

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Brigid Manton : 82214

Lispopple Rezoning of Land RU to RB (Rural to Rural Business)

That the lands of Lispopple Swords outlined in Red, historically used for Agribusiness be designated to RB (Rural Business) to continue to permit their continuing use for Rural Business for all forms of industry enterprise and associated works relating to agriculture.

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 content of this motion which seeks the rezoning of RU lands measuring 3.2 ha (7.9 acres) to RB at Lispopple, Swords, Co. Dublin is noted. The lands accommodate a horticultural business, with large glasshouses located on the site.

The planning history of the site is noted, with a number of previous planning applications for commercial glasshouses/extension of glasshouses granted permission.

The lands are currently zoned RU - Rural in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan. The surrounding lands are zoned RU-Rural. The motion indicates that the subject lands comprise an existing agribusiness.

The motion is proposing that the subject lands be changed to RB - Rural Business to facilitate a current agri-business on the subject lands. The objective of RB lands is to, *'Provide for and facilitate rural-related business which has a demonstrated need for a rural location.'*

The selection of appropriate locations for employment uses within Fingal is determined by the principles of proper planning and sustainable development, which is a core component of the economic strategy for the County. The locations for employment and business-related development are also informed by the requirements of the RSES, which provides the Settlement Hierarchy for the County.

Fingal has a significant quantum of employment zoned lands provided at appropriate locations throughout the County. A wide variety of zonings are provided for to cater for enterprise and employment opportunities across economic sectors through high technology, general enterprise and employment, food industry, heavy industry, mixed use employment, rural related business, retail warehousing, warehousing and distribution and airport related development. Significant land has been provided for in the Draft Plan for rural business land uses. There is no identified need to provide additional lands.

The subject lands within an area of extensive RU zoned lands, located at Lispopple, are not contiguous to any existing RB zoned lands or other non-agricultural zoned lands. As such, it is considered that the location of the proposed zoning change is not considered appropriate having regard to the character of the area.

In the absence of the sequential approach, any coherent evidence-based need or planning rationale for the proposed change in zoning in this rural location, the proposal to change a substantial proportion of RU lands to 'RB,' would result in an un-coordinated, ad-hoc provision of unsustainable employment lands and, as such, is considered contrary to proper planning and sustainable development.

It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.'*

RECOMMENDATION:

No change to the Draft Plan.