

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 : 82346

Rezoning of Land on the Brook Road, Rush

“That the zoning of land on the Brook Road, Rush be rezoned from RB to RU (To protect the development of agriculture and rural amenity).”

REPORT:

The content of the motion is acknowledged. The subject lands, which have an approximate area of 0.6 hectares (1.48 acres) are located on the northern side of Brook Lane, opposite the green open space fronting the Brookford Housing Estate to the south.

There is a single storey bungalow dwelling directly to the east of the subject lands along Brook Lane and further east is the Sea Brook housing estate. To the north east of the lands is what appears to be horticultural greenhouses with sheds and a service yard.

The lands themselves, as well as the adjoining areas to the north and west appear to be in agricultural use and are zoned for RB – Rural Business.

The motion is for the rezoning of the subject lands from RB – Rural Business to RU – Rural. It is not considered that this rezoning would be in the interests of the proper planning and sustainable development of the area.

The subject lands form part of the larger area of lands zoned RB to the west of Rush town centre as described above. The zoning objective for RB is to *“provide for and facilitate rural-related business which has a demonstrated need for a rural location”*.

It should be noted that this land use does not include residential development as a form of development which is permitted in principle or open for consideration. This reflects the overall aims of the strategy for Rush, which is to provide for rural business, including horticulture, on the lands to the west of the new residential developments which are closer to the centre of the town.

Having regard to the above, it is considered that the rezoning of the subject lands from RB – Rural Business to RU – Rural in an area where the predominant zoning is RB would represent a piecemeal approach which could undermine the overall vision for Rush as set out in Chapter 2 of the Draft Development Plan.

In addition, it is considered that the rezoning of the subject lands as RU – Rural is not appropriate given the location of the lands within the development boundary of the town of Rush. In this regard, it should be noted that the vision for the RU – Rural zoning objective set out in the Draft Development Plan is to:

“Protect and promote the value of the rural area of the County. This rural value is based on:

- Agricultural and rural economic resources
- Visual remoteness from significant and distinctive urban influences,
- A high level of natural features”.

It is considered therefore, that given their location within the development boundary of the town of Rusk, their proximity to existing residential development, as well as the RB – Rural Business-based vision for the surrounding area, to rezone the subject lands RU – Rural as proposed by the motion would be contrary to the proper planning and sustainable development of the area.

RECOMMENDATION:

No change to the Draft Plan.