

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 2 Fingal North

Motion from Councillor Brian Dennehy: 82442

Rezone RU to OS

"That Fingal County Council rezone the area outline zoned RU to OS."

REPORT:

The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2023 – 2029 under Section 12(6) or 12(10) of the 2000 Act, as amended, in connection with matters contained in the Chief Executive's Report.

The motion outlined above is not considered to be connected with matters contained in submissions received or the Chief Executive's Report on the outcome of the consultation process on the draft Fingal Development Plan 2023 – 2029.

Accordingly, any amendment outside that scope is considered to be illegal and invalid.

Should the Elected Members decide to consider the Motion, the planning report is as follows;

The subject lands equate to 4.9 hectares (12.1 acres) and are located to the east of the west of the M1 within a remote rural area to the north of Nevitt. The northern portion of the lands comprise planting.

The subject lands are zoned RU-Rural in the current FDP 2017-2023 and this zoning objective is carried through to the Draft plan which seeks to protect and

promote, in a balanced way the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.

The lands adjoining are zoned RU and in agricultural use.

Based on the provisions of the zoning objective and vision as well as the policy and objectives of the Draft Plan, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land, a sustainable resource, within the County. Specifically, Policy EEP28 seeks to, *'Safeguard the agricultural identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sectors.'* Objective EEO75 seeks to, *'Support and facilitate the protection of agricultural lands in the County, ensuring that new development does not irreversibly harm or compromise the commercial viability of existing agricultural land.'*

It should be noted that Open Space is Permitted in Principle in the RU zoning objective where such a proposal can be assessed on a case basis in accordance with the provisions of the RU zoning objective and vision and normal standard planning criteria through the Development Management process.

Critically, Chapter 4 Community Infrastructure and Open Space, Section 4.5.2 sets out the best practise approach to the sustainable provision and management of quality open space in easily accessible locations in close proximity to existing and new communities, based on open space provisions at national and regional level.

Fingal County Council is also pioneering the provision of Active Recreational Hubs strategically located in parks and open spaces around the County. This programme is in line with Council's *'Keeping It Green – Open Space Strategy'* adopted in 2015. Recreational Hubs include high specification, well-serviced sports facilities designed for high-intensity use, catering for a range of sporting codes and located so that they facilitate ease of access with good connectivity via active travel infrastructure.

Through compact growth and in line with policy provisions at national and local level as set out in Chapter 2 and 4 of the Draft Plan, the provision of key social and leisure infrastructure including open space provision will be provided at locations where they are most required. The Council will continue to provide a diverse, network of attractive, sustainably managed open spaces, in accessible locations to enhance the quality of life of the citizens of Fingal.

Notwithstanding the provisions of the Draft Plan where open space is a permitted use in the RU zoning objective, in the absence of an evidence-based rationale and critically, the isolated and remote nature of these lands outside centres of

population and away from existing and new communities, the proposed change in zoning from RU to OS would be contrary to the co-ordinated and sustainable approach to the provision and management of open space as set out in the Draft Plan and the Council's policy document '*Keeping it Green*' and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.