

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 3 Fingal Central

Motion from Councillor JK Onwumereh : 81945

Rezone Coolquay Property from RU to RC

To insert an objective in the Fingal Development Plan 2023 - 2029 that: the site at Coolquay outlined on the accompanying map, (included in Sheet), be zoned from RU to RC Rural Cluster. This rezoning would be in keeping with the designation of the sites opposite and adjoining the property. It would also provide additional homes and facilities to service the rural community and an exponentially growing population. The property is accessed from the R135 via a cul-de-sac road and not a thoroughfare. It has the advantages of a Dublin bus route, Bus Eireann and other transport connectivity, water infrastructure, sewage and other site and service amenities.

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 2.4 ha (6 acres) to RC, located to the west of Coolquay Rural Village to facilitate local housing need, is noted.

This proposal if accepted would involve the creation of a new Rural Cluster.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural-generated housing need. The current Rural Cluster zoning has a combined total area of 175 hectares (432 acres) throughout the rural countryside. These Rural Clusters have a strong residential focus and are based on a limited number of individual dwellings, typically taking the form of between 5 and 15 homes. This zoning is an alternative to one-off housing in the open countryside and provides for the consolidation of residential development within small settlements. For the most part, Rural Clusters provide opportunities for family members of existing

households to build a new home, re-use and adapt an existing structure or subdivide large sites etc.

Given its location, the rezoning of the lands from RU to RC would result in the creation of a separate and distinct Rural Cluster close to Coolquay, which is identified as a Rural Village and has an area of 26.4 ha (65 acres).

The recently published Development Plans Guidelines for Planning Authorities June 2022 relating to zoning for residential development acknowledges the spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low-density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to pursue active travel and has resulted in the decline of town and village centres.

In undertaking the zoning function for new residential development at individual settlement scale, Planning Authorities are required to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently which reflects the compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES. In developing landuse zoning and policies for rural areas, these guidelines also note the importance of considering the mandatory Development Plan objective in respect of climate change action under S.10(2) (n) of the Planning and Development Act, which relates to the promotion of sustainable settlement and transportation strategies in urban and rural areas to reduce energy demand.

Furthermore, 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.

The rezoning of these lands cannot be justified on the matters outlined above and would be contrary to government guidance at national level. Such a development pattern would result in deficiencies in terms of the provision of basic infrastructure and public services, in addition to unsustainable travel patterns and the loss of RU zoned lands of which it is Council policy to protect. The motion is considered to be contrary to the Proper planning and sustainable development of the County.

RECOMMENDATION:

No change to the Draft Plan.