



The Senior Executive Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

14th September 2021

Draft South Dublin County Development Plan 2022 – 2028

Submission on Draft County Development Plan

Dear Sir/ Madam,

INTRODUCTION

This submission seeks the rezoning of 17.4 acres (7.04 ha) of lands located at Cornerpark, Newcastle, Co. Dublin. A change of zoning from “RU – *To protect and improve rural amenity and to provide for the development of agriculture*” to objective “RES – *To protect and/or improve residential amenity*” is proposed. The subject site forms part of a larger landholding under the control of Alanna Homes at this location, part of which is zoned ‘RES’ and currently under development (reg. ref. SD19A/0040 refers). This submission is made by Alanna Homes Limited of 4 The Mall, Main Street, Lucan, County Dublin.

THE LANDS

The subject lands comprise approximately 17.4 acres of lands accessed from the Peamount Road and are currently undeveloped. The lands immediately adjoin the recently permitted Cornerpark development to the south, which is currently under construction (reg. ref. SD19A/0040 refers), a commercial facility to the north, existing dwellings to the west and undeveloped lands to the east. Newcastle village centre is located a short distance to the south within easy walking distance.

The lands are serviced, accessible by exiting roads and footpaths and are not prone to flooding.

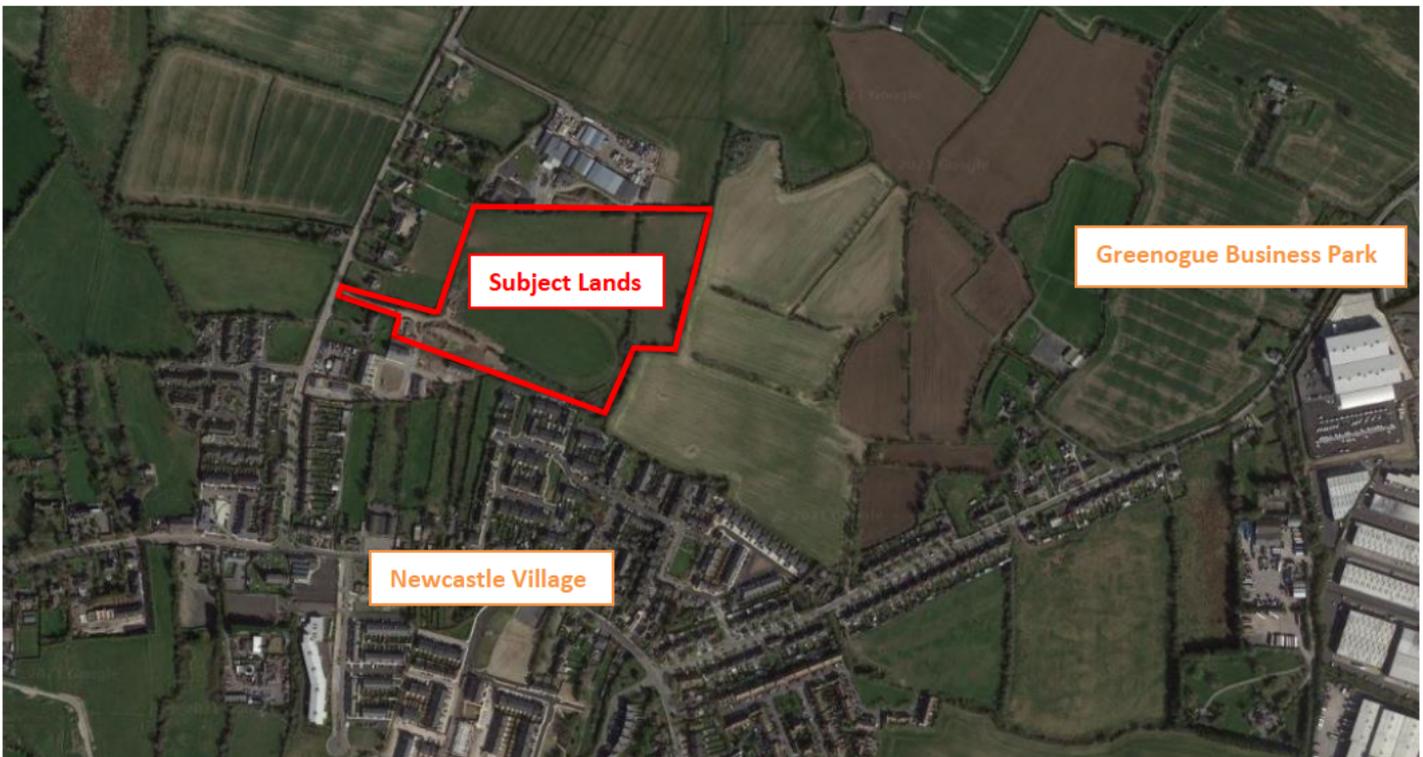


Figure 1: Location of subject lands

The site is served by public transport and generally meets the criteria for sustainable urban living and residential zoning since it is within walking distance of (i) Newcastle Village with a wide range of services and facilities including schools and childcare facilities (both existing and permitted) and (ii) Greenogue Business Park and many other nearby employment centres. Housing development on the site is deliverable in the short term with all services being immediately available.

