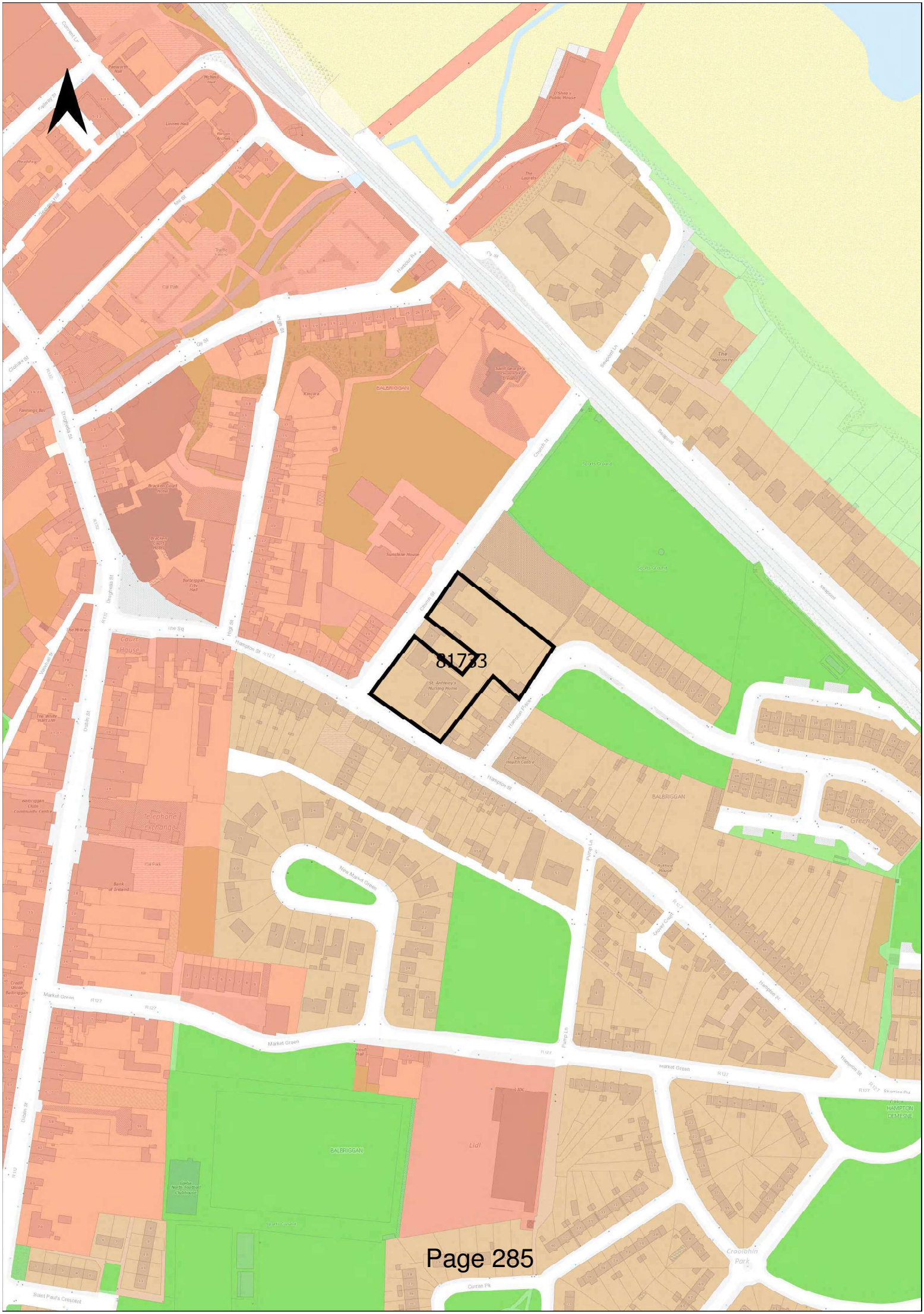
Previously, the application site was partially in use as St. Anthony's nursing home.

The intent of the motion to change the underlying zoning of the lands outlined in the accompanying map from RS to MC is noted. Given the historical, ongoing and intended commercial / cultural use of the lands, it is considered that a change of underlying zoning from RS to MC would be appropriate and reasonable.

While the map accompanying the motion limits the extent of the zoning change to lands broadly forming part of Reg. Ref. F19A/0143, it may be appropriate to extend the MC zoning to also encompass the block containing No 1 Church Street to avoid fragmentation.

RECOMMENDATION:
Amend the Draft Plan as follows:

Rezone lands from Residential (RS) *'provide for residential development and protect and improve residential amenity'* to Major Town Centre (MC) *'protect, provide for and/or improve major town centre facilities'* as per lands map accompanying this motion in addition to the inclusion of No. 1 Church Street Balbriggan.


