

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2017-2023

Tuesday, 27 September 2016

Motion from Councillor Anne Devitt: knocksedan CVQ3911. AI029061

That the land outlined on the attached map be zoned RA to provide for new residential community in accordance with approved LAP and subject to the provision of the necessary social and physical infrastructure in the new plan.

REPORT:

The subject lands are located between Knocksedan, Ridgewood and Brookdale, west of Swords and are currently zoned GB - greenbelt. The lands measure 38 ha and are currently greenfield in nature.

The *Ministerial Planning Guidelines on Development Plans*, issued under Section 28 of the *Planning and Development Act 2000*, state that '*zoning that is not responsive to or justifiable by reference to reasonable needs, or that substantially exceeds such needs, is not consistent with proper planning and sustainable development.*' The Guidelines also make clear that in order to support public confidence in the planning system and the Development Plan process, decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the plan taking the following specific matters into account:

- Need
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

This rezoning motion seeks to allow residential development on lands located within strategic Greenbelt areas and cannot be justified based on the specific issues outlined above, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME') remain undeveloped.

Notwithstanding the above, it is considered the proposed lands may, eventually, form a natural extension to the Swords development boundary. There is an opportunity to consider if these lands could deliver infrastructure such as alternative access for Ridgewood, additional playing pitches and access to same and a link towards the Swords Western Distributor Road. However, it is essential to note that these and other community and infrastructure elements can only be delivered in tandem with residential development.

While the Council has examined some initial sketch layout proposals, a study including any level of traffic assessment or any level of consultation with key stakeholders has not taken place. On this basis, and given its location between existing established neighbourhoods in Swords, it is considered appropriate to identify this land as potential development land over the long term. Given the existing infrastructure deficits, in terms of the existing road network and the services provided at the subject site, it is considered a study firstly should be carried out to examine and identify the infrastructure requirements required which would allow this land bank to be developed as a long term development proposal for Swords.

To rezone this land with or without the requirement for a LAP or MP is entirely premature pending a feasibility study being carried out in the first instance.

In summary, this motion seeks to rezone 38 ha's of GB zoned lands to RA at Knocksedan. This would be contrary to the proper planning and sustainable development of the area for the following reasons:

- At this point, there is no planning rationale to allow residential development on lands located within the strategic Greenbelt, whilst significant residential zoned lands (Objective 'RA', 'RS' and 'ME') remain undeveloped.
- The proposed development would be premature pending a feasibility study to consult with the relevant stakeholders and examine the infrastructure requirements for allow for possible long term development of these lands.
- It is recommended such a study is carried out during the lifetime of this Plan.

RECOMMENDATION:

Insert a mapped Local Objective which states:

Carry out a feasibility study of lands at Knocksedan to include a full investigation of requirements in terms of infrastructure, traffic, water, access, drainage and community facilities to inform the future designation of these lands for development.

