

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Karen Power, Councillor Seána Ó'Rodaigh : 82057

Amend

Remove Local Objective 6 as follows:

6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'

Provide and facilitate the development of 'glamping' accommodation with an ancillary service building. And to facilitate a guest house which would be ancillary to the use as a main residence."

REPORT:

The content of this motion seeks to amend CE SH 5.2 as set out above. For the purposes of clarity, CE SH 5.2 states the following:

Remove Local Objective 6 as follows:

'6 Provide and facilitate the development of "glamping" accommodation allowing for a permanent structure in an associated guest house and a service building.'

The subject lands which measure 5.2 ha (12.8 acres) are located within a sensitive scenic coastal setting within the eastern coastal corridor at Skerries and off the R128 regional road to Rush, where the existing road network is limited.

The lands are zoned HA - 'High Amenity' and are designated as 'highly sensitive landscape' within the current Development Plan and the Draft Plan. A number of

recorded monuments are shown to be located in the overall general area as set out in the Green Infrastructure Maps appended to this Draft Plan.

Within the HA zoning objective, a 'glamping use' is open for consideration, while 'Guest House' use ancillary to the use of the dwelling as a main residence is within the 'Permitted in Principle' category of the zoning objective. It must be noted, any application for a dwelling, with or without a guest house element, would be subject to the provisions of the rural housing policy, in the first instance.

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.

In the context of the sensitive and prominent landscape setting of the lands, associated zoning and landscape designations, the presence of recorded monuments in the area and the potential for environmental/archaeological assessment, it is considered that the Local Objective as per the motion should not apply to the subject lands and would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

No change to the Chief Executive's Recommendation.