

SUBMISSION TO SOUTH DUBLIN CO. COUNCIL FOR CONSIDERATION WITHIN PROPOSED 2022-2028 DEVELOPMENT PLAN



Relating to lands at Firhouse Road (and Cremorne).

10th September 2021
Prepared by O'Dea and Moore Architects,



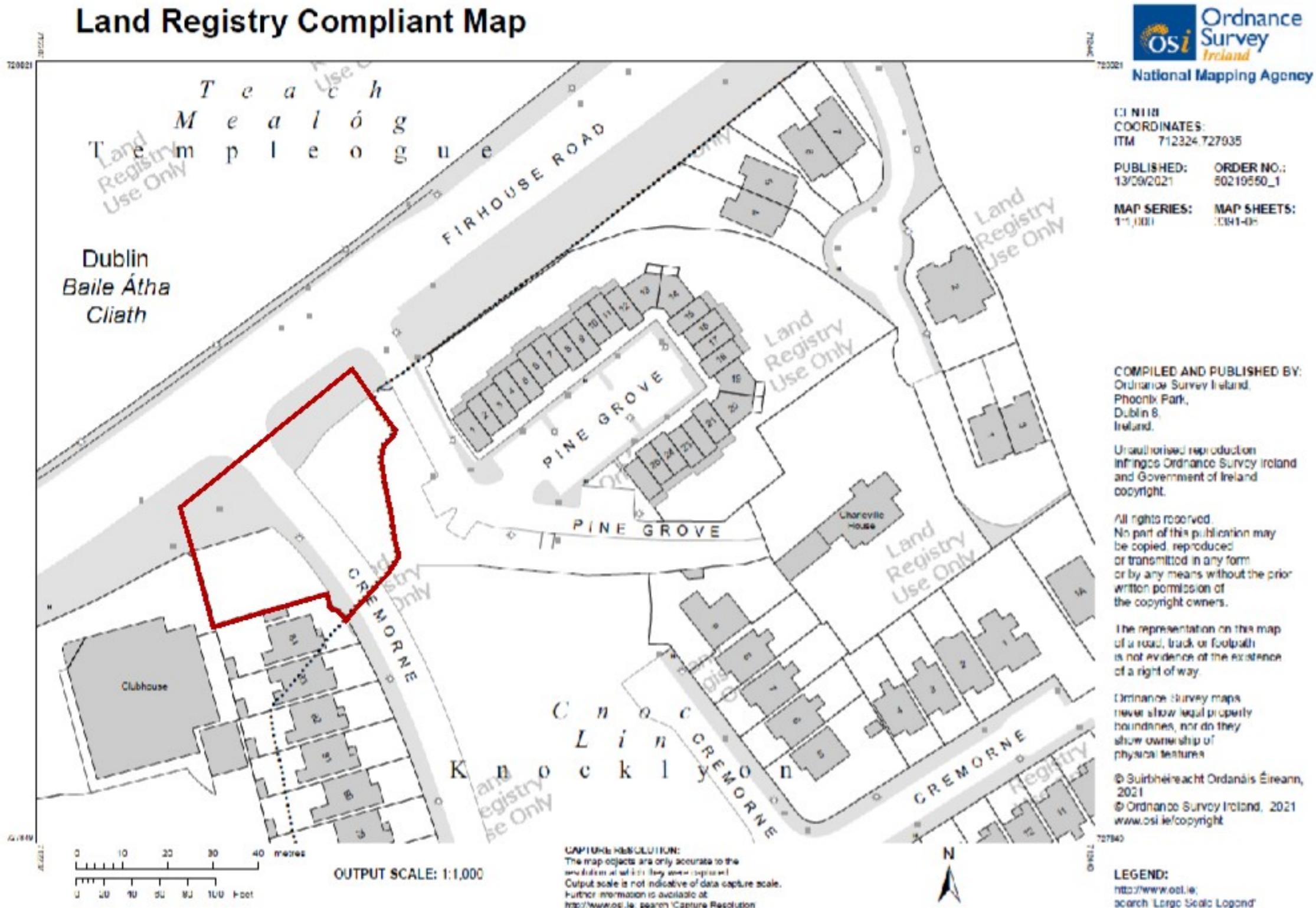
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1. HISTORY AND DESCRIPTION OF SITE

The site has an area of 0.165 ha and is located at the junction of Firhouse Road and Cremorne (between Ballyboden St. Endas GAA ground and Pine Grove housing development).

Land Registry Compliant Map





Aerial view of site

The site was originally identified in the 1970's as an area to facilitate wide radius sweeps for the proposed new North – South roadway crossing Firhouse Road. The route finally chosen for this main road is now approximately 150m to the East (see map below:).



Instead, a more modest housing estate road entrance (to Cremorne) was built at my clients lands.

Accordingly, a large area within my clients site remains under-utilised in terms of development.

2. CURRENTLY PROPOSED ZONING

The extract map below from the draft South Dublin Co. Council 2022 -2028 Development Plan indicates two zoning categories on the site:

	Objective RES	To protect and/or improve residential amenity	
	Objective OS	To preserve and provide for open space and recreational amenities	



3. REQUESTED ZONING

We hereby respectfully request that the entire site within the red line be designated as "Objective RES - to protect and / or improve residential amenity".

As a result of the historic allocation of the land for a major road interchange which never happened, the current adjacent housing developments appear uncoordinated and disjointed. The relationship between no. 84 Cremorne and the Pine Grove housing development could be greatly improved with a sensitive intervention on my clients site, which would require "Objective RES" zoning.

There is further reasoning for such a re-zoning:

A proposal by the Council Roads Dept. is in place to re-locate the entrance to the Pine Grove Housing from the busy main Firhouse Road to the safer / quieter Cremorne estate road – see map below:



This would potentially facilitate a natural continuation of the building line of the Pine Grove development to continue towards the Cremorne junction which would lead to a much more cohesive overall urban fabric.

In the event that this road relocation does not proceed, the requested re-zoning would still provide ultimate flexibility for the best configuration of the immediate surroundings.

With regard to the consideration that such a re-zoning might cause the potential loss of valuable amenity / recreation space, we would respectfully contend that there is extensive, safe recreation space within Cremorne (marked with a pink 'A' on the previous map).

This generous provision is not only more than ample – but it is also more appropriate for such a use by means of it being more remote from the main vehicular junction.

We trust that this submission will be given appropriate consideration, and that our request will be deemed worthy.