

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tom O'Leary : 82281

Remove LAP 3A Ballymadun

That this Council resolves to remove the requirement for LAP 3A on the lands on the map attached (Ballymadun)

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 purpose of the RV zoning objective is to 'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure'. The RV zoning provides for the integrated and long-term planning and sustainable development of rural villages.

Fingal has ten rural villages. All of which have a requirement for a Local Area Plan or a Masterplan. This is in line with the RV zoning objective, which states, *Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure.*

Fingal County Council has been responsibly protecting its rural villages from overdevelopment, protecting their character and individual identity through the Local Area Plan process. LAPs and accompanying Village Development Framework Plans have been prepared and adopted for several rural villages. Ballymadun rural village is included in Table 2.16 of the Draft Plan which sets out the locations where LAPs shall be commenced during the next Plan period.

The Local Area Plan process is considered the most appropriate vehicle to provide a coherent sustainable planning framework for the future development of Ballymadun rural village. LAPs provide the frameworks to secure sustainable development that balances physical, social, economic and environmental considerations at local level while minimising the potential adverse effects of development on the environment. In this regard the LAP will, for example, assess any future wastewater/water and road infrastructure requirements.

The LAP process involves community consultation and other key stakeholder engagement and a successful LAP balances the needs and aspirations of the community with the requirements of the Planning Authority and the expectations of relevant stakeholders. LAP's promote physical and social integration and sustainable self-sufficient communities.

Having regard to the above, the motion to remove the LAP requirement for Ballymadun LAP is considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:

No change to the Draft Plan.