

Uimhir Thagarta Uathúil: SD-C226-25

Údar: Saggart Village Residents' Association

Stádas: Submitted

Submission: Saggart Village Residents Association Submission

Comhairliúchán:

Proposed Material Amendments to the Draft South Dublin County
Development Plan

Litir Chumhdaigh

Saggart Village Residents Association (SVRA) is making this submission on the Amendments to the Draft County Development Plan, having reviewed the amendments from the perspective of what we feel are matters that will affect residents and businesses in Saggart. SVRA is a committee of volunteers. Please follow our Facebook page for relevant updates relating to Saggart.

Observations:

Chapter 2: Core Strategy and Settlement Strategy

Caibidil: Volume 1 » Chapter 2: Core Strategy and Settlement
Strategy

**Select Proposed Amendment on which you are
commenting:**

Amendment
2.6

2.6.1

We ask that SDCC recognises in all future planning applications, the impact these additional houses in Saggart & surrounding areas will have on the village of Saggart, its resources, road infrastructure.

- Revises Total potential units to 320 in Saggart, 699 in Rathcoole, 2423 in Citywest.

Again, we stress that this level of population increase must be matched with the necessary resources to support residents' needs (social, medical, employment, transport etc)

- The Saggart settlement had a population in 2016 of 3,133 which is targeted to grow by 454 persons (11%) (13%) to 3,499 3,587 persons by 2028. Taking this growth over the plan period alongside estimated growth between 2017 and Q3 2022 of 244 people this equates to an overall growth of 698 (22%) persons over the period 2017 to 2028.

Saggart in 2016 plan was classified as a Self sustaining growth town. In the 2022 plan it is now classified as a self sustaining town. Another example of the need for road & transport infrastructure, investment, resources etc be allocated in line with any planning applications.

- *Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant*

on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.

The draft plan notes that Asset-Based Assessments were carried out for Rathcoole and Newcastle for the Draft Plan in accordance with Appendix A of the RSES –**SVRA request that an asset based assessment is completed for Saggart as the information in the assessments was useful.**

2.6.5 We welcome the inclusion of Saggart specific information in the updated infographic

Chapter 2: Core Strategy and Settlement Strategy

Caibidil: Volume 1 » Chapter 2: Core Strategy and Settlement Strategy

Select Proposed Amendment on which you are commenting:	Amendment
	2.7

2.7.2 Remove reference to "Phase 1" which implies that future phases are expected and informally approved. This is not the case

- CS8 SLO1: To facilitate the delivery of Phase 1 residential lands at Mill Road Saggart which fully integrates with the adjoining lands to the south and in tandem with the delivery of a park space centrally located on the subject lands, a play space, creche, the integration of strong cycling and pedestrian permeability proposals agreed to the satisfaction of the Planning Authority and the provision of appropriate noise mitigation measures along the northern boundary

Chapter 3: Natural, Cultural and Built Heritage

Caibidil: Volume 1 » Chapter 3: Natural, Cultural and Built Heritage

Select Proposed Amendment on which you are commenting:	Amendment
	3.5

Saggart has not been listed as an ACA in this draft and yet the SLO to investigate it being designated as an ACA form the first draft of the plan has been removed, **What decision was this based on? The list of areas in SDCC which are included as ACAs is extensive, yet Saggart is not represented in this list.**

- Omit NCBH20 SLO 2 and SLO 3 from Section 3.5.3: NCBH20 SLO 2: To investigate Saggart Village being designated an Architectural Conservation Area with specific emphasis on preserving the streetscape and scale of the village and its environs including the protection of the old mills.*

Chapter 4: Green Infrastructure

Caibidil: Volume 1 » Chapter 4: Green Infrastructure

Select Proposed Amendment on which you are commenting:	Amendment
	4.1

We welcome ref 4.1, increasing inspection of hedgerow protection post-build.

Chapter 4: Green Infrastructure

Caibidil: Volume 1 » Chapter 4: Green Infrastructure

Select Proposed Amendment on which you are commenting: Amendment 4.4

We welcome ref 4.4 implementing minimum Green Space Factor requirements for developments

Chapter 4: Green Infrastructure

Caibidil: Volume 1 » Chapter 4: Green Infrastructure

Select Proposed Amendment on which you are commenting: Amendment 4.6

We welcome ref 4.6 - the addition of a new objective: To complete a flood risk assessment for Saggart with a view to restoring and protecting existing biodiversity, ecosystems and drain systems. We thank SDCC and supporting councillors for including our recommendation on this.

Chapter 4: Green Infrastructure

Caibidil: Volume 1 » Chapter 4: Green Infrastructure

Select Proposed Amendment on which you are commenting: Amendment 4.9

Ref 4.9 - 4.12

We welcome 4.9, 4.10, 4.11, 4.12 referencing the protection of the Rathcoole Woodlands & extending links to Lugg Woods and Slade Valley

Chapter 5: Quality Design and Placemaking

Caibidil: Volume 1 » Chapter 5: Quality Design and Placemaking

Select Proposed Amendment on which you are commenting: Amendment 5.10

Thank SDCC and supporting councillors for amendment 5.10 - the addition of QDP14 Objective 5: To prepare a Local Area Plan for Saggart. SVRA have actively advocated for an LAP for Saggart.

Chapter 5: Quality Design and Placemaking

Caibidil: Volume 1 » Chapter 5: Quality Design and Placemaking

Select Proposed Amendment on which you are commenting: Amendment 5.11

Welcome ref 5.11 to include a Local Transport Plan within a Local Area Plan

Chapter 6: Housing

Caibidil: Volume 1 » Chapter 6:
Housing

Select Proposed Amendment on which you are commenting:

Amendment
6.3

6.3 : Disagree with this amendment. Disagree that developments should be exempt from minimum 30% 3 bedroom units if the scheme is a social and/or affordable housing scheme. There is a need for social / affordable housing for families who require 3 bedroom houses. Removing this minimum requirement will disincentivise developers from considering 3 bedroom houses.

Chapter 7: Sustainable Movement

Caibidil: Volume 1 » Chapter 7: Sustainable
Movement

Select Proposed Amendment on which you are commenting:

Amendment 7.10

7.10 We welcome and are thankful for the addition of the amendment, for which SVRA have actively advocated for several years - To improve the safety of the road for pedestrians between Millbrook Nursing Home and Saggart Village.

Chapter 7: Sustainable Movement

Caibidil: Volume 1 » Chapter 7: Sustainable
Movement

Select Proposed Amendment on which you are commenting:

Amendment 7.21

7.21 We strongly feel that an orbital route is required to supplement the m50 and to take traffic off peripheral routes. Saggart is currently used as a through route for traffic from the n81 to the n7, impacting on the stressed road infrastructure. A route which bypasses Saggart and Rathcoole is very much needed and has been in SDCC plans in some manner or another since at least 2006.

7.21 We welcome the much-needed commitment: To carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review

Chapter 8: Community Infrastructure and Open Space

Caibidil: Volume 1 » Chapter 8: Community Infrastructure and Open
Space

Select Proposed Amendment on which you are commenting:

Amendment
8.1

We request an amendment be added to complete a study of community and open spaces in Saggart, following publication of the 2022 census results, given the significant increase in population since the previous census and anticipated population increase within the 2022 Development Plan

Documents Attached: Níl

Teorainneacha Gafa ar an léarscáil: Níl