

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Brian Dennehy : 82396

Objective:

To Provide for Residential Development of 4 Houses

"That Fingal County Council rezone a 1.3 acre site at Loughshinny off the R128 to RS, accessed from the Baldongan Road (L1285). Land is adjacent to Loughshinny Nursing Home."

REPORT:

The content of the motion is noted.

The subject lands equate to 0.6 hectares (1.47acres) and are located to the south-west of Loughshinny and immediately west of the R128 to Rush.

The lands are zoned RU-Rural in the FDP 2017-2023 within designated highly sensitive landscape within the Coastal Landscape Character Area of the County and with preserved views along the adjoining county road. This zoning objective and landscape designations are carried through to the Draft Plan.

These lands are not contiguous to the existing RS zoning for the settlement of Loughshinny and are located at a distance across the regional road, from the residential zoning. To consider these lands for a residential zoning would not follow the sequential approach advocated in national guidance and to have a piece of residential zoned land detached and at a distance from the other RS zoning would be contrary to proper planning and sustainable development.

In addition, 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'*.

In terms of providing a residential zoning on the subject site, the allocation of housing unit numbers for the entire County area has been thoroughly analysed and addressed in the context of the Core Strategy of the Draft Plan.

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. Having regard to the above and based on the evidence-based approach adopted in the Core Strategy for the County, it is clear that Fingal has a significant and sufficient quantum of zoned land to meet our requirements for the Development Plan period. In conclusion, there is no evidence-based need or planning rationale for the proposed zoning which would be in breach of the Core Strategy of the Draft Plan 2023-2029 and not in accordance with the NPF, the RSES or Ministerial Guidelines.

Based on the above, the inclusion in the Draft Plan of a local objective facilitating the provision of additional housing at this location without due regard to the sequential approach or the Core Strategy is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural land and as such, would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.