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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Phone: 8905000

County Hall
Swords
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

SHEET 5 - SKERRIES

CHIEF EXECUTIVE'S RECOMMENDATIONS

410 CE SH 5.1 (Pages 1 - 2)

Rezone 2.98 ha of RS zoned lands to HA at Holmpatrick.

411 CE SH 5.2 (Pages 3 - 4)

Remove Local Objective 6 as follows:

~~6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'~~

412 CE SH 5.3 (Pages 5 - 6)

Insert a map-based school symbol on lands at Loughshinny.

413 CE SH 5.4 (Pages 7 - 8)

Rezone 0.014 ha from OS to RS at Townparks, Skerries.

414 **Motion from Councillor Tom O'Leary: Motor Home Tourist Parking Facility Opposite Ardgillan Demesne. AI082129** (Pages 9 - 14)

Motor Home Tourist Parking Facility Opposite Ardgillan Demesne

That this Council resolves to include a local objective on the lands on the map attached. "to designate part of this area as a motor home parking facility for short stay tourists "

415 **Motion from Councillor Karen Power: Motion on Open Space in Skerries. AI082061** (Pages 15 - 16)

That the Fingal Development Plan 2023 - 2029 retains open space in Mourne View, Skerries in it's entirety reversing the residential rezoning in the draft plan.

416 **Motion from Councillor Seána Ó Rodaigh: Retain Current Zoning, For Reasons Outlined in Submission, Reference Number FIN-C453-1708. AI082209** (Pages 17 - 22)

To retain current zoning, for reasons outlined in Mourne Estate Residents and Management Association (MERMA) submission, reference number FIN-C453-1708, highlighted on map attached.

417 **Motion from Councillor Tom O'Leary: Zone Existing Residential "RS Residential Area". AI082318** (Pages 23 - 28)

Zone Existing Residential "RS Residential Area"

That this Council resolves that the land on the map attached currently zoned "HA" high amenity be zoned RS Residential Area

418 **Motion from Councillor Tom O'Leary: Provide Sheltered Housing and Independent Living Housing for Elderly. AI082122** (Pages 29 - 32)

Provide Sheltered Housing and Independent Living Housing for Elderly

That this Council resolves that the land on the map attached be Zoned from OS Open Space to RA Residential Amenity

419 **Motion from Councillor Tom O'Leary: Skerries - Integrated Senior Living Development Local Objective. AI082128** (Pages 33 - 36)

Skerries - Integrated Senior Living Development Local Objective

That this Council resolves that a map based local objective be agreed and inserted on the lands on the map attached as follows "Provide for a sheltered housing project and independent living housing model for the
elderly."

420 **Motion from Councillor Seána Ó Rodaigh: Retain the RS Zoning of Skerries Rugby Club Land. AI082215** (Pages 37 - 42)

To retain the RS zoning of Skerries Rugby Club land in the current Draft Plan as outlined on map attached.

421 **Motion from Councillor Tom O'Leary: SLO Special Local Objective GE Lands Skerries. AI081952** (Pages 43 - 46)

SLO Special Local Objective GE Lands Skerries

That this Council resolves Fingal Co Council make provision, by designating the existing zoned ‘GE’ lands at Townparks, Skerries outlined on the attached Map, as a “Dynamic Employment Cluster - Tourism / Marine Lifestyle Hub,"

422 **Motion from Councillor Tom O'Leary: Incremental addition To Milverton RC to facilitate rural generated housing need. AI081869** (Pages 47 - 52)

Incremental addition To Milverton RC to facilitate rural generated housing need

That this Council agrees to zone the land identified on the map attached from HA to RC Rural Cluster

423 **Motion from Councillor Tom O'Leary: Zoning RA Residential Amenity to Deliver Improved Access (Active Travel +Road). AI081912** (Pages 53 - 56)

Zoning RA Residential Amenity to Deliver Improved Access (Active Travel +Road)

"This Council resolves that the lands, on the map attached be zoned from OS to RA-Residential Area.

424 **Motion from Councillor Tom O'Leary: Zone RA to Deliver Improved Access (Active Travel+Road). AI081913** (Pages 57 - 62)

Zone RA to Deliver Improved Access (Active Travel+Road)

"This Council resolves that the lands, outlined on the map attached, be zoned from GB-to RA-Residential Area.

425 **Motion from Councillor Tom O'Leary: Zone Lands RA Residential Amenity. AI081915** (Pages 63 - 68)

Zone Lands RA Residential Amenity

This Council resolves that the lands, on the map attached, be zoned from OS-and GB- to RA-Residential Area.

426 **Motion from Councillor Tom O'Leary: Zone OS to Deliver Community Amenities and New Road. AI081914** (Pages 69 - 72)

Zone OS to deliver community amenities and new road

This Council resolves that the lands, outlined on the map below, be Zoned from GB-Green Belt to OS-Open Space.

427 **Motion from Councillor Tom O'Leary: Zone CI Community Infrastructure School +Nursing Home. AI081916** (Pages 73 - 78)

Zone CI Community Infrastructure School +Nursing Home

This Council resolves that the lands on the attached map, be zoned from "GB" - to "CI" – Community Infrastructure.

428 **Motion from Councillor Tom O'Leary: Skerries Golf Road -School Site Nursing Home - CI Community Infrastructure. AI081907** (Pages 79 - 84)

Skerries Golf Road -School Site Nursing Home - CI Community Infrastructure

That Fingal Co Council resolves that the lands on the map attached be Zoned from GB to CI Community Infrastructure

429 **Motion from Councillor Tom O'Leary: Zone Site RS to Provide New Hotel Opposite Skerries Golf Club. AI082401** (Pages 85 - 90)

Zone Site RS to Provide New Hotel Opposite Skerries Golf Club

that this Council agrees that the land opposite Skerries Golf Club, identified on the map attached and currently zoned RU Rural be Zoned RS residential

430 **Motion from Councillor Tom O'Leary: Hotel Skerries Opposite Skerries Golf Club Special Local Objective. AI082412** (Pages 91 - 94)

Hotel Skerries Opposite Skerries Golf Club Special Local Objective

That this Council agrees to insert a special local objective on the map attached to read as follows:

"That the land on the map attached be developed solely for the purpose of a Hotel and tourist accommodation and facilities "

431 **Motion from Councillor Tom O'Leary: Incremental addition To RC Holmpatrick RC Skerries -facilitate rural generated housing need. AI081864** (Pages 95 - 100)

Incremental addition To RC Holmpatrick RC Skerries -facilitate rural generated housing need

That this Council agrees to Zone the area identified on the map attached from HA High Amenity to RC Rural Cluster

432 **Motion from Councillor Karen Power, Councillor Seána Ó Rodaigh: Amendment. AI082057** (Pages 101 - 106)

Amend

Remove Local Objective 6 as follows:

6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated

guest house and a service building.'

Provide and facilitate the development of 'glamping' accommodation with an ancillary service building. And to facilitate a guest house which would be ancillary to the use as a main residence."

433 **Motion from Councillor Karen Power, Councillor Seána Ó Rodaigh: Amendment. AI082053** (Pages 107 - 114)

Amend CE SH 5.1:

Rezone 2.98 ha of RS zoned lands to HA at Holmpatrick.

To

Retain the 2.8ha RS zoned lands at Holmpatrick as RS as indicated in the Draft Plan.

434 **Motion from Councillor Karen Power: Access Road at Holmpatrick. AI082218** (Pages 115 - 120)

Access Road at Holmpatrick

To include an objective to facilitate an access road ancillary to the glamping accommodation and service building on lands marked green in the attached map

435 **Motion from Councillor Tom O'Leary: Zone Land CI Community Infrastructure Established Use Prosper Fingal. AI081955** (Pages 121 - 124)

Zone Land CI Community Infrastructure Established Use Prosper Fingal

That this Council resolves to zone the land on the map attached from GB to CI Community Infrastructure

436 **Motion from Councillor Brian Dennehy: Objective: To Provide for Residential Development of 4 Houses. AI082396** (Pages 125 - 128)

Objective:

To Provide for Residential Development of 4 Houses

"That Fingal County Council rezone a 1.3 acre site at Loughshinny off

the R128 to RS, accessed from the Baldongan Road (L1285). Land is adjacent to Loughshinny Nursing Home."

437 **Motion from Councillor Karen Power: Lands at Thomastown, Loughshinny. AI082313** (Pages 129 - 134)

Lands at Thomastown, Loughshinny

To maintain the HA zoning on the lands located at Thomastown, Loughshinny (see attached map). The proposed rezoning within submission FIN-C453-761 is laid out in a fashion that does not adequately reflect the proposed aims of the Fingal Development Plan 2023 – 2029, with the major emphasis and stated goals of placemaking and developing a strong and vibrant rural community as well as urban and rural clusters towns and villages.

438 **Motion from Councillor Karen Power: Retaining Zoning on the RU Lands at Thomastown. AI082311** (Pages 135 - 140)

Retaining Zoning on the RU Lands at Thomastown

To maintain the RU zoning on the lands located at Thomastown, Loughshinny (see attached map). The proposed rezoning within submission FIN-C453-761 is laid out in a fashion that does not adequately reflect the proposed aims of the Fingal Development Plan 2023 – 2029, with the major emphasis and stated goals of placemaking and developing a strong and vibrant rural community as well as urban and rural clusters towns and villages.

439 **Motion from Councillor Robert O'Donoghue: Draft Sheet 5 - Skerries - Zoning Alteration - Balcunnin, Skerries Road, Lusk Co Dublin. AI081695** (Pages 141 - 146)

Draft Sheet 5 - Skerries - Zoning Alteration - Balcunnin, Skerries Road, Lusk, Co Dublin.

That Fingal County Council resolves that the lands outlined on the attached map, being proposed for identification purposes be zoned from HA to RU – in the Draft Fingal County Development Plan 2023 – 2029. The subject lands are in agricultural use and contain a number of buildings including the remains of an old cottage.

440 **Motion from Councillor Tom O'Leary: RC Rural Cluster for Local Housing Need. AI081927** (Pages 147 - 152)

RC Rural Cluster for Local Housing Need

That this Council resolves to Zone the land on the map attached from "RU" Rural to "RC" Rural Cluster

441 **Motion from Councillor Tom O'Leary: Zone Land RU. AI081939** (Pages 153 - 156)

Zone Land RU

That this Council resolves that the land on the map attached be Zoned from "HA" to "RU" Rural

SHEET 6A - LUSK

442 **Motion from Councillor Tom O'Leary: Zone Lands RA Residential Area. AI082199** (Pages 157 - 162)

Zone Lands RA Residential Area

“This Council resolves that the lands, outlined on the map attached be Zoned from RU to RA Residential Amenity

443 **Motion from Councillor Tom O'Leary: Lusk- Centre of Excellence for Athletics and Other Sports SLO Special Local Objective. AI082379** (Pages 163 - 166)

Lusk- Centre of Excellence for Athletics and Other Sports SLO Special Local Objective

That this Council agrees that a Local Objective be inserted on the OS lands identified on the map attached in Lusk.

Special Local Objective:

“To facilitate a centre of excellence for Athletics at this location and other recreational amenities”

444 **Motion from Councillor Tom O'Leary: Zone Lands RA. AI082198** (Pages 167 - 172)

Zone Lands RA

“This Council resolves that the lands, outlined on the map attached be zoned from GB – Greenbelt to RA- Residential Area

445 **Motion from Councillor Tony Murphy: Quickpenny Road. AI081718** (Pages 173 - 178)

Quickpenny Road

Fingal County Council resolves that the development boundary for Lusk (Map Sheet 6A, Draft Fingal Development Plan 2023-2029) be extended to include the lands at Quickpenny Road, Causetown, Lusk, Co. Dublin as outlined in blue on the attached map in the Draft Fingal Development Plan 2023-2029, in order to facilitate the appropriate expansion of Lusk and to support the delivery of additional high-quality housing at this location.

446 **Motion from Councillor Robert O'Donoghue: Add Objective: Self-Sustaining Towns Objectives Table pg 83 – Lusk Community Facility – Ministers Road. AI081984** (Pages 179 - 186)

Add Objective: Self-Sustaining Towns Objectives Table pg 83 – Lusk Community Facility – Ministers Road

That this Council resolves to retain the map based objective in the current development plan regarding the provision of a community facility with a minimum size of 300m2 set out under Objective 11 for Lusk in the current Development Plan 2017 – 2023, the underlined in Figure 2.

A number of objectives were set out in the Lusk Local Area Plan 2009 pertaining to the provision of a community facility with a minimum size of 300m2 being provided on the site in the upper right triangle of area R on Figure 1 attached. This was retained in the Development Plan 2011-2017 and the current Development Plan 2017-2023, Figure 2 attached.

With the population of Lusk town increasing by 217% between census 2002-2016 there is need from clubs and organisations (Mens Shed, Pipe Band, Judo Club etc) in the town to have communal facilities to run their organisations. With an SHD application currently pending on area Q of Figure 1, this objective provides a great opportunity to provide these facilities as set out in Objective 11 to ensure that the community facility is provided in tandem with the phased residential development. After retaining the objective for 15 years, now is not the time to remove it from the Development Plan.

447 **Motion from Councillor Tom O'Leary: Zone Land RA. AI081933** (Pages 187 - 192)

Zone Land RA

That this Council resolves that the land on the map attached be zoned from RU to RA

448 **Motion from Councillor Tom O'Leary: Zone Land OS Increasing Class 1 Open Space by 20%. AI081936** (Pages 193 - 198)

That this Council resolves that the land on the map attached be Zoned from "RU" Rural to "OS" Open Space

449 **Motion from Councillor Robert O'Donoghue: Draft Sheet 6 - Lusk - 11 Acres to the East of the Lusk Bypass – Map Based Objective. AI082213** (Pages 199 - 204)

Draft Sheet 6 - Lusk - 11 Acres to the east of the Lusk Bypass – Map Based Objective

That Fingal County Council resolves that the lands outlined on the attached map, which is in the ownership of FCC be considered for use for community amenities and recreation by the people of Lusk, consideration to include recommendations from the Lusk Vision 2030 document and Lusk 2020 Sports Committee.

450 **Motion from Councillor Jimmy Guerin:School on Sheets 6A. AI081790** (Pages 205 - 210)

School on Sheets 6A

“This Council resolves the map based objective for a School on lands at Station Road/Rathmore (as outlined in black on the attached map), be removed from map sheet 6a of the Draft Fingal Development Plan 2023-2029”.

Rationale: The school that was intended for this site has since been built on an alternative site and there is no access for a school at the site marked and subject of this motion

451 **Motion from Councillor Robert O'Donoghue: Draft Sheet 6A - Lusk - Orlynn Park Green Space Zoning Augmentation. AI082185** (Pages 211 - 214)

Draft Sheet 6A - Lusk - Orlynn Park Green Space Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map, which is in the ownership of FCC, being proposed for identification purposes be zoned from RS to OS, the same as the surrounding open space – to be included in the adjacent Open Space and provide for utilisation for recreation by the people of Lusk, as it is currently used for, in the Draft Fingal County Development Plan 2023 – 2029.

452 **Motion from Councillor Tom O'Leary: Zone Lands -GE General Employment At Established Business. AI081949** (Pages 215 - 220)

GE General Employment At Established Business

That this Council resolves to zone the lands (outlined in the map attached) from "RU-Rural" to "GE – General Employment".

453 **Motion from Councillor Tony Murphy: Lusk Quickpenny. AI081732** (Pages 221 - 226)

Lusk Quickpenny

Fingal County Council resolves that the lands at Quickpenny Road, Causetown, Lusk, Co. Dublin as outlined in blue on the attached map (Map Sheet 6A, Draft Fingal Development Plan 2023-2029) for identification purposes be zoned 'RS – Residential: To provide for residential development and protect and improve residential amenity' in the Fingal Development Plan 2023-2029.

454 **Motion from Councillor Tom O'Leary: Zone Lands RA Residential Area. AI081938** (Pages 227 - 232)

Zone Lands RA Residential Area

This Council resolves that the lands on the map attached be Zoned from RU to RA Residential Area

455 **Motion from Councillor Tom O'Leary: Zone Land WD - Warehousing And Distribution. Established Use. AI081951** (Pages 233 - 238)

Warehousing And Distribution. Established Use

That this Council agrees to zone the lands (outlined in the map attached) from "RU -Rural" to "WD - Warehousing and Distribution".

456 **Motion from Councillor Darragh Butler, Councillor Brian Dennehy: Lynas Foodservice, Ballough Cross, Lusk. AI082373** (Pages 239 - 246)

Lynas Foodservice, Ballough Cross, Lusk

That Fingal County Council resolves that the lands outlined in red on the attached map at Lynas Foodservice, Ballough Cross, Lusk, be re-zoned from RU to GE (General Employment). [With reference to submission FIN-C453-851]

457 **Motion from Councillor Darragh Butler, Councillor Brian Dennehy: Lynas Foodservice, Ballough Cross, Lusk. AI082375** (Pages 247 - 254)

Lynas Foodservice, Ballough Cross, Lusk

That Fingal County Council resolves that the lands outlined in red on the attached map at Lynas Foodservice, Ballough Cross, Lusk, be re-zoned from RU to FP (Food Park). [With reference to submission FIN-C453-851]

458 **Motion from Councillor Adrian Henchy: Land Use and Transportation Study. AI082334** (Pages 255 - 262)

Land Use and Transportation Study

This Council resolves that an Objective be included within the Development Plan so that a 'Land Use and Transportation Study (LUTS)' be undertaken, within a 2 year timeframe from the adoption of the Development Plan, for the lands between Lusk Town and east of Rush- Lusk Train Station, as outlined in black on the attached map. The study should be a robust analysis, led by the Council, of all the infrastructure and socio-demographic needs for the area, including but not limited to:

The existing road and cycle infrastructure.

Rogerstown Park and other green spaces and how they can be better

utilised and accessed.

How to improve and enhance connectivity to and from Lusk Train Station.

Identify the most efficient use of lands that may be underutilised.

SHEET 6B - RUSH

CHIEF EXECUTIVE'S RECOMMENDATIONS

459 **CE SH 6B.1** (Pages 263 - 264)

Remove 'Proposed School Symbol' from lands at Golden Ridge, Skerries Road, Rush.

460 **Motion from Councillor Brian Dennehy: Local Objective. AI082270** (Pages 265 - 270)

Local Objective

Facilitate Agri Tourism

461 **Motion from Councillor Brian Dennehy: (Sheet 6B Rush) Be Zoned From RU-Rural to RC-Rural Cluster. AI082149** (Pages 271 - 276)

(Sheet 6B Rush) Be Zoned From RU-Rural to RC-Rural Cluster

This Council resolves that the site at Rathartan, outlined on the accompanying map (Sheet 6B Rush) be zoned from RU-Rural to RC-Rural Cluster, in the interest of providing rural dwellers the opportunity to reside in their traditional rural area as part of a more sustainable rural cluster to avoid a proliferation of one-off housing in the countryside, in the interest of sustainable development.

462 **Motion from Councillor Jimmy Guerin: Lands At Knockdromin House (Beau Farm). AI081969** (Pages 277 - 286)

Lands At Knockdromin House (Beau Farm)

"This Council resolves that the lands at Knockdromin House (Beau Farm), Beau, Lusk, as outlined in red on the attached map, be re-zoned from "RU – Rural" to "RA"- Residential Area in the forthcoming Fingal Development Plan 2023-2029"

Planning Rationale:

• Rezoning is required to facilitate the restoration of this vernacular dwelling and associated farm buildings of local historical importance

• Lands are situated in a well-connected, sustainable location for residential development less than 500m from Rush-Lusk train Station and the nearest bus stop

• Residential development on the subject lands will help to accommodate the 9,095 people expected to be living in Lusk by 2029

• There is an extremely limited amount of land available for development within the existing development boundary of Lusk and as such it is submitted that lands in a sustainable location such as the subject lands should be considered for residential use to facilitate growth

• Re-zoning lands within the development boundary to accommodate residential development would also take away from important existing land uses such as community infrastructure and open space – providing residential development on the subject lands would avoid the loss of such lands while still enabling growth

• An 'Inter-Urban' cycle path and Greenway are proposed for Lusk as part of the Draft Development Plan – these run in close proximity to the subject lands and will increase their connectivity and integration with the surrounding areas and amenity spaces

463 **Motion from Councillor Robert O'Donoghue: Draft Sheet 6 – Rush and Lusk – Rush Demesne Boundary Zoning Augmentation. AI082024**
(Pages 287 - 292)

Draft Sheet 6 – Rush and Lusk – Rush Demesne Boundary Zoning Augmentation.

That this Council resolves that the lands outlined on the attached map be changed from RU to RS. It is proposed to provide an additional three units for family members and their partners at the location serving the needs of keeping the family in the area and providing

supports to their parents.

464 **Motion from Councillor Brian Dennehy: Objective HA: To Protect and Enhance High Amenity Areas be Rezoned to: Objective RU:. AI082388** (Pages 293 - 298)

Objective HA: To Protect and Enhance High Amenity Areas be Rezoned to: Objective RU

"That the Objective HA:

To protect and enhance high amenity areas be rezoned to:

Objective RU: 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."

465 **Motion from Councillor Brian Dennehy: Rezoning of Land on the Brook Road,Rush. AI082346** (Pages 299 - 302)

Rezoning of Land on the Brook Road,Rush

“That the zoning of land on the Brook Road, Rush be rezoned from RB to RU (To protect the development of agriculture and rural amenity).”

466 **Motion from Councillor Brian Dennehy: Zoning of Land on the Skerries Road, Folio Number DN7632/DN237548F be Revised From HA (High Amenity) to RU. AI082314** (Pages 303 - 306)

That the zoning of land on the Skerries Road, folio number DN7632/DN237548F be revised from HA (High Amenity) to RU (To protect the development of agriculture and rural amenity),

467 **Motion from Councillor Robert O'Donoghue: Map Sheet 6: Retention Of School Symbol Between Golden Ridge And Kenure Woods, Rush Hands Lane, Rush. AI082002** (Pages 307 - 308)

Map Sheet 6: Retention of School Symbol between Golden Ridge and Kenure Woods, Rush Hands Lane, Rush.

That Fingal County Council retain the map based objective (school symbol) for land between Golden Ridge and Kenure Woods that is proposed for removal on CE Recommendation CE SH 6B.1.

While accepting that there are plans for a school site adjacent to the GAA in Rush, the process of providing schools at the site is still in the pre-design phase, and is not guaranteed to get planning permission approval. The school symbol at the site is an alternative site should planning permission not be forthcoming.

468 **Motion from Councillor Brian Dennehy: 'Proposed School Symbol' on the Lands at Golden Ridge, Skerries Road, Rush. AI082136** (Pages 309 - 312)

'Proposed School Symbol' on the Lands at Golden Ridge, Skerries Road, Rush

"That Fingal County Council resolves to retain the 'Proposed School Symbol' on the lands at Golden Ridge, Skerries Road, Rush."

469 **Motion from Councillor Brian Dennehy: Local Objective : First Section of the Rush Outer Ring Bye Pass. AI082328** (Pages 313 - 316)

First Section of the Rush Outer Ring Bye Pass

"The planning and design the first section of the Rush Outer Ring Bye Pass connecting the Whitestown Road to the Brook Road, Rush to be completed in the lifetime of this Development Plan."

470 **Motion from Councillor Brian Dennehy: Local Objective : Upgrade the Brook Road Rush. AI082338** (Pages 317 - 320)

Local Objective : Upgrade the Brook Road Rush

"Upgrade the Brook Road, Rush during the life time of the Development Plan."

471 **Motion from Councillor Brian Dennehy: Local Objective. AI082320** (Pages 321 - 324)

Local Objective

"Master Plan MP 6.E to be completed prior to any planning submissions for multi intensive housing development."

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CE SH 5.1:

Rezone 2.98 ha of RS zoned lands to HA at Holmpatrick.

CE SH 5.2:

Remove Local Objective 6 as follows:

~~6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'~~

CE SH 5.3:

Insert a map-based school symbol on lands at Loughshinny.

CE SH 5.4:

Rezone 0.014 ha from OS to RS at Townparks, Skerries.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 82129

Motor Home Tourist Parking Facility Opposite Ardgillan Demesne

That this Council resolves to include a local objective on the lands on the map attached. "to designate part of this area as a motor home parking facility for short stay tourists "

REPORT:
The content of the motion is noted. The lands equate to 0.7 hectares (1.7 acres) and are located on the seaward side of the R127 Coast Road between Skerries and Balbriggan and to the east of Ardgillan Regional Park and Demesne within a sensitive and scenic coastal setting within the coastal corridor of the County where the subject lands afford panoramic views of the sea and coastal landscape.

The subject lands are zoned HA-High Amenity and within the Coastal Landscape Character area of the County with preserved views and designated highly sensitive landscape in the current FDP 2017-2023. The HA-High Amenity zoning objective and landscape designations are carried through to the Draft Plan. Critically, the lands are within the 100m of coastline vulnerable to coastal erosion as shown on the Green Infrastructure maps appended to the Draft Plan.

Notwithstanding, the areas within the County that are covered by the 'HA'- High Amenity zoning objective include the Coastal Corridor, which incorporates the subject lands. In this regard, a careful balance must be achieved between any new development and the on-going need to protect its high landscape value. The Draft Plan affords a high level of landscape value and protection to these high amenity areas.

Critically, however, in the context of this motion request, the Draft Plan at Section 9.7 The Coast and Coastal Protection acknowledges Fingal's coastal areas as one of the single most important natural resources in the County together with its sensitive and changing dynamic nature and the pressing need for coastal protection and management which is a forefront and fundamental area of concern in the context of the current climate change challenge. The Plan also requires that development should be set back a sufficient distance from soft defenses and erodible coastline to allow for natural processes, such as erosion and flooding, to take place in these areas.

A number of areas of coastline at risk from coastal erosion have been identified in the County including the subject lands. In these areas there will be a presumption against new development unless it can be shown, based on best available scientific information, that the likelihood of coastal erosion over the lifetime of the development is minimal. This will ensure that no new development takes place in areas likely to be subject to coastal erosion in the future. As a general principle, the 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.

Based on the above, the subject lands are located within 100m of coastline at risk from coastal erosion. Fundamentally, the Draft Plan prohibits new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion.

However, it should be noted that typically motor home facilities are not precluded within the HA zoning objective as set out in the Draft Plan and proposals of this nature will be assessed on a case-by-case basis against the zoning objective and vision for the lands as well as normal standard planning criteria (some of which are outlined above) through the Development Management process. As such, the requested local objective is not necessary.

Having regard to its sensitive landscape setting and the environmental sensitivity of the subject lands in the context of its vulnerability from coastal erosion and the fact that such a use is not precluded within the current zoning objective in the first instance, the proposal for a map-based objective of the nature proposed is not necessary, would be contrary to the coastal protection and management policies of the Draft Plan, specifically objective GINHO72 as set out above and, as such, the inclusion of such a map based local objective is

considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


82129
ARDGILLAN DEMESNE
KILMAINHAM
BARNAGEERAGH
STRIFELAND
BALTRASNA
R127

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power: 82061

That the Fingal Development Plan 2023 - 2029 retains open space in Mourne View, Skerries in it's entirety reversing the residential rezoning in the draft plan.

REPORT:
The content of the motion is noted. The subject lands are located within the established residential area of Mourne View, Skerries.

In the Draft Plan approximately 0.61 hectares (1.5 acres) of residentially zoned land is proposed consisting of two land parcels, a southern RS area consisting of 0.26 hectares (0.64 acres) and an eastern RS area consisting of 0.35 hectares (0.86 acres).

The provision of RS zoned lands at this location is intended to facilitate a small quantum of housing while ensuring the protection of the adjoining open space and pitches. It is proposed to provide circa 16 residential units on the subject site, 6 on the southern portion of RS zoned land and 10 on the eastern portion. 3 hectares or just under 7 acres of open space lands remain in the immediate vicinity.

The provision of a small quantum of housing at this location will improve the urban edge of the existing housing area and enhance passive surveillance of the area of open space, making it safer for all users and ensuring its continued protection.

The Core Strategy has identified there is a sufficient quantum of zoned lands within Skerries to meet demand over the Development Plan period. This

includes the provision of residential development at these lands which is reflected in updated Table 2.14.

The additional dwellings that the zoning would facilitate at this location will provide options for families requiring social housing and have potential to facilitate family, right sizing and/or housing for the elderly, whilst protecting the amenity value of the adjoining open space and pitches.

In light of the above, it is considered that the RS zoning identified in the Draft Plan is appropriate, will have a dual function, providing passive surveillance to the existing large area of open space while also providing much-needed housing. As such, the RS zoned lands at Mourne View should remain.

RECOMMENDATION:
No change to the Draft Plan.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Seana Ó Rodaigh: 82209

To retain current zoning, for reasons outlined in Mourne Estate Residents and Management Association (MERMA) submission, reference number FIN-C453-1708, highlighted on map attached.

REPORT:
The content of the motion is noted. The subject lands are located within the established residential area of Mourne View, Skerries.

In the Draft Plan approximately 0.61 hectares (1.5 acres) of residentially zoned land is proposed consisting of two land parcels, a southern RS area consisting of 0.26 hectares (0.64 acres) and an eastern RS area consisting of 0.35 hectares (0.86 acres). The lands referred to in this motion are the eastern parcel.

The provision of RS zoned lands at this location is intended to facilitate a small quantum of housing while ensuring the protection of the adjoining open space and pitches. It is proposed to provide circa 10 housing units on this land on the eastern portion. 3 hectares or just over 7 acres of open space lands remain in the vicinity.

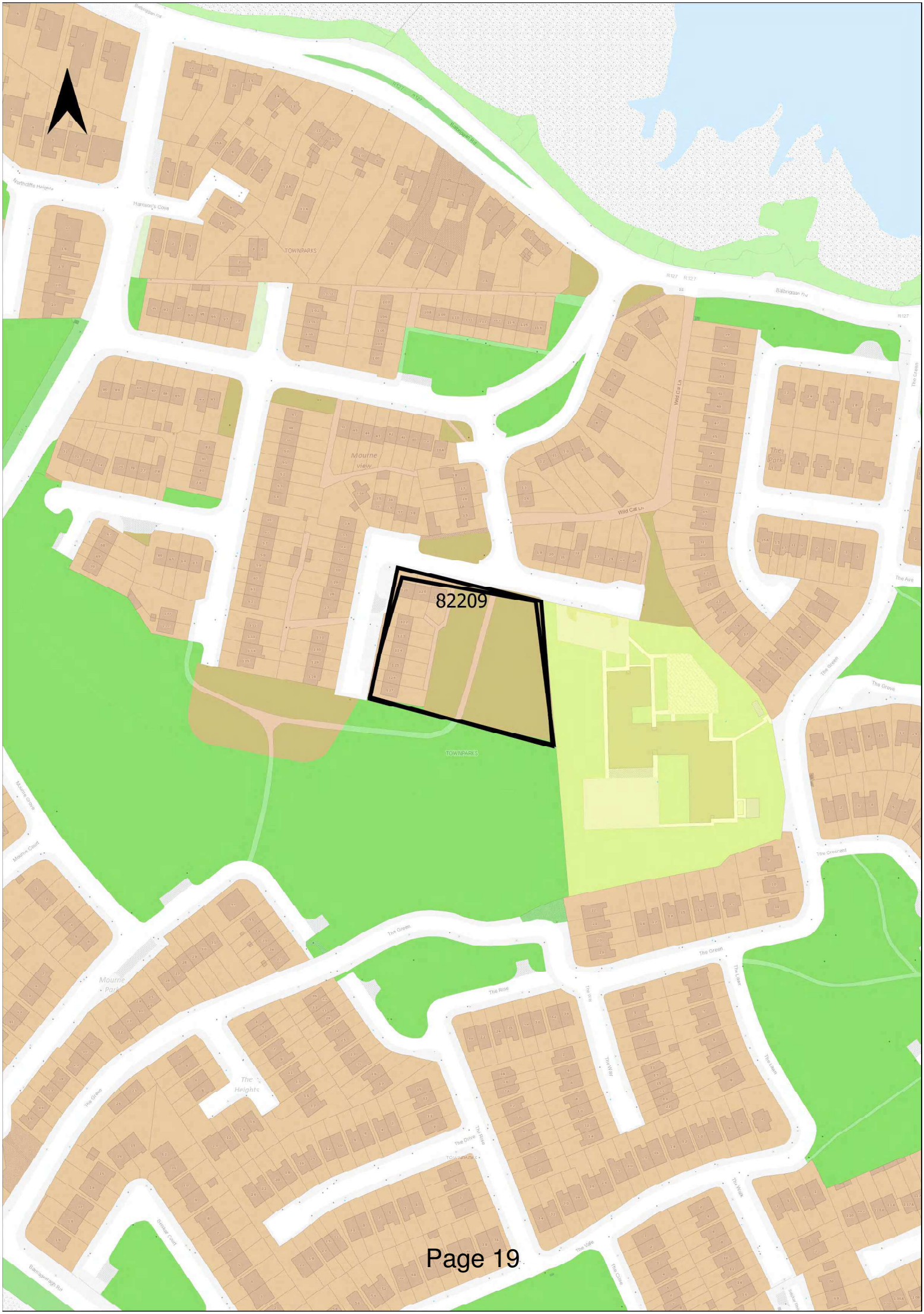
The Core Strategy has identified there is a sufficient quantum of zoned lands within Skerries to meet demand over the Development Plan period. This includes the provision of residential development at these lands which is reflected in updated Table 2.14.

The provision of a small quantum of housing at this location will improve the urban edge of the existing housing area and enhance passive surveillance of the area of open space, making it safer for all users and ensuring its continued protection.

The additional dwellings that the zoning would facilitate at this location will provide options for families requiring social housing and have potential to facilitate family, right sizing and/or housing for the elderly, whilst protecting the amenity value of the adjoining open space and pitches.

In light of the above, it is considered that the RS zoning identified in the Draft Plan is appropriate, will have a dual function, providing passive surveillance to the existing large area of open space while also providing much-needed housing. As such, the RS zoned lands at Mourne View should remain.

RECOMMENDATION:
No change to the Draft Plan.


82209
TOWNPARKS
Mourne View
Wild Cat Ln
The Park
The Green
The Grove
The Ave
The Crescent
The Rise
The Way
The Lawn
The Walk
The Close
The Drive
The Heights
Mourne Grove
Mourne Court
Mourne Park
Northcliffe Heights
Harrison's Cove
Ballygalget Rd
Ballyhalbert Rd
R127


182
196
193
197
194
199
195
200
210
203
204
212
205
208
206
211
884
TOWNPARKS

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 82318

Zone Existing Residential "RS Residential Area"

That this Council resolves that the land on the map attached currently zoned "HA" high amenity be zoned RS Residential Area

REPORT:
The content of this motion which seeks the rezoning of HA lands measuring approximately 0.7 hectares (1.7 acres), located to the northwest of Skerries, to RS – Residential, is noted.

The subject site is located on the southern side of the R127 to the north of Barnageeragh Cove. The site contains 2 no. residential dwellings and a farmyard, with the southern portion of the site in agricultural use.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape as designated in the current FDP 2017-2023. The zoning objective and landscape designation is carried through to the Draft Plan.

With regard to the request for a change in zoning from HA to RS, 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 proposed zoning would 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.

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.

Attention should also be drawn to Objective GINHO72 (Development and Risk of Coastal Erosion), which seeks to *'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.'* Providing a residential zoning at this location, when new residential development may not be suitable, is not appropriate.

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.

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 the Draft Plan


82318
R127
Lapwing
Curlew Park
Roseboro
Barnageeragh Cove
Tanager
Linnet
Fulmar
Hamilton Hill
Kittiwake Apartments
Kittiwake
BARNAGEERAGH
Osprey
Seagull
Trench
Guillemot
Glaucous
Basketball Court
Saint Mac Educate Together National School
Kelly's Bay Pier
TOWNPARKS
Kelly's Bay Rocks
Kelly's Bay Hill
Kelly's Bay Marina
Kelly's Bay Harbour
Kelly's Bay Jetty
Barnageeragh Rd
Car Park
Traffic Island
BALTRASNA

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 82122

Provide Sheltered Housing and Independent Living Housing for Elderly

That this Council resolves that the land on the map attached be Zoned from OS Open Space to RA Residential Amenity

REPORT:
The content of this motion is noted. The subject lands zoned OS measuring 1.3 ha (3.2 acres) are located off the Barnageeragh Road in Skerries, to the south of the Selskar residential estate.

The subject lands form part of an extensive area of open space lands adjoining the Ballast Pit in Skerries, to the east of Skerries Train Station and the Dublin to Belfast railway line. The subject lands are zoned OS-Open Space in the Draft Plan.

The subject lands which forms part of a larger open space context has significant potential for a wide range of open space and ancillary supporting uses in accordance with the OS zoning objective and vision for the lands. Section 4.5.2 of Chapter 4 Community Infrastructure and Open Space as set out in the Draft Plan includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 in relation to the provision and enhancement of open space to serve existing and new communities.

The subject lands are zoned RA in the current Fingal Development Plan 2017 – 2023, with a requirement for a masterplan and a local objective to Provide for a sheltered housing project and independent living housing model for the elderly.

Since the adoption of the previous Plan, an examination of the land has shown the site doesn't lend itself to residential development, mainly due to its topography and the works that would be required to enable to development.

Accordingly, the lands are zoned for Open Space in the draft Plan. Furthermore, plans are progressing for the development of improved active and passive recreational facilities in this area, subject to environmental assessment.

Having regard to the nature of the lands, no change to the Draft Plan is recommended.

RECOMMENDATION:
No change to the Draft Plan.


82122
Skerries Community College
Townparks
Barnageeragh Rd
Sports Ground
MILVERTON
TOWNPARKS
Skerries Railway Station
Station Rd
Dublin Rd
The Green
The Heights
The Drive
The Vale
The Brambles
Seidear Ava
Seidear Rd
Seidear Park
Strawberry Hill Grove
Newtownpark

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 82128

Skerries - Integrated Senior Living Development Local Objective

That this Council resolves that a map based local objective be agreed and inserted on the lands on the map attached as follows "Provide for a sheltered housing project and independent living housing model for the elderly."

REPORT:
The content of the motion is noted.

The content of this motion is noted. The subject lands zoned OS measuring 1.3 ha (3.2 acres) are located off the Barnageeragh Road in Skerries, to the south of the Selskar residential estate.

The subject lands form part of an extensive area of open space lands adjoining the Ballast Pit in Skerries, to the east of Skerries Train Station and the Dublin to Belfast railway line. The subject lands are zoned OS-Open Space in the Draft Plan.

The subject lands which forms part of a larger open space context has significant potential for a wide range of open space and ancillary supporting uses in accordance with the OS zoning objective and vision for the lands. Section 4.5.2 of Chapter 4 Community Infrastructure and Open Space as set out in the Draft Plan includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 in relation to the provision and enhancement of open space to serve existing and new communities.

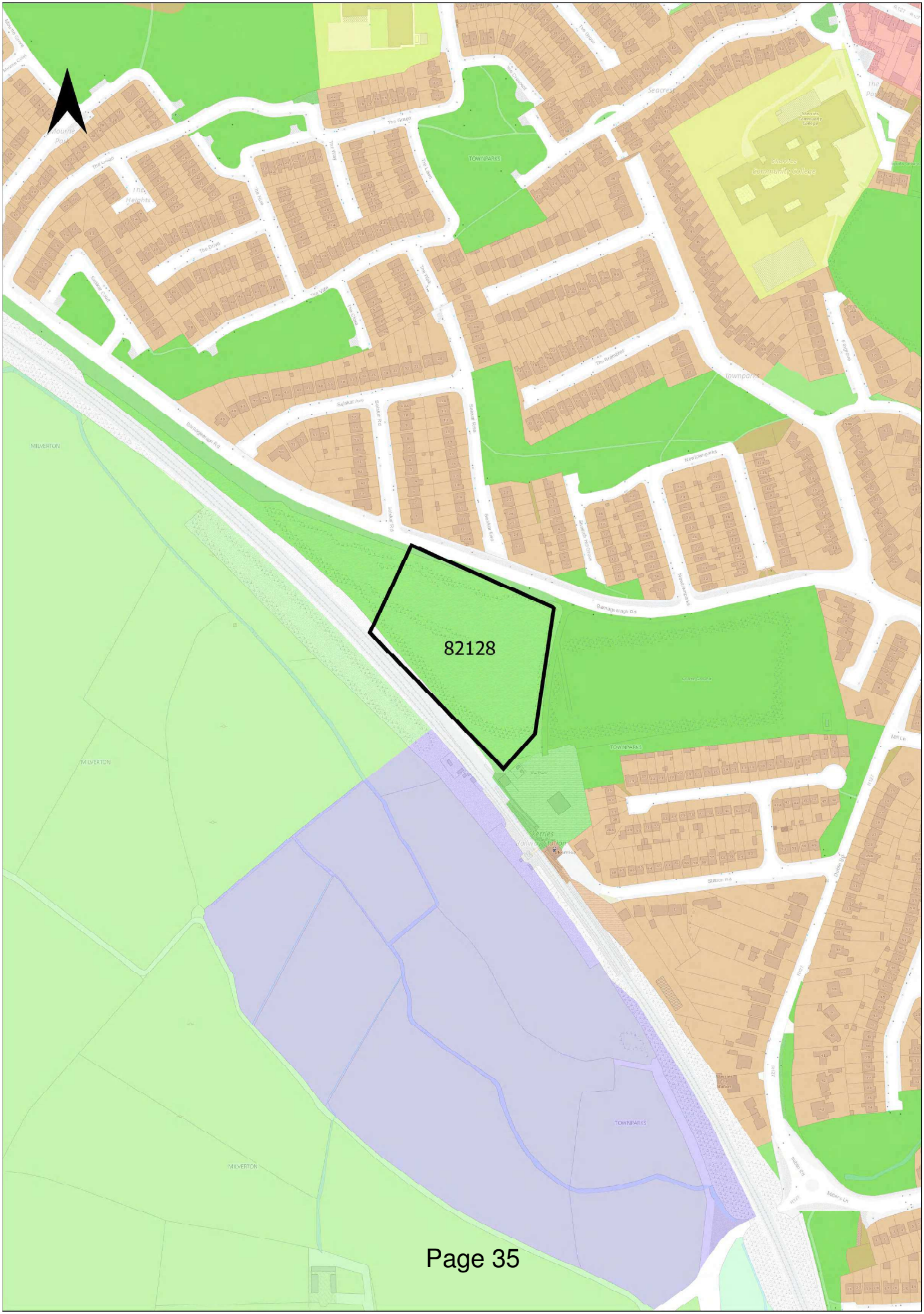
The subject lands are zoned RA in the current Fingal Development Plan 2017 – 2023, with a requirement for a masterplan and a local objective to Provide for a sheltered housing project and independent living housing model for the elderly.

Since the adoption of the previous Plan, an examination of the land has shown the site doesn't lend itself to residential development, mainly due to its topography and the works that would be required to enable to development.

Accordingly, the lands are zoned for Open Space in the draft Plan. Furthermore, plans are progressing for the development of improved active and passive recreational facilities in this area, subject to environmental assessment.

Having regard to the nature of the lands, no change to the Draft Plan is recommended.

RECOMMENDATION:
No change to the Draft Plan.


82128
MILVERTON
MILVERTON
MILVERTON
TOWNPARKS
TOWNPARKS
Skerries Community College
Barnageragh Rd
Selskar Rd
Townparks
Newtownparks
Skerries Rail Station
Station Rd
Dublin Rd
Mill Ln
Millers Ln
Hillden Rd
The Green
The Heights
The Drive
The Lawn
The Brambles
Seacrest

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Seana Ó Rodaigh: 82215

To retain the RS zoning of Skerries Rugby Club land in the current Draft Plan as outlined on map attached.

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 measure 1.2 ha (3 acres) are located to the south of skerries on the eastern side of the R128 as you enter the town from the south. The land in question is currently used as a playing pitch by Skerries Rugby Club.

The subject site is zoned RS – Residential in the current development plan and has been rezoned OS in the Draft Plan.

The subject site is currently zoned OS – Open Space in the Draft Plan. The objective for OS lands is to *'Preserve and provide for open space and recreational amenities.'* The vision for OS lands is to *'Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.'*

The site is in use as a playing pitch for the rugby club and there has been a recent planning approval (F20A/0469) for Flood Lighting & Ball Stop Netting for the existing All-Weather Pitch at the rugby grounds.

In the context of the request to change an area of OS zoned lands to RA, the OS zoned land forms part of a larger open space and provides an important amenity in terms of being part of the rugby club complex.

Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 in relation to the provision of open space to serve existing and new communities. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RS at this location is not warranted.

The inclusion in the Draft Plan of zoning objectives intended to facilitate the provision of additional housing on lands that are actively used for recreational uses would impact the accuracy of the core strategy, result in setting housing targets that cannot be delivered, would be contrary to national and regional direction and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan


82215
Holmpatrick Cemetery
HOLMPATRICK
TOWNPARKS
Churchfield Close
Churchfield Lawns
Shenick Grove
Shenick Rd
Shenick Ave
Shenick Drive
Miller's Ln
Golf Links Rd
Holmpatrick
Sherlock Park
Skerries Rugby Club
Skerries Rugby Football Club
Church St
Strand St
Station Rd
Brooqville Ln
Nursery Ln
Silk Strand
The Maltings
Cemetery
Graveyard
Car Park
Sports Ground
Bowling Green
Millview Hall
Millview Houses
Millview Court
The Kybes
The Malting House Inn
Rockabill Apartments
Strand House
Sea Park House
Open Well
Monument
Dobbsdale Heights
Dobbsdale Park
Rosh Rd
Shenick Park
Golf Links Rd
TOWNPARKS
Cabra Hill
MILLVERTON
HACKETSTOWN
R128


Fingal County Council Development Plan
skerries rugby club
Show search results for skerries ru...
Sherlock Park
Golf Links Rd
Shenick Drive
Shenick Ave
Miller's Ln
Car Park
Shenick Grove
Skerries Rugby Football Club
R128
Holmpatrick
Shenick Pk
60m
725,965.812 759,695.432 Meters
© Ordnance Survey Ireland
esri

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81952

SLO Special Local Objective GE Lands Skerries

That this Council resolves Fingal Co Council make provision, by designating the existing zoned 'GE' lands at Townparks, Skerries outlined on the attached Map, as a "Dynamic Employment Cluster - Tourism / Marine Lifestyle Hub,"

REPORT:
The content of the motion is noted.

