

Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall, Main Street,
Swords, Co. Dublin.
K67 X8Y2.



10th May 2022.

Re: Review of the Fingal County Development Plan 2017-2023 and the Preparation of the new Fingal County Development Plan 2023–2029.

Dear Senior Executive Officer,

We are residents of The Oaks, a small housing development located in Hollystown, Dublin 15 and we make this submission in response to the Draft Fingal Development Plan 2023-2029. We are aware and in full agreement that our 10 neighbours are lodging a similar observation.

The submission relates in particular to the lands located to the rear of The Oaks housing estate, a part of lands which were formally part of Hollystown Golf course as outlined in red on the attached maps 01, 02 & 03.

This submission seeks to change the zoning objective on part of the subject lands which were previously part of the Hollystown Golf Club, prior to Glenveagh Homes acquiring the lands in 2018. We seek to change these lands from Objective "OS"- Open Space (Preserve and Provide for Open Space and Recreational Amenities) to "RS-Residential Area (Provide for Residential Development and Protect and Improve Physical Infrastructure).

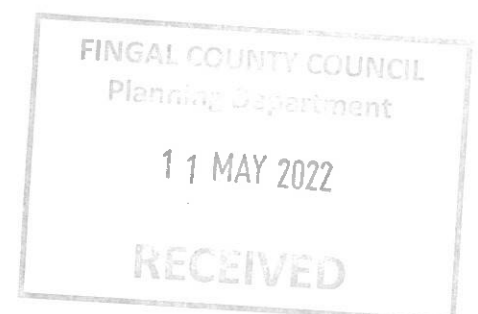
We trust the submission can be considered as part of the overall review of the current plan and the preparation of the new 2023-2029 Development Plan.

Yours sincerely.

A handwritten signature in black ink, appearing to read 'Anne & Glenn Trout', written over a horizontal line.

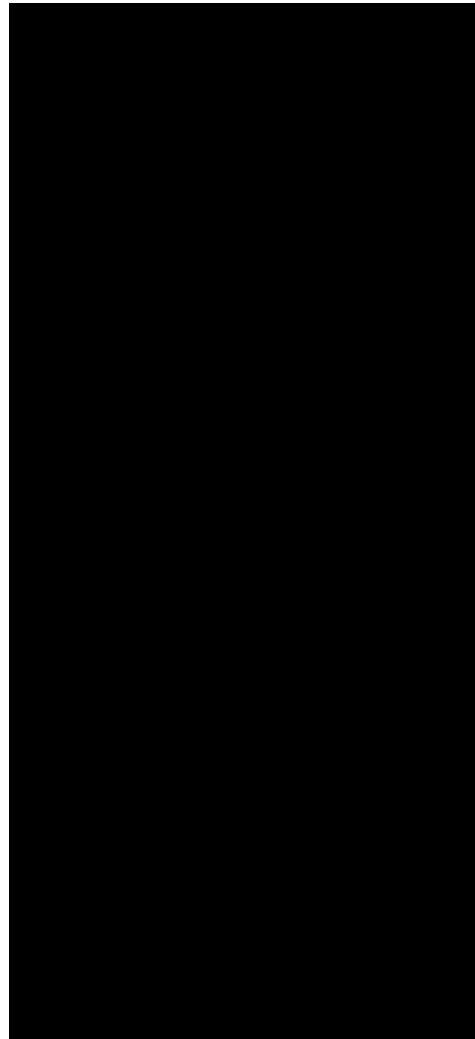
Anne & Glenn Trout.

Enc.



I am aware and in full agreement with the following residents who intend to lodge a separate submission in support of the request to re-zone the lands as indicated within my submission.

- a) Tara & John Brereton.
- b) Kathleen & Mick O' Shea.
- c) Donna & JP Murphy.
- d) Deirdre Breslin.
- e) Siobhan & Barry Hunt.
- f) Attracta & David Curran.
- g) Tina & Eugene Dalton.
- h) Barbara & Stephan Kinch.
- i) Annie & Gerry McKenna.
- j) Diane & Syd Nagle.
- k) Ann & Glenn Trout.



