

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 : 81916

Zone CI Community Infrastructure School +Nursing Home

This Council resolves that the lands on the attached map, be zoned from “GB” - to “CI” – Community Infrastructure.

REPORT:

The content of the motion is noted.

The subject lands equate to c. 6 hectares (c. 14.8 acres) and are located to the south of Skerries town centre with the majority of the lands outside the town development boundary at Hackettstown, on the existing Golf Link Road where the road network is narrow in width and alignment.

The subject lands comprise St. Michael's House within the southern extremity of the lands which provides services for people with disabilities and family supports with an extensive area of undeveloped agricultural lands to the north and south-east and allotments on the northern extremity of the lands.

The lands are currently zoned GB-Green Belt in the current FDP 2017-2023 and within designated highly sensitive landscape and this zoning objective and landscape designation is carried through to the Draft Plan.

A community facility use is permitted in principle under the current GB zoning objective. It should be noted that an educational use is not precluded in the GB zoning objective where such a use can be assessed on a case-by-case basis in accordance with the zoning objective and vision and relevant plan policy and objectives including normal standard criteria through the Development Management process. This is considered the most appropriate approach to the

provision of community infrastructure of the nature proposed in this motion given its location within the strategic greenbelt to the south of Skerries.

In relation to the provision of a nursing home at this location, Chapter 3 Sustainable Placemaking and Quality Homes includes supportive policy and objectives relating to the promotion and support for housing and accommodation needs for older people with an explicit requirement for the nature of accommodation proposed in this motion to be located in towns and villages where ancillary supporting infrastructure, services and amenities are located, in the interests of social inclusion, accessibility and sustainability. Best practice dictates that residential care, retirement and nursing homes should be located in built up areas, should be located close to shops and other community facilities required by the occupants and should be easily accessible to visitors, staff and servicing traffic.

Specifically, objective SPQHO26 seeks to, *'Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.'*

The subject lands which are extensive and primarily rural in nature with a limited road network are zoned GB – Green Belt where the 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 to protect these lands.

Furthermore, given the rural nature of the subject lands, the proposal is contrary to the best practice locational approach relating to accommodation types for the elderly as set out in the Draft Plan and as such would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan