

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: lissenhallCVQ3739. AI028613

That the lands at lissenhall remain zoned RU with the special objective to prepare a master plan for this strategic land bank for the delivery of an extension to the town of swords in tandem with and subsequent to the commencement of the rail link Metro North.

Premature zoning of this land bank skews the numbers of residential units that zoned land has the potential to deliver in excess of 10,000 unit whose number are consequently included in the residential units for Swords and Fingal for the purpose of calculations for compliance with housing figures for RPG this as highlighted in the submission on behalf of the environment minister absorbs the total headroom for Fingal .

Retaining the current zoning and objectives of the 2011-2017 Fingal Development Plan on Lissenhall lands continues to highlight the significance and importance of this land bank for the viability and sustainability of Metro North Rail being delivered as far as Lissenhall .

Zoning to ME this 500 acre land bank prior to the preparation of the master plans 8A, 8B, 8C and to the railway order and commitment of finance interferes with this councils ability to deliver choice, competition and adequate numbers of units into the housing market within the 6 years of 2017-2023 development plan.

REPORT:

This motion seeks to reverse the zoning of lands at Lissenhall from Objective 'ME' to Objective 'RU' (Rural). The subject lands were included within zoning Objective 'RU' in the 2011-2017 Fingal Development Plan. The Draft Development Plan 2017-2023 proposed to zone these lands within Objective 'ME', which seeks to: *'Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.'*

Lissenhall is an expansive, low-lying, rural landscape comprising approximately 221 hectares. The area, in broad terms, is bound by the M1 and R132 to the east, the Broadmeadow River to the south and south west, and the proposed route of the Swords Western Ring Road to the north. These lands are adjacent to the M1 and Belfast-Dublin corridor.

The Draft Plan identifies Dunsink and Lissenhall as '*strategic development areas*' with the potential to deliver new sustainable, vibrant, attractive and well-connected mixed use urban districts. In anticipation of the development of the proposed new Metro North, a strategic land bank providing for the development of a sustainable, vibrant, attractive and well-connected mixed use urban district on the northern side of Swords has been identified at Lissenhall. These lands would be the subject of an approved Local Area Plan.

The proposed new Metro North will facilitate the optimal development of Swords into the future and the Council will maximise the benefits of and the efficient use of the Metro for the benefit of those living and working in the town. The Council, in accordance with best practice and the principles of sustainable development, will seek to maximize the opportunities created by the arrival of this key piece of infrastructure. To this end the identification and promotion of Metro Economic Corridor(s) will be of strategic importance to the economy and well-being of the County's residential and business/employment population.

There is potential for the proposed new Metro North to extend into the lands at Lissenhall and therefore, the zoning must be appropriate for the area. Furthermore, a substantial portion of these lands will be within 1km of the agreed Estuary Stop.

By identifying Lissenhall as a key future development area, the Council is seeking to maximize the opportunities created by the delivery of this key piece of strategic infrastructure in accordance with best planning practice and the principles of sustainable development. The development of the area is also consistent with the Council's long term strategic vision for Swords to develop as a sustainable city with a population of 100,000. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units. A Local Area Plan will be prepared for these lands to provide a framework for development. Table 2.7 of the Draft Plan outlines the potential capacity at Lissenhall based on the proposed new 'Residential and Mixed Use Zoning'.

The following is also noted in the Draft Plan regarding the proposed new Metro North:

Proposed New Metro North

A proposed new Metro North has been included in the Government's capital programme. It will link Swords via the Airport, to Dublin City Centre with a journey time of approximately 25 minutes. The revised scheme will require a new permission from An Bord Pleanála. A number of stops were permitted within Swords.

The provision of the proposed new Metro North is critical to the continued, sustainable growth of the County Town, Swords. It is essential that the metro stops are easily accessible to trip-intensive developments.

Objective MT14

Support TII in a possible future extension of the proposed new Metro North finishing point to connect with the Northern Line in Donabate, with a view to securing permission from An Bord Pleanála.

The proposed zonings at Lissenhall provide for the planned growth and development of Swords and its surrounding hinterland over a medium and long term basis. This, in tandem with the delivery of public transport infrastructure including Metro North, elevates the sustainability of lands at Lissenhall in terms of appropriateness and necessity for future development purposes. It is essential that these lands are zoned at this time to reinforce the Council's commitment to the long term development of these lands and to emphasise the importance of the critical infrastructural link with the extension of Metro North from Swords to Lissenhall.

