

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Anne Devitt: airside cvq3656. AI029065

That lands at Nevinstown coloured pink hatched with blue as per map attached be zoned GE.

REPORT:

This motion seeks to rezone an area of Retail Warehousing lands, south of Swords, adjacent to Airside, from Objective 'RW' (Retail Warehouse) to Objective 'GE' (General Employment). The lands measure 9.6 ha and there is an existing nursing home and 7 no. detached dwellings on the site. The majority of the site is greenfield.

Significant land has been provided for in the Draft Plan for industrial, rural business and commercial land uses and there is no identified need to provide additional lands. Fingal's Economic Strategy set out in the Draft Plan seeks to attract a range of employment types, across business and industry sectors at the most appropriate and accessible locations within the County, minimising the requirement for undue commuting and improving the quality of life for Fingal's residents. Strategic Policy 10 and Objectives ED02 and ED03 of the Draft Plan seek to promote enterprise and employment throughout the County, particularly in the growth Centres of Swords, Blanchardstown and Balbriggan.

The subject lands consist of an area of land adjacent to the existing Airside retail park. Fingal is well served by retail warehousing and retail parks, principally located in the Swords, Blanchardstown, Balbriggan and Ballymun areas. Survey work undertaken by the Fingal Planning Department in 2015 identified very low levels of vacancy in these locations, particularly in Airside Retail Park and Blanchardstown Retail Park, reflecting the health of this component of the retailing sector in Fingal. 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. Furthermore permission has been granted within these lands for access roads as per Reg. Ref. F14A/0280 and more recently permission was granted to Power City for a retail warehouse unit within these lands (PL06F:244537 & F14A/0337). This is the ideal use of these lands and it is essential these lands retain their RW zoning in order to facilitate developments such as this.

Lastly, it is noted the quantum of existing GE zoned lands currently available for development is c.1218 hectares (3009 acres). These lands are located at highly accessible locations close to the motorway and national road network off the M50 and M1 corridors and at Damastown. The M50 corridor alone has an available and accessible landbank of c.399 ha's. [985 acres] of undeveloped GE zoned lands. These figures represent a substantial provision of GE zoned lands readily available for development.

There is therefore no justifiable need to rezone any additional retail warehouse lands to provide for general employment lands in this area. Such a change in designation would result in the erosion of the limited Retail Warehouse lands available and would contravene Development Plan policy.

RECOMMENDATION:

It is recommended that no change is made.