Review of the Fingal County Development Plan 2017-2023 and the Preparation of the new Fingal County Development Plan 2023–2029.

INTRODUCTION:

The Oaks is a small residential development of 12 detached houses located in Hollystown, Dublin 15, the development was built over 20 years ago. 11 of the 12 houses back directly onto lands which were formally part of the Hollystown Golf Course, a part of which are the subject lands indicated on Map 01, 02 & 03 and form part of this submission.

The Oaks is bounded from the north by the Kilbride Road leading to Ratoath/Finglas, from the east by the R121 leading to Tyrrelstown/Ashbourne and from the south and west by the lands formally known as Hollystown Golf Club, which is now no longer in operation since the entire golf club lands were purchased by Glenveagh Homes in 2018.

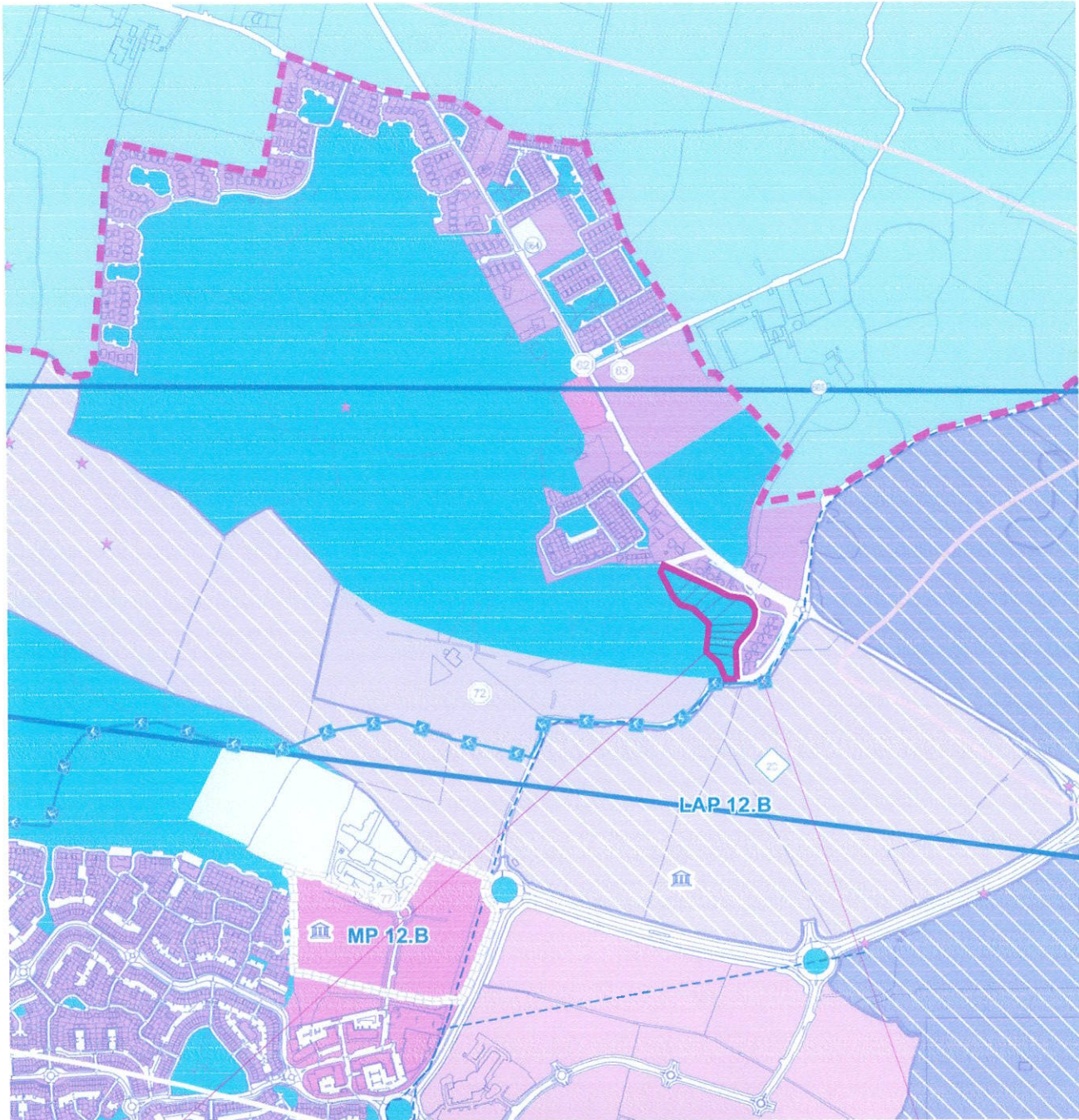
The Oaks development was granted planning permission by Fingal County Council (Reg. Ref. F97A/0038). As part of this permission the foul drainage from the development was to be dealt with by individual Bio-Cycle units serving each of the 11 houses. The discharge pipes from these 11 Bio-Cycle units were to discharge into a common outfall pipe which connected to the two group percolation areas, all located on the then Hollystown Golf Course lands.