Objective SWORDS 26 has been included in the Draft Plan which highlights the need to consider the release of Lissenhall in the context of the development of Swords by committing to prepare a Local Area Plan for lands at Lissenhall (Refer to Map Sheet No. 8 LAP 8.A), which will provide for the longer term strategic development of the area as a planned sustainable mixed use urban district, physically and functionally integrated with Swords. The LAP will assess and determine the sequencing and phasing of development subject to the delivery of the necessary infrastructure, including the proposed new Metro North and any potential extension to lands at Lissenhall and Donabate.

The CE report also noted the following in relation to the New Metro North development:

New Metro North

The process of planning and design for this project has now commenced. Part of that process will be the detailed consideration of various alignments and stop locations through the overall corridor, with the intention of optimising the final layout. For that reason it is suggested that the alignment for new Metro North shown on Sheet No. 8 and on Sheet No. 11, which is currently labelled as "New Metro North Route" be relabelled as "Indicative Route for new Metro North". In addition, the reference to TII in Objective MT13 should be amended to "NTA and TII".

CE NTA 1.2:

Amend new Metro North route to "Indicative Route for new Metro North".

The Council also advocates the extension of new Metro North to Lissenhall and this is indicated on Sheet 8 of the Draft Plan maps. Furthermore, Objective MT14 of the Draft Plan clearly supports a possible future expansion of Metro North to Donabate (including Lissenhall).

It should be noted that whilst the delivery of Metro North will provide a key asset to this area, these 'ME' zoned lands at Lissenhall **are not solely dependent on** the delivery of Metro North to accommodate development. In this regard all ME lands are envisaged as being suitable for development during the lifetime of the proposed Development Plan. These lands at Lissenhall have been included to ensure that development takes place in a sequential manner and have been strategically selected to ensure the sustainable growth of Swords, having regard to need, policy context, infrastructure capacity, physical suitability and sequential approach. This clearly accords with the principles of good planning practice outlined in the Development Plan Guidelines (DHPCLG).

It is considered that these lands at Lissenhall are situated in a suitable location having regard to the future development of Swords, ensuring the proper planning and sustainable development of the town and accordingly, they should be retained as Objective 'ME'.

The lands are situated along the 'Metro North' corridor at Swords, which is identified under the *Regional Planning Guidelines* as a higher tier town under the tier 'Metropolitan Consolidation Towns' and is a priority for population growth within the County. This elevates the sustainability of these ME zoned lands in terms of appropriateness and necessity for future, higher density, development purposes.

Having regard to the remaining zoned lands in the Swords area and the requirements of the Core Strategy which must be prepared in accordance with the *Regional Planning Guidelines*, it is considered that the quantum and location

of development for the Plan period is consistent with the regionally defined population targets and settlement hierarchy, and, reflects the availability of existing services, planned investment (including Metro North as set out in the Capital Investment Plan), sequential development and environmental requirements.

In this regard the lands in question, which are identified as suitable for the delivery of new housing, are linked to (but not reliant on) the provision of the planned and committed, high quality rail based public transport services and the designation of these lands seeks to maximize the opportunities created by the delivery of key strategic infrastructure (Metro North) in accordance with the RPGs, best planning practice and the principles of sustainable development.

To reverse the zoning of these lands to Objective 'RU' over the Plan period or to fail to consider the potential of the subject lands for the delivery of housing for the purpose of the Core Strategy would undermine the objectives of the Regional Planning Guidelines and future sustainable growth of Swords. Furthermore, the consideration of this quantum of lands for development elsewhere, in lieu of the subject lands, would result in an over provision of lands for residential development purposes in unsustainable and inappropriate locations and circumstances contrary to the objectives of the Core Strategy and the Regional Planning Guidelines, in circumstances where enough land has already been allocated for housing development to meet the equivalent of 3 years demand beyond the current Plan.

In summary, this motion seeks to rezone 221 ha's of ME zoned lands to RU at Lissenhall. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

- Lissenhall is identified as a '*strategic development area*' in the Draft Plan with the potential to deliver new sustainable, vibrant, attractive and well-connected mixed use urban district.
- The proposed new Metro North will facilitate the optimal development of Swords into the future. The Council, in accordance with best planning practice, seeks to maximize the opportunities created by the arrival of this infrastructure. The development of this area is consistent with the Council's long term strategic vision for Swords to develop as a sustainable city. This area could accommodate the development of a mixed use urban district providing for a significant level of employment in addition to approximately 6,000 – 7,000 residential units.

- These lands at Lissenhall will ensure development takes place in a sequential manner and have been selected to ensure the sustainable growth of Swords, having regard to need, policy context, infrastructure capacity, physical suitability and sequential approach. Their development is not solely dependent on the delivery of Metro North.
- To reverse the zoning of these lands to Objective 'RU' would seriously undermine the Core Strategy and objectives of the Regional Planning Guidelines and future sustainable growth of Swords and the County.

RECOMMENDATION:

It is recommended that no change is made.