

**Chapter 5 Rural Fingal**

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Amend Para. 5.1 and specifically the Statement of Policy:

* Protect and enhance the attractiveness of rural towns and villages as places in which to work and live and as locations for appropriate sized enterprise, services and tourism investments that are of benefit to visitors and the community alike.
* Promote rural development and encourage the sustainable development of resources in agriculture, horticulture, agri-tourism, tourism, farm diversification, and renewable energy resources having regard to the ability of an applicant to demonstrate compliance with the principals and policies of sustainable tourism
* Protect Fingal’s principle strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, waterways, coastal areas and beaches, coastal towns and villages and built and cultural heritage

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Amend Objective RF01:

Review the Rivermeade Local Area Plan before the end of 2017. This Plan will reassess the potential for higher densities which will help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rivermeade.

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Insert new Objective RF, after RF01:

Include within the development of the Recreational Trails Network Plan, a cycle and pedestrian way linking Rivermeade to Swords, via Knocksedan and St. Margaret’s.

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Insert new Objective RF, after RF01:

Review the Rowlestown Local Area Plan including an assessment for potential higher densities which may help in the delivery of necessary physical and social infrastructure, particularly road improvements, expanded recreational facilities and local services for the benefit of existing and future residents in Rowlestown.

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Amend Objective RF05:

Objective RF05Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of the attraction of Fingal’s villages as places to live, work and visit.

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Amend Objective RF13:

Promote the tourism potential of Fingal’s villages, including the coastal villagesby facilitatingtheir enhancement and theprovision of visitor services and accommodation and encourage collaboration between service providers and co-operate with the relevant bodies in the marketing and promotion of tourism in the area.

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Amend Objective RF17:

Encourage consolidation of rural housing within ~~a limited number of~~ existing Rural Clusters which will cater for rural generated housing demand, as an alternative to housing in the open countryside, and encourage the re-use of existing buildings within the cluster over any new development.

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Amend Table RF01:

Area zoning objective Maximum no. of houses to be granted planning permission per existing house:

RU 2 (+1 for exceptional health reasons +1 for exceptional farming circumstance)

GB 1 (+1 for exceptional health reasons)

HA 1 (+1 for exceptional health reasons)

Amend text on page 151:

Example – housing under RU Zoning Objective

A grant of planning permission to any farming family member in an area subject to the RU zoning objective based on their involvement in running the family farm will not preclude any other member of the family from applying for planning permission based on their eligibility under the additional qualifying criteria as outlined above. In an area zoned RU the total number of incremental houses granted to any one family within the rural area shall not exceed two with the potential for a third house to be granted planning permission where exceptional health circumstances can be demonstrated and a fourth where exceptional farming circumstances prevail.

Amend Objective RF28:

Permit a maximum number of two incremental houses for those who meet the relevant

criteria set out in this chapter within areas with zoning objective RU plus one house for a person with exceptional health circumstances, plus one where exceptional farming circumstances prevail.

Insert new Objective RF:

In exceptional circumstances in the RU zoning where two members of the family (excluding the occupier of the family farm) are actively engaged in the running of the family farm, permission may be considered for both. Documentation in support of an application must reflect the requirements of RF35.

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Amend paragraph 2 relating to Residential Accommodation for Seasonal Workers:

The provision of new on-site residential accommodation for seasonal farm workers shall be designed in an innovative, cohesive and purpose built manner resulting in a high standard of quality accommodation and minimising reduced visual impacts on the surrounding rural area.In this regard, new purpose built on-site accommodation shall be single storey only.

Amend Objective RF49:

* New on-site residential accommodation for seasonal farm workers shall be designed inan innovative,cohesive and purpose built manner resulting in a high standard of quality accommodation whilst minimising visual impacts on the surrounding rural area. In this regard, new purpose built on-site accommodation shall be single storey only.
* A viable landholding can facilitate up to a maximum of ~~100~~ 200 seasonal workers.
* New purpose built accommodation shall be provided in the form of a maximum ~~10~~ 25 bed space unit.
* No bedroom shall accommodate more than 2 persons.
* ~~Each bedroom shall have an-ensuite shower, toilet and basin.~~
* 1 no. shower, toilet and basin facility shall be provided per 4 bed spaces
* Appropriate indoor and outdoor communal and recreational facilities at a combined level of 5-7 sq.m per bedspace. These facilities shall be provided prior to occupation.
* Communal facilities and services shall be provided for and include laundry and refuse facilities*.* These facilities shall be provided prior to occupation.

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Amend Objective RF61:

Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting and promoting the sympathetic maintenance, adaptation and re-use of vernacular buildings where they contribute to the character of the rural area.

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Insert new text after 2nd paragraph, subsection Forestry:

The Council shall prepare an Indicative Forest Strategy (IFS) with an emphasis on the promotion of broadleaf forestry where resources allow. This strategy will guide the future location and character of the forest industry in the County in line with national policy guidance and in consultation with the Forest Service of the Department of Agriculture, Food and Marine and other relevant stakeholders and interested parties. The strategy will also identify the potential that future afforestation can make towards the establishment of high quality forests serving a variety of purposes including timber production, rural development and off farm incomes, tourism, recreation and the enhancement of the environment in the County.

