

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lusk cvq4570. AI028829

This Council resolves that the lands at Lusk, as outlined in red on the attached map, be subject to a land use study in line with the forthcoming Regional Planning Guidelines for the Greater Dublin Area.

REPORT:

The lands subject of this motion are located along the R129, Lusk – Rush Road, and are outside the development boundary of Lusk. The subject lands measure c. 41.5 ha's and currently comprise a mix of one off dwellings and agricultural land. The lands are zoned RU – Rural which 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.'*

This motion seeks that the lands at Lusk be subject to a land use study in line with the forthcoming Regional Planning Guidelines for the Greater Dublin Area. The submission connected with the subject lands requested the area be zoned RA – 'Residential'.

The Fingal Settlement strategy embraces the strategic approach advocated by the Regional Planning Guidelines to physically consolidate the majority of future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages in order to discourage dispersed development and unsustainable travel patterns. Lusk and Rush are both identified as a Moderate Sustainable Growth Towns in the Regional Planning Guidelines 2010-2022. It is considered that there is a sufficient quantum of land zoned for residential purposes in Lusk and Rush to cater for the plan period and beyond.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. 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.

The split for additional housing units, as set out under the RPGs, is set at 19% of the total units for the Hinterland area and 81% for the Metropolitan area. This is expressly set out in Table 2.8 of the Draft Development Plan. Currently, the capacity on residential zoned lands provides 377 hectares of appropriately zoned residential lands for the hinterland that will deliver 9,632 units, which represents the RPG target of 19 % of the total for the hinterland. Therefore there is no evidence based need to provide any additional zoned lands.

It is 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 are areas of undeveloped RS/RA land within the Lusk and Rush development boundaries which must be developed first in order to consolidate the existing urban areas.

Furthermore, the subject lands form part of the strategic green corridor separating Lusk and Rush. The Draft Plan is explicit in the protection and maintenance of the distinct physical separation of Lusk and Rush and this is stated in the Development Strategies of both towns in the Draft Plan (pages 123 and 126). Objective Lusk 7 also states: *'Ensure that existing and future development is consolidated within well-defined town boundaries to maintain the distinct physical separation of Lusk and Rush.'*

Having regard to the policies of the Draft Plan and the existing RPG's, the location of the lands are considered entirely inappropriate for the future provision of residential development and have the potential to detract from and undermine the viability of the zoned lands in Lusk and Rush, where development of this nature should be located.

At present, the subject lands are zoned RU. Chapter 11 of the Draft Plan outlines clearly the Zoning Objective, the Vision of that zoning and the use classes permitted and not permitted within that use, which are generally rural in nature.

Any study of these lands would be entirely premature and an inappropriate use of finite staff resources. Taking this into account, the proposal is considered to be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

It is recommended that no change is made.