

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Ann Graves : 81800

Childcare Facility in the Greenbelt

That the GB land (outland in red for identification purposes) and is the land of the farm house dwelling residence and outbuildings of the operator, have a specific objective attached 'To provide for the continuing provision of Childcare Facilities and education centre at Little Moo Moos'

This is permitted in Principle use in GB zoned land the specific area outlined includes the main farm dwelling, yards and out buildings essential to the established creche and education facilities operating from this residence for in excess of 20 years.

This unique educational use is an essential service needed by local children with additional needs and their families. Tusla have indicated that additional space is required for the new standards that are now applied to child care services.

For the sake of clarity for the operator, Tusla and Planning Department and Planning Professionals, it is essential that the quantum of land and buildings required for this ancillary use of the family home is clear and legible.

REPORT:

The content of this motion which relates to an established childcare facility at Skephubble Farm, St. Margaret's, Co. Dublin, is noted.

There has been a number of planning applications sought and granted for this facility over the years, the most recent one in 2018.

As indicated in the motion, childcare facilities are Permitted in Principle in the GB-Greenbelt zoning objective where such a use is ancillary to the use of the dwelling

as a main residence. This level of control is considered necessary given the critical function of the GB-Greenbelt zoning objective which seeks to, *'Protect and provide for a Greenbelt'* while the supporting vision seeks to protect and maintain its rural and undeveloped nature in order to demarcate clearly the edge of established settlements, prevent coalesce and merging of settlements, provide for the continued viability of agricultural and rural uses and provide for amenity uses.

The Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policies CSP42, SPQHP48 and SPQHP57 and objectives SPQHO97 and SPQHO98.

Any childcare proposals within GB zoned lands will be assessed against the zoning objective and vision for the lands as well as relevant policy provisions of the Plan and normal standard planning criteria through the Development Management process. As evidenced from the planning history of the childcare facility, it is clear there is no impediment to the continued operation of the facility arising from the GB zoning objective which pertains to the lands.

It is considered that the insertion of a Local Objective as set out in the motion is not required and it would be inappropriate to single out and name a particular business with a map based Local Objective contained within a Development Plan which is a strategic document for the County.

RECOMMENDATION:

No change to the Draft Plan.