

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 : 81727

Extract From Dev Plan - Appendix A Chief Ex Report Sheet 3(3)

This Council resolves to remove the proposed Chief Executives recommendation CE OPR SH 3.1c from SHEET 3 and retain the current zoning objective of RB - Rural Business

REPORT:

The content of this motion, relating to lands which equate to 15 ha (c. 37 acres), zoned RB to the south of Coolquay Rural Village, is noted.

In the interest of clarity CE OPR SH 3.1 states the following:

CE OPR SH 3.1:

Change the land use zonings of the currently zoned FP and RB zoned lands to the south of Coolquay Rural Village as follows:

- a. FP zoned lands to be zoned RU – Rural;
- b. The portion of the RB zoned lands to the north of the Ward River to be zoned RU – Rural; and
- c. The portion of the RB zoned lands to the south of the Ward River to be zoned GB – Greenbelt.

This motion relates to part c above.

In their submission to the Council following publication of the Draft Plan, the OPR sought justifications for the extent and location of employment zoned land in respect of specific employment zonings, including the lands zoned RB south of Coolquay Rural Village and south-west of Corrstown Golf Club.

It is recognised that the RB land use zoning is in an area where the predominant land use zonings are RU or GB zonings. While there is a rural village zoning and LAP objective currently in place for the village of Coolquay to the north, the subject lands are not contiguous to the village. Furthermore, it is recognised that the subject lands are not well-served by public transportation, nor are they easily accessible by active transport from larger centres of population.

Furthermore, an analysis of the percentage of these lands which have been developed as per their current land use zoning indicates that none of the lands zoned RB 'Rural Business' have been developed despite retaining this zoning over a number of Development Plan periods. A review of the planning history for the lands also indicates that there have been no significant applications for the development of the subject lands for several years.

As a result and having regard to the content of the OPR submission in relation to the lands in question and to the surrounding land use zonings in this rural part of Fingal it is recommended that the RB zoned lands at this location (south of the Ward River) are zoned GB – Greenbelt. This zoning generally reflects the existing land use zoning in the surrounding area.

It is considered that the change of land use zoning at this location to GB will safeguard the innate rural value of the countryside and both strengthen and consolidate the greenbelt at this location and around nearby settlements. Furthermore, the greenbelt will provide opportunities for countryside access and recreation, to retain attractive landscapes and land in agricultural use.

Having regard to the above it is considered that the retention of the RB zoning objective at this location is not appropriate.

RECOMMENDATION:

No change to the Chief Executive's Recommendation.