

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 : 82053

Amend CE SH 5.1:

Rezone 2.98 ha of RS zoned lands to HA at Holmpatrick.

To

Retain the 2.8ha RS zoned lands at Holmpatrick as RS as indicated in the Draft Plan.

REPORT:

The content of the motion is noted.

The subject lands which equate to 2.98 ha (7.3 acres) and are located within a sensitive scenic coastal setting at the eastern coastal corridor at Skerries, off the R128 regional road to Rush and to the east of the existing Rural Cluster of Holmpatrick where the existing road network is limited.

The lands are also designated as a 'highly sensitive landscape' and within the Coastal Landscape Character area of the County as set out in the Draft Plan with recorded monuments shown to be located in the overall general area as set out in the Green Infrastructure Maps appended to this Draft Plan.

It is noted that the Elected Members resolved to change the zoning of these lands from HA-High Amenity to RS-Residential during a previous phase of the Development Plan process. The Planning Authority recently refused permission for a residential development consisting of 18no. Detached dwellings on these lands (Planning Reference F22A/0187) highlighting, inter alia, the highly sensitive nature and exceptional landscape value of the coastal lands, the remoteness of the site relative to Skerries town centre with insufficient bicycle and pedestrian connectivity, contravention of the NPF and the Development Plan and the

overbearing impact of the proposal on the surrounding area. This decision is presently the subject of an appeal to An Bord Pleanála.

Following publication of the Draft Plan, while the limited support for this residential zoning was noted, more critically, a number of submissions expressed serious concerns regarding the residential zoning at this location, in the context of the prominent nature of the headland that is located in a 'highly sensitive' landscape within the coastal corridor and proximity to the designated NHA of Skerries Islands, SAC and Annex 1 habitats and which is considered contrary to protection policies for exceptional coastal landscapes and biodiversity as set out at national and local level, as well as the absence of adequate services and infrastructure to serve the area.

The areas within the County that are covered by the HA High Amenity zoning objective include the Coastal Corridor of the subject lands and it is considered that these high amenity areas contain the County's most important EU, National and local resources in terms of natural environment, landscape and heritage. The sensitive development and conservation of these environment resources is critical to their long-term sustainability. Notably, the areas of greatest development pressure within the County coincide closely with these areas of high amenity value. In this regard, a careful balance must be struck between new development and the on-going need to protect its high landscape value.

The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and at Section 9.6.17 affords a high level of landscape value and protection to these high amenity areas.

The primary objective of the Council over successive Development Plans has been to limit housing development within the HA-High Amenity zoning objective in order to promote more sustainable settlement and protect the most sensitive parts of the County. In the high amenity areas, only housing need related to farming and exceptional health circumstances is to be facilitated with no new housing generally permitted between the sea and coast and only with the exception of extension and replacement or where all other sites are exhausted.

The density of housing in high amenity areas relative to other rural areas within the County indicates the success of the objective and that the objective has been relatively successful in limiting the relative land take of housing development within these high amenity areas. The Council will continue to concentrate efforts to protect high amenity areas and supportive policies and objectives within Chapter 9 Green Infrastructure and Natural Heritage of the Draft Plan includes supportive policy GINHP28 and objective GINH063 in this regard. The Council is

therefore fully committed to the continued protection of these high amenity lands in accordance with the zoning objective and vision as set out in the Draft Plan.

Having regard to the above and the sufficient quantum of residential zoned lands including strategic reserve lands in the County to meet housing demand during and plan period and beyond, the highly sensitive and prominent nature of existing high amenity lands, vulnerability from coastal erosion in specific locations and the location of the zoned RS lands at Holmpatrick that forms part of this sensitive coastal corridor, it is considered appropriate and in accordance with proper planning and sustainable development to zone the subject site HA – High Amenity as per Chief Executive’s Recommendation CE SH 5.1.

RECOMMENDATION:

No change to the Chief Executive’s Recommendation.