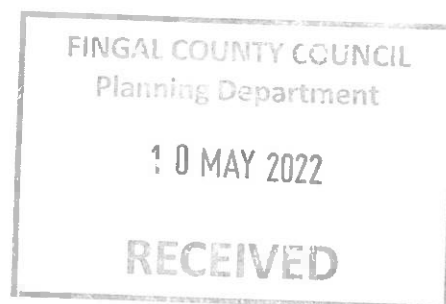




Peter P. Gillett & Associates  
TOWN PLANNING & DEVELOPMENT CONSULTANCY

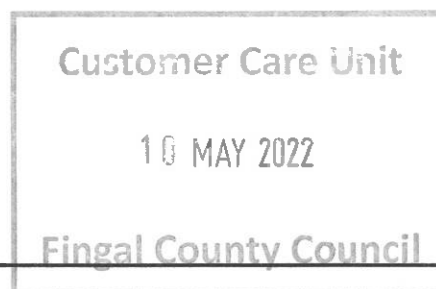
**Proposed rezoning of side garden to" [REDACTED]**

**Submission to Draft Fingal County Development Plan 2023-2029.**



**Submitted by Ms Miriam Brady , [REDACTED]**

**Date 23<sup>rd</sup> April 2022**



The Senior Executive Officer .  
 Planning and Strategic Infrastructure Dept  
 Fingal County Council  
 County Hall , Swords

Re ; Submission to Draft Fingal County Development Plan 2023-2029.  
 Proposed rezoning of side garden to" [REDACTED]

Dear Sir/ Madam

On behalf of Ms Miriam Brady, we request that her side garden totalling 400m2( .04 ha) be rezoned from OS Open Space to RS "to provide for residential development and to protect and improve residential amenity ".We enclose an OS map to a scale of 1:1000 on which the residential property and subject lands are outlined.

### 1.0 Site Location and Description

1.1 Ms Brady lives with her two children at Seacrest which is a modest dormer bungalow located within a group of 5 detached houses located at the junction of [REDACTED] [REDACTED]. Her property is on the eastern side of this grouping of houses that forms the approach to the town centre from the coast road and overlooking the western side of the Baldoyle Estuary.



[REDACTED] is outlined in red with the new pedestrian and cycle way adjoining.

1.2 The property contains a long linear strip of ground that originally formed part of a rear access route to all of the 5 houses referred to. This I shaped strip of ground has been incorporated within the curtilage of each dwelling. Our clients strip to the side is not required for garden space as there is more than enough to maintain to the immediate rear of her dwelling.

1.3 This side garden is adjoined by a landscaped area to the new Cycle and pedestrian route which has become very popular .To the immediate west and southwest there are recently constructed new houses and apartments and further development under construction as per the Portmarnock Local Area Plan. Further housing development is proposed on the lands immediately to the south which are zoned RA. When all of the lands in the LAP area are built the 5 houses will become an integral part of the town rather than a semi peripheral feature as at present.



View of property from new cycle/pedestrian way.

## 2.0 Current Land Use Zoning

2.1 In the current Plan the RS zoning covering the house leaves the 8m wide side garden zoned for OS- preserve and provide for open space. This is somewhat of an anomaly and may have been a drafting error when the plan was drawn up or because of some confusion in relation to the side and rear access arrangements which remain on the OS map, but which no longer apply as these lands have been incorporated into the curtilages of each of the 5 subject houses.



