

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

**Motion from Councillor Anne Devitt: C1 proposal balleally laneCVQ3829.
AI028609**

That the site outlined on the attached map be zoned "CI" to provide a retirement residential home at the edge of Lusk village. The site is fully serviced and adjacent to all community services and public transport.

REPORT:

Note: Motion Nos. **AI029087** and **AI028610** (Councillor Anne Devitt) are similar Motions on this site.

The subject lands are located to the south of Lusk, just off the Dublin road, outside the development boundary of Lusk and measure 1.8 ha. The subject lands contain the zoning objective RU, the objective is:

Objective: *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.*

Vision: *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.*

Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

Under this zoning objective a Residential Care Home/Retirement Home is not permitted *except where a demonstrated need to locate in a rural environment*

because of the nature of the care required is established. (note 12 of zoning matrix). A Retirement Village is not permitted.

The proposed Motion seeks to rezone the lands to CI zoning to provide for a retirement residential home. The proposed Motion is not considered appropriate.

Firstly, the subject lands are located outside the development boundary of Lusk. There are sufficient CI, RA, RS & TC zoned lands within Lusk to cater for the proposed use.

Chapter 3 of the Draft Plan recognises that the provision of residential care is an essential community requirement. Although there has been pressure for such facilities in rural areas, there is a presumption against this type of development in the open countryside for reasons relating to sustainability, poor accessibility and lack of public transport, social exclusion and isolation. Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and 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.

The proposed Motion is considered to be contrary to the proper planning and sustainable development of the area for the following reasons:

- Best practice dictates that residential care, retirement and nursing homes should be located in built-up areas and 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.
- There is sufficient zoned CI, RA, RS & TC zoned land within the development boundary of Lusk to cater for the proposed use. Additional land is not required on the outskirts of Lusk which would be remote from services and facilities and with poor accessibility.
- The subject site is located outside the development boundary of Lusk, within a rural area which is zoned RU.
- There is no foul network in the area, as such all development would have to be serviced via an On Site Wastewater Treatment System, which is not considered to be a sustainable solution.
- The proposal would contravene Draft Development Plan objectives PM43 – 44, Chapter 3 and DMS46-48 in Chapter 12 relating to a residential care home/retirement home.

RECOMMENDATION:

It is recommended that no change is made.