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 : 81903

Amend written statement remove LAP Flemington Balbriggan

"Fingal County Council resolves that the written statement of the Draft Fingal Development Plan 2023-2029 (Table 2.16, Page 56) , be amended to remove the requirement for the preparation of a Local Area Plan (LAP 4.B) for lands at Flemington over the plan period of the Fingal Development Plan 2023-2029" in order to facilitate the timely delivery of high-quality residential development at this location in the short-term.

REPORT:
The subject motion seeks to amend the Draft Plan to remove the requirement to prepare a Local Area Plan (LAP 4.B) for lands at Flemington in order to facilitate the timely delivery of high-quality residential development in the short term.

The requirement to prepare a Local Area Plan for Flemington is set out in Table 2.16 of the Draft Plan and is one of a number of LAP's to be prepared by the Planning Authority over the period 2023-2029. The extent of the LAP as shown hatched on Sheet 4, presents a substantial land bank to the northern boundary of Balbriggan, located within the town's development boundary and extending to approximately c.17Ha. It is important therefore that a clear framework is put in place to guide and inform the future development of these lands and to ensure the early delivery of housing.

LAPs play an important role in setting the framework for the achievement of integrated and balanced communities within a specified area. They seek to provide the optimal development framework to ensure the protection and enhancement of the existing areas, key features and the environment within an area, while providing for a high-quality living environment through the use of

robust urban design principles. The function of a LAP is to take a detailed look at a specific area, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The adoption of a Local Area Plan is a reserved function of the elected members.

In this regard the LAP will be tasked with examining numerous issues, including the phasing and delivery of infrastructure, provision of open space and recreational amenities, incorporation of Balbriggan Ring Road and ensuring successfully integration with properties on Flemington Lane.

Preparation of the LAP will also require consultation with State agencies including the Department of Education, Irish Water and Department of Housing, Local Government and Heritage.

Environmental issues arising will be assessed by way of Strategic Environmental Assessment and Appropriate Assessment which occur in tandem with the LAP process.

In order to ensure the optimum future framework is arrived at, it is important that in-depth public consultation lies at heart of the process. The statutory LAP timetable provides a clear roadmap for community and stakeholder engagement and key timelines are set out in the Planning and Development Act 2000 (as amended).

Given the strategic importance of the lands in question, it is considered appropriate that design matters, environmental considerations, service and infrastructure provision, phasing (as required) are examined in advance of development commencing to ensure the orderly sequential delivery of new homes and community infrastructure. The most appropriate vehicle to deliver this certainty is the Local Area Plan statutory process.

Accordingly, it is recommended that the requirement to prepare a Local Area Plan for Flemington (LAP 4B) continue to be included in Table 2.16 and on Sheet 4 of the Draft Plan.

RECOMMENDATION:
No change to Draft Plan