

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Robert O'Donoghue : 81695

Draft Sheet 5 - Skerries - Zoning Alteration - Balcunnin, Skerries Road, Lusk, Co Dublin.

That Fingal County Council resolves that the lands outlined on the attached map, being proposed for identification purposes be zoned from HA to RU – in the Draft Fingal County Development Plan 2023 – 2029. The subject lands are in agricultural use and contain a number of buildings including the remains of an old cottage.

REPORT:

The content of this motion is noted. The subject lands equate to c.1.3 hectares and are located on eastern side of the R127 Skerries Road at Balcunnin.

The subject lands are currently zoned HA-High Amenity, within designated highly sensitive landscape with preserved views along the adjoining county road as designated in the FDP 2017-2023. The zoning objective and landscape designations are carried through to the Draft Plan.

The policies and objectives set out in the Draft Plan are considered sufficiently robust to protect and enhance vernacular heritage assets within rural Fingal and guide any future development proposals through the Development Management process. Specifically, the Draft Plan is explicit in acknowledging and supporting the protection, enhancement and regeneration of vernacular buildings at Section 3.5.15.13 which seeks to encourage the viable re-use of historic vernacular dwellings and applications for the sensitive restoration of disused vernacular houses and cottages will not be subject to the Rural Settlement Strategy for

housing in the countryside which applies to new dwellings subject to a number of specified criteria as set out in the Draft Plan.

The following supportive policies and objectives are also relevant in this regard, including,

Policy SPQHP58 (Vernacular Buildings) seeks to *'Promote the sensitive restoration and re-use of historic vernacular dwellings and outbuildings within Fingal.'*

Objective SPQHO99 seeks to *'Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting and promoting the sympathetic maintenance, adaptation and re-use of vernacular buildings where they contribute to the character of the rural area.'*

Objective SPQHO100 seeks to *'Discourage the demolition or replacement of vernacular rural buildings and encourage their sensitive restoration and/or conversion where they contribute to the character of the area.'*

Policy HCAP22 (Protection Vernacular Building Stock) seeks *'the retention, appreciation and appropriate revitalisation of the historic and vernacular building stock, and 20th century built heritage of Fingal in both the urban and rural areas of the County by deterring the replacement buildings with modern structures and by protecting (through the use of Architectural Conservation Areas and the Record of Protected Structures and in the normal course of Development Management) these buildings where they contribute to the character of an area and/or where they are rare examples of a structure type, a distinctive piece of architecture or have an innate value.'*

With regard to the request for a change in zoning from HA to RU, notably, the areas of greatest development pressure within the County coincides closely with these areas of high amenity value. The Draft Plan 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. The density of housing in high amenity areas relative to other rural areas within the County indicates the success of the policy 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 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.

RECOMMENDATION:

No change to the Draft Plan.