

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan

Tuesday, 27th September 2016

Motion from Councillor Duncan Smith: Sheet 8 - Swords. AI029119

That the zoning of the lands at Holybanks/Estuary West in Swords currently zoned ME remains zoned ME, without amendment

REPORT:

This motion relates to CE amendment CE SH 8.2.

The subject site is located at Estuary West, north of the Glen Ellen Road and east of Applewood. The request to rezone ME lands located at Estuary West was given due consideration in the CE's report.

In this regard it is noted the vision for the ME zoning objective seeks to provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development, while the RA zoning seeks 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.

The subject site forms a natural extension to the existing Applewood neighbourhood. It is located immediately east of the Main Street and any new development would be easily integrated into this area in term of permeability and access to the existing services. The subject site achieves the vision of the RA zoning in relation to closeness to proximity to public transport and cycle links and community facilities and other local services.

On consideration of the above, and in recognising the site's location contiguous to existing residential development, the RA zoning objective and its vision, it is considered that the most appropriate proposal would be to re-zone the lands to RA, as recommended in the CE report. This will allow for residential development

adjacent to the Applewood neighbourhood and the corresponding services and amenities.

As such, residential development still remains the most appropriate and logical use for the subject site.

RECOMMENDATION:

It is recommended that no change is necessary in this instance and the recommendation CE SH 8.2: Rezone lands west of Newton House as RA is upheld.