**11th May 2022**

**Rush Community Development Committee,**

**Rush Community Centre,**

**Main Street, Rush,**

**Co. Dublin**

**Please find below submission from Rush Community Development Committee to Fingal County Council’s new development plan.**

**INFRASTRUCTURE**

The new primary and new secondary schools should be added to the new Development Plan and should be completed within the first 3 years of this plan.

Fingal County Council has reportedly acquired the site for the new St Joseph’s Secondary School which has/is coming from public funds. We would like to see an arrangement whereby the existing site on which the current St Joseph’s Secondary School is located be designated for permanent community use. This could include car parking and sporting and cultural facilities.

Eirgrid power cable should be monitored and reports made available to the public to ensure it complies with all health and safety standards.

**ROADS**

**The upgrade of the R128 from Whitestown to Rush & Lusk railway station should be made a priority and this work should be completed within the first 3 years of this development plan.** This should include segregated cycle lanes and the levelling out of the hills and hollows on the road to make it safe and alleviation of areas which are prone to flooding. Immediate steps are necessary to alleviate the traffic chaos which has occurred due to insufficient measures to accommodate the increase in vehicular and pedestrian flows resulting from existing and planned developments within the Kenure LAP lands. This includes 1300 extra houses, ≻1500 pupils between two new schools, Rush nursing home, continued expansion of St Maurs GAA due to population increase and also the Tesco Superstore.

**The western by-pass road should be priority of any new road plans and should exit from Rush at Whitestown to the west of Haystown using the Brook Road.** This road should be in place in advance of any new developments which should be carefully planned in partnership with the people of the town including appropriate facilities. This was the advice from an FCC sponsored traffic management report conducted as part of the Kenure LAP.

An area for the parking of HGVs and multiple commercial vehicles should be allocated outside the town possibly within a new science and technology park opposite the Whitestown cemetery.

An engineering report should be carried out on the Palmer Road and measures be put in place to alleviate the constant flooding due to the new developments in this area. This should be completed within the first year of this development plan. Footpaths should immediately be made a priority on the Palmer Road also.

**HOUSING**

Better quality housing with their own private driveways should be encouraged with front and rear gardens.

Density on R.S. lands should not exceed 15.5 per acre. All new housing developments in Rush should be medium to low density. This is in line with similar provision on the development plan for Lusk and Donabate.

Three storey houses or duplex units should not be allowed anywhere in Rush.

**FACILITIES**

**A tidal pool should be constructed**  in the harbour area for use by sea swimmers.

The zoning for industry on the right-hand side of the Whitestown Road should be changed to zoning for housing (southside from junction of Old Road in towards the town).

Incubator units for small businesses should be provided in a science and technology park.  This park should be developed just after Jones’ glasshouses on the left hand side coming in from Lusk almost opposite the cemetery in Whitestown. The road to service the science and technology park could form the start of the western bypass for the town and provide much needed car parking for the cemetery at no cost to Fingal County Council. Site for a hotel should be provided in front of the industrial area to mask the units.

The large area of agri-industry zoning on the old development plan to the north west of the town should be rezoned back to agricultural land.

Development of the South beach and North beach should be written into this Development plan so we can attain Blue Flag status for these beaches.

**Develop leisure and parking facilities on south and north beach**. These beaches are used extensively for water sports (kite surfing, paddle boarding, etc.) attracting a large number of visitors to our town. Toilets, showers, changing facilities and other requirements should be provided in consultation with the user groups. These facilities must be in place during the first three years of this development plan.

**Access should be granted on the South beach to allow parallel parking**. This would be restricted to car park spaces only, so it provides a low-cost solution to the extra car parking needs without causing danger to beach users or ecological damage.

Plan can be provided.

In developing the South and North Beaches if the provision of a permanent Coffee Shop is not a viable or feasible option, consideration should be given to the provision of a suitable location at both beaches for the set up of Mobile Coffee/Snacks Shop and other small businesses including the installation of park benches/tables, an amenity which would be used by locals and visitors alike.

**Objective 6 re sports and leisure facilities should be moved to the centre of the town of Rush.** This will allow easier access by the people of the town on foot or cycling reducing the need for cars. Multiple sports should be catered for.

Enhanced off-street parking for Main Street should be planned.

Provision for additional spaces for burial at Whitestown cemetery is essential.

**A plan should be put in place for Rush harbour**. This should include enhanced parking facilities (preferably off lower Main Street to reduce traffic flow to local access and a public slipway.

**TOURISM**

Tourism should be promoted as the way forward for our town. (Objective 2, Previous Development Plan) This can be achieved through development of beaches, water sports, etc. A link to Rush and Lusk railway station is vital in achieving this. (Objective 8, Previous Development Plan)

Improve access to our beaches for wheelchair use.

A bridge over the stream on the North Beach should be put in without delay.

Fingal County Council should purchase Knockdromin (Peel’s) House on R128 and in consultation with the people of Rush and Lusk plan refurbishment of the old house and ancillary buildings and grounds for use by the communities of both towns. This would make an ideal site for the establishment of a sports campus for the local area.

Approve and facilitate the option for a marina for Rush.

The investigation of the historical significance of Drumanagh should be pursued as a unique tourist attraction for Rush.

Tennis courts, picnic area, etc should be provided at Rogerstown

**OVERALL APPEARANCE OF TOWN**

Main Street Upper and Lower: It should be an objective of the development plan that there should be an overall plan for Main Street. When properties are being developed, they should add to the look of the street not take from it as they tend to do currently. This should include a specification on roof height, materials used to front the buildings and front line along the street. Development here should keep within the character of the area thus maintaining our heritage and culture.

The extension of the town centre planning under review in the draft plan should not take place as the roads leading from the Main Street are not large enough to facilitate this expansion.

The area between Golden Ridge and North of the Main Street should be reviewed as a walking street for small shops / offices and cafes.

Any development taking place around the Millbank should be in keeping with the historical /cultural aspect of the area.

Strong consideration should be given to implementing the Viewing Tower plan for the Millbank as submitted by this committee which was fully costed and approved by engineers and quantity surveyors. Any development here should only proceed with input from the local residents of the Millbank area.

**PUBLIC TRANSPORT**

A Feeder bus to Rush & Lusk railway station is essential- an urgent priority.

**CULTURE AND IDENTITY**

Efforts should be made to save or recreate in a new way the dying horticulture industry in the town. It is a huge part of our heritage in Rush and deserves our attention in whatever way possible /appropriate.

Maintain the low-lying and open character of the landscape and preserve and protect wetlands and estuarine marsh lands free from inappropriate development, including land reclamation, within the High Amenity Zoned Area around Rogerstown Estuary.

Regards,

*Charlie Monks*

Rush Community Development Committee

Rush.