81733
BALBRIGGAN
Court House
Telephone Exchange
Lidl
Sports Ground
St. Anthony's Nursing Home
Carde Health Centre
Sunshine House
Kincora
Brackenfield Court Hotel
Balbriggan Civic Hall
Balbriggan Clubs Community Centre
Credit Union Balbriggan
Bank of Ireland
Scout Hall
Gdns North Football Clubhouse
Hampton Green
Craoibhin Park
HAMPTON DEMESNE
Dublin St
High St
Church St
Hampton St
Market Green
New Market Green
Pump La
Clonard St
Dreghoda St
The Sq
Seapoint
Curran Pk
Saint Paul's Crescent

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy: 81735

Lower Fancourt

Fingal County Council resolves that the lands North of Bower Road, Balbriggan, Co. Dublin as outlined in red on the attached map for identification purposes be zoned Objective 'RS' – Residential: Provide for residential development and protect and improve residential amenity in the Fingal Development Plan 2023-2029 to facilitate a high-quality residential development on the lands.

REPORT:
The content of the motion is noted.

The subject lands are located on the northern (seaward side) of Fancourt Road and the Bower Balbriggan within a sensitive and scenic coastal setting. The lands, affording panoramic views of the sea and coastal landscape are zoned HA-High Amenity and are within the Coastal Landscape Character area, as per the current Development Plan 2017-2023. The High Amenity land use zoning and Coastal Landscape designation are carried through to the Draft Plan.

The Core Strategy has identified that there is a sufficient quantum of zoned lands within the county to meet demand over the Development Plan period. The zoning of additional lands at this location is not required on the basis of need and would be contrary to the Core Strategy and national and regional planning policy as set out in the NPF and RSES. The proposed rezoning would also be contrary to the core principles of the NPF and RSES in relation to compact, consolidated growth.

The proposed zoning would also result in the loss of High Amenity zoned lands where residential development is not permitted other than in limited circumstances as set out in the Rural Housing Strategy.

Areas of greatest development pressure within the county coincide closely with locations which are of significant amenity value, and the Draft Plan affords a high level of protection to these sensitive and scenic areas. A primary objective of the Council over successive Development Plans has been to limit development, particularly housing development, within areas of high amenity in order to promote more sustainable settlement patterns and to protect these important highly scenic areas.

Critically, the lands are also identified as being within 100m of coastline vulnerable to coastal erosion. This is indicated on the Green Infrastructure Map Sheet 15- Green Infrastructure 2, forming part of the Draft Plan together with other coastal areas in Fingal at risk from coastal erosion. In such areas there will be a presumption against new development unless it can be demonstrated, based on best available scientific information, that the likelihood of coastal erosion over the lifetime of the development is minimal. Objectives GINHO70, GINHO71 and GINHO72 should be noted in this regard:

Objective GINHO72 –Development and Risk of Coastal Erosion
'Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition'.

Objective GINHO70 -Pattern of Coastal Development
'Strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast'.

Objective GINHO71 -Prohibition of Coastal Development

'Prohibit development along the coast outside existing urban areas where such development could not be adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences'.

As a general principle, the Draft Plan requires that development in coastal areas should be accommodated wherever possible in previously developed areas before consideration is given to development in greenfield sites. In all cases proposals for coastal development must consider the need for coastal defence.

In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF and the RSES. 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 national and regional direction would be contrary to proper planning and sustainable development.

Furthermore, having regard to the important landscape setting, the environmental sensitivity of the lands and vulnerability to coastal erosion, the proposal to rezone from HA to RS would result in a significant loss of amenity to this important coastal landscape, would fail to secure the environmental protection of the area into the future and would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to Draft Plan.


81735
BALBRIGGAN
Lidl
Saint Teresa's National School
Castleland Court
Hamilton Way
Hamilton Avenue
Hamilton Walk
HAMPTON DEMESNE
Pinewood Green Rd
Pinewood Green Ave
Pinewood Green Lawn
Pinewood Green Court
Skerries Rd
R127
Market Green
Church St
Sunshine House
Sports Ground
Hampton Green
Hampton Hall
Hampton Close
Hampton Rise
Hampton Grove
Fancourt Heights
Fancourt Rd
The Bower
Bower Court
Cruiserath Park
Cruiserath Close
Delvin Pk
Pinewood Green Hill
Pinewood Green Close
Hamilton Rd
Basketball Court
Traffic Island
KILSOUGH NURTH
CASTLELANU

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Grainne Maguire : 82014

Community Infrastructure And Open Space

That a specific objective be placed on the former lifeboat and Bath House buildings in Bremore Regional Park so to identify them for use by clubs who engage in marine and coastal activities.

REPORT:
The content of this motion relating to the former lifeboat and Bath House buildings in Bremore Regional Park is welcomed and the local authority is currently carrying out an assessment to determine the most appropriate way in which to repurpose these buildings for future use.

Following consultation with local stakeholder groups, the buildings are now being assessed to determine their suitability for adaptation to a wide range of water sports and related activities, bearing in mind the architectural sensitivity of the structures.

