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Senior Executive Officer,
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12th May 2022

My Ref: 1940/Moonlone Lane

DRAFT FINGAL COUNTY DEVELOPMENT PLAN 2023-2029

Re: Rezoning of Land on Moonlone Lane, Naul, Co. Dublin, from 'RU' Rural to 'RC' Rural Cluster - Sheet No. 2 Draft Fingal County Development Plan 2023-2029.

Dear Sir/Madam,

Introduction

1. I act on behalf of Mr. Jake Woods, [REDACTED] I have been requested by my client to make a submission on his behalf for the rezoning, in the new Fingal County Development Plan 2023-2029 of the area of land outlined in red on the attached 'Site Location Map' (**Refer: Appendix 1 – Site Location Map**), which he owns at Moonlone Lane, Naul, Co. Dublin, from 'RU' – *“Protect and promote in a balanced way, the development of agriculture and rural-related enterprises, biodiversity, the rural landscape and the built cultural heritage”* to 'RC' – *“Provide for small scale infill developments serving local needs while maintaining the rural nature of the cluster”* (**Refer: Appendix 2 – Area to be Rezoned – Extract Sheet No. 2 – Draft Fingal County Development Plan 2023-2029**).

The Submission

2. My client owns an area of land, c.0.33ha in extent, which fronts onto Moonlone Lane in Naul in County Dublin. It is sited on the north-eastern side of the Lane [L51001] at the

south-eastern end of the designated Rural Cluster of "Moonlone Lane (Naul)" (Fingal Development Plan 2017-2023) in the townland of Moonlone c.2km to the east of the village of Naul in Fingal in North County Dublin. The western quarter of this area of land is subject to Land Use Zoning Objective 'RC', while the balance of the site is subject to Land Use Zoning Objective 'RU' Rural, in the current Fingal Development Plan 2017-2023. These Land Use Zoning Objectives remain unchanged in the Draft Fingal County Development Plan 2023-2029.

3. In February 2022, An Bord Pleanála, following a first party appeal, granted planning permission for the development of a house; the retention of an existing building for use as a garage, home office and w.c.; and the development of a wastewater treatment system on the north western part of the site (**An Bord Pleanála Reference No: ABP-311221-21**)(Refer: **Appendix 3 – Site Location Map**). The subject site included the area, referred to above, zoned 'RC' Rural Cluster, and the land to the rear thereof, which is zoned "RU – Rural" both in the existing and Draft Fingal County Development Plans. A separate submission has been made to Fingal County Council in relation to the Draft Development Plan seeking an amendment thereto whereby the area zoned "RU – Rural" would be rezoned "RC - Rural Cluster".
4. This submission relates to the balance of my client's landholding, as identified on the attached 'Site Location Map' (Refer: **Appendix 1**), which, as I have already indicated, is subject to Land Use Zoning Objective 'RU'.
5. It is a rectangular area of land c. 0.11ha in extent, which has direct access via an entrance onto Moonlone Lane. It is currently occupied by a gable ended rectangular building with an 'A' pitched roof, following a north-east/south-west axis. This building was, at one time, in use as a residence. Today, it is used as a shed. It is also accessible from the balance of the site, referred to above, upon which my client has received planning permission for the development of the house, as referred to above.
6. "Objective SPQHO69 – Home-based Economic Activity in Rural Clusters" in the Draft Development Plan allows for the establishment of *"small scale home-based economic activity and local services at a level commensurate with the size, scale and character of the rural cluster"*. The above-mentioned building on my client's land would be ideal for the accommodation of this type of small scale local service activity. Its rezoning as part of the 'Rural Cluster' would facilitate the establishment of such an activity in association with my client's permitted house to the north-west and the re-use of the building, referred to above. The extension of the 'RC' zone at the end of what is, de facto, a cul-de-sac,

would not compromise or undermine the integrity of the Draft Development Plan's policy on 'Rural Clusters', while allowing the integration of the site with the neighbouring site to the north-west, both of which are in my client's ownership, and creating an opportunity for the provision of a small scale economic activity and local services, as provided for in the above-mentioned Objective in the Draft Development Plan.

Conclusion

7. To conclude, it is my request on behalf of my client that, having regard to the reasons and considerations set out above, the Land Use Zoning Objective for the site, the subject of this submission, be changed from "RU – Rural" – *"Protect and promote in a balanced way, the development of agriculture and rural-related enterprises, biodiversity, the rural landscape and the built cultural heritage"* to "RC – Rural Cluster" – *"Provide for small scale infill developments serving local needs while maintaining the rural nature of the cluster"*, as an amendment to the Draft Fingal County Development 2023-2029 for inclusion in the new Fingal County Development Plan 2023-2029.


Jim Brogan

Jim Brogan B.A., Dip. T.P., M.I.P.I., Dip. L.S., Dip. Arb., B.L.
Planning and Development Consultant

Appendix 1.

