



16th July 2026.

Land Use Planning & Transportation

29 JUL 2026

South Dublin County Council

Variation number 2.,
Senior Executive Officer,
Forward Planning Section,
South Dublin County Council,
Tallaght, Dublin 24.

Re: Proposed Material Alterations to Proposed Variation No 2.

I would like to make a submission on the above proposed material alterations. In the case of Material Alteration Reference 6, to remove the rezoning of lands at St. Edmondsbury, Lucan to residential. I fully support the recent vote by Councillors to reject the proposed rezoning of St. Edmondsbury, from high amenity to residential.

In our present climate change crisis this area is of vital importance as part of the Liffey Valley Green Belt. These lands have been shaped by nature since the ice age A development at the top of this site would sever an important ecological corridor and damage the integrity of the landscape.

The National Planning Framework pledges compliance with enhancing amenity, preserving heritage in order to transition to a climate resilient society. The lands of St. Edmondsbury fall within the National Planning Frameworks focus on the importance of high-quality sense of place and community. This area is a place of nature, bio-diversity, mental and physical well-being of residents and a haven for the protection of many types of animal, bird and plant life. Several of which are on the list of protected species. The flora and fauna are irreplaceable once disturbed and destroyed. I implore you not to allow this special place of natural beauty and bio-diversity to be interfered with and damaged for ever.

In the case of Material Alteration Reference 3, to remove the proposed re-zoning of the land at Finnstown Castle to residential, I would appeal for the Councillors vote to be respected. This area is the last little green lung in that part of Lucan, which is surrounded by very large, high density housing developments. Finnstown Castle is a protected building of unique historical importance. The avenue leading up to the castle and the mature, native trees there are also protected. A one off house was refused planning permission on the grounds a few years ago for these very reasons. This is the last buffer zone and wildlife corridor in the area and its loss would be hugely detrimental to the local residents as well as to wild life and bio diversity.

In the case of Adamstown SDZ West I support Amendment Reference 2, that requires Dart+South West be operational before further development commences. The huge volume of homes already built and in the process of being built are not sustainable for the new residents without the necessary infrastructure to allow them commute to their places of work. Lack of public transport is adding to already huge congestion problems in the SDZ itself and the surrounding areas.

In the case of Material Alteration Reference 14, which changed the land at The Foxhunter, Lucan, from Retail Warehousing, to Residential, while it is disappointing to see this change carried, and it is difficult to see how residential development in this area can be achieved with a level of safety considering its location, I would plead for planning safeguards to be put in place to ensure safe access both for present residents of the surrounding area and new home owners in the rezoned site.

Thank you for taking time to read my submission.


Eileen Denny.