It should also be noted that the assessment will consider the proposals already communicated to the Council following engagement with clubs and Elected Members.

These assessments will be completed shortly and will inform any forthcoming development proposals. Any such proposals will be considered on a case-by-case basis and assessed on their merits in terms of compliance with the overall zoning objective and vision for the lands as well as relevant objectives pertaining to community infrastructure as set out in the Draft Plan. This will also include compliance with site development standards and all requirements arising from

environmental, architectural and archaeological assessments as may be required through the Development Management and consent process.

It is not therefore considered necessary to attach a new map based local objective on this site as work is currently progressing to assess the suitability and adaptation of these buildings for a range of water sports and related activities.

RECOMMENDATION:
No Change to Draft Plan.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81942

Remove Framework Plan (FP 4.A)

Fingal County Council resolves that the written statement (Table 2.19, Page 59) and Map Sheet No. 4 of the Draft Fingal Development Plan 2023-2029 be amended to remove the requirement for the preparation of a Framework Plan (FP 4.A) for 'GE – General Employment' zoned lands at Stephenstown over the lifetime of the Development Plan

REPORT:
The subject motion seeks to amend Table 2.19 and Sheet 4 of the Draft Plan to remove the requirement to prepare a Framework Plan for GE- General Employment zoned lands at Stephentown over the lifetime of the Plan.

Framework Plans are introduced in Chapter 2 with Table 2.19 setting out a number of such plans which will be undertaken over the life of the Plan. Framework Plans are an important strategic planning tool which include objectives and a programme of actions to maximise the development potential of specific areas depending on the issues arising. e.g. Framework Plans may provide design guidance to unlock the potential of specific sites, inform physical or social renewal of an area, and/or address issues in relation to public realm enhancements etc. All Framework Plans will regardless of the focus, provide a long-term vision for the area in question allowing flexibility to manage change depending on the particular circumstances presenting, including societal, economic, environmental and cultural. One of the key objectives of any Framework Plan is to prevent an ad hoc and piecemeal approach to the development of the lands which can prejudice the development of adjoining

lands and the plan led approach to the provision of integrated and equitable community facilities and public infrastructure.

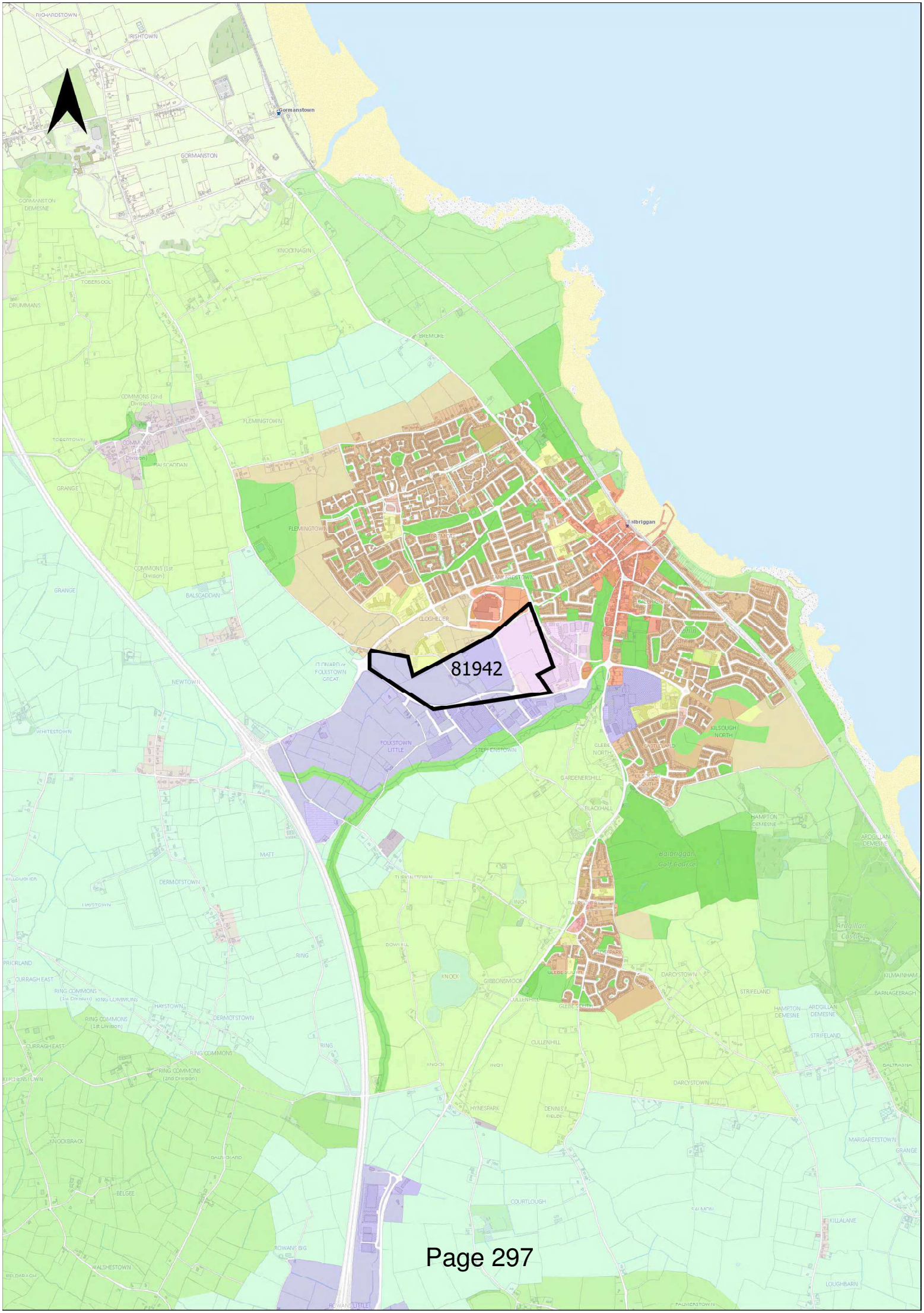
Framework Plans are informed by research and baseline data, identifying opportunities for future development and highlighting constraints that may exist. The process would also involve active public engagement, where local communities, landowners and relevant stakeholders contribute to the process, after which time the Framework Plan is presented to the Elected Members for consideration and agreement.

