

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Chapter 13 – Land Use Zoning Objectives

Motion from Councillor Joe Newman: 82222

Amend Community Infrastructure Zoning Objective.

That this council calls for the removal of the sheltered housing designation which is included in Use "Classes related to zoning objective" which is under Community Infrastructure and redesignated as open for consideration.

Rationale.

The sheltered housing which is permitted in CI has developed from local community infrastructure to a much wider designation use such as regional and countywide residential accommodation, therefore this class of use is inappropriate and should be relocated to open for consideration.

REPORT:

The content of the motion is noted.

At present, Sheltered Housing is a use that is Permitted in Principle in the CI zoning objective and within zoning objectives TC, LC, MC, RV, ME, RA and RS of the Draft Plan with a primary focus on locations within town or villages centers where such a use can be supported by ancillary services and amenities.

Chief Executive's Recommendation CE CH 13.1 inserts caveat 19 'For Public Operators Only' to the following uses in the Permitted in Principle category of the CI-Community Infrastructure zoning objective, 'Residential Care Home/Retirement Home' and 'Sheltered Accommodation'. As such and pending the agreement of Chief Executive's Recommendation CE CH 13.1, Sheltered Accommodation in a CI zoning designation can only be provided by a public operator.

The CI-Community Infrastructure zoning objective seeks to, 'Provide for and protect civic, religious, community, education, health care and social infrastructure.'

The primary function of the CI zoning objective and vision is to promote and support the provision of social and community infrastructure at both a regional and local level. It is considered that sheltered accommodation which is defined as housing schemes with onsite communal facilities for assisted independent living within Appendix 7 of the Draft Plan is a use that falls within the spirit of the zoning objective and vision and its removal from the CI zoning objective is not considered acceptable in the context of its alignment with the primary function of the CI zoning objective and vision and particularly in light of the proposed change through CE CH 13.1.

In the context of the alignment of a Sheltered Accommodation use with the primary function of the CI zoning objective and vision, through CE CH 13.1, and together with relevant Development Plan objectives relating to sheltered accommodation and the best practice locational approach as advocated in the Draft Plan relating to such a use, is considered sufficiently robust in its approach to support and guide such a use within the CI zoning objective.

RECOMMENDATION:

No change to the Draft Plan.