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Insert new Objective RF, subsection Forestry:

Support the Forest Service of the Department of Agriculture, Food and Marine in implementing sustainable forest development in line with National policy guidance.

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Insert new Objective RF, subsection Forestry:

Support the protection and enhancement of existing native woodlands and where appropriate, the conversion of coniferous forest to native woodlands with a focus on opportunities for habitat linkage and wider eco-services.

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Insert new Objective RF, subsection Forestry:

Encourage access to forestry for walking routes, mountain bike trails and other non-noise generating recreational activities.

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Insert new Objective RF, subsection Forestry:

Prepare an Indicative Forest Strategy (IFS) with an emphasis on the promotion of broadleaf forestry where resources allow, in line with relevant National policy to guide the future location and character of the forest industry in the County in consultation with the Forest Service of the Department of Agriculture, Food and Marine and other relevant stakeholders and interested parties.

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Insert new text after 1st paragraph, subsection Land Reclamation and Aggregate Extraction:

The Council will seek to ensure that significant aggregate resources in the County are appropriately protected and in this regard will restrict the siting of incompatible developments that would interfere with the efficient development of such resources.

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Insert new text after 1st paragraph, subsection Land Reclamation and Aggregate Extraction:

The potential use of alternative sources of sustainable material such as construction and demolition waste [C&D] is encouraged and should be employed where possible to reduce the need for excessive extraction.

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Delete, subsection Land Reclamation and Aggregate Extraction:

~~‘In light of the seriously detrimental impacts of extractive industries, permission will only be granted where the Council is satisfied that,~~

~~-It is necessary in the light of the availability of recycled construction and demolition waste, or other more sustainable sources of material;-~~

~~Environmental quality and amenity will be fully protected, and;~~

~~-Appropriate provision for the restoration of the landscape is being made.’~~

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Insert new Objective RF, subsection Land Reclamation and Aggregate Extraction:

Protect and safeguard the County’s natural aggregate resources from inappropriate development, by seeking to prevent incompatible land uses that would interfere with the efficient development of such resources.

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Delete Objective RF84:

~~Consider proposals for extraction only where the Council is satisfied that environmental quality and amenity will be fully protected and appropriate provision for the restoration of the landscape has been made.~~

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Insert new Objective, subsection Land Reclamation and Aggregate Extraction:

Ensure that proposals for extraction avoid significant adverse impacts on the environment and amenity of the area through environmental assessment, mitigation and appropriate provision for the restoration of the landscape.

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Amend Objective RF97:

Support and facilitate the work of Teagasc and other farming / local bodies within the county in the promotion of the rural economy, including agriculture development, rural diversification, tourism adaptation, and in the development of new initiatives to support farming.

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Insert new text at end of paragraph 1, subsection Rural Tourism:

These include golf, equestrian, adventure centre and walking and cycling, farmhouse accommodation, open-farms, bird watching and eco, geo and green tourism.

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Insert new text after 2nd paragraph, subsection Rural Tourism:

The Fingal Tourism Strategy 2015-2018 estimates that tourism is worth €500m annually to the local Fingal economy and supports approximately 20,000 jobs across all sectors.

Fingal’s close proximity to Dublin City Centre and the location of Dublin Airport within it’s environs offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin’s increasing importance as a popular destination for city-breaks, Fingal’s coastal offering and rich built and natural heritage provide opportunities to attract visitors from the City Centre. Furthermore, the County can benefit from the constrained capacity of the City Centre and act as an accommodation base for those visiting Dublin and the wider area.

The Grow Dublin Tourism Alliance was established in 2014, to drive a new collaborative strategy to market the Dublin region in the international marketplace. - ‘Dublin. A Breath of Fresh Air’ a new tourism brand, was launched in October 2015. The brand encourages visitors to look beyond the City Centre, positioning Dublin as a coastal city with mountains and sea at its doorstep.

Fingal is excellently placed to contribute to the achievement of these targets. The Council will engage and collaborate with all relevant stakeholders to ensure the economic potential of the tourism sector is secured for the benefit of the local economy.

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Insert new Objective RF, subsection Walking Trails:

The following criteria will be used when assessing planning applications for new fencing in relation to lands open to or used by the public during the ten years preceding. Such fencing is not exempted development in accordance with Art. 9(1)(A)(x) of the Planning and Development Regulations.

* Such fencing in upland or amenity areas shall conform to the best agricultural practice.
* The nature of the material to be used, the height of the fence and in the case of a wire fence, the type of wire to be used will be taken into account.
* Stiles or gates at appropriate places may be required.

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Insert new text before paragraph 1, subsection Public Rights of Way:

Existing public rights of way constitute an important amenity and in particular, they enable the enjoyment of high quality landscapes, providing a valuable link to natural assets and places of natural beauty in the County. The Council recognises the importance of maintaining established rights of way and supports initiatives for establishing walking routes and general accessibility.

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Amend Objective RF117:

Promote the development of appropriately located and sensitively designed campsites, with required ancillary facilities, as an alternative form of accommodation for visitors to the County.