

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: 82401

Zone Site RS to Provide New Hotel Opposite Skerries Golf Club

That this Council agrees that the land opposite Skerries Golf Club, identified on the map attached and currently zoned RU Rural be Zoned RS residential

REPORT:

The content of this motion which seeks the rezoning of RU lands measuring 7.5 hectares (18.5 acres), located to the southwest of Skerries, to RS – Residential, is noted.

The lands are zoned RU and are located south of Skerries, west of the railway line at Golf Links Road.

In relation to the request for a RS zoning, 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 proposed zoning would also result in the loss of Rural zoned lands where residential development is not permitted other than in the circumstances set out in the Rural Housing Strategy. The rezoning of these lands would lead to significant encroachment into the rural lands and would be detrimental to the character of the area and surrounding land uses. Physically, it is considered that the railway line currently acts as a natural barrier in the area, and this should be respected as the buffer between the zoned lands and the rural area. To permit the proposed rezoning would represent an undesirable precedent for further encroachment into the countryside.

It is also considered that the subject site is not a suitable location for a residential zoning, given the lack of accessibility to Skerries town centre, due to the narrow nature, poor alignment and lack of footpaths along Golf Links Road which serves the subject site. The site is remote and detached from the town centre and the provision of a residential zoning at this location, which could provide a large number of residential units (based on a density range 35 – 50 units per ha the resulting number of potential units would range from 262 – 375 units) on a site not equipped with appropriate connectivity or infrastructure would not be in line with the sequential approach or in fact regional or national policy with respect to the zoning of land.

Within the RU zoning objective, hotels are open for consideration. In this context, any development proposals of this nature will be considered on a case-by-case basis and assessed on their own merits in terms of compliance with the overall zoning objective and vision for the lands and relevant objectives in relation to tourism as set out in the Draft Plan, including normal standard planning criteria and any environmental and archaeological assessments, where required, through the Development Management process.

Furthermore, extensive provision exists in the Draft Plan across multiple zonings to cater for hotel and aparthotel provision which are Permitted in Principle in zoning objectives MC-Major Town Centre, TC-Town Centre and ME-Metro Economic Corridor.

Hotel and aparthotel use classes are also open for consideration across a number of zoning objectives including RS-Residential, RA-Residential Area, RV-Rural Village, and RU – Rural (which this site is currently zoned). It is noted that an

extensive and consolidated TC-Town Centre zoning exists in Skerries where such proposals can be considered through the Development Management process.

Based on the above, sufficient provision for hotel accommodation exists in the Draft Plan and proposals of this nature can be assessed on a case-by-case basis in accordance with the relevant zoning objective and vision and normal standard criteria through the Development Management process.

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, the NPF and the RSES. 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 would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan