

Uimhir Thagarta Uathúil: FIN-C453-1254

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Stádas: Submitted

Aighneacht: Howth Peninsula Living Community

Comhairliúchán:

Draft Fingal County Development Plan 2023-2029

Tráchtanna:

Vision as true representation of citizens needs

Caibidil: Section 1: Written Statement» Chapter 1: Introduction, Vision and Strategic
Ove...

Myself and my husband are long-term residents in Howth. We have reared our family here and are committed
Volunteers in these local Groups:-

*Howth Sutton Community Council

*Howth Pathways

*Howth Sutton District Community Council Clg

*Howth Tidy Towns

*Friends of Balscadden Beach

We attend all Consultations & make submissions on all developments which, since the introduction of The
undemocratic SHD Policy, not only disgracefully threaten the sustainability of the lifestyles of present and future
local residents, but also the unique beauty and biodiversity of this Peninsula which receives more visitors annually
than Kerry.

We request that The Howth Sutton Peninsula be considered as a whole area in this Development Plan. The
consideration of one area without the other is causing a confusing disconnect at all levels of our Peninsula
Community when reading through the considerable content of this 2023-29 Development Plan

We have experienced the benefits of living in a warm cohesive community, so it is natural for us to give back as
Volunteers.

Quite simply-we the residents don't need a vision for our beautiful area. So the County Development Planners, and
all its associated guiding bodies-NPF, RSES etc.,.....plus of course the recent opportunist slick, Tetrarch Capital
Brochure, need to enhance very little on iconic Howth Peninsula. We, the Volunteers-we are that vision already in
action, as we keep a keen eye on all aspects of our vibrant historical village community - conserving, cleaning &
planting the heart of the historic village & surrounds, clearing the seafront and beaches of rubbish &

graffiti,maintaining the Loop Paths,removing alien species, working withthe ecosystems we now know firsthand as well as writing multiple submiissions to prevent greedy developers overdeveloping and destroying this 'jewel' of North County Dublin.

Elected members must at all times represent its citizens so our communities' voices are are included in any decision made about the area in which we have lived,worked and reared our families for decades.Unfortunately Local Councillors were denied a voice to represent us since 2017 re appropriate development.Listen to our local councillors and the TD who lives in Howth-they are fully aware of the threat to Our Peninsula Community.

A 'Vision' put forward in a Development Plan is but words, but words never ensure delivery of actions which enhance communities. However, we the citizens of Fingal, read the following words in this introduction hoping this 'plan' will be honoured by those who have the responsibilty of making decisions:-

"Plan seeks healthy place-making at its heart"

A country is the sum of each locality-each locality is a community-each community has many heartbeats.

We welcome the positive aims of

*Project Ireland 1940

*NPF

*RSES

each of which seeks to provide for the very best of lives for the citizens of Ireland.

However the shared common language in all the above,in tandem with similar language reflected directly in Developers' brochures must not be allowed to be appropriated in such a misleading insincere manner which denies the actual reality experienced by citizens about the area in which they live.This appropriation of language badly disguises the insulting marketing ploy of the developer to make more profits from inappropriately scaled developments. These developments are being submitted at the expense of locals' accustomed lifestyles and most disgracefully, seek in their current submissions to get our amenity land rezoned. This must be opposed as a dangerous precedent will be set.

Elected members must have actual on-the-ground awareness of the towns and villages they are mapping and discussing, otherwise our towns and villages are at the mercy of secondhand policy-ticking exercises-despite cleverly worded vision statements.

Current Development proposals shockingly contravenes The Development Plan 2017-23

Caibidil: Section 2: Appendices » Appendix 1: Housing Strategy

Howth Peninsula must be considered as one single area due to a single access on and off The Peninsula at Sutton Cross.

The current number of residential units proposed for The Howth Peninsula contravene The County Development Plan by exceeding the original 498 Units by 551 so the total proposed units stand at 1049 increasing the population by approximately 2000.People are not yet ready to surrender car ownership and as parking provided in these units

stands at 910 the overspill onto our village centre, seafront and roads will ruin the way life is lived & experienced by locals, shop & restaurant owners and visitors.

Last weeks' slick Tetrarch Brochure landed on our doormats with the enticement of 150 affordable homes alleviating the toxic submission made to this development plan to have Howth Castle Lands rezoned for residential use....this is against SAAO guidelines. The adjacent Grace O'Malley Residents' Association collected over 4000 signatures opposing the zoning of this land for residential units...

Affordable housing is needed in Howth. In the CEO's Summary of last years' submissions it was noted that many people wanted a house not an apartment...(this is also true nationally) A house with a garden is a home. so please build affordable housing in appropriate scale, not dense apartments (..the CEO's Summary also noted people were not in favour of high apartment blocks which were out of character with their towns and villages' to rent on land zoned for residential development. Surprise surprise a house with their own 'green space' called a 'garden..' ...after 2 years of a pandemic do planners not realise this is what people need for their well-being?

We welcome the incentivising to upgrade derelict or empty houses to become lived-in homes.

Fingal have responsibility for traffic at Sutton Cross yet have never addressed Local Groups' concerns. This is not responsible planning or traffic control.

Reality of traffic responsibility for Fingal at Sutton Cross

Caibidil: Section 2: Appendices » Appendix 4: Infrastructure Capacity Assessment

The reality is that people are not ready to surrender car ownership.

I live 4 minutes walk from Howth village and the Primary School. Many parents living within walking distance from the school drive their children to school. Parents are not yet role models for the aspirational, but as yet unpracticed, culture of walking and cycling. The school has asked parents to not "loiter" whilst picking up their children. Essential services and local residents at peak school traffic times have experienced lack of accessibility to roads near the school. Also most of the cars driven locally are not small.

Also the accessibility of essential services, especially ambulances, The Fire Brigade & Coastguard on & off The Peninsula at peak times could have fatal consequences.

We welcome the infrastructure of cycle paths. The cycle path & striped bollards from Howth to Sutton are used mainly by adult male cyclists as part of a circular route around The Peninsula to improve their fitness levels. They often come too fast through the village and I have sadly been present at 2 accidents within 5 mins proximity to the village. I have not once seen a school-aged child cycle to school along this cycle path because their parents do not consider it as safe.

Howth Peninsula, comprising Sutton and Howth, is an isthmus accessed by one road. Fingal is responsible for the serious traffic problems at Sutton Cross and parking in Howth Village, the seafront and the roads that will be facing the considerable overspill from future residents of residential units that do not have parking.

I attended the online Consultation for The Dart Coastal North. It was clear all people of all genders and ages will not use a shuttle service that involves waiting at 'unsafe' Howth Junction. People will use cars in preference to unsafe cycle paths or unsafe Dart Stations.

The Howth Castle Development (WSHI Ltd) cited it expects visitors up to a 1000 a day.

The 6 current development proposals look to increase the Peninsula's population by 2000...do the honest maths on current car ownership/walking/cycling lifestyle behaviour & habits (a local doctor will you oblige here if you can't do the maths...)

We need a responsible honest response to the reality of traffic, parking and public transport not an idealized development plan pushed through under the umbrella of disconnected NPF/RSES Policies ...each community in Ireland is individual and should be considered as such especially by its local council.

Howth and Sutton are both situated on a small peninsula,.This peninsula which receives more visitors annually than Kerry,is accessible by one road.

Fingal's much cited promise to conserve the original character of its 'jewel'-Howth, must be kept

Caibidil: Section 2: Appendices » Appendix 5: Record of Protected Structures and AC...

It is not unusual that many buildings in Ireland are only conserved because local people campaign to retain their local heritage and thus maintain a sense of place their ancestors formed. With due respect, we don't need to see 'Place-making' in our County Development Plan. Howth is already a perfectly made place that's why it receives over a million visitors a year. Often these buildings/features are the main reasons why the village or town is a destination of interest.

In recent decades Howth has lost its original parish church, its 18thc Village Hotel was allowed to fall into neglect, a campaign in 2012 saved the village library, likewise in 2018 a campaign prevented the sale of the old village school/current parish hall. Conservations orders were thankfully put in to conserve what is left. **Fingal need to step in with what we ask for:-**

* **FOBB**, now established for 12 years, **asks for Universal Access for Balscadden Beach**. This natural beach provided an oasis for the immediate and wider community of all ages during The Pandemic...the mental and physical benefits of this unspoilt local amenity maintained by volunteers cannot be overestimated. . It is vital for the current overdevelopment at Baily Court to be opposed...it will ruin natural sightlines from all angles including the many swimmers and families who enjoy this unspoilt wild beach with the view of the historical Martello Tower and range of biodiversity all around.

* **Full Support for Our proposed Community Hall-St. Columbanus Hall** at the popularly voted centre of historical Howth Village.

* **Pedestrianisation within** an appropriate area of **the Village** (popular suggestion is the part of the road to the right of the island at the centre of the village) Pedestrianisation is happening already in Malahide & Dun Laoire

* **Development Of the Library Garden for Library Members to sit and read.** (Dalkey Library Members are the only citizens in Ireland with a garden.) Local politicians were asking us before The Pandemic "to reimagine our towns and villages" The Pandemic has forced planners to recommend the use of green civic places to enhance community well-being. HTT and Howth Pathways Volunteers last year cleared away 30 years of local detritus from the unsightly right handside of Howth Library garden and made a beautiful rockery space with local gifted Howth

stone. We now request that Fingal provide Library Members with internal access and seating in order to enjoy this space upgraded by local volunteers for its community. With the pedestrianisation of the village teachers could avail of this space to bring their class down to read in bright spring or autumn weather.