### Current Zoning on Site

Zoning Council any plans below

- Green - is zoned G8 or Greenbelt
- Orange - is zoned R5 or Residential



### 3.0 Draft Development Plan 2023-2029

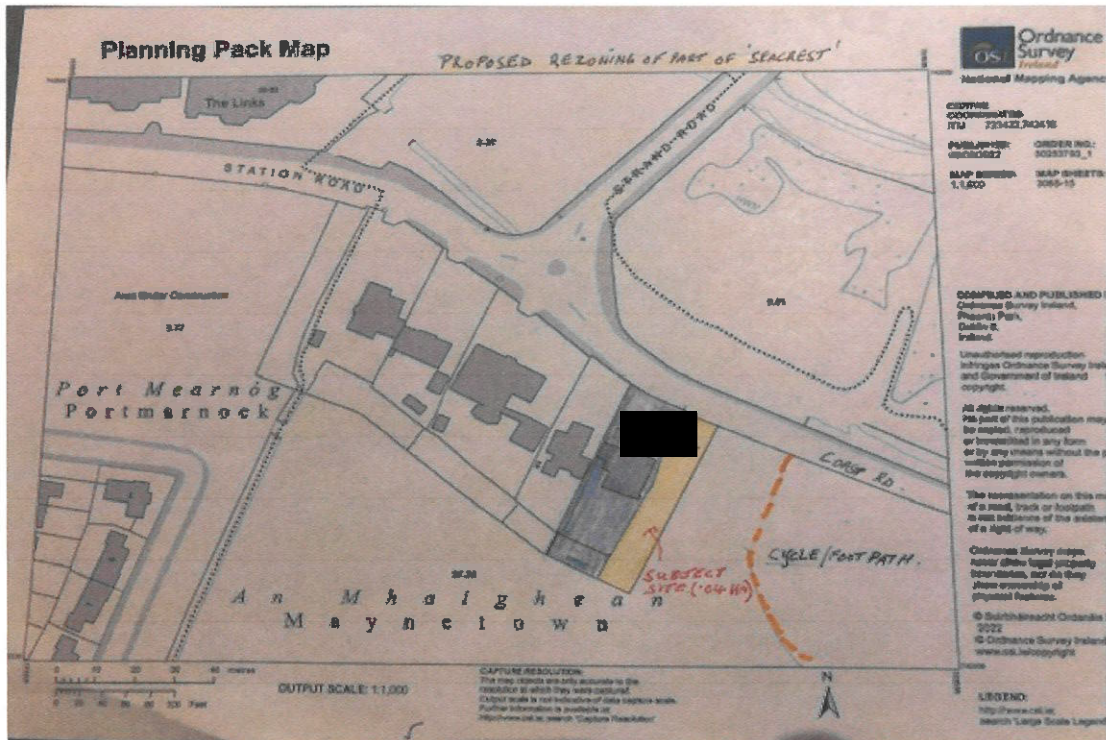
In the draft Plan the same two zonings apply to this property. We note that the development boundary for the town bisects the subject side garden and it could be inferred that it includes this small area as well



Draft DP zoning of property and lands in the vicinity. Please note the delineation of the Portmarnock Development Area that straddles the side garden and the OS zoning that affects part of this residential property.

#### 4.0 Rezoning Request

On the attached OS extract we have indicated this residential property and the area hatched in yellow that we wish to have regularised and rezoned RS to provide for residential development and protect and improve residential amenity.



The existing side garden area coloured yellow is the subject of this rezoning submission.

#### 5.0 The Planning Case for Rezoning

1. This will regularise the RS zoning over a relatively small peripheral area that would not conflict with the larger OS area to the south and southeast.
2. The OS zoning on this enclosed side garden may have been a plotting error in previous and current Development Plan zonings. The current OS map still delineates small land strips to the rear of the 5 dwellings and the side garden to Seacroft though all of these parcels of land have been now incorporated into each rear garden. This interpretation of an out of date OS map may have contributed to this zoning anomaly. We note that the small linear strips of land to the rear of the 5 houses are included within either the RS or RA zoning.
3. This side garden is within the designated Development Area for Portmarnock.
4. The current OS zoning precludes the building of a large side extension or a small infill dwelling. This is unreasonable because of the current zoning and the extent of major housing development completed and planned at St. Marnogs to the immediate west and south of the property.
5. Government and current Development Plan policies support the consolidation of development in existing urban areas including infill housing where appropriate. This is serviced

land with close proximity to quality bus and Dart services and benefits from good community, social infrastructure, and also shopping and related services in the nearby town centre .

6. This minor rezoning would not contravene any policies and objectives of the new Draft Plan as they relate to infill development or the provision and protection of open space and visual amenity.

## 6.0 Conclusion

**This is a reasonable and minor rezoning proposal on a small side garden area located within an existing urban area and within the designated Development Area for Portmarnock. The current OS open space zoning is inappropriate and impractical as it serves no purpose. There is a strong planning rationale for a revised zoning to RS . This would be in the interest of the proper planning and sustainable development of the area .**

A handwritten signature in black ink, reading "P. P. Gillett", is positioned above a solid horizontal line.

**Peter . P. Gillett & Associates**



# Planning Pack map

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**PUBLISHED:** 02/03/2022  
**ORDER NO.:** 50253793\_1

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