However condition E of the original planning permission Reg. Ref. F97A/0038 stated that, if in the event of a change of circumstances of Hollystown Golf course relating to its demise or change of use, that a portion of the golf course lands would be transferred to each resident to provide for individual percolation areas to be constructed on each of the 11 extended rear gardens. It should be noted that Hollystown Golf course is no longer in existence since Glenveagh Homes purchased the entire land holding.

Glenveagh Homes as the new owners of the golf course lands have legally transferred the required land portions to each home owner in compliance with the original 'Oaks' planning permission (total circa. 1.42Ha). These lands have been fenced off and are now part of our residential amenity space/rear gardens.

REQUEST:

We now seek to change the existing zoning of these lands (circa 1.42Ha) from OS-Open Space to RS-Residential as the existing zoning of the land is no longer applicable, given its current land use. The subject lands are land locked by the new public park land as granted by Fingal County Council Reg. Ref. F21A/002 and by the existing Oaks residential development. Therefore these lands will only be for the benefit and private use of the 11 dwellings. This rezoning will facilitate the 11 home owners to enjoy and use these lands as part of their current residential properties.



Subject Lands: Outlined in Red. Request to Re-Zone from OS to RS (circa 1.42 Ha)

The Oaks Housing Estate: Outlined in Yellow. Current Zoning RS.

**Fingal Development Plan
2017 - 2023
BLANCHARDSTOWN NORTH
Sheet No.12**

Zoning Objectives

OS - Open Space	Reserve and provide for open space and recreational amenities.
RS - Residential	Facilitate for residential development and provide for improved residential amenity.

(Extract from Draft Sheet N. 12 - Blanchardstown North Map)

