Template 5 – Proper Planning and Sustainable Development

Chapter: MA St. Edmundsbury
Topic: MA6.1

I am writing in support of the elected members' decision **to reject the proposed residential rezoning of the lands at St. Edmundsbury and to retain their existing High Amenity (HA-LV) zoning.**

South Dublin needs more homes (especially social & affordable), but it also needs to protect the environmental assets that make it an attractive and sustainable place to live. Good planning is about achieving both objectives together, rather than pursuing one at the expense of the other.

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**. As a result, there is no planning necessity to remove the existing High Amenity (HA-LV) zoning from the St. Edmundsbury lands so as to comply with national housing policy.

Retaining the existing zoning is, in my view, the more balanced planning outcome. It protects the landscape setting of the Liffey Valley and its associated rich and ancient ecology, safeguards biodiversity and Green Infrastructure, respects the democratic decision of the elected members, and ensures that High Amenity land is not lost where there is no demonstrated strategic need to do so.

Maintaining the High Amenity zoning is therefore consistent with the principles of proper planning and sustainable development by balancing environmental protection with the provision of sufficient land for housing in appropriate locations.

For these reasons, I respectfully ask that the elected members' decision be upheld and that the existing High Amenity zoning at St. Edmundsbury be retained.

Signed: [redacted]

Address: [redacted]

Land Use Planning & Transportation
04 AUG 2026
South Dublin County Council