The Stephentown area to the west of Balbriggan town centre is strategically located along the Dublin-Belfast Economic Corridor and is well-positioned to provide significant additional opportunities for inward investment and job creation.

While noting the Stephenstown Urban Design and Landscape Masterplan 2009, it is envisaged that a Framework Plan for the area would build on these recommendations, taking into account significant investment in the intervening period including the opening of Stephenstown Link Road, the arrival of high e-Fibre broadband as well as significant investment under the Council's Capital Programme under the "Our Balbriggan 2019–2023 Rejuvenation Plan.

Having regard to the foregoing it is considered that the motion to remove the requirement for a Framework Plan is contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to Draft Plan


81942

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy : 81716

Flemington LAP

Fingal County Council resolves that the written statement of the Draft Fingal Development Plan 2023-2029 (Table 2.16, Page 56) and Map Sheet 4, be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029, in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

REPORT:
The subject motion seeks to amend Table 2.16 of the Draft Plan to remove the requirement to prepare a Local Area Plan for lands at Flemington (LAP 4B) in order to facilitate the timely delivery of high-quality residential development at this location in the short term.

The requirement to prepare a Local Area Plan for Flemington is set out in Table 2.16 of the Draft Plan and is one of a number of LAP's to be prepared by the Planning Authority over the period 2023-2029. The extent of the LAP as shown hatched on Sheet 4, presents a substantial land bank to the northern boundary of Balbriggan, located within the town's development boundary and extending to approximately c.17Ha. It is important therefore that a clear framework is put in place to guide and inform the future development of these lands and to ensure the early delivery of housing.

LAPs play an important role in setting the framework for the achievement of integrated and balanced communities within a specified area. They seek to provide the optimal development framework to ensure the protection and

enhancement of the existing areas, key features and the environment within an area, while providing for a high-quality living environment through the use of robust urban design principles. The function of a LAP is to take a detailed look at a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The adoption of a LAP is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues including the phasing and delivery of infrastructure, provision of open space and recreational amenities, incorporation of Balbriggan Ring Road and ensuring successfully integration with properties on Flemington Lane.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

In order to ensure the optimum future framework is arrived at, it is important that in-depth public consultation lies at heart of the process. The statutory LAP timetable provides a clear roadmap for community and stakeholder engagement and key timelines are set out in the Planning and Development Act 2000 (as amended).

Given the strategic importance of the lands in question, it is considered appropriate that design matters, environmental considerations, service and infrastructure provision, phasing (as required) are examined in advance of development commencing to ensure the orderly sequential delivery of new homes and community infrastructure. The most appropriate vehicle to deliver this certainty is the Local Area Plan statutory process.

Accordingly, it is recommended that the requirement to prepare a Local Area Plan for Flemington (LAP 4B) continue to be included in Table 2.16 of the Draft Plan.

RECOMMENDATION:
No change to Draft Plan

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81903

Amend written statement remove LAP Flemington Balbriggan

"Fingal County Council resolves that the written statement of the Draft Fingal Development Plan 2023-2029 (Table 2.16, Page 56) , be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029" in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

REPORT:
The subject motion seeks to amend the Draft Plan to remove the requirement to prepare a Local Area Plan (LAP 4.B) for lands at Flemington in order to facilitate the timely delivery of high-quality residential development in the short term.

