

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tom O'Leary : 81942

Remove Framework Plan (FP 4.A)

Fingal County Council resolves that the written statement (Table 2.19, Page 59) and Map Sheet No. 4 of the Draft Fingal Development Plan 2023-2029 be amended to remove the requirement for the preparation of a Framework Plan (FP 4.A) for 'GE – General Employment' zoned lands at Stephenstown over the lifetime of the Development Plan

REPORT:

The subject motion seeks to amend Table 2.19 and Sheet 4 of the Draft Plan to remove the requirement to prepare a Framework Plan for GE- General Employment zoned lands at Stephentown over the lifetime of the Plan.

Framework Plans are introduced in Chapter 2 with Table 2.19 setting out a number of such plans which will be undertaken over the life of the Plan. Framework Plans are an important strategic planning tool which include objectives and a programme of actions to maximise the development potential of specific areas depending on the issues arising. e.g. Framework Plans may provide design guidance to unlock the potential of specific sites, inform physical or social renewal of an area, and/or address issues in relation to public realm enhancements etc. All Framework Plans will regardless of the focus, provide a long-term vision for the area in question allowing flexibility to manage change depending on the particular circumstances presenting, including societal, economic, environmental and cultural. One of the key objectives of any Framework Plan is to prevent an ad hoc and piecemeal approach to the development of the lands which can prejudice the development of adjoining lands

and the plan led approach to the provision of integrated and equitable community facilities and public infrastructure.

Framework Plans are informed by research and baseline data, identifying opportunities for future development and highlighting constraints that may exist. The process would also involve active public engagement, where local communities, landowners and relevant stakeholders contribute to the process, after which time the Framework Plan is presented to the Elected Members for consideration and agreement.

The Stephentown area to the west of Balbriggan town centre is strategically located along the Dublin-Belfast Economic Corridor and is well-positioned to provide significant additional opportunities for inward investment and job creation.

While noting the Stephenstown Urban Design and Landscape Masterplan 2009, it is envisaged that a Framework Plan for the area would build on these recommendations, taking into account significant investment in the intervening period including the opening of Stephenstown Link Road, the arrival of high e-Fibre broadband as well as significant investment under the Council's Capital Programme under the "Our Balbriggan 2019–2023 Rejuvenation Plan.

Having regard to the foregoing it is considered that the motion to remove the requirement for a Framework Plan is contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:

No change to Draft Plan