

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 : 81938

Zone Lands RA Residential Area

This Council resolves that the lands on the map attached be Zoned from RU to RA Residential Area

REPORT:

The content of the motion is acknowledged. The lands in question are located on the southern side of Raheny Close, outside the eastern development boundary of Lusk and to the east of the R127 Rathmore Road roundabout (the Raheny Roundabout).

The overall area of the subject lands is approximately 1.8 hectares (4.4 acres). The lands are currently zoned RU – Rural and currently appear to be in agricultural use.

Directly to the west of the site, and within the development boundary for Lusk is a significant tract of RS – Residential zoned land. Planning permission was granted for the development of 84 residential dwellings on these lands (FA20A/0523/ABP-310359-21) in September 2021.

As stated above, access to the site is via Raheny Close, which is a small rural road, lined with hedgerows. Further along this road to the east is a car related business, horticultural sheds and a number of single dwellings.

The motion proposes that the lands in question are rezoned from RU – Rural to RA – Residential Area.

It is considered contrary to the proper planning and sustainable development of the area 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 in Lusk during the period of the Draft Development Plan 2023-2029.

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.

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 63 and 90 units.

As set out in the Settlement Strategy for Fingal in Section 2.7 of the Draft Plan, Lusk is designated as a Self-Sustaining Town which require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. This growth is to be achieved by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.

It is clear therefore, that the rezoning of the subject lands would militate against the overall goal of “encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations” as provided for in in Draft Development Plan Policy CSP33 – Consolidate Growth of Self-Sustaining Towns.

Such ‘compact growth’ policies are a key part of the overall approach adopted in the Draft Development Plan and are in compliance with the recently published Development Plans Guidelines relating to zoning for residential development.

These Guidelines require Planning Authorities to adopt a sequential approach whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently. According to the Guidelines, this approach is required in order to support compact growth, utilisation of existing infrastructure and regeneration based on national and regional policy guidance of the NPF and RSES.

The importance of prioritising the compact development of existing settlements such as Lusk is also evident in the recent adoption of the government's Town Centre First strategy which will bring business and community vibrancy to town centres across Fingal. The County Council is actively engaged in this process with Lusk being the first recipient in Fingal of funding under the Town Centre First Plan. With the focus on the town centre and immediate surrounds, this funding will enhance the town centre of Lusk to benefit the entire community, providing town centre housing, cafés and public amenities to make Lusk a vibrant town to live and work in.

In addition, it is important to recognise the work of local people in seeking to revitalise the town through initiatives such as the 'Lusk Vision 2030' document and the Lusk 2020 Sports Committee. The Council recognises and will draw upon the work/studies that local communities carry out including the "Lusk Vision 2030: Lusk for Life' is a unique community-led action plan for Lusk town. Arising from the work undertaken by the community with respect to Lusk Vision 2030, the Council has committed to undertake a Framework Plan with respect to Lusk over the life of the Plan and that the Council will seek collaboration with the local community in producing same.

Having regard to the above, it is considered that the rezoning of large tracts of rural lands on the outskirts of the development boundary of Lusk would serve to undermine the existing efforts of the County Council and of the people of Lusk through initiatives such as Lusk 2030 to revitalise the town centre and to provide for the community and recreational infrastructure needs of the town.

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 housing without due regard the existing environment at Lusk 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.