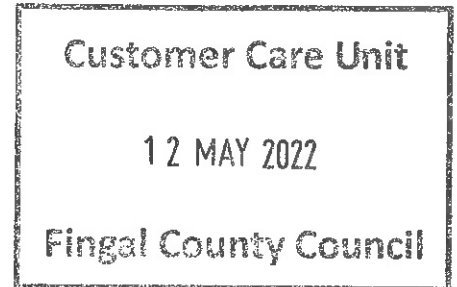


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Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall, Main Street,
Swords,
Co. Dublin, K67 X8Y2.,

Dear Senior, Executive Officer,

12 . 05 2023

On behalf of the applicants, **Sean and Mary Brown**, we wish to make a submission prior to the 2023- 2029 Fingal Development Plan been finalised and approved, to seek approval for re-zoning of their 6-acre field, from rural to residential use for rural housing.

Location:

The land in question is in the Townland of Dermotstown, Ring Commons, Co. Dublin, located between Dermotstown rural housing cluster and the village of Dermotstown.

References:

- Part copy of the current Fingal Development Plan
- Google Map showing up to date development
- Submission letter co-signed by Sean and Mary Brown.
- Rural Housing Development Plan

Summary

The lands in question were used for grazing cattle as part of Sean's Butcher business, from which he has since retired. Since that time, a more urgent need has arisen in regard to his siblings of which he has outlined in his letter, enclosed. In making our submission, we would submit as part of our reasoning, the 'closing gap' between village and the rural housing cluster north of the town, wherein which the 6 acre field lies, all of which will eventually become one.

1.0 Proposed Re-Zoning

Our submission, with reference to the reasonably up-to-date Google Map shows the growing proximity between village and rural housing cluster to the north, both of which lie within the Townland of Dermotstown.

It is reasonable to surmise that both areas will join in the near future for reasons outlined (i) houses, built at north end of the village within the last few years form part of the extending village cluster. (ii) North of the village is the rural cluster (refer to Google map) which also has seen recent housing development and is adjacent to the land for which re-zoning under the 2023-2029 Fingal Development Plan is being sought.

2.0 Sustainable Rural Housing Guidelines for Planning Authorities

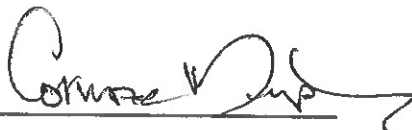
Having regard to the sustainable rural housing guidelines, we would submit in combination with the re-zoning outlined above, Sean Brown's has a strong family attachment to area, (sister's family living in the area) he himself reared in this rural environment, and his ownership of the land bequeathed to him some 20 years ago, should to our mind satisfy the requirements of the Rural Housing Policy.

3.0 Conclusion

Our submission is for re-zoning of said lands, but equally, if not more important is to provision of homes for Sean and Mary's adult children and a future which is proving doubly difficult in these contradictory times. Where jobs are plentiful but the ability to purchase a home is out of the reach many, if not most young adults.

Hopefully, when all matters considered, Fingal are in a position to arrive at positive outcome with which Sean and Mary so desire.

Cormac M



Cormac Murphy + Associates Architects



Sean & Mary Browne

Re: Folio number: [REDACTED]

My Land Cert. Req No: [REDACTED]

Address of Field - Dermotstown, Ring Commons, Fingal, Co Dublin

To whom it may Concern

I would like to request the rezoning of my land (details above). Three of my Children are in need of housing and I feel that the option for them to build on my land is the best/only option available to them due to the lack of housing in the area and increased property market value. They have children going to school in the Bascadden area and they are involved in local clubs. One of my daughters is employed as an SNA in Bascadden National School and my other daughter is a Manager of her son's football team at Bascadden FC that is based in Ring Commons Sports Centre.

I myself was born and raised in Killougher, Ring Commons. The land in question was inherited to me from a family relative. I was self employed as a local butcher for the past 25yrs, where I used the land for stock to graze on. As I have now retired I have no further need to use it for my business and was hoping to help my family out by providing them with sites to build the homes they require.

I would really appreciate it if you could consider my request.

Thanking you in advance.

