

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 : 81914

Zone OS to deliver community amenities and new road

This Council resolves that the lands, outlined on the map below, be Zoned from GB-Green Belt to OS-Open Space.

REPORT:

The content of the motion is noted. The subject lands equate to c. 1.6 hectares (3.95 acres) and are located to the south of Skerries and to the immediate west of the R128 Skerries/Rush Road.

The lands are currently zoned GB-Greenbelt in the current FDP 2017-2023 and within designated highly sensitive landscape with preserved views and protected trees and woodland along the County Road. This zoning objective and landscape designations are carried through to the Draft Plan. An indicative road proposal traverses the lands. The subject lands form a critical part of the greenbelt lands around Skerries.

It is noted that a community facility use is permitted in principle under the GB zoning objective where such proposals can be assessed in accordance with the provisions of the Draft Plan and normal standard criteria through the Development Management process. This is considered the most appropriate approach to community infrastructure in the area given its location within the strategic greenbelt to the south of Skerries. The delivery of roads infrastructure in the area is subject to a separate statutory process including feasibility, route options analysis, design and environment assessment where required.

Notwithstanding, 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 an extensive area of 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 and would seriously undermine the long-standing Greenbelt policy of the Council of which it is policy to protect and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.