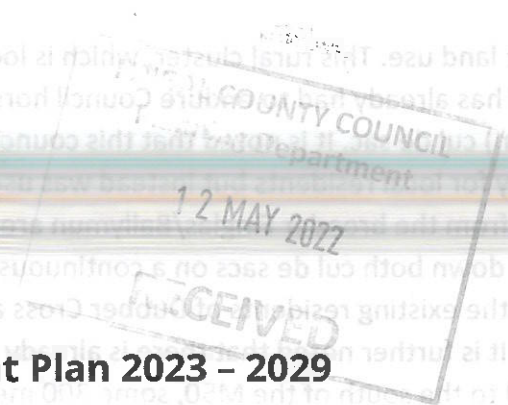


Senior Executive Officer,
Planning and Strategic Infrastructure Department,
Fingal County Council,
County Hall, Main Street,
Swords,
Co. Dublin, K67 X8Y2.



Draft Fingal County Development Plan 2023 – 2029

Chapter, Section 4: Maps, Sheet 11: Fingal South.

Name: BETTY REARDON

Address: [REDACTED]

To whom it may concern,

I/we object to the below. Please find my submission in relation to the Draft Fingal Development Plan 2023-2029. My concerns relate to a Specific Land Use Zoning Objective indicated on Map 11 within the designated Rural Cluster – Dubber Cross. I note the expansion of the boundary of the Rural Cluster zoning to include a portion of the lands currently zoned General Employment. Dubber Cross was formally a cross roads comprising single storey semi-detached cottages. As a result of the development of the M50 and subsequent St. Margaret's Road realignment, Dubber Cross was by-pass, transforming it into 2 no. cul de sacs, one to the north and one to the east. The proposed expansion of the Rural Cluster zoning is located to the west side of the northern cul de sac which terminates at Dubber House, a Protected Structure. The proposed Rural Cluster expansion lands are situated opposite a number of existing dwellings located to the east of the cul de sac. The concern relates to a Specific Land Use Zoning Objective for Traveller Accommodation which is placed on the proposed expansion of the Rural Cluster Land Use Zoning Objective. The symbol for 'Traveller Accommodation' is concealed behind the 'Dubber Cross' text on the map. It is noted that there is no reference to the provision of 'Traveller Accommodation' at this location within the written text of the Draft Plan. At best the placing of the 'Traveller Accommodation' symbol on the map can be viewed as a mapping error, at worst, as a deliberate attempt on behalf of the Planning Authority to conceal the Specific Land Use Objective for traveller accommodation at this location from the local community thereby perverting statutory public consultation and engagement, which would be a matter for the Planning Regulator. It is considered that the proposed 'Traveller Accommodation in close proximity to existing dwellings within this small enclave of rural houses, would have a detrimental impact on residential amenity, visual amenity and would significantly de-value of existing property within the Cluster and is therefore not an appropriate location for this

specific land use. This rural cluster, which is located on the fringe of Fingal and Dublin City council has already had to endure Council horse stables located at the end of the upper (eastern) cul de sac. It is noted that this council owned land was not utilised to provide amenity for local residents but instead was used to provide stables for the owners of urban horses from the broader Finglas/Ballymun area. These stables are the cause of sulky racing up and down both cul de sacs on a continuous basis, significantly reducing the quality of the life for the existing residents of Dubber Cross and impacting on pedestrian and vehicular safety. It is further noted that there is already traveller accommodation in the vicinity, located to the south of the M50, some 300 metres (as the crow flies) from Dubber Cross and a Direct Provision Centre at Baleskin, approximately 500 metres from Dubber Cross in an area where there are no adjacent support services. The expansion of the Rural Cluster zoning to provide the opportunity of additional housing for the local community is welcome. However, as per the written text of the Draft Plan, the provision of such housing should be restricted to local needs to "Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster". The proposed traveller accommodation within the rural cluster will prevent the provision of much needed additional housing for the families of the existing community of Dubber Cross in lieu of housing travellers which are not indigenous to this particular rural community and would therefore be contrary to the Land Use Zoning Objective. I object to the proposal for a halting site in Dubber Cross for the following reasons:

1. The proposed development would seriously injure the amenities of properties in the vicinity of the site and it would thereby be contrary to the proper planning and development of the area as set out in the Fingal Development 2017-2023.
2. The halting site would be incongruity in relation to the pattern and character of existing residential development in the vicinity and would constitute undesirable development.
3. There would be no intrinsic link to the area based on precedence previously set by Fingal compliance with the policy for rural clusters as set out in the Fingal Development 2017-2023.
4. The proposed development would contravene the Fingal Development Plan Rural Settlement Strategy, would be contrary to the 'RC' Rural Cluster zoning objective for the site and would, therefore, be contrary to the proper planning and sustainable development of the area.
5. The subject site is located within the Outer Airport Noise Zone (OANZ), recent planning applicants were required to meet building requirements for noise suppression, this development would not meet these requirements.
6. The development does not comply with objective 'RU' to protect and promote in a balanced way, the development of rural and agricultural related enterprise, the rural landscape and heritage of the area.

Signature: Elizabeth Reardon Date: 5-5-2022