The requirement to prepare a Local Area Plan for Flemington is set out in Table 2.16 of the Draft Plan and is one of a number of LAP's to be prepared by the Planning Authority over the period 2023-2029. The extent of the LAP as shown hatched on Sheet 4, presents a substantial land bank to the northern boundary of Balbriggan, located within the town's development boundary and extending to approximately c.17Ha. It is important therefore that a clear framework is put in place to guide and inform the future development of these lands and to ensure the early delivery of housing.

LAPs play an important role in setting the framework for the achievement of integrated and balanced communities within a specified area. They seek to provide the optimal development framework to ensure the protection and enhancement of the existing areas, key features and the environment within an area, while providing for a high-quality living environment through the use of

robust urban design principles. The function of a LAP is to take a detailed look at a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The adoption of a Local Area Plan is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues, including the phasing and delivery of infrastructure, provision of open space and recreational amenities, incorporation of Balbriggan Ring Road and ensuring successfully integration with properties on Flemington Lane.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

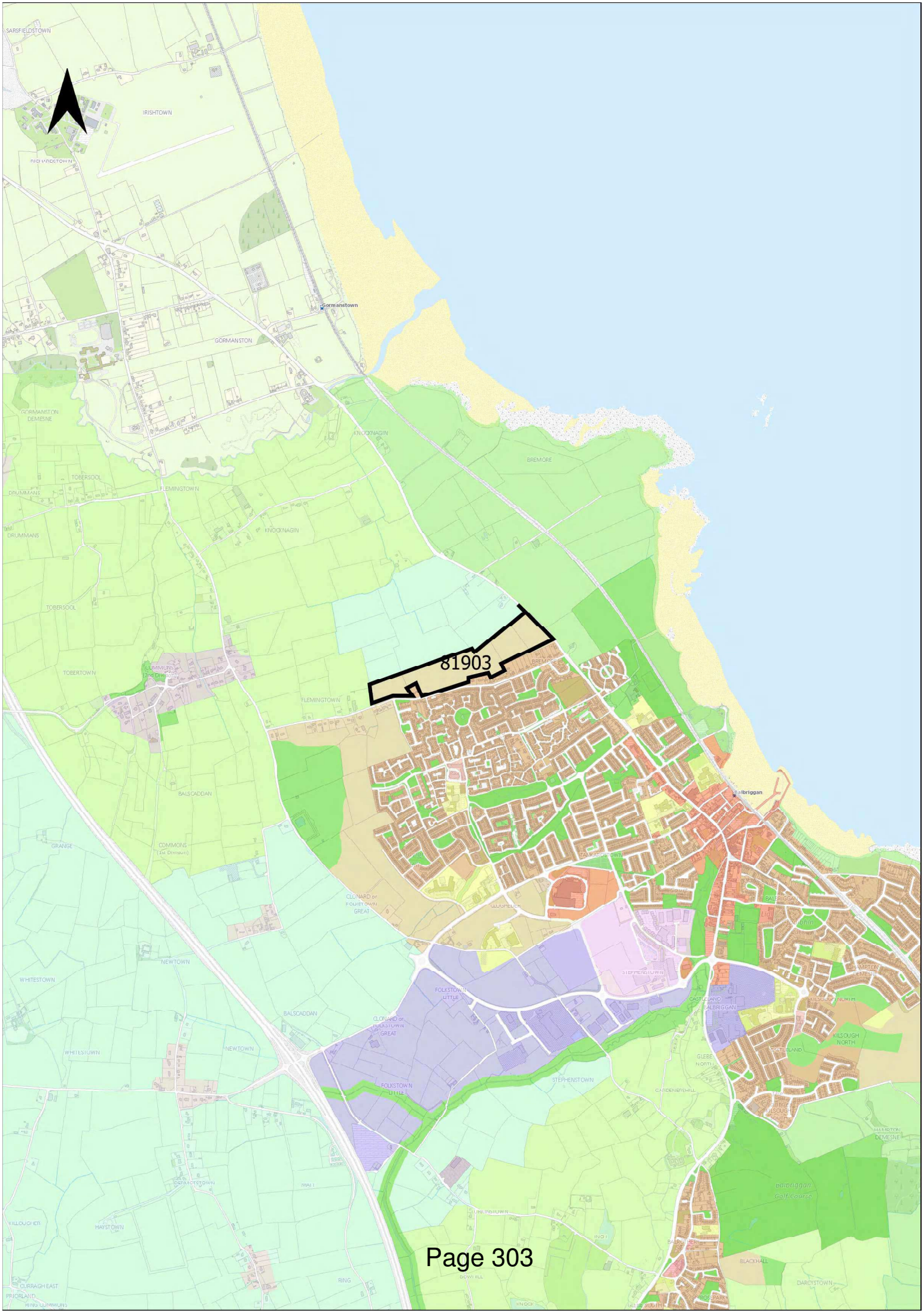
Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

In order to ensure the optimum future framework is arrived at, it is important that in-depth public consultation lies at heart of the process. The statutory LAP timetable provides a clear roadmap for community and stakeholder engagement and key timelines are set out in the Planning and Development Act 2000 (as amended).

