

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tom O'Leary : 82199

Zone Lands RA Residential Area

"This Council resolves that the lands, outlined on the map attached be Zoned from RU to RA Residential Amenity

REPORT:

The content of the motion is acknowledged. The lands in question which have an approximate area of 14.2 hectares (35.1 acres), are located to the south of the existing Chapel Farm residential estate which marks the southern development boundary for the town of Lusk. The lands are bounded by the R127 to the east and Kilhedge Lane to the west and are largely surrounded by other plots of undeveloped land.

The lands are zoned RU – Rural and appear to be in agricultural use aside from a single dwelling and a horticultural facility on the eastern side of the site adjacent to the R127.

The motion requests the rezoning of the subject lands from RU – Rural to RA – Residential Area. It is not considered in the interests of proper planning and sustainable development to rezone the site from RU to RA due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

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.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 27 hectares of land zoned residential within the existing development boundary for Lusk with the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 497 and 710 units. At the higher end of the density range, this equates to almost 5% of the 16,425 units provided for by the Core Strategy for the whole County during the period 2023-2029.

In addition to the excessive level of additional residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Lusk means that any such rezoning would be contrary to the overall vision for the town.

Furthermore, it is noted the settlement of Lusk has grown significantly since the 2006 census and now, from 7,048 to 10,646 in the most recent census. It is recommended any future growth is carefully managed and maintained to ensure the provision of appropriate social and physical infrastructure commensurate with the future population growth.

As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such 'compact growth' policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development.

These Guidelines require Planning Authorities to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently. According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

The importance of prioritising the compact development of existing settlements such as Lusk is also evident in the recent adoption of the government's Town Centre First strategy which will bring business and community vibrancy to town centres across Fingal. The County Council is actively engaged in this process with Lusk being the first recipient in Fingal of funding under the Town Centre First Plan. With the focus on the town centre and immediate surrounds, this funding will enhance the town centre of Lusk to benefit the entire community, providing town centre housing, cafés and public amenities to make Lusk a vibrant town to live and work in.

In addition, it is important to recognise the work of local people in seeking to revitalise the town through initiatives such as the 'Lusk Vision 2030' document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the "Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. Arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

Having regard to the above, it is considered that the rezoning of large tracts of rural lands on the outskirts of the development boundary of Lusk would serve to undermine the existing efforts of the County Council and of the people of Lusk through initiatives such as Lusk 2030 to revitalise the town centre and to provide for the community and recreational infrastructure needs of the town.

Lastly, it is important to note, the Council is fully committed to the continued protection of the agricultural sector and the preservation of agricultural land within the County in accordance with the RU zoning objective and vision and supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk and to the Core Strategy and its approach is contrary to national and regional direction

and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.