

Uimhir Thagarta Uathúil: SD-C195-232

Údar: Peter McVerry Trust

Stádas: Submitted

Submission:

Rezoning of lands at Kiltipper Road, Dublin 24 from Community
Development to Rural Amenity

Comhairliúchán:

Draft South Dublin County Development Plan 2022 - 2028

Litir Chumhdaigh

Dear Sir or Madam,

We, FKP architects, act as agents on behalf of the applicant, Peter McVerry Trust, regarding a development at [Redacted: Personal Information].

Our client is in ownership of the [Redacted: Personal Information] on the [Redacted: Personal Information] and wishes to develop these lands for the delivery of social housing units in the near future. Conversations have been ongoing between South Dublin Housing and Planning departments and such a scheme has been supported to planning permission submission stage.

Under the current draft South Dublin Development plan 2022-2028, 50% of our client's site is being rezoned from 'To provide new residential communities' to 'Improve the rural amenity and development of agriculture'. This rezoning greatly reduces the potential to develop on half of the current site. See Map sheet 09 of the proposed Development plan.

If you need to discuss this matter further please feel free to get in contact.

Kieranb

[Redacted: Personal Information]

Observations:

10 sheet_Map 09

Caibidil: Map Sheets » 10 sheet_Map
09

Under the previous development plan, our client's lands, at [Redacted: Personal Information], was zoned 60% new community residential and 40% rural amenity. Unfortunately, in the recent draft development plan this line of zoning has moved for the [Redacted: Personal Information] to a fully rural zoning. This has a significant affect on our client's wish to develop on this portion of the lands, as the final user would not meet the rural housing needs criteria. As mentioned, our client is developing a planning permission for submission to South Dublin County

Council to develop these lands into 10no units of single occupancy social housing. This change in the development plan will greatly reduce this potential.

As agents, we held a pre-planning meeting with SDCC planning and roads departments on the 12th August 2021. At this meeting support for a scheme of this nature was conveyed by the planners and we are currently in the final stages of submitting that planning application in the coming weeks for consideration.

We ask that this area remain zoned new residential community and our planning application be considered for approval by the planners in the near future.

Ceangaltáin:

SD-C195-232-8165 - Draft DP 2022.JPG

SD-C195-232-8166 - SDCC DP 2016-2022.JPG

Teorainneacha Gafa ar an léarscáil:

