

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Cathal Boland : 82362

Extend LAP Boundary Oldtown

That the RV Boundary of Oldtown be extended to include the lands circa eight acres as outlined on the accompanying map. Ref: 82348

Rationale:

This extension of the RV Boundary will facilitate the provision of up to forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 4.1 ha (10.1 acres) to the east of Oldtown rural village to RV is noted.

The lands are east of the existing village boundary and are currently in agricultural use

Fingal's Rural villages are important rural assets providing a viable alternative housing 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.

Furthermore, while the Oldtown LAP has expired, the Draft Plan proposes that a new Masterplan will be commenced for Oldtown over the new Development Plan period. This will provide a framework for future development in the village.

Lastly, it is important to note, 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 and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

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.