The subject lands equate to c. 10.7 hectares (26 acres) and are located to the west of Skerries and west of Skerries Train Station and the Dublin-Belfast rail line with access via the R127.

The lands are zoned GE-General Employment in the current FDP 2017-2023 and within designated highly sensitive landscape and within the Coastal Landscape character area of the County and with a number of recorded monuments on the lands as shown on the GI maps appended to the plan. This GE zoning objective and landscape designations are carried through to the Draft Plan.

Chapter 7 Employment and Economy is explicit in supporting and facilitating the economic potential of Fingal's unique strengths in villages and towns within the County including designated self-sustaining towns. Specifically, Policy EEP3 seeks to, *'Maximise the economic potential of Fingal's unique strengths and advantageous position within the Eastern and Midlands region.'* At a more localised level and relating to self-sustaining towns within the County which includes Skerries, Objective EEO9 of the Draft Plan seeks to, *'Ensure that towns, villages and other locations within the Core Area follow policies of directional development to ensure that the required economies of scale are achieved in*

specific centres such as Balbriggan, and that other lower tier towns and villages perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.'

It is also noted that the 'GE' zoning objective does not preclude the potential for innovative and dynamic employment / enterprise generating uses or activities and proposals such as a 'tourism / marine lifestyle hub' will be assessed on a case-by-case basis in accordance with the GE zoning objective and supporting vision as well as the employment provisions of the plan and normal standard planning criteria through the Development Management process.

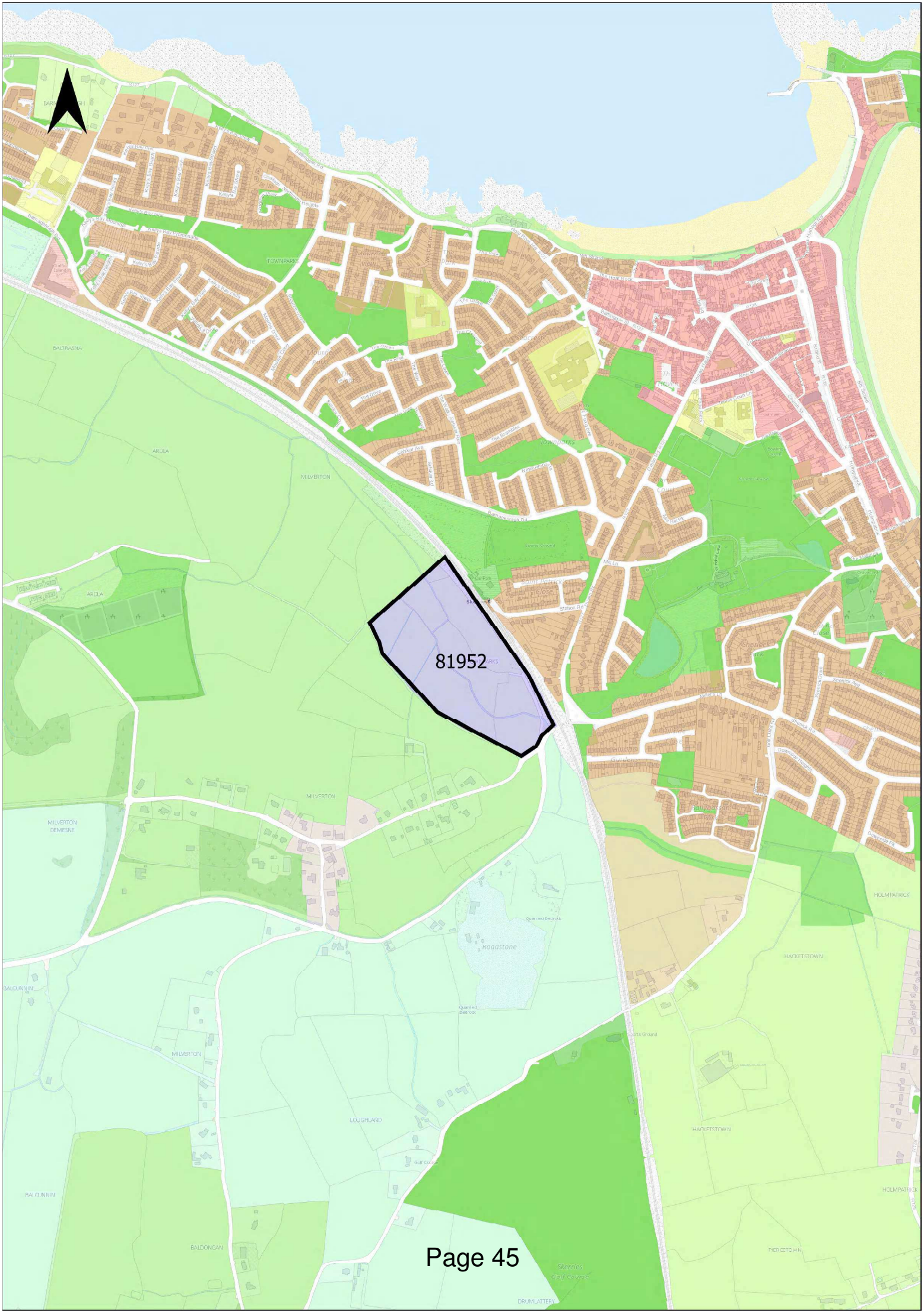
In addition, recommendation CE CH 13.4 of the Chief Executive's Report amends the GE-General Employment zoning vision to include provision for sustainable employment and enterprise uses as follows, 'Facilitate opportunities for compatible industry and general employment uses *including appropriate sustainable employment and enterprise uses,* logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible'.

In addition, the Development Plan Guidelines for Planning Authorities June 2022 advocate a consistent approach in the development of zoning objectives between Local Authorities and the avoidance of overly specific or narrowly devised land-use zoning objectives, which is not considered appropriate to the general purpose of land-use zoning. Appendix B to these Guidelines provides a list of zoning objectives that Planning Authorities may incorporate into Development Plans which allow for a degree of local variation where necessary but achieves the required standardisation on a national basis. In accordance with these provisions, the Draft Plan provides a comprehensive range of zonings objectives that supports employment generation and activity.

Overall, the comprehensive and standardised list of zoning objectives as set out in the Draft Plan closely aligns with the provisions of the Development Plan guidelines and are considered sufficiently robust to inform and guide sustainable employment provision within the County.

The Draft Plan also includes comprehensive employment policies and objectives that are considered sufficiently robust to support and facilitate development of the nature proposed in conjunction with the Development Management process.

RECOMMENDATION:
No change to draft Plan.


81952
TOWNPARKS
ARDLA
MILVERTON
MILVERTON DEMESNE
HOLMPATRICK
HACKETTSTOWN
LOUGHLAND
BALDONGAN
Skerries Golf Course

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81869

Incremental addition To Milverton RC to facilitate rural generated housing need

That this Council agrees to zone the land identified on the map attached from HA to RC Rural Cluster

REPORT:
The content of this motion is noted. The subject lands equate to c. 3.64 hectares [8.995 acres] and are located to the north, east and west of the existing Milverton Rural Cluster with a limited road network to the west of Skerries.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape as designated in the current FDP 2017-2023. The zoning objective and landscape designation is carried through to the Draft Plan.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural generated housing need. The existing 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 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 RC - 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.

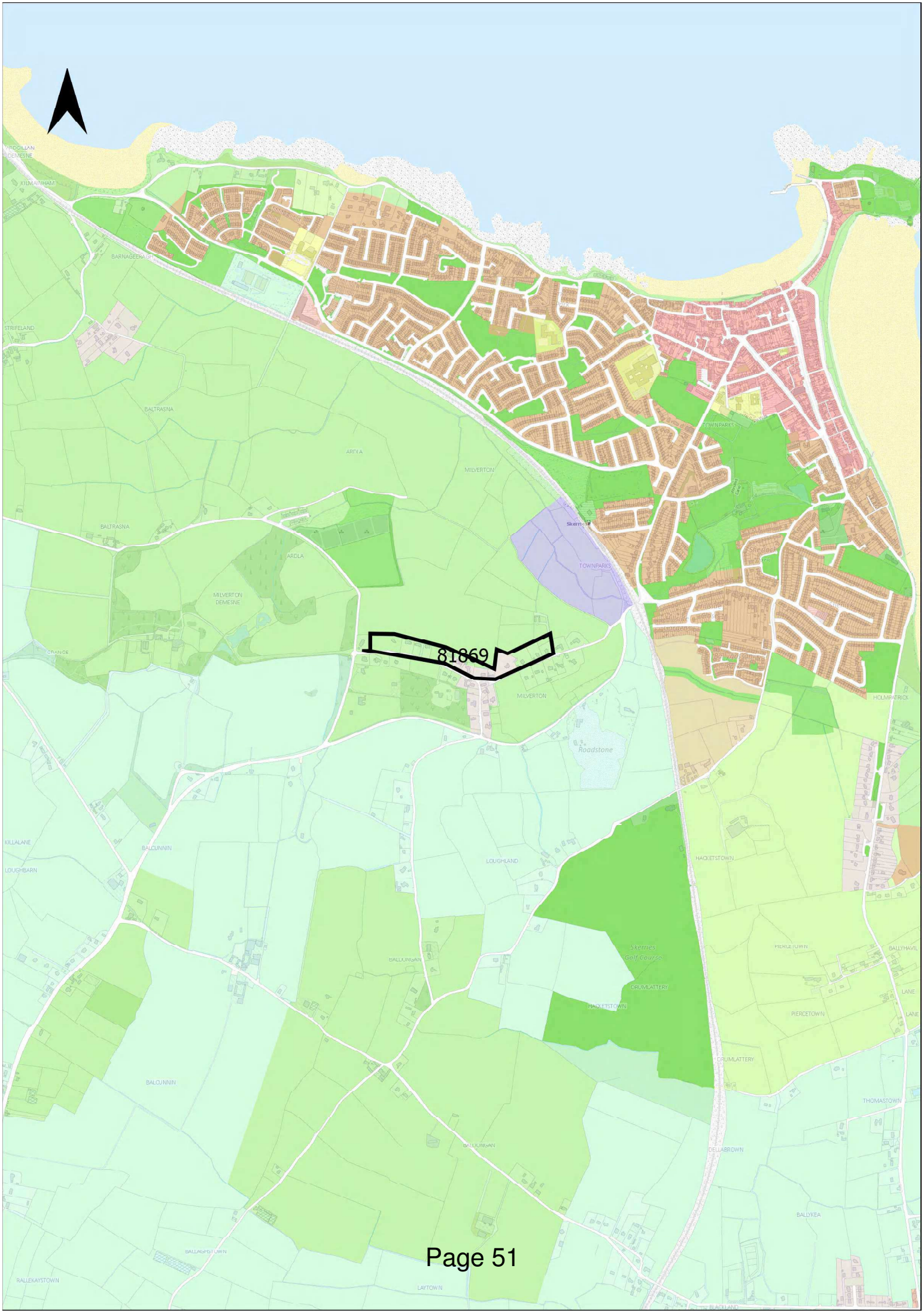
With regard to the request for a change in zoning from HA to RC, notably, the areas of greatest development pressure within the County coincides closely with these areas of high amenity value. The Draft Plan affords a high level of landscape value and protection to these high amenity areas.

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.

Regarding the proposed extension to the existing Milverton RC, and while acknowledging the limited remaining capacity in this existing rural cluster, the Council will consider small scale incremental additions to existing clusters to facilitate rural generated housing need. Notwithstanding, the proposed extension to this existing RC is considered extensive and would not constitute a small-scale incremental extension within the spirit of the RC zoning objective and vision to provide for small-scale infill development.

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.


81869
BARNAGEERAGH
STRIFELAND
BALTRASNA
ARDLA
MILVERTON
TOWNPARKS
MILVERTON DEMESNE
HOLMPATRICK
Roadstone
KILLALANE
BALCUNNIN
LOUGHBARN
LOUGHLAND
HACKETSTOWN
Skerries Golf Course
DRUMLATTERY
PIERCETOWN
BALLYHAVIL
THOMASTOWN
DELLABROWN
BALLYKEA
BALLAGHSTOWN
RALLEKAYSTOWN
LAYTOWN
BLACKLAND

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 81912

Zoning RA Residential Amenity to Deliver Improved Access (Active Travel +Road)

"This Council resolves that the lands, on the map attached be zoned from OS to RA-Residential Area.

REPORT:
The content of this motion is noted.

The subject lands adjoin the Downside residential area in Skerries to the south and are located on the eastern side of the Golf Links Road. The subject lands which measure 1.4 ha (3.5 acres) are zoned OS – Open Space in the Draft Plan.

In terms of the request to rezone the subject site RA (Residential Area), the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy.

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.

In terms of the request to rezone the subject site RA (Residential Area), the subject site measures 1.4 ha in total and could accommodate between 49 and 70 residential units at densities of between 35 and 50 units per hectare. This is in

excess of what it proposed in the Core Strategy and would present a significant loss of open space lands in Skerries.

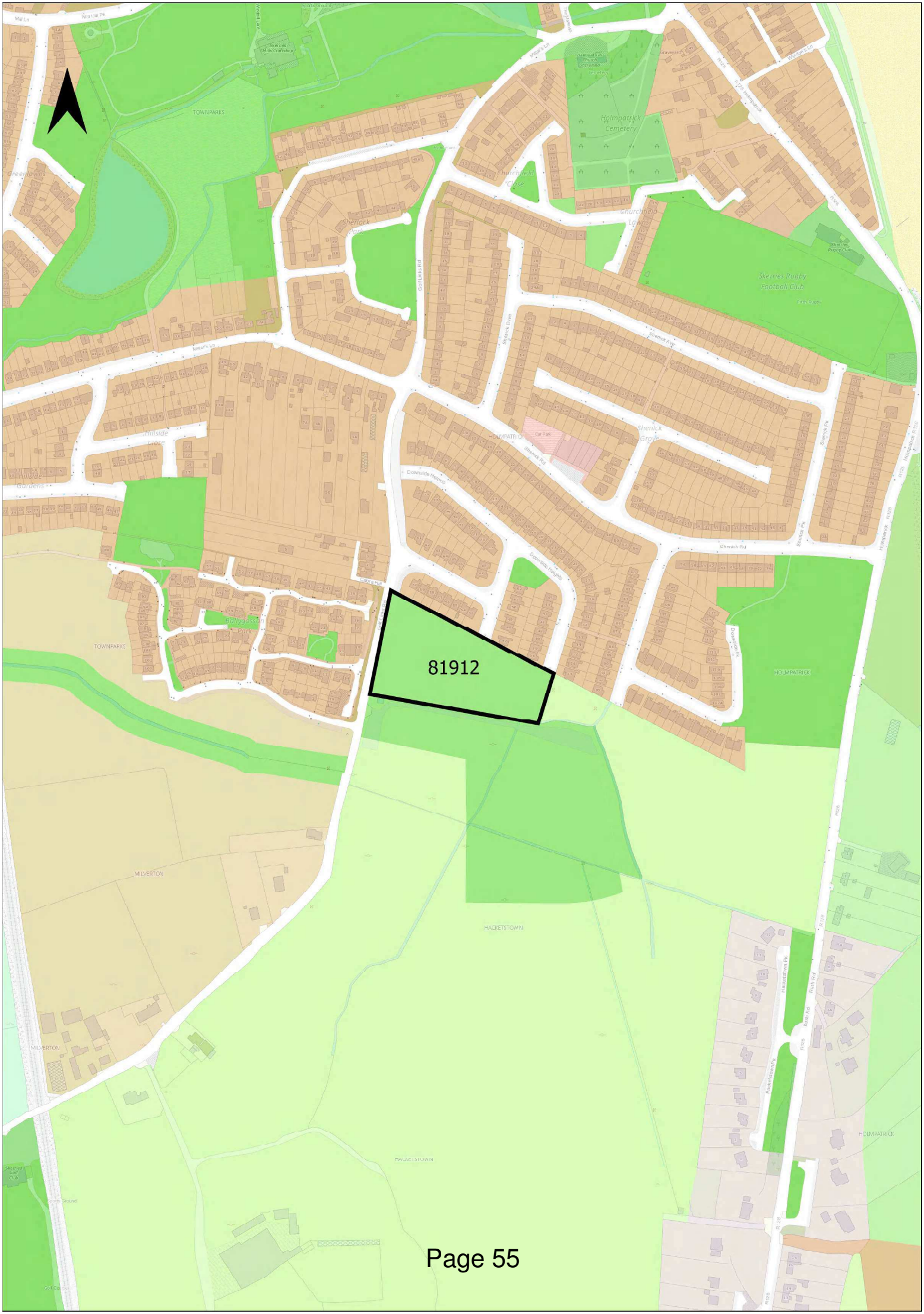
Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period. In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029 and not in accordance with the NPF, the RSES or Ministerial Guidelines.

In addition, Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 for the provision of active and passive open spaces. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RA at this location is not warranted.

In terms of what this motion seeks to achieve in terms of delivering improved access, the role of open space lands as referred to in the Vision for the OS zoning objective is to provide recreational and amenity resources for urban and rural populations and as such it is considered that provision of active travel infrastructure on these OS lands would be commensurate with the delivery of the open space facilities.

The zoning of the subject lands to RA 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 the loss of open space lands, of which it is Council policy to protect and would be contrary to the Core Strategy of the Draft plan. As such the proposal is not considered appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81912
TOWNPARKS
Holmpatrick Cemetery
Churchfield Close
Churchfield Lawns
Sherlock Park
Golf Links Rd
Skerries Rugby Football Club
Sherlock Drive
Sherlock Ave
Sherlock Grove
Sherlock Rd
Sherlock Pk
Hillside Close
Hillside Gardens
Downside Heights
Ballygeston Park
MILVERTON
HACKETSTOWN
HOLMPATRICK
R128

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81913

Zone RA to Deliver Improved Access (Active Travel+Road)

"This Council resolves that the lands, outlined on the map attached, be zoned from GB-to RA-Residential Area.

REPORT:
The content of this motion is noted. The subject lands adjoin the Downside residential area in Skerries to the south and are located to the east of Golf Links Road. The subject lands which measure 2.2 ha (5.4 acres) are zoned GB-Greenbelt.

In terms of the request to rezone the subject site RA (Residential Area), 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 sufficient zoned and serviced land to cater for future housing demand over the plan period. The Core Strategy sets out a spatial settlement strategy for the County which is consistent with national and regional policy and Specific Planning Policy Requirements (SPPRs) required under Section 28 Guidelines.

In terms of the request to rezone the subject site RA (Residential Area), the subject site measures 2.2 ha total and could accommodate between 77 and 110 residential units at densities of between 35 and 50 units per hectare. This is in excess of what it proposed in the Core Strategy and would present a significant loss of greenbelt lands in Skerries.

There is evidently 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 addition to this, there are also significant long-term Strategic Reserve lands, zoned for housing/mixed use that have potential to deliver additional housing beyond the 6 year life of this Plan. 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.

Based on the above, 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 as such, would be contrary to proper planning and sustainable development.

The 'GB' zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of the strategic greenbelt around Skerries safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

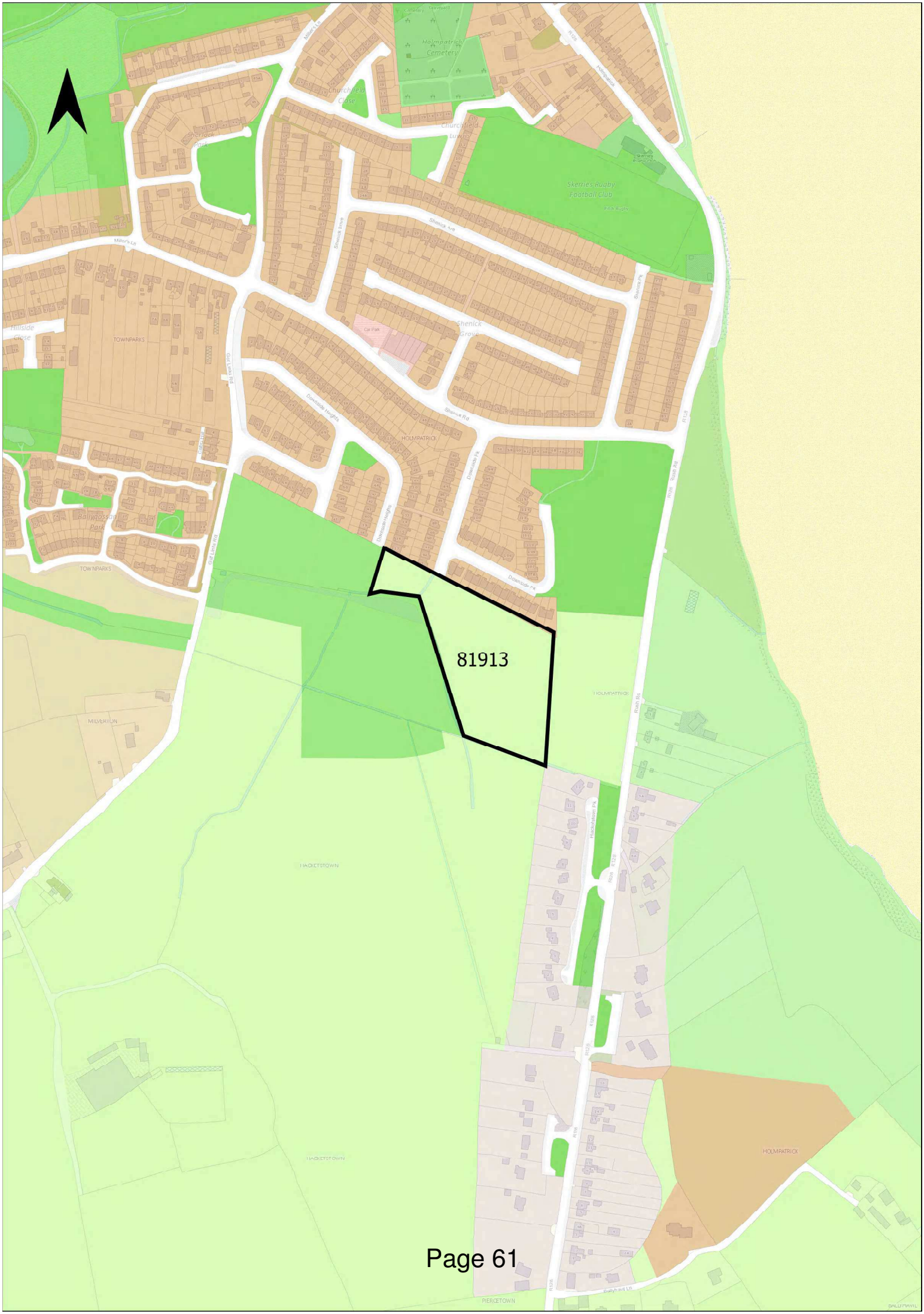
Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area.

In terms of what this motion seeks to achieve in terms of delivering improved access, it is unclear to where this relates. The subject lands are not located adjoining any roads and given their location centrally between other lands and their GB zoning, access is not required to serve the subject lands.

Furthermore, the role of the Greenbelt as referred to in the Vision for the GB zoning objective is to prevent countryside encroachment and as such it is considered that provision of road infrastructure on these GB lands would not be appropriate.

The zoning of these lands to RA 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 the loss of strategic greenbelt lands, of which it is Council policy to protect and would be contrary to the Core Strategy of the Draft plan. As such the proposal is not considered appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81913
Holmpatrick Cemetery
Churchfield Close
Sherlock Park
Skerries Rugby Football Club
Pitch Rugby
Shenick Ave
Shenick Grove
Car Park
Millers Ln
Hillside Close
TOWNPARKS
Golf Links Rd
Downside Heights
Shenick Rd
HOLMPATRICK
Downside Pk
Ballydoogan Park
R128
Rush Rd
HACKETSTOWN
MILVERTON
PIERCETOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 81915

Zone Lands RA Residential Amenity

This Council resolves that the lands, on the map attached, be zoned from OS- and GB- to RA-Residential Area.

REPORT:
The content of this motion is noted.

The subject lands are located directly to the south of the Downside residential area in Skerries and adjoin Golf Links Road to the east. The lands are subject to 2 zoning objectives, namely OS (1.4 ha/3.45 acres) and GB (2.2 ha/5.4acres).

In terms of the request to rezone the subject site RA (Residential Area), the subject site measures 3.6 ha in total and could accommodate between 126 and 180 residential units at densities of between 35 and 50 units per hectare. This is in excess of what it proposed in the Core Strategy and would present a significant loss of open space and greenbelt lands in Skerries.

In particular, the provision of open space lands is essential for cater for the growing accommodation. Loss of lands which have the opportunity to provide new and expanded recreational facilities and amenities is contrary to the provisions of the Draft Plan and the sustainable development of Skerries.

Furthermore, 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 OS zoned land also forms part of a larger open space and adjoins an established residential area. Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 in relation to the provision of open space to serve existing and new communities. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RA at this location is not warranted.

The western part of the subject lands is zoned GB; the 'GB' zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

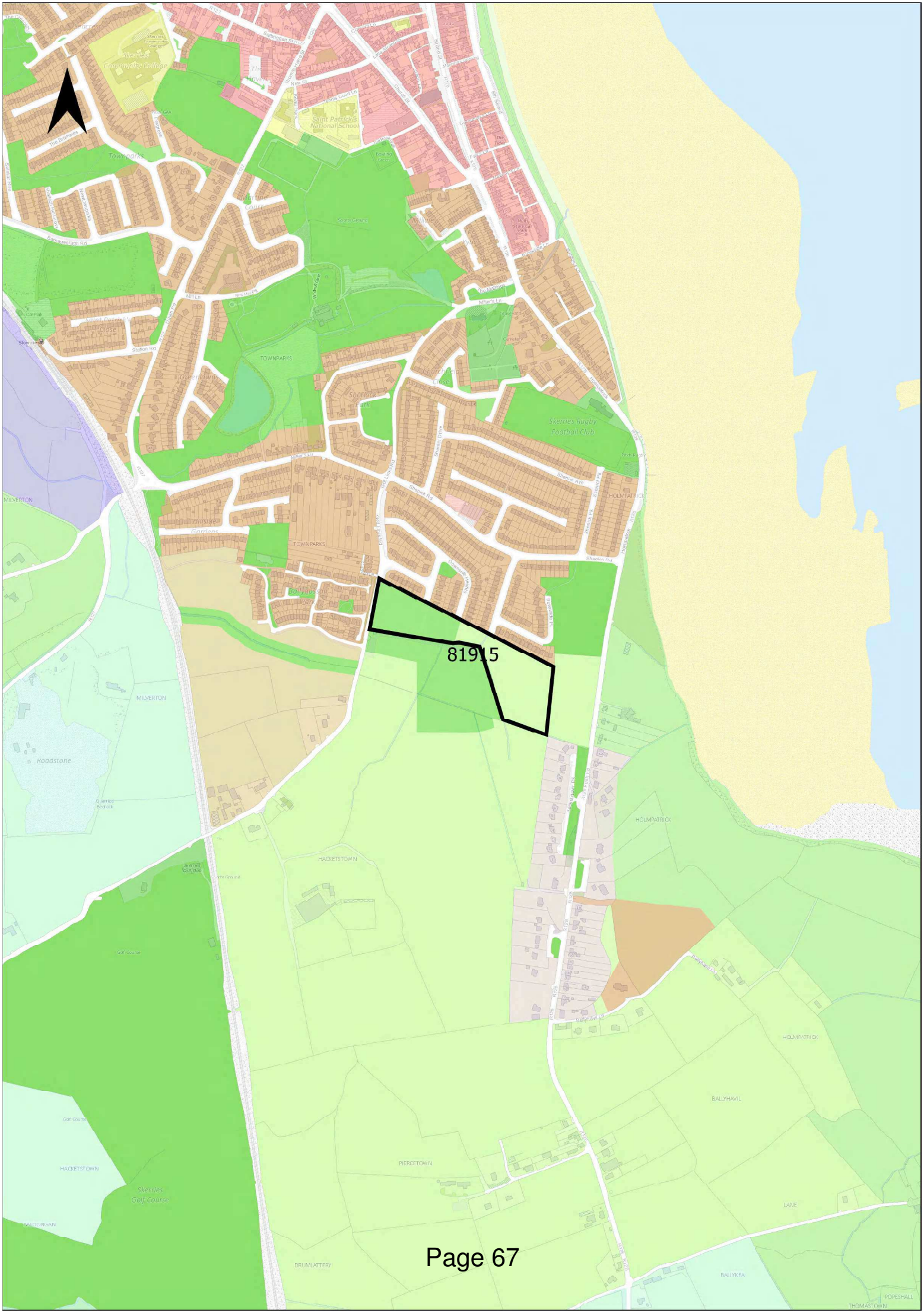
Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of the strategic greenbelt around Skerries safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area.

The Council is fully committed to the continued protection of the Greenbelt and Open Space and to permit a change in zoning to facilitate housing would seriously undermine the long-standing policies of the Council.

The potential loss of Green Belt and Open Space land coupled with 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 as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81915
Skerries Community College
Saint Patrick's National School
Townparks
TOWNPARKS
Skerries Rugby Football Club
Sherlock Park
Millview
MILVERTON
HOLMPATRICK
HACKETTSTOWN
PIERCETOWN
BALLYHAVIL
DRUMLATTERY
Skerries Golf Course
Golf Course
Quarried Bedrock

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81914

Zone OS to deliver community amenities and new road

This Council resolves that the lands, outlined on the map below, be Zoned from GB-Green Belt to OS-Open Space.

REPORT:
The content of the motion is noted. The subject lands equate to c. 1.6 hectares (3.95 acres) and are located to the south of Skerries and to the immediate west of the R128 Skerries/Rush Road.

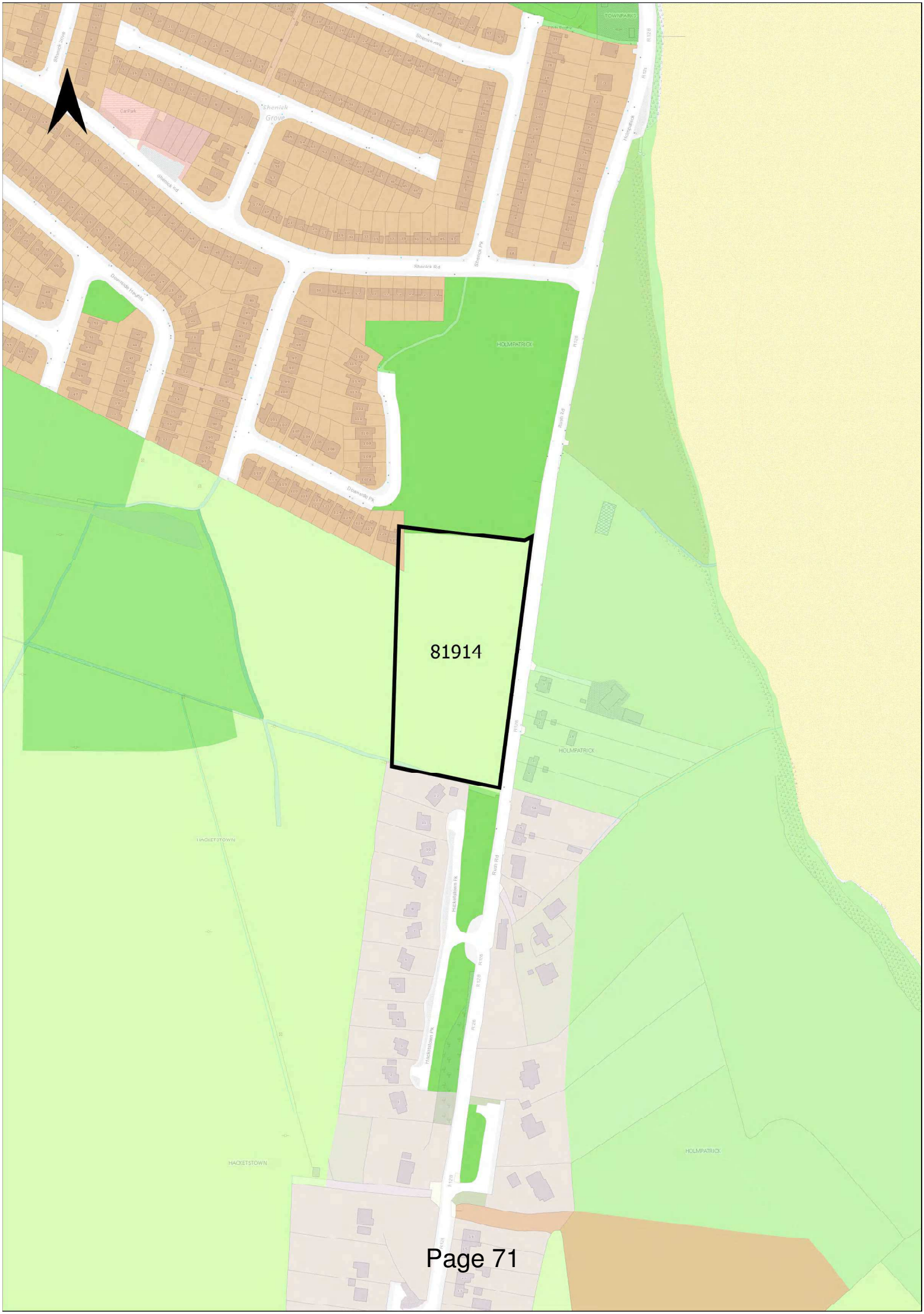
The lands are currently zoned GB-Greenbelt in the current FDP 2017-2023 and within designated highly sensitive landscape with preserved views and protected trees and woodland along the County Road. This zoning objective and landscape designations are carried through to the Draft Plan. An indicative road proposal traverses the lands. The subject lands form a critical part of the greenbelt lands around Skerries.

It is noted that a community facility use is permitted in principle under the GB zoning objective where such proposals can be assessed in accordance with the provisions of the Draft Plan and normal standard criteria through the Development Management process. This is considered the most appropriate approach to community infrastructure in the area given its location within the strategic greenbelt to the south of Skerries. The delivery of roads infrastructure in the area is subject to a separate statutory process including feasibility, route options analysis, design and environment assessment where required.

Notwithstanding, the GB zoning objective seeks to, 'Protect and provide for a Greenbelt.' The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of an extensive area of strategic greenbelt around Skerries, safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area and would seriously undermine the long-standing Greenbelt policy of the Council of which it is policy to protect and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81914
Shenick Grove
Shenick Rd
Shenick Park
Downside Heights
Downside Pk
HOLMPATRICK
Rush Rd
HACKETSTOWN
Hacketstown Pk
TOWNPARKS
CarPark

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81916

Zone CI Community Infrastructure School +Nursing Home

This Council resolves that the lands on the attached map, be zoned from “GB” - to “CI” – Community Infrastructure.

REPORT:
The content of the motion is noted.

The subject lands equate to c. 6 hectares (c. 14.8 acres) and are located to the south of Skerries town centre with the majority of the lands outside the town development boundary at Hackettstown, on the existing Golf Link Road where the road network is narrow in width and alignment.

The subject lands comprise St. Michael’s House within the southern extremity of the lands which provides services for people with disabilities and family supports with an extensive area of undeveloped agricultural lands to the north and south-east and allotments on the northern extremity of the lands.

The lands are currently zoned GB-Green Belt in the current FDP 2017-2023 and within designated highly sensitive landscape and this zoning objective and landscape designation is carried through to the Draft Plan.

A community facility use is permitted in principle under the current GB zoning objective. It should be noted that an educational use is not precluded in the GB zoning objective where such a use can be assessed on a case-by-case basis in accordance with the zoning objective and vision and relevant plan policy and objectives including normal standard criteria through the Development Management process. This is considered the most appropriate approach to the

provision of community infrastructure of the nature proposed in this motion given its location within the strategic greenbelt to the south of Skerries.

In relation to the provision of a nursing home at this location, Chapter 3 Sustainable Placemaking and Quality Homes includes supportive policy and objectives relating to the promotion and support for housing and accommodation needs for older people with an explicit requirement for the nature of accommodation proposed in this motion to be located in towns and villages where ancillary supporting infrastructure, services and amenities are located, in the interests of social inclusion, accessibility and sustainability. Best practice dictates that residential care, retirement and nursing homes should be located in built up areas, should be located close to shops and other community facilities required by the occupants and should be easily accessible to visitors, staff and servicing traffic.

Specifically, objective SPQHO26 seeks to, *'Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.'*

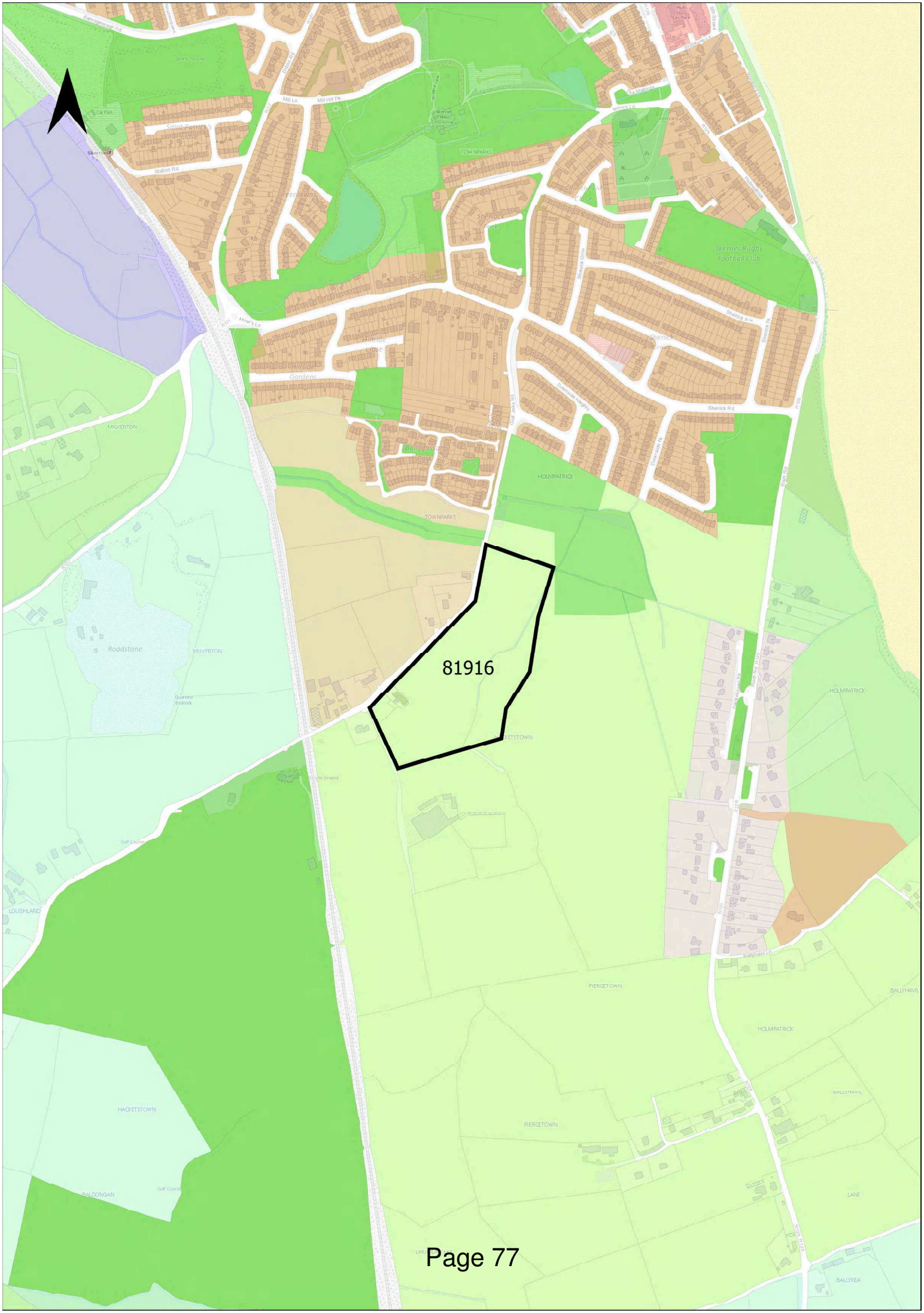
The subject lands which are extensive and primarily rural in nature with a limited road network are zoned GB – Green Belt where the zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of an extensive area of strategic greenbelt around Skerries, safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area and would seriously undermine the long-standing Greenbelt policy of the Council to protect these lands.

Furthermore, given the rural nature of the subject lands, the proposal is contrary to the best practice locational approach relating to accommodation types for the elderly as set out in the Draft Plan and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan


81916
Skerries Rugby Football Club
MILVERTON
HOLMPATRICK
TOWNPARKS
PIERCETOWN
HACKETSTOWN
BALDONGAN
LOUGHLAND
BALLYHAVIL
LANE
BALLYKEA

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 81907

Skerries Golf Road -School Site Nursing Home - CI Community Infrastructure

That Fingal Co Council resolves that the lands on the map attached be Zoned from GB to CI Community Infrastructure

REPORT:
The content of the motion is noted.

The subject lands equate to c. 5.6 hectares (13.8 acres) and are located to the south of Skerries town centre with the majority of the lands outside the town development boundary at Hackettstown, on the existing Golf Link Road where the road network is narrow in width and alignment, with no footpaths.

The subject lands comprise St. Michael's House within the southern extremity of the lands which provides services for people with disabilities and family supports with an extensive area of undeveloped agricultural lands to the north and south-east and allotments on the northern extremity of the lands. A 2015 planning application (F15A/0059) was approved at St Michaels House, Special National School for the addition of a new prefabricated building to provide 2 new classrooms connected into the existing prefabs to the rear of the site with associated site development works.

The lands are currently zoned GB-Green Belt in the current FDP 2017-2023 and within designated highly sensitive landscape and this zoning objective and landscape designation is carried through to the Draft Plan.

Provision for a school site is identified within the northern portion of the subject lands (via a map-based objective/symbol in the Draft Plan) within the town boundary.

A community facility use is permitted in principle under the current GB zoning objective. It should be noted that an educational use is not precluded in the GB zoning objective where such a use can be assessed on a case-by-case basis in accordance with the zoning objective and vision and relevant plan policy and objectives including normal standard criteria through the Development Management process. This is considered the most appropriate approach to the provision of community infrastructure of the nature proposed in this motion given its location within the strategic greenbelt to the south of Skerries.

In relation to the provision of a nursing home, extensive provision exists in the Draft Plan across multiple zonings to cater for this type of facility, including LC-Local Centre, MC-Major Centre, TC- Town Centre, ME-Metro Economic Corridor, RA and RS – Residential and RV-Rural Village. These zoning objectives align with policy and objectives as set out in Chapter 3 of the Draft Plan where accommodation of this nature shall be located in towns and villages with supporting services in the interests of social inclusion and accessibility to services and amenities.

Specifically, objective SPQHO26 seeks to, *'Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.'*

The subject lands which are extensive and primarily rural in nature with a limited road network are zoned GB – Green Belt where the zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

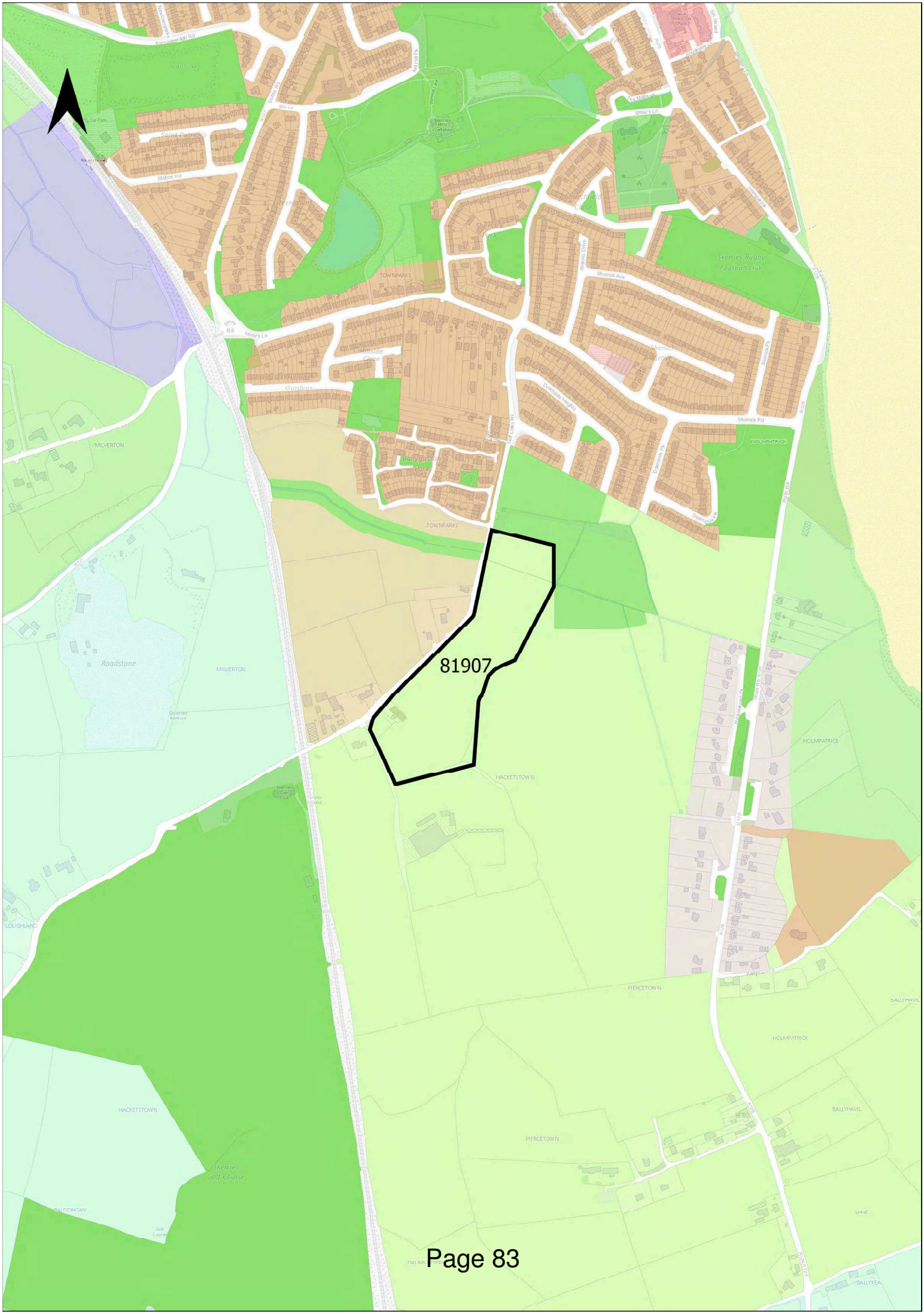
Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of an extensive area of strategic greenbelt around

Skerries, safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area and would seriously undermine the long-standing Greenbelt policy of the Council to protect these lands.

