

**COMHAIRLE CONTAE FHINE GALL**

**FINGAL COUNTY COUNCIL**

**Fingal Development Plan 2017-2023**

**Tuesday, 27<sup>th</sup> September 2016**

**Motion from Councillor Anne Devitt: cvq3465. AI029068**

The existing framework plan

The development will deliver two roads resolving traffic issues at airside and Holywell connecting R132 and Drinam Link Road.

This residential ME use is capable of delivering housing units at density and price that land at Barrysparks coloured pink and outlined in red with the number 2 on the attached map be zoned ME from HT.

Rational This is serviced land “ready to go” the proposed residential master plan for this area is consistent with government housing supply strategy.

**REPORT:**

This motion received in relation to lands at Barrysparks requests, inter alia, that HT lands are zoned ME. The lands subject of this request measure approximately 9 hectares and extend from the ME zoned lands at Barrysparks in a southeasterly direction towards Holywell.

The zoning objective for HT zoned lands is *‘Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.’*

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The principle challenges presently facing Fingal are facilitating the continuance of inward investment and the development of indigenous business while ensuring that employment activities are located in appropriate locations with access to sustainable transport within a good quality physical environment. In order to attract inward investment, Fingal needs to promote and provide for specific high quality locations with a high degree of land use homogeneity, a high quality physical environment and an efficient public transport network where similar

businesses can cluster. The subject lands, part of an overall and partly developed HT zoning in this area, come within this remit.

The purpose of the High Technology zoning is to facilitate these opportunities for major office, science and technology, and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is one of the most important economic development zonings in Fingal with just over 690 ha of HT zoned lands located principally in Blanchardstown and Swords supplemented with significant zonings at Dublin Airport and along the southern boundary of the County with Dublin City.

The Development Strategy for Swords seeks to target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses. Furthermore land use homogeneity is an important factor in the success and quality of a business area. The 'ME' zoning provides a location for a broad mix of uses. In contrast, the 'HT' zoning is envisaged as providing a high degree of homogeneity or 'likeness' between uses with an emphasis on land-use compatibility.

It is noted the motion makes reference to the lands being capable of delivering housing units, however there is a significant amount of ME and RA zoned lands in Swords. There are approximately 335 ha of ME zoned lands and 119 ha of these lands available in the immediate area.

The zoning objective for ME states *'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'* and the objective for RA zoned lands states *'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure'*.

There is a sufficient quantum of lands available to accomplish these zoning objectives. Furthermore, the Draft Plan indicates that the ME zoned lands at Lissenhall will provide for the development of significant residential and employment uses. Therefore it is considered, there is a significant amount of zoned ME land with this part of Swords and accordingly, there is no requirement for further lands to be zoned ME at this juncture.

Lastly it is considered vital that these HT zoned lands are retained at this location close to existing and established residential communities. The development of high employment generating uses within walking distance of these communities

is vital to the growth of Swords as it grows into a sustainable city with commensurate level of employment with increasing population.

**RECOMMENDATION:**

No changes are recommended.