

**COMHAIRLE CONTAE FHINE GALL**

**FINGAL COUNTY COUNCIL**

**FINGAL DEVELOPMENT PLAN 2023-2029**

**TUESDAY, 20TH SEPTEMBER 2022**

**Sheet 6 Lusk-Rush**

Motion from Councillor Robert O'Donoghue : 82185

Draft Sheet 6A - Lusk - Orlynn Park Green Space Zoning Augmentation.

That Fingal County Council resolves that the lands outlined on the attached map, which is in the ownership of FCC, being proposed for identification purposes be zoned from RS to OS, the same as the surrounding open space – to be included in the adjacent Open Space and provide for utilisation for recreation by the people of Lusk, as it is currently used for, in the Draft Fingal County Development Plan 2023 – 2029.

**REPORT:**

The content of the motion is noted. The subject lands are located to the north of the Rathmore Road (R127) and measure approximately 0.6 ha (1.48 acres). The lands are currently flat grass lands and there is a large tract of OS – Open Space lands to the north west of the subject site.

The land lies between Remount and the Forge residential developments and Racecourse Green housing development is located on the opposite side of the R127. The subject lands are currently zoned RS (Residential). These lands have been zoned for residential use since the 1999 Development Plan.

Lusk, identified as a Self-Sustaining Town has grown in recent years from a village to a small town. It is important to conserve and enhance the unique character of the town core, consolidate the planned growth and ensure that the level of retail and local services concentrated in and adjacent to the town core grows to serve the expanding town population. Existing and future development will be consolidated within well-defined town boundaries and the distinct physical separation of Rush and Lusk will be maintained.

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The role of the Core Strategy is to ensure that there is sufficient zoned and serviced land to cater for future housing demand over the plan period. The purpose of the Core Strategy is to guide the spatial direction of future development and regeneration in the County in line with the principles of compact growth.

The subject lands have been included in the Core Strategy for the Draft Plan. The subject site is appropriately located residentially zoned land which is within the defined development boundary of Lusk. The lands are adjacent to existing residential developments and Open Space. The site's location provides it with accessibility to the R127, bus routes and the town centre and would facilitate a small housing scheme providing options for families requiring social housing, right sizing and/or housing for the elderly, whilst protecting the amenity value of the adjoining open space.

Having regard to the above, It is not considered appropriate for the subject lands to be rezoned from RS – Residential to OS – Open Space.

**RECOMMENDATION:**

No change to the Draft Plan.