MAP 01



**Fingal Development Plan
2017 - 2023
BLANCHARDSTOWN NORTH
Sheet No.12**

Zoning Objectives

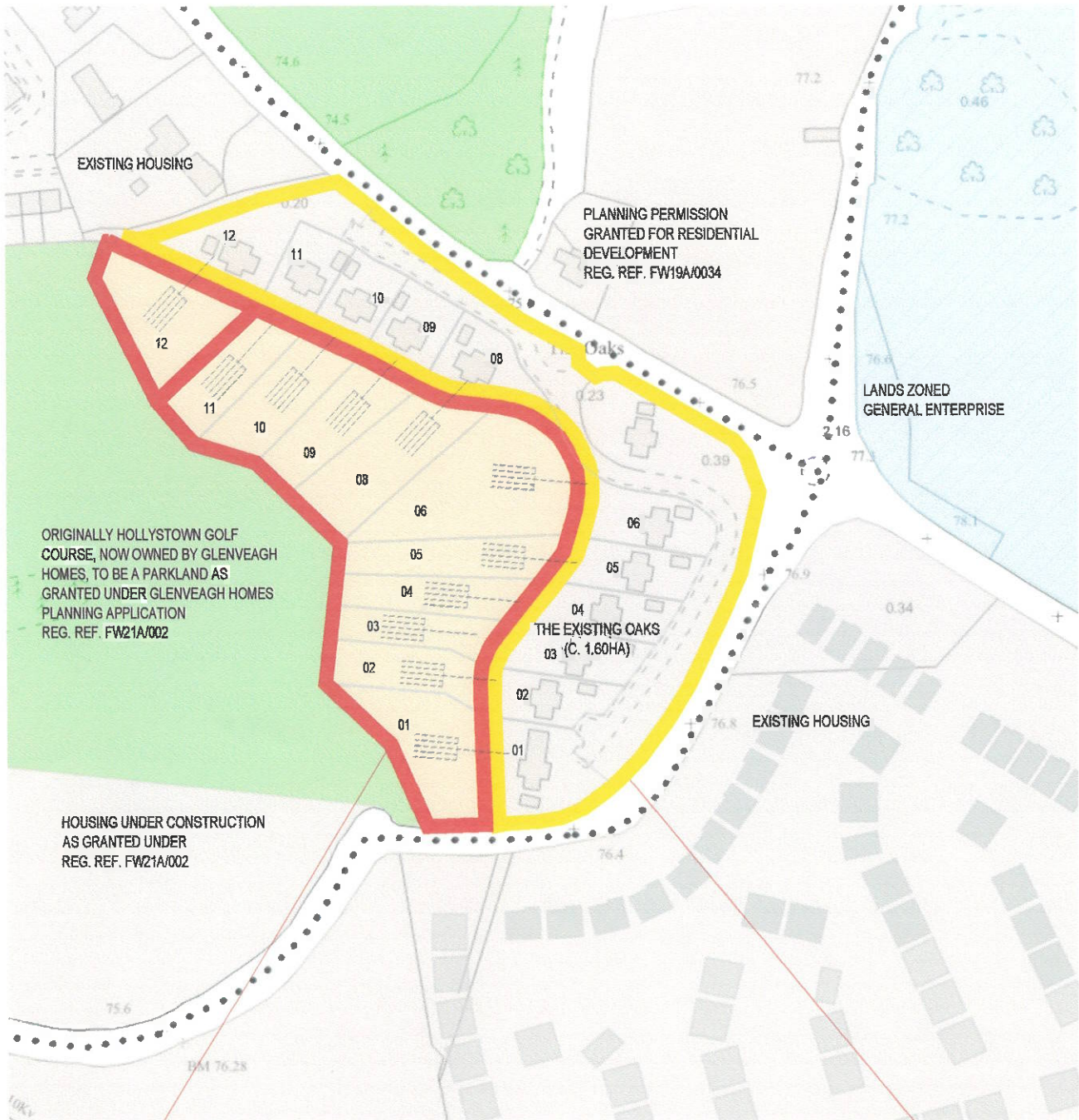
O1 - Open Space	Preserve and provide for open space and recreational amenities
O2 - Residential	Provision for residential development and associated improvements to residential amenity

(Extract from Draft Sheet N. 12 - Blanchardstown North Map)

Subject Lands: Outlined in Red. Request to Re-Zone from OS to RS (circa 1.42 Ha)

The Oaks Housing Estate: Outlined in Yellow. Current Zoning RS.

MAP 02



Subject Lands: Outlined in Red. Request to Re-Zone from OS to RS

The Oaks Housing Estate: Outlined in Yellow. Current Zoning RS.

MAP 03