Chapter: MA St. Edmundsbury
Topic: MA6.1

I, [James Bussell] support the elected members' decision **not to rezone the St. Edmundsbury lands for residential development**, and I ask that this decision be confirmed following the current public consultation.

The current zoning objective for these lands is High Amenity (HA-LV), which exists to protect and enhance the outstanding character and amenity of the Liffey Valley. The South Dublin County Development Plan also contains clear objectives to protect landscape character, biodiversity and Green Infrastructure.

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 to comply with national housing policy.

Planning decisions should be consistent with the adopted County Development Plan, unless there is a compelling planning reason to depart from it. The existing High Amenity zoning reflects long-standing planning objectives for the protection of the Liffey Valley's landscape, environmental quality and Green Infrastructure. In this case, I do not believe that a sufficiently compelling planning justification has been demonstrated to remove those protections and the HA-LV should remain as the current zoning, or be added to the SAAO.

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

Signature

Address: [redacted]

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