



15th September 2021

Ref: Draft Development Plan

For the attention of Director Mick Mulhern

I would like to make a formal submission in relation to the public consultation of the Draft Development Plan for South Dublin County Council.

I welcome the Government's commitment, through the National Development Plan, to investing in housing, a national road network, rural development, environmentally sustainable public transport, enterprise, skills and innovation capacity; culture, heritage and sport, and I welcome South Dublin County Council's commitment to delivering on these issues at a local level.

My View on the Draft Development Plan:

I believe that having a wide-reaching plan that sets out a vision for the future of our county is essential to our success as a Local Authority Area and the quality of lives of our citizens. Backing that plan up with investments in Project Ireland 2040 initiatives and the financial backing of Housing for All is crucial and I welcome the Government's commitment around these investments. I truly believe that the South Dublin County Development Plan has the potential to shape our future and I would like my below comments to be taken on board as you revise and complete this Plan.

A Local Perspective: Dublin Mid West

In the constituency of Dublin Mid West, I see our priorities as the delivery of homes and infrastructure including transport and school buildings.

This constituency is home to two Strategic Development Zones. We cannot afford to repeat the mistakes of past bad planning decisions, and instead we must deliver housing projects hand-in-hand with infrastructure such as:



- New primary school buildings for: Scoil Chronáin in Rathcoole, St Thomas JNS & Scoil Aine SNS, Devine Mercy and Gaelscoil Chluain Dolcain in Clondalkin and St. Mary's NS in Lucan
- New post-primary school buildings for: Holy Family Community School in Rathcoole and Lucan Community College, St. Joseph's Community College and Griffeen Community College all in Lucan.
- Public parks in Newcastle, Adamstown and Clonburris,
- Community centres in Saggart, Clondalkin and Clonburris,
- Cycle ways throughout the area and the Grand Canal Greenway through Hazelhatch.

And critically, transport links including:

- A Bus Connects strategy that delivers for commuters,
- Opening of Kishogue Train Station,
- Upgrade of the Dart to Hazelhatch,
- Extension of the LUAS to Rathcoole,
- A feeder service from Clondalkin to the Red Cow and
- Delivery of the Luas to Lucan

Housing and Infrastructure:

Our primary objective must be developing our county into a series of sustainable and thriving communities. That means allowing for the appropriate level of development of new homes hand-in-hand with the delivery of infrastructure like new schools in particular in Lucan and Rathcoole, the Western Dublin Orbital route to alleviate traffic in Rathcoole and Saggart, the opening of Kishogue Train Station, bus lanes and the planned bus hub at Liffey Valley, cycle routes right around our county, and much-needed amenities like public parks, playing pitches and playgrounds.

I welcome the efforts of the Local Authority and elected members to ensure that the Plan achieves this aims, but given the chronic under-delivery of new homes in our area this past decade and the lengthy waiting lists for social homes, I believe that additional sites, in particular brown field sites near major transport hubs, need to be zoned for residential development to ensure that we as a county, play our role in helping to resolve the housing crisis.



Attracting Economic Investment:

South Dublin is a hive of economic activity and home to successful business parks, corporate parks and industrial estates. With a new plan being finalised for the regeneration of industrial areas around the N7 at the border of the county, there is an opportunity to ensure that the jobs currently located in these industrial areas are protected and remain within the county. To achieve this, we would need to zone additional areas for Enterprise and Employment, and I believe this should be done.

According to IDA Ireland, for every hundred jobs created by a multinational in Ireland, seventy jobs are created in spin-off trade. Given the success of multinationals already located in the area, the South Dublin County Development Plan needs to be ambitious when it comes to attracting foreign direct investment.

Supporting Working From Home:

The move to home-working was accelerated remarkably, and unexpectedly, by the arrival of Covid-19 to our shores. The County Development Plan needs to provide for hot-desking business centres and remote working hubs if we are to harness working from home into a catalyst that helps alleviate congestion on our routes to the city centre. The ACE enterprise park in Clondalkin is a great example of this and we as a County need to replicate it's success in high population areas like Lucan and Adamstown.

Law and Order:

I believe the County Development Plan provides an opportunity to insert a Special Local Objective for the provision of a Garda Station in Clonburris and I would ask the County Manager to do that. The development of a new town between Lucan and Clondalkin will put additional strain on Garda Stations like Lucan, Clondalkin and Rathcoole. Ear-marking a site in Clonburris for the delivery of a Garda Station would help alleviate that growing pressure.



Local Area Plans:

I believe that a Local Area Plan should be drafted for the villages of Saggart and Rathcoole and would ask that the County Development Plan provide for that.

Conclusion

I hope you will take on board my feedback as you shape the next County Development Plan and that you will take account for the fact that Dublin Mid-West, with two Strategic Development Zones, Clonburriss and Adamstown, is an exceptionally fast growing area and deserving of investment.

Many thanks,

Emer Higgins TD