

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Darragh Butler : 82130

Food Central, St. Margaret's

That Fingal County Council resolves that the 20 hectares of lands at Food Central, St. Margaret's, Co. Dublin, as outlined in red on the attached map, be rezoned from FP (Foodpark) to GE (General Employment).

REPORT:

The content of this motion, which seeks to rezone lands measuring 13.1 ha (32 acres) at St. Margaret's to the north of Dublin Airport from FP to GE, is noted.

The subject lands are part of the larger FP zoning, north of the airport and adjacent to Food Central. They are currently undeveloped.

The subject site is adjacent to Food Central, which is operating successfully as a food park facility. Several permissions have been granted in this area in respect of the provision of food related enterprise and development. The most recent permissions granted include, provision of a food processing warehouse facility, provision of temperature-controlled warehouse incorporating ancillary offices and storage areas and a food market building for the preparation, packaging, storage, sale and distribution of seasonally sourced (local and imported) fruit, vegetables, food and fresh produce. This site offers an opportunity to expand and consolidate this food park.

The FP-Food Park zoning objective, associated vision and use classes relating to the subject lands were designated in the FDP 2011- 2017 as a unique zoning objective to support and facilitate food park related opportunities and, in this regard, was subsequently carried through to successive Fingal Development Plans including the Draft Plan.

The FP zoning objective offers a wide range of uses in the 'Permitted in Principle' category including, inter alia, Farm Shop, Food, Drink and Flower Preparation/Processing, Logistics (Food Park related), Warehousing (Food Park related), Wholesale (Food Park related) and Utility Installations.

Furthermore, it has been recommended that agribusiness is added to the 'Permitted in Principle' category of the FP zoning objective (CE Report Recommendation CE CH 13.2 refers).

To open the subject lands up to the range of uses that are permitted in the GE zoning objective would not be appropriate at this location, which is based on a unique zoning objective for Food Park related uses. These GE 'Permitted in Principle' uses include: Builders Provider/Yard, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Vehicle Sales Outlet, Waste Disposal and Recovery Facility (Excluding High Impact). These uses would be considered unsuitable and inappropriate at this particular location, having regard to the established nature of the Food Park.

Furthermore, the Draft Plan includes a more than adequate quantum of GE zoned lands within the County to accommodate any future employment growth in readily accessible locations within the County where necessary infrastructure is at an optimum, for the plan period and beyond.

Having regard to the foregoing it is considered that rezoning of the FP lands to GE is not appropriate and would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:

No change to the Draft Plan.