

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Seana Ó Rodaigh: 82209

To retain current zoning, for reasons outlined in Mourne Estate Residents and Management Association (MERMA) submission, reference number FIN-C453-1708, highlighted on map attached.

REPORT:

The content of the motion is noted. The subject lands are located within the established residential area of Mourne View, Skerries.

In the Draft Plan approximately 0.61 hectares (1.5 acres) of residentially zoned land is proposed consisting of two land parcels, a southern RS area consisting of 0.26 hectares (0.64 acres) and an eastern RS area consisting of 0.35 hectares (0.86 acres). The lands referred to in this motion are the eastern parcel.

The provision of RS zoned lands at this location is intended to facilitate a small quantum of housing while ensuring the protection of the adjoining open space and pitches. It is proposed to provide circa 10 housing units on this land on the eastern portion. 3 hectares or just over 7 acres of open space lands remain in the vicinity.

The Core Strategy has identified there is a sufficient quantum of zoned lands within Skerries to meet demand over the Development Plan period. This includes the provision of residential development at these lands which is reflected in updated Table 2.14.

The provision of a small quantum of housing at this location will improve the urban edge of the existing housing area and enhance passive surveillance of the area of open space, making it safer for all users and ensuring its continued protection.

The additional dwellings that the zoning would facilitate at this location will provide options for families requiring social housing and have potential to facilitate family, right sizing and/or housing for the elderly, whilst protecting the amenity value of the adjoining open space and pitches.

In light of the above, it is considered that the RS zoning identified in the Draft Plan is appropriate, will have a dual function, providing passive surveillance to the existing large area of open space while also providing much-needed housing. As such, the RS zoned lands at Mourne View should remain.

RECOMMENDATION:

No change to the Draft Plan.