Furthermore, given the remote and rural nature of the subject lands, the proposal is contrary to the best practice locational approach relating to accommodation types for the elderly as set out in the Draft Plan and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81907
TOWNPARKS
MILVERTON
HACKETSTOWN
HOLMPATRICK
PIERCETOWN
BALLYHAVIL
LOUGHLAND
Skerries Golf Course
Skerries Rugby Football Club
Roadstone

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 82401

Zone Site RS to Provide New Hotel Opposite Skerries Golf Club

That this Council agrees that the land opposite Skerries Golf Club, identified on the map attached and currently zoned RU Rural be Zoned RS residential

REPORT:
The content of this motion which seeks the rezoning of RU lands measuring 7.5 hectares (18.5 acres), located to the southwest of Skerries, to RS – Residential, is noted.

The lands are zoned RU and are located south of Skerries, west of the railway line at Golf Links Road.

In relation to the request for a RS zoning, 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 Rural zoned lands where residential development is not permitted other than in the circumstances set out in the Rural Housing Strategy. 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 railway line 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.

It is also considered that the subject site is not a suitable location for a residential zoning, given the lack of accessibility to Skerries town centre, due to the narrow nature, poor alignment and lack of footpaths along Golf Links Road which serves the subject site. The site is remote and detached from the town centre and the provision of a residential zoning at this location, which could provide a large number of residential units (based on a density range 35 – 50 units per ha the resulting number of potential units would range from 262 – 375 units) on a site not equipped with appropriate connectivity or infrastructure would not be in line with the sequential approach or in fact regional or national policy with respect to the zoning of land.

Within the RU zoning objective, hotels are open for consideration. In this context, any development proposals of this nature will be considered on a case-by-case basis and assessed on their own merits in terms of compliance with the overall zoning objective and vision for the lands and relevant objectives in relation to tourism as set out in the Draft Plan, including normal standard planning criteria and any environmental and archaeological assessments, where required, through the Development Management process.

Furthermore, extensive provision exists in the Draft Plan across multiple zonings to cater for hotel and aparthotel provision which are Permitted in Principle in zoning objectives MC-Major Town Centre, TC-Town Centre and ME-Metro Economic Corridor.

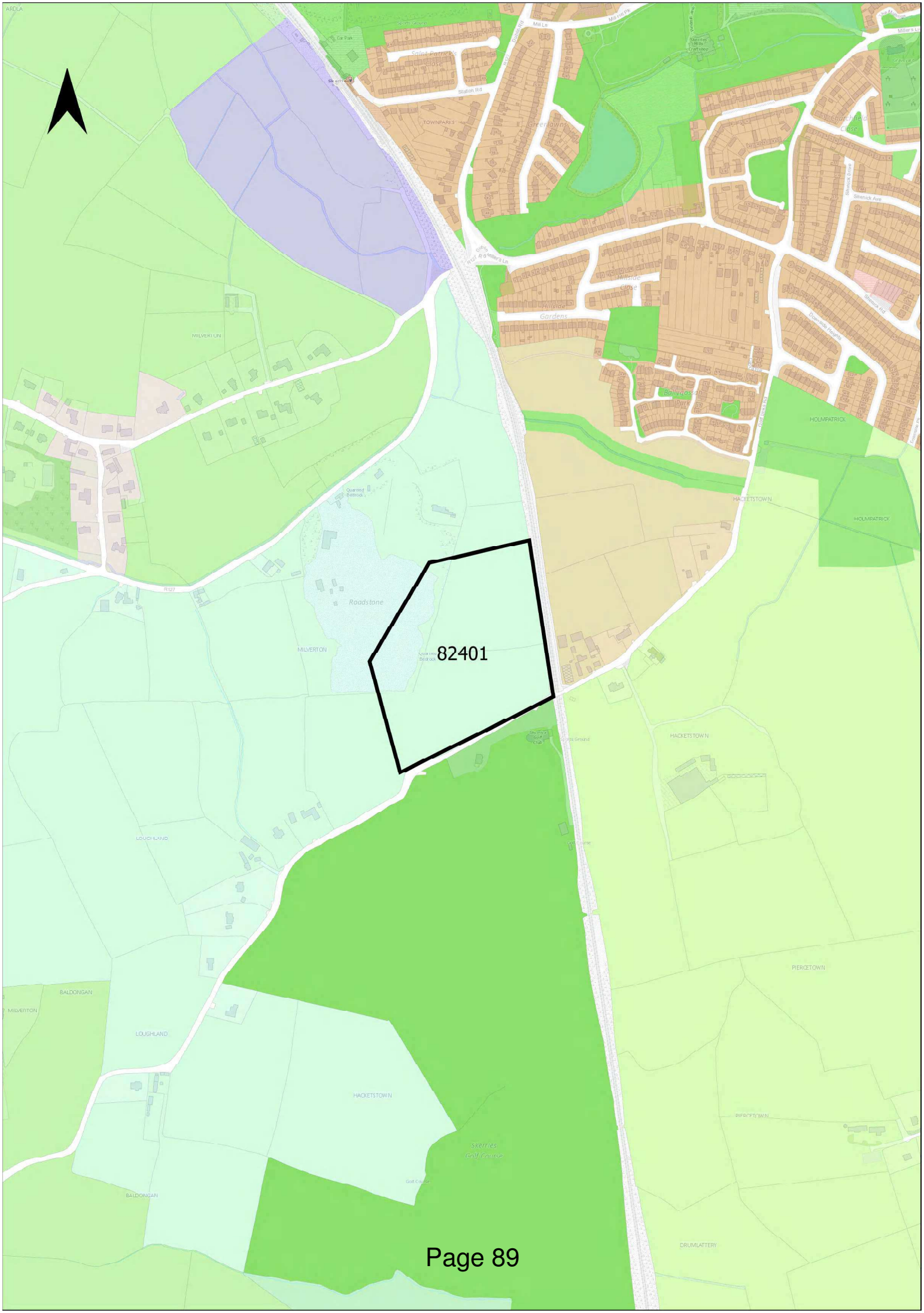
Hotel and aparthotel use classes are also open for consideration across a number of zoning objectives including RS-Residential, RA-Residential Area, RV-Rural Village, and RU – Rural (which this site is currently zoned). It is noted that

an extensive and consolidated TC-Town Centre zoning exists in Skerries where such proposals can be considered through the Development Management process.

Based on the above, sufficient provision for hotel accommodation exists in the Draft Plan and proposals of this nature can be assessed on a case-by-case basis in accordance with the relevant zoning objective and vision and normal standard criteria through the Development Management process.

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.

RECOMMENDATION:
No change to the Draft Plan


82401
Roadstone
MILVERTON
HACKETTSTOWN
HOLMPATRICK
LOUGHLAND
BALDONGAN
PIERCETOWN
DRUMLATTERY
Skerries Golf Course

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 82412

Hotel Skerries Opposite Skerries Golf Club Special Local Objective

That this Council agrees to insert a special local objective on the map attached to read as follows:

"That the land on the map attached be developed solely for the purpose of a Hotel and tourist accommodation and facilities "

REPORT:

This site is located within 'RU' (Rural) zoned lands southwest of Skerries and west of the Dublin – Belfast Rail line.

The tourism sector plays a key role in the Fingal's rural and urban local economies and accounts for a significant amount of employment. The Draft Plan contains several policies and objectives to support the development of hotel and tourist accommodation in the County, including Objective EEO42 and Policy EEP22 (Tourism Infrastructure), which supports the provision of tourism infrastructure at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.

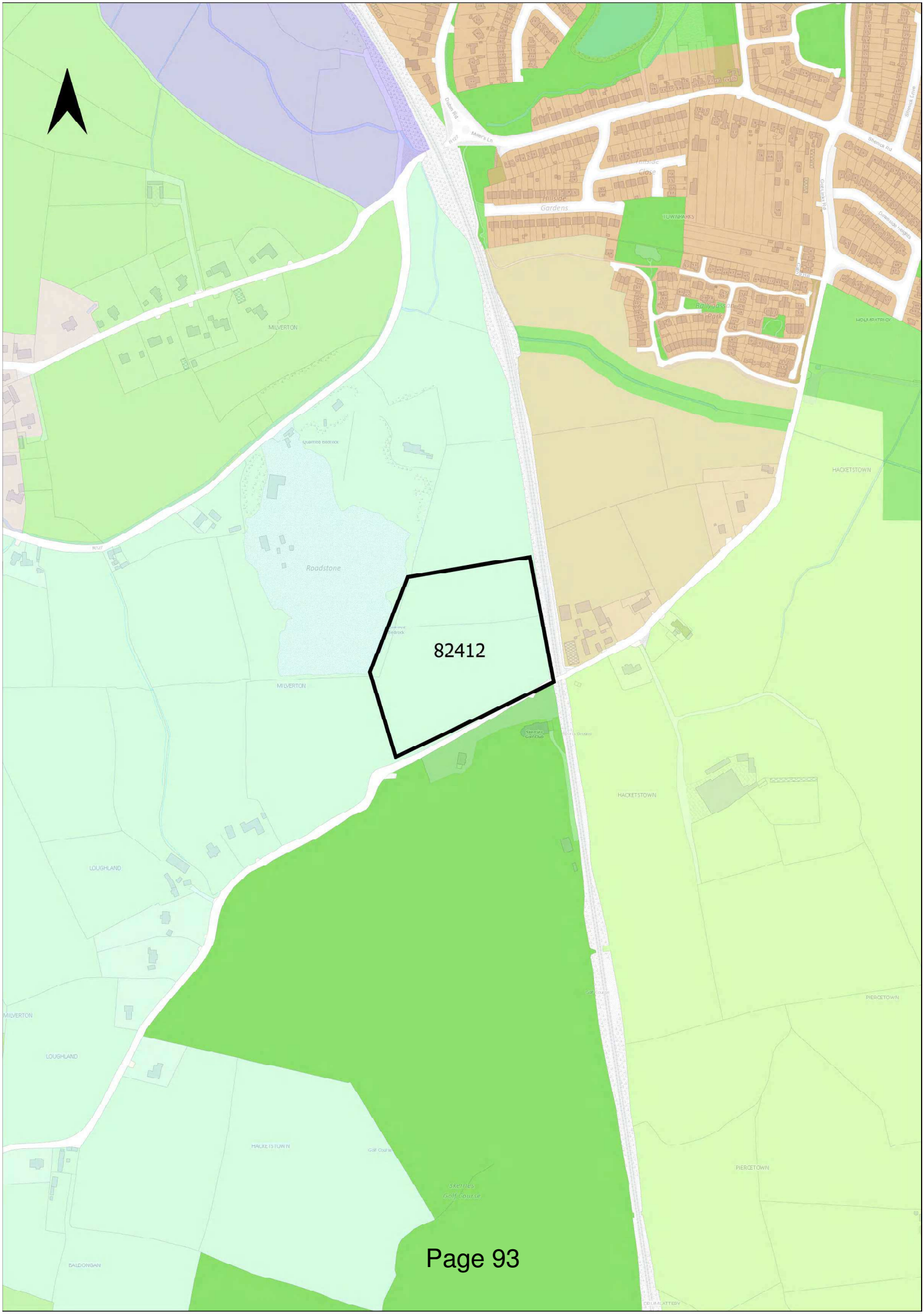
However, in the context of a change to the RU (Rural) zoned lands at this location to allow for a hotel and tourist development, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision, and through supportive policy and objectives as set out in Chapter 7 of the Draft Plan relating to the Rural Economy and specifically Policy EEP28 relating to agriculture which seeks to, '*Safeguard the agricultural identity of*

North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sectors'.

While it is noted that a hotel use is not precluded within the 'RU' zoning objective and remains open for consideration, proposals of this nature can be only be assessed on a case-by case basis based on the zoning objective and vision for the lands and the relevant provisions of the plan relating to tourism as well as normal standard planning criteria through the Development Management process, it is also considered that the subject site is not necessarily a suitable location for a hotel, given the lack of accessibility to Skerries town centre, due to the narrow nature, poor alignment and lack of footpaths along Golf Links Road which serves the subject site. The site is remote and detached from the town centre and is not equipped with appropriate connectivity or infrastructure.

As such, it is considered that to attach a map based local objective for hotel and tourist accommodation and facilities would be contrary to the proper planning and sustainable of the area.

RECOMMENDATION:
No change to the Draft Plan.


82412
MILVERTON
HACKETSTOWN
LOUGHLAND
PIERCETOWN
Roadstone
Hillside Gardens
Skerries Golf Course

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

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Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81864

Incremental addition To RC Holmpatrick RC Skerries -facilitate rural generated housing need

That this Council agrees to Zone the area identified on the map attached from HA High Amenity to RC Rural Cluster

REPORT:
The content of this motion is noted. The subject lands equate to 1.2 hectares (5 acres) and are located on the sea ward side of the R128 Skerries/Rush Road.

The subject lands are currently zoned HA-High Amenity, within designated highly sensitive landscape and the Coastal Landscape Character area and with preserved views along the adjoining county road as designated in the 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. The existing 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 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 RC-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.

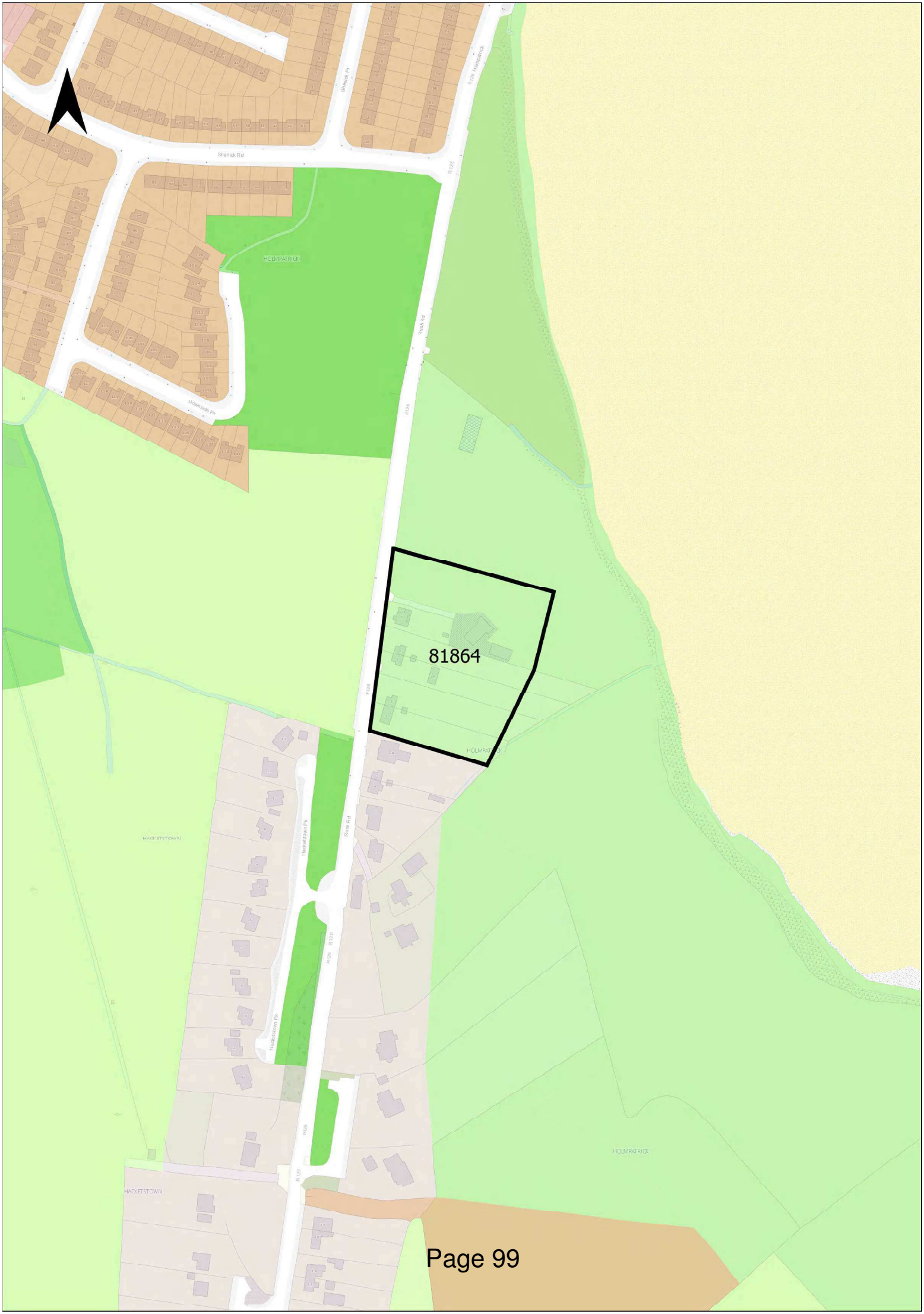
In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially 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 request for a change in zoning 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.

Regarding the proposed extension to the existing Holmpatrick RC, and while acknowledging the limited remaining capacity in this existing rural cluster, the Council will consider small scale incremental additions to existing clusters to facilitate rural generated housing need. Notwithstanding, the proposed extension to this existing RC is considered extensive and would not constitute a small-scale incremental extension within the spirit of the RC zoning objective and vision to provide for small-scale infill development.

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

RECOMMENDATION:
No change to the Draft Plan.


81864
Shenick Rd
Rush Rd
HOLMPATRICK
HACKETSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power, Councillor Seána Ó'Rodaigh : 82057

Amend

Remove Local Objective 6 as follows:

6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'

Provide and facilitate the development of 'glamping' accommodation with an ancillary service building. And to facilitate a guest house which would be ancillary to the use as a main residence."

REPORT:
The content of this motion seeks to amend CE SH 5.2 as set out above. For the purposes of clarity, CE SH 5.2 states the following:

Remove Local Objective 6 as follows:
'6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'

The subject lands which measure 5.2 ha (12.8 acres) are located within a sensitive scenic coastal setting within the eastern coastal corridor at Skerries and off the R128 regional road to Rush, where the existing road network is limited.

The lands are zoned HA - 'High Amenity' and are designated as 'highly sensitive landscape' within the current Development Plan and the Draft Plan. A number of

recorded monuments are shown to be located in the overall general area as set out in the Green Infrastructure Maps appended to this Draft Plan.

Within the HA zoning objective, a 'glamping use' is open for consideration, while 'Guest House' use ancillary to the use of the dwelling as a main residence is within the 'Permitted in Principle' category of the zoning objective. It must be noted, any application for a dwelling, with or without a guest house element, would be subject to the provisions of the rural housing policy, in the first instance.

In this context, any development proposals of this nature will be considered on a case-by-case basis and assessed on their own merits in terms of compliance with the overall zoning objective and vision for the lands and relevant objectives in relation to tourism as set out in the Draft Plan, including normal standard planning criteria and any environmental and archaeological assessments, where required, through the Development Management process.

In the context of the sensitive and prominent landscape setting of the lands, associated zoning and landscape designations, the presence of recorded monuments in the area and the potential for environmental/archaeological assessment, it is considered that the Local Objective as per the motion should not apply to the subject lands and would be contrary to the proper planning and sustainable development of the area.

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



Is cóip oifigiúil den léarscáil ÚCM é seo
Ní cóip oifigiúil den léarscáil ÚCM é seo

The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Official Property Registration Map

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(8) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2019).

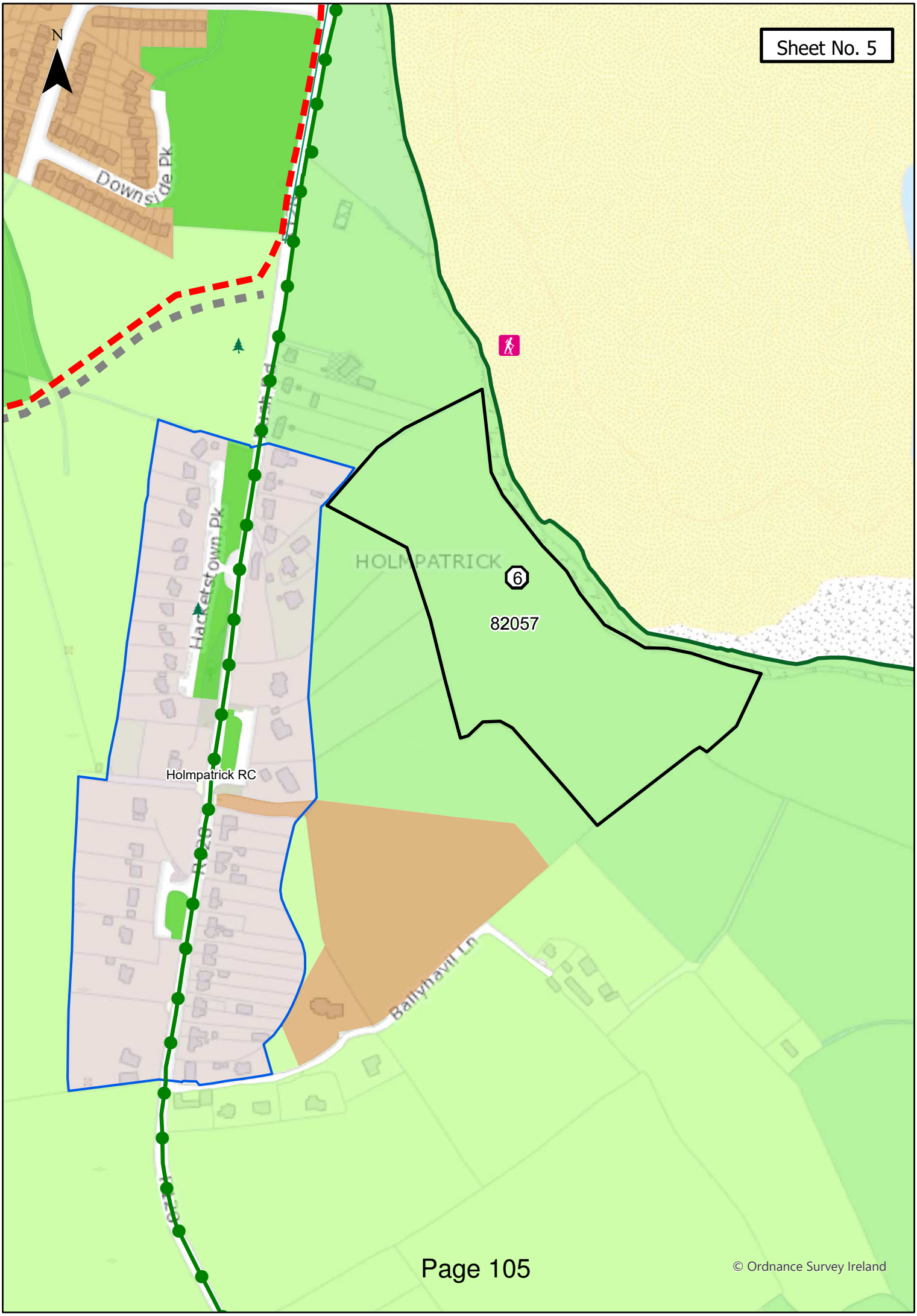
Burdens (may not all be represented on map)

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

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

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power, Councillor Seána Ó'Rodaigh : 82053

Amend CE SH 5.1:

Rezone 2.98 ha of RS zoned lands to HA at Holmpatrick.
To
Retain the 2.8ha RS zoned lands at Holmpatrick as RS as indicated in the Draft Plan.

REPORT:
The content of the motion is noted.

The subject lands which equate to 2.98 ha (7.3 acres) and are located within a sensitive scenic coastal setting at the eastern coastal corridor at Skerries, off the R128 regional road to Rush and to the east of the existing Rural Cluster of Holmpatrick where the existing road network is limited.

The lands are also designated as a 'highly sensitive landscape' and within the Coastal Landscape Character area of the County as set out in the Draft Plan with recorded monuments shown to be located in the overall general area as set out in the Green Infrastructure Maps appended to this Draft Plan.

It is noted that the Elected Members resolved to change the zoning of these lands from HA-High Amenity to RS-Residential during a previous phase of the Development Plan process. The Planning Authority recently refused permission for a residential development consisting of 18no. Detached dwellings on these lands (Planning Reference F22A/0187) highlighting, inter alia, the highly sensitive nature and exceptional landscape value of the coastal lands, the remoteness of the site relative to Skerries town centre with insufficient bicycle and pedestrian connectivity, contravention of the NPF and the Development Plan and the

overbearing impact of the proposal on the surrounding area. This decision is presently the subject of an appeal to An Bord Pleanála.

Following publication of the Draft Plan, while the limited support for this residential zoning was noted, more critically, a number of submissions expressed serious concerns regarding the residential zoning at this location, in the context of the prominent nature of the headland that is located in a 'highly sensitive' landscape within the coastal corridor and proximity to the designated NHA of Skerries Islands, SAC and Annex 1 habitats and which is considered contrary to protection policies for exceptional coastal landscapes and biodiversity as set out at national and local level, as well as the absence of adequate services and infrastructure to serve the area.

The areas within the County that are covered by the HA High Amenity zoning objective include the Coastal Corridor of the subject lands and it is considered that 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 coincide closely with these areas of high amenity value. In this regard, a careful balance must be struck 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. In the high amenity areas, only housing need related to farming and exceptional health circumstances is to be facilitated with no new housing generally permitted between the sea and coast and only with the exception of extension and replacement or where all other sites are exhausted.

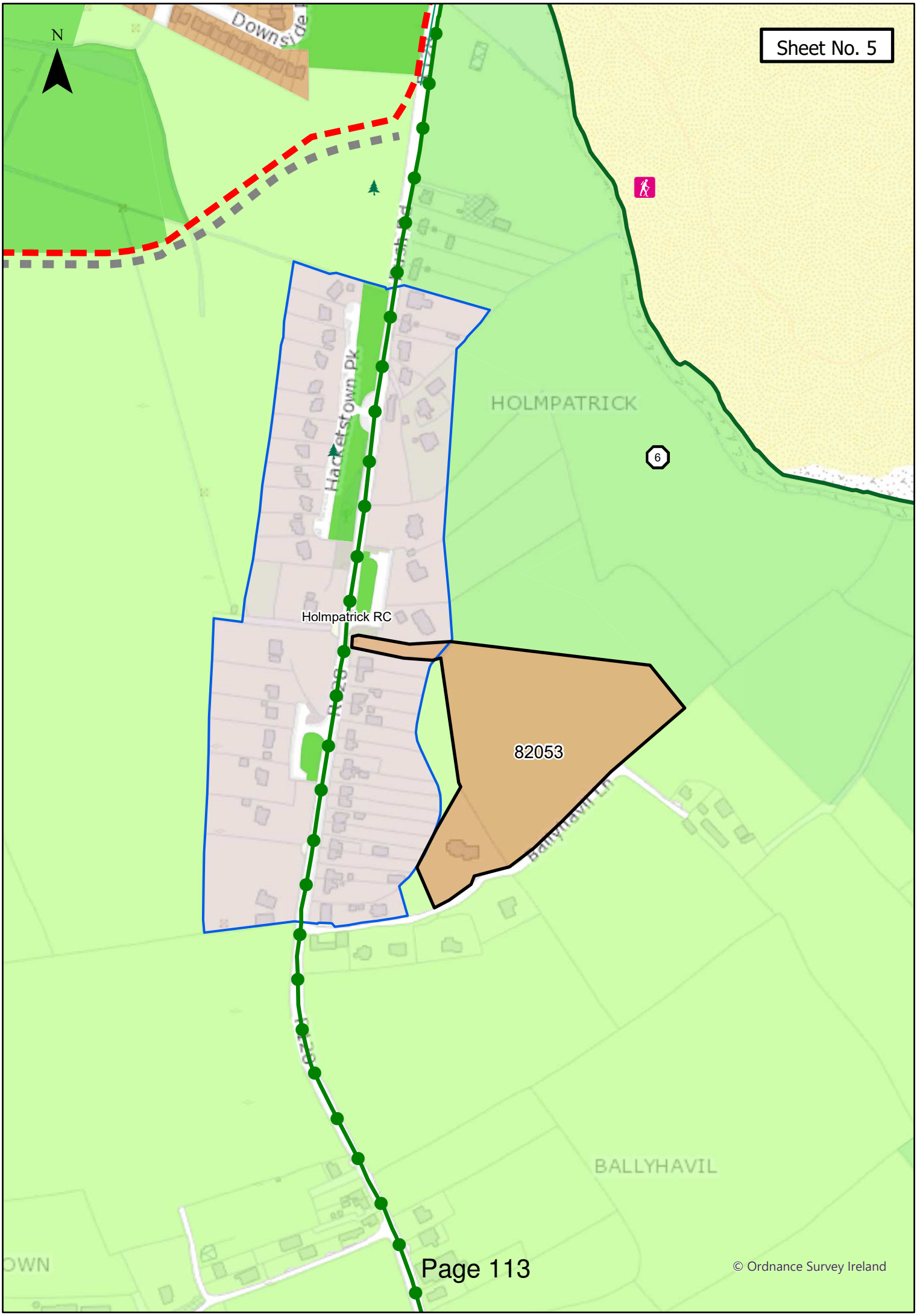
The density of housing in high amenity areas relative to other rural areas within the County indicates the success of the objective and that the objective has been relatively successful in limiting the relative land take of housing development within these high amenity areas. The Council will continue 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 supportive 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 Draft Plan.

Having regard to the above and the sufficient quantum of residential zoned lands including strategic reserve lands in the County to meet housing demand during and plan period and beyond, the highly sensitive and prominent nature of existing high amenity lands, vulnerability from coastal erosion in specific locations and the location of the zoned RS lands at Holmpatrick that forms part of this sensitive coastal corridor, it is considered appropriate and in accordance with proper planning and sustainable development to zone the subject site HA – High Amenity as per Chief Executive's Recommendation CE SH 5.1.

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

CE Draft 2023 - 2029 with Additional 2017 - 2023 Data


N
Sheet No. 5
HOLMPATRICK
6
Holmpatrick RC
82053
BALLYHAVIL
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power : 82218

Access Road at Holmpatrick

To include an objective to facilitate an access road ancillary to the glamping accommodation and service building on lands marked green in the attached map

REPORT:
The content of this motion is noted.

The lands (2.3 ha/5.6 acres) are subject to 3 zoning objectives i.e. OS, RS and HA, and are located within a sensitive scenic coastal setting within the eastern coastal corridor at Skerries and off the R128 regional road to Rush.

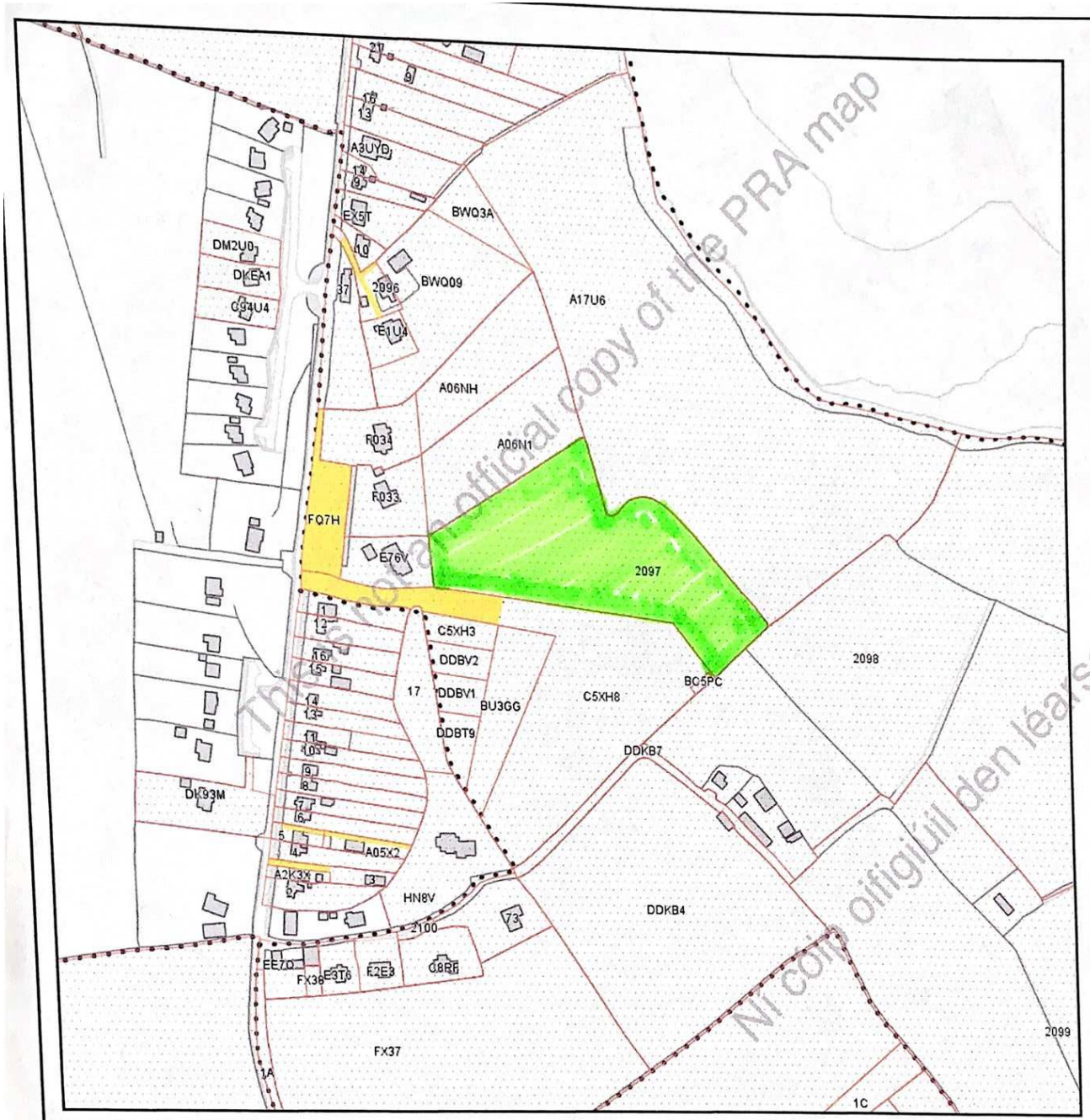
CE SH 5.2 recommended omission of Local Objective 6 pertaining to HA lands adjoining the subject site and states the following:
Remove Local Objective 6 as follows:
‘6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.’

Within the HA zoning objective, a ‘glamping use’ is open for consideration. In this context, any development proposals of this nature will be considered on a case-by-case basis and assessed on their own merits in terms of compliance with the overall zoning objective and vision for the lands and relevant objectives in relation to tourism as set out in the Draft Plan, including normal standard planning criteria and any environmental and archaeological assessments, where

required, through the Development Management process. Access to such a development would be assessed as part of the overall proposal.

Having regard to the above and as set out in CE SH 5.2 it is not intended to include a Local Objective in respect of a glamping facility on the adjoining lands. Therefore, inclusion of an objective as per the motion to provide an access road to facilitate a glamping facility would not be appropriate and would be considered contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.



Creation Date: 01 September 2022 12:47:12

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An tÚdarás Clárúcháin Maoine

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- SubLeasehold
- 'S' Register

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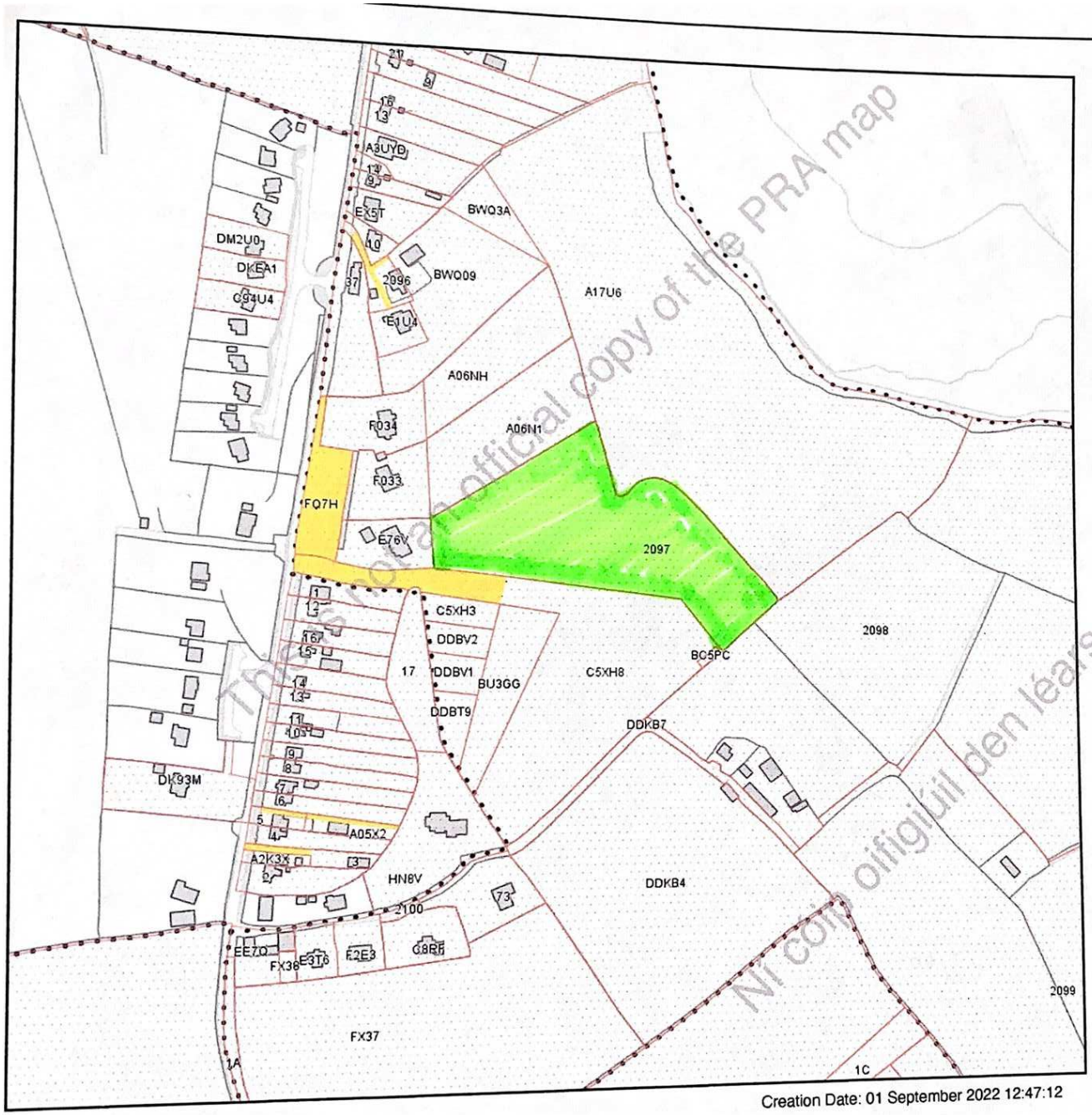
Burdens (may not all be represented on map)

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

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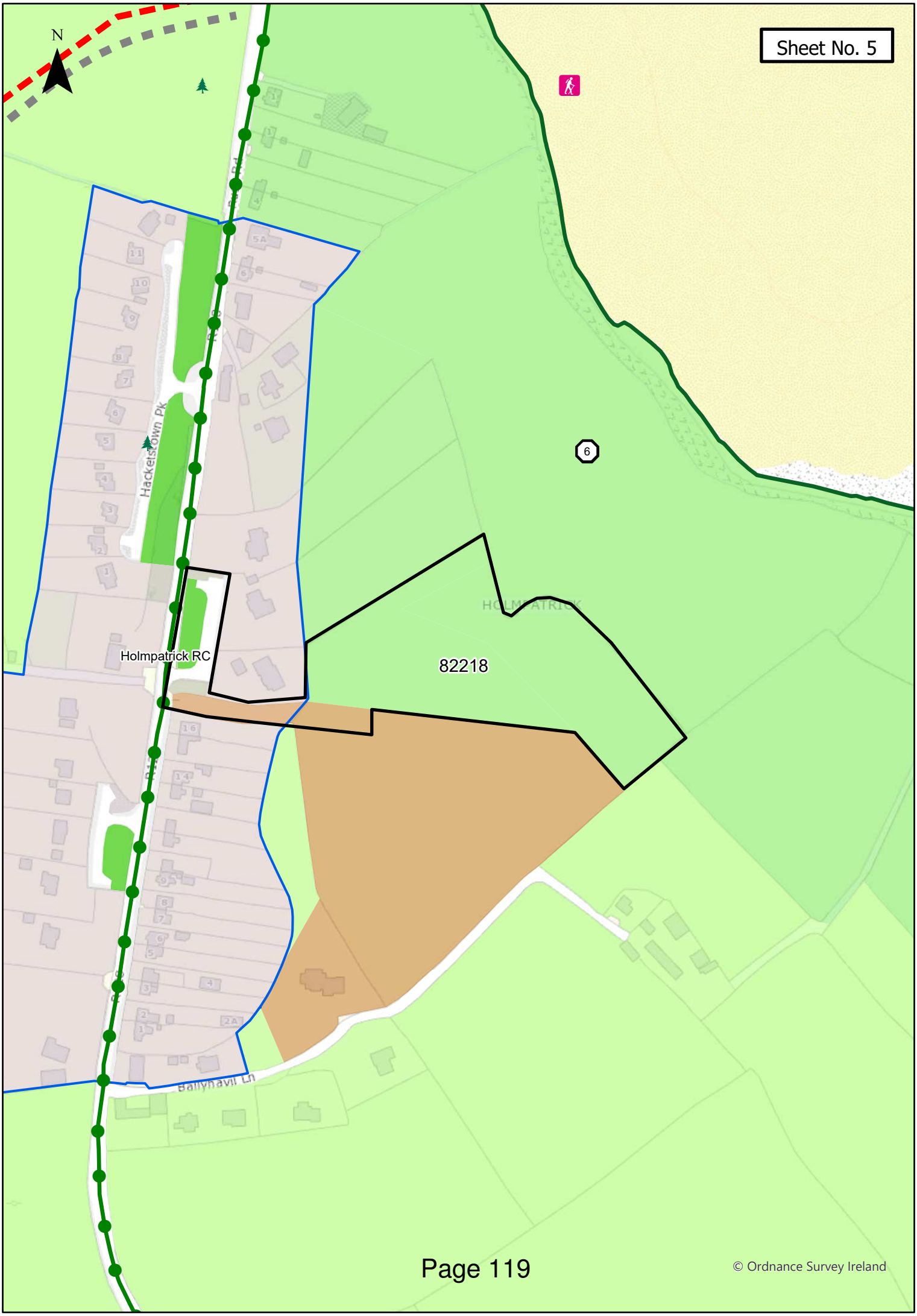
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81955

Zone Land CI Community Infrastructure Established Use Prosper Fingal

That this Council resolves to zone the land on the map attached from GB to CI Community Infrastructure

REPORT:
The content of the motion is noted.

The subject lands equate to c. 4 hectares (9.8 acres) and are located to the south of Skerries, to the west of the R128 Skerries/Rush Road.

A resource centre exists on the subject site, which is run by Prosper Fingal. The existing resource centre received approval for a planning application (F11A/0270) in 2011, to provide a new single storey extension to link existing 2 no detached buildings, demonstrating that the existing use on site is operating effectively under the current zoning.

The lands are currently zoned GB-Green Belt in the current FDP 2017-2023 and within designated highly sensitive landscape with preserved views along the County Road and this zoning objective and landscape designations are carried through to the Draft Plan.

