

Template 1 – Housing Need Already Met / No Planning Necessity

Chapter: MA St. Edmundsbury

Topic: MA6.1

I, [Arthur Gallagher] 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.

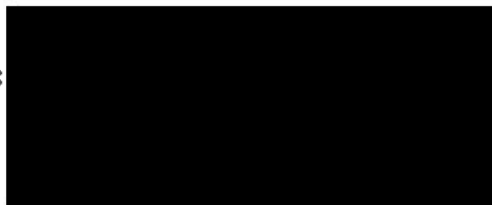
These lands make a highly important contribution to the ecology, ancient landscape, biodiversity, Green Infrastructure and the visual amenity of the greater Liffey Valley. Once High Amenity zoning is removed, it is extremely difficult to restore.

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

Yours sincerely,

Signature:

Address:



Land Use Planning & Transportation

04 AUG 2026

South Dublin County Council