THE PROPOSER

Alanna Homes have a proven track record in the delivery of housing with almost 1,200 new homes (both for sale and social housing) delivered during the last 4 years, including 200 social homes with approx. 300 further homes under construction. Alanna Homes use the award winning Rapid Off-Site System Build to facilitate fast and efficient construction. The system ensures a replicable and scalable operation capable of meeting targets for accelerated delivery while maintaining quality.

Alanna Homes have constructed both public and private housing in Newcastle and have contributed significantly, in partnership with South Dublin County Council Housing Department and Respond Housing, to deliver over 85 new social homes in Newcastle during the Covid-19 pandemic.



Cornerpark, Newcastle, Co. Dublin



Ardsolus, Kingswood, Co. Dublin



Burgage Gardens, Newcastle, Co. Dublin



Station Quarter, Dublin 15

PROPOSED ZONING

The draft South Dublin County Development Plan 2022-2028 provides for the continuation of the current zoning of the lands “RU – *To protect and improve rural amenity and to provide for the development of agriculture*”. See Figure 2 below.

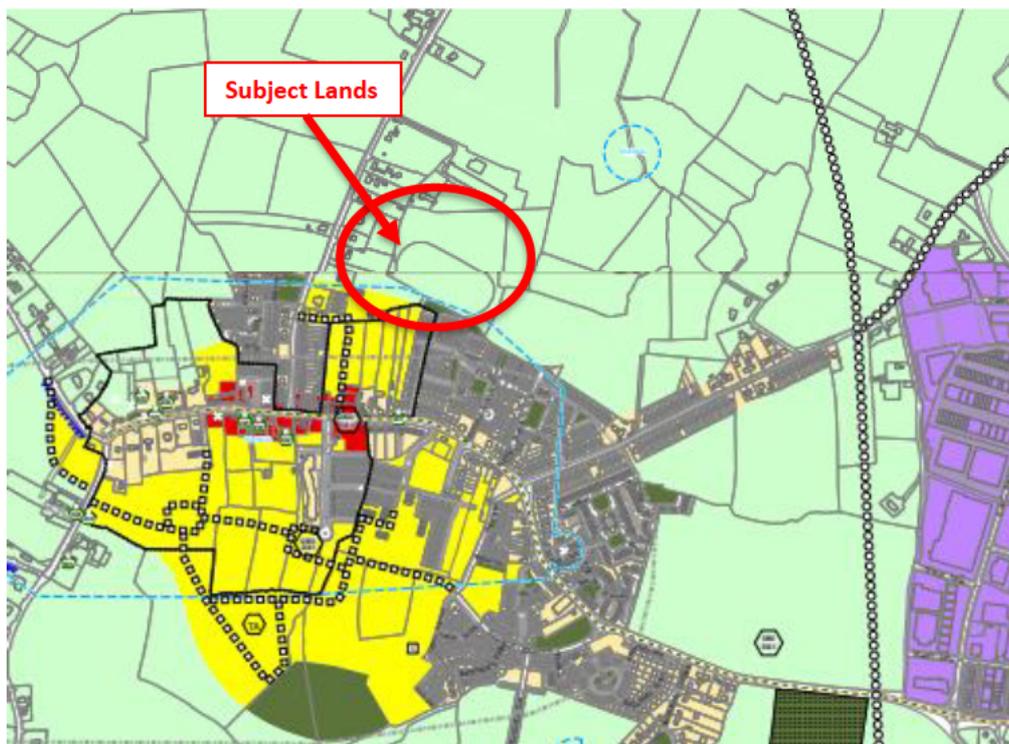


Figure 2: Draft South Dublin County Development Plan 2022-2028 zoning (sheet Map 03 & 07)

This submission respectfully proposes a change of zoning to objective “RES – *To protect and/or improve residential amenity*”. See Figure 3 below. As well as accommodating residential development on the site, the proposed zoning may also allow for the provision of a dedicated and developed area of high quality (active and passive) public open space which is significantly lacking in Newcastle and which could be delivered in tandem with any future development of the lands resulting in a significant planning gain for the area.

