

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brian Dennehy : 82137

The Orchard, Oldtown, be Rezoned From "RU" Rural to "RV" Rural Village

"This Council resolves that the lands, outlined in red below, which are located at The Orchard, Oldtown, be rezoned from "RU" Rural to "RV" Rural Village on the basis of their sustainable location for residential development as a logical extension to the existing zoned land in Oldtown to provide housing that is readily deliverable during the plan period."

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 2.4 ha (5.9 acres) to RV, located to the north of the existing Orchard housing development, in Oldtown. The lands are currently in use as an orchard.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required

quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Oldtown Rural Village. There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period.

In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines. The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.