

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Tony Murphy : 81732

Lusk Quickpenny

Fingal County Council resolves that the lands at Quickpenny Road, Causetown, Lusk, Co. Dublin as outlined in blue on the attached map (Map Sheet 6A, Draft Fingal Development Plan 2023-2029) for identification purposes be zoned 'RS – Residential: To provide for residential development and protect and improve residential amenity' in the Fingal Development Plan 2023-2029.

REPORT:

The content of the motion is acknowledged. The lands in question, which are located on the southern side of Quickpenny Road just outside the western development boundary of Lusk, have an approximate area of 1.9 hectares (4.7 acres) and are currently zoned RU – Rural.

The lands appear to be in agricultural use and a planning search shows that the lands have not been the subject of any recent applications. The lands are largely surrounded by other plots of undeveloped land but are also adjacent to a number of single storey detached dwellings to the north and east along the Quickpenny Road. It should be noted that there is a both a protected structure (RPS 305 'archaeological site of elongated earthwork mound) on the site which is also recorded on the Record of Monuments and Places (DU0008-008).

The motion calls for the rezoning of the lands from their current RU – Rural zoning to RS – Residential. As stated above, the lands are directly adjacent to the current development boundary for Lusk. It should be noted that another motion (81718) has been made requesting for this development boundary to be extended to the

west to include the lands in question to facilitate the development of additional housing.

It is not considered in the interests of proper planning and sustainable development to either extend the development boundary for Lusk or to rezone the site from RU to RS due to the fact that adequate lands have already been zoned for the provision of additional housing in Lusk during the period of the Draft Development Plan 2023-2029.

If rezoned, the potential number of units which could be delivered on the subject lands at densities allowed for in government guidelines at such locations (35-50 hectares per hectare) would amount to between 67 and 95 units. As outlined below, it is considered that the development of this quantum of housing units in a rural area outside of the existing development boundary of Lusk, would be contrary to the sustainable planning and development of the area.

Firstly, the quantum and location of zoned land within Fingal is directly influenced by the Development Plan's Settlement and Core Strategy which demonstrates that sufficient lands have already been zoned for residential development across the County in accordance with national and regional policy requirements including Section 28 Guidelines.

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 and that the rezoning of additional residential lands as proposed by the motion is both unnecessary and contrary to national and regional direction

Furthermore, the location of the subject lands outside the development boundary of Lusk means that its rezoning for additional development would militate against the overall goal of "encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations" provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

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. Accordingly, it is recommended that the lands should not be rezoned from RU to RS.

The inclusion in the Draft Plan of zoning objectives facilitating the provision of additional housing without due regard the existing environment at Lusk and Quickpenny Road in particular, and to the Core Strategy and its approach is contrary to national and regional direction and to the provisions of the Draft Plan relating to the protection of agricultural lands and as such, would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

No change to the Draft Plan.