

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 : 81936

That this Council resolves that the land on the map attached be Zoned from "RU" Rural to "OS" Open Space

REPORT:

The content of the motion is acknowledged. The lands in question, which are located just outside the northern development boundary of Lusk in an area bounded by the Skerries road to the west, Raheny Lane to the East and Hill Lane to the north, have an approximate area of 1.8 hectares (4.4 acres).

The lands in question which have a rectangular shape are in the middle of a larger area of undeveloped RU lands. The lands are bounded on three sides by parcels of land which are subject to another motion to rezone lands from RU to RA (81933). The total area of these parcels of land is 3.6 hectares (8.9 acres). All of these lands are zoned RU – Rural, are undeveloped and currently appear to be in agricultural use.

A planning search shows that while the lands themselves have not been the subject of any recent planning applications, numerous applications we submitted for multi-unit residential development on lands to the south along the R127 Skerries Road (now developed as the Clonrath Estate) and to the southeast along Raheny Lane.

Directly to the south of the lands in question, is an area of undeveloped RA – Residential Area zoned land which also subject to local objective 17 *"to provide for larger family type houses..."*

There are a number of single dwellings to the north and east of the site along the roads to the west, north and east of the lands in question. The newly constructed Lusk Community College campus as well as the Rathmore Park playing pitches are located along the Rathmore Road to the south of the subject lands.

The motion proposes that the lands in question are rezoned from RU – Rural to OS – Open Space.

In general terms, it is considered that the rezoning of RU lands to OS in this location would not be appropriate as on its own it would not comply with the overall strategy for the delivery of open space set out in the Draft Development Plan.

Given the location of the subject site adjoining other areas of lands which are subject to a motion to rezone them from RU to RA, it is assumed that the proposed rezoning is to provide an area of open space in conjunction with additional residential development in the area.

However, it is not considered in the interests of proper planning and sustainable development to allow for the rezoning of significant additional lands to facilitate residential development (or to extend the development boundary for Lusk) due to the fact that adequate lands have already been zoned for the provision of additional housing (and open space) in Lusk during the period of the Draft Development Plan 2023-2029.

In addition, It is considered that there is adequate residentially zoned land in the vicinity of the subject site with a ca. 4 hectare (9.8 acre) area of largely undeveloped RA zoned directly to the south of the subject lands.

The area is also well served at present by open space with the pitches on the Rathmore Road as well as the facilities provided at the nearby Lusk Community College Campus.

Lastly, it is important to note, 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 supportive policy and objectives set out in Chapter 7 of the Draft Plan relating to the rural economy.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional development without due regard the existing environment at Lusk and the wider framework for the development of the village and to the provisions of

the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.