

South Dublin County Council
County Hall
Belgard Square North
Tallaght
Co. Dublin

15 September 2021

Re: Submission on the Draft South Dublin County Development Plan 2022-2028

Dear Sir/Madam,

We, McCutcheon Halley Chartered Planning Consultants, have prepared this submission on behalf of our client Pat Grimes of Glassamucky, Glenasmole, Tallaght, Dublin 24, regarding the Draft South Dublin County Development Plan 2022-2028 (the draft Development Plan).

Introduction/Context

Our client welcomes the ongoing review of the Plan that will guide the future growth and development of South Dublin County Council's administrative area and update the current Development Plan in line with the National Planning Framework (Department of Housing, Planning and Local Government (DHPLG) 2018), the Regional Spatial and Economic Strategy (Eastern & Midland Regional Assembly (EMRA) 2019) for the Eastern and Midlands Region (EMRA) and relevant Section 28 Ministerial Guidelines.

The site is located in the townland of Glassamucky and is accessed off the Glassamucky Road adjacent to the Glenasmole National School. The area is comprised of a number of detached bungalow and two storey dwellings which all have vehicular access off the Glassamucky Road (See Figure 1).

By way of context, the subject site was selected by the Glenasmole/Bohernabreena Housing and Planning Study as an area suitable for possible housing clusters as outlined in the South Dublin County Development Plan (CDP) 2010-2016 (See Figure 2) which pre-dates the current CDP 2016-2022.

It was under this premise that our Client acquired the site, which at the time formed part of a larger plot of land. The plot consisted of 'Lot 1' (c. 2 acres) which was purchased by two members of the local community, and 'Lot 2' (c. 4 acres) which was purchased by our Client, with the intention of giving a site each to his children, and the remaining land to be offered to qualifying locals. Our Client made the decision to purchase the land in the context of the ever increasing need for new housing and the soaring costs associated with acquiring lands with the intention of building a family home.



Figure 2 Aerial View of Site Outlined in Red (source – Google Maps).

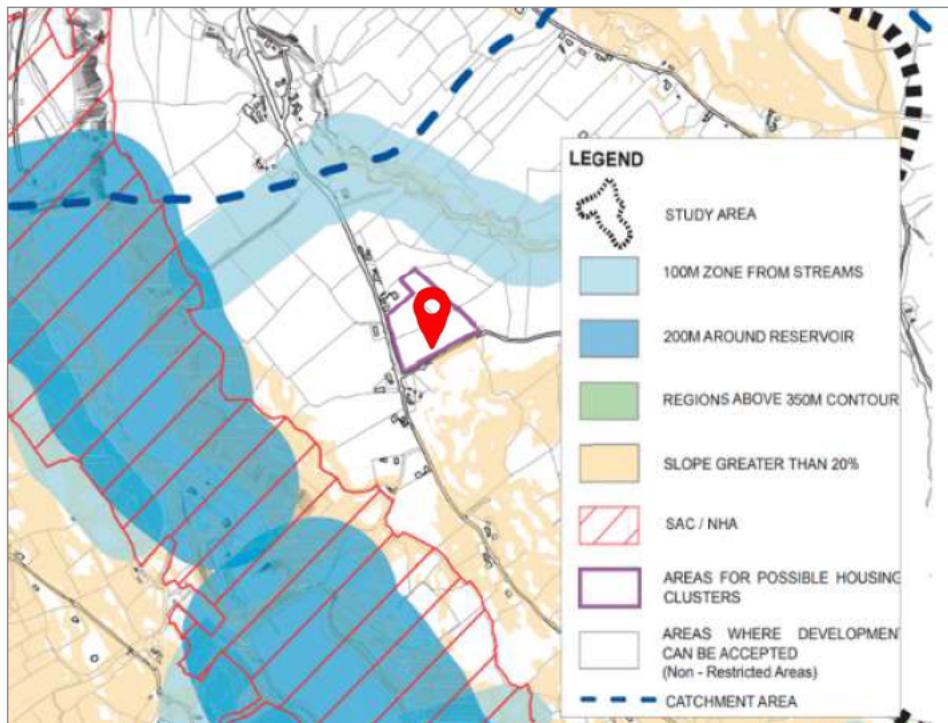


Figure 1 Excerpt from South Dublin CDP 2010-2016 - Glenasmole/Bohernabreena Housing and Planning and Study – Site location indicated by Red Pin