Given the strategic importance of the lands in question, it is considered appropriate that design matters, environmental considerations, service and infrastructure provision, phasing (as required) are examined in advance of development commencing to ensure the orderly sequential delivery of new homes and community infrastructure. The most appropriate vehicle to deliver this certainty is the Local Area Plan statutory process.

Accordingly, it is recommended that the requirement to prepare a Local Area Plan for Flemington (LAP 4B) continue to be included in Table 2.16 and on Sheet 4 of the Draft Plan.

RECOMMENDATION:
No change to Draft Plan


81903
Gormanstown
Balbriggan
SARSFIELDSTOWN
IRISHTOWN
GORMANSTON
GORMANSTON DEMESNE
KNOCKNAGIN
BREMORE
TOBERSOOL
DRUMMANS
FLEMINGTOWN
TOBERTOWN
BALSCADDAN
GRANGE
COMMONS (1st Division)
CLONARD or FOULKSTOWN GREAT
NEWTOWN
WHITESTOWN
FOLKSTOWN LITTLE
STEPHENSTOWN
CASTLELAND
BALBRIGGAN
KILSOUGH NORTH
KILSOUGH SOUTH
GLEBE NORTH
GARDENSHILL
HAMPTON DEMESNE
Balbriggan Golf Course
BLACKHALL
DARCYSTOWN
HAYSTOWN
KILLOUGHER
CURRAGH EAST
PRIORLAND
RING

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81904

"Fingal County Council resolves that on Map Sheet 4, be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029."
in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

REPORT:
The subject motion seeks to amend Sheet 4 to remove the requirement to prepare a Local Area Plan (LAP 4.B) for lands at Flemington in order to facilitate the timely delivery of high-quality residential development in the short term.

The requirement to prepare a Local Area Plan for Flemington is set out in Table 2.16 of the Draft Plan and is one of a number of LAP's to be prepared by the Planning Authority over the period 2023-2029. The extent of the LAP as shown hatched on Sheet 4, presents a substantial land bank to the northern boundary of Balbriggan, located within the town's development boundary and extending to approximately c.17Ha (42 acres).

It is important therefore that a clear framework is put in place to guide and inform the future development of these lands and to ensure the early delivery of housing.

LAPs play an important role in setting the framework for the achievement of integrated and balanced communities within a specified area. They seek to provide the optimal development framework to ensure the protection and enhancement of the existing areas, key features and the environment within an area, while providing for a high-quality living environment through the use of robust urban design principles. The function of a LAP is to take a detailed look at

a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. THe adoption of a LAP is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues including the phasing and delivery of infrastructure, provision of open space and recreational amenities, incorporation of Balbriggan Ring Road and ensuring successfully integration with properties on Flemington Lane.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

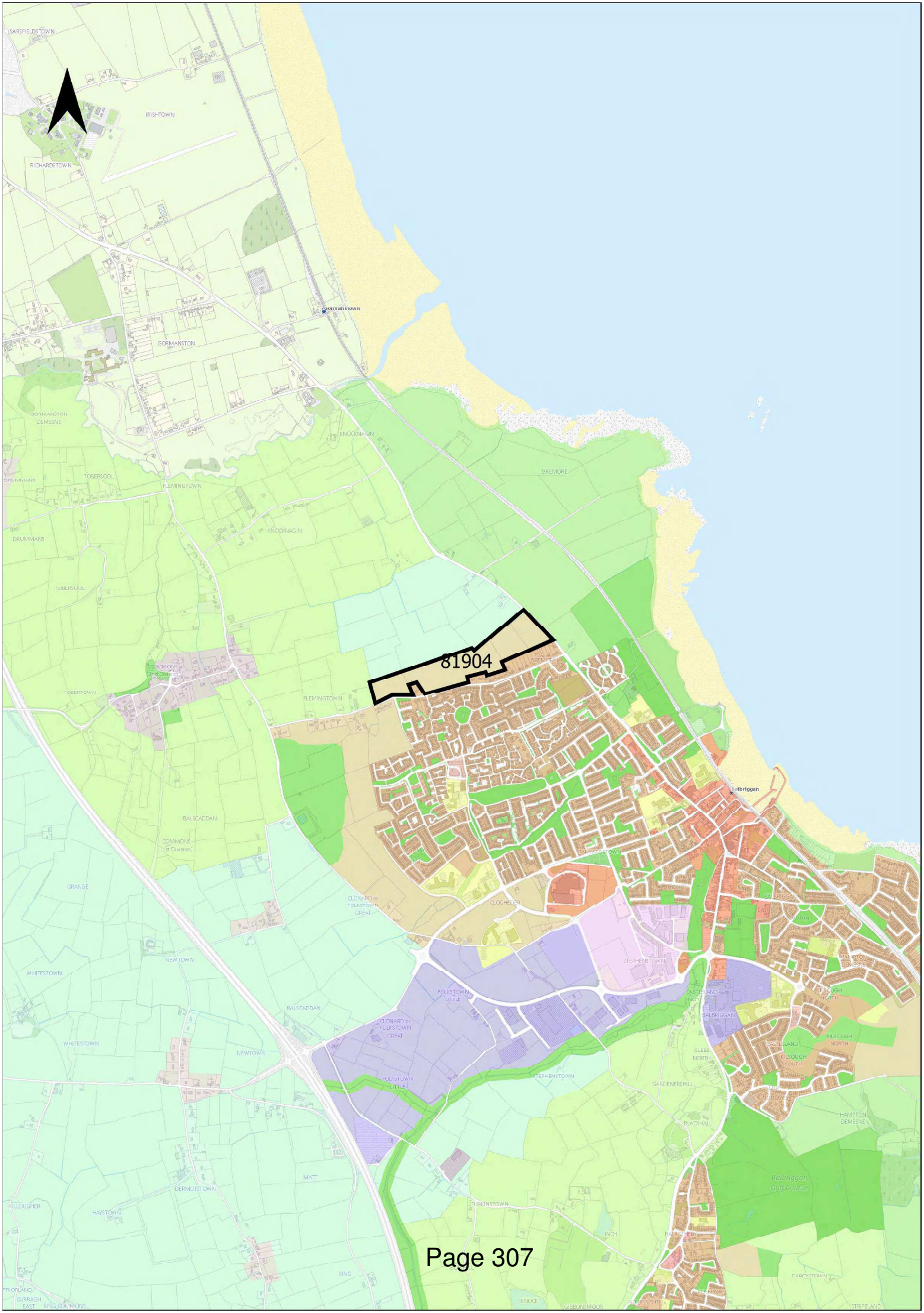
Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

