

## Protect Turvey Rural Cluster

### Help Protect and Preserve the Residential and Visual Amenities for the future

#### Re: Proposed amendment PA SH 7.1

Turvey Residents Group (TRG) are opposed to the proposed amendment referenced above to amend the zoning from RU-Rural to GE-General Employment on the lands at Turvey Avenue, Donabate as outlined on Map 7: Donabate-Portrane on the Draft Development Plan.

The presentation to the Council chamber at its meeting on 12<sup>th</sup> October, seeking support for a motion to propose the above amendment, is not aligned with the core principles underlying democratic local government. These are based on councillors acting in **good faith** and with **fairness and impartiality** for the **common good** and to promote the **public interest**, as referenced in the *Code of Conduct for Councillors*.

We have documented the statements made in the above referenced presentation to the Council chamber on 12th October and evaluated each one individually in relation to content. Please find **Appendix A** attached.

On the basis of the attached evaluation, the presentation seeking support for the motion does not reflect the core principles underlying democratic local government, for the following reasons:

- (a) Content does not reflect a balanced view
- (b) Content is deliberately misleading, false, unsubstantiated, ambiguous, biased and premature
- (c) Content fails to inform the chamber of relevant details regarding previous planning history by the current landowner in relation to the subject lands
- (d) Content from a report seems to have been 'cherry picked' of the most favourable details to make the site appear more appealing to the other councillors
- (e) Content referring to '*the local residents in Turvey*' fails to inform the chamber that the individuals being referred to are not representative of the majority of the residents in Turvey

**Update:** A decision to Refuse Permission was made by Fingal County Council on 8<sup>th</sup> November 2022 on the most recent live planning application by the current owner (Reg. Ref. **F22A/0240**) on Environmental grounds; recognising there is an appeal process.

Also, for reference: Page 10, Chief Executive's Order, Reg. Ref. F22A/0240, dated 5<sup>th</sup> July 2022:

#### COMHAIRLE CONTAE FHINE GALL

#### RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref: F22A/0240

It is noted It is proposed to rezone the subject lands in the Fingal Draft County Development Plan 2023-2029, which is expected to be adopted in February 2023 and come into effect in March 2023. This proposed rezoning is not material to the current planning application, and it is not reasonable to conclude that the proposed development would be premature pending the adoption of the draft Plan. The impact on residential amenity and traffic are considered separately

Mayor of Fingal Cllr. Seána Ó Rodaigh in her tweet on 9<sup>th</sup> May [here](#) explains why it is important that you make sure that **your voice is heard** in relation to the Draft Fingal Development Plan 2023-2029. *“The Development Plan is one of the most important pieces of work that the elected members of Fingal County Council will do during our term of office because it will be the roadmap for the physical, economic, social and environmental development of Fingal and will affect every individual, family and community. Councillors and planners worked together over the past year to create a good draft plan. It’s been out to public consultation for the last two months so residents, businesses and other stakeholders could examine it. Because the development plan will affect every individual, family and community it’s important that you make us aware of how it will impact you. If you have any observations, positive or negative, please go to [consult.fingal.ie](http://consult.fingal.ie) before Thursday May 12<sup>th</sup> and make a submission.”*

Turvey Residents Group made their voice heard in their submission to the Draft Development Plan (FIN-C453-280 [here](#)) expressing their **strong support for the proposed rezoning of land at Turvey Avenue from GE to RU**, as indicated on Sheet No. 7 - Donabate-Portrane, and named each resident representing a single household for reference purposes only, recognising that others may reside or have ownership rights in that household.



For those Councillors who believe in an unbiased and balanced viewpoint, the following is of extreme importance. There are 14 homes that are directly affected simply by their location to this parcel of land in question. Of these 14 homes, 8 of these clearly supported the rezoning from GE to Rural on the Draft Development Plan. The remaining 6 of which 4 expressed no written opinion concerning the zoning leaving the 2 remaining homes which objected to the change from GE to Rural. A full list of names and addresses is available for verification purposes. The above information is available to view on the Fingal County Council Consultation Portal.

Taking the above into consideration, and in the interest of **fairness and impartiality** for the common good, to promote the **public interest**, and **allow our voices to be heard**, we urge you, our elected Councillors, to support our submission to recommend no change in the Draft Plan. This would ensure an unbroken buffer zone between the existing GE development and the Rural Cluster / Rural zoned land north of it, and eliminate any future planning applications on the land which cannot meet its zoning status. No change in RU zoning will protect the residential amenities for both current and future generations of Turvey residents.

Thank you for taking the time to read our submission.

Turvey Residents Group