

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Jimmy Guerin: 82015

Lands At Naul

This Council resolves that the lands coloured dark green within the red outlines on the enclosed map are rezoned from HA to GE for a Sustainable/Circular Economy Campus

REPORT:

The content of the motion is noted.

The subject lands equate to a total of c. 53.7 hectares (132 acres) and are located at Hollywood, Naul within the uplands of the north County where the existing road network is narrow in width and alignment. The subject lands comprise a former shale and limestone quarry dating from the 1940's. Infilling at the quarry commenced in 1988 and the quarry is currently in the process of being filled. Quarrying at the site ceased in 2007.

The subject lands are zoned HA-High Amenity in the current FDP 2017-2023 and are also designated as a 'Highly Sensitive Landscape', a County Geological Site (Nag's Head Quarry) and as a Nature Development Area. This zoning objective and designated landscape designations are carried through to the Draft Plan.

It is requested that the lands within the north-western corner of the overall lands that equates to c.9.8 hectares (24 acres) are rezoned GE, to allow the existing waste management facility to cater for a sustainable/circular economy campus.

There is currently an extant permission under planning reference F19A/0077 for the continued filling of the former quarry for a further 15-year period with construction and demolition waste material.

Having regard to the history of the lands, the current use at the subject site is considered acceptable at this HA location as it will facilitate the restoration of a spent quarry to its original levels/appearance and is considered to accord with the 'HA' zoning objective and vision.

To open this HA area to the full range of uses that are permitted in the GE zoning would not be appropriate at this rural location. These include: Builders Provider/Yard, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Sustainable Energy Installation, Telecommunications Structures, Training Centre, Vehicle Sales Outlet, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact).

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity.

It is noted that a Sustainable Energy Installation use which is ancillary to the main use at an appropriate scale is not precluded in the HA zoning objective and remains open for consideration where proposals of this nature can be assessed on a case-by-case basis in accordance with the zoning objective and vision for the lands and normal standard planning criteria through the Development Management process.

In addition, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of GE lands within the north County area including Courtlough and Balbriggan, equating to c. 130 ha. These figures represent a substantial provision of GE zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it

would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change HA zoned lands to GE in this remote rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as well as OPR policy to channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure and as such is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.