

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Grainne Maguire: D00741/2018. AI028998

To change the existing development zoning of 2.8 hectares at Ministers Road, Lusk from objective GE to RS to provide and improve residential amenity and to include objective CI to provide and protect civic, religious, community, education, health care and social infrastructure.

REPORT:

The lands to which this motion relates are located to the north-west of Lusk at Ministers Road within the development boundary of the town. The lands comprise 2.8 hectares of GE zoned lands, which has the following objective:

'Provide opportunities for general enterprise and employment.'

The vision associated with this objective seeks to: *'Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.'*

The subject lands form part of the Minister's Road Masterplan (MP 6.B) which contains lands which are zoned GE, RA and OS.

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development which is a core component of the economic strategy for the County. The locations for employment development are also informed by the requirements of the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs), which provides the Settlement Hierarchy for the County. The RPG's identify a Metropolitan Area and a Hinterland Area within Fingal, and define specific policies relevant for each Area. Lusk, located in the Hinterland Area has seen substantial population growth, with rail connectivity to Dublin City an important factor in the scale of its development. Importantly, Lusk has not experienced levels of sustainable employment development that would be

desirable following such population expansion. It is therefore necessary in relation to the economic strategy for the Hinterland Area to strengthen and diversify the economic base of Lusk in accordance with the Settlement Hierarchy. In this regard it is important to ensure that sufficient employment generating lands are zoned within the lifetime of the development plan period. The subject lands are the only GE zoned lands in Lusk, and therefore to rezone all or part of them would be contrary to the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the principles of proper planning and sustainable development.

Table 2.6 in Chapter 2 of the CE's Draft Plan sets out the remaining zoned residential capacity from the current Fingal Development Plan 2011-2017. As of mid-2015, there were approx. 1,461 ha of zoned land available within the County with the potential to deliver approx. 43,041 residential units. Tables 2.4 and 2.5 of the CE's Draft Plan set out the RPG population and housing targets for Fingal together with the number of residential units required in Fingal to meet those targets. The existing number of units in the County as of July 2015 was 105,392 and based on the estimated RPG target of 145,340 for 2023, the number of units required to meet the RPG target is 39,948 units. It is therefore clear, based on the evidence-based approach adopted in the Core Strategy, that Fingal has a significant and sufficient quantum of zoned land to meet the RPG targets for the Development Plan period. There is therefore no requirement to zone this 'GE' zoned land to 'RA'.

In summary;

- There is an existing quantum of zoned land within the development boundary of Lusk to provide an additional 1,000 residential units over the lifetime of the Plan period.
- This is the only piece of GE zoned land within the development boundary of Lusk. It is ideally located on the periphery of the town and in close proximity to the R132. The ability to provide jobs close to where people live is crucial in achieving sustainable urban areas and it is strongly recommended that the GE zoning objective remains on these lands.

RECOMMENDATION:

It is recommended that no change is made.