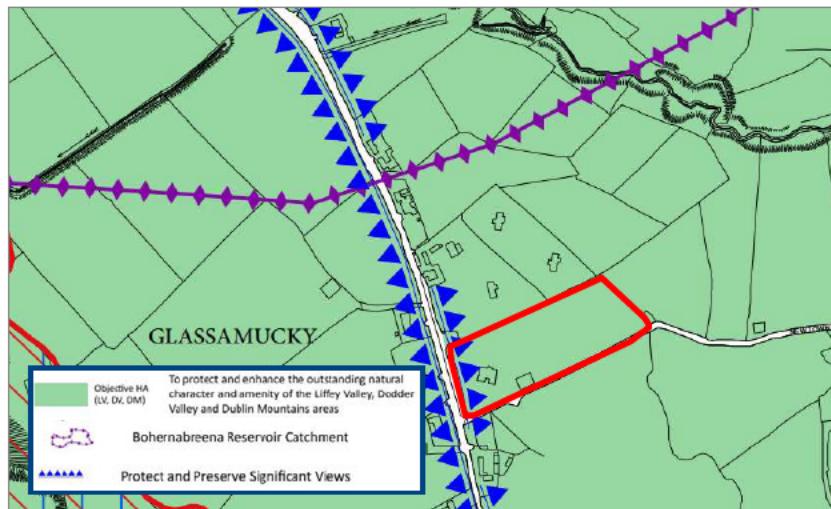


Figure 3 Extract from Map 11 of the current South Dublin CDP 2016-2022 – subject site outlined in red.

Notably, our Client's son obtained planning permission for development on the lands from South County Council in 2007. In addition, planning permission has been granted for the adjoining 'Lot 1' for the construction of 2 no. family homes, and the remaining land under the ownership of the original landowner has also been developed for use as a family home.

The current South Dublin CDP (2010-2016) omitted the previously allocated 'clustering' allocation on our Client's lands. This omission has been retained in the Draft South Dublin CDP (2022-2028), which will continue to impede our Client's children and two other qualifying locals from utilising the lands for family dwellings as intended.

Within the Draft Plan, for lands are zoned for '*HA-DA High Amenity*'.

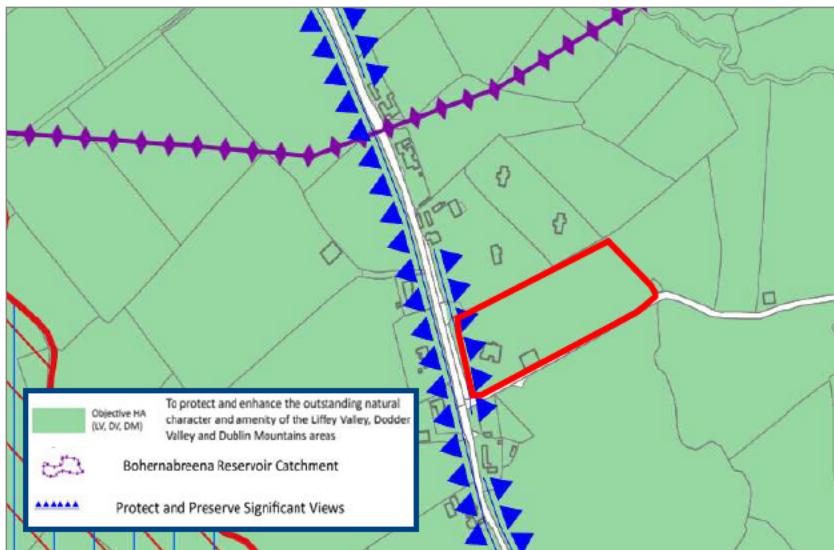


Figure 4 Extract from Map 11 of the Draft South Dublin CDP 2022-2028 – subject site outlined in red.

Proposal

We request that the Draft South Dublin CDP provides for the reinstatement of our Client's lands as an '*area for possible housing clusters*.' Having regard for the nature of the site and surroundings at present, consisting of several houses in a ribbon arrangement along the Glassamucky Road, the reinstatement of this allocation is appropriate.

As previously mentioned, our Client acquired the lands in the context of their former 'clustering allocation', and since its removal it has not been possible to acquire planning permission on the lands, despite residents of the adjoining plots successfully obtaining permission for and building family homes.

We acknowledge that any proposed dwellings on the site would be required to be compatible with the predominately rural/residential nature of this area and meet the development management criteria for development at this location as set out in the Draft South Dublin CDP 2022-2028. Subject to the appropriate allocation, our Client's children should be offered the opportunity to provide a demonstratable housing need to South Dublin County Council and develop the lands for their intended purpose as family dwellings, in tandem with the pattern of development on the adjoining sites.

It is therefore appropriate that the former allocation of the lands as an '*area for possible housing clusters*' be reinstated to allow our Client's children to construct family dwellings, pursuant to the necessary planning permission.

This is in line with the previous vision of South Dublin County Council for the area, which remains unfinished due to the premature removal of the former allocation.

Overview

To conclude, the proposed reinstatement of the former zoning allocation on our Client's site is in line with the previous vision of South Dublin County Council for the area, which remains unfinished to the premature removal of the allocation.

Taking into consideration the nature of the site and its planning history, the restrictive nature of the omission of the former allocation, and its contiguity to the adjoining dwellings and nearby primary school (Glenasmole National School) the proposed reinstatement will allow for a more appropriate use of the land and allow for its development as intended, for use by local community members with a demonstratable housing need.

We therefore request that:

The forthcoming South County Dublin Development Plan provide for the reinstatement of the former allocation of our Client's lands as '*an area for possible housing clusters*'.

On behalf of our Client, we would like to thank you for the opportunity to engage with South Dublin County Council, and trust that this submission we be considered as part of the consultation process.

Yours Sincerely,



Kayleigh Sexton

McCutcheon Halley Chartered Planning Consultants