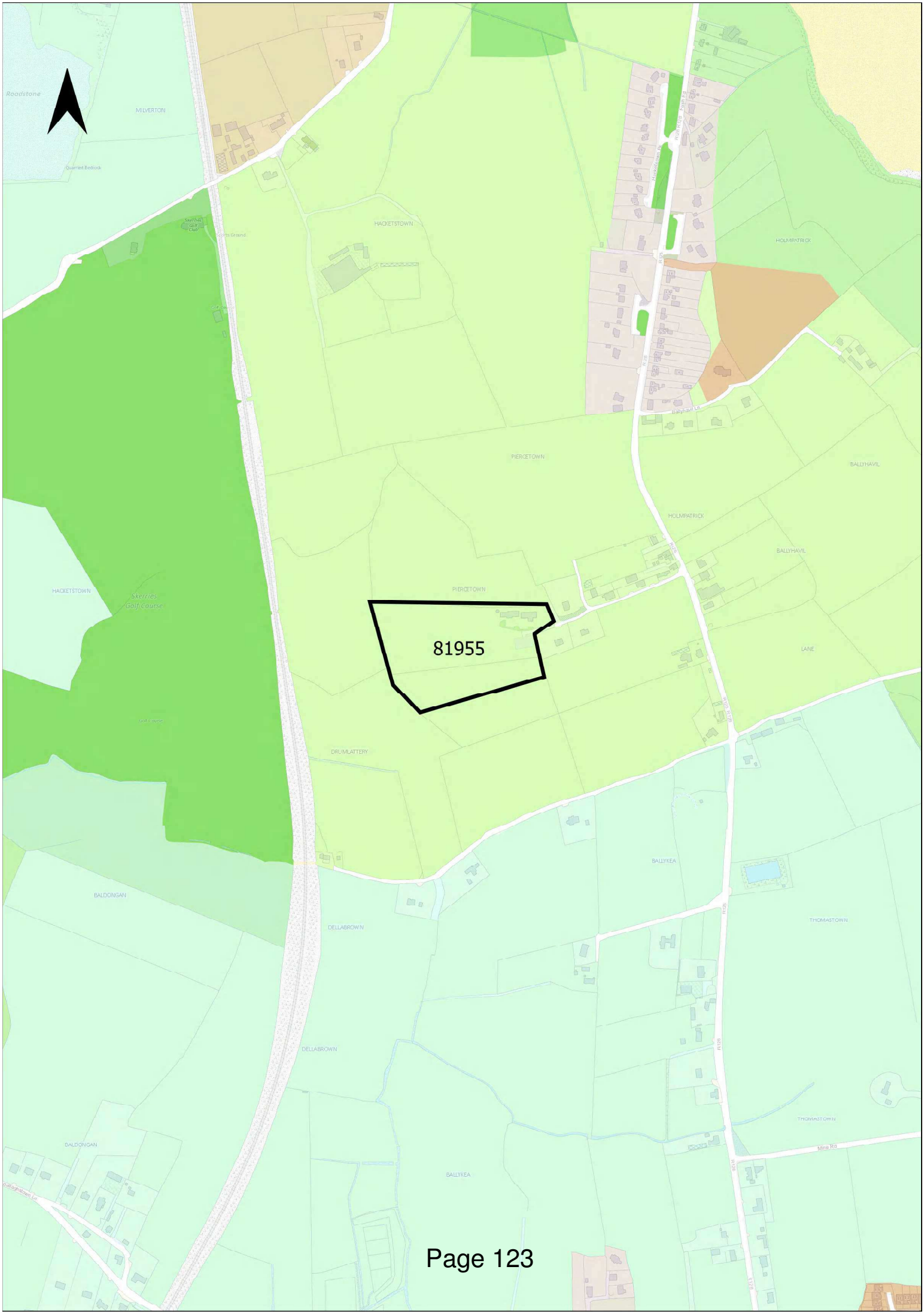
It is noted that a community facility use is permitted in principle under this zoning objective where such proposals can be assessed in accordance with the provisions of the Draft Plan and normal standard criteria through the Development Management process. This is considered the most appropriate approach to community infrastructure in the area given its location within the strategic greenbelt to the south of Skerries.

The GB zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate 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.

Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of an extensive area of strategic greenbelt around Skerries, safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area and would seriously undermine the long-standing Greenbelt policy of the Council of which it is policy to protect and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


81955
Roadstone
MILVERTON
Quarried Bedrock
HACKETSTOWN
Skerries Golf Club
Sports Ground
Golf Course
PIERCETOWN
HOLMPATRICK
BALLYHAVIL
LANE
Skerries Golf Course
DRUMLATTERY
BALLYKEA
BALDONGAN
DELLABROWN
THOMASTOWN
Mine Rd
R128
R127
R126

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Brian Dennehy : 82396

Objective:

To Provide for Residential Development of 4 Houses

"That Fingal County Council rezone a 1.3 acre site at Loughshinny off the R128 to RS, accessed from the Baldongan Road (L1285). Land is adjacent to Loughshinny Nursing Home."

REPORT:
The content of the motion is noted.

The subject lands equate to 0.6 hectares (1.47acres) and are located to the south-west of Loughshinny and immediately west of the R128 to Rush.

The lands are zoned RU-Rural in the FDP 2017-2023 within designated highly sensitive landscape within the Coastal Landscape Character Area of the County and with preserved views along the adjoining county road. This zoning objective and landscape designations are carried through to the Draft Plan.

These lands are not contiguous to the existing RS zoning for the settlement of Loughshinny and are located at a distance across the regional road, from the residential zoning. To consider these lands for a residential zoning would not follow the sequential approach advocated in national guidance and to have a piece of residential zoned land detached and at a distance from the other RS zoning would be contrary to proper planning and sustainable development.

In addition, 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 through supportive policy and objectives as set out in Chapter 7 of the Draft Plan relating to the Rural Economy and specifically policy EEP28 relating to agriculture which seeks to, '*Safeguard the agricultural identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sectors'.*

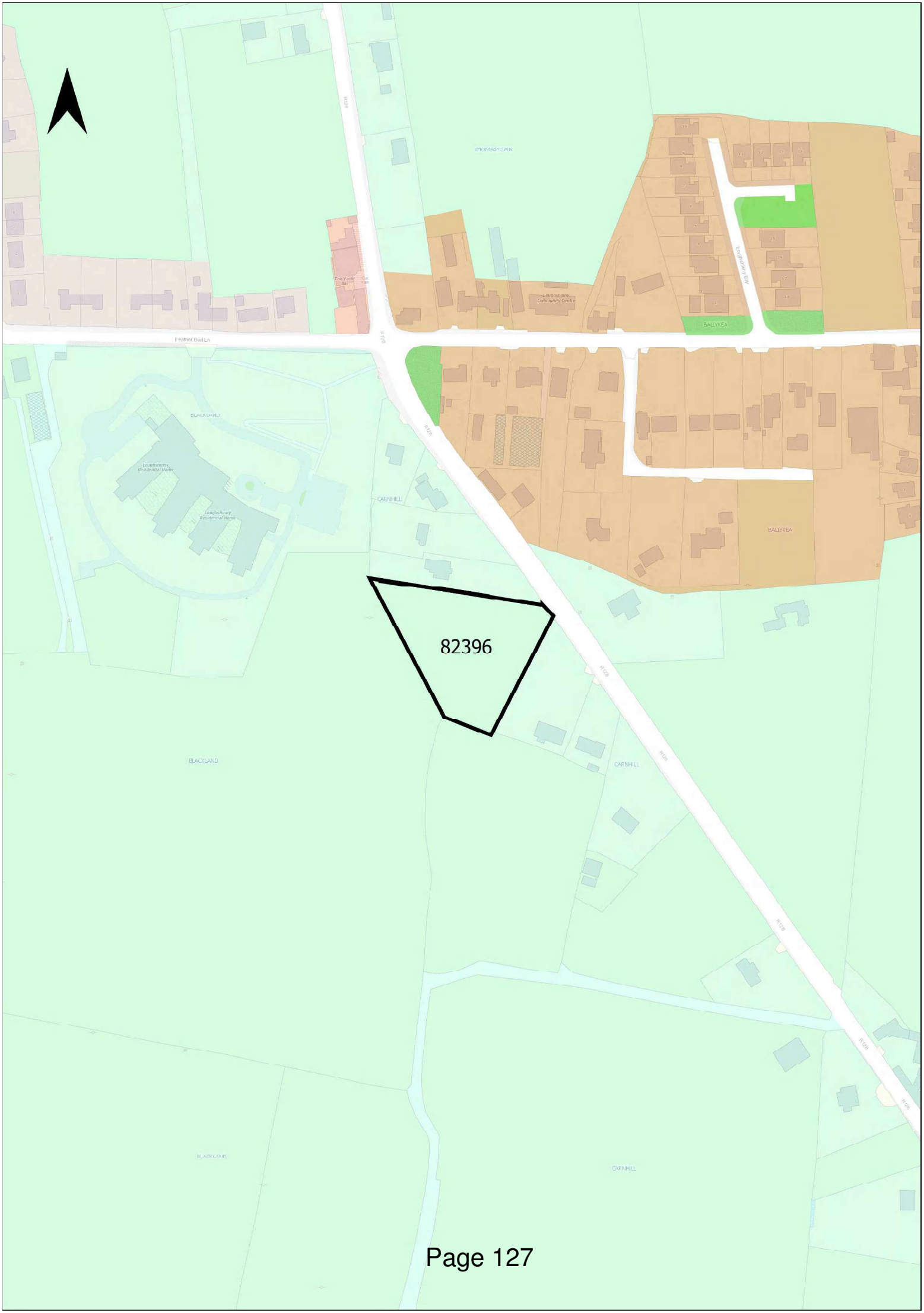
In terms of providing a residential zoning on the subject site, the allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan.

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. 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 and not in accordance with the NPF, the RSES or Ministerial Guidelines.

Based on the above, the inclusion in the Draft Plan of a local objective facilitating the provision of additional housing at this location without due regard to the sequential approach or the Core Strategy is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural land and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


THOMASTOWN
Feather Bed Ln
R128
BLACKLAND
Loughshinny Residential Home
CARNHILL
BALLYKEA
Loughshinny Community Centre
The Yacht Bar
82396

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power: 82313

Lands at Thomastown, Loughshinny

To maintain the HA zoning on the lands located at Thomastown, Loughshinny (see attached map). The proposed rezoning within submission FIN-C453-761 is laid out in a fashion that does not adequately reflect the proposed aims of the Fingal Development Plan 2023 – 2029, with the major emphasis and stated goals of placemaking and developing a strong and vibrant rural community as well as urban and rural clusters towns and villages.

REPORT:
This motion relates to a 8.3-hectare (20.5-acre) site located to the northeast of Loughshinny. The subject site appears to be in agricultural use. The current zoning of the subject site is HA – High Amenity and this has been carried through to the Draft Plan.

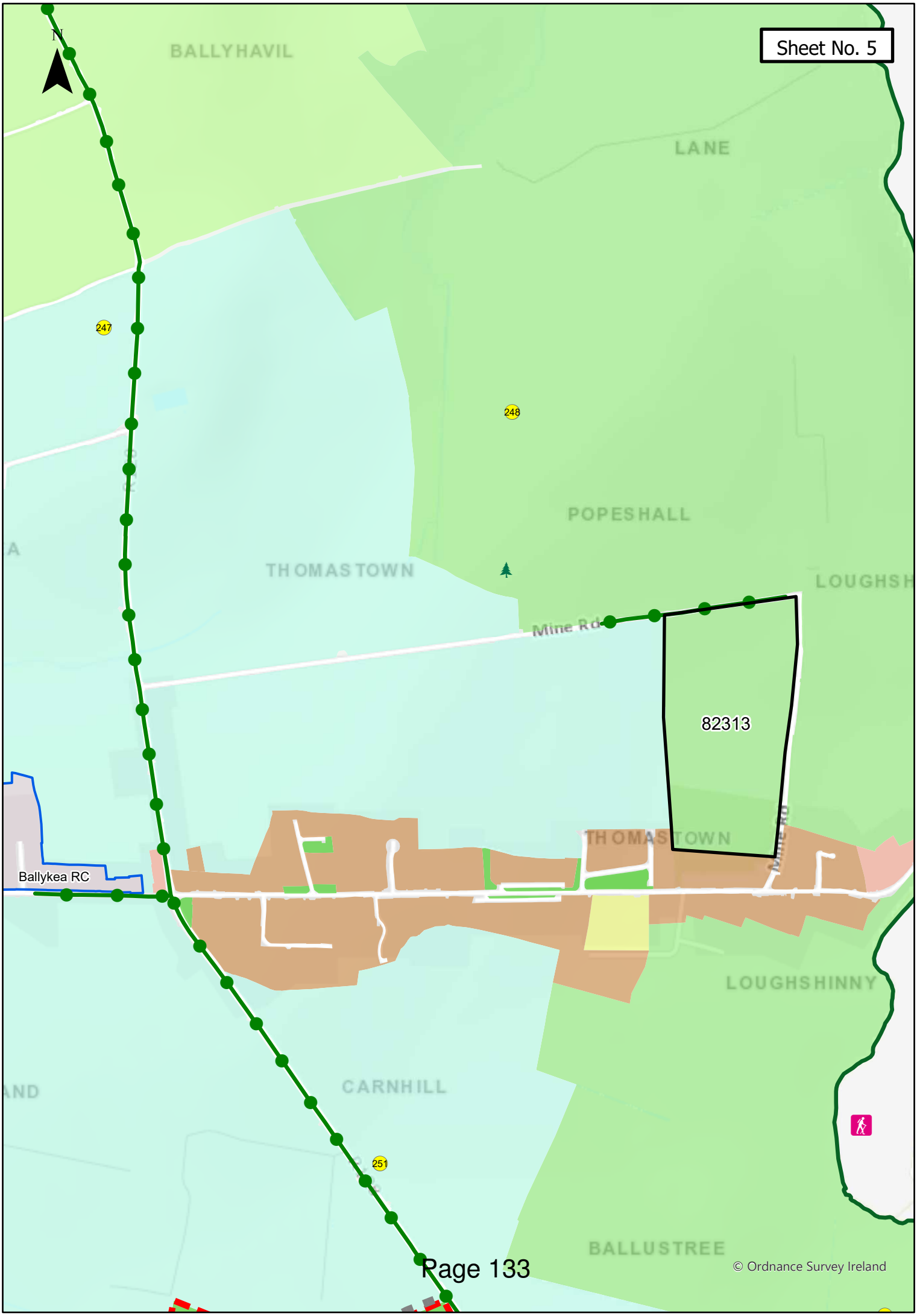
This motion requesting that the HA zoned lands at Thomastown, Loughshinny be maintained is acknowledged and welcomed. In the interest of clarity, it should be noted that neither the Draft Plan, nor the Chief Executive's Recommendations in the Chief Executive's Report propose changing the zoning of this site and it is proposed to be retained as HA.

The HA amenity zoned lands at Skerries and Loughshinny are located in prominent and sensitive landscape setting within the coastal corridor and within the Coastal Landscape Character area of the County with preserved views and designated highly sensitive landscape in the current FDP 2017-2023. These designations are carried through to the Draft Plan.

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 Draft Plan.

RECOMMENDATION:
No change to the Draft Plan.


Find address or place
PIERCETOWN
BALLYHAVIL
LANE
DRUMLATTERY
BALDONGAN
DELLAEBROWN
BALLYKEA
R128
POPESHALL
THOMASTOWN
LOUGHSHINNY
Mine Rd
Ballagnstown Ln
BALDONGAN
Feather Bed Ln
THOMASTOWN
LOUGHSHINNY
0.3km
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Sheet No. 5
BALLYHAVIL
LANE
247
248
POPESHALL
THOMASTOWN
Mine Rd
82313
THOMASTOWN
Ballykea RC
LOUGHSHINNY
CARNHILL
251
BALLUSTREE
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power : 82311

Retaining Zoning on the RU Lands at Thomastown

To maintain the RU zoning on the lands located at Thomastown, Loughshinny (see attached map). The proposed rezoning within submission FIN-C453-761 is laid out in a fashion that does not adequately reflect the proposed aims of the Fingal Development Plan 2023 – 2029, with the major emphasis and stated goals of placemaking and developing a strong and vibrant rural community as well as urban and rural clusters towns and villages.

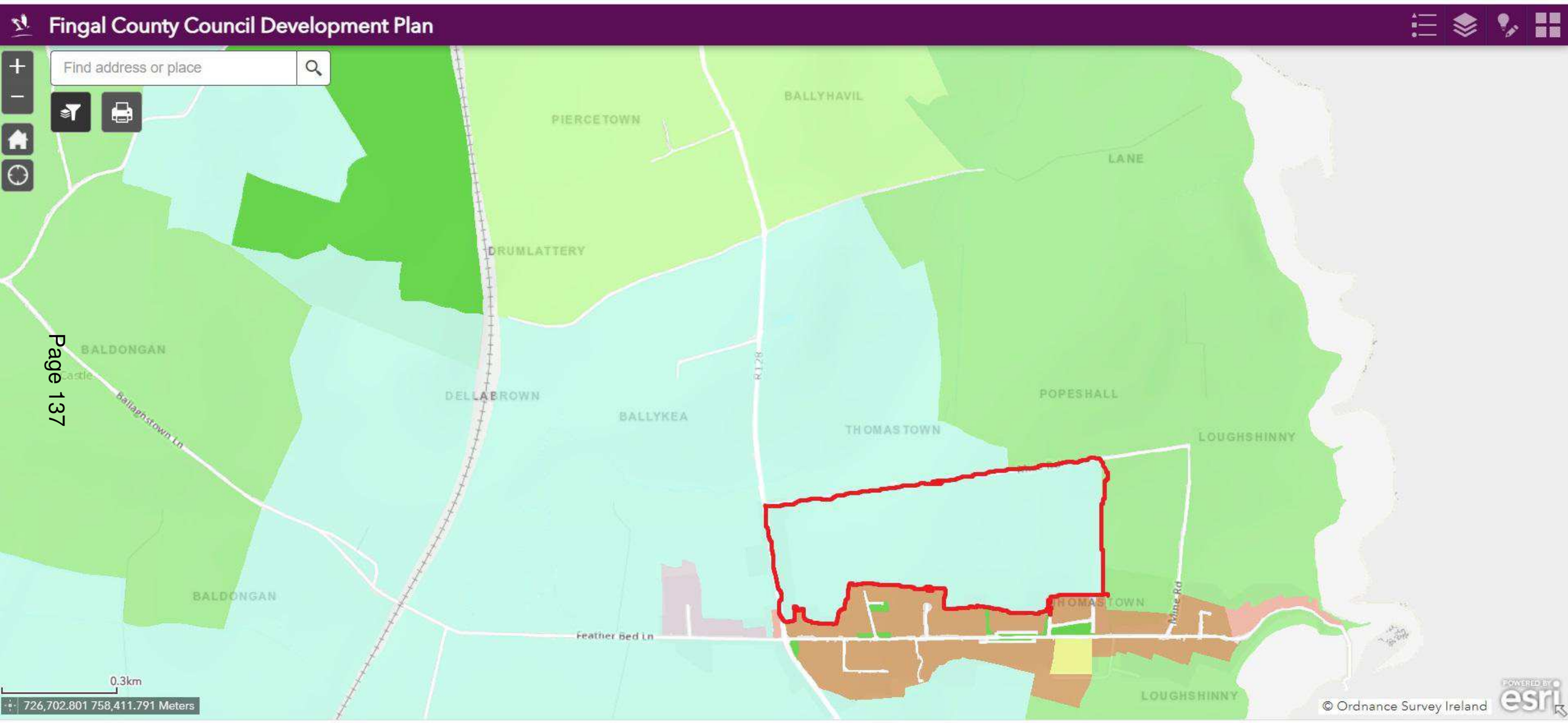
REPORT:
This motion relates to a 26.5-hectare (65 acre) site located to the northwest of Loughshinny. The subject site appears to be predominantly in agricultural use, with several houses constructed on the western edge of the site along the R128. The current zoning of the subject site is RU – Rural and this has been carried through to the Draft Plan.

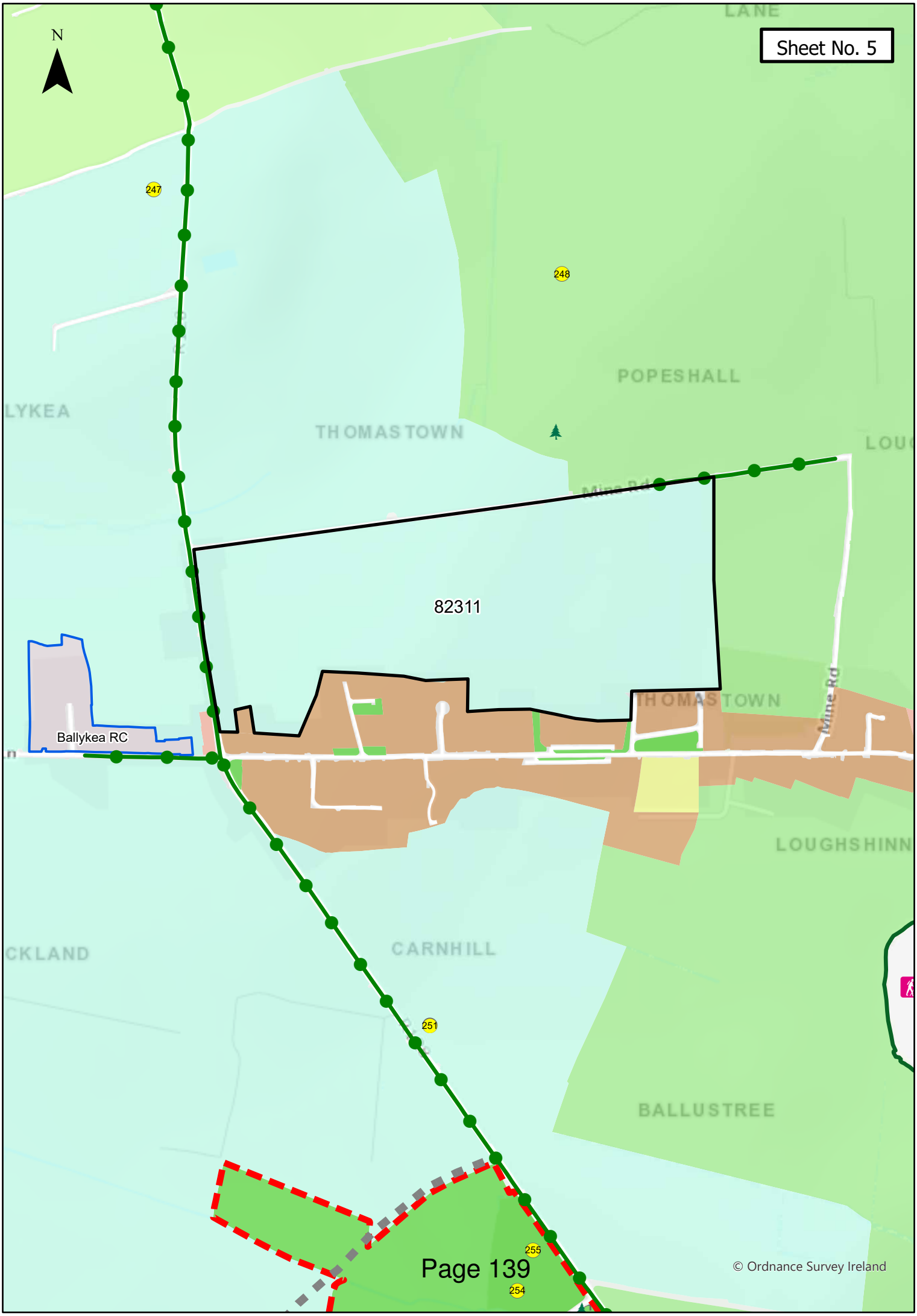
This motion requesting that the RU – Rural zoned lands at Thomastown, Loughshinny be maintained is acknowledged and welcomed. In the interest of clarity, it should be noted that neither the Draft Plan, nor the Chief Executive's Recommendations in the Chief Executive's Report propose changing the zoning of this site and it is proposed to be retained as RU.

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.

RECOMMENDATION:
No change to the Draft Plan


Fingal County Council Development Plan
Find address or place
PIERCETOWN
BALLYHAVIL
LANE
DRUMLATTERY
BALDONGAN
DELLABROWN
BALLYKEA
R128
POPESHALL
THOMASTOWN
LOUGHSHINNY
Ballagnstown Ln
Feather Bed Ln
Mine Rd
0.3km
726,702.801 758,411.791 Meters
© Ordnance Survey Ireland
esri


N
Sheet No. 5
247
248
POPESHALL
THOMASTOWN
82311
Ballykea RC
Mine Rd
LOUGHSHINN
CARNHILL
251
BALLUSTREE
255
254
© Ordnance Survey Ireland

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Robert O'Donoghue : 81695

Draft Sheet 5 - Skerries - Zoning Alteration - Balcunnin, Skerries Road, Lusk, Co Dublin.

That Fingal County Council resolves that the lands outlined on the attached map, being proposed for identification purposes be zoned from HA to RU – in the Draft Fingal County Development Plan 2023 – 2029. The subject lands are in agricultural use and contain a number of buildings including the remains of an old cottage.

REPORT:
The content of this motion is noted. The subject lands equate to c.1.3 hectares and are located on eastern side of the R127 Skerries Road at Balcunnin.

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

The policies and objectives set out in the Draft Plan are considered sufficiently robust to protect and enhance vernacular heritage assets within rural Fingal and guide any future development proposals through the Development Management process. Specifically, the Draft Plan is explicit in acknowledging and supporting the protection, enhancement and regeneration of vernacular buildings at Section 3.5.15.13 which seeks to encourage the viable re-use of historic vernacular dwellings and applications for the sensitive restoration of disused vernacular houses and cottages will not be subject to the Rural

Settlement Strategy for housing in the countryside which applies to new dwellings subject to a number of specified criteria as set out in the Draft Plan.

The following supportive policies and objectives are also relevant in this regard, including,

Policy SPQHP58 (Vernacular Buildings) seeks to *'Promote the sensitive restoration and re-use of historic vernacular dwellings and outbuildings within Fingal.'*

Objective SPQHO99 seeks to *'Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting and promoting the sympathetic maintenance, adaptation and re-use of vernacular buildings where they contribute to the character of the rural area.'*

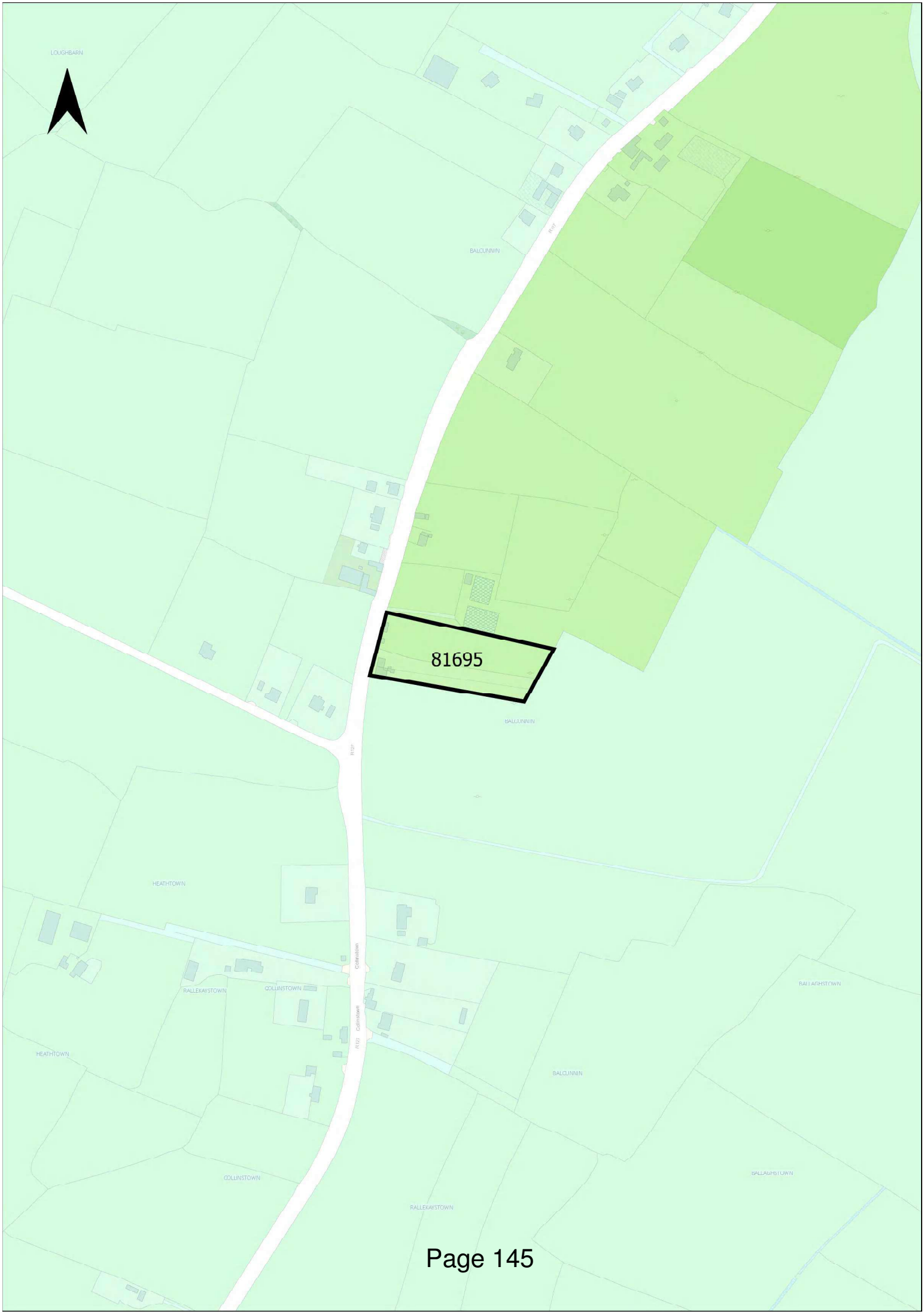
Objective SPQHO100 seeks to *'Discourage the demolition or replacement of vernacular rural buildings and encourage their sensitive restoration and/or conversion where they contribute to the character of the area.'*

Policy HCAP22 (Protection Vernacular Building Stock) seeks *'the retention, appreciation and appropriate revitalisation of the historic and vernacular building stock, and 20th century built heritage of Fingal in both the urban and rural areas of the County by deterring the replacement buildings with modern structures and by protecting (through the use of Architectural Conservation Areas and the Record of Protected Structures and in the normal course of Development Management) these buildings where they contribute to the character of an area and/or where they are rare examples of a structure type, a distinctive piece of architecture or have an innate value.'*

With regard to the request for a change in zoning from HA to RU, 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 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 in accordance with the zoning objective and vision as set out in the Draft Plan.

RECOMMENDATION:
No change to the Draft Plan.


LOUGHBARN
BALCUNNIN
R127
81695
BALCUNNIN
R127
HEATHTOWN
Collinstown
RALLEKAYSTOWN
COLLINSTOWN
R121
Collinstown
HEATHTOWN
BALCUNNIN
RALLAGHSTOWN
COLLINSTOWN
BALLAGHSTOWN
RALLEKAYSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81927

RC Rural Cluster for Local Housing Need

That this Council resolves to Zone the land on the map attached from "RU" Rural to "RC" Rural Cluster

REPORT:
The content of this motion is noted. The subject lands equate to 1.8 hectares (4.4 acres) and are located at Collinstown to the western side of the R127 Skerries Road.

The subject lands are currently zoned RU – Rural within highly sensitive landscape as designated in the current FDP 2017-2023. The zoning objective and landscape designation is carried through to the Draft Plan.

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 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.

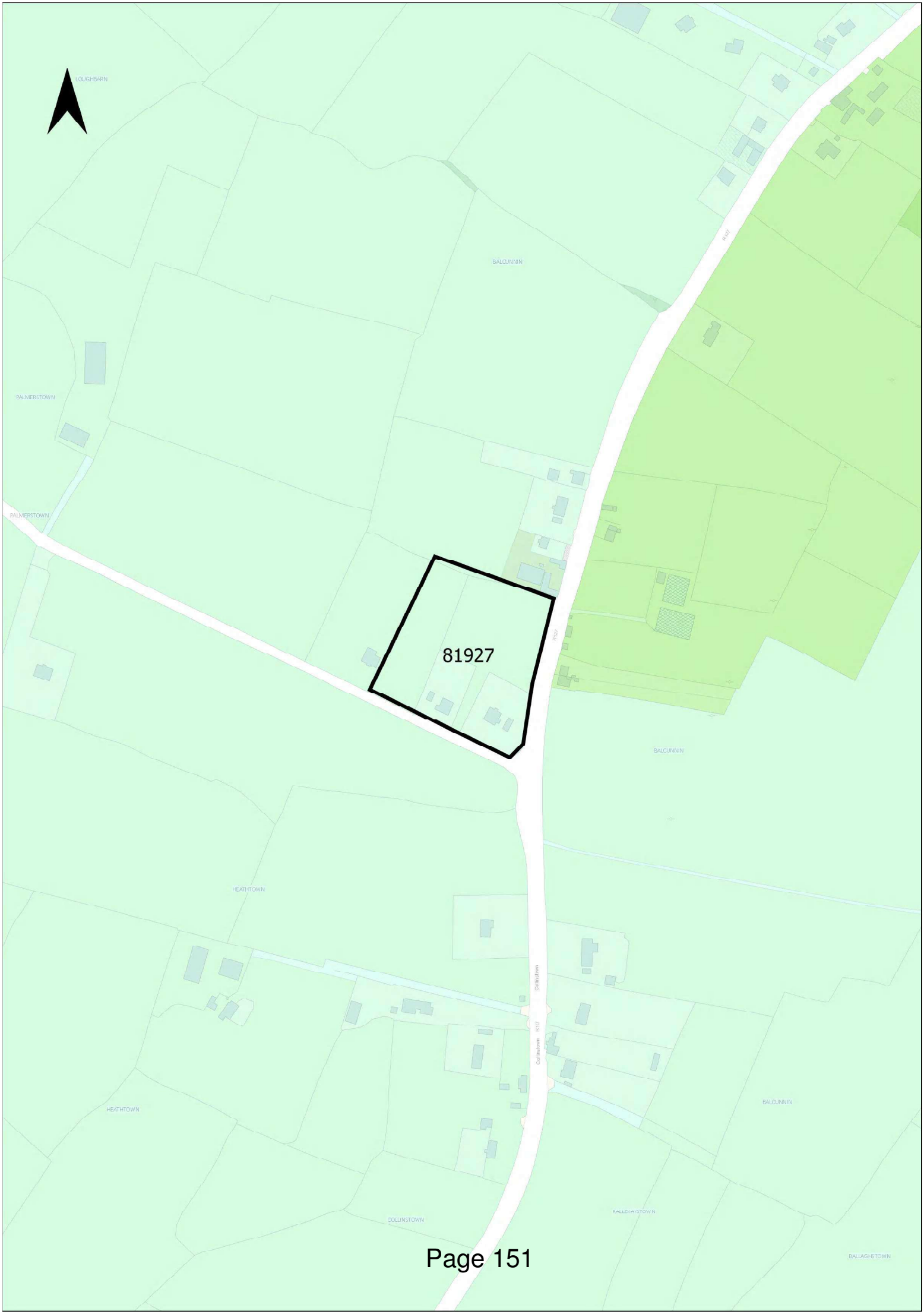
In developing land-use zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement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

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 RU zoned lands of which it is Council policy to protect. As such, the motion is considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


LOUGHBARN
BALCUNNIN
PALMERSTOWN
PALMERSTOWN
81927
R127
BALCUNNIN
HEATHTOWN
Collinstown
R127
Collinstown
HEATHTOWN
BALCUNNIN
COLLINSTOWN
BALLAGHSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 81939

Zone Land RU

That this Council resolves that the land on the map attached be Zoned from "HA" to "RU" Rural

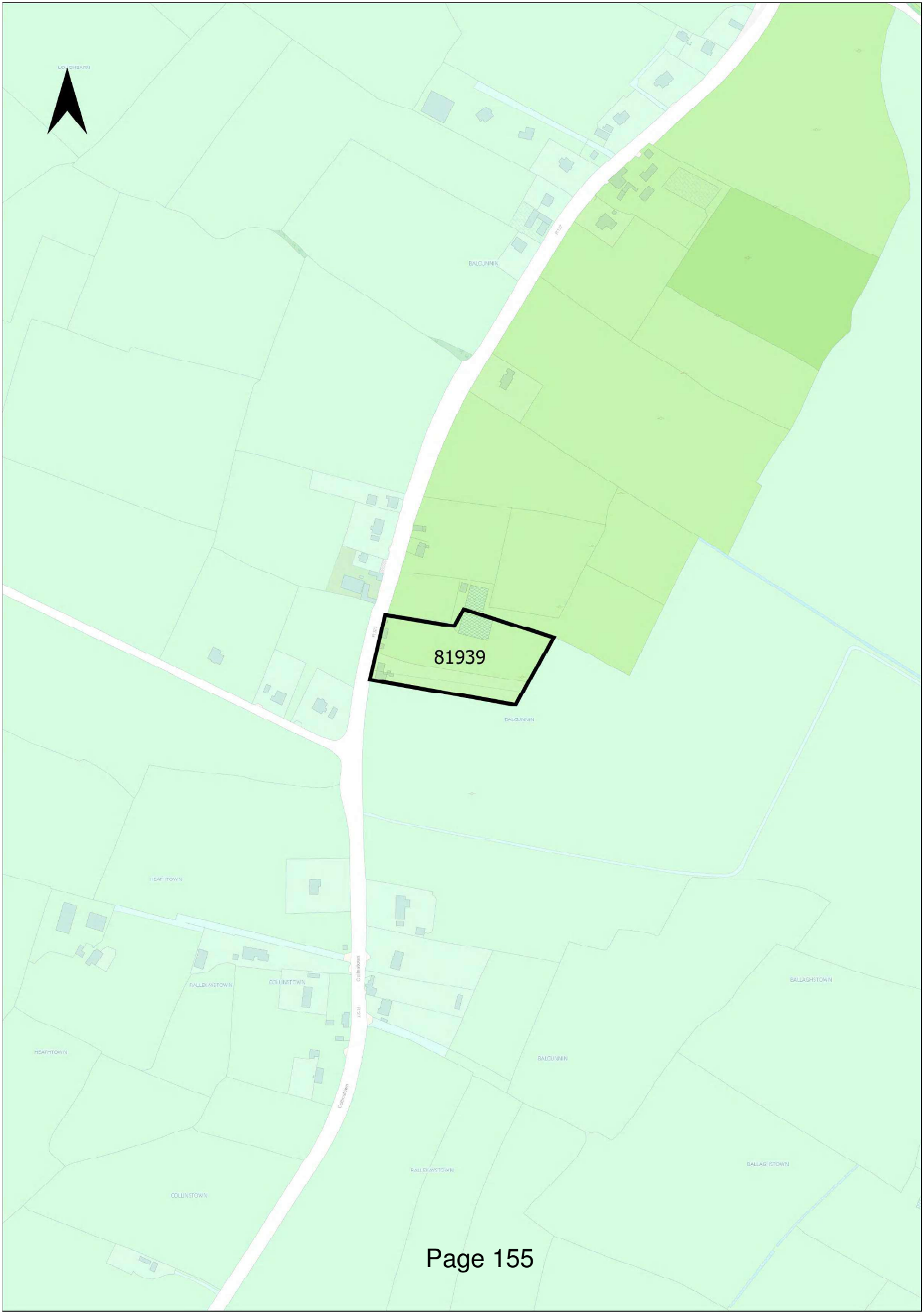
REPORT:
The content of this motion is noted. The subject lands equate to c.1.3 hectares (3.2 acres) and are located on eastern side of the R127 Skerries Road at Balcunnin.

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

With regard to the request for a change in zoning from HA to RU, 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 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 in accordance with the zoning objective and vision as set out in the Draft Plan. Having regard to the high amenity value attached to the lands, the motion to re-zone the lands from HA to RU is considered contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.


81939
BALGUNNIN
BALGUNNIN
HEATHTOWN
RALLEKAYSTOWN
COLLINSTOWN
BALLAGHSTOWN
HEATHTOWN
BALGUNNIN
RALLEKAYSTOWN
BALLAGHSTOWN
COLLINSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 82199

Zone Lands RA Residential Area

"This Council resolves that the lands, outlined on the map attached be Zoned from RU to RA Residential Amenity

REPORT:
The content of the motion is acknowledged. The lands in question which have an approximate area of 14.2 hectares (35.1 acres), are located to the south of the existing Chapel Farm residential estate which marks the southern development boundary for the town of Lusk. The lands are bounded by the R127 to the east and Kilhedge Lane to the west and are largely surrounded by other plots of undeveloped land.

The lands are zoned RU – Rural and appear to be in agricultural use aside from a single dwelling and a horticultural facility on the eastern side of the site adjacent to the R127.

The motion requests the rezoning of the subject lands from RU – Rural to RA – Residential Area. It is not considered in the interests of proper planning and sustainable development to rezone the site from RU to RA due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

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.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 27 hectares of land zoned residential within the existing development boundary for Lusk with the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 497 and 710 units. At the higher end of the density range, this equates to almost 5% of the 16,425 units provided for by the Core Strategy for the whole County during the period 2023-2029.

In addition to the excessive level of additional residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Lusk means that any such rezoning would be contrary to the overall vision for the town.

Furthermore, it is noted the settlement of Lusk has grown significantly since the 2006 census and now, from 7,048 to 10,646 in the most recent census. It is recommended any future growth is carefully managed and maintained to ensure the provision of appropriate social and physical infrastructure commensurate with the future population growth.

As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such ‘compact growth’ policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development.

These Guidelines require Planning Authorities 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. According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

The importance of prioritising the compact development of existing settlements such as Lusk is also evident in the recent adoption of the government’s Town Centre First strategy which will bring business and community vibrancy to town centres across Fingal. The County Council is actively engaged in this process with Lusk being the first recipient in Fingal of funding under the Town Centre First Plan. With the focus on the town centre and immediate surrounds, this funding will enhance the town centre of Lusk to benefit the entire community, providing town centre housing, cafés and public amenities to make Lusk a vibrant town to live and work in.

In addition, it is important to recognise the work of local people in seeking to revitalise the town through initiatives such as the ‘Lusk Vision 2030’ document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the “Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. Arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

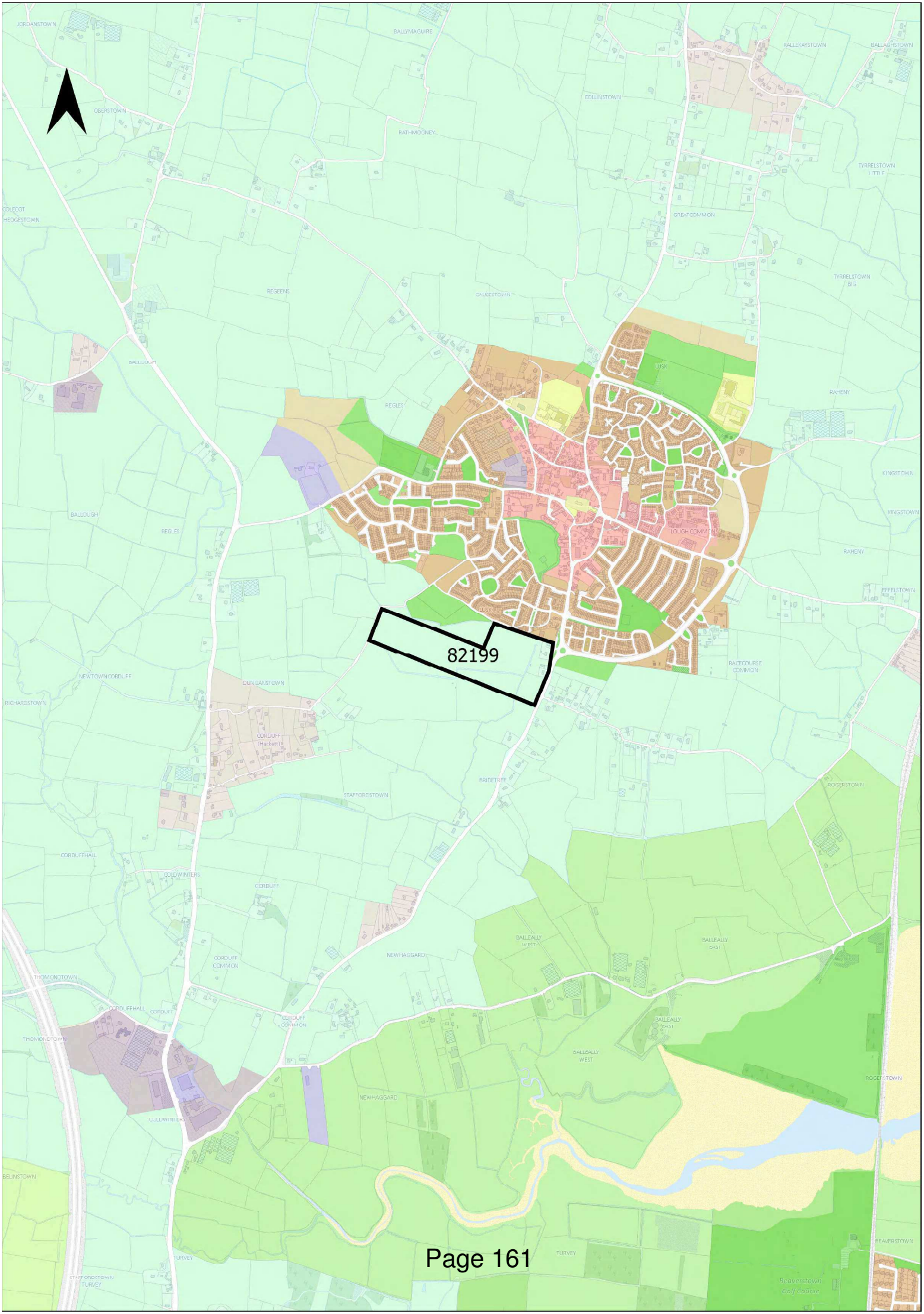
Having regard to the above, it is considered that the rezoning of large tracts of rural lands on the outskirts of the development boundary of Lusk would serve to undermine the existing efforts of the County Council and of the people of Lusk through initiatives such as Lusk 2030 to revitalise the town centre and to provide for the community and recreational infrastructure needs of the town.

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.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk 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.


82199

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 82379

Lusk- Centre of Excellence for Athletics and Other Sports SLO Special Local Objective

That this Council agrees that a Local Objective be inserted on the OS lands identified on the map attached in Lusk.

