

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Tony Murphy : 81736

Belinstown

This Council resolves to rezone the site outlined on the attached map sheet 3 of Fingal Development plan for identification purposes, from RU to GE in the interest of sustainable development of the subject site, to protect the need for expansion and continued valued contribution to the economic development of rural Fingal

REPORT:

The content of this motion which seeks the rezoning of RU lands which equate to 4.4 ha to GE, located to the south of Ballyboughal rural village on the eastern side of the R108, is noted. The lands are occupied by a logistics business.

The subject lands are zoned RU in the current FDP 2017-2023 and this zoning objective is carried through to the Draft Plan.

There is currently an existing logistics business operating at the site and it has done for some years.

There is a current planning application (F21A/0572) at the subject site which is with An Bord Pleanála. This application, for an extension for the existing business on site, has been recommended for refusal due to the existing alignment of the R108 which results in difficulty achieving required sightlines in accordance with the relevant standards and the access, as proposed, would constitute a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Notwithstanding the site specific difficulties, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of employment generating lands within the north County area which represents a substantial provision of zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

To open this RU area to the full range of uses that are permitted in the GE zoning would not be appropriate at this rural location. These include, inter alia, Builders Provider/Yard, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, Manufacturing Industry, General Industry, Light Logistics, Petrol Station, Road Transport Depot, Sustainable Energy Installation, Telecommunications Structures, Training Centre, Vehicle Sales Outlet, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact).

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity and the issues raised in the recent planning application.

It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.'*

Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change RU zoned lands to GE in this rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as

well as OPR policy to channel employment growth within key strategic employment areas of the County.

Furthermore, the site-specific details indicate that safe access issues to the site may arise.

Therefore, to zone the land here would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:

No change to the Draft Plan.