

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: 82215

To retain the RS zoning of Skerries Rugby Club land in the current Draft Plan as outlined on map attached.

REPORT:

The Elected Members of the Planning Authority may only make amendments to the Draft Development Plan 2023 – 2029 under Section 12(6) or 12(10) of the 2000 Act, as amended, in connection with matters contained in the Chief Executive's Report.

The motion outlined above is not considered to be connected with matters contained in submissions received or the Chief Executive's Report on the outcome of the consultation process on the draft Fingal Development Plan 2023 – 2029.

Accordingly, any amendment outside that scope is considered to be illegal and invalid.

Should the Elected Members decide to consider the Motion, the planning report is as follows;

The subject lands measure 1.2 ha (3 acres) are located to the south of skerries on the eastern side of the R128 as you enter the town from the south. The land in question is currently used as a playing pitch by Skerries Rugby Club.

The subject site is zoned RS – Residential in the current development plan and has been rezoned OS in the Draft Plan.

The subject site is currently zoned OS – Open Space in the Draft Plan. The objective for OS lands is to *'Preserve and provide for open space and recreational amenities.'* The vision for OS lands is to *'Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.'*

The site is in use as a playing pitch for the rugby club and there has been a recent planning approval (F20A/0469) for Flood Lighting & Ball Stop Netting for the existing All-Weather Pitch at the rugby grounds.

In the context of the request to change an area of OS zoned lands to RA, the OS zoned land forms part of a larger open space and provides an important amenity in terms of being part of the rugby club complex.

Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIO35 and CIO36 in relation to the provision of open space to serve existing and new communities. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RS at this location is not warranted.

The inclusion in the Draft Plan of zoning objectives intended to facilitate the provision of additional housing on lands that are actively used for recreational uses would impact the accuracy of the core strategy, result in setting housing targets that cannot be delivered, would be contrary to national and regional direction and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan