

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Sheet 5 Skerries

Motion from Councillor Tom O'Leary: 82129

Motor Home Tourist Parking Facility Opposite Ardgillan Demesne

That this Council resolves to include a local objective on the lands on the map attached. "to designate part of this area as a motor home parking facility for short stay tourists "

REPORT:

The content of the motion is noted. The lands equate to 0.7 hectares (1.7 acres) and are located on the seaward side of the R127 Coast Road between Skerries and Balbriggan and to the east of Ardgillan Regional Park and Demesne within a sensitive and scenic coastal setting within the coastal corridor of the County where the subject lands afford panoramic views of the sea and coastal landscape.

The subject lands are zoned HA-High Amenity and within the Coastal Landscape Character area of the County with preserved views and designated highly sensitive landscape in the current FDP 2017-2023. The HA-High Amenity zoning objective and landscape designations are carried through to the Draft Plan. Critically, the lands are within the 100m of coastline vulnerable to coastal erosion as shown on the Green Infrastructure maps appended to the Draft Plan.

Notwithstanding, the areas within the County that are covered by the 'HA'- High Amenity zoning objective include the Coastal Corridor, which incorporates the subject lands. In this regard, a careful balance must be achieved between any new development and the on-going need to protect its high landscape value. The Draft Plan affords a high level of landscape value and protection to these high amenity areas.

Critically, however, in the context of this motion request, the Draft Plan at Section 9.7 The Coast and Coastal Protection acknowledges Fingal's coastal areas as one of the single most important natural resources in the County together with its sensitive and changing dynamic nature and the pressing need for coastal protection and management which is a forefront and fundamental area of concern in the context of the current climate change challenge. The Plan also requires that development should be set back a sufficient distance from soft defenses and erodible coastline to allow for natural processes, such as erosion and flooding, to take place in these areas.

A number of areas of coastline at risk from coastal erosion have been identified in the County including the subject lands. In these areas there will be a presumption against new development unless it can be shown, based on best available scientific information, that the likelihood of coastal erosion over the lifetime of the development is minimal. This will ensure that no new development takes place in areas likely to be subject to coastal erosion in the future. As a general principle, the plan requires that development in coastal areas should be accommodated wherever possible in previously developed areas before consideration is given to development in greenfield sites.

Based on the above, the subject lands are located within 100m of coastline at risk from coastal erosion. Fundamentally, the Draft Plan prohibits new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion.

However, it should be noted that typically motor home facilities are not precluded within the HA zoning objective as set out in the Draft Plan and proposals of this nature will be assessed on a case-by-case basis against the zoning objective and vision for the lands as well as normal standard planning criteria (some of which are outlined above) through the Development Management process. As such, the requested local objective is not necessary.

Having regard to its sensitive landscape setting and the environmental sensitivity of the subject lands in the context of its vulnerability from coastal erosion and the fact that such a use is not precluded within the current zoning objective in the first instance, the proposal for a map-based objective of the nature proposed is not necessary, would be contrary to the coastal protection and management policies of the Draft Plan, specifically objective GINH072 as set out above and, as such, the inclusion of such a map based local objective is considered to be contrary to the proper planning and sustainable development of the County.

RECOMMENDATION:

No change to the Draft Plan.