

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 4 Balbriggan

Motion from Councillor Tony Murphy : 81713

Balrothery

To zone lands identified on the attached map located at Balrothery Co Dublin from GB to RA to facilitate an access road.

REPORT:

The subject lands are located to the east of Rosepark Balrothery and extend to an area of approximately 0.7Ha (1.72 acres). Under the Fingal Development Plan 2017-2023 the lands are zoned to 'Protect and provide for a Greenbelt' and this zoning has carried through to the Draft Plan. The lands are located outside of Balrothery's Development Boundary.

The motion seeks to rezone the subject lands to RA (Residential Area) to facilitate a new access road. No road proposals are currently applicable to the lands or listed within scheduled transportation schemes required for the county as set out under Table 6.3 of the Draft Plan. Proposals for additional road infrastructure must be examined contextually having regard to the future transportation requirements of Balrothery and the wider area.

In this regard, it is important to note that future housing provision is envisaged to the north of the subject site where undeveloped Residential Area (RA) zoned lands are subject to the preparation of the Balrothery East Masterplan as set out in Table 2.18 of the Draft Plan. Future access requirements to serve the masterplan lands and by extension, which would serve the wider area will be examined as part of the preparation of the masterplan, where such issues appropriately addressed.

It is not considered appropriate or expedient to amend the Draft Plan by rezoning lands to provide for a road access in advance of undertaking the masterplan in question.

In addition, the request to rezone lands RA outside the development boundary of the town would be at the loss of greenbelt lands to the east of Balrothery. Greenbelt zonings are necessary to protect and maintain the rural and undeveloped nature of areas in order to clearly demarcate the edge of established centres, to prevent coalescence and merging of settlements, to provide for the continued viability of agricultural and rural uses and to ensure amenity uses.

Lastly, it is also important to note that the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy. The role of the Core Strategy is to ensure that there is sufficiently zoned and serviced land to cater for future housing demand over the plan period. In accordance with the Planning Acts, the Core Strategy is evidence based, utilising data based on population trends and household targets. It demonstrates how land already zoned or proposed for zoning will accommodate projected housing demand.

There is sufficient zoned land to meet the needs of the population and housing targets set by the Ministerial Guidelines and the NPF for the Development Plan period.

In summary, the re-zoning of the lands from GB to RA to facilitate a road access beyond the town's Development Boundary would be inappropriate having regard to unidentified need for such infrastructure, the resultant loss of GB zoning and the provision of additional RA zoned lands where no requirement exists. Furthermore, the rezoning would pre-empt the assessment of any transportation/access requirements which may arise as part of the preparation of Balrothery East Masterplan envisaged under the Draft Plan.

In conclusion, the proposed rezoning from GB to RA to facilitate an access road would be contrary to proper planning and sustainable development of Balrothery and wider area.

RECOMMENDATION:

No change to Draft Plan.