

Stuart Colohan

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28th July 2026

Submission Regarding St. Edmundsbury Lands, Lucan (MA6.1)

To Whom It May Concern,

While aspects of this submission may be common to others, it is my own addition to the process based on my status as a concerned resident and it has been informed by research, and I wish it to be treated so.

I am writing to express my strong support for the decision of the elected members of South Dublin County Council to retain the existing High Amenity (HA-LV) zoning on the lands at St. Edmundsbury, Lucan, and not proceed with their proposed rezoning for residential development. This submission relates to Chapter MA St. Edmundsbury, Topic MA6.1.

I fully recognise the importance of delivering new housing and meeting the requirements of national planning policy. However, the Council's own assessment indicates that the revised National Planning Framework housing requirements have already been met and that the wider package of proposed rezonings provides residential capacity significantly above the Government's baseline target. In these circumstances, I do not believe there is a compelling planning justification to remove the High Amenity designation from the St. Edmundsbury lands.

The St. Edmundsbury lands form an integral part of the wider Liffey Valley landscape. They contribute significantly to local biodiversity, ecological connectivity, visual amenity, and the County's Green Infrastructure network. The preservation of these lands helps maintain the distinctive character of the valley and provides an important buffer between developed areas and sensitive natural habitats.

Once High Amenity zoning is removed, the environmental and landscape value it protects can be difficult, if not impossible, to restore. The gradual loss of such lands through individual rezoning decisions risks undermining the long-term environmental sustainability of the area and diminishing an important asset for future generations. Protecting the St. Edmundsbury lands represents a balanced and responsible approach that supports sustainable development while safeguarding one of South Dublin's most valuable natural and landscape resources.

In addition, as a resident of Lucan, I place significant value on the environmental, recreational and visual benefits that these lands provide to the local community. The retention of the existing High Amenity zoning reflects sound planning principles by

protecting an established landscape asset while ensuring that housing growth is directed towards more appropriate and sustainable locations.

For these reasons, I respectfully request that the decision of the elected members be upheld and that the existing High Amenity zoning at St. Edmundsbury remain unchanged.

Yours faithfully,

Stuart Colohan