

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Paul Mulville: Sheet 7. AI028388

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

REPORT:

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

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

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

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

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

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

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

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

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

RECOMMENDATION:

It is recommended that no change is made.