

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 : 81863

Extract From Development Plan - Appendix A Chief Ex report sheet 3(1)

The Council resolves to remove the proposed Chief Executive's Recommendation CE OPR SH 3.1a from SHEET 3 and retain the current landuse zoning objective of FP-Food Park

REPORT:

The content of this motion, relating to lands zoned FP which equate to 52.4 ha (c 129.5 acres), located 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 a 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 FP south of Coolquay Rural Village and south-west of Corrstown Golf Club.

It is recognised that the FP 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 only 1.1% of the lands zoned FP Food Park 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.

There is a total of 192.4 hectares (474 acres) of FP zoned land across this County (including the subject lands), of which 112.7 hectares (278 acres) are undeveloped. If this recommendation is agreed, there would still be in excess of 60 hectares (148 acres) undeveloped zoned land.

As a result and having regard to the remaining amount of undeveloped FP zoned land, the planning history at the subject site and 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 FP zoned lands at this location are zoned RU – Rural. 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 RU will protect and promote the value of the rural area at this location, including rural biodiversity, in addition to promoting the integrity of the landscape and the development of agriculture and rural-related enterprise for the benefit of the local and wider population.

Having regard to the above it is considered that the retention of the FP zoning objective at this location is not appropriate and would be contrary to the proper planning and sustainable development.

RECOMMENDATION:

No change to the Chief Executive's Recommendation.