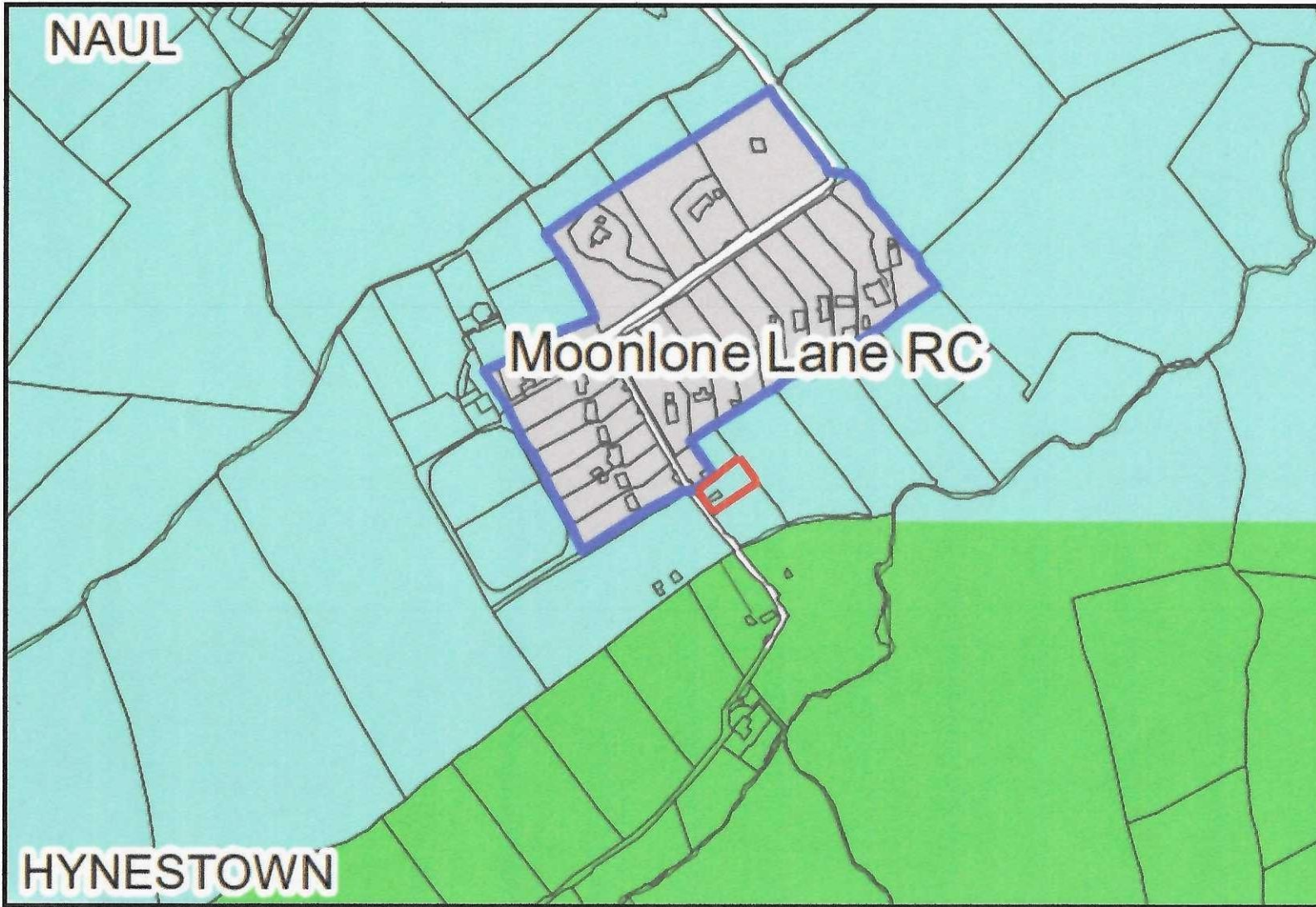
Site Location Map




**Moonlone Lane – Rezoning Submission (Mr. Jake Woods) – Site
Location Map – Site Outlined in Red** 

Appendix 2.

**Area to be Rezoned – Extract Sheet No. 2 – Draft Fingal County
Development Plan 2023-2029.**

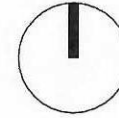


Moonlone Lane – Rezoning Submission (Mr. Jake Woods) – Area to be Rezoned from 'RU' to 'RC' on Zoning Map – Fingal North Sheet No. 2 – Draft Fingal County Development Plan 2023-2029. 


Appendix 3.

Fingal County Council Planning Register Reference No:
F21A/0316 – Copy of Site Location Map.

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to Healy McKeown Architects. This drawing may not be edited or modified by the recipient.



LEGEND

 Denotes application boundary line

OS Map Ref: 2649-B

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Centre Point Coordinates X,Y= 714616.4926,760922.5127
Data Extraction Date: 02-feb-2021

MOONLONE LANE

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Project PROPOSED NEW DWELLING
MOONLONE LANE, NAUL, CO. DUBLIN

Drq title SITE LOCATION MAP

Date: MAY 2021
Scale: 1:2500 @ A3
Job No. 2019144

Drq No.

PL-01

