

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 : 81952

SLO Special Local Objective GE Lands Skerries

That this Council resolves Fingal Co Council make provision, by designating the existing zoned 'GE' lands at Townparks, Skerries outlined on the attached Map, as a "Dynamic Employment Cluster - Tourism / Marine Lifestyle Hub,"

REPORT:

The content of the motion is noted.

The subject lands equate to c. 10.7 hectares (26 acres) and are located to the west of Skerries and west of Skerries Train Station and the Dublin-Belfast rail line with access via the R127.

The lands are zoned GE-General Employment in the current FDP 2017-2023 and within designated highly sensitive landscape and within the Coastal Landscape character area of the County and with a number of recorded monuments on the lands as shown on the GI maps appended to the plan. This GE zoning objective and landscape designations are carried through to the Draft Plan.

Chapter 7 Employment and Economy is explicit in supporting and facilitating the economic potential of Fingal's unique strengths in villages and towns within the County including designated self-sustaining towns. Specifically, Policy EEP3 seeks to, *'Maximise the economic potential of Fingal's unique strengths and advantageous position within the Eastern and Midlands region.'* At a more localised level and relating to self-sustaining towns within the County which includes Skerries, Objective EEO9 of the Draft Plan seeks to, *'Ensure that towns, villages and other locations within the Core Area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan,*

and that other lower tier towns and villages perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.'

It is also noted that the 'GE' zoning objective does not preclude the potential for innovative and dynamic employment / enterprise generating uses or activities and proposals such as a 'tourism / marine lifestyle hub' will be assessed on a case-by-case basis in accordance with the GE zoning objective and supporting vision as well as the employment provisions of the plan and normal standard planning criteria through the Development Management process.

In addition, recommendation CE CH 13.4 of the Chief Executive's Report amends the GE-General Employment zoning vision to include provision for sustainable employment and enterprise uses as follows, 'Facilitate opportunities for compatible industry and general employment uses including appropriate sustainable employment and enterprise uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible'.

In addition, the Development Plan Guidelines for Planning Authorities June 2022 advocate a consistent approach in the development of zoning objectives between Local Authorities and the avoidance of overly specific or narrowly devised land-use zoning objectives, which is not considered appropriate to the general purpose of land-use zoning. Appendix B to these Guidelines provides a list of zoning objectives that Planning Authorities may incorporate into Development Plans which allow for a degree of local variation where necessary but achieves the required standardisation on a national basis. In accordance with these provisions, the Draft Plan provides a comprehensive range of zonings objectives that supports employment generation and activity.

Overall, the comprehensive and standardised list of zoning objectives as set out in the Draft Plan closely aligns with the provisions of the Development Plan guidelines and are considered sufficiently robust to inform and guide sustainable employment provision within the County.

The Draft Plan also includes comprehensive employment policies and objectives that are considered sufficiently robust to support and facilitate development of the nature proposed in conjunction with the Development Management process.

RECOMMENDATION:

No change to draft Plan.