

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 : 82198

Zone Lands RA

"This Council resolves that the lands, outlined on the map attached be zoned from GB – Greenbelt to RA- Residential Area

REPORT:

The content of the motion is acknowledged.

The subject lands which have an approximate area of 5.3 hectares (13.1 acres) are located directly to the south of the existing Chapel Farm residential estate which marks the southern development boundary for the town of Lusk.

It should be noted that while the motion calls for the lands identified on the map submitted with the motion to be rezoned from GB – Greenbelt to RA – Residential Area, that neither of these zoning objectives currently apply to the subject lands. Instead, the north-western half of the lands are zoned OS – Open Space, while the south-eastern half of the lands are zoned RU – Rural.

Nonetheless, it is considered that any rezoning of the subject lands to RA – Residential Area would not be in the interests of the proper planning and sustainable development of the area.

Such a rezoning would remove the existing OS – Open Space zoning which is considered necessary for the provision of adequate recreational facilities in Lusk and in particular for the nearby Chapel Farm Estate. It would also militate against the local objective on the OS-zoned land (LO11 on the draft Plan) to *"require the provision of good pedestrian and cycle links between Chapel Farm Estate, the school site and the open space."*

Furthermore, it is not considered either necessary or appropriate to rezone additional residential lands at this location as adequate lands have already been zoned for the provision of additional housing in Lusk itself 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 185 and 265 units.

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.

In addition, Section 4.5.2 of Chapter 4 as set out in the Draft Plan relating to the provision of open space to serve existing and new communities includes supportive policy CIOSP13 and objectives CIO35 and CIO36 for the provision of active and passive open spaces. On this basis the Council is committed to the protection of open space lands in accordance with the OS zoning objective and vision and a change in zoning to RA at this location is not warranted.

The zoning of the subject lands to RA cannot be justified having regard to the matters outlined above and would be contrary to government guidance at national level. Such a development pattern would result in the loss of open space lands, of which it is Council policy to protect and would be contrary to the Core Strategy of the Draft plan. As such the proposal is not considered appropriate and is contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.