

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Robert O'Donoghue : 81865

Draft Sheet 3 - Fingal Central - Oldtown Town Boundary Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map being proposed for identification purposes be zoned from RU to 'RV – to provide for small scale sustainable infill development serving local needs while maintaining the rural nature of the village' in the Draft Fingal County Development Plan 2023 – 2029. The southern half of the field currently has a dwelling located on it.

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 0.9 ha (2.2 acres) to RV, located to the west of Oldtown Rural Village, is noted.

The subject lands are located at O'Brien's Lane, a narrow local road. The southern portion of the site appears to be in residential use while the northern portion is currently in agricultural use. This site could potentially accommodate a further 5 units – not including the existing dwelling on site. It is considered that the subject site is not a suitable location for intensification of residential development, due to the narrow nature, poor alignment and lack of footpaths along O'Brien's Lane.

Fingal's Rural villages are important rural assets providing a viable alternative housing experience to the open countryside with the advantages of a rural setting. A key aim of the Draft Plan is the need to control expansion to prevent excessive development so as to protect the unique identity of these villages.

These villages will be allowed to grow to support sustainable development in the context of the Council's Core Strategy. The draft Plan seeks that villages, such as Oldtown, grows with appropriate residential, social and community uses, without

resulting in growth beyond local need or creating unsustainable commuting patterns.

The allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy, which demonstrates that Fingal County Council has over and above the required quantum of residential units over the plan period within its administrative area. The allocation of growth within the Rural Villages represents a fair and equitable allocation based on:

- The evidence-based approach adopted in the Core Strategy, where Fingal has a significant and sufficient quantum of zoned land to meet the HST targets for the Development Plan period.
- The capacity of the rural villages to accommodate growth without compromising their essential character, and
- The strong need to avoid any further suburbanisation of the Fingal rural villages.

A key objective for Fingal's Rural Villages is the consolidation and strengthening of the viability of the village core. The Rural Settlement Strategy is not applicable to the Rural Villages and settlement is open to all. As such the RV zoning offers an alternative to one-off housing in the countryside.

Considerable development opportunity continues to exist within Oldtown Rural Village. 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.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy. Accordingly, it is recommended that the lands should not be rezoned from RU to RV.

Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan

relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.