Special Local Objective:

"To facilitate a centre of excellence for Athletics at this location and other recreational amenities"

REPORT:
The content of the motion is acknowledged. The subject lands which have an approximate area of 5.3 hectares (13.1 acres) are located directly to the south of the existing Chapel Farm residential estate which marks the southern development boundary for the town of Lusk.

The lands which are zoned OS – Open Space are also subject to a local objective TO *"require the provision of good pedestrian and cycle links between Chapel Farm Estate, the school site and the open space."*

It is not considered necessary or appropriate to include a local objective for the subject lands as proposed by the motion. Firstly, with regard to the provision of athletics facilities and recreational infrastructure, it should be noted that Fingal County Council recognises the importance of having a strong network of community centres and sporting amenities in both established and growing communities which offer a wide range of facilities and services.

Chapter 4 of the Draft Plan 'Community Infrastructure and Open Space' contains policies to support the development of sports and recreational infrastructure within Fingal. For example, Policy CIOSP8 seeks to 'Ensure that all communities in the County are facilitated with a variety of sporting facilities that are fit for purpose, accessible and adaptable.

FCC is also pioneering the provision of Active Recreational Hubs strategically located in parks and open spaces around the County. 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.

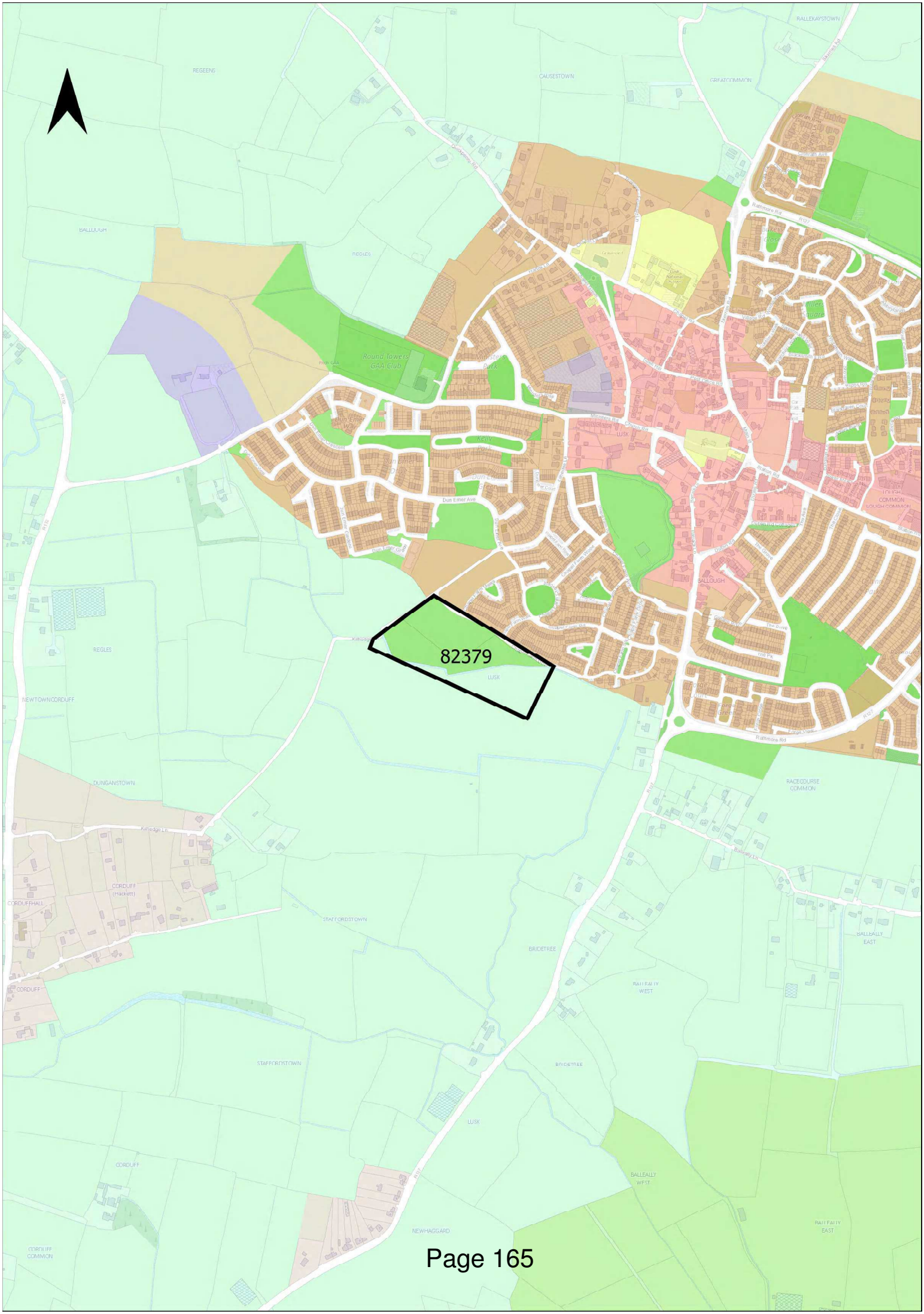
It should be noted that the Park Development Plan for Rathmore Park in Lusk already includes provision for a Multi-Code Active Recreational Sports Hub in addition to significant areas dedicated to passive recreation and play. Furthermore, the Council opened a playground in Rathmore Park in Lusk in 2021. The further development of the park which is due to progress through the planning process over the coming months will provide for additional play and sporting facilities including night-time training and associated infrastructure.

Secondly, it should be noted that the lands are currently zoned OS and that the existing zoning matrix for this zoning objective does not preclude or restrict many open space, sporting or recreational amenity uses on site and any application for such a use, will be assessed on a case-by-case basis through the Development Management process. For example, both 'Community Facility' and 'Recreational / Sports Facility' are uses which are 'permitted in principle' within these "OS" zoned lands.

The policies and objectives set out in the Draft Plan are strategic in nature with broad applicability and are considered sufficiently robust to promote, support, develop and enhance the development of additional athletics facilities in Lusk if required.

In this context, it is not considered necessary or appropriate, therefore, to attach a new local objective to facilitate a centre of athletics at this location.

RECOMMENDATION:
No Change to Draft Plan.


82379
RALLEKAYSTOWN
REGEENS
CAUSESTOWN
GREATCOMMON
BALLOUGH
Round Towers GAA Club
Minister's Park
Dun Emer Way
Dun Emer Drive
Dun Emer Ave
Kelly Park
Ministers Rd
Church Rd
LUSK
Rathmore Rd
Station Rd
Main St
Millers Square
Village Rd
Blacksmith Lane
Dublin Rd
Stephenstown Rd
Glebe Rd
Orchard Rd
Grove View
Rathmore Rd
LOUGH COMMON
LOUGH COMMON
BALLOUGH
REGLES
NEWTOWNCORDUFF
DUNGANSTOWN
Kilredge Ln
CORDUFF (Hackett)
CORDUFFHALL
CORDUFF
STAFFORDSTOWN
BRIDETREE
RACECOURSE COMMON
Ballally Ln
BALLEALLY EAST
RATH FAIRY WEST
BALLEALLY WEST
RATH FAIRY EAST
NEWHAGGARD
CORDUFF COMMON

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 82198

Zone Lands RA

"This Council resolves that the lands, outlined on the map attached be zoned from GB – Greenbelt to RA- Residential Area

REPORT:
The content of the motion is acknowledged.

The subject lands which have an approximate area of 5.3 hectares (13.1 acres) are located directly to the south of the existing Chapel Farm residential estate which marks the southern development boundary for the town of Lusk.

It should be noted that while the motion calls for the lands identified on the map submitted with the motion to be rezoned from GB – Greenbelt to RA – Residential Area, that neither of these zoning objectives currently apply to the subject lands. Instead, the north-western half of the lands are zoned OS – Open Space, while the south-eastern half of the lands are zoned RU – Rural.

Nonetheless, it is considered that any rezoning of the subject lands to RA – Residential Area would not be in the interests of the proper planning and sustainable development of the area.

Such a rezoning would remove the existing OS – Open Space zoning which is considered necessary for the provision of adequate recreational facilities in Lusk and in particular for the nearby Chapel Farm Estate. It would also militate against the local objective on the OS-zoned land (LO11 on the draft Plan) to *"require the provision of good pedestrian and cycle links between Chapel Farm Estate, the school site and the open space."*

Furthermore, it is not considered either necessary or appropriate to rezone additional residential lands at this location as adequate lands have already been zoned for the provision of additional housing in Lusk itself during the period of the Draft Development Plan 2023-2029.

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.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 27 hectares of land zoned residential within the existing development boundary for Lusk with the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 185 and 265 units.

In addition to the excessive level of additional residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Lusk means that any such rezoning would be contrary to the overall vision for the town.

Furthermore, it is noted the settlement of Lusk has grown significantly since the 2006 census and now, from 7,048 to 10,646 in the most recent census. It is recommended any future growth is carefully managed and maintained to ensure the provision of appropriate social and physical infrastructure commensurate with the future population growth.

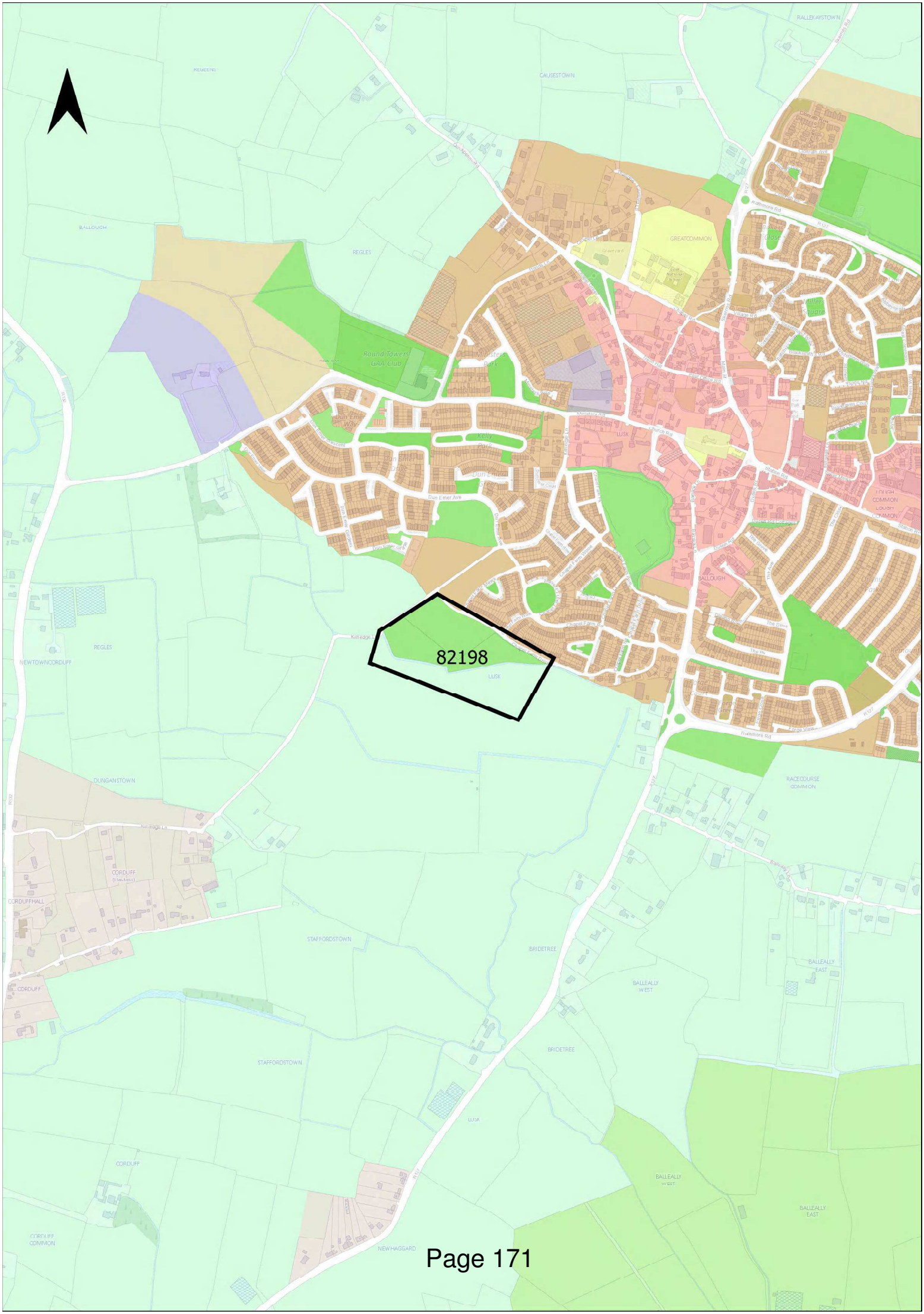
As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

In addition, Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIOSO35 and CIOSO36 for the provision of active and passive open spaces. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RA at this location is not warranted.

The zoning of the subject lands to RA 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 the loss of open space lands, of which it is Council policy to protect and would be contrary to the Core Strategy of the Draft plan. As such the proposal is not considered appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


82198
LUSK
BALLOUGH
REGLES
NEWTOWNCORDUFF
DUNGANSTOWN
CORDUFF
CORDUFFHALL
STAFFORDSTOWN
BRIDETREE
BALLEALLY
WEST
BALLEALLY
EAST
NEWHAGGARD
CORDUFF
COMMON
RACECOURSE
COMMON
GREATCOMMON
CAUSESTOWN
RALLEKAYSTOWN
Round Towers
GAA Club
Kelly
Park
Dun Emer
Drive
Dun Emer
Ave
Rathmore Rd
Church Rd
Killredge Ln
Ballough Rd

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tony Murphy : 81718

Quickpenny Road

Fingal County Council resolves that the development boundary for Lusk (Map Sheet 6A, Draft Fingal Development Plan 2023-2029) be extended to include the lands at Quickpenny Road, Causetown, Lusk, Co. Dublin as outlined in blue on the attached map in the Draft Fingal Development Plan 2023-2029, in order to facilitate the appropriate expansion of Lusk and to support the delivery of additional high-quality housing at this location.

REPORT:
The content of the motion which seeks to extension of the development boundary for Lusk to include the subject lands is acknowledged. It is noted that the entirety of the lands in question are also subject to another motion (81732) proposing their rezoning from RU to RS.

The subject lands, which are located on the southern side of Quickpenny Road just outside the western development boundary of Lusk, have an approximate area of 1.9 hectares (4.7 acres) and are currently zoned RU – Rural.

The lands appear to be in agricultural use and a planning search shows that the lands have not been the subject of any recent applications. The lands are largely surrounded by other plots of undeveloped land but are also adjacent to a number of single storey detached dwellings to the north and east along the Quickpenny Road. It should be noted that there is a both a protected structure (RPS 305 'archaeological site of elongated earthwork mound) on the site which is also recorded on the Record of Monuments and Places (DU0008-008).

As stated above, the lands are directly adjacent to the current development boundary for Lusk, and the motion seeks for this development boundary to be extended to the west to include the lands in question to facilitate the development of additional housing. It should be noted that another motion (81732) has been made requesting for this development boundary to be extended to the west to include the lands in question to facilitate the development of additional housing.

It is not considered in the interests of proper planning and sustainable development to either extend the development boundary for Lusk or to rezone the site from RU to RS due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

If the development boundary for Lusk was to be extended and if the site was rezoned to RS, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 67 and 95 units. As outlined below, it is considered that the development of this quantum of housing units in a rural area outside of the existing development boundary of Lusk, would be contrary to the sustainable planning and development of the area.

Firstly, the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy which demonstrates that sufficient lands have already been zoned for residential development across the County in accordance with national and regional policy requirements including Section 28 Guidelines.

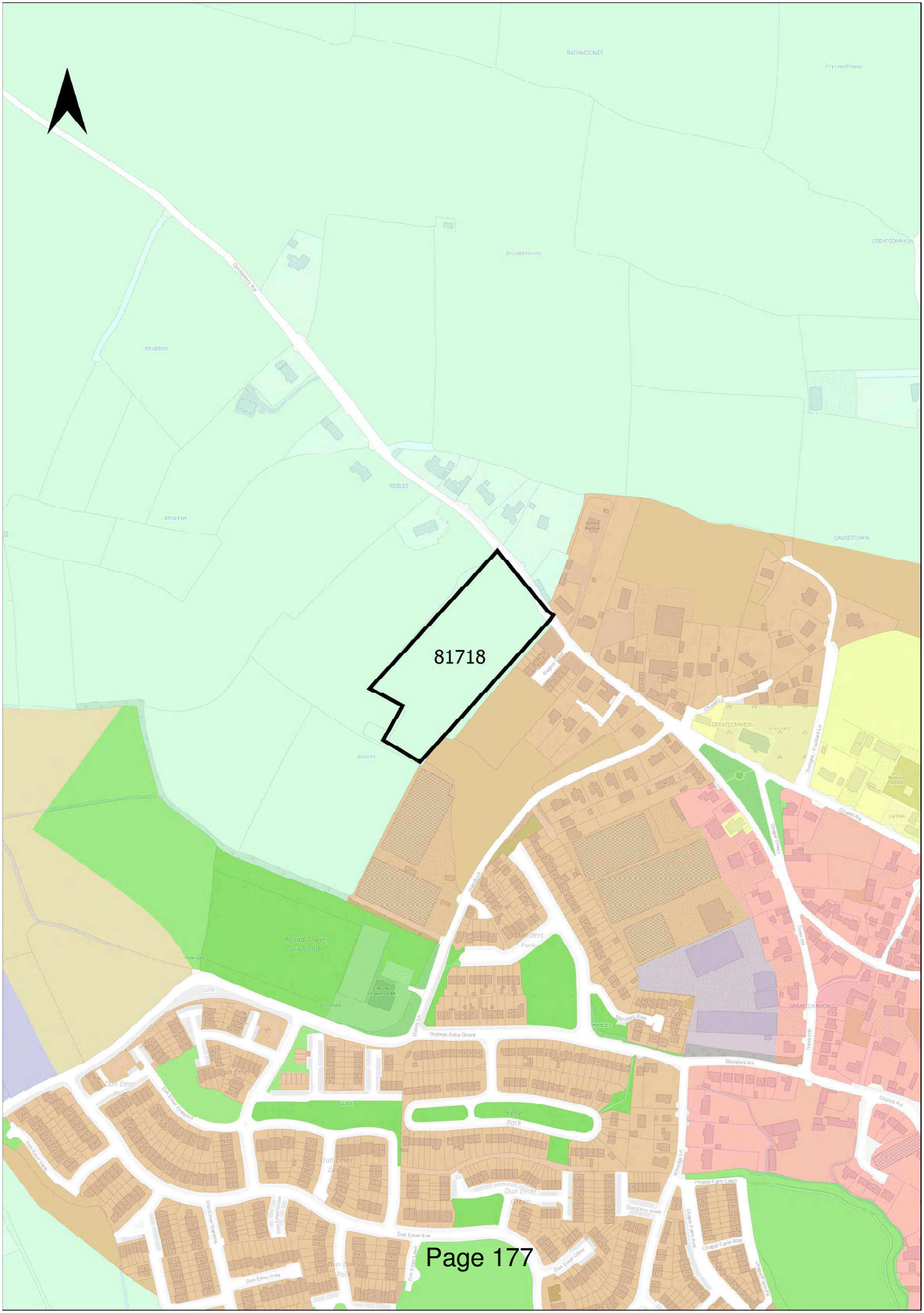
Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period and that the extension of the development boundary for Lusk as proposed by the motion is both unnecessary and contrary to national and regional direction

Furthermore, the extension of the Lusk development boundary would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

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 development boundary for Lusk is not extended to include the subject lands.

The extension of the development boundary of Lusk to facilitate the provision of additional housing without due regard the existing environment at Lusk and Quickpenny Road in particular, 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 the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


81718
RATHMOONEY
CAUSESTOWN
GREATCOMMON
REGENS
REGLES
Round Towers GAA Club
Ministers Park
Kelly Park
Dun Emer Way
Dun Emer Rise
Dun Emer Drive
Dun Emer Green
Dun Emer Park
Thomas Ashe Grove
Ministers Rise
Chapel Farm Lawn
Chapel Farm Way
Chapel Farm Ave
Dun Emer Ave
Dun Emer Close
Dun Emer Court
Dun Emer Grove
Dun Emer Gardens
Dun Emer Lawn
Dun Emer Walk
Chapel Rd
Church Rd
Harris Ln
Tireen Hill
Kilnadig Ln
Graveyard
LUSK

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 81984

Add Objective: Self-Sustaining Towns Objectives Table pg 83 – Lusk Community Facility – Ministers Road

That this Council resolves to retain the map based objective in the current development plan regarding the provision of a community facility with a minimum size of 300m2 set out under Objective 11 for Lusk in the current Development Plan 2017 – 2023, the underlined in Figure 2.

A number of objectives were set out in the Lusk Local Area Plan 2009 pertaining to the provision of a community facility with a minimum size of 300m2 being provided on the site in the upper right triangle of area R on Figure 1 attached. This was retained in the Development Plan 2011-2017 and the current Development Plan 2017-2023, Figure 2 attached.

With the population of Lusk town increasing by 217% between census 2002-2016 there is need from clubs and organisations (Mens Shed, Pipe Band, Judo Club etc) in the town to have communal facilities to run their organisations. With an SHD application currently pending on area Q of Figure 1, this objective provides a great opportunity to provide these facilities as set out in Objective 11 to ensure that the community facility is provided in tandem with the phased residential development. After retaining the objective for 15 years, now is not the time to remove it from the Development Plan.

REPORT:
The content of this submission is acknowledged.

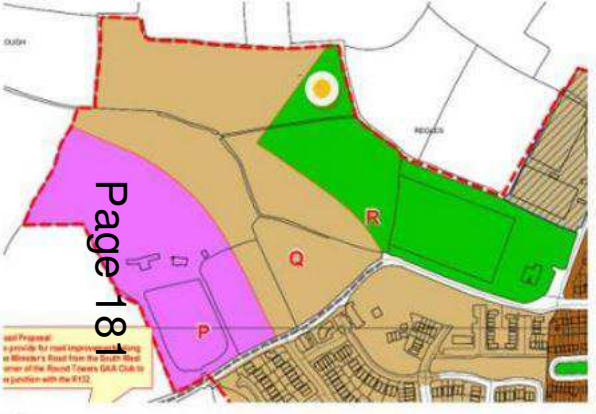
The subject lands are located at Ministers Road in Lusk and the motion requests the inclusion of a mapped objective for the provision of a community facility with a minimum size of 300 sqm.

The Council recognises the importance of having a strong network of community centres in both established and growing communities which offer a wide range of facilities and services. The need for additional and extended community facilities across the County is kept under active review.

The current Development Plan contains an objective for the provision of a community facility at this location and it is considered appropriate that it is included in the draft Plan.

RECOMMENDATION:
Include a new mapped local objective at Ministers Road, Lusk to state:
Provide for a new community facility, with a minimum floor size of 300 sqm.

Figure 1: Lusk LAP 2009 - Ministers Road Objectives



Proposed Location for the Community Facility

Local Objective LK15 - [Applies to Areas P and Q]:
To ensure that development does not take place until the playing pitch on Area R and the Community Facility are constructed.

Local Objective LK16 - [Applies to Area R]:
To provide for a new Community Facility with a minimum floor area of 300 square metres.

Local Objective LK17 - [Applies to Area R]:
To provide for a pedestrian right of way between the Community Facility and Hands Lane.

Figure 2: Objective 11 from FCC Development Plan 2017 - 2023 regarding Ministers Road

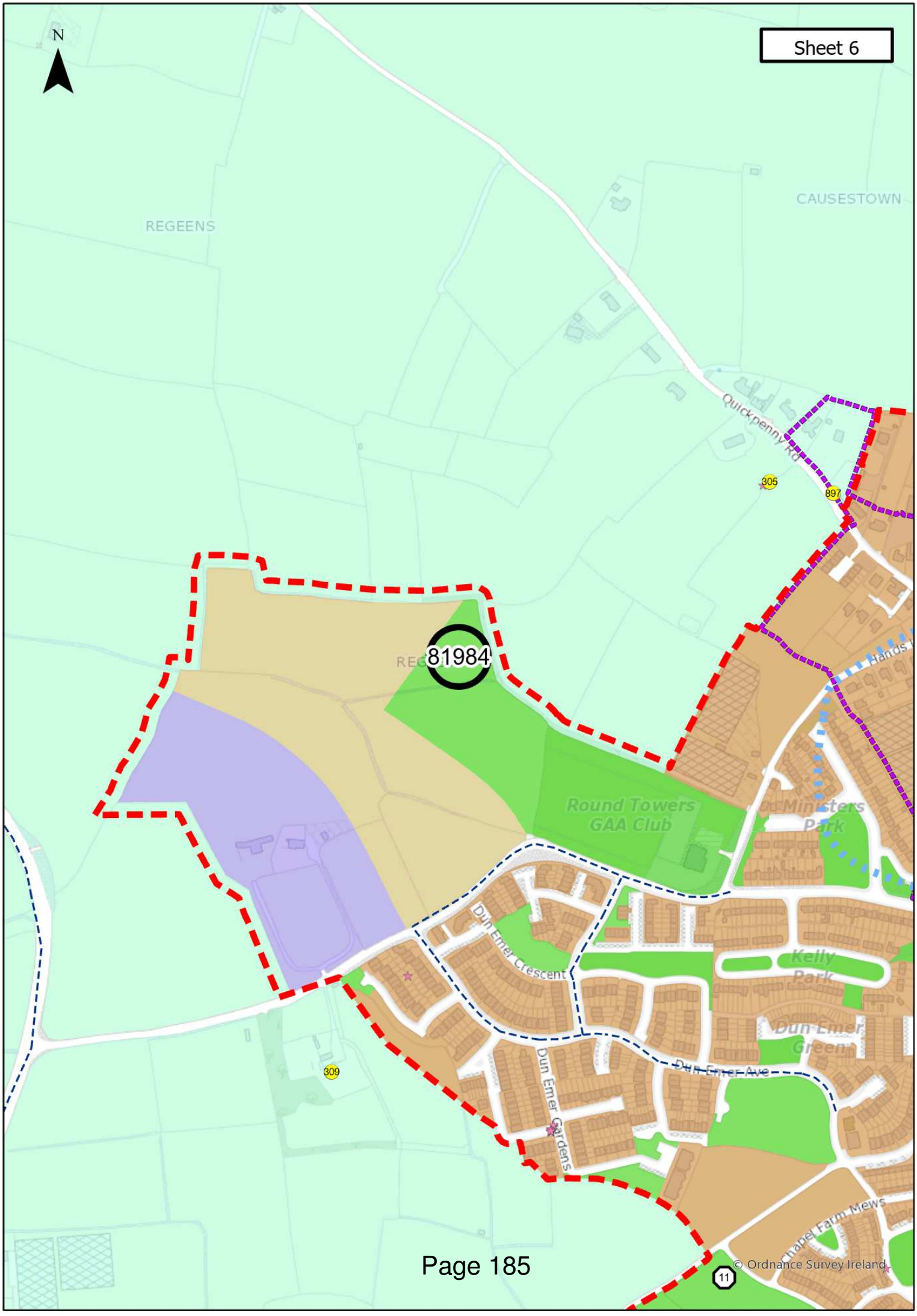
Objective LUSK 11

Prepare and/or implement the following Masterplans during the lifetime of this Plan:

- North Lusk Masterplan (see Map Sheet 6A: MP 6.A)
- Minister's Road Masterplan (see Map Sheet 6A: MP 6.B)
- Station Road Masterplan (see Map Sheet 6A: MP 6.C)

Minister's Road Masterplan

- Provide for a new Community Facility with a minimum of 300 sq. m.
- Provide for phased residential development ensuring that playing pitches and the Community Facility are provided in tandem.


N
Sheet 6
REGEENS
CAUSESTOWN
Quickpenny Rd
305
897
81984
Round Towers GAA Club
Ministers Park
Dun Emer Crescent
Kelly Park
Dun Emer Green
Dun Emer Ave
Dun Emer Gardens
309
Chapel Farm Mews
11
© Ordnance Survey Ireland

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 81933

Zone Land RA

That this Council resolves that the land on the map attached be zoned from RU to RA

REPORT:
The content of the motion is acknowledged. The lands in question, which are located just outside the northern development boundary of Lusk in an area bounded by the Skerries road to the west, Raheny Lane to the East and Hill Lane to the north, have an approximate area of 3.6 hectares (8.9 acres).

The lands in question can be said to be divided into three separate yet connected sites which together bound another smaller area of land of 1.8 hectares. This smaller area of land is the subject of another motion to rezone lands from RU to OS – Open Space (81936). All of these lands are zoned RU – Rural, are undeveloped and currently appear to be in agricultural use.

Directly to the south of the lands in question, is an area of undeveloped RA – Residential Area zoned land which also subject to local objective 17 "*to provide for larger family type houses...*"

The motion proposes that the lands in question are rezoned from RU – Rural to RA – Residential Area. It is not considered to be in accordance with the proper planning and sustainable development of the area to rezone the site from RU to RA due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

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.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 126 and 180 units.

In addition to the excessive level of additional residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Lusk means that any such rezoning would be contrary to the overall vision for the town. Furthermore, it is considered that there is adequate residentially zoned land in the vicinity of the subject sites with a ca. 4 hectare (9.8 acre) area of largely undeveloped RA zoned directly to the south of the subject lands.

As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such 'compact growth' policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development.

These Guidelines require Planning Authorities 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. According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

The importance of prioritising the compact development of existing settlements such as Lusk is also evident in the recent adoption of the government's Town Centre First strategy which will bring business and community vibrancy to town centres across Fingal. The County Council is actively engaged in this process with Lusk being the first recipient in Fingal of funding under the Town Centre First Plan. With the focus on the town centre and immediate surrounds, this funding will enhance the town centre of Lusk to benefit the entire community, providing town centre housing, cafés and public amenities to make Lusk a vibrant town to live and work in.

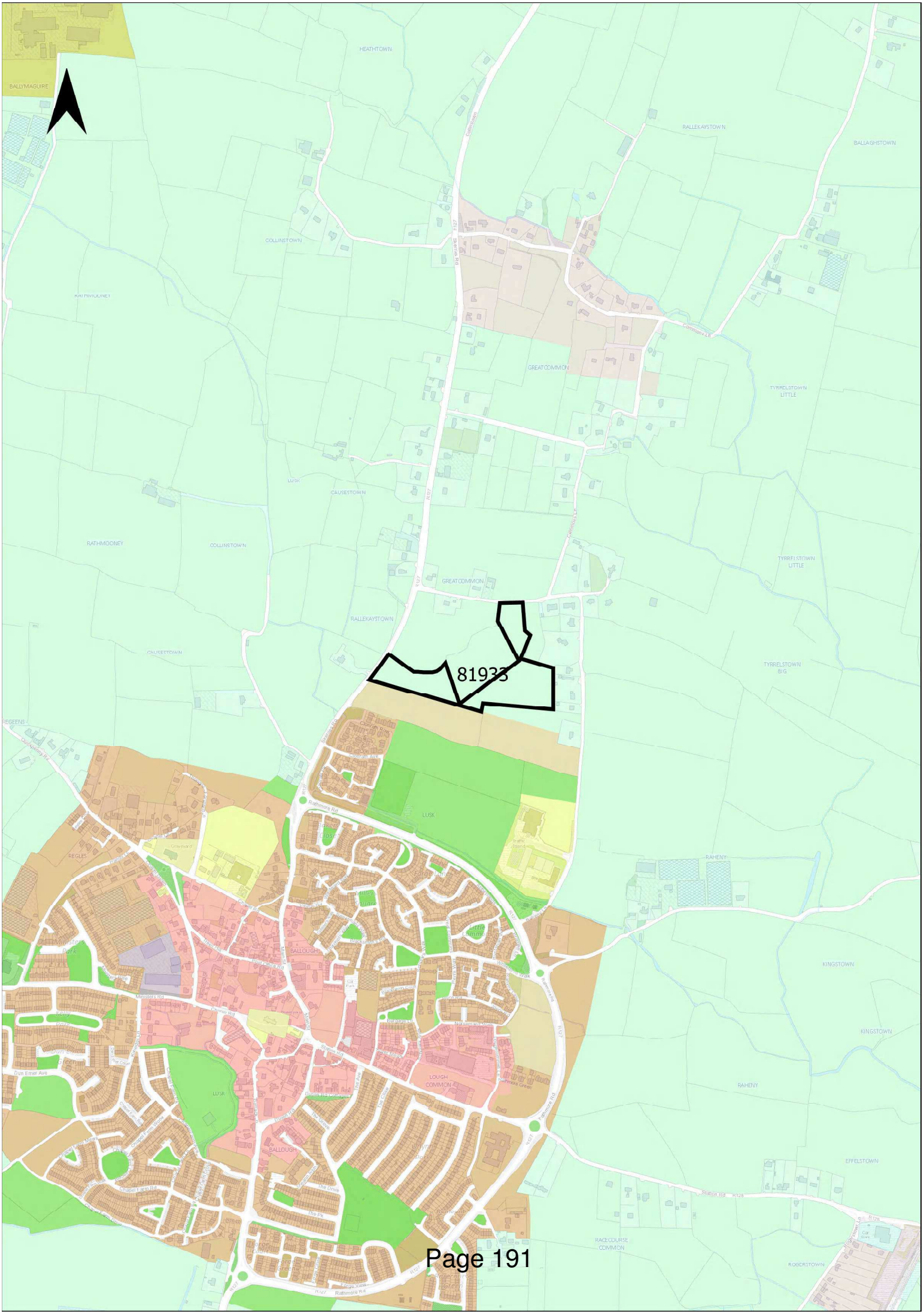
In addition, it is important to recognise the work of local people in seeking to revitalise the town through initiatives such as the 'Lusk Vision 2030' document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the "Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. Arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

Having regard to the above, it is considered that the rezoning of large tracts of greenfield lands on the outskirts of the development boundary of Lusk would serve to undermine the existing efforts of the County Council and of the people of Lusk through initiatives such as Lusk 2030 to revitalise the town centre and to provide for the community and recreational infrastructure needs of the town.

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.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk 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.


81933
HEATHTOWN
BALLYMAGUIRE
RALLEKAYSTOWN
BALLAGHSTOWN
COLLINSTOWN
GREATCOMMON
TYRRELSTOWN LITTLE
LUSK
CAUSESTOWN
RATHMIDONEY
TYRRELSTOWN BIG
RAHENY
KINGSTOWN
BALLOUGH
LOUGH COMMON
EFFELSTOWN
RACECOURSE COMMON
ROGERSTOWN

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 81936

That this Council resolves that the land on the map attached be Zoned from "RU" Rural to "OS" Open Space

REPORT:
The content of the motion is acknowledged. The lands in question, which are located just outside the northern development boundary of Lusk in an area bounded by the Skerries road to the west, Raheny Lane to the East and Hill Lane to the north, have an approximate area of 1.8 hectares (4.4 acres).

The lands in question which have a rectangular shape are in the middle of a larger area of undeveloped RU lands. The lands are bounded on three sides by parcels of land which are subject to another motion to rezone lands from RU to RA (81933). The total area of these parcels of land is 3.6 hectares (8.9 acres). All of these lands are zoned RU – Rural, are undeveloped and currently appear to be in agricultural use.

A planning search shows that while the lands themselves have not been the subject of any recent planning applications, numerous applications we submitted for multi-unit residential development on lands to the south along the R127 Skerries Road (now developed as the Clonrath Estate) and to the southeast along Raheny Lane.

Directly to the south of the lands in question, is an area of undeveloped RA – Residential Area zoned land which also subject to local objective 17 "*to provide for larger family type houses...*"

There are a number of single dwellings to the north and east of the site along the roads to the west, north and east of the lands in question. The newly constructed Lusk Community College campus as well as the Rathmore Park playing pitches are located along the Rathmore Road to the south of the subject lands.

The motion proposes that the lands in question are rezoned from RU – Rural to OS – Open Space.

In general terms, it is considered that the rezoning of RU lands to OS in this location would not be appropriate as on its own it would not comply with the overall strategy for the delivery of open space set out in the Draft Development Plan.

Given the location of the subject site adjoining other areas of lands which are subject to a motion to rezone them from RU to RA, it is assumed that the proposed rezoning is to provide an area of open space in conjunction with additional residential development in the area.

However, it is not considered in the interests of proper planning and sustainable development to allow for the rezoning of significant additional lands to facilitate residential development (or to extend the development boundary for Lusk) due to the fact that adequate lands have already been zoned for the provision of additional housing (and open space) in Lusk during the period of the Draft Development Plan 2023-2029.

In addition, It is considered that there is adequate residentially zoned land in the vicinity of the subject site with a ca. 4 hectare (9.8 acre) area of largely undeveloped RA zoned directly to the south of the subject lands.

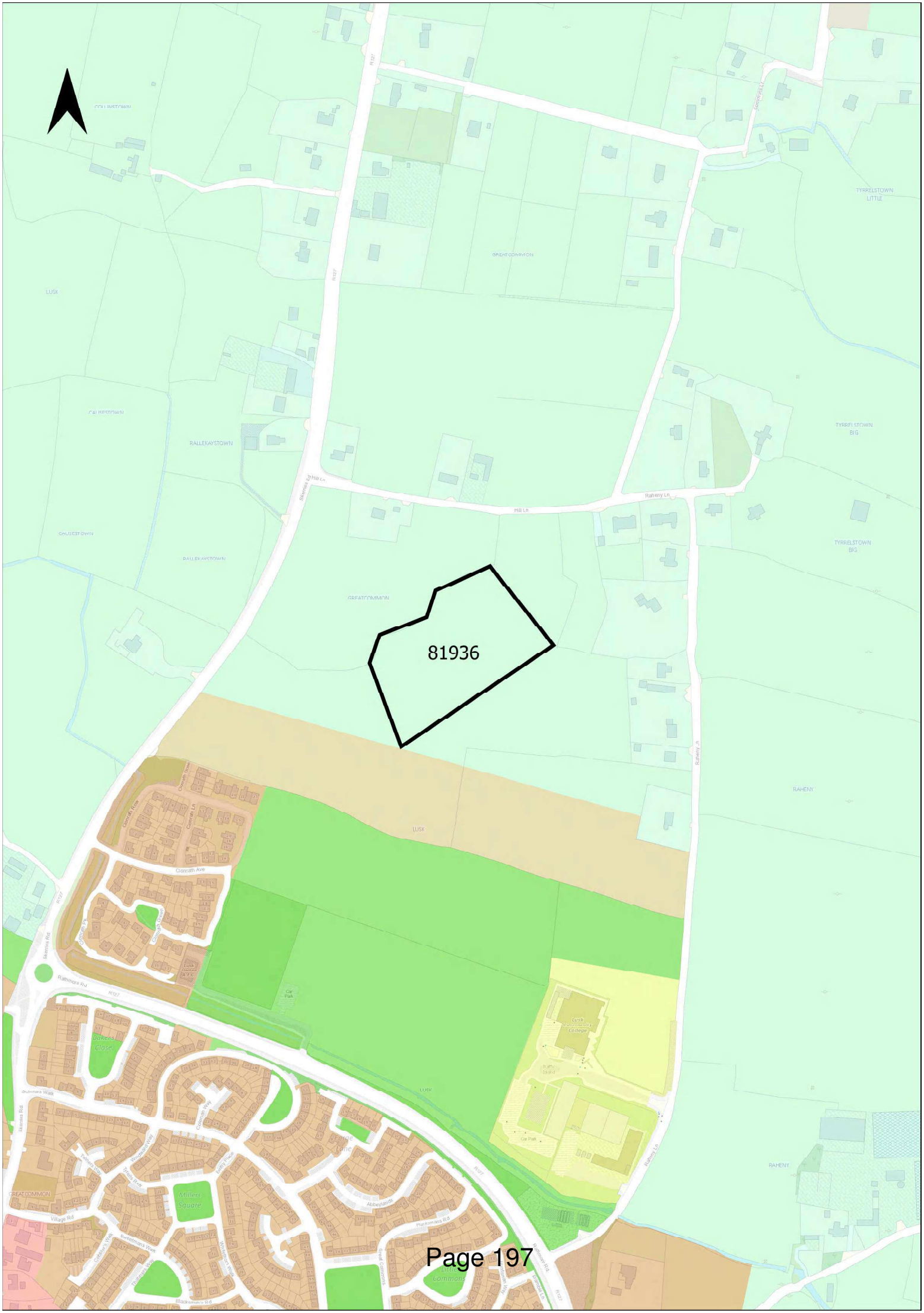
The area is also well served at present by open space with the pitches on the Rathmore Road as well as the facilities provided at the nearby Lusk Community College Campus.

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.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional development without due regard the existing environment at Lusk and the wider framework for the development of the village 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.


81936
LUSK
RALLEKAYSTOWN
GREATCOMMON
TYRRELSTOWN LITTLE
TYRRELSTOWN BIG
RAHENY
Mill Ln
Raheny Ln
R127
Skerries Rd
Rathmore Rd
Clonrath Ave
Village Rd
Lusk Community College
Car Park
Traffic Island
Millers Square
Abbeylands
Plunketstown Rd
Rowlestown Rd
Rathmore Ln
Blacksmiths Rd

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 82213

Draft Sheet 6 - Lusk - 11 Acres to the east of the Lusk Bypass – Map Based Objective

That Fingal County Council resolves that the lands outlined on the attached map, which is in the ownership of FCC be considered for use for community amenities and recreation by the people of Lusk, consideration to include recommendations from the Lusk Vision 2030 document and Lusk 2020 Sports Committee.

REPORT:
The content of this submission is acknowledged. The subject lands are located on the east of the Rathmore Road (R127) and to the north of Station Road (R128) at Lusk and measure 5.7 ha. The subject lands are zoned RU (Rural) apart from a small section which abuts the R127 which is zoned RS (Residential). Apart from this portion of RS lands, the remainder are located outside of the development boundary of Lusk.

The motion proposes that the lands have a mapped based local objective for community amenities and recreation and consideration to include recommendations from the Lusk Vision 2030 and Lusk 2020 Sports Committee. are zoned from RU to CI.

Reference is made in the motion to the 'Lusk Vision 2030' document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the "Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. The Council

also recognises the efforts of the Lusk 2020 Sports Committee in helping to ensure that the sports and recreational needs of the town are met.

In this regard, it should be noted that arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

In addition, it should be noted that a Park Development Plan for Rathmore Park in Lusk includes provision for a Multi-Code Active Recreational Sports Hub in addition to significant areas dedicated to passive recreation and play. The Council also opened a State-of-the-Art playground in Rathmore Park in 2021.

The further development of the park which is due to progress through the planning process over the coming months will provide for additional play and sporting facilities including night-time training and associated infrastructure.

In terms of the provision of recreational infrastructure across Fingal, the County Council recognises the importance of having a strong network of community centres and amenities in both established and growing communities which offer a wide range of facilities and services.

In terms of providing accessible community, sporting and recreation facilities, Chapter 4 of the Draft Plan 'Community Infrastructure and Open Space' contains policies to support the development of sports and recreational infrastructure within Fingal. For example, Policy CIOSP8 seeks to '*Ensure that all communities in the County are facilitated with a variety of sporting facilities that are fit for purpose, accessible and adaptable*.

For Fingal County Council owned facilities, the delivery of specific items of recreational infrastructure are more appropriately considered within the context of a capital or works programme. It is noted that a Sports and Recreation Facilities Audit was published in February 2021 for the local electoral areas of Balbriggan, Swords, Rush-Lusk.

The aim of the audit was to develop a comprehensive overview of the existing provision of recreation, leisure and sports facilities within the study area. One of the key objectives was to identify a gap and needs analysis, focusing on what is required in the study area to develop and maintain facilities.

With this in mind, the Community Development Department will conduct a countywide study of community centre provision in 2023 which will identify the

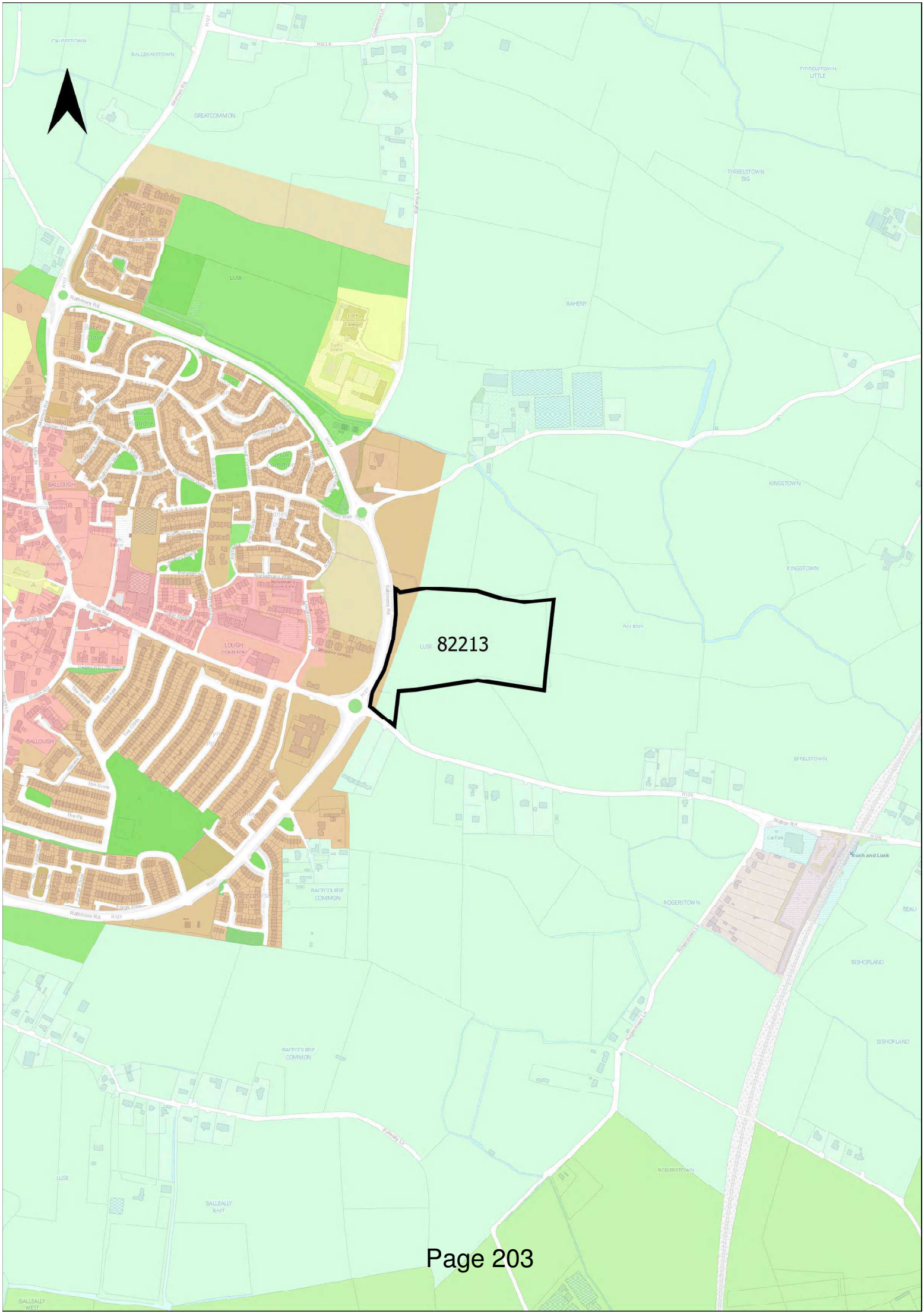
areas of need and provision across the County. This study will inform future decision making in relation to the provision of such facilities going forward and will continue to support the enhancement of community centre facilities where appropriate.