All the above ideas embrace the concept of a village/town as a 15 minute community... Howth Village and its immediate residents would be more incentivised to walk down and truly integrate with each other. The restoration and opening up of a historical village with all amenities at its very heart will act like a magnet... drawing people into good healthy habits. Commonsense lies at the heart of good decision-making. The mental and physical benefits to these requests being realised are obvious.... local people of all ages walking and talking to each other.

Since 2017 there has been a massive landgrab by developers nationwide in prime area sites. This is a poor reflection of our democracy and both the legal challenges made to An Bord Pleanála + current revelations about its management have disgracefully held up housing for those in need.

We welcome affordable & social housing to allow our young local people the possibility of living in their home area.

In prime areas like Howth, as local resident TD Cian O'Callaghan said recently in The Dail there is an undue amount of proposals. These proposals often show little regard for proximity of historic building or sympathy in scale or design to the historic buildings/roads nearby (Marlet i) re The Martello Tower/The historic Village

ii) re Techrete site 4 x 5-6 storey Benidorm/Plaza Blocks to lead people into a small historic working Historic Fishing Harbour

iii) Howth Castle Development (Tetrarch proposing new road intruding on the old St. Mary's Church & graveyard.

In Pre-planning Meetings we request our Councillors and Local Planners must staunchly defend these special places. Also we ask you who write The Development Plans to stop using terms like 'place-making' ...it is insulting to our intelligence, we don't need a place made. We need the 'historic places' that were made by previous generations to not be allowed fall into ruin or be not valued in their true setting in any decision-making process.

In support of Howth Heritage Society

Caibidil: Section 2: Appendices » Appendix 6: Recorded Monuments/Sites and Monument...

Myself and my family are fully supportive of all submissions made by Howth Heritage Society.

We support their work to establish a Maritime Museum. All respected Fishing Communities are encouraged & supported by their Local Councils to have Maritime Museum - they are always a considerable tourist attraction to a port/village/town.

Observations of local volunteers are invaluable

Caibidil: Section 2: Appendices » Appendix 11: FCC SUDS Guidance - Green/Blue Infra...

Whilst the conclusion in this content states that resulting from this Development Plan 2023-29, there will be:-

"no likely significant effects on Natura 2000 sites in Fingal and its environs"

.....we local longtime residents and Volunteers with Howth Pathways, Friends of Balscadden Beach & Howth Tidy Towns are acutely aware of the health of ecosystems on our Peninsula. We feel the above to be inaccurate. The growing footfall along the coastal route is already a concern..The adverse affects on all aspects of local ecosystems whilst constructing 6 proposed developments of 1051 residences and the multiple number of trucks delivering and removing material through Sutton Cross daily for an expected 3 years is undeniably set to have notable negative impact on this unique beautiful peninsula. In its Howth Castle Deveelopment Plans, WSHI Ltd say they expect 1000 visitors a day to their redesigned Castle area..The 2000 expected extra residents in the Peninsula + the realistic fact that they will own cars will add to a negative impact on biodiversity. According to The UN Environmental Programme-40% of annual carbon emissions are accounted for by the construction sector and the built environment.

Ireland along with the International Community has had no choice but to implement a NBAP to combat global crisis and restore national local ecosystems and sustainability

Howth Tidy Towns has collaborated with FCC in forming and implementing Fingal BAP.

To quote your Development Plan in this section -P.51

"....to ensure that international targets for sites, species and habitats are translated into effective action at local level"- as regards this, we, the local volunteers look forward to "developing effective partnerships" with you so these "targets...are translated into effective action"..Please contact us immediately to start these effective partnerships.

Myself and my family also support every submission by the local groups Hillwatch and SAAO who are ever vigilant of encroaching developments onto or too proximate to The SAC, SPA and buffer zones. These encroaching Developmers' submissions currently include: _

- * Tetrarch Submission on Deerpark lands for affordable housing & Senior residences

- * Blackwood Devs Ltd Submission to build 5 houses off Thormanby Road

We call upon all Councillors and Planners to immediately oppose the rezoning of amenity lands. We are shocked to see these submissions promoting loss of amenity land as if this will of benefit the community!!?? Again these submissions use the terminology of the Development Plan, National & Regional Strategies to disguise their true intent to landgrab our amenity land for massive personal financial gain..We the people of the Peninsula will call out this onslaught of greedy land grabbing and fight to keep much needed amenity areas for the common good.

TD and former local councillor Cian O'Callaghan must be commended for his recent honest appraisal of one such developer's proposal:-

"Tetrarch's formulation of words doesn't carry any weight...there is no zoning just for accomodation for older people or affordable homes only. There is little appetite locally or within the Council to rezone what are valued amenity spaces. The electoral area has already seen the delivery of more housing than any other in the country in recent years,"

Teorainneacha Gafa ar an léarscáil: Níl