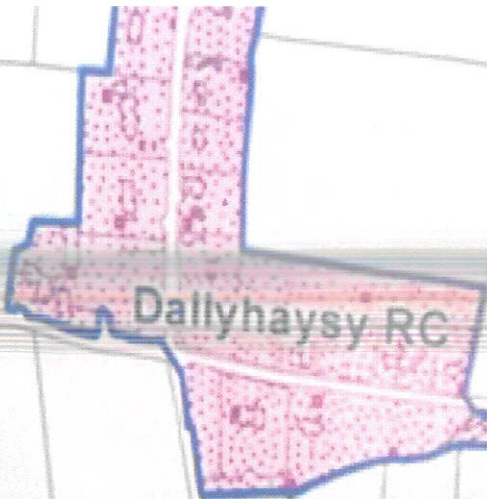
Yours Sincerely

Sean Browne

Sean Browne

Mary Browne

Mary Browne



Dallyhaysy RC

Rural Cluster
Dermotstown

Proposed
Rezoning
outlined in red.

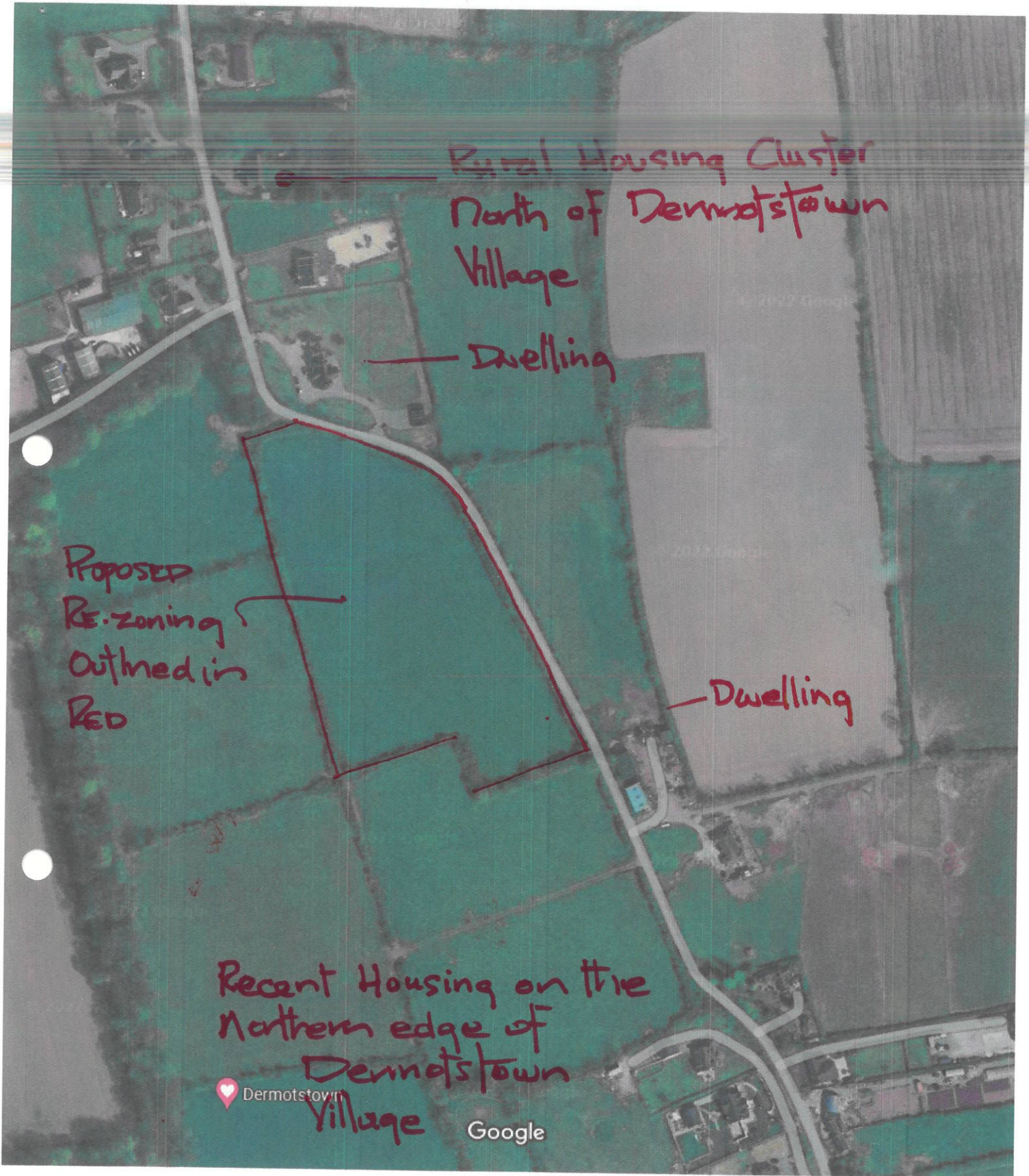
Dwelling

Recent
Development



Dermotstown RC

(Part.) Development Plan.



1.