While the delivery of such community infrastructure is the responsibility of numerous stakeholders, the Council will use its financial resources and/or external funding to deliver new facilities while also maximising the potential of existing resources. In this regard, collaboration in delivery is considered to be the optimum approach.

The policies and objectives set out in the Draft Plan are strategic in nature with broad applicability and are considered sufficiently robust to promote, support, develop and enhance the development of community facilities in Lusk.

Having regard to the above, and to the ongoing efforts to provide a Multi-Code Active Recreational Sports Hub in Lusk as part of the Park Development Plan for Rathmore Park, it is not considered necessary to insert a mapped based local objective at this location.

RECOMMENDATION:
No change to the Draft Plan.


82213
LUSK
RAHENY
KINGSTOWN
BALLOUGH
LOUGH
COMMON
RACECOURSE
COMMON
ROGERSTOWN
BISHOPLAND
BALLEALLY
EAST
BALLEALLY
WEST
EFFELSTOWN
Rush and Lusk

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Jimmy Guerin : 81790

School on Sheets 6A

"This Council resolves the map based objective for a School on lands at Station Road/Rathmore (as outlined in black on the attached map), be removed from map sheet 6a of the Draft Fingal Development Plan 2023-2029".

Rationale: The school that was intended for this site has since been built on an alternative site and there is no access for a school at the site marked and subject of this motion

REPORT:
The content of the motion is noted.

The subject site is located to the west of the R127 on lands that are zoned RA.

While the provision of new schools is the responsibility of the Department of Education, FCC has and will continue to work collaboratively with the Department of Education and the Department of Further and Higher Education, Research, Innovation and Science in relation to the identification of suitable sites for the delivery of new and expanded educational facilities in Fingal.

Due to the overall potential for growth in the settlement of Lusk and surrounding areas, it is not considered appropriate to remove the map-based objective for a school site on these lands at this time.

It should be noted that the overall approach to the identification of school sites, including those in Lusk has been developed in ongoing consultation with the Department of Education.

Furthermore, the decision to retain the symbol was made having regard to a request for the same from the Department of Education, during pre-draft development plan consultations.

Chapter 4 of the Draft Plan (Section 4.5.1.4) includes relevant information on 'Education - Primary and Post-Primary'. The Code of Practice issued by the Department of Environment, Heritage and local Government in 2008 entitled '*The Provision of Schools and the Planning System'* 2008, has three core objectives for the effective integration of the school and the planning system. These include the following:

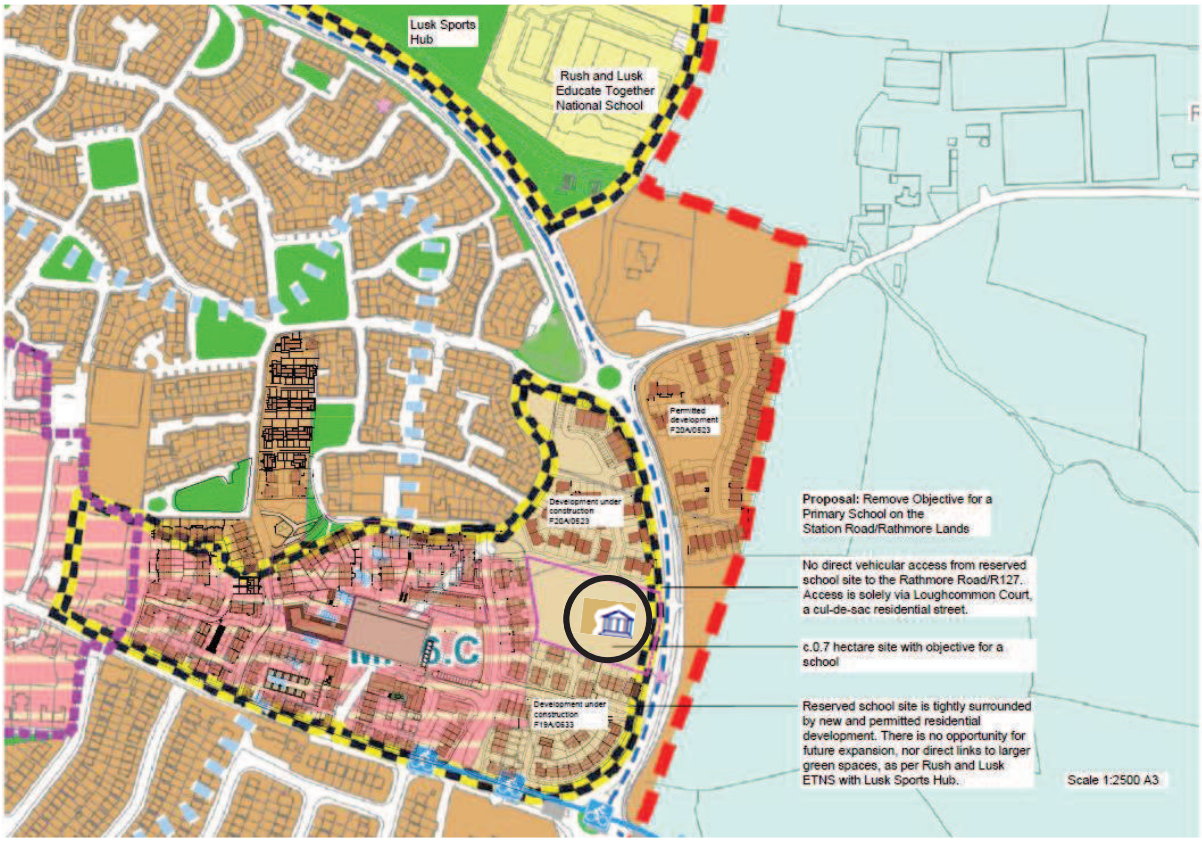
- That schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities.
- The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education and Science; and
- Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

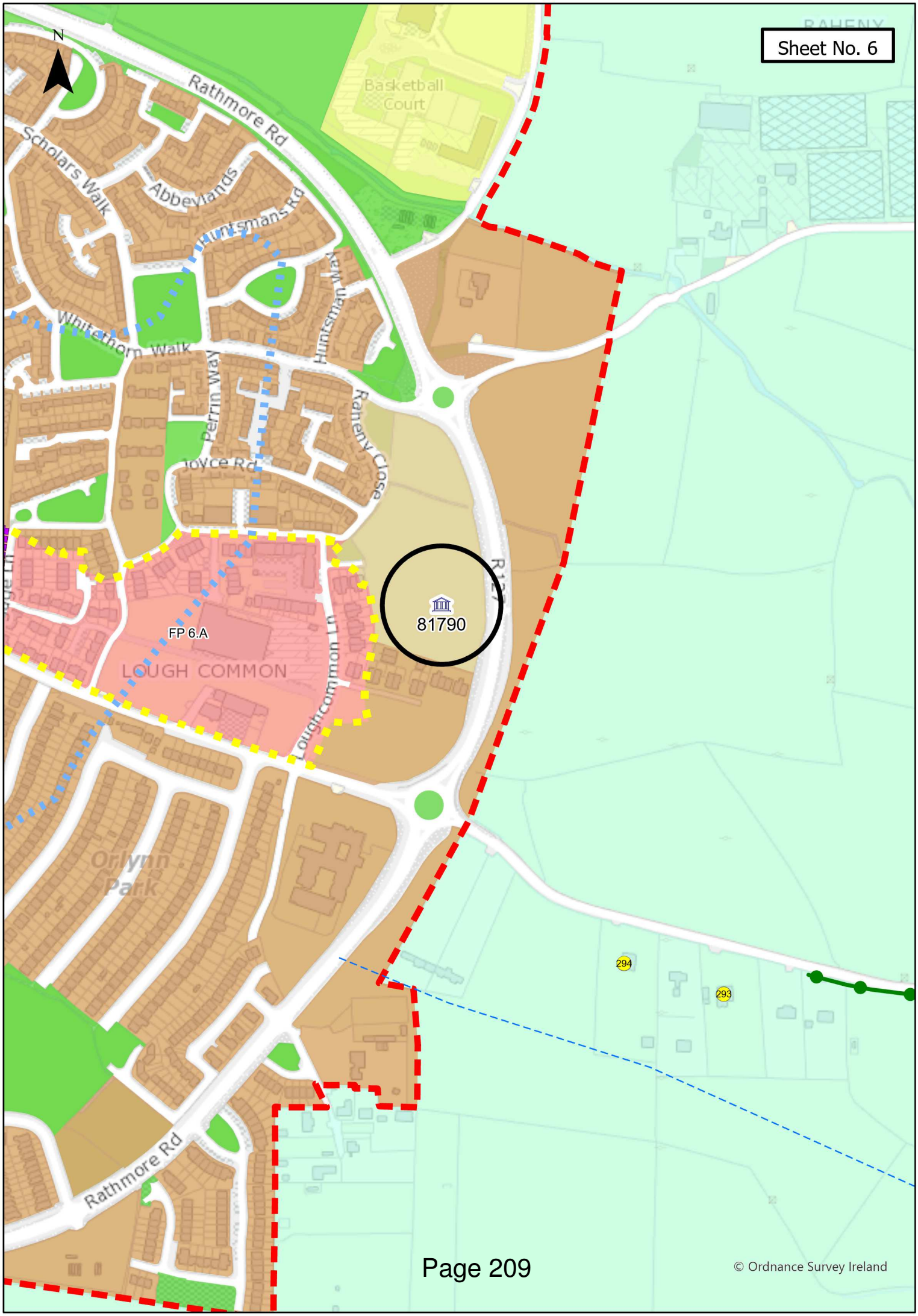
FCC continues to work collaboratively with the Department of Education in relation to the identification of schools and associated facilities. There are a number of relevant policies and objectives relating to school provision, extensions to existing facilities and school design, including *Policy CIOSP9 Education and Health* and *Objective CIOSO14.*

It is considered that the intent of the motion is adequately addressed by the policies and objectives set out above and these are sufficiently robust to support the delivery of school facilities in the Lusk area, when required.

FCC will continue to work in conjunction with the ongoing review and delivery of school facilities in the County as a collaborative and co-ordinated approach between the Department of Education and FCC. The removal of any school site objective would be informed by advice received from the Department of Education in this regard.

RECOMMENDATION:
No change to the Draft Plan.


Lusk Sports Hub
Rush and Lusk Educate Together National School
Permitted development F20A/0523
Development under construction F20A/0523
Development under construction F19A/0633
Proposal: Remove Objective for a Primary School on the Station Road/Rathmore Lands
No direct vehicular access from reserved school site to the Rathmore Road/R127. Access is solely via Loughcommon Court, a cul-de-sac residential street.
c.0.7 hectare site with objective for a school
Reserved school site is tightly surrounded by new and permitted residential development. There is no opportunity for future expansion, nor direct links to larger green spaces, as per Rush and Lusk ETNS with Lusk Sports Hub.
Scale 1:2500 A3


Sheet No. 6
N
Rathmore Rd
Basketball Court
Scholars Walk
Abbeylands
Huntsmans Rd
Huntsman Way
Whitethorn Walk
Perrin Way
Joyce Rd
Raheny Close
81790
FP 6.A
LOUGH COMMON
Loughcommon Ln
Orlynn Park
294
293
Rathmore Rd
© Ordnance Survey Ireland

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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 82185

Draft Sheet 6A - Lusk - Orlynn Park Green Space Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map, which is in the ownership of FCC, being proposed for identification purposes be zoned from RS to OS, the same as the surrounding open space – to be included in the adjacent Open Space and provide for utilisation for recreation by the people of Lusk, as it is currently used for, in the Draft Fingal County Development Plan 2023 – 2029.

REPORT:
The content of the motion is noted. The subject lands are located to the north of the Rathmore Road (R127) and measure approximately 0.6 ha (1.48 acres). The lands are currently flat grass lands and there is a large tract of OS – Open Space lands to the north west of the subject site.

The land lies between Remount and the Forge residential developments and Racecourse Green housing development is located on the opposite side of the R127. The subject lands are currently zoned RS (Residential). These lands have been zoned for residential use since the 1999 Development Plan.

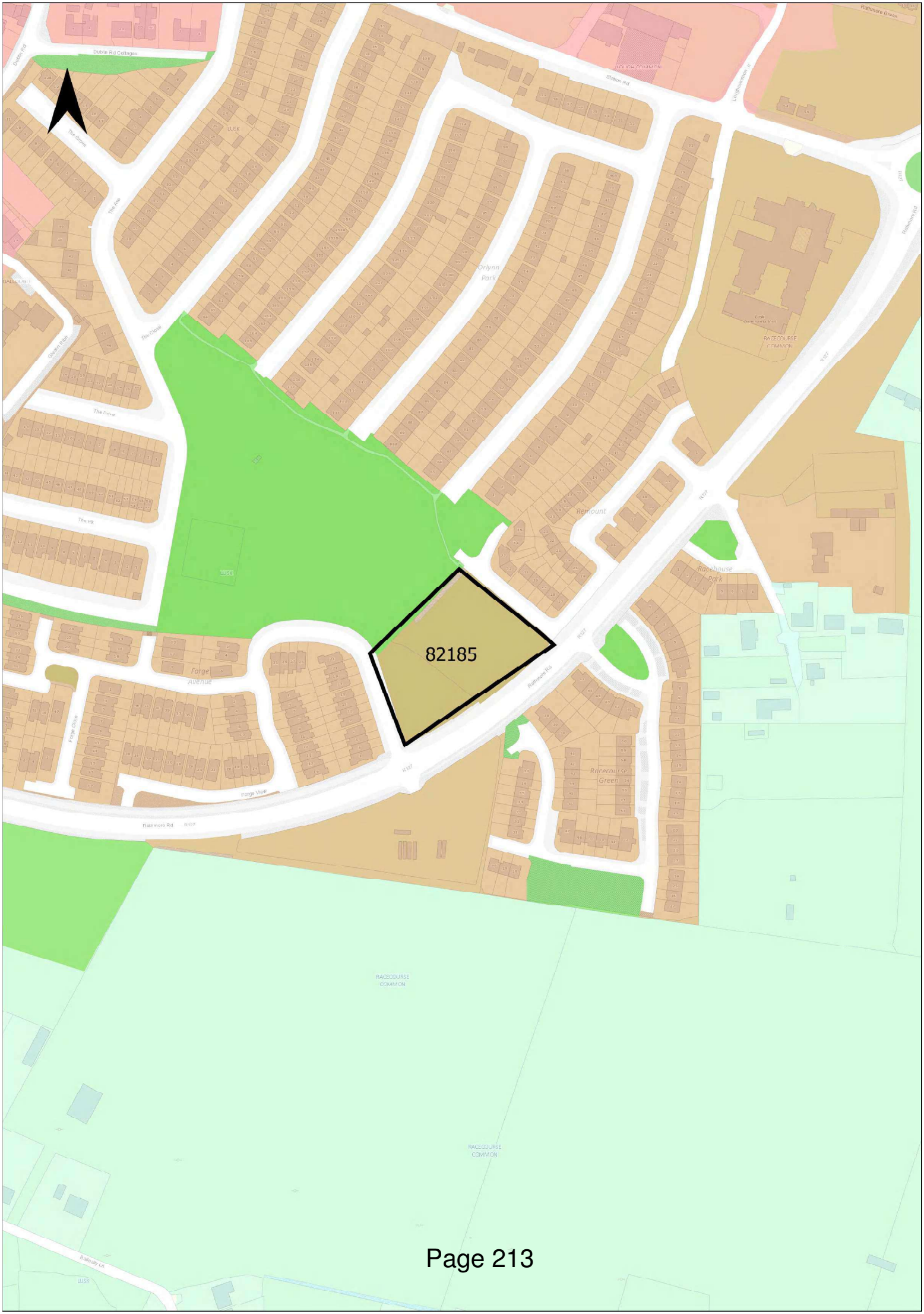
Lusk, identified as a Self-Sustaining Town has grown in recent years from a village to a small town. It is important to conserve and enhance the unique character of the town core, consolidate the planned growth and ensure that the level of retail and local services concentrated in and adjacent to the town core grows to serve the expanding town population. Existing and future development will be consolidated within well-defined town boundaries and the distinct physical separation of Rush and Lusk will be maintained.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The role of the Core Strategy is to ensure that there is sufficient zoned and serviced land to cater for future housing demand over the plan period. The purpose of the Core Strategy is to guide the spatial direction of future development and regeneration in the County in line with the principles of compact growth.

The subject lands have been included in the Core Strategy for the Draft Plan. The subject site is appropriately located residentially zoned land which is within the defined development boundary of Lusk. The lands are adjacent to existing residential developments and Open Space. The site's location provides it with accessibility to the R127, bus routes and the town centre and would facilitate a small housing scheme providing options for families requiring social housing, right sizing and/or housing for the elderly, whilst protecting the amenity value of the adjoining open space.

Having regard to the above, It is not considered appropriate for the subject lands to be rezoned from RS – Residential to OS – Open Space.

RECOMMENDATION:
No change to the Draft Plan.


82185
Forge Avenue
Forge Close
Forge View
Rathmore Rd
R127
Racecourse Green
Racehouse Park
Orlynn Park
Station Rd
Dublin Rd
Dublin Rd Cottages
The Grove
The Ave
The Close
The Drive
The Pk
Glebe Rdbt
Rathmore Green
Rathmore Rd
RACECOURSE COMMON
LUSK
Ballinadrig Ln

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 81949

GE General Employment At Established Business

That this Council resolves to zone the lands (outlined in the map attached) from "RU-Rural" to "GE – General Employment".

REPORT:
The content of the motion is acknowledged. The lands in question are located at Falcon House, Ballough Cross, Lusk, Co. Dublin. The lands which have an area of approximately 4.2 hectares (10.9 acres) are broadly triangular in configuration. The lands are bounded to the south-west by the R132, to the south-east by a county road and to the north by agricultural land.

The subject lands which are all zoned RU – Rural, consist of a large agricultural field located immediately north of a warehouse facility with offices and a car parking area, both located on its southern-side. A tributary of the Ballough stream runs along the northern site boundary. There are a number of dwellings along the county road to the north of the site. The landscape character of the area is low lying agricultural lands.

A planning search of the site indicates that permission was granted in 1991 for office accommodation, a warehouse, diesel storage and vehicle parking (91A/0048). Two other planning applications were granted for development on the site consisting of an extensions and renovations to the premises.

More recently, planning permission was refused by Fingal County Council on the site for the construction of an extension (c.2469m² GFA) to an existing warehouse (c. 3,750m² GFA), SUDS drainage, landscaping and all associated site works necessary to facilitate the development on a total site area of 4.4 hectares

(F20A/0011). This decision was appealed to an Bord Pleanála but the appeal was subsequently withdrawn by the applicant (ABP-310048-21).

Permission was refused due to issues around Appropriate Assessment and surface water concerns.

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.

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*

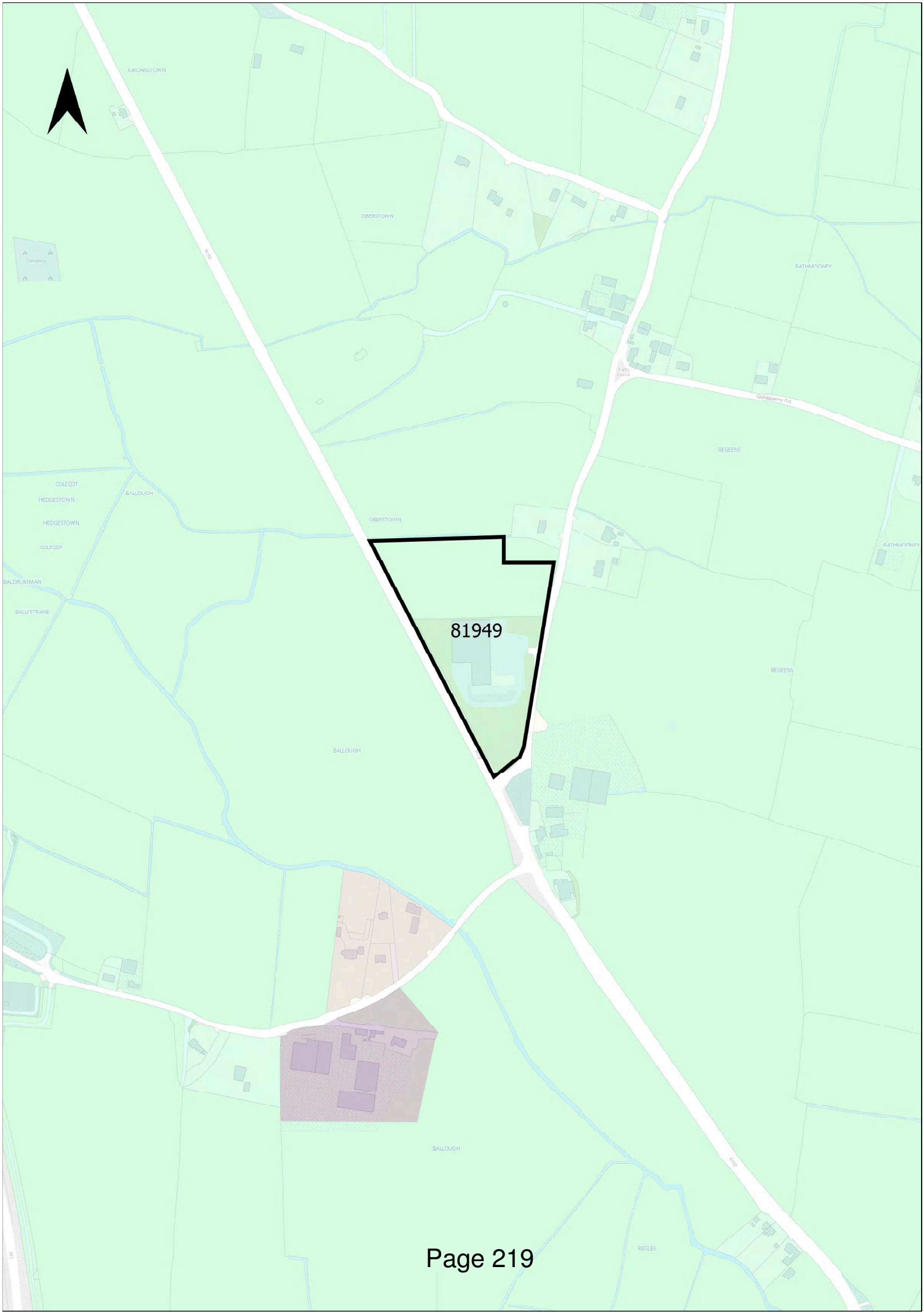
of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.

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 possible issues around Appropriate Assessment and possible impacts on European sites.

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.


JUKLIANSTOWN
OBERSTOWN
Cemetery
RATHMANNIFY
Quickpenny Rd
REGEENS
COLECOT
HEDGESTOWN
BALLOUGH
OBERSTOWN
HEDGESTOWN
COLECOT
BALDRUMMAN
BALLYSTRANE
81949
REGEENS
BALLOUGH
BALLOUGH
REGLES

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tony Murphy : 81732

Lusk Quickpenny

Fingal County Council resolves that the lands at Quickpenny Road, Causetown, Lusk, Co. Dublin as outlined in blue on the attached map (Map Sheet 6A, Draft Fingal Development Plan 2023-2029) for identification purposes be zoned 'RS – Residential: To provide for residential development and protect and improve residential amenity' in the Fingal Development Plan 2023-2029.

REPORT:
The content of the motion is acknowledged. The lands in question, which are located on the southern side of Quickpenny Road just outside the western development boundary of Lusk, have an approximate area of 1.9 hectares (4.7 acres) and are currently zoned RU – Rural.

The lands appear to be in agricultural use and a planning search shows that the lands have not been the subject of any recent applications. The lands are largely surrounded by other plots of undeveloped land but are also adjacent to a number of single storey detached dwellings to the north and east along the Quickpenny Road. It should be noted that there is a both a protected structure (RPS 305 'archaeological site of elongated earthwork mound) on the site which is also recorded on the Record of Monuments and Places (DU0008-008).

The motion calls for the rezoning of the lands from their current RU – Rural zoning to RS – Residential. As stated above, the lands are directly adjacent to the current development boundary for Lusk. It should be noted that another motion (81718) has been made requesting for this development boundary to be

extended to the west to include the lands in question to facilitate the development of additional housing.

It is not considered in the interests of proper planning and sustainable development to either extend the development boundary for Lusk or to rezone the site from RU to RS due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 67 and 95 units. As outlined below, it is considered that the development of this quantum of housing units in a rural area outside of the existing development boundary of Lusk, would be contrary to the sustainable planning and development of the area.

Firstly, the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy which demonstrates that sufficient lands have already been zoned for residential development across the County in accordance with national and regional policy requirements including Section 28 Guidelines.

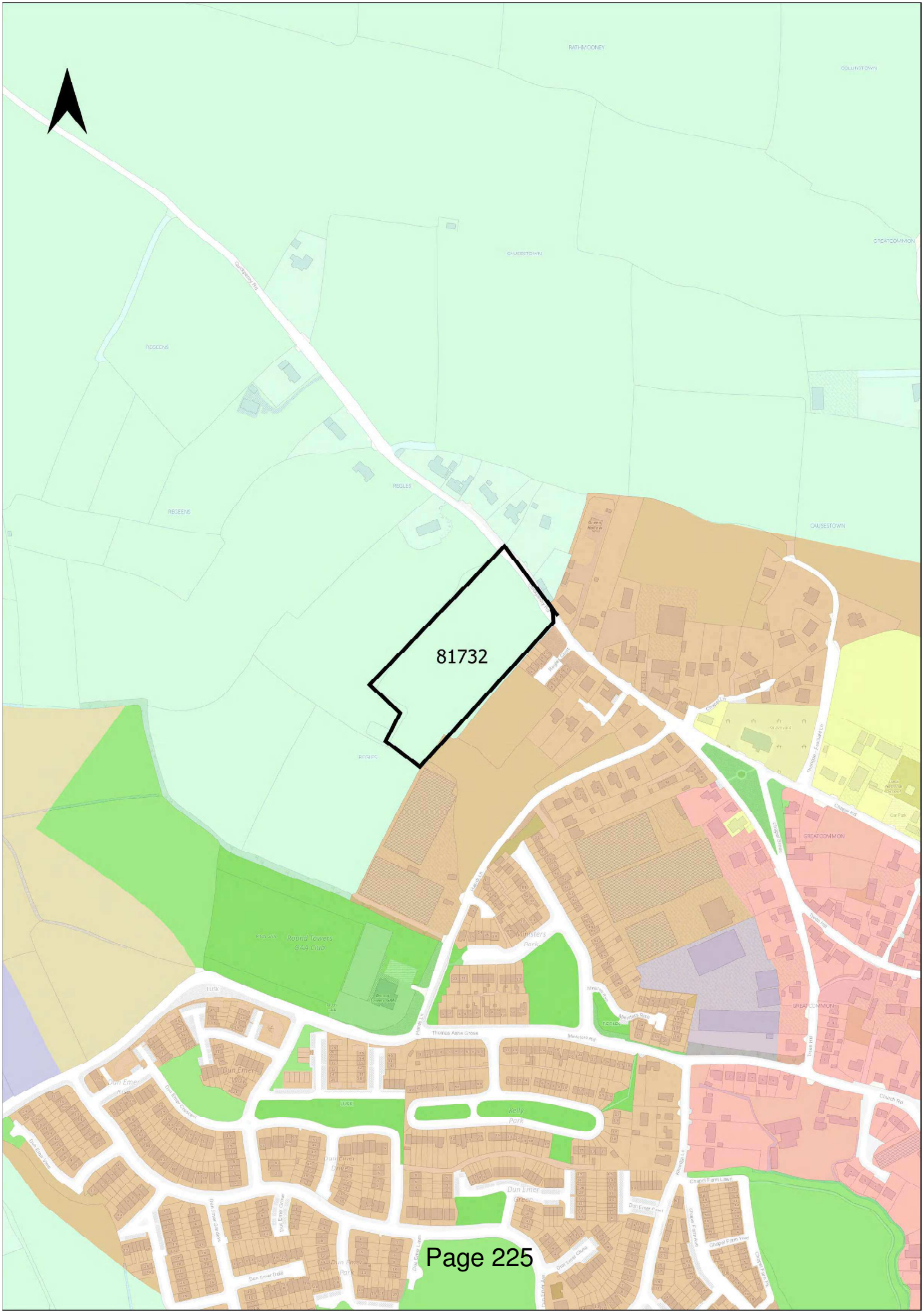
Based on the evidence-based approach adopted in the Core Strategy for the County, it is clear, that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period and that the rezoning of additional residential lands as proposed by the motion is both unnecessary and contrary to national and regional direction

Furthermore, the location of the subject lands outside the development boundary of Lusk means that its rezoning for additional development would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

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 RS.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk and Quickpenny Road in particular, 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 the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


81732
RATHMOONEY
COLLINSTOWN
GREATCOMMON
CAUSESTOWN
REGEENS
REGLES
Quickpenny Rd
Green Hollow
Rugby Ground
Chapel Ln
Graveyard
Thornton Fawlane Ln
Chapel Rd
Car Park
Chapel Green
Treen Hill
Round Towers GAA Club
Pitch GAA
Minister's Park
Minister's Rise
Minisker Rd
Thomas Ashe Grove
Hewitt Ln
LUSK
Dun Emer Rise
Dun Emer Walk
Dun Emer Crescent
Dun Emer View
Dun Emer Drive
Dun Emer Grove
Dun Emer Dale
Dun Emer Park
Dun Emer Lawn
Kelly Park
Dun Emer Green
Dun Emer Glade
Dun Emer Court
Kilrough Ln
Church Rd
Chapel Farm Lawn
Chapel Farm Ave
Chapel Farm View
Chapel Farm Ln

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 81938

Zone Lands RA Residential Area

This Council resolves that the lands on the map attached be Zoned from RU to RA Residential Area

REPORT:
The content of the motion is acknowledged. The lands in question are located on the southern side of Raheny Close, outside the eastern development boundary of Lusk and to the east of the R127 Rathmore Road roundabout (the Raheny Roundabout).

The overall area of the subject lands is approximately 1.8 hectares (4.4 acres). The lands are currently zoned RU – Rural and currently appear to be in agricultural use.

Directly to the west of the site, and within the development boundary for Lusk is a significant tract of RS – Residential zoned land. Planning permission was granted for the development of 84 residential dwellings on these lands (FA20A/0523/ABP-310359-21) in September 2021.

As stated above, access to the site is via Raheny Close, which is a small rural road, lined with hedgerows. Further along this road to the east is a car related business, horticultural sheds and a number of single dwellings.

The motion proposes that the lands in question are rezoned from RU – Rural to RA – Residential Area.

It is considered contrary to the proper planning and sustainable development of the area to allow for the rezoning of significant additional lands to facilitate residential development (or to extend the development boundary for Lusk) due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

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.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 63 and 90 units.

As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such 'compact growth' policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development.

These Guidelines require Planning Authorities 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. According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

The importance of prioritising the compact development of existing settlements such as Lusk is also evident in the recent adoption of the government's Town Centre First strategy which will bring business and community vibrancy to town centres across Fingal. The County Council is actively engaged in this process with Lusk being the first recipient in Fingal of funding under the Town Centre First Plan. With the focus on the town centre and immediate surrounds, this funding will enhance the town centre of Lusk to benefit the entire community, providing town centre housing, cafés and public amenities to make Lusk a vibrant town to live and work in.

In addition, it is important to recognise the work of local people in seeking to revitalise the town through initiatives such as the 'Lusk Vision 2030' document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the "Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. Arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

Having regard to the above, it is considered that the rezoning of large tracts of rural lands on the outskirts of the development boundary of Lusk would serve to undermine the existing efforts of the County Council and of the people of Lusk through initiatives such as Lusk 2030 to revitalise the town centre and to provide for the community and recreational infrastructure needs of the town.

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.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk 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 the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


81938
Lusk Community College
Basketball Court
Car Park
Traffic Island
LUSK
RAHENY
Rathmy Ln
Rathmore Rd
R127
Huntsmans Rd
Huntsmans Park
Scramble Ln
Little Commons
Dunes Court
Nettlerville Place
Jayce Rd
Rathmore Close
Norsemans Walk
Norseman Ln
Norseman's Court 1-18
Loughcommon Court
Loughcommon Ln
Car Park
LOUGH COMMON
Rathmore Green
Station Rd
RACECOURSE COMMON
R124
Rathmore Rd.
Lusk Community Unit
Belmount
KINGSTOWN
Belmont House
Lusk House

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 81951

Warehousing And Distribution. Established Use

That this Council agrees to zone the lands (outlined in the map attached) from "RU -Rural" to "WD - Warehousing and Distribution".

REPORT:
The content of the motion is acknowledged. The lands in question are located at Falcon House, Ballough Cross, Lusk, Co. Dublin. The lands which have an area of approximately 4.2 hectares (10.9 acres) are broadly triangular in configuration. The lands are bounded to the south-west by the R132, to the south-east by a county road and to the north by agricultural land.

The subject lands which are all zoned RU – Rural, consist of a large agricultural field located immediately north of a warehouse facility with offices and a car parking area, both located on its southern-side. A tributary of the Ballough stream runs along the northern site boundary. 'There are a number of dwellings along the county road to the north of the site. The landscape character of the area is low lying agricultural lands.

A planning search of the site indicates that permission was granted in 1991 for office accommodation, a warehouse, diesel storage and vehicle parking (91A/0048). Two other planning applications were granted for development on the site consisting of an extensions and renovations to the premises.

More recently, planning permission was refused by Fingal County Council on the site for the construction of an extension (c.2469m² GFA) to an existing warehouse (c. 3,750m² GFA), SUDS drainage, landscaping and all associated site works necessary to facilitate the development on a total site area of 4.4 hectares

(F20A/0011). This decision was appealed to an Bord Pleanála but the appeal was subsequently withdrawn by the applicant (ABP-310048-21).

Permission was refused due to issues around Appropriate Assessment and surface water concerns.

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.

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.*

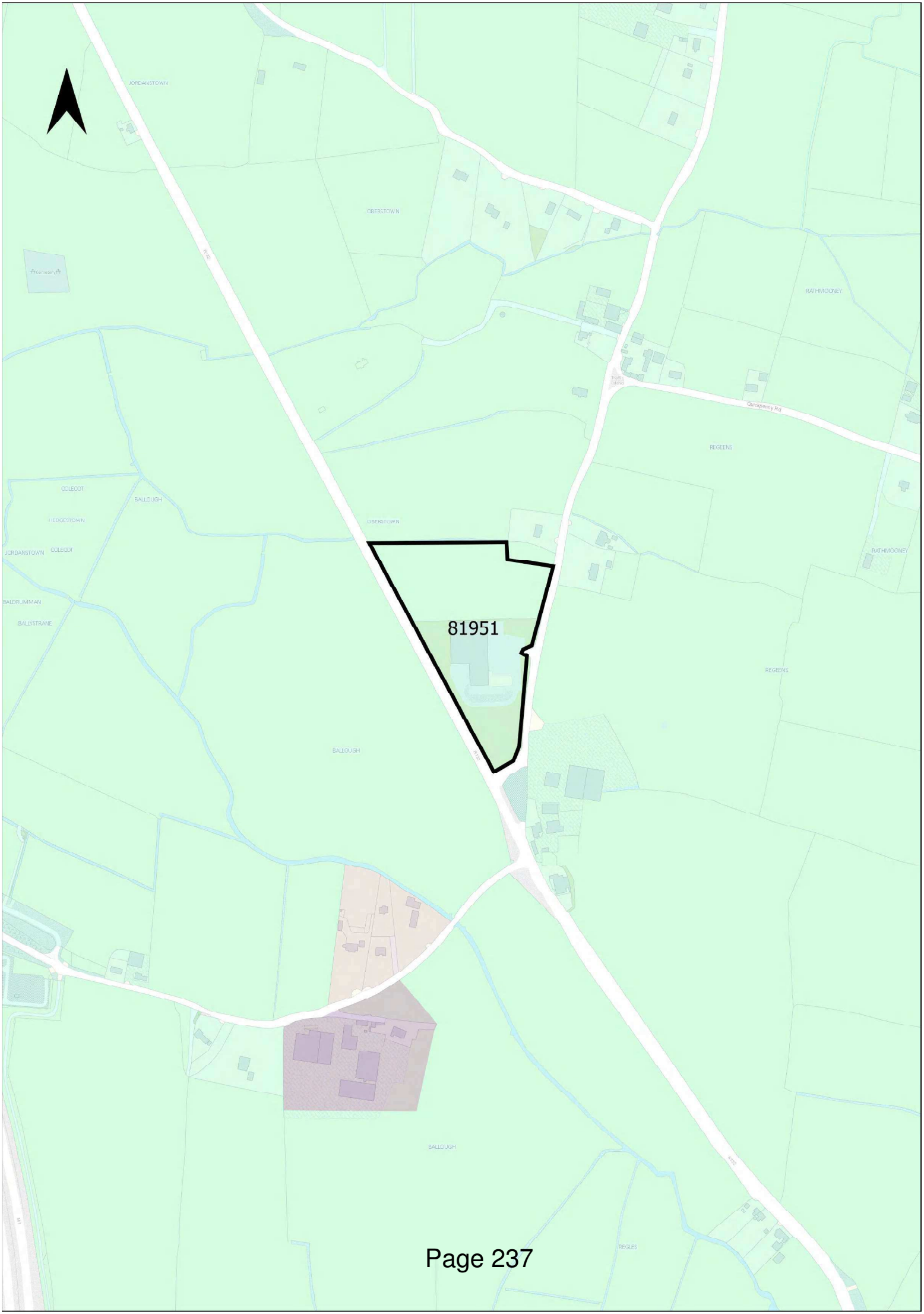
Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change RU zoned lands to GE in this rural location without an

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 possible issues around Appropriate Assessment and possible impacts on European sites.

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.


JORDANSTOWN
OBERSTOWN
RATHMOONEY
Quickpenny Rd
REGEENS
COLECOT
BALLOUGH
HEDGESTOWN
JORDANSTOWN
COLECOT
OBERSTOWN
RATHMOONEY
BALDRUMMAN
BALLYSTRANE
81951
REGEENS
BALLOUGH
BALLOUGH
REGLES

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Darragh Butler, Councillor Brian Dennehy : 82373

Lynas Foodservice, Ballough Cross, Lusk

That Fingal County Council resolves that the lands outlined in red on the attached map at Lynas Foodservice, Ballough Cross, Lusk, be re-zoned from RU to GE (General Employment). [With reference to submission FIN-C453-851]

REPORT:
The content of the motion is acknowledged. The lands in question are located at Falcon House, Ballough Cross, Lusk, Co. Dublin. The lands which have an area of approximately 4.2 hectares (10.9 acres) are broadly triangular in configuration. The lands are bounded to the south-west by the R132, to the south-east by a county road and to the north by agricultural land.

The subject lands which are all zoned RU – Rural, consist of a large agricultural field located immediately north of a warehouse facility with offices and a car parking area, both located on its southern-side. A tributary of the Ballough stream runs along the northern site boundary. 'There are a number of dwellings along the county road to the north of the site. The landscape character of the area is low lying agricultural lands.

A planning search of the site indicates that permission was granted in 1991 for office accommodation, a warehouse, diesel storage and vehicle parking (91A/0048). Two other planning applications were granted for development on the site consisting of an extensions and renovations to the premises.

More recently, planning permission was refused by Fingal County Council on the site for the construction of an extension (c.2469m² GFA) to an existing warehouse (c. 3,750m² GFA), SUDS drainage, landscaping and all associated site works necessary to facilitate the development on a total site area of 4.4 hectares

(F20A/0011). This decision was appealed to an Bord Pleanála but the appeal was subsequently withdrawn by the applicant (ABP-310048-21).

Permission was refused due to issues around Appropriate Assessment and surface water concerns.

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.

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 possible issues around Appropriate Assessment and possible impacts on European sites.

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.

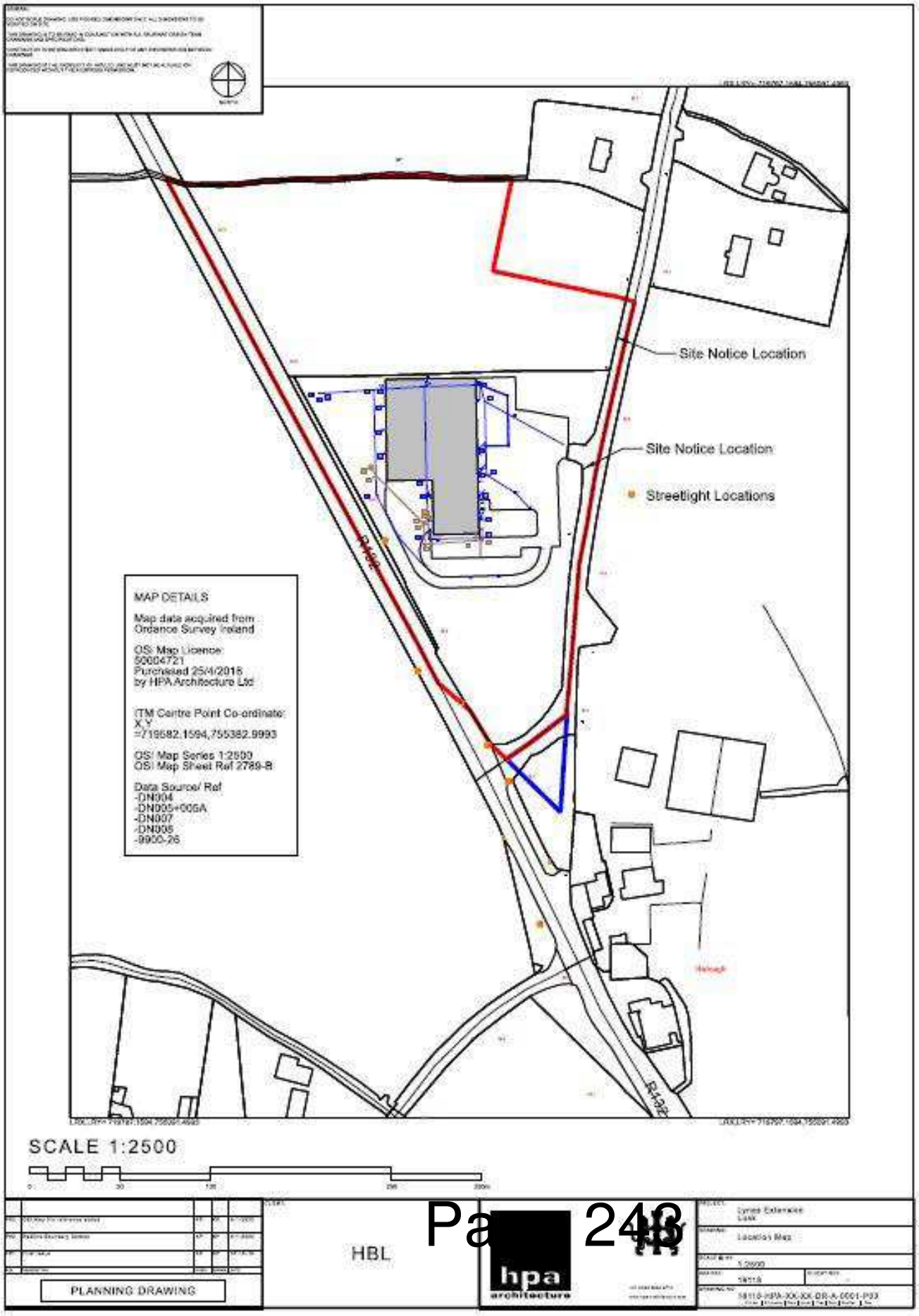
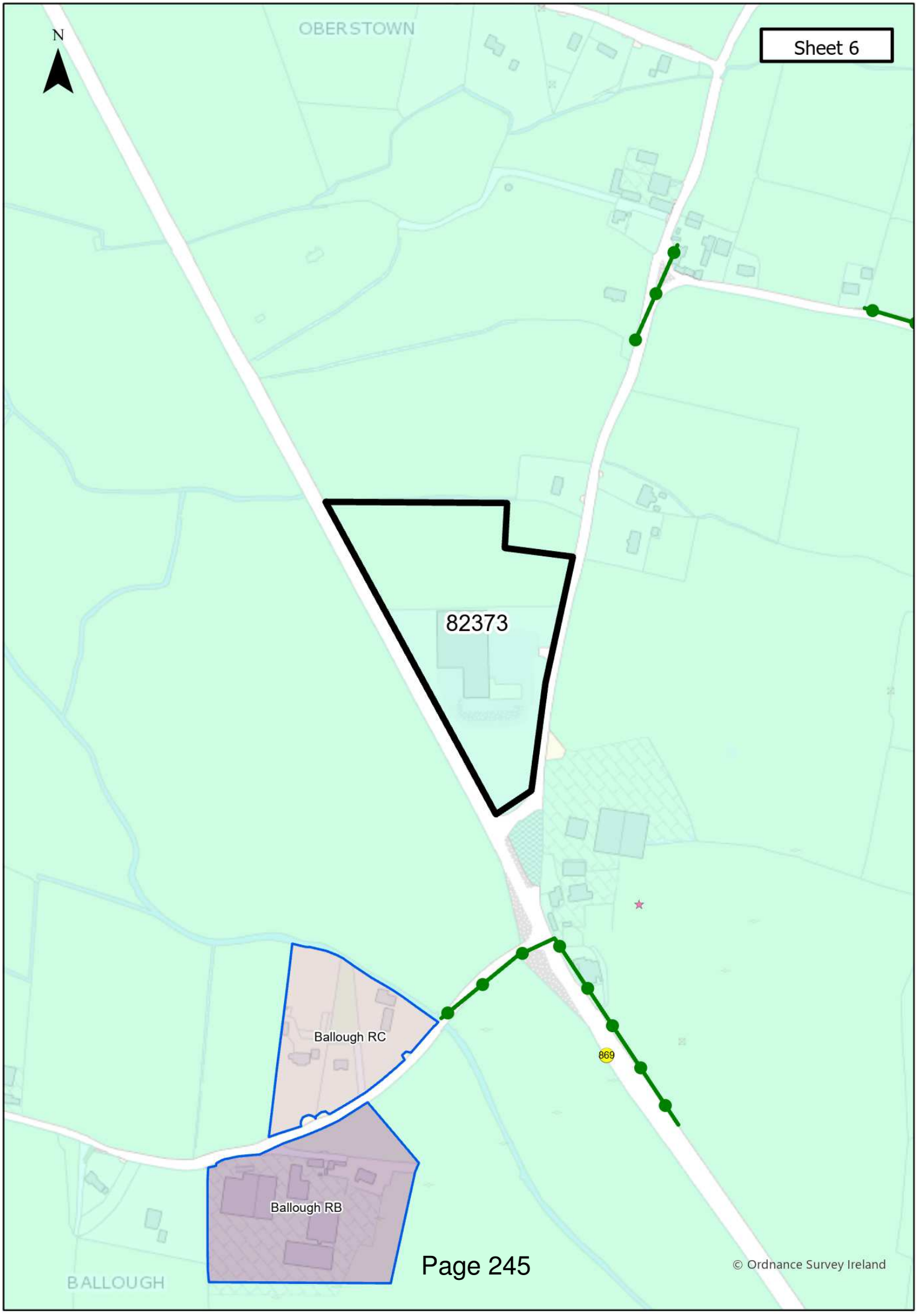


Figure 1.0 – Extent of "subject lands"


N
OBERSTOWN
Sheet 6
82373
Ballough RC
Ballough RB
869
BALLOUGH
© Ordnance Survey Ireland

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Darragh Butler, Councillor Brian Dennehy : 82375

Lynas Foodservice, Ballough Cross, Lusk

That Fingal County Council resolves that the lands outlined in red on the attached map at Lynas Foodservice, Ballough Cross, Lusk, be re-zoned from RU to FP (Food Park). [With reference to submission FIN-C453-851]

REPORT:
The content of the motion is acknowledged.

