

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 : 81944

Rezone Coolquoy Property from RU to WD

To insert an objective in the Fingal development Plan 2023-2029 that: This Council resolve that the site at Coolquoy outlined on the accompanying map, (included in Sheet), be zoned from RU Rural farmland to WD Warehousing and Distribution in order to provide badly needed facilities that cater for ancillary and complementary services in the general area. The site is suitably situated along the major road (R135) with transport connectivity, water infrastructure and other site and services amenities.

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 38.8 ha (96 acres) to Warehousing and Distribution (WD), located to the south of Coolquoy rural village on the western side of the R105, is noted.

The subject lands are located between the M2 and the R135 (Old N2) and are currently in agricultural use.

The NTA, TII and OPR in their submissions to the Draft stage of the Development Plan process, highlight the need for the continued protection of the strategic transport function of the national road network.

Critically, 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 including the NPF, RSES, Development Plan Guidelines for Planning Authorities and the Spatial Planning and National Road Guidelines for Planning Authorities 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.

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, vision and supporting policy and objectives in the Draft Plan. Specifically, Chapter 7 Employment and Economy, Section 7.5.3 and Policy EEP23 of the Draft Plan, is explicit in the protection and promotion of agricultural lands within the County, a valuable resource that cannot be inconsequentially exhausted.

In addition, the key strategic employment aims and objectives of the Draft Plan seek 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 the evidence based underlining the Draft Plan, which shows the draft Plan contains over 1,800 hectares of land zoned GE, over 1,000 ha's of which remains undeveloped. Warehousing and logistics are listed as permitted in principle within GE zoned land.

It is also noted, there is a significant landbank of undeveloped GE lands close by at Cherryhouund, which are subject to a LAP. This LAP contains 240 hectares of 'GE' General Enterprise land, of which a significant amount is undeveloped and within close proximity to the subject lands. The vision for the Cherryhound LAP is to strengthen the sustainability of North Blanchardstown Employment Catchment Area by promoting and enabling an expanded area of choice for a wide range of employment opportunities in a mix of small and large-scale enterprises, including warehousing, which will benefit from proximity with other employment enterprises in the area in addition to the creation of a high-quality environment.

Accordingly, it is considered that the current level of lands zoned in the vicinity for employment uses, are considered more than adequate to meet current and future demands. The rezoning of these lands would lead to significant encroachment into the rural lands and would be detrimental to the character of the area and surrounding land uses. Physically, it is considered that the M2 road currently acts as a natural barrier in the area and this should be respected as the buffer between the zoned lands and the rural area. To permit the proposed rezoning would represent an undesirable precedent for further encroachment into the countryside.

The proposed change in zoning from RU to WD would be contrary to the policy and objectives relating to the protection of valued agricultural lands in the Draft

Plan and in the absence of the sequential approach and any coherent evidence-based need or robust planning rationale for this change in zoning as well as the remaining quantum of un-developed zoned employment lands in the area.

The proposal would result in an un-coordinated, ad-hoc provision of unsustainable employment lands, contrary to the key employment aims and objectives of the Draft FDP 2023-2029 and NTA, TII, OPR policy, which seeks to protect strategic transport corridors and channel employment growth within key strategic employment areas of the County, aligned with existing and planned infrastructure.

As such, the proposed motion is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.