

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: cvq3366. AI028620

That the land outline in red and hatched red be zoned RW as an extension to the RW zoned land on the contiguous western section of this field.

As explained in the submission it is no longer feasible or viable to continue to farm the remainder of this land holding given the existing uses of the only access road to this farm land.

REPORT:

This motion seeks to rezone an area of greenbelt lands, south of Swords from Objective 'GB' (Greenbelt) to Objective 'RW' (Retail Warehousing).

Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Sufficient land has been provided for in the Draft Plan for retail uses and there is no identified need to provide additional lands.

The purpose of the Retail Warehouse zoning is to facilitate enterprise opportunities associated with the sale of bulky comparison goods in high quality and easily accessible locations. Within the Draft Development Plan, there are over 31 ha of lands zoned for RW purposes, located in Swords and Ballymun.

There is an adequate quantum of retail zoned lands within the County to accommodate any future growth in readily accessible locations within the County where necessary infrastructure is at an optimum.

The Swords Greenbelt is one of the most critical in the County safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns. Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and airport zoned DA lands.

In the absence of the sequential approach, any coherent evidence based need or planning rationale for the proposed change in zoning from 'GB' to 'RW' in this location, would result in an un-coordinated, ad-hoc development of which there is no evidence based need.

Furthermore, an internal report from Transportation states that it is not clear that the lands would have sufficient, safe access to a public road.

There is therefore no justifiable need to rezone any additional greenbelt lands to provide for retail warehousing lands in this area. Such a change in designation would result in the erosion of the rural character of these strategic greenbelt lands and would contravene Development Plan policy.

RECOMMENDATION:

It is recommended that no change is made.