In order to ensure the optimum future framework is arrived at, it is important that in-depth public consultation lies at heart of the process. The statutory LAP timetable provides a clear roadmap for community and stakeholder engagement and key timelines are set out in the Planning and Development Act 2000 (as amended).

Given the strategic importance of the lands in question, it is considered appropriate that design matters, environmental considerations, service and infrastructure provision, phasing (as required) are examined in advance of development commencing to ensure the orderly sequential delivery of new homes and community infrastructure. The most appropriate vehicle to deliver this certainty is the Local Area Plan statutory process.

Accordingly, it is recommended that the requirement to prepare a Local Area Plan for Flemington (LAP 4B) continue to be included in Table 2.16 and on Sheet 4 of the Draft Plan.

RECOMMENDATION:
No change to Draft Plan


81904

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy : 81713

Balrothery

To zone lands identified on the attached map located at Balrothery Co Dublin from GB to RA to facilitate an access road.

REPORT:

The subject lands are located to the east of Rosepark Balrothery and extend to an area of approximately 0.7Ha (1.72 acres). Under the Fingal Development Plan 2017-2023 the lands are zoned to 'Protect and provide for a Greenbelt' and this zoning has carried through to the Draft Plan. The lands are located outside of Balrothery's Development Boundary.

The motion seeks to rezone the subject lands to RA (Residential Area) to facilitate a new access road. No road proposals are currently applicable to the lands or listed within scheduled transportation schemes required for the county as set out under Table 6.3 of the Draft Plan. Proposals for additional road infrastructure must be examined contextually having regard to the future transportation requirements of Balrothery and the wider area.

In this regard, it is important to note that future housing provision is envisaged to the north of the subject site where undeveloped Residential Area (RA) zoned lands are subject to the preparation of the Balrothery East Masterplan as set out in Table 2.18 of the Draft Plan. Future access requirements to serve the masterplan lands and by extension, which would serve the wider area will be examined as part of the preparation of the masterplan, where such issues appropriately addressed.

It is not considered appropriate or expedient to amend the Draft Plan by rezoning lands to provide for a road access in advance of undertaking the masterplan in question.

In addition, the request to rezone lands RA outside the development boundary of the town would be at the loss of greenbelt lands to the east of Balrothery. Greenbelt zonings are necessary to protect and maintain the rural and undeveloped nature of areas in order to clearly demarcate the edge of established centres, to prevent coalescence and merging of settlements, to provide for the continued viability of agricultural and rural uses and to ensure amenity uses.

