

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy : 81733

Church Street Balbriggan

Fingal County Council resolves that the lands at Irish Institute of Music and Song, Church Street, Balbriggan, Co. Dublin as outlined in red on the attached map for identification purposes be zoned Objective 'MC – Major Town Centre: Protect, provide for and/or improve major town centre facilities in the Fingal Development Plan 2023-2029.

REPORT:

The motion seeks the re-zoning of lands held by the Irish Institute of Music and Song at Church Street Balbriggan from Residential to Major Town Centre.

The current land use zoning objective seeks to '*provide for residential development and protect and improve residential amenity*'. The proposal would see the lands re-zoned to Major Town Centre where the objective seeks to '*protect, provide for and/or improve major town centre facilities*'.

The lands which are the subject of this motion extend to 0.5Ha (1.2 acres) and are part of a larger block of RS zoned lands bounded by Church St to the west, Hampton Street to the south and Hampton Place to the east. Contemporary residential development at Hampton Green lies in a linear arrangement to the east of the block fronting an area of open space. The site also contains protected structures RPS 0049 Bedford House and RPS0050 Roscarrig.

The lands accommodate the Irish Institute of Music and Song (IIMS) campus founded in 2013 under the Irish Academy of Music which includes the use of Bedford House. Planning permission was secured under Reg. Ref. F19A/0143 for a development comprising the partial demolition of the existing derelict

structures to the rear of Bedford House, partial removal of the site boundary wall and creation of new public plaza, renovation of remaining existing derelict buildings and construction of a new three storey music school and auditorium as part of a new campus. The application also included development at Rosscarrig, comprising a change to commercial use and all ancillary works.

Previously, the application site was partially in use as St. Anthony's nursing home.

The intent of the motion to change the underlying zoning of the lands outlined in the accompanying map from RS to MC is noted. Given the historical, ongoing and intended commercial / cultural use of the lands, it is considered that a change of underlying zoning from RS to MC would be appropriate and reasonable.

While the map accompanying the motion limits the extent of the zoning change to lands broadly forming part of Reg. Ref. F19A/0143, it may be appropriate to extend the MC zoning to also encompass the block containing No 1 Church Street to avoid fragmentation.

RECOMMENDATION:

Amend the Draft Plan as follows:

Rezone lands from Residential (RS) *'provide for residential development and protect and improve residential amenity'* to Major Town Centre (MC) *'protect, provide for and/or improve major town centre facilities'* as per lands map accompanying this motion in addition to the inclusion of No. 1 Church Street Balbriggan.