

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Development Plan 2017-2023

Tuesday, 27th September 2016

Motion from Councillor Joe Newman: motion re sheet 8 page 313. AI029095

That the open space (strip of land between The Elms phase 8 and the adjoining pitches) at Rathingle , Ridgewood be left open space as any further development will only add to the concerns of existing residents. Further development will only add to the traffic problem within this estate, any further development in this location should be avoided as the proposed new parallel runway will be a serious nuisance to residents in this area, further development will be contrary to good land use planning because of the new runway.

REPORT:

This motion relates to CE amendment CE SH 8.6 following consideration of the merits of rezoning OS lands to RS at this location Rathingle resulting in recommendation CE SH 8.6.

Public open space and playing pitches have been delivered as part of the overall development of this area at Rathingle over a number of phases with a remaining strip of undeveloped land between The Elms (Phase 8) and the adjoining pitches, which has an area of 0.58 ha/1.4 acres, and which is zoned for open space use. Within the draft Plan the majority of this area is zoned for RS, only a marginal amount of land (0.09ha/0.22 acres) remains zoned OS.

Given the quantum of open space delivered to date in Ridgewood, there is no requirement for any more open spaces to serve all of the existing and permitted dwellings within Ridgewood as a whole and any future houses that may be accommodated on this subject strip of land. The entire landholding could accommodate 17 no. houses, similar to the adjoining houses already delivered in The Elms.

Permission has been refused as per PL06F.245166, on the basis that the development did not accord with the land use zoning objective. An Bord Pleanala, in their report, noted a strong argument is made with respect to the

layout proposed providing passive surveillance onto the playing pitches, rather than the existing situation on the ground. Also the Parks and Green Infrastructure Division, in their report on this application, indicated full support for the current proposal and did not dispute the submissions by the applicant that required Class 1 Public Open Space for Phases 8 & 9 have been delivered for the benefit of the Ridgewood Estate. No objection by either An Bord Plenala or Fingal County Council was raised in relation to the layout and design of the development.

Dwellings at this location would provide for passive surveillance of the adjoining playing pitches/open space thus minimising the potential for anti-social behaviour. The Draft Plan has regularised the majority of this land and there is merit in allowing for small scale incremental extension of the development boundary along the existing boundaries on the ground, as it would be in accordance with the proper planning and sustainable development of the area as it would rationalise and consolidate the existing RS boundary and reflect the surrounding land uses. Therefore, it is recommended that CE SH 8.6: Rezone land at Rathingle to RS is upheld.

RECOMMENDATION:

CE SH 8.6: Rezone land at Rathingle to RS is upheld.