

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 : 82149

(Sheet 6B Rush) Be Zoned From RU-Rural to RC-Rural Cluster

This Council resolves that the site at Rathartan, outlined on the accompanying map (Sheet 6B Rush) be zoned from RU-Rural to RC-Rural Cluster, in the interest of providing rural dwellers the opportunity to reside in their traditional rural area as part of a more sustainable rural cluster to avoid a proliferation of one-off housing in the countryside, in the interest of sustainable development.

REPORT:

The content of the motion is acknowledged. The subject lands, which are zoned RU – Rural are located approximately 350m to the northeast of the existing rural cluster of Effelstown, which in turn is less than 1km to the east of the Lusk development boundary.

The subject lands which appears to be in agricultural use at present and is accessed by a narrow rural road off the R128 Station Road to the south.

The motion proposes the rezoning of the subject lands which have an approximate area of 3.4 hectares (8.4 acres) from RU to RC – Rural Cluster. It is considered that such a rezoning on these lands would be inappropriate and would be contrary to the proper planning and sustainable development of the area.

There are currently thirty-seven Rural Clusters within the Draft Plan to cater for rural generated housing need. The existing Rural Cluster zoning has a combined total area of 175 hectares (432 acres). These Rural Clusters have a strong residential focus and are based on a small number of individual houses and typically take the form of between 5 and 15 dwellings.

Rural Clusters provide an alternative to one-off housing in the countryside through the consolidation of rural residential development within existing small clusters. For the most part, they will provide an opportunity for family members of existing households within the cluster to build a new home, or reuse and adapt an existing structure, in proximity to their family home, by subdividing large sites.

It is considered that the rezoning of the subject lands to designate a new Rural Cluster would represent a piecemeal uncoordinated rezoning of lands for which there is no evidence-based need. Decisions to zone land must be clearly justified on the basis of established need and must support the aims and strategy of the Draft Plan and consider issues such as need, policy context, capacity of water, drainage and roads infrastructure, supporting infrastructure and facilities, physical suitability, sequential approach and environmental and heritage designations.

Furthermore, it is considered that the zoning of additional residential lands on the subject lands is inappropriate as there is capacity remaining in the adjoining towns of Lusk and Rush which have ample supporting infrastructure, services and amenities. The rezoning of the subject lands is also likely to give rise to deficiencies in terms of the provision of basic infrastructure and public services, the creation unsustainable travel patterns and to lead to the loss of rural lands.

It should be noted that the current FDP 2017-2023 and the Draft Plan is explicit in the protection and promotion of the value of the rural area of Fingal and the Council is firmly committed to the continued protection of this valuable resource that cannot be continually eroded.

In conclusion, it is considered that to allow this change would seriously undermine the accepted and established rural settlement strategy which is considered fair and reasonable, would seriously contravene the zoning objective and vision for rural lands and, as such, is considered to be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

No change to the Draft Plan.