



15th September 2021.

Senior Executive Officer,
Forward Planning Section,
Land Use Planning & Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3EX.

Re:

**Submission in relation to the Draft
South Dublin County Development Plan 2022-2028
on behalf of Mr. Pierce McKiernan
in relation to lands adjacent to
[REDACTED] Ash Park Court, Lucan, Co. Dublin.**

Dear Sirs,

We act on behalf of Mr. Pierce McKiernan of [REDACTED] [REDACTED] who is the owner of land at Ash Park Court, adjacent to his home address, which is east of Griffeen Park, and south and west of Griffeen Road in Lucan. We wish to propose that these lands be zoned for residential land use (i.e. objective RES) upon the adoption of the new South Dublin County Development Plan 2022-2028. This proposal is being put forward in response to the Draft Development Plan that is currently on public display. Our proposal is outlined in detail over.



1.0 Location

1.1 Our client owns land adjacent to No. 36 Ash Park Court of approx. 0.029 hectares of land to the immediate east of No. 36 Ash Park Court, and extends along the rear of No.s 20, 22 and 24 Ash Park Court. The subject piece of land is in our client's private ownership and is zoned open space in the current Development Plan, with the same land use zoning objective proposed to be attached to the site in the Draft Plan.

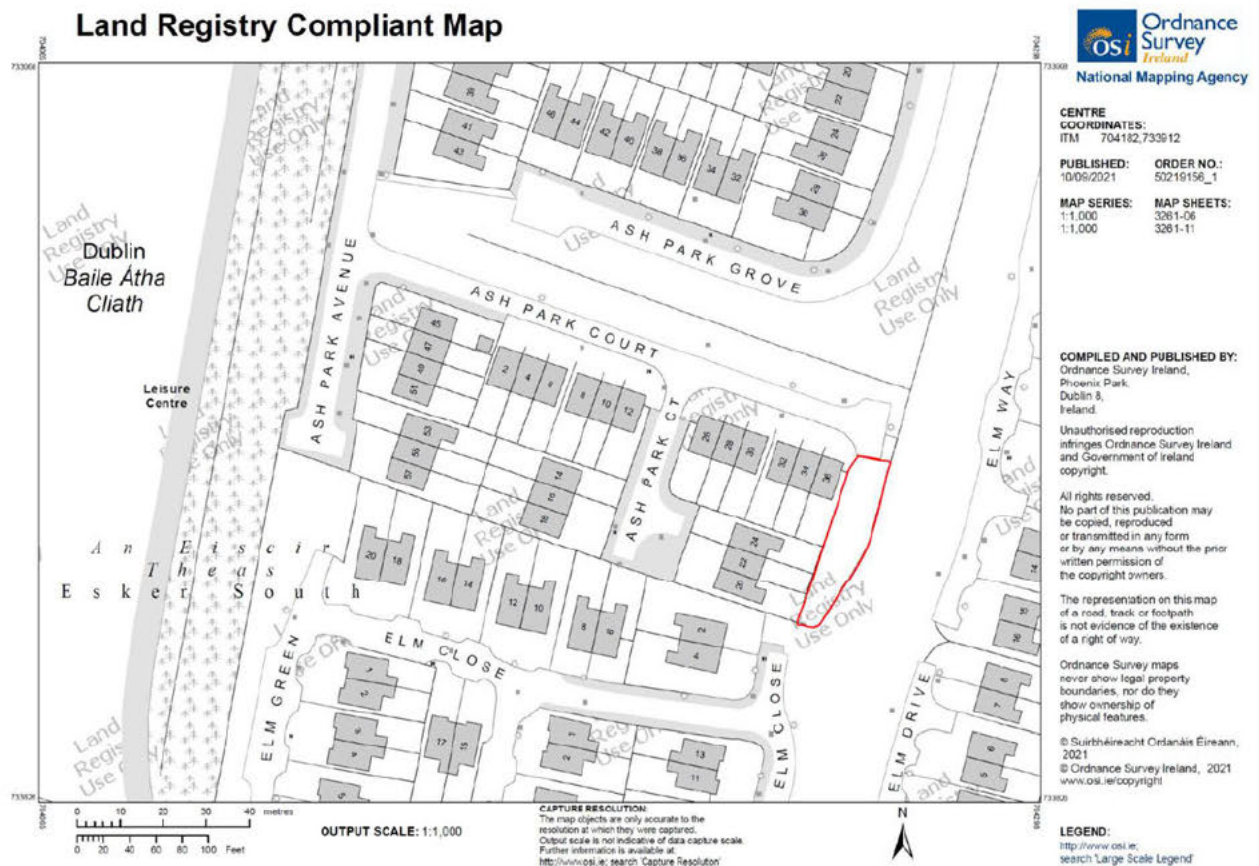


Fig. 1: Subject site outlined in red



2.0 Planning Context

2.1 The lands are currently zoned Objective OS: *"To preserve and provide for Open Space and Recreational Amenities"* in the current South Dublin County Development Plan 2016-2022. The current Draft Plan 2022-2028 seeks to retain the OS land use zoning on the site. However, these lands are in private ownership and are essentially left over ground from the overall development of Ash Park Court.

2.2 In the late 1990s, permission was granted for the Ash Park development. The lands were purchased by Cavan Developments with an extant permission attached to them and the housing at Ash Park delivered by them.

2.3 The subject site is essentially left over ground from an historic housing development, located at the end of a cul-de-sac at Ash Park Court, within the overall residential development known as Ash Park. The site is currently vacant and by default has been zoned for open space use, even though it was not actively or purposefully used as open space by residents, and is in private ownership. This parcel of land was also not originally proposed as being part of the public open space provision for the development of Ash Park, nor does it encroach onto the open spaces for this overall development. This site is effectively a vacant parcel of left over land from the original construction of the Ash Park development and it was upon the completion of this development that it was discovered that a small section of land had not been included in the original physical survey for the overall development. Now is the opportune time to zone this piece of leftover ground to allow it to be appropriately developed and utilised for a sustainable use such as housing.

2.4 It is our understanding that Ash Park was taken in charge in between 2015 – 2017, however, this site beside No. 36 Ash Park Court was not taken in charge by South Dublin County Council and is in the private ownership of our client.

