

Uimhir Thagarta Uathúil: FIN-C453-980

Údar: Shane Grogan

Stádas: Submitted

Aighneacht:

special objective for a bio-diversity enhancing single family home in the location marked on the attached map.

Comhairliúchán:

Draft Fingal County Development Plan 2023-2029

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Caibidil: Section 4: Maps » Sheet 3: Fingal Central

We are proposing a special zoning objective for the location marked on the map for a house. In 2005 this site was agreed between my father and I as a location that was optimal for our family farm as the site had very poor quality soil, and would not impinge on the viability of our farm.

In 2007 I planted hundreds of native trees as a garden, and have looked after them since. In 2013 I met with council planning representatives and presented over 40 separate, independant documents verifying my compliance with the farming families (active involvement), but the entirety of this evidence was refused, and it was insisted to me that only documents that were acceptable were documents which only a farmer would have, and not a member of the farmer's family. The specific documents required were a herd number in my name and a green cert also in my name. Only a farmer, and not a member of his family, would have such documents.

I was also told that I had not established a housing need, and that my 'family' already had 'too many' houses - this was on the basis of previous planning decisions which were for other family members that were outside of the rural families provisions in the development plan which did not count towards the '2+1' rule of rural housing. Regardless of this it is not right that I should be prejudiced against on the basis of blood-ties. Our family has never 'flipped sites' in our 80 years in the area, and the two new houses that have been built have never been sold.

I also suggested I keep a 'farm diary' as evidence, but was told this would not be acceptable as evidence by the council. I have recently learned the council has in fact accepted such evidence subsequently in other applications.

Although attempts were made in 2014 to appeal to councillors no solution was found.

Since 2014 I have been married and now have two young children, and we continue to live on the farm in marginal circumstances, and we urgently need our own home.

I continue to help my father on the farm as I have done all along, particularly in areas in which I am skilled, including mechanical, electrical, plumbing, repairing machinery, animal husbandry, accounting and department of agriculture returns, stock deliveries, security & CCTV, all work which I gladly do without financial compensation.

Under the black and white rules of the development plan I qualify but the application of those rules is a different matter. I have spent nearly two decades researching an innovative bio-diversity enhancing house design which would improve natural amenity particularly for endangered species. The addition of this house in the proposed location would be a major boost for local wildlife.

The original principle of the restrictions on rural housing was to prevent urban sprawl, not to stop rural families from living in their communities. The application of the rules continues to put many young families through needless suffering when this was never the intention.

My wife, two young children and I urgently need our own family home. I am appealing to the good planning officers and councillors of Fingal County Council to accept this proposal.

I am proposing a special objective for a bio-diversity enhancing single family home in the location marked on the attached map.

Ceangaltáin:

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