

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 : 82017

Land at Naul

Special objective

This Council agrees to attach the following specific objective to lands coloured dark green within the red outline on the attached map.

Research and Development activities to move the waste management process further up the waste hierarchy

Development and scaling up of technology to increase waste separation, recycling, recovery and re-use, and reduction of landfill volumes

Production of recycled products for re-use in the construction and other industries

Other carbon reduction activities including sustainable energy production (e.g. solar, SRF fuel pellets etc.)

All subject to required approvals from FCC and EPA

REPORT:

The content of the motion is noted.

The subject lands equate to a total of c. 53.7 (132 acres) hectares 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. 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.

The subject lands are zoned 'High Amenity' and are designated as a 'Highly Sensitive Landscape', a County Geological Site (Nag's Head Quarry) and as a Nature Development Area. This zoning objective and landscape designations are carried through to the Draft Plan. The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and specifically at Section 9.6.17 affords a high level of landscape value and protection to these high amenity areas including through supporting policy GINHP28 and objective GIHNO63.

It is requested that the lands within the north-western corner of the overall lands comprise a map-based objective to allow the existing waste management facility to cater for waste activities further up the waste hierarchy.

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.

Following on from the response set out to Motion 82015 on the subject lands, the uses outlined in this motion which includes a Research and Development use based on waste management including uses within the category of Waste Disposal and Recovery Facility (Excluding High Impact) and Waste Disposal and Recovery Facility (High Impact) as defined in Appendix 7 of the Draft Plan, are all uses that are not permitted in the HA zoning objective for the subject lands.

Critically, in this context, to allow for such a map-based objective would be contrary to the underlying HA zoning objective of the subject lands. Furthermore, 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.

In the context of the HA zoning objective of the subject lands in this remote rural location within the Fingal uplands, to attach such an objective of the nature proposed would be contrary to the underlying High Amenity zoning, which it is Council policy to protect and as such would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

No change to the Draft Plan.