The lands in question are located at Falcon House, Ballough Cross, Lusk, Co. Dublin. The lands which have an area of approximately 4.2 hectares (10.9 acres) are broadly triangular in configuration. The lands are bounded to the south-west by the R132, to the south-east by a county road and to the north by agricultural land.

The subject lands which are all zoned RU – Rural, consist of a large agricultural field located immediately north of a warehouse facility with offices and a car parking area, both located on its southern-side. A tributary of the Ballough stream runs along the northern site boundary. There are a number of dwellings along the county road to the north of the site. The landscape character of the area is low lying agricultural lands.

A planning search of the site indicates that permission was granted in 1991 for office accommodation, a warehouse, diesel storage and vehicle parking (91A/0048). Two other planning applications were granted for development on the site consisting of an extensions and renovations to the premises.

More recently, planning permission was refused by Fingal County Council on the site for the construction of an extension to the existing warehouse, SUDS

drainage, landscaping and all associated site works necessary to facilitate the development on a total site area of 4.4 hectares (F20A/0011). This decision was appealed to an Bord Pleanála but the appeal was subsequently withdrawn by the applicant (ABP-310048-21).

Permission was refused due to issues around Appropriate Assessment and surface water concerns.

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.

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 possible issues around Appropriate Assessment and possible impacts on European sites.

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.

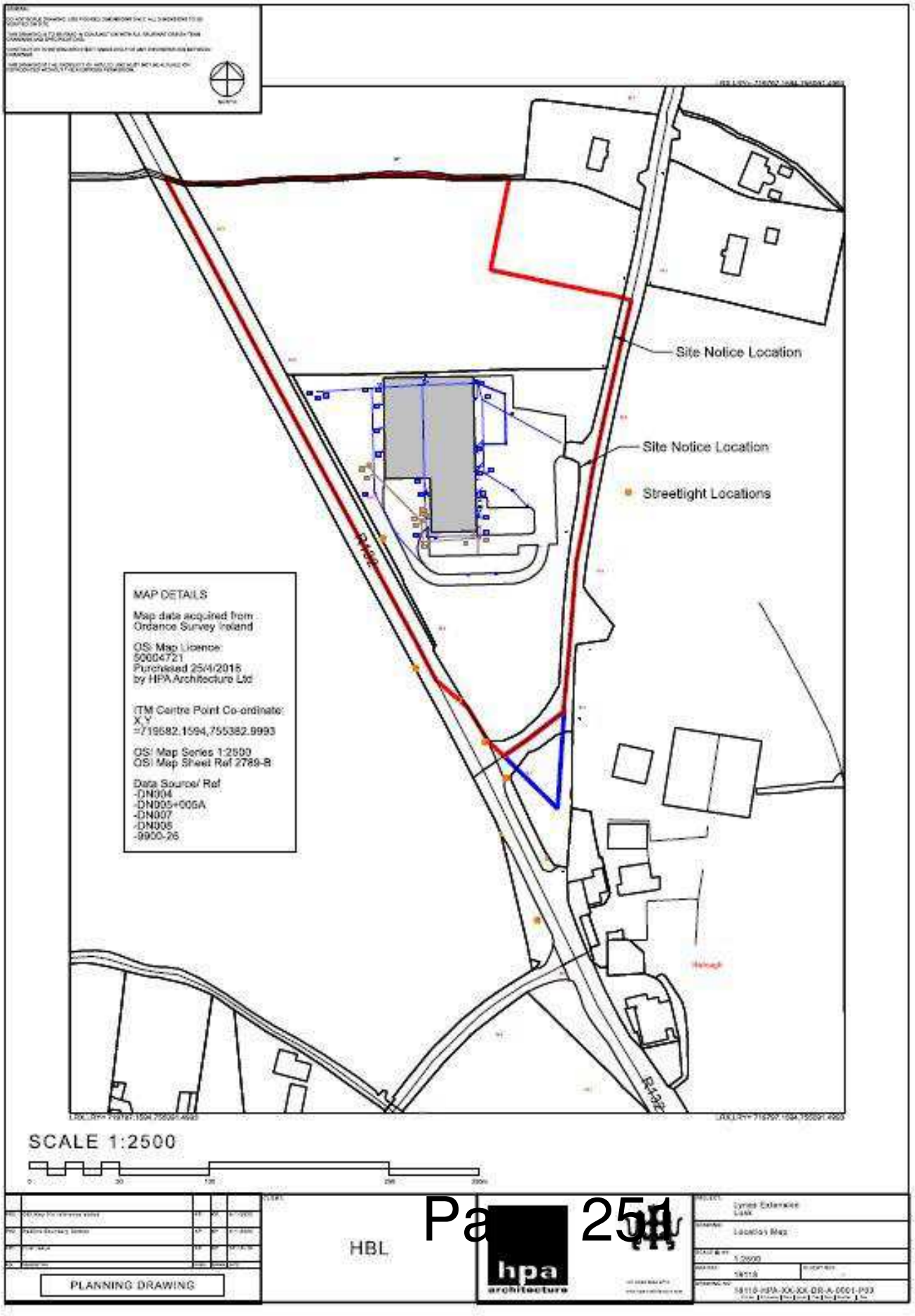
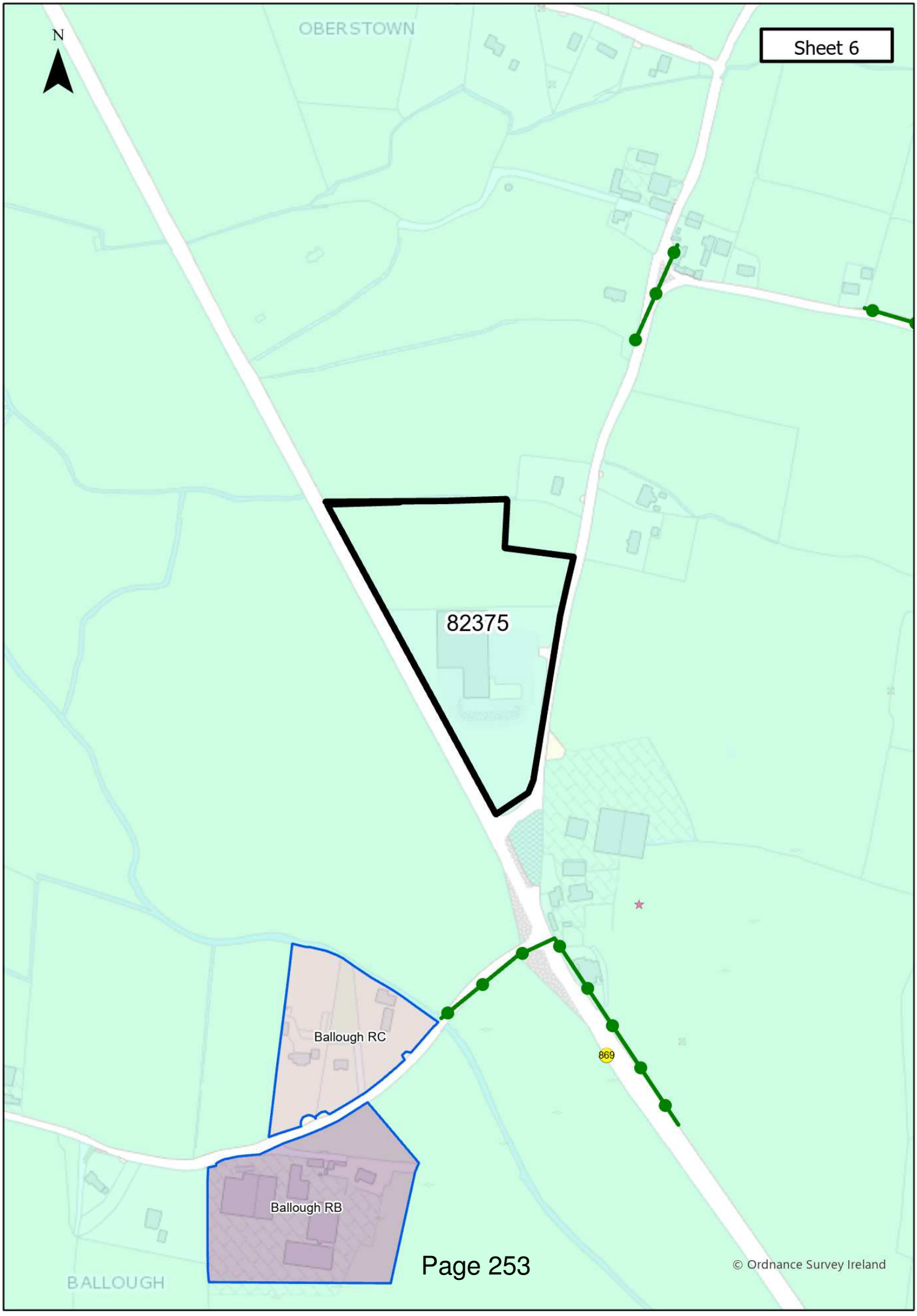


Figure 1.0 – Extent of "subject lands"


N
OBERSTOWN
Sheet 6
82375
Ballough RC
Ballough RB
869
BALLOUGH
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Adrian Henchy : 82334

Land Use and Transportation Study

This Council resolves that an Objective be included within the Development Plan so that a 'Land Use and Transportation Study (LUTS)' be undertaken, within a 2 year timeframe from the adoption of the Development Plan, for the lands between Lusk Town and east of Rush- Lusk Train Station, as outlined in black on the attached map. The study should be a robust analysis, led by the Council, of all the infrastructure and socio-demographic needs for the area, including but not limited to:

The existing road and cycle infrastructure.

Rogerstown Park and other green spaces and how they can be better utilised and accessed.

How to improve and enhance connectivity to and from Lusk Train Station.
Identify the most efficient use of lands that may be underutilised.

REPORT:
The content of the motion is acknowledged.

The motion refers to an extensive area of lands to the east of Lusk. The lands extend from the R127 at Lusk development boundary and extend in a southerly and easterly direction, encompassing the Rush and Lusk train station and lands to the east of here. The subject lands have three land use zonings associated with them, namely, Rural (RU), High Amenity (HA) and Open Space, at Rogerstown Park.

Most of the lands are in agricultural use with several one-off houses throughout the area. The subject lands are dissected by the Dublin-Belfast train line and Rush and Lusk train station is included in the subject lands. The R128 also runs through the subject lands.

The RU (Rural) zoning afforded to most of the subject lands 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 current FDP 2017-2023 and the Draft Plan is explicit in the protection and promotion of the value of the rural area of Fingal and the Council is firmly committed to the continued protection of this valuable resource that cannot be continually eroded. The consequential impact of the gradual erosion of the agricultural and finite resource from additional housing is discussed in detail in Chapter 3 Sustainable Placemaking and Quality Homes and at Section 3.5.15 of the Draft Plan and supportive policy and objectives include:
Policy SPQHP 45 which seeks to, *'Ensure that the agricultural identity of North Fingal is safeguarded, promoting the rural character of the County and supporting the agricultural and horticultural production sectors.'*

Objective SPQHO47 seeks to, *'Recognise and promote the agricultural and landscape value of the rural area and prohibit the development of urban generated housing in the open countryside.'*

In terms of a land use and transportation study, the type of study would be an effective means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner.

Furthermore, it is considered that the existing towns of Lusk and Rush, located to the east and west of the subject lands, function as distinct and separate towns. Each town has a unique identity and characteristics. The provision of a land use and transport study which would essentially seek to erode this separation would be contrary to the objectives of the Draft Plan.

The Draft Plan contains objectives to consolidate, enhance and renew the towns of Lusk and Rush, ensuring the growth of strong town centres, sustainable communities and strengthening economic performance in order to maximise their individual competitive advantages arising from their geographic location. The draft Plan seeks that towns such as Lusk and Rush, grow with appropriate residential, social and community uses, without creating unsustainable commuting patterns.

It is essential existing and future development is consolidated within the well-defined town boundaries and the distinct physical separation of Rush and Lusk is maintained.

In terms of the provision of existing road and cycle infrastructure access to Rogerstown Park to and from Lusk Train Station, 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 policies and objectives in this regard.

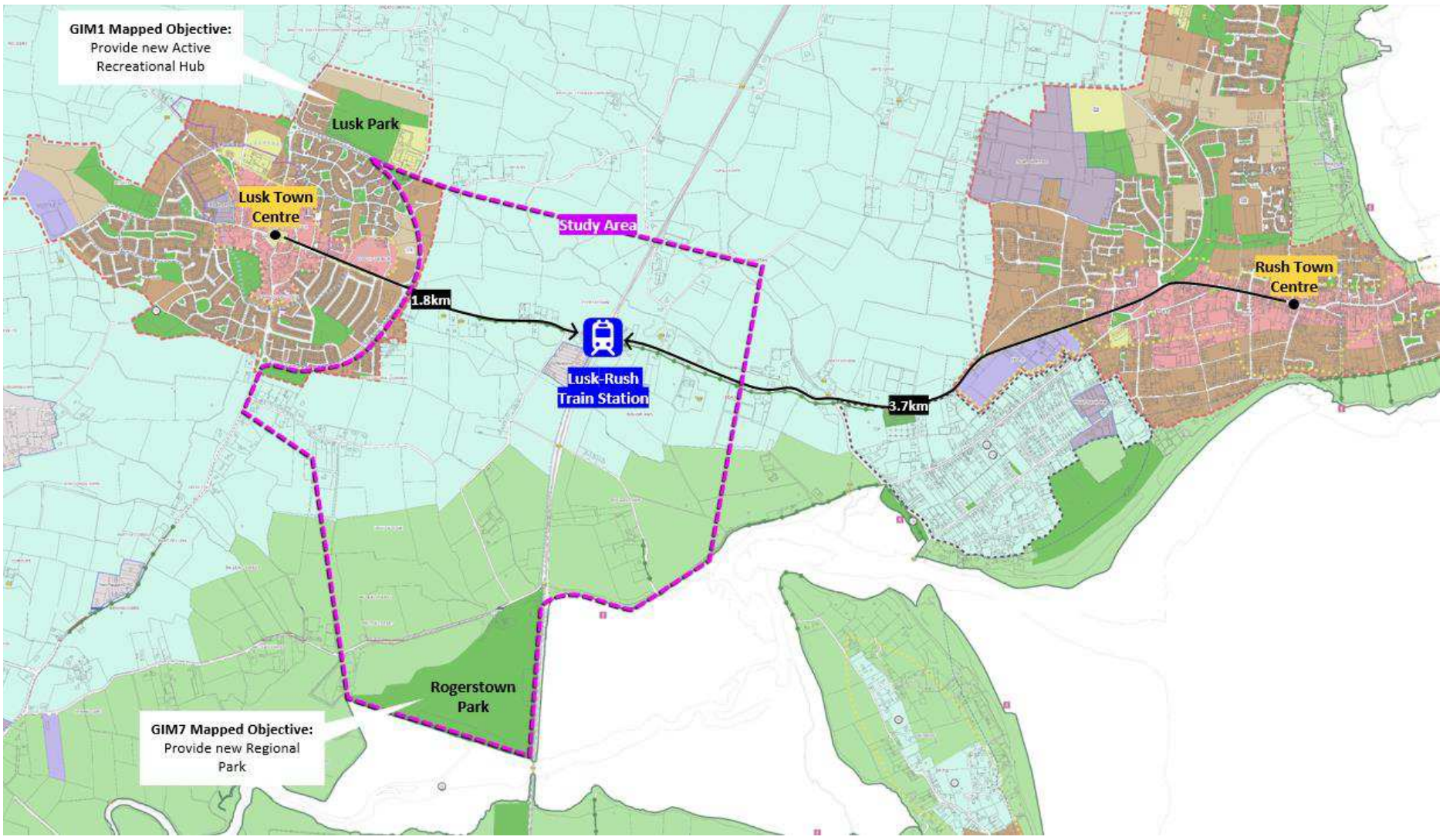
The Capital Plan 2023 – 2025 makes provision for the procurement of an engineering and environmental consultant to start the process of looking at detailed route options and land acquisition to provide active travel links between Lusk, the train station and Rush to commence in 2023.

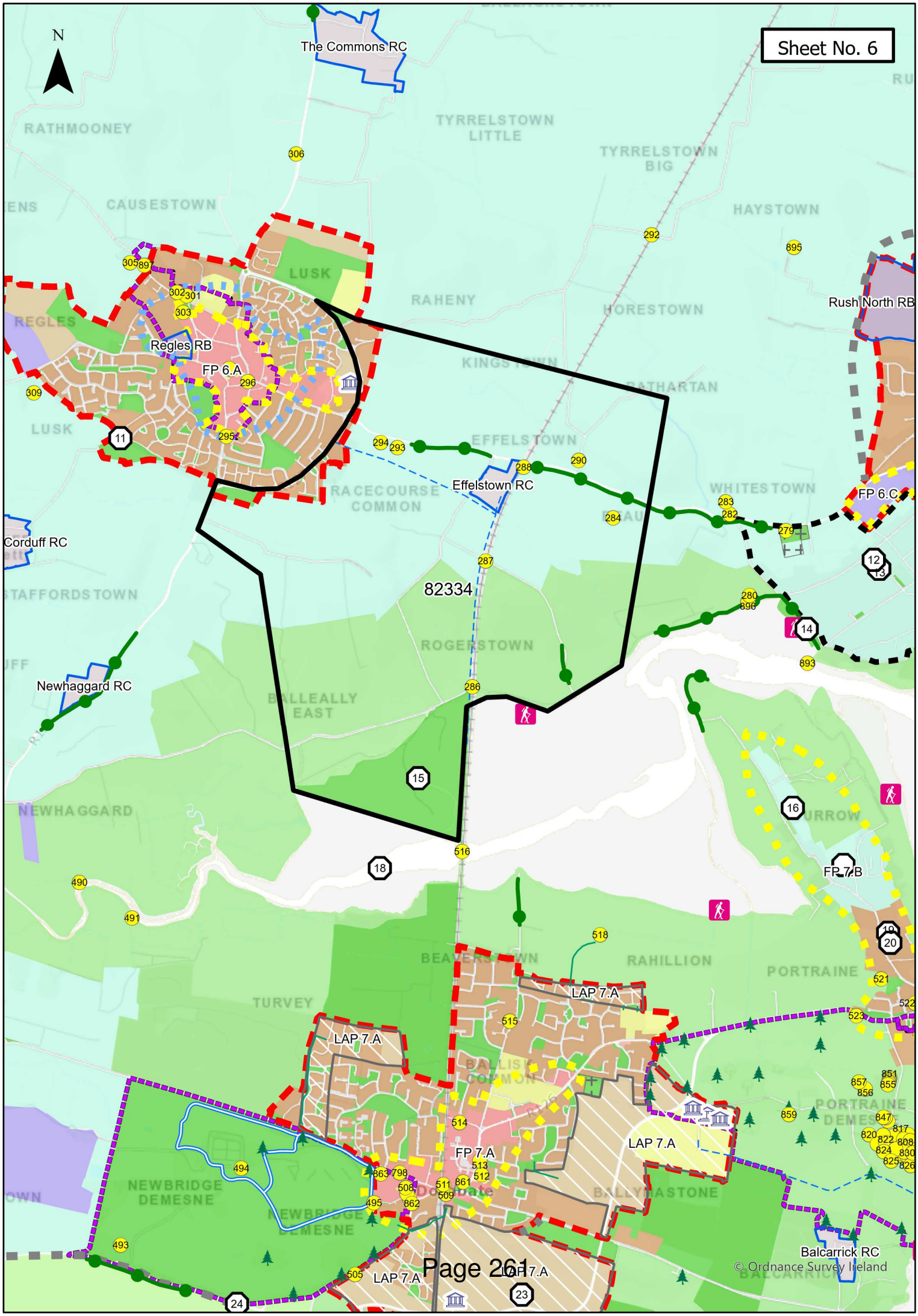
Lastly, it is noted the current RU and HA zoning is not conducive to the preparation of a land use and transportation study for these lands as the zonings would restrict several uses therein. There is no evidence-based need or planning rationale for the preparation of a land use and transportation at these RU and HA zoned lands.

RECOMMENDATION:
No Change to the Draft Plan.

"This Council resolves that an Objective be included within the Development Plan so that a 'Land Use and Transportation Study (LUTS)' be undertaken, within a 2-year timeframe from the adoption of the Development Plan, for the lands between Lusk Town and east of Rush- Lusk Train Station, as outlined in black on the attached map. The study should be a robust analysis, led by the Council, of all the infrastructure and socio-demographic needs for the area, including but not limited to:

- *The existing road and cycle infrastructure.*
- *Rogerstown Park and other green spaces and how they can be better utilised and accessed.*
- *How to improve and enhance connectivity to and from Lusk Train Station.*
- *Identify the most efficient use of lands that may be underutilised.*




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Sheet No. 6
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TYRRELSTOWN LITTLE
TYRRELSTOWN BIG
CAUSESTOWN
HAYSTOWN
LUSK
RAHENY
HORESTOWN
Rush North RB
REGLES
Regles RB
FP 6.A
KINGSTOWN
RATHARTAN
EFFELSTOWN
Effelstown RC
RACECOURSE COMMON
WHITESTOWN
FP 6.C
Corduff RC
82334
STAFFORDSTOWN
ROGERSTOWN
Newhaggard RC
BALLEALLY EAST
NEWHAGGARD
FP 7.B
BEAVERSTOWN
RAHILLION
PORTRAINE
TURVEY
LAP 7.A
FP 7.A
BALLISK COMMON
NEWBRIDGE DEMESNE
BALLYMASTONE
Balcarrick RC
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CE SH 6B.1:

Remove ‘Proposed School Symbol’ from lands at Golden Ridge, Skerries Road, Rush.

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82270

Local Objective

Facilitate Agri Tourism

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 is noted.

The subject lands are located west of Rush and immediately east of the railway line. They are currently zoned RU in the draft Plan.

It is not considered necessary or appropriate to include a local objective to facilitate agri-tourism as proposed by the motion.

Firstly, it should be noted that the Council recognises that tourism is one of Fingal's most important economic drivers for Fingal. The implementation of the *Tourism Statement of Strategy & Work Programme 2017 – 2022* including the marketing of Fingal as a visitor location and the engagement with local tourism groups continues across the County. Flavours of Fingal continues to grow and highlights the quality and depth of food and farming in Fingal.

The importance of the horticultural business to Fingal and the need to showcase our food and craft markets is also recognised by the Council. Fingal is renowned for its agri-food and horticulture sector and they make a significant contribution to employment in rural areas, being a pivotal source of enterprise creation and opportunities. All of these sectors will play a vital role in the rural economy in the future.

To support this sector, the County Council has prepared the Fingal Agri-Food Strategy, a key aim of which is to create a Fingal food and drink tourism destination to provide an enhanced consumer/tourist experience for the region and to help its towns and villages achieve destination status. The Council has commenced this strategy and has developed the 'Dublin's Coast & Fields' brand.

The Draft Development Plan includes a number of objectives and policies aimed at supporting the strategies referred to above such as:

- Policy EEP21 – Facilitating the Development of Tourism
- Objective EEO46 - Rural-Based Tourism
- Objective EEO53 – Tourism in Rural Villages
- Policy EEP31- Fingal Agri-Food Strategy 2019-2021

It is considered that the above objectives already sufficiently reflect the Council's wider vision to support and encourage agri-tourism in rural areas of the County.

Furthermore, it is not considered appropriate to add a new local objective to facilitate 'agri-tourism' as such a use is already promoted throughout the County and is 'permitted in principle' within the RU land use zoning Objectives.

As a result, any planning applications lodged for such a use would be assessed on a case-by-case basis and will be assessed in terms of their contribution towards the achievement of the zoning objective and vision and their compliance and consistency with the policies and objectives of the Development Plan.

Recommendation:
No change to Draft Plan.


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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82149

(Sheet 6B Rush) Be Zoned From RU-Rural to RC-Rural Cluster

This Council resolves that the site at Rathartan, outlined on the accompanying map (Sheet 6B Rush) be zoned from RU-Rural to RC-Rural Cluster, in the interest of providing rural dwellers the opportunity to reside in their traditional rural area as part of a more sustainable rural cluster to avoid a proliferation of one-off housing in the countryside, in the interest of sustainable development.

REPORT:
The content of the motion is acknowledged. The subject lands, which are zoned RU – Rural are located approximately 350m to the northeast of the existing rural cluster of Effelstown, which in turn is less than 1km to the east of the Lusk development boundary.

The subject lands which appears to be in agricultural use at present and is accessed by a narrow rural road off the R128 Station Road to the south.

The motion proposes the rezoning of the subject lands which have an approximate area of 3.4 hectares (8.4 acres) from RU to RC – Rural Cluster. It is considered that such a rezoning on these lands would be inappropriate and would be contrary to the proper planning and sustainable development of the area.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural generated housing need. The existing Rural Cluster zoning has a combined 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.

Rural Clusters 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 is considered that the rezoning of the subject lands to designate a 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.

Furthermore, it is considered that the zoning of additional residential lands on the subject lands is inappropriate as there is capacity remaining in the adjoining towns of Lusk and Rush which have ample supporting infrastructure, services and amenities. The rezoning of the subject lands is also likely to give rise to deficiencies in terms of the provision of basic infrastructure and public services, the creation unsustainable travel patterns and to lead to the loss of rural lands.

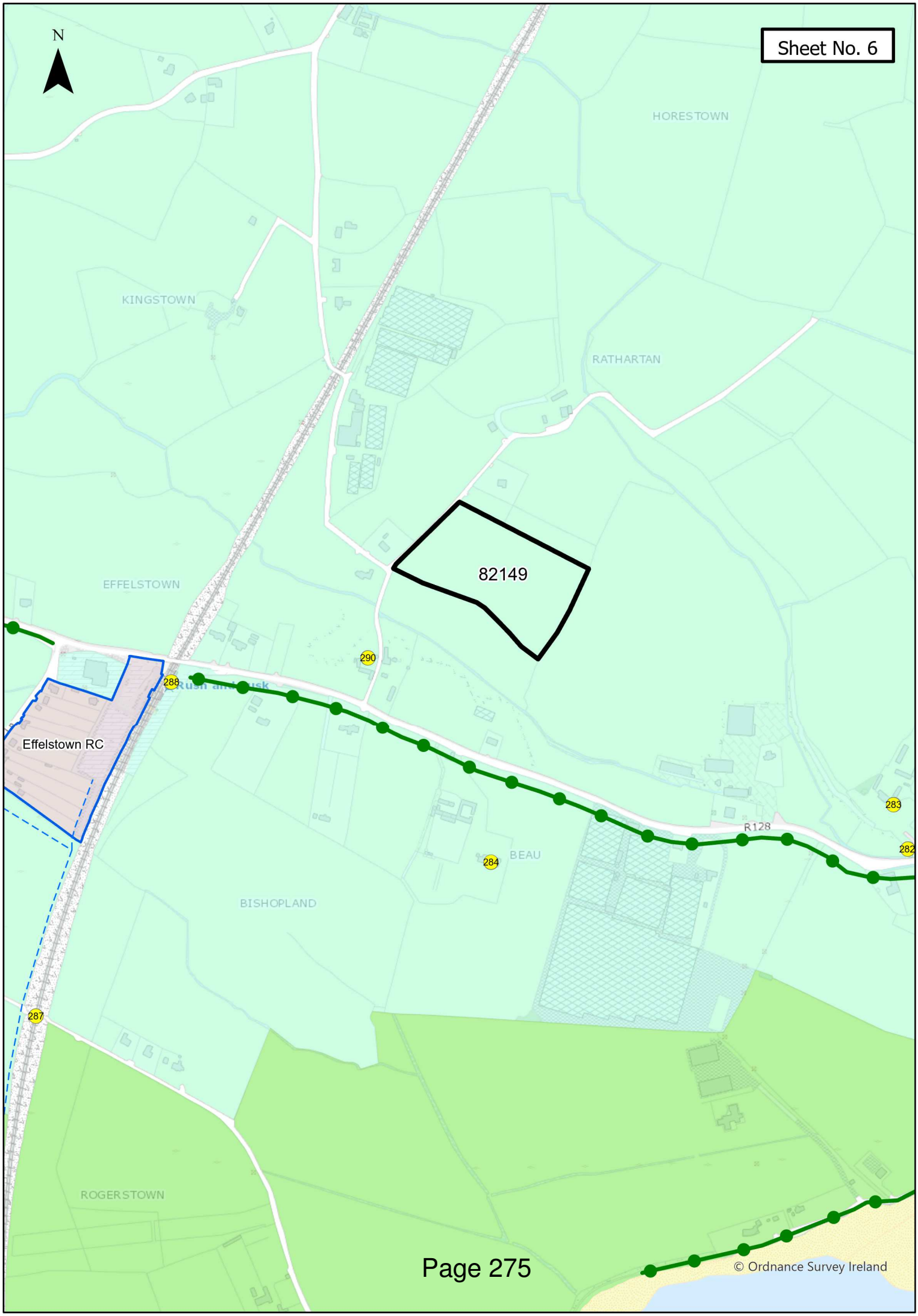
It should be noted that the current FDP 2017-2023 and the Draft Plan is explicit in the protection and promotion of the value of the rural area of Fingal and the Council is firmly committed to the continued protection of this valuable resource that cannot be continually eroded.

In conclusion, it is considered that to allow this change would seriously undermine the accepted and established rural settlement strategy which is considered fair and reasonable, would seriously contravene the zoning objective and vision for rural lands and, as such, is considered to be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.

Motion: This council resolves that the site at Rathartan, outlined on the accompanying map (Sheet 6B Rush) be zoned from RU-Rural to RC-Rural Cluster, in the interest of providing rural dwellers the opportunity to reside in their traditional rural area as part of a more sustainable rural cluster to avoid a proliferation of one-off housing in the countryside, in the interest of sustainable development.




N
Sheet No. 6
HORESTOWN
KINGSTOWN
RATHARTAN
82149
EFFELSTOWN
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Effelstown RC
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R128
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BEAU
BISHOPLAND
287
ROGERSTOWN
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Jimmy Guerin : 81969

Lands At Knockdromin House (Beau Farm)

"This Council resolves that the lands at Knockdromin House (Beau Farm), Beau, Lusk, as outlined in red on the attached map, be re-zoned from "RU – Rural" to "RA"- Residential Area in the forthcoming Fingal Development Plan 2023-2029"

Planning Rationale:

• Rezoning is required to facilitate the restoration of this vernacular dwelling and associated farm buildings of local historical importance
• Lands are situated in a well-connected, sustainable location for residential development less than 500m from Rush-Lusk train Station and the nearest bus stop
• Residential development on the subject lands will help to accommodate the 9,095 people expected to be living in Lusk by 2029
• There is an extremely limited amount of land available for development within the existing development boundary of Lusk and as such it is submitted that lands in a sustainable location such as the subject lands should be considered for residential use to facilitate growth
• Re-zoning lands within the development boundary to accommodate residential development would also take away from important existing land uses such as community infrastructure and open space – providing residential development on the subject lands would avoid the loss of such lands while still enabling growth
• An 'Inter-Urban' cycle path and Greenway are proposed for Lusk as part of the Draft Development Plan – these run in close proximity to the subject lands and

will increase their connectivity and integration with the surrounding areas and amenity spaces

REPORT:
The content of the motion is acknowledged. The subject lands are located on the southern side of the R128 Station Road, approximately 1.2 kilometres east of the development boundary for Lusk and 1.5km west of the development boundary of Rush.

The lands, which are all zoned RU – Rural have an approximate area of 10.1 hectares (25 acres) comprising:

- A parcel of land of ca. 2.3 hectares (5.7 acres) on the western side of the overall lands which is currently in agricultural use;
- A largely wooded area of ca. 2.8 hectares (6.9 acres) to the centre of the site which has a number of with derelict structures including the ruins of Knockdromin which is a protected structure (RPS number 284, 18th century detached house (badly damaged by fire in 2017) and outbuildings, walled garden, gate lodge and gates)
- A parcel of land of ca. 5.9 hectares (14.6 acres) which makes up the eastern and southern portion of the overall lands and which is also currently in agricultural use.

The subject lands are surrounded by agricultural or horticultural uses with a large horticultural/greenhouse business adjoining the lands to the east. The lands are also situated approximately 400m to the north of the Rogerstown Estuary which is a protected European Site.

A planning search for the subject lands indicated that Fingal County Council planning permission in November 2007 for a development including the conversion of the protected Knockdromin House as well as the change of use and alteration of existing farm buildings to provide for a total of 8 dwellings. This planning permission was not implemented.

The motion requests the rezoning of the subject lands from RU – Rural to RA – Residential Area. The motion includes a number of planning rationales in support of the rezoning and these rationales outlined are duly noted. However, it is not considered that they provide a sufficient basis for the proposed rezoning and it is considered that the rezoning of the subject lands for residential as proposed by the motion, would be in accordance with the proper planning and sustainable development of the area.

Firstly, the Draft Development Plan demonstrates that adequate lands have already been zoned for the provision of additional housing in Lusk and Rush during the period of the Draft Development Plan 2023-2029.

The Draft Plan's 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.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 27 hectares of land zoned residential within the existing development boundary for Lusk and 53 hectares in Rush, which have the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

As stated previously, the lands have an approximate area of 10.1 hectares. If the site was rezoned to RS, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 354 and 505 units.

This number of additional units would far exceed the total projected housing demand of 300 additional units for Lusk for the period 2023-2029 as set out in the amended Core Strategy table. Based on the figures outlined above, the number of units would represent 118% to 160% of the current total projected housing demand for Lusk.

Given the excessive level of additional residential rezoning proposed by the motion, as well as the location of the subject lands outside the development boundaries of Lusk and Rush it is clear that the proposed rezoning would be contrary to the overall vision for the towns.

Secondly, the proposed rezoning would also be contrary to the core principles of the NPF and RSES in relation to compact, consolidated growth and also to the vision for Lusk as set out in the Draft Plan. As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, both Lusk and Rush are designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such 'compact growth' policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development. These Guidelines require Planning Authorities 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.

According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. The subject site located almost centrally between Lusk and Rush is detached from the existing zoned land and development boundary 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.

With regard to the remaining 'planning rationales' outlined in the motion, it is not considered that a new residential rezoning is necessary to restore Knockdromin House, which is a protected structure. In this regard, the Draft Development Plan is explicit in acknowledging and supporting the protection, enhancement and re-use of the County's built heritage assets for sympathetic and appropriate uses. Of particular relevance in this instance is Objective HCAO26 which states that:

"Where required to support active use or facilitate suitable adaptive re-use of Protected Structures the Council may in certain circumstances consider the relaxation of site zoning restrictions to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure. This will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area."

It is considered, the policies and objective set out above including the application of the Development Management process are considered sufficiently robust to protect and enhance the built heritage of the County and guide any future

development proposals for the restoration and reinstatement of Knockdromin House having regard to its Protected Structure status and its existing RU zoning.

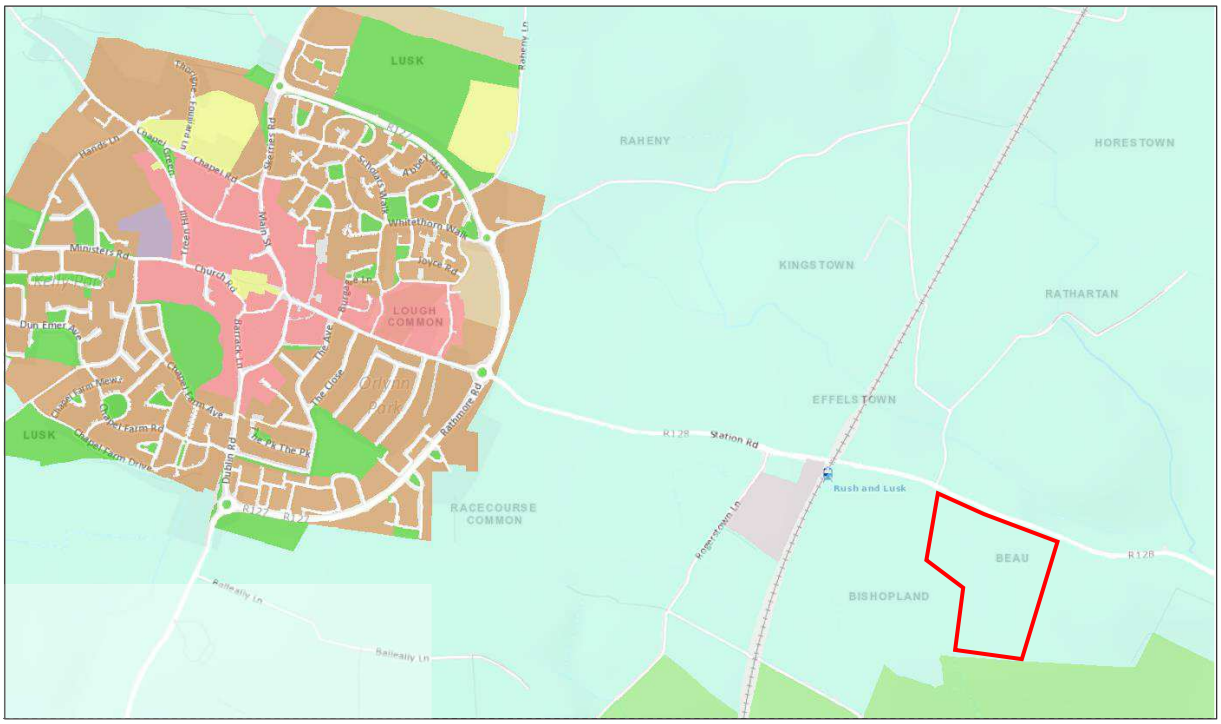
Additionally, while the lands may be within 500m of Rush-Lusk Railway station, they are more than a kilometre from the boundary of Lusk along a relatively rural regional road. Furthermore, the proposed new cycleway and greenway is to improve the overall active travel and sustainable movement network across the county, but not to facilitate additional residential developments in peripheral locations.

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 RA.

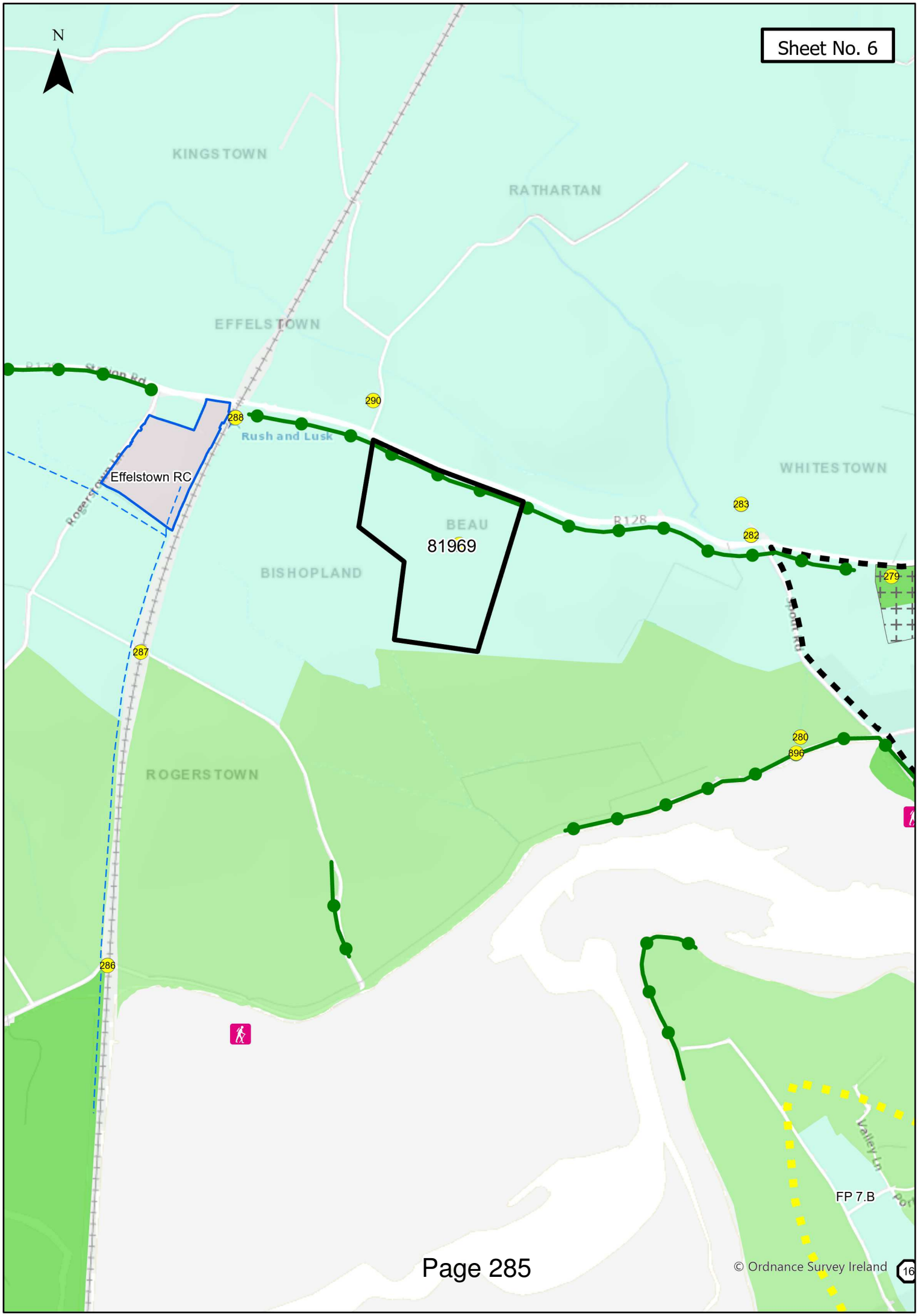
Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period.

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.


LUSK
RAHENY
HORESTOWN
KINGSTOWN
RATHARTAN
LOUGH COMMON
EFFELSTOWN
LUSK
R128
Station Rd
Rush and Lusk
RACECOURSE COMMON
BEAU
BISHOPLAND
R127
Ballealy Ln

- Residential development on the subject land would benefit greatly from the abundance of recreational amenity spaces in the area, in particular the recently opened Rogerstown Park which is just south of the subject lands and Lusk town centre


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Sheet No. 6
KINGSTOWN
RATHARTAN
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WHITESTOWN
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FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 82024

Draft Sheet 6 – Rush and Lusk – Rush Demesne Boundary Zoning Augmentation.

