

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 : 81728

Amend Caveat 19 CH. CE. 13.1

To amend Recommendation CE.CH.13.1 by the addition of the following:

"and to ensure that any new development in existing areas would have a minimal impact on and enhance existing community amenity".

REPORT:

The content of the motion is noted. In the interests of clarity, recommendation CE CH 13.1 states the following, 'Insert 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'. Therefore, this recommendation applies caveat 19 to these specific uses. The motion, however, is to amend caveat 19 as set out in the Draft Plan with the additional text as set out above.

It is noted that the primary function of caveat 19 is to ensure the provision of a use that is public in nature in accordance with the spirit of the overall CI zoning objective and vision which is to provide social and community infrastructure. It is considered that the proposed additional text subject to this motion is regarded as an integral element of development management which does not align with the primary and intended function of caveat 19.

It is noted that any such proposals for community infrastructure can be assessed on a case-by-case basis in accordance with the zoning objective and vision and relevant objectives a set out in the Draft Plan relating to the provision of community infrastructure including objective CLOS07 which seeks to, 'Ensure that

proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents', as well as normal standard planning criteria to ensure the protection and enhancement of existing local amenity and proper planning and sustainable development.

In this context and specifically through objective CLOS07 and together with the Development Management process, the intent of the motion is adequately captured in the Draft Plan

RECOMMENDATION:

No change to the Chief Executive's Recommendation.