

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lands at donabate. AI028932

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

REPORT:

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION:

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