

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary : 82318

Zone Existing Residential "RS Residential Area"

That this Council resolves that the land on the map attached currently zoned "HA" high amenity be zoned RS Residential Area

REPORT:

The content of this motion which seeks the rezoning of HA lands measuring approximately 0.7 hectares (1.7 acres), located to the northwest of Skerries, to RS – Residential, is noted.

The subject site is located on the southern side of the R127 to the north of Barnageeragh Cove. The site contains 2 no. residential dwellings and a farmyard, with the southern portion of the site in agricultural use.

The subject lands are currently zoned HA-High Amenity, within highly sensitive landscape as designated in the current FDP 2017-2023. The zoning objective and landscape designation is carried through to the Draft Plan.

With regard to the request for a change in zoning from HA to RS, notably, the areas of greatest development pressure within the County coincides closely with these areas of high amenity value. The Draft Plan affords a high level of landscape value and protection to these high amenity areas. The primary objective of the Council over successive Development Plans has been to limit housing development in particular, within areas of high amenity in order to promote more sustainable settlement and protect the most sensitive parts of the County in accordance with the zoning objective and vision for these lands.

The proposed zoning would result in the loss of High Amenity zoned lands where residential development is not permitted other than in limited circumstances as set out in the Rural Housing Strategy.

The Council will continue to concentrate efforts to protect high amenity areas and supportive policies and objectives within Chapter 9 Green Infrastructure and Natural Heritage of the Draft Plan includes policy GINHP28 and objective GINH063 in this regard. The Council is therefore fully committed to the continued protection of these high amenity lands in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan.

Attention should also be drawn to Objective GINHO72 (Development and Risk of Coastal Erosion), which seeks to *'Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition.'* Providing a residential zoning at this location, when new residential development may not be suitable, is not appropriate.

The Core Strategy has identified that there is a sufficient quantum of zoned lands within the county to meet demand over the Development Plan period. The zoning of additional lands at this location is not required on the basis of need and would be contrary to the Core Strategy and national and regional planning policy as set out in the NPF and RSES. The proposed rezoning would also be contrary to the core principles of the NPF and RSES in relation to compact, consolidated growth.

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 and the RSES. 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 would be contrary to proper planning and sustainable development.

Furthermore, having regard to the important landscape setting, the environmental sensitivity of the lands and vulnerability to coastal erosion, the proposal to rezone from HA to RS would result in a significant loss of amenity to this important coastal landscape, would fail to secure the environmental protection of the area into the future and would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan