

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Joe Newman : 81737

Rezone lands at Pluckimin Garristown.

This council resolves that the site at Pluckhimin, Garristown, included in Sheet 2, outlined on the accompanying map for identification purposes, is zoned from HA to RU, in the interest of sustainable rural development allowing families with Rural Links establish a home on the site under the Fingal Rural Housing Policy.

REPORT:

The content of this motion to facilitate local housing need is noted. The subject lands equate to 0.3 hectares and are located on elevated lands within the uplands of the North County, further to the west of Garristown RV and where the existing road network is limited in terms of width and alignment.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape and with preserved views along the adjoining County road as designated in the current FDP 2017-2023. The zoning objective and landscape designations are carried through to the Draft Plan. It is noted that the subject lands form part of an extensive area HA zoned lands to the north, south, east and west of the lands within the Fingal uplands of the north County.

It is noted that the areas within the County that are covered by the HA-High Amenity zoning objective include the Garristown uplands, Naul Hills, the Liffey Valley and the Coastal Corridor including demesne landscapes. These high amenity areas contain the County's most important EU, National and local resources in terms of natural environment, landscape and heritage. The sensitive development and conservation of these environment resources is critical to their long-term sustainability. Notably, the areas of greatest development pressure within the County coincides closely with these areas of high amenity value. In this

regard, a careful balance has to be achieved between new development and the on-going need to protect its high landscape value. The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and at Section 9.6.17 affords a high level of landscape value and protection to these high amenity areas.

The primary objective of the Council over successive Development Plans has been to limit housing development within the HA-High Amenity zoning objective in order to promote more sustainable settlement and protect the most sensitive parts of the County.

The density of housing in high amenity areas relative to other rural areas within the County indicates the success of the policy objective, and that the objective has been relatively successful in limiting the relative land take of housing development within these High Amenity areas. The Council will continue to concentrate efforts to protect high amenity areas and supportive policies and objectives within Chapter 9 Green Infrastructure and Natural Heritage of the Draft Plan includes policy GINHP28 and objective GINH063 in this regard.

The Council is therefore fully committed to the continued protection of these high amenity lands which form part of a contiguous quantum of HA zoned lands within the Fingal uplands in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan. In this context, the zoning of these lands is not considered acceptable in the context of the zoning objective and vision and would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.