

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor Cathal Boland : 82378

Rezone Lands Contained In Area Of Additional Oldtown LAP Lands

That the lands outlined in Red on the accompanying map of circa 8 acres be zoned RV.

Rationale:

The zoning of these lands RV will facilitate the provision of upto forty-five dwellings on circa eight (8) acres. These dwellings will be located to enhance the established village community. Such development will be subject to the preparation of a new LAP for the village. Such preparation is required as the LAP previously adopted has expired.

This development opens the opportunity to provide much needed recreational facilities to be enjoyed by all the residents of Oldtown. The Owners of the subject lands also control lands to the East and North of the subject site. These lands present the opportunity to develop an attractive tree lined walkway meandering through the lands, designated in the extant LAP as, "Village Green and Riverside Park" (land which are in the ownership of the subject lands). Further the landowners are keen to incorporate in the abutting RU lands located to the south-east of the site, subject to planning permission a four-acre solar panel farm thereby making a valuable contribution to energy sustainability. It is noted that the Chief Executive provided assurance to the Council that Irish Water is in a position to provide the necessary services to support the Authority in the delivery of our Development Plan. It is recognised that the delivery on this undertaking is a slow process. Therefore, the promoters of this proposal have

explored the feasibility, cost, practicality etc. of providing a temporary treatment plant pending such time as Irish Water have delivered on their assurance to the Chief Executive. There is ample land available within the ownership of the property portfolio to accommodate such a facility with no adverse effect on residents.

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 4.1 ha (10.1 acres) to the east of Oldtown rural village to RV is noted.

The lands are east of the existing village boundary and are currently in agricultural use.

Considerable development opportunity continues to exist within Oldtown Rural Village. The revised Core Strategy indicates a projected growth of 50 units for the duration of the development plan period, while there is enough land zoned for 131 units. The subject site measures 4.1 ha and the motion indicates that 45 units would be provided on site. This is almost double to that projected in the Core Strategy of the draft Plan.

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. Growth in the rural villages should be incremental and happen over time to allow for the provision of adequate social and community infrastructure and to ensure the rural setting is protected. To allow growth of almost double that projected would be contrary to the sustainable development of Oldtown.

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.

Furthermore, while the Oldtown LAP has expired, the Draft Plan proposes that a new Masterplan will be commenced for Oldtown over the new Development Plan period. This will provide a framework for future development in the village.

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.

In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029, the NPF, the RSES and Ministerial Guidelines.

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.