

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

**Motion from Councillor Anne Devitt: lands at donabate balcarrick.
AI029093**

That the lands outlined in red be zoned "RS" and included within the Lap boundary.

REPORT:

This motion seeks to rezone an area of land which lies east of Donabate Village, and south of 'New Road' Balcarrick. The lands outlined on the attached map are currently included within Donabate LAP boundary and are zoned Objective 'RA' (residential).

Objective 'RA' seeks to: *'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'*

The vision for Objective 'RA' lands 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.'

Donabate LAP was adopted in March 2016 and establishes a framework for the planned, co-ordinated and sustainable development of undeveloped 'RA' zoned lands in Donabate. The LAP lands comprise approximately 138 ha in four land parcels at Corballis (65 ha), Ballmastone (50.2 ha), Rahillion (5.5 ha) and Turvey (16 ha). The LAP is consistent with Fingal's Core Strategy and identifies the quantum, location and phasing of development for the plan period, which correlates with the regional population targets already established.). The area of 'RA' zoned lands included within Donabate LAP has the potential to provide an additional 4,000 housing units on the Peninsula.

The map accompanying this motion includes lands within the Corballis area of Donabate LAP boundary. The lands are currently already zoned for residential development and are therefore included within the LAP boundary and as such no further change is necessary.

RECOMMENDATION:

It is recommended that no change is made.