2.5 It is a common occurrence in various residential developments, that subsequent to completion, green spaces and left over parcels are deemed to be open space, however, in this instance the subject site is in private ownership and does not form part of the open space strategy for the Ash Park development.

2.6 Given the preparation of the new Development Plan, now is the opportune time to regularise the planning status of the subject site and to zone it for residential land use in keeping with the established pattern of development in Ash Park. Due to its ownership, the site is of no use or benefit to the residents of Ash Park for recreational or open space use, and therefore the logical solution is to zone this site for residential land use.



2.7 The Ash Park development has the benefit of proximity to a large quantum of open space, such as that within the development and the adjoining Griffeen Park to the west. By zoning the subject site for residential land use and potentially developing it for a limited quantum of housing c.1-2 units, the shape, size and orientation of the site does not lend itself to any risk of overshadowing or overlooking of adjoining residential dwellings.

2.8 We consider that the zoning of the subject site for residential land use and its future development for housing will add to the visual and residential amenity of the area by developing a site that is currently unused. It is considered that the site currently has an inappropriate land use zoning objective attached to it and the logical solution is to amend this upon the adoption of the new Development Plan by zoning the site objective RES.

3.0 Conclusion

3.1 The proposal to zone our client's lands objective "RES" is in keeping with the character of this suburban area and will complement existing residential development in the environs. The subject site clearly has an inappropriate land use zoning objective currently attached to it and we consider that this infill pocket of land can be realistically developed for a limited quantum of housing that is an efficient and sustainable use of existing services and facilities that are in the locality. The small area of the site will not affect the overall Core Strategy of the Development Plan and therefore in principle the proposed zoning is acceptable.

3.2 The development of these lands for residential land use is a sustainable option for this overgrown, unused, infill pocket of land, particularly in light of all of the necessary existing services and facilities, including a large range of public open spaces, within walking distance of this site. Judicious consideration needs to be paid to the fact that (a) while these lands are zoned for open space use they are in private ownership with no need or demand for these lands for open space / recreational use and (b) should the lands remain zoned for open space use they will remain unused and of no benefit to the wider community. The zoning of the subject site will also consolidate development in the environs and will eradicate any anti-social behaviour occurring on the site, given its locational context and lack of passive supervision.

3.3 We request that all of the above be given judicious consideration at this opportune time of making a new County Development Plan and that upon the adoption of same, our client's site is zoned for residential land use i.e. Objective RES "To protect and/or improve residential amenity" as part of the South Dublin Development Plan 2022-2028.



Yours sincerely,



Tracy Armstrong, MRUP MIPI MRTPI
Armstrong Fenton Associates.