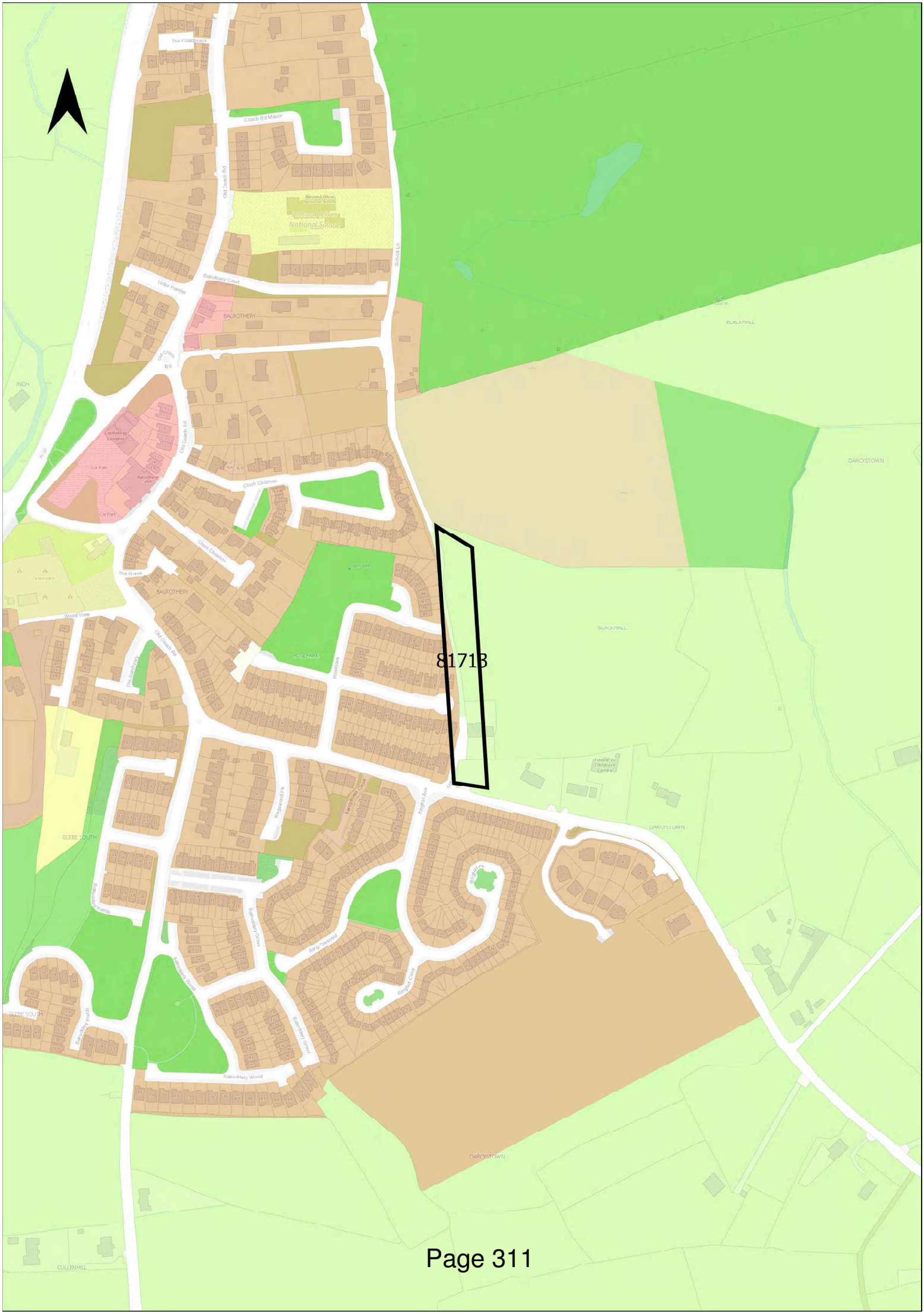
Lastly, it is also important to note that the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy. The role of the Core Strategy is to ensure that there is sufficiently zoned and serviced land to cater for future housing demand over the plan period. In accordance with the Planning Acts, the Core Strategy is evidence based, utilising data based on population trends and household targets. It demonstrates how land already zoned or proposed for zoning will accommodate projected housing demand.

There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

In summary, the re-zoning of the lands from GB to RA to facilitate a road access beyond the town's Development Boundary would be inappropriate having regard to unidentified need for such infrastructure, the resultant loss of GB zoning and the provision of additional RA zoned lands where no requirement exits. Furthermore, the rezoning would pre-empt the assessment of any transportation/access requirements which may arise as part of the preparation of Balrothery East Masterplan envisaged under the Draft Plan.

In conclusion, the proposed rezoning from GB to RA to facilitate an access road would be contrary to proper planning and sustainable development of Balrothery and wider area.

RECOMMENDATION:
No change to Draft Plan.


81713
BALROTHERY
Blessed Oliver National School
Coach Rd Manor
Old Coach Rd
Balrothery Court
Tudor Hamlet
Castlekeep Complex
Car Park
Balrothery Inn
Cloch Chaimes
The Green
Graveyard
Open Well
Wood View
The Sandpits
ROSEPARK
Rosepark
Ridgewood Pk
Ridgewood Close
Ringfort Ave
Ringfort Rise
Ringfort Drive
Ringfort Chase
Balrothery Grove
Balrothery Wood
Balrothery Fields
GLEBE SOUTH
Childcare Centre
BLAKEMALL
DARCYSTOWN
CULLENHILL
INCH