

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Brian Dennehy : 82314

That the zoning of land on the Skerries Road, folio number DN7632/DN237548F be revised from HA (High Amenity) to RU (To protect the development of agriculture and rural amenity),

REPORT:

The content of the report is acknowledged. The subject lands which have an approximate area of 0.3 hectares (0.74 acres) is located on the eastern side of the R128 Skerries Road in Rush directly opposite the Golden Ridge residential estate. There is a residential dwelling located directly to the south of the subject lands on the Skerries Road.

The subject lands appear to be in agricultural use. A review of the planning history for the lands indicates that there have been no planning applications on the lands.

The motion seeks the rezoning of the subject lands from HA (High Amenity) to RU – Rural. It is not considered that the proposed zoning would be in the interest of the proper planning and sustainable development of the area.

It should be noted that the Objective of 'HA' zoned lands is to '*Protect and enhance high amenity areas.*'

The areas within the County that are covered by the HA High Amenity zoning objective include the Coastal Corridor of the subject lands and it is considered that these high amenity areas contain the County's most important EU, National and local resources in terms of natural environment, landscape and heritage. The sensitive development and conservation of these environment resources is critical to their long-term sustainability. Notably, the areas of greatest development pressure within the County coincide closely with these areas of high

amenity value. In this regard, a careful balance must be struck between new development and the on-going need to protect its high landscape value.

The Draft Plan within Chapter 9 Green Infrastructure and Natural Heritage and at Section 9.6.17 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.

In the high amenity areas, only housing need related to farming and exceptional health circumstances is to be facilitated with no new housing generally permitted between the sea and coast road and only with the exception of extension and replacement or where all other sites are exhausted.

The subject lands are located between the R128 and the coast, where the HA zoning is appropriate. It is considered to allow a It is further noted that these lands form part of the larger High Amenity zoning on the coastal side of the R128. To zone these RU would be at odds with the wider land use zoning and would result in a zoning which is inconsistent with the larger vision for the area.

The Council is therefore fully committed to the continued protection of these high amenity lands which form part of a contiguous quantum of HA zoned lands at the sensitive coastal area, in accordance with the zoning objective and vision as set out in the current FDP 2017-2023 and Draft Plan.

Furthermore, having regard to the important landscape setting and the environmental sensitivity of coastal lands, the proposal to rezone from HA to RU would result in a loss of amenity to this important coastal landscape and would be contrary to proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.