



5th August 2026

Chapter: MA St. Edmundsbury

Topic: MA6.1

I, Seamus Small strongly support the decision of the elected members of South Dublin County Council not to proceed with the proposed residential rezoning of the lands at St. Edmundsbury, Lucan, under Proposed Variation No. 2 to the South Dublin County Development Plan 2022–2028.

SDCC has a responsibility to ensure there is sufficient land available to meet Government housing targets under the revised National Planning Framework (NPF). I fully support that objective. The Council's own figures show that the revised National Planning Framework (NPF) baseline housing requirement has already been met. The overall package of proposed rezonings provides approximately 30% more residential capacity than the Government's baseline requirement. Because of this, there is no planning necessity to remove the existing High Amenity (HA-LV) zoning from the St. Edmundsbury lands in order to comply with national housing policy, at this point.

I walk through the St. Edmundsbury lands daily, and truly value and appreciate the benefits of stepping into this environment a short walk from my home. The experience is truly unique and surpasses the experience of walking through a maintained public park. These fertile lands are not sitting idle and have been continuously farmed for many years adding, which also adds to the unique character of Lucan Village.

The St. Edmundsbury lands form part of the wider Liffey Valley landscape and make an important contribution to rich biodiversity, visual amenity and the County's Green Infrastructure network. They help maintain the distinctive character & ecology of the valley and provide an important green setting, between existing developed areas.

Retaining these lands also avoids the cumulative loss of green space in the Lucan area and protects an important environmental asset for future generations. The gradual erosion of High Amenity land through individual rezoning decisions can have significant long-term consequences for landscape character and ecological connectivity. The Liffey Valley itself is home to ancient woodlands and ancient ecosystems dependent on them, and the more buffer we can give around these areas, the better.

For these reasons, I respectfully ask that the elected members' decision be upheld and that the existing High Amenity zoning remain unchanged.

Yours sincerely,

Seamus Small