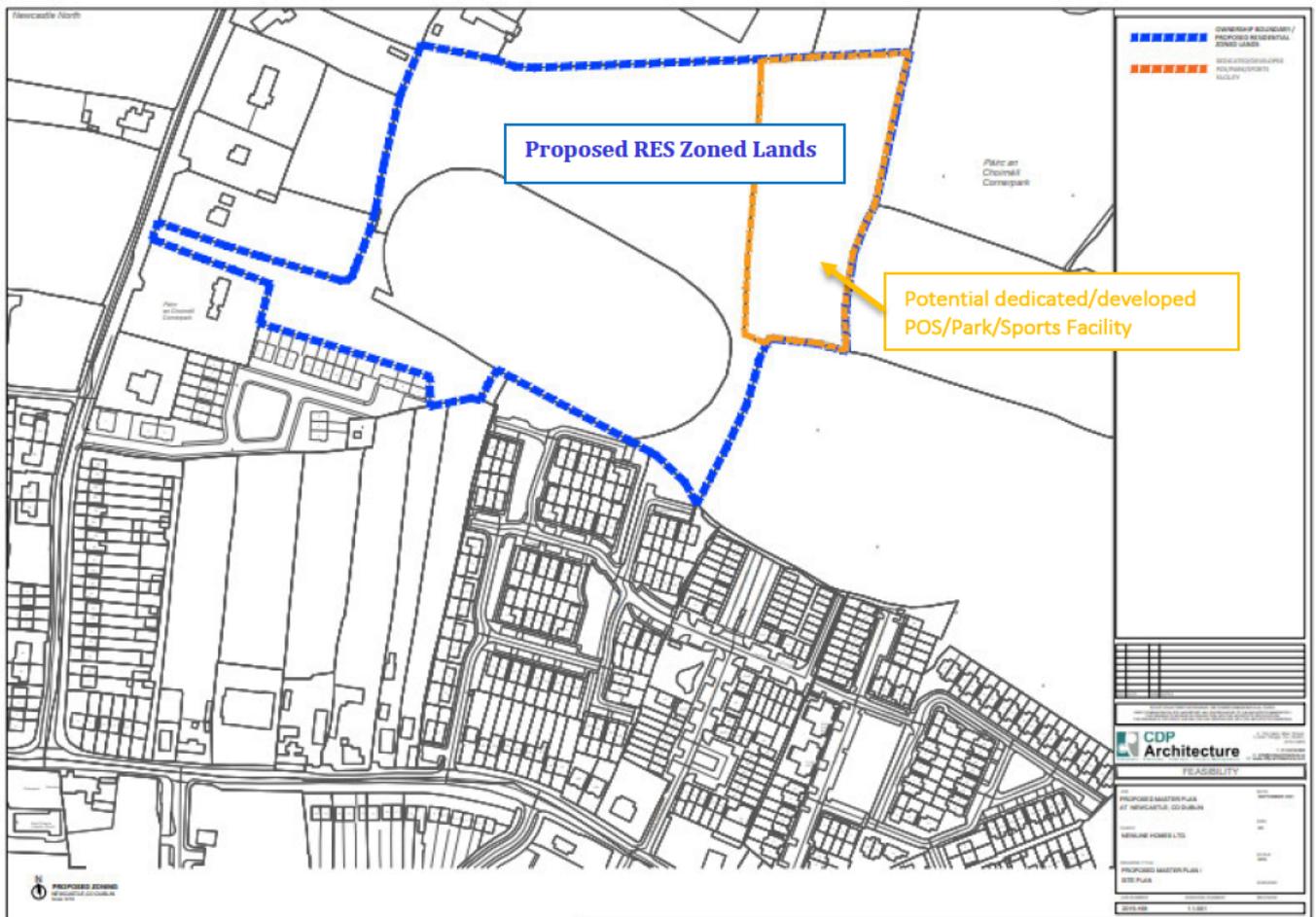


Figure 3: Proposed zoning

REASONS FOR ZONING THE SUBJECT LANDS

There are a number of compelling reasons based on proper planning and sustainable development for the zoning of the subject lands for residential development which include the following;

██████████ adjoin the existing built-up area and zoning the lands “RES – *To protect and/or improve residential amenity*” recognises that the nature of the site requires that any new development pay proper regard to established residential, leisure, community and educational uses in the vicinity.

2. The proposal otherwise complies with the sequential approach which favours development within the existing built up area of towns followed by development contiguous to the established development boundary.
3. Residential zoning is consistent with the ‘*10-minute settlement concept*’ promoted in the draft plan and will facilitate sustainable movement (walking and cycling) to existing community and local services resulting in a more compact, vibrant and walkable area.
4. Newcastle is identified as a self-sustaining growth town with a population which is targeted to grow by 63% by 2028. The subject lands are adjoining the core of the well-established Newcastle village and residential development on the site is essential in achieving viable, compact and sustainable urban growth.
5. As outlined above, residential development on the subject site could accommodate a large public open space area providing not only a much-needed community facility but also offering opportunities for carbon sequestration while supporting the green infrastructure and climate action objectives contained within the draft plan.
6. The subject lands are serviced and are otherwise ‘shovel ready’.

CONCLUSION

This submission respectfully proposes a change of zoning objective “RU – *To protect and improve rural amenity and to provide for the development of agriculture*” to objective “RES – *To protect and/or improve residential amenity*” for 17.4 acres of lands located off Peamount Road, Cornerpark, Newcastle, Co. Dublin. Zoning the site for residential development in the South Dublin County Development Plan 2022-2028, for the many reasons which are outlined in this submission, is considered reasonable and in accordance with

proper planning and sustainable development and the protection and enhancement of the amenities of the area.

Yours sincerely,

A solid black rectangular box redacting the signature of Sarah Forde.

Sarah Forde BA, MRUP, MSc, MIPI

Planning & Development Surveyor