

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: 81915

Zone Lands RA Residential Amenity

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

REPORT:

The content of this motion is noted.

The subject lands are located directly to the south of the Downside residential area in Skerries and adjoin Golf Links Road to the east. The lands are subject to 2 zoning objectives, namely OS (1.4 ha/3.45 acres) and GB (2.2 ha/5.4 acres).

In terms of the request to rezone the subject site RA (Residential Area), the subject site measures 3.6 ha in total and could accommodate between 126 and 180 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 and greenbelt lands in Skerries.

In particular, the provision of open space lands is essential for cater for the growing accommodation. Loss of lands which have the opportunity to provide new and expanded recreational facilities and amenities is contrary to the provisions of the Draft Plan and the sustainable development of Skerries.

Furthermore, 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.

The OS zoned land also forms part of a larger open space and adjoins an established residential area. 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 CIOSO35 and CIOSO36 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 RA at this location is not warranted.

The western part of the subject lands is zoned GB; the 'GB' zoning objective seeks to, *'Protect and provide for a Greenbelt.'* The associated zoning vision for these lands seeks the relative control on development within Greenbelt lands which is necessary to protect and maintain the rural and undeveloped nature of the Greenbelt in order to clearly demarcate the edge of established settlements, prevent coalesce and merging of settlements, provide for the continued viability of agricultural and rural uses and provide for amenity uses.

Section 3.5.15.12 relating to Fingal's Greenbelt lands as set out in the Draft Plan is explicit in the protection of Greenbelt lands through supportive policies and objectives including Policy SPQHP57 and objective SPQHO97, and SPQHO98. The subject lands form part of the strategic greenbelt around Skerries safeguarding the innate rural value of the Fingal countryside from unsustainable settlement patterns.

Any encroachment into this strategic Greenbelt area would result in coalescence and the loss of definition between urban and rural areas, resulting in a significant loss of strategic Greenbelt lands and to the detriment of the rural character of the area.

The Council is fully committed to the continued protection of the Greenbelt and Open Space and to permit a change in zoning to facilitate housing would seriously undermine the long-standing policies of the Council.

The potential loss of Green Belt and Open Space land coupled with 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 and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.