

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Grainne Maguire : 82013

Appendix A – CE OPR SH 2.1

That CE OPR SH 2.1 be rejected on the basis of the rationale as attached.

REPORT:

The content of the motion and rationale is noted.

In the interests of clarity, CE OPR SH 2.1 of the CE Report states as follows:

CE OPR SH 2.1

Amend Sheet 2 to so that the additional GE land which forms the south-eastern portion of the overall GE zoned lands at Courtlough revert to the RU zoning as per the current Development Plan.

The subject lands equate to c. 7.1 hectares (17.5 acres) and are located to the east of the M1 and parallel to the R132 and adjoins employment zoned lands to the north at Courtlough. The subject lands are undeveloped and are in agricultural use. No recent relevant planning history pertains to the subject lands.

The subject lands are zoned RU – Rural in the current FDP 2017-2023. The Elected Members resolved to change the zoning of these lands from RU- Rural to GE- General Employment as shown in the Draft Plan.

The NTA, TII and OPR in their submissions to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network which includes the M1.

Critically, 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 including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities 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.

Specifically in this context, OPR Recommendation 11 to the Draft Plan contends that the Planning Authority is required to provide robust justification for the extent and location of employment zoned land and to demonstrate that the criteria of the aforementioned national and regional policy have been satisfied, in respect of the lands zoned as General Employment (circa 73ha) south of Balbriggan as set out in the Draft Plan which extends across both sides of the M1 and includes the lands subject to this motion.

In view of this recommendation, an analysis of these lands shows that a significant portion of these lands remain un-developed, and no recent relevant planning history pertains to the wider zoned landbank. Therefore, there is no rationale for zoning further lands at this location.

Furthermore, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek 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 the evidence based underlining the Draft Plan, which shows 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 proposed change in zoning from RU to GE would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft Plan and in the absence of the sequential approach and any coherent evidence-based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Chief Executive's Recommendation.