

Senior Executive Officer,
Forward Planning section,
Land Use Planning & Transport Department,
County Hall,
Tallaght,
Dublin 24.

Re: Proposed Amendment 2.20 Enterprise and Employment land Adjacent to Greenogue.
Submission from Con Mc Carthy, Greenogue, Rathcoole.

26/04/2022

Dear Sir/Madam,

I am writing to comment on the rezoning of the lands adjacent to Greenogue, and in particular in relation to a submission made by the OPW on 22/04/2022 which includes commentary in respect of these lands.

The OPW state in their submission that *'the combined SEA, AA, SFRA Assessment has stated that these lands do not pass the 'Plan Making Justification Test' and I note that this commentary is derived from a Statement by South Dublin County Council in the Material Amendments which sets out that 'The need for the zoning of this land has not been confirmed and hence the zoning of these lands fails the justification test.'*

For the avoidance of doubt a Justification Test is a test which assesses the need to zone particular land if there is any potential for flooding on that land. The test must consider the severity of any potential flooding, any existing flood attenuation and the type of development proposed. There are very strict criteria about how the test is to be done and the most important of these is that the information used must be the most up to date available. CFRAM maps very often do not have this up-to-date information.

This statement by the OPW is based on inaccurate and out of date information provided in the Environmental Assessment carried out by, or on behalf of, the Council. There are two serious flaws in the information presented in the Development Plan documents upon which the OPW has relied:

1. The CFRAM map referred to by the OPW and used by the Council to carry out the 'Justification Test' is not up to date because it does not include flood attenuation recently constructed adjacent to the Camac River. The OPW are most likely unaware of this.

2. The Council also applied the wrong flood modelling for Plan Making Justification Tests to the CFRAM map. If the guidelines were properly applied, no justification test would have been necessary because none of the land is in flood zone A today, and only a very small portion, (less than 5%) is in flood zone B. 95% of the subject land is now in flood zone C which requires no justification test. All types of development, including warehousing and industrial, is permitted on land in flood zone C. Warehousing and industrial uses are deemed to be less vulnerable development and are deemed appropriate on land in flood zone B also.

Notwithstanding the above, the sole reason stated by the Council for these lands failing the Plan Making Justification Test is, and I quote directly, *"The need for the zoning of this land has not been confirmed, and hence the zoning of these lands fails the justification test."* Thus the 'need' for such zoned lands appears to be the only issue of relevance for the Council when stating that these lands had failed the Justification Test. During the consultation stage, strong evidence from a broad array of stakeholders made the case very well for the need to zone this land for Enterprise & Employment use in the 2022-2028 Development Plan. I am not going to rehash these points again except to say that this need was overwhelmingly recognised and supported by a big majority of Councillors during the amendment stage of the plan making process.

Thornton O'Connor Town Planning have also made a technical submission on this amendment and as part of that submission there are reports attached which include Justification Tests undertaken by two of the Country's leading engineering firms, AECOM and JBA. They both conclude that the necessary Justification Test has been passed and that the lands are suitable for zoning and development.

Thus, the SFRA in the Development Plan needs to be updated to include the Plan Making Justification Test for these lands.

Con Mc Carthy,

The Lakefield, Greenogue, Rathcoole, Co. Dublin