That this Council resolves that the lands outlined on the attached map be changed from RU to RS. It is proposed to provide an additional three units for family members and their partners at the location serving the needs of keeping the family in the area and providing supports to their parents.

REPORT:
The content of the motion is acknowledged. The subject lands are located to the west of the development boundary of Rush adjacent to the residential estate of Saint Catherine's. The lands which form part of Rush demesne are zoned RU – Rural, have an approximate area of 1.29 hectares (3.2 acres). There is a residential dwelling and horticultural sheds on the northern half of the subject lands, while the southern portion of the site consists of undeveloped greenfield lands.

The motion proposes the rezoning of the subject lands from RU – Rural to RS – Residential, in order to facilitate an additional three units for family members and their partners. It is not considered appropriate to rezone the lands as requested for a number of reasons.

Firstly, it should be noted that while the Draft Development Plan includes commitments to protecting and conserving existing RU – Rural zoned lands from inappropriate development, the Rural Settlement Strategy contained in the Draft Development Plan does not preclude the granting of planning permission for additional dwellings on RU zoned lands in accordance with Policy CSP44 – Rural Settlement Strategy, which states that the Council will:

"Respond to rural-generated housing need by means of a rural settlement strategy which directs the demand where possible to Rural Villages and Rural Clusters and permit housing development in the countryside only for those people who have a genuine housing need in accordance with the Council's Rural Housing Policy and where sustainable drainage solutions are feasible".

Secondly, it is considered that adequate lands have already been zoned for the provision of additional housing in the town of Rush during the period of the Draft Development Plan 2023-2029 and that to rezone an addition 1.29 hectares outside the development boundary for the town would not be in the interests of proper planning and sustainable development.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 53 hectares of land zoned residential within the existing development boundary for Rush with the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 45 and 64 units.

In addition, the additional level of residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Rush means that any such rezoning would be contrary to the overall vision for the town.

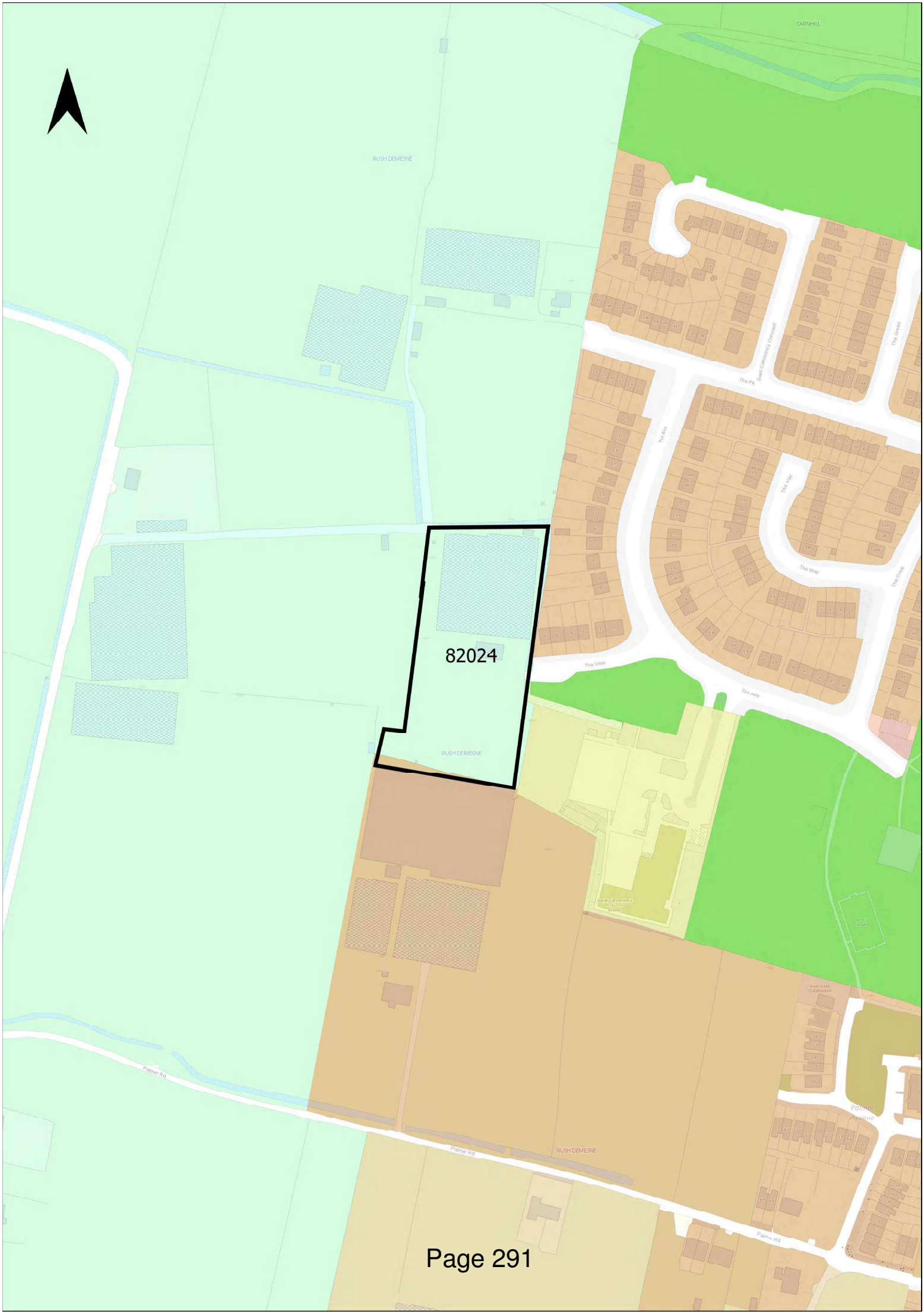
Furthermore, the location of the subject lands outside the development boundary of Rush means that its rezoning for additional residential development would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

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.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Rush 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.


82024
RUSH DEMESNE
CARNHILL
Saint Catherine's Crescent
The Green
The Ave
The Way
The View
The Drive
Palmer Rd
Palmer Avenue

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82388

Objective HA: To Protect and Enhance High Amenity Areas be Rezoned to: Objective RU

"That the Objective HA:

To protect and enhance high amenity areas be rezoned to:

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

REPORT:
The content of the motion is acknowledged.

The subject lands, which have an approximate area of 0.3 hectares (0.75 acres) are located in the South Shore area of Rush, and are bounded by Linkside to the north and Rogerstown Pier to the east. Rush Sailing club is to the south of the subject lands and there are a number of single residential dwellings to the north and east along Linkside.

There is a dwelling on eastern portion of the subject lands while the western half comprises undeveloped land.

The motion seeks the rezoning of the subject lands from HA – High Amenity to RU – Rural.

It should be noted that the Objective of 'HA' zoned lands is to *'Protect and enhance high amenity areas.'*

These high amenity areas and particularly around the coast 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 must be struck 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.

In the high amenity areas, only housing need related to farming and exceptional health circumstances is to be facilitated with no new housing generally permitted between adjacent to the coast and only with the exception of extension and replacement or where all other sites are exhausted.

The subject lands are located at South Shore, beside the coast, where the HA zoning is appropriate. It is considered to allow a It is further noted that these lands form part of the larger High Amenity zoning on the coastal side of the road. To zone these RU would be at odds with the wider land use zoning and would result in a zoning which is inconsistent with the larger vision for the area.

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 at the sensitive coastal area, in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan.

Furthermore, having regard to the important landscape setting and the environmental sensitivity of coastal lands, the proposal to rezone from HA to RU would result in a loss of amenity to this important coastal landscape. Having regard to the above, the motion is considered to be contrary to proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


82388
Sth Shore Rd
RUSH
BUNNOW

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82346

Rezoning of Land on the Brook Road,Rush

"That the zoning of land on the Brook Road, Rush be rezoned from RB to RU (To protect the development of agriculture and rural amenity)."

REPORT:
The content of the motion is acknowledged. The subject lands, which have an approximate area of 0.6 hectares (1.48 acres) are located on the northern side of Brook Lane, opposite the green open space fronting the Brookford Housing Estate to the south.

There is a single storey bungalow dwelling directly to the east of the subject lands along Brook Lane and further east is the Sea Brook housing estate. To the north east of the lands is what appears to be horticultural greenhouses with sheds and a service yard.

The lands themselves, as well as the adjoining areas to the north and west appear to be in agricultural use and are zoned for RB – Rural Business.

The motion is for the rezoning of the subject lands from RB – Rural Business to RU – Rural. It is not considered that this rezoning would be in the interests of the proper planning and sustainable development of the area.

The subject lands form part of the larger area of lands zoned RB to the west of Rush town centre as described above. The zoning objective for RB is to *"provide for and facilitate rural-related business which has a demonstrated need for a rural location".*

It should be noted that this land use does not include residential development as a form of development which is permitted in principle or open for consideration. This reflects the overall aims of the strategy for Rush, which is to provide for rural business, including horticulture, on the lands to the west of the new residential developments which are closer to the centre of the town.

Having regard to the above, it is considered that the rezoning of the subject lands from RB – Rural Business to RU – Rural in an area where the predominant zoning is RB would represent a piecemeal approach which could undermine the overall vision for Rush as set out in Chapter 2 of the Draft Development Plan.

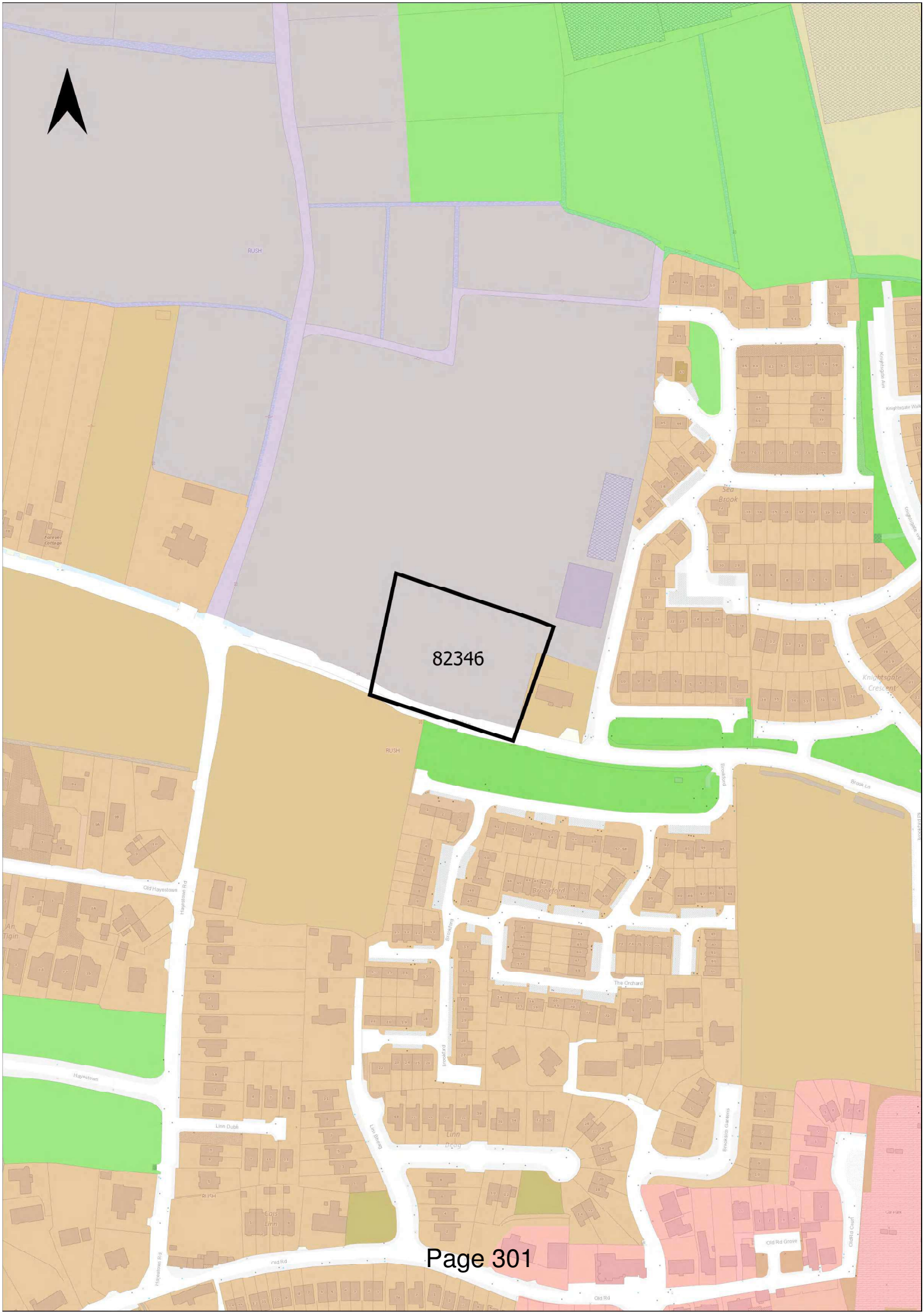
In addition, it is considered that the rezoning of the subject lands as RU – Rural is not appropriate given the location of the lands within the development boundary of the town of Rush. In this regard, it should be noted that the vision for the RU – Rural zoning objective set out in the Draft Development Plan is to:

"Protect and promote the value of the rural area of the County. This rural value is based on:

- Agricultural and rural economic resources
- Visual remoteness from significant and distinctive urban influences,
- A high level of natural features".

It is considered therefore, that given their location within the development boundary of the town of Rusk, their proximity to existing residential development, as well as the RB – Rural Business-based vision for the surrounding area, to rezone the subject lands RU – Rural as proposed by the motion would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:
No change to the Draft Plan.


82346
RUSH
Forever Cottage
Sea Brook
Knightsgate Ave
Knightsgate Crescent
Brookford
Brook Ln
Old Hayestown
Hayestown Rd
Brookford
The Orchard
Hayestown
Linn Dubh
Linn Bheag
Linn Dubh
Brookside Gardens
Old Rd Grove
Old Rd
Old Rd Court

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82314

That the zoning of land on the Skerries Road, folio number DN7632/DN237548F be revised from HA (High Amenity) to RU (To protect the development of agriculture and rural amenity),

REPORT:
The content of the report is acknowledged. The subject lands which have an approximate area of 0.3 hectares (0.74 acres) is located on the eastern side of the R128 Skerries Road in Rush directly opposite the Golden Ridge residential estate. There is a residential dwelling located directly to the south of the subject lands on the Skerries Road.

The subject lands appear to be in agricultural use. A review of the planning history for the lands indicates that there have been no planning applications on the lands.

The motion seeks the rezoning of the subject lands from HA (High Amenity) to RU – Rural. It is not considered that the proposed zoning would be in the interest of the proper planning and sustainable development of the area.

It should be noted that the Objective of 'HA' zoned lands is to *'Protect and enhance high amenity areas.'*

The areas within the County that are covered by the HA High Amenity zoning objective include the Coastal Corridor of the subject lands and it is considered that 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 coincide closely with these areas of high amenity value. In this regard, a careful balance must be struck 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.

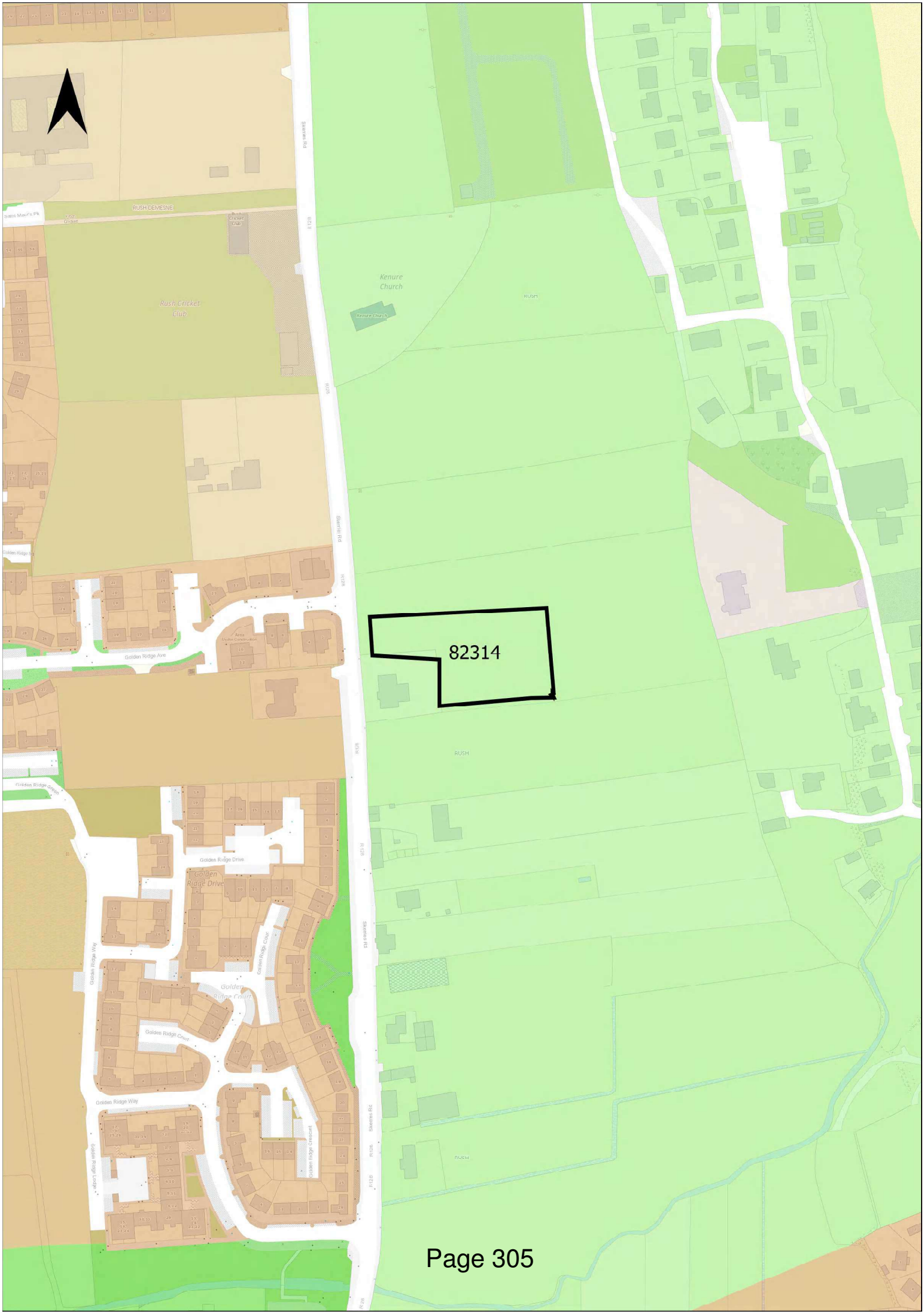
In the high amenity areas, only housing need related to farming and exceptional health circumstances is to be facilitated with no new housing generally permitted between the sea and coast road and only with the exception of extension and replacement or where all other sites are exhausted.

The subject lands are located between the R128 and the coast, where the HA zoning is appropriate. It is considered to allow a It is further noted that these lands form part of the larger High Amenity zoning on the coastal side of the R128. To zone these RU would be at odds with the wider land use zoning and would result in a zoning which is inconsistent with the larger vision for the area.

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 at the sensitive coastal area, in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan.

Furthermore, having regard to the important landscape setting and the environmental sensitivity of coastal lands, the proposal to rezone from HA to RU would result in a loss of amenity to this important coastal landscape and would be contrary to proper planning and sustainable development.

RECOMMENDATION:
No change to the Draft Plan.


82314
Kenure Church
Rush Cricket Club
RUSH DEMESNE
Skerries Rd
R128
Golden Ridge Ave
Golden Ridge Drive
Golden Ridge Court
Golden Ridge Way
Golden Ridge Crescent
RUSH

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 82002

Map Sheet 6: Retention of School Symbol between Golden Ridge and Kenure Woods, Rush Hands Lane, Rush.

That Fingal County Council retain the map based objective (school symbol) for land between Golden Ridge and Kenure Woods that is proposed for removal on CE Recommendation CE SH 6B.1.

While accepting that there are plans for a school site adjacent to the GAA in Rush, the process of providing schools at the site is still in the pre-design phase, and is not guaranteed to get planning permission approval. The school symbol at the site is an alternative site should planning permission not be forthcoming.

REPORT:
The content of the motion is acknowledged. The 'proposed school symbol' referred to by the motion is shown on map sheet 6 of the 2017-2023 Fingal County Development Plan.

It should be noted that the Chief Executive's Report on the Draft Development Plan Consultation included the following recommendation to remove this symbol:

CE SH 6B.1:
Remove 'Proposed School Symbol' from lands at Golden Ridge, Skerries Road, Rush.

The decision to remove the symbol was made having regard to a request for the same from the Department of Education, during pre-draft development plan consultations.

Furthermore, a submission received as during the Draft Development Plan consultation process, (FIN-C453-961) described how the schools objective was no longer merited at this location with reference to correspondence received from the Department of Education on 28th January 2022.

The text of this correspondence confirmed that the Department was no longer seeking to develop a school on the subject lands and that a school objective was no longer required.

The Council will continue to work in conjunction with the ongoing review and delivery of school facilities in the County as a collaborative and co-ordinated approach between the Department of Education and FCC. The removal or inclusion of any school site objectives will continue to be informed by advice received from the Department of Education.

Having regard to the foregoing it is not considered appropriate to retain the 'Proposed School Symbol' on the lands at Golden Ridge, Skerries Road, Rush as proposed in the motion.

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 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82136

'Proposed School Symbol' on the Lands at Golden Ridge, Skerries Road, Rush

"That Fingal County Council resolves to retain the 'Proposed School Symbol' on the lands at Golden Ridge, Skerries Road, Rush."

REPORT:
The content of the motion is acknowledged. The 'proposed school symbol' referred to by the motion is shown on map sheet 6 of the 2017-2023 Fingal County Development Plan.

It should be noted that the Chief Executive's Report on the Draft Development Plan Consultation included the following recommendation to remove this symbol:

CE SH 6B.1:
Remove 'Proposed School Symbol' from lands at Golden Ridge, Skerries Road, Rush.

The decision to remove the symbol was made having regard to a request for the same from the Department of Education, during pre-draft development plan consultations.

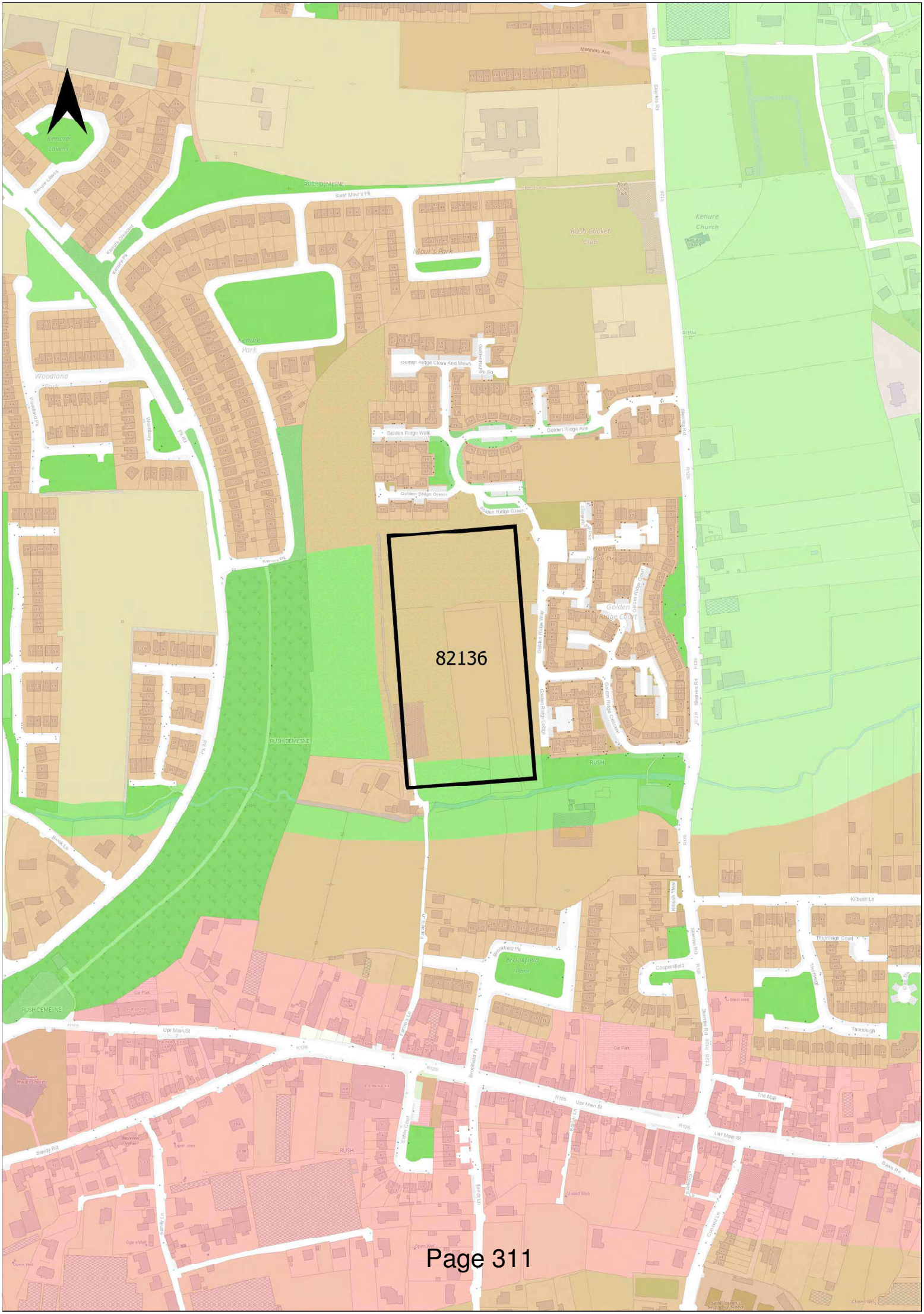
Furthermore, a submission received as during the Draft Development Plan consultation process, (FIN-C453-961) described how the schools objective was no longer merited at this location with reference to correspondence received from the Department of Education on 28th January 2022.

The text of this correspondence confirmed that the Department was no longer seeking to develop a school on the subject lands and that a school objective was no longer required.

The Council will continue to work in conjunction with the ongoing review and delivery of school facilities in the County as a collaborative and co-ordinated approach between the Department of Education and FCC. The removal or inclusion of any school site objectives will continue to be informed by advice received from the Department of Education.

Having regard to the foregoing it is not considered appropriate to retain the 'Proposed School Symbol' on the lands at Golden Ridge, Skerries Road, Rush as proposed in the motion.

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


82136
Kenure Lawns
Kenure Park
Woodland Park
Saint Maur's Pk
Saint Maur's Park
Rush Cricket Club
Kenure Church
Golden Ridge Close And Mews
Golden Ridge Walk
Golden Ridge Ave
Golden Ridge Green
Golden Ridge Court
Golden Ridge Way
Golden Ridge Cresent
Golden Ridge Court
Manners Ave
Skerries Rd
Kilbush Ln
Thornleigh Court
Thornleigh
Coopersfield
Brookfield Park
Brookfield Pk
Upr Main St
Lwr Main St
The Mall
Sandy Rd
Sandy Ln
Bayview Terrace
Ashe Court
Bawn Rd
Coolmeen Dr
Closed Well
Open Well
Car Park
RUSH DEMESNE
RUSH

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82328

First Section of the Rush Outer Ring Bye Pass

"The planning and design the first section of the Rush Outer Ring Bye Pass connecting the Whitestown Road to the Brook Road, Rush to be completed in the lifetime of this Development Plan."

REPORT:
The content of this motion relating to the Rush Outer Ring Road is noted. The protection and enhancement of a safe and effective strategic road network is an objective of the Draft Plan. In this regard Policy CMP32 seeks to *"Prioritise changes to existing roads infrastructure that underpins sustainable development, maintains road safety and network efficiency."*

Objective CMO30 will *"Maintain and protect the safety, capacity and efficiency of National roads and associated junctions..."* and Objective CMO31 commits Fingal County Council to *"protect capacity and deliver improvements of the strategic road network and junction upgrades..."*

The inclusion of new road objectives in this Draft Plan is therefore largely focused on those areas that support these strategic objectives of the Draft Plan as well as those that contribute to further sustainable development of the County and enhance or complement the wider regional and national level policy framework.

Fingal will continue to maintain, manage and operate the existing regional and local road network in an efficient and restrictive manner to protect the strategic function of the national road network as well as providing for high-quality

walking and cycling connections where appropriate and access and priority for public transport routes. The road transportation objectives of the Plan shall be presented on a new Sheet 17 'Connectivity and Movement' with project implementation being an operational matter outside the remit of this Plan.

In terms of the timing and project delivery of any route, the objectives of this Plan will be required to go through the various route options, engineering, planning and environmental assessments, in order to achieve an optimum solution. This process typically takes a number of years and during this process consultation will be undertaken with the general public and specific stakeholders as required, including the local community and landowners. Such consultations occur on an ongoing basis in the context of such scheme proposals.

These schemes will also include environmental assessments such as SEA and AA where applicable and will have regard to relevant environmental issues including the protection of natural heritage assets and sensitive environmental sites.

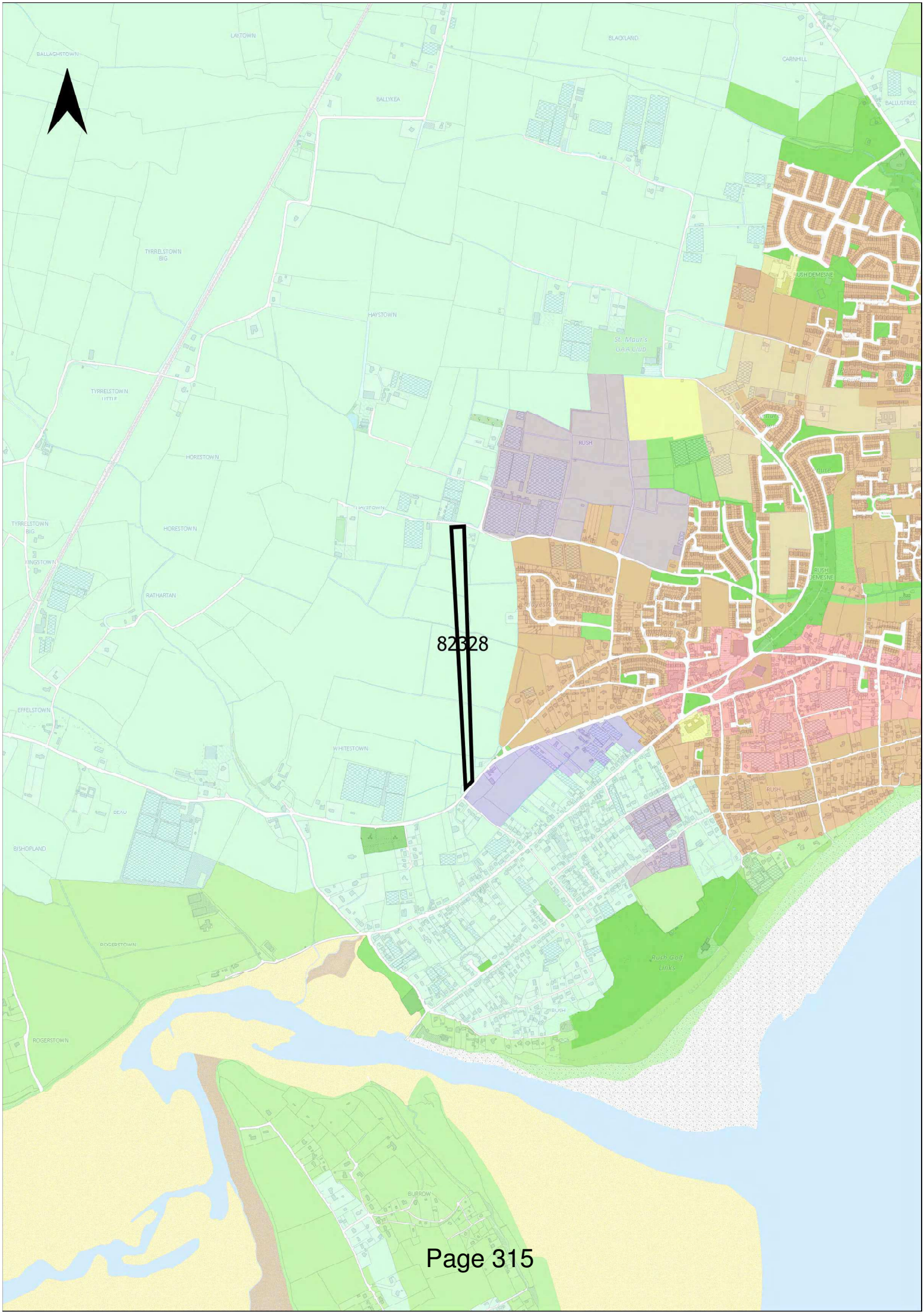
The Draft Plan includes the following Objective:

Objective CSO61 – Assessment to Inform Future Transportation Needs of Rush
Carry out an assessment to inform the future transportation needs of Rush. This may include the feasibility of providing a Distributor Road to the west of Rush.

The delivery and implementation of such a new road therefore will be considered in this future assessment. Any future capital works such as new and upgraded roads is managed through the three year Fingal Capital Works Programme which is determined from a number of factors such as policy context, local and strategic need, funding, staffing resources, planning and environmental risks and procurement requirements.

The policies and objectives set out in the Draft Plan are strategic in nature with broad applicability and are considered sufficiently robust to promote and support the development of a Rush Outer Ring Road. In this context, it is considered inappropriate and premature to include a specific time and mapped based local objective at this location in advance of the assessment to inform the transport needs of Rush, the subject of Objective CS061.

RECOMMENDATION:
No change to the Draft Plan.


LAYTOWN
BALLAGHSTOWN
BLAKELAND
CARNHILL
BALLYKEA
BALLISTREE
TYRRELSTOWN BIG
HAYSTOWN
RUSH DEMESNE
St. Maur's GAA Club
TYRRELSTOWN LITTLE
RUSH
HORESTOWN
TYRRELSTOWN BIG
HORESTOWN
KINGSTOWN
RATHARTAN
82328
EFFELSTOWN
WHITESTOWN
BISHOPLAND
ROGERSTOWN
Rush Golf Links
ROGERSTOWN
BURROW

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82338

Local Objective : Upgrade the Brook Road Rush

"Upgrade the Brook Road, Rush during the life time of the Development Plan."

REPORT:
The content of this motion to upgrade the Brook Road in Rush is noted. The protection and enhancement of a safe and effective strategic road network is an objective of the Draft Plan.

In this regard Policy CMP32 seeks to *"Prioritise changes to existing roads infrastructure that underpins sustainable development, maintains road safety and network efficiency."*

In addition, Objective CMO30 will *"Maintain and protect the safety, capacity and efficiency of National roads and associated junctions..."* and Objective CMO31 commits Fingal County Council to *"protect capacity and deliver improvements of the strategic road network and junction upgrades..."*

The inclusion of road objectives in this Draft Plan is therefore largely focused on those areas that support these strategic objectives of the Draft Plan as well as those that contribute to further sustainable development of the County and enhance or complement the wider regional and national level policy framework.

In terms of the timing and project delivery of an upgrade project, the project will be required to go through various engineering, planning and environmental assessments, in order to achieve an optimum solution. This process can take a number of years and during this process consultation will be undertaken with

the general public and specific stakeholders as required, including the local community and landowners. Such consultations occur on an ongoing basis in the context of such scheme proposals.

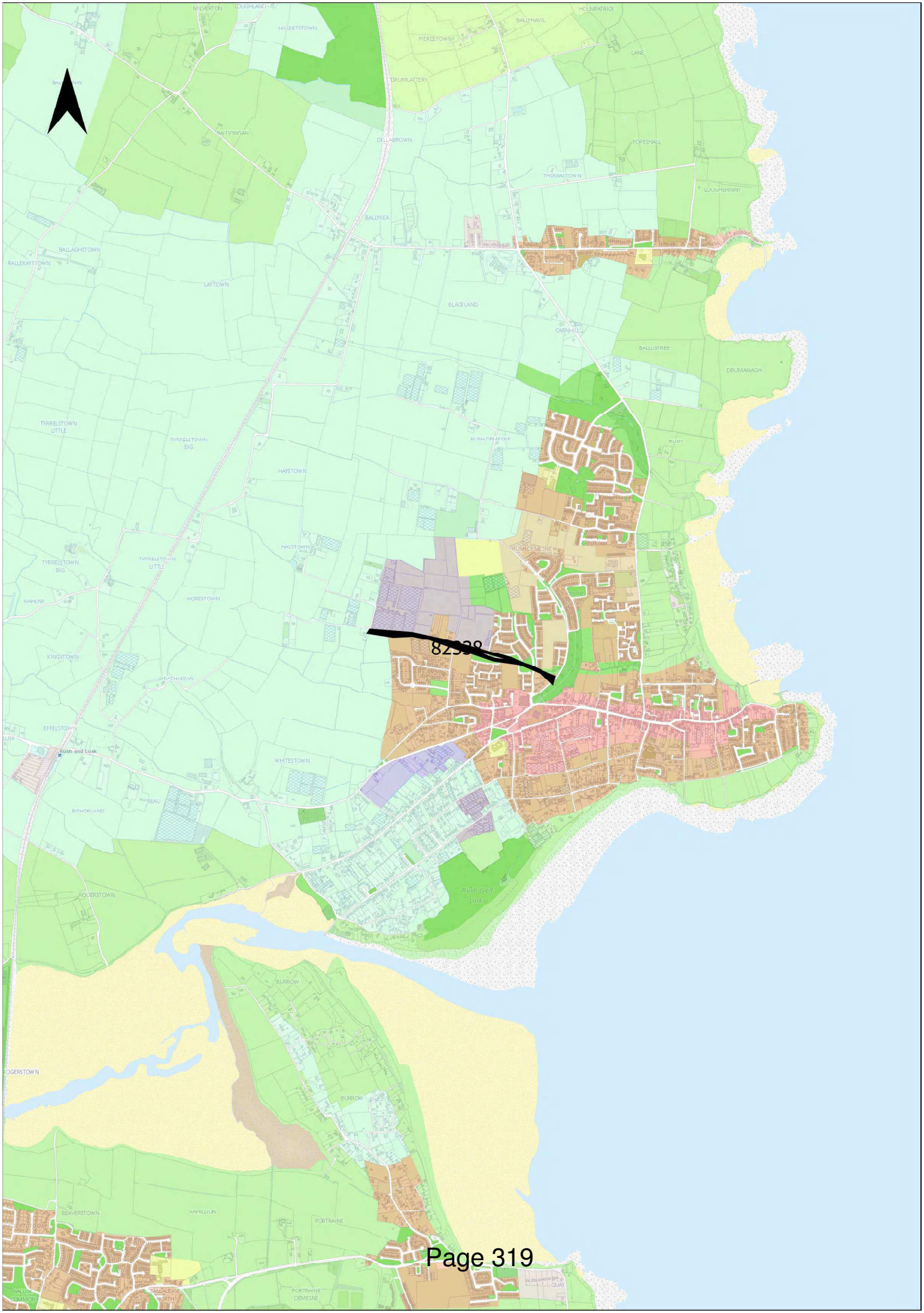
These schemes will also include environmental assessments such as SEA and AA where applicable and will have regard to relevant environmental issues including the protection of natural heritage assets and sensitive environmental sites.

Furthermore, with specific reference to Rush the Draft Plan includes the following Objective:
Objective CSO61 – Assessment to Inform Future Transportation Needs of Rush
Carry out an assessment to inform the future transportation needs of Rush. This may include the feasibility of providing a Distributor Road to the west of Rush.

The delivery and implementation of such an upgrade to Brook Road therefore will be considered in this future assessment.

The policies and objectives set out in the Draft Plan are strategic in nature with broad applicability and are considered sufficiently robust to promote and support the upgrade of Brook Road, in particular Objective CSO61 which seeks to look at the transport needs of Rush as a whole. In this context, it is considered premature to insert a specific time and mapped based local objective at this location pending the assessment to inform the future transport needs of Rush, the subject of Objective CS061.

RECOMMENDATION:
No Change to Draft Plan.


MILVERTON
LOUGHLAND
HACKETSTOWN
PIERCETOWN
BALLYHAVIL
HOLMPATRICK
LANE
DRUMLATTERY
RALDONIGAN
DELLABROWN
POPESHALL
THOMASTOWN
LUGGSHINNY
BALLYKEA
BALLAGHSTOWN
RALLEKAYSTOWN
LAYTOWN
BLACKLAND
CARNHILL
BALLISTREE
DRUMANAGH
TYRRELSTOWN LITTLE
TYRRELSTOWN BIG
HAYSTOWN
RUSH DEMESNE
RUSH
KAHENY
HOPESTOWN
KINGSTOWN
GRATHARTAN
EFFELSTOWN
Rush and Lusk
WHITESTOWN
BEAU
BISHOPLAND
ROGERSTOWN
Rush Golf Links
BURROW
BEAVERSTOWN
KAMILLION
PORTRAINE
PORTRAINE DEMESNE
QUAY

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82320

Local Objective

"Master Plan MP 6.E to be completed prior to any planning submissions for multi intensive housing development."

REPORT:
The content of this motion is noted.

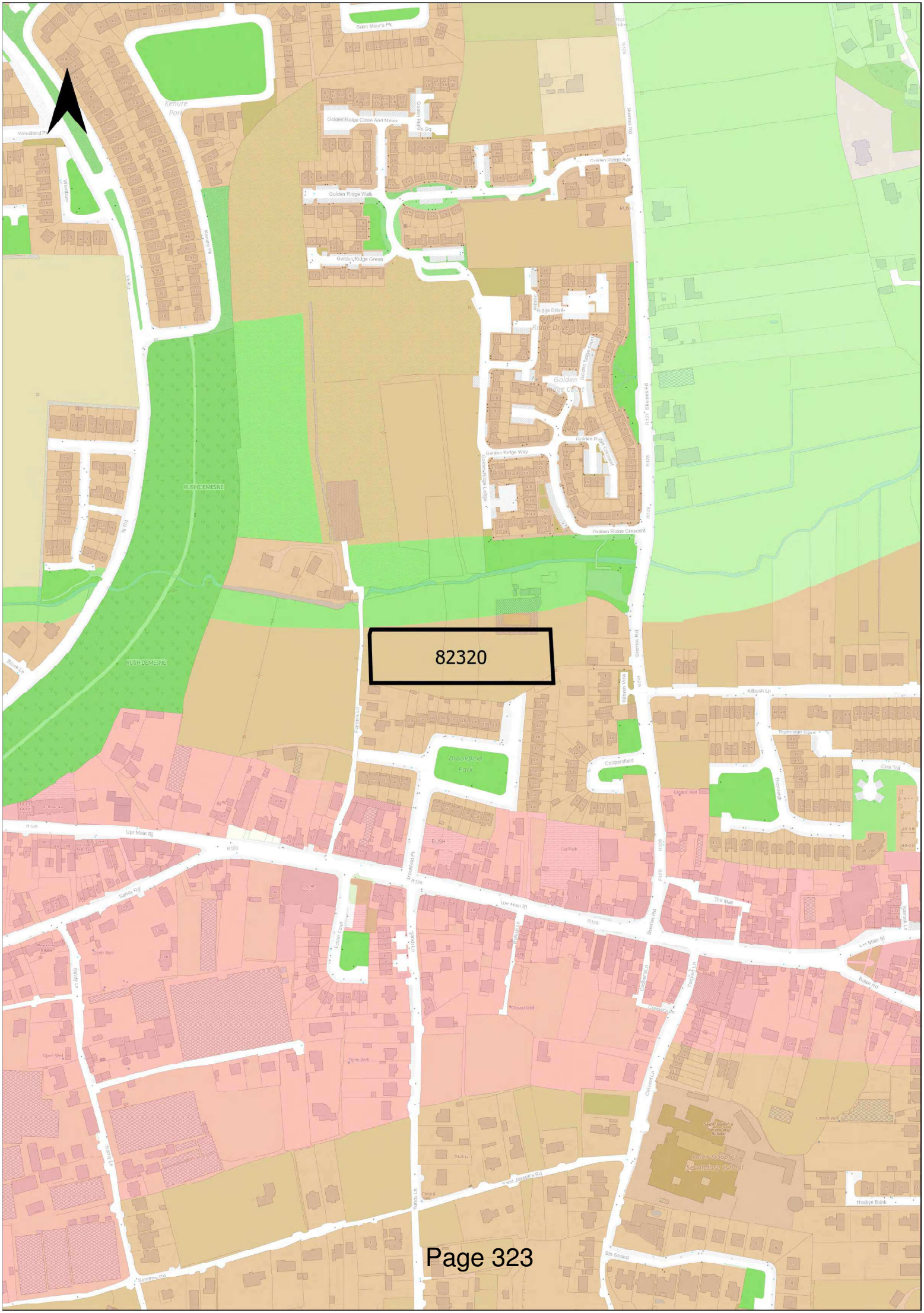
The map submitted with the motion indicates lands to the west of the Skerries Road in Rush, that are zoned RS. Within the current Development Plan, 2017 – 2023, these lands are subject of Masterplan 6D, Kenure South.

This masterplan designation has not been carried forward into the Draft Plan.

Any application for development on these lands will be assessed on a case-by-case basis, in accordance with normal standard planning criteria through the Development Management process.

Given the removal of the masterplan designation, it is not considered appropriate to insert a map based local objective at this location.

RECOMMENDATION:
No change to the Draft Plan.


82320