

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Fingal Development Plan 2023-2029

Tuesday, 18th January 2022

Chapter 2 – Planning for Growth, Core Strategy & Settlement Strategy

Motion from Councillor Brian McDonagh : 74071

Insert Policy after CSP24 in Policies and Objectives: Dublin City and suburbs

Protect the Howth SAAO and Buffer zone from residential and industrial development intended to meet urban generated demand.

REPORT:

The intent of the motion is acknowledged and welcomed; however, it is considered the Development Plan and the SAAO Order provide robust protection and guidance for development within the SAAO and buffer zone.

Designation of a Special Amenity Area Order (SAAO) is prepared under the Planning Act (PART XIII-Sections 202 and 203) which is a separate process outside of the Development Plan process. however, the importance of maintaining the integrity of the Howth SAAO and Buffer Zone is acknowledged within the Draft Plan, with the inclusion of the following policies and objectives:

'Policy GINHP27 Howth and Liffey Valley Amenity Orders

Protect and enhance the special amenity value of Howth and the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Howth and Liffey Valley Special Amenity Area Orders (SAAO).

Objective GINHO56 SAAO Management Plans

Implement the Management Plans and work programmes for the Special Amenity Areas and review them as necessary in consultation with all relevant stakeholders.

Notwithstanding the above, the Draft Plan contains several other relevant objectives regarding the protection of designated sites, SAAOs and the green infrastructure network.

The SAAO designation for Howth (1999), in conjunction with the policies and objectives set out above and the Development Management process are considered to be an appropriate mechanism to control development in or adjacent to the Howth SAAO and its associated buffer zone.

It is therefore considered that the intent of this motion in terms of the protection of Howth SAAO and its Buffer Zone from inappropriate development is adequately addressed through the proposed Draft Plan policies and objectives, the SAAO designation itself and through the Development Management process.

RECOMMENDATION:

No Change.

REVISED CE RECOMMENDATION:

Insert two new Policies relating to Howth and Liffey Valley SAAOs.

Protect the Howth Special Amenity Area Orders (SAAO), including the Buffer zone, from residential and industrial development intended to meet urban generated demand.

Protect the Liffey Valley Special Amenity Area Orders (SAAO), including the Buffer zone, from residential and industrial development intended to meet urban generated demand.