

Uimhir Thagarta Uathúil: SD-C226-79
Stádas: Submitted
Submission: County Development Plan 2022 - 2028

Údar: Belgard Area Residents Association

Comhairliúchán:
Proposed Material Amendments to the Draft South Dublin County Development Plan

Dáta a cuireadh isteach: 26.04.2022 - 22:52

Litir Chumhdaigh

This submission is being made on behalf of Belgard Area Residents Association in relation to housing plans under the proposed County Development Plan 2020-2028

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 2.1

The overall plan projects a growth in population of 46,518 in South Dublin up to 2028 for whom 23,730 new homes will be required. Draft CDP, Chapter 2, Para 2.2 refers.

In brief the amended version of the draft plan sets a target of 15,576 dwelling units for completion between 2022 and 2028. That is an average of 2,596 units per annum. The best years for completed units to date was 1644 per annum in 2018-2020, before the impact of Covid. The planned average from 2022 to 2028 is 58% up on the best previous figure. How will this target be met? Text change 2.5.4 and Update Figure 5 (page 41) refer.

Amendment 2.1 goes on to state that 428 hectares are available for development which has a potential capacity for 21,490 units. (Text Change 2.2, page 29 refers). The capacity of lands in Tier 1 has a total of 11,597 homes and Tier 2 has 12,133 (Total 23,730). With 8,154 units projected to be completed by Q3 2022 the remaining 15,576 meets the target of 23,730 in 2028. So where does the figure 21,490 come from and how was it arrived at?

In regard to residential density we note that in the county at large 428 hectares can accommodate perhaps 23,730 dwelling units or 56 units per hectare. These on average will accommodate 112 residents (average of two per dwelling). Contrast this with a development at Second Avenue, Cookstown, of 196 apartments which will, according to the plan, house 530 residents. It is being built on 0.59 hectares, a density of 850 residents per hectare. Two bedroom apartments are deemed suitable accommodation for four people.

We regard this type of housing as way beyond the concept of compact development and should not be imposed on good people who are desperately in need of housing in both size and standard.

Documents Attached: Níl

Teorainneacha Gafa ar an léarscáil: Níl