

Uimhir Thagarta Uathúil: FIN-C532-150

Údar: Mark Kelly

Stádas: Submitted

Aighneacht:

Proposed amendment number PA SH 6B.1.to the Draft Fingal County Development Plan 2023-29. Submission re

Comhairliúchán:

Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029

MAP SHEET 6B: Rush

Caibidil: PART 3: Proposed Amendments to the Draft Developm... » MAP SHEET 6B:
Rush

Select, where provided, the reference for the amendment on which you wish to comment , or for flood maps, the drawing ref number:
PA SH
6B.1

I wish to express my support for the proposed amendment number PA SH 6B.1.to the Draft Fingal County Development Plan 2023-29.

This would provide housing for family and friends in the rural community who are struggling to get housing and who have a rural generated housing need. As rural-dwellers REDACTED have inadvertently been discriminated against in the current Development Plan due to a large proportion of their land being located in High-Amenity (HA) zoned areas or otherwise deemed unsuitable.

This proposal to create a Rural Cluster is an appropriate and proportionate response to a genuine housing need without any undue negative impact on the Rural Value. The template of the Rural Cluster has been successfully deployed in a number of previous development Fingal Development Plans and continues to be an important tool in meeting the needs of a small cohort of rural dwellers. The site is located in an area which is not visually prominent, is accessed off a cul-de-sac (not located along a significant road!) and therefore could not be deemed as 'ribbon development'. As the site is located immediately adjacent to the public road any minor improvements to the access road (passing-bays/widening etc) deemed necessary can be accommodated along the site frontage.

As experienced throughout the county through the life-span of previous Development Plans, Rural Clusters do not 'bridge' the nearest towns (ie Lusk & Rush here) and an appropriate density (as-proposed) can be controlled by specific wording of the adopted Objective. The nearby Rural Cluster of Effelstown has not been fully exploited for a variety reasons incl technical restrictions and ownership/inheritance issues. Effelstown can be taken as but one example of the non-negative effect of a Rural Cluster on the Rural Value.

A key element of the new draft plan is to 'Prioritise sustainable, active transport modes'. The location of this site to public transport links alongside its services make it an extremely viable and sensible option for a rural development. It is within walking distance to the local Rush and Lusk train station which is serviced by Irish Rail and is also within walking distance to bus stops which are serviced by Dublin Bus. You can also walk and cycle to the local towns of both Rush and Lusk from said site.

I welcome this being included in the upcoming plan. Amendment number PA SH 6B.1 would not only enhance the rural area in a sustainable manner, but also bring more life to it and help it to prosper with future generations to come.

Signed: Mark Kelly

Documents Attached: Níl