

Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall,
Swords,



Draft Fingal Development Plan 2023-2029

To whom it may concern,

On behalf of the Mourne Estate Residents and Management Association, we formally wish to object to your proposed change in zoning on the green space within our estate. Mourne Estate Residents and Management Association is made up of approximately 345 houses consisting of detached, semi-detached, and terraced family homes.

The current zoning on the green space is OS and we are seeking for this to be retained in full. The green space surrounding the estate is a highly appreciated and a necessary amenity for the residents within the area and surrounding areas. This green space is widely used by the community including our school, youths, local soccer clubs and elderly residents.

There are no other similar amenities for the residents within the locality, therefore, it is paramount that this space remains available to the residents in its current format as it is not only beneficial for the residents within the estate but also for residents and local clubs in the surrounding areas.

In terms of the current playing pitches there are approximately two playing pitches within this space to meet the local needs of the sports clubs and community. These pitches are vital to continuing to develop sport for our young. By maintaining this open space, it ensures that our children's play needs are met which in turn enriches their experience of childhood as outlined in the UN Convention on the Rights of Children (1992). Furthermore, our public open space has a positive impact on our physical and mental well-being particularly during COVID and beyond as it provided and continues to provide a space to meet, interact, exercise, and relax. The green space adds a sense of identity to our neighbourhood and helps create a community spirit. By retaining this open space, it will also help to conserve natural systems which supports eco-systems and conserves wildlife habitats.

In addition, with the local school being located on the edge of this zone there is already serious traffic congestion coming into and out of Mourne View. It is our opinion that the current road infrastructure will not support additional housing, any expansion of housing would impact the safety of our children and elderly and cause additional pollution in the area.

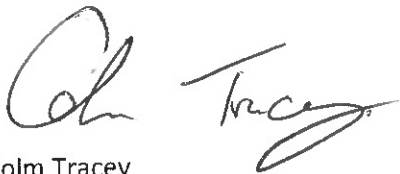
We strongly believe there is no valid reason to consider rezoning any part of this open space for housing as there is a significant amount of zoned land available within Skerries and surrounding areas to accommodate housing needs. During the first phase of the Plan, the council officials attempted to de-zone segments of land within Skerries from housing to high amenity open space. This would imply that there is no shortage of zoned land for housing. As the Council officials, Elected Members and the public are engaged in preparing a Development Plan for the next five years, this is the time to zone additional land anywhere in the Skerries hinterland if additional land is needed for housing. This should not be at the expense of our much-needed, much-appreciated and scarce open space.

There is no proposal to rezone any other open spaces within housing estates in Skerries. We feel this is a deliberate attempt to further take advantage of an area which has seen a lack of investment in recent years. There are several housing estates in Skerries, (Downside, Townparks, Kelly's Bay, to name a few), with plenty of green space and in the charge of the Council. Has someone in the Council taken a view that the residents of the Mourne Estate have too much open space? Or is there a view within the Council that the residents of this estate would not put up a fight to retain their open space?

We request that the Council Management listen to our views and withdraw the proposal to alter the zoning on our open space. If that does not happen, we urge all our local councillors to support our efforts to retain our zoned open space. We as a community are outraged that our open space is even being considered for rezoning given the vast extent of current usage. We respectfully request support from councillors in other areas in Fingal to discourage such a move as Development Plans should not be about reduction of zoned open space.

In conclusion, there is no shortage of zoned land for the purpose of housing development in Skerries. Therefore, we respectfully request that our open space remains intact as it is an integral and vital part of our community.

You have been telling us regularly that **"Our plan is missing one key input. Yours."** We are giving ours now and we hope you will listen.



Colm Tracey

Chairperson

Mourne Estate Residents and Management Association (MERMA)

