

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 6 Lusk-Rush

Motion from Councillor Robert O'Donoghue : 82024

Draft Sheet 6 – Rush and Lusk – Rush Demesne Boundary Zoning Augmentation.

That this Council resolves that the lands outlined on the attached map be changed from RU to RS. It is proposed to provide an additional three units for family members and their partners at the location serving the needs of keeping the family in the area and providing supports to their parents.

REPORT:

The content of the motion is acknowledged. The subject lands are located to the west of the development boundary of Rush adjacent to the residential estate of Saint Catherine's. The lands which form part of Rush demesne are zoned RU – Rural, have an approximate area of 1.29 hectares (3.2 acres). There is a residential dwelling and horticultural sheds on the northern half of the subject lands, while the southern portion of the site consists of undeveloped greenfield lands.

The motion proposes the rezoning of the subject lands from RU – Rural to RS – Residential, in order to facilitate an additional three units for family members and their partners. It is not considered appropriate to rezone the lands as requested for a number of reasons.

Firstly, it should be noted that while the Draft Development Plan includes commitments to protecting and conserving existing RU – Rural zoned lands from inappropriate development, the Rural Settlement Strategy contained in the Draft Development Plan does not preclude the granting of planning permission for additional dwellings on RU zoned lands in accordance with Policy CSP44 – Rural Settlement Strategy, which states that the Council will:

“Respond to rural-generated housing need by means of a rural settlement strategy which directs the demand where possible to Rural Villages and Rural Clusters and permit housing development in the countryside only for those people who have a genuine housing need in accordance with the Council's Rural Housing Policy and where sustainable drainage solutions are feasible”.

Secondly, it is considered that adequate lands have already been zoned for the provision of additional housing in the town of Rush during the period of the Draft Development Plan 2023-2029 and that to rezone an addition 1.29 hectares outside the development boundary for the town would not be in the interests of proper planning and sustainable development.

This is reflected in the updated Table 2.14 shown on page 69 of the Chief Executive's Report on the Draft Plan Consultation which indicates that there is currently 53 hectares of land zoned residential within the existing development boundary for Rush with the potential to provide significantly in excess of the dwelling units that will be required during the life of the Draft Plan.

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 45 and 64 units.

In addition, the additional level of residential rezoning proposed by the motion, the location of the subject lands outside the development boundary of Rush means that any such rezoning would be contrary to the overall vision for the town.

Furthermore, the location of the subject lands outside the development boundary of Rush means that its rezoning for additional residential development 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.

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 Rush 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 proper planning and sustainable development.

RECOMMENDATION:

No change to the Draft Plan.