

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Chapter 14 - Development Management Standards

Motion from Councillor Karen Power, Councillor Daniel Whooley, Councillor Pamela Conroy, Councillor David Healy, Councillor Ian Carey: 81812

Amend CE recommendation CE CH 4.5:

Amend DMSO53

Require minimum open space, as outlined in Table 14.12 for a proposed development site area (i.e. either 10% or 12 to 15% of the site area as outlined in Table 14.12) to be designated for use as public open space

to

CE CH 4.5:

Amend DMSO53

Require minimum open space, as outlined in Table 14.12 for a proposed development site area (i.e. either 12% or 15% of the site area as outlined in Table 14.12) to be designated for use as public open space

REPORT:

CE CH 4.5 states as follows:

CE CH 4.5:

Amend DMSO53

*Require minimum open space, as outlined in Table 14.12 for a proposed development site area **(i.e. either 10% or 12 to 15% of the site area as outlined in Table 14.12)** to be designated for use as public open space. The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow*

provision for the acquisition of additional open space or the upgrade of existing parks and open spaces subject to these additional facilities meeting the standards specified in Table 14.11. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.

The motion seeks to amend DMSO53 to require minimum open space, as outlined in Table 14.12 for a proposed development site area (i.e. either 12% or 15% of the site area as outlined in Table 14.12) to be designated for use as public open space.

The intent of the motion would remove the option of 10% provision.

As currently set out in Table 14.12, public open space standards with regard to residential development on infill/brownfield sites shall comprise 10% of the site area. Fingal, in line with national and regional planning policies and objectives seeks to promote the regeneration of towns and villages through the re-use and/or repurposing of previously developed, under-utilised, vacant or derelict properties and sites. It is acknowledged that in town centre locations it may be difficult to provide new public open space and flexibility in such instances is required where the practicalities of delivery must be weighed against the wider benefits of rehabilitating derelict properties and reinvigorating communities.

In this context, the increase in open space requirements from 10% to 12% is not warranted on infill/brownfield/town centre sites due to the need to facilitate high density development. It is considered appropriate therefore that the range of open space provision (*i.e. either 10% or 12% to 15% of the site area as outlined in Table 14.12*) is retained.

RECOMMENDATION:

No Change to Chief Executive's Recommendation CE CH 4.5