

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 : 82412

Hotel Skerries Opposite Skerries Golf Club Special Local Objective

That this Council agrees to insert a special local objective on the map attached to read as follows:

"That the land on the map attached be developed solely for the purpose of a Hotel and tourist accommodation and facilities "

REPORT:

This site is located within 'RU' (Rural) zoned lands southwest of Skerries and west of the Dublin – Belfast Rail line.

The tourism sector plays a key role in the Fingal's rural and urban local economies and accounts for a significant amount of employment. The Draft Plan contains several policies and objectives to support the development of hotel and tourist accommodation in the County, including Objective EEO42 and Policy EEP22 (Tourism Infrastructure), which supports the provision of tourism infrastructure at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.

However, in the context of a change to the RU (Rural) zoned lands at this location to allow for a hotel and tourist development, 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 through supportive policy and objectives as set out in Chapter 7 of the Draft Plan relating to the Rural Economy and specifically Policy EEP28 relating to agriculture which seeks to, *'Safeguard the agricultural identity of North Fingal, promoting the*

rural character of the County and supporting the agricultural/horticultural production sectors’.

While it is noted that a hotel use is not precluded within the ‘RU’ zoning objective and remains open for consideration, proposals of this nature can be only be assessed on a case-by case basis based on the zoning objective and vision for the lands and the relevant provisions of the plan relating to tourism as well as normal standard planning criteria through the Development Management process, it is also considered that the subject site is not necessarily a suitable location for a hotel, 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 is not equipped with appropriate connectivity or infrastructure.

As such, it is considered that to attach a map based local objective for hotel and tourist accommodation and facilities would be contrary to the proper planning and sustainable of the area.

RECOMMENDATION:

No change to the Draft Plan.