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 : 81951

Warehousing And Distribution. Established Use

That this Council agrees to zone the lands (outlined in the map attached) from "RU -Rural" to "WD - Warehousing and Distribution".

REPORT:
The content of the motion is acknowledged. The lands in question are located at Falcon House, Ballough Cross, Lusk, Co. Dublin. The lands which have an area of approximately 4.2 hectares (10.9 acres) are broadly triangular in configuration. The lands are bounded to the south-west by the R132, to the south-east by a county road and to the north by agricultural land.

The subject lands which are all zoned RU – Rural, consist of a large agricultural field located immediately north of a warehouse facility with offices and a car parking area, both located on its southern-side. A tributary of the Ballough stream runs along the northern site boundary. 'There are a number of dwellings along the county road to the north of the site. The landscape character of the area is low lying agricultural lands.

A planning search of the site indicates that permission was granted in 1991 for office accommodation, a warehouse, diesel storage and vehicle parking (91A/0048). Two other planning applications were granted for development on the site consisting of an extensions and renovations to the premises.

More recently, planning permission was refused by Fingal County Council on the site for the construction of an extension (c.2469m² GFA) to an existing warehouse (c. 3,750m² GFA), SUDS drainage, landscaping and all associated site works necessary to facilitate the development on a total site area of 4.4 hectares

(F20A/0011). This decision was appealed to an Bord Pleanála but the appeal was subsequently withdrawn by the applicant (ABP-310048-21).

Permission was refused due to issues around Appropriate Assessment and surface water concerns.

Notwithstanding the site specific difficulties, the key strategic employment aims and objectives of the Draft Plan seeks to facilitate and channel employment growth within key strategic and accessible employment areas of the County, whilst having regard to the sequential approach as advocated at national level.

This approach is supported by an evidence based quantitative analysis, which shows there is a more than adequate quantum of employment zoned lands including general employment lands to accommodate any future employment growth in readily accessible locations where necessary infrastructure is at an optimum, for the plan period and beyond. There is an undeveloped landbank of employment generating lands within the north County area which represents a substantial provision of zoned lands readily available for development.

The OPR in its submission to the Draft Plan stage, emphasises the need to ensure that the location of land zoned for employment use is consistent with the national and regional policy framework and that land is not zoned in locations where it would be in conflict with the principle of compact growth, the sequential growth approach and the implementation of sustainable transportation objectives.

To open this RU area to the full range of uses that are permitted in the WD zoning would not be appropriate at this rural location. These include, inter alia, Cargo Yard, Fuel Depot/Fuel Storage, Heavy Vehicle Park, Road Transport Depot and Warehousing.

These uses which are generally road based would be inappropriate at this particular rural location, having regard to the surrounding road network alignment and capacity.

It is noted that the Draft Plan makes provision for the assessment of any non-conforming uses through the Development Management process in accordance with Objective ZO3 which seeks to, *'Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.*

Having regard to the approach to employment lands in the Draft Plan and based on national and regional policy and the absence of the sequential approach, the proposal to change RU zoned lands to GE in this rural location without an adequate road network would result in an un-coordinated, ad-hoc provision of

unsustainable employment lands of which there no evidence-based need and would be contrary to key employment objectives of the Draft FDP 2023-2029 as well as OPR policy to channel employment growth within key strategic employment areas of the County.

Furthermore, the site-specific details indicate that possible issues around Appropriate Assessment and possible impacts on European sites.

Therefore, to zone the land here would be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:
No change to the Draft Plan.