

With Reference to Fingal Development Plan 2023-2029, Draft Sheet 6A Lusk (Dated February 2022)

This submission relates to an area of land which borders on the Lusk bypass (Rathmore Road) on the south-eastern corner of the green area which is located on the southern side of Orlynn Park.

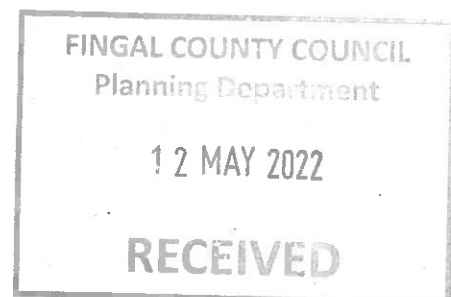
In accordance with the FCC 2023-2029 Draft Development Plan the area is zoned RS (Residential; Provide for residential development and protect and improve residential amenity). See Sheets 1 & 2 attached, area labelled 'A - RS Area' and the immediately adjoining area subject to the same zoning.

The area in question currently forms an intrinsic part of the wider green area between Orlynn Park and The Forge adjacent to the Lusk Bypass opposite Racecourse Common. This green area is a very significant local amenity both for the surrounding residents and for the residents of Lusk as a whole. It is regularly used by the local football club for both training and matches, including the children's teams. It is used as an area for walking, exercising, gathering and local outdoor events.

Development of the area in question would significantly encroach on and further reduce the size of this much used amenity area. By contrast the green area, labelled on sheet 2 (B – Open Space) attached, on the other side of the Rathmore Road at the bypass roundabout is poorly located and little used.

There have been instances of anti-social behaviour along with an increase in littering in the immediate vicinity of Orlynn Park including the green area in recent years. Developing the area in question would close off this side of the green area and reduce the level of passive supervision that currently exists as a result of ease of access from the Rathmore Road and overlooking from the adjacent houses. This could lead to a further deterioration in the situation. There is already a significant amount of non-residents passing through Orlynn Park. Many of the residents of Orlynn Park are now older and retired and have serious security concerns. It should also be noted that a number of these residents regularly clean up the litter in the area.

Please review the zoning of the 'A-RS Area' and of the immediately adjoining area and rezone it as OS (Open Space).



With Reference to Fingal Development Plan 2023-2029

The Development Plan fails to consider the impact of the Covid Pandemic on the size, layout and density of future houses. Given that working from home will become a permanent feature of the work and employment of an increasing number of people, much of the current housing stock in Lusk is either too small or unsuitable. Too many small houses have been built on very small sites with no scope for expansion or modification to facilitate working from home. Many of them cannot even convert their attics due to the inadequate slope on their roofs. FCC should review the requirements on the size, density and design of houses to facilitate increased working from home and incorporate them into the Development Plan. Facilitating as many people as possible to work from home will also have a significant beneficial environmental impact.

There has been rapid and significant development of Lusk in recent years. Many of these developments are made up of high density, smaller, cheaper houses. There is a need for a greater variety of lower density larger houses with more flexible design formats. There is very little scope for residents who wish to remain in Lusk and move to larger houses.





Extract from Sheet 6A Lusk



