

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: 81912

Zoning RA Residential Amenity to Deliver Improved Access (Active Travel +Road)

"This Council resolves that the lands, on the map attached be zoned from OS to RA-Residential Area.

REPORT:

The content of this motion is noted.

The subject lands adjoin the Downside residential area in Skerries to the south and are located on the eastern side of the Golf Links Road. The subject lands which measure 1.4 ha (3.5 acres) are zoned OS – Open Space in the Draft Plan.

In terms of the request to rezone the subject site RA (Residential Area), the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy.

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 terms of the request to rezone the subject site RA (Residential Area), the subject site measures 1.4 ha in total and could accommodate between 49 and 70 residential units at densities of between 35 and 50 units per hectare. This is in

excess of what it proposed in the Core Strategy and would present a significant loss of open space lands in Skerries.

Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period. 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 and not in accordance with the NPF, the RSES or Ministerial Guidelines.

In addition, 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 for the provision of active and passive open spaces. 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 RA at this location is not warranted.

In terms of what this motion seeks to achieve in terms of delivering improved access, the role of open space lands as referred to in the Vision for the OS zoning objective is to provide recreational and amenity resources for urban and rural populations and as such it is considered that provision of active travel infrastructure on these OS lands would be commensurate with the delivery of the open space facilities.

The zoning of the subject lands to RA cannot be justified having regard to the matters outlined above and would be contrary to government guidance at national level. Such a development pattern would result in the loss of open space lands, of which it is Council policy to protect and would be contrary to the Core Strategy of the Draft plan. As such the proposal is not considered appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.