

Dear Sir/Madam

The Development Plan for 2023-2029 is due to be decided soon and I have submitted 2 submissions to the development plan in relation to the "High Amenity" zoning of lands at Walshestown, Lusk, Co. Dublin (beside K45E627). I previously did the same and submitted a submission to the Development Plan 2017-2023 which was obviously not considered.

To make a long story short, my family have lived at [REDACTED] for over 100 years. My grandad who [REDACTED] worked on the tillage farm with my father until my Grandad became too old and my Father could not continue to manage it by himself because of [REDACTED]. My father has inherited the land owned by my Grandad and it has been zoned as High Amenity since the Development Plans were first set out. I outlined some points in my submission to Fingal about why I believe it was considered High Amenity from the start of the Development plan. I applied for planning permission before in 2015 and I was refused as I didn't meet the High Amenity requirement which I think is just outdated and unfair considering the current economic climate.

I have 2 siblings who do not live in the area of Walshestown and I am the only one seeking planning permission in order to be close to my parents as they get older. This is being hindered by the High Amenity rules that Fingal have attached to our lands at Walshestown Lusk Co Dublin. I am currently back living with my mother and father along with my husband and 2 small children because like every else housing is hard to come by. The fact of the matter is that this High Amenity Rule and the two criteria that people have to meet in my area is just simply driving my generation out as there are not many families farming anymore as it's just not sustainable. I cannot understand why the criteria has not been added to. I am [REDACTED], I have never owned my own house nor have I been successful in being granted permission anywhere else. The other criteria relates to exceptional health circumstances which only applies to the applicant. I think this should be broadened to include the family member that they want to live beside who may also have exceptional health circumstances. Also define the exceptional health circumstances that Fingal deem necessary? Health Circumstances that a planner reads about and decides are not exceptional maybe be exceptional to the applicant and their family.

I just think this current policy of housing for all is suiting certain types of people and when it comes to owning your own land and wanting to be able to build and afford your own home and not rely on the state, they are just not being considered at all. I just want to be able to build a house on our land which has been in our family for over 100 years, we were previously farming, I have no siblings who have had planning permission in the area, I have lived in the area for over 30 years now. The field in question where I want to build has no visual amenity and would be of no benefit or in keeping with the interest of the public. My father [REDACTED] which I deem necessary and is one of the main reasons in wanting to build beside my parents. There is also the affordability factor which means I am in a position to afford and build my own home but I would be unable to purchase a home in the area as the prices are just beyond ridiculous. I do believe that the Housing Minister has also quoted that he believes in "Home Ownership" and is reviewing the planning system so I do believe something can be done in this regard to broaden the High Amenity Criteria to such an extent or amend a particular zone to RU. I mean the criteria I have is not applicable to most people in the area so therefore I believe it wouldn't cause an influx of planning applications.

Also the fact of that matter that just under 0.5km down the road is a big massive sign promoting the sale of lands for industrial Development and that directly across the road from where I want to build and my mother's house is a two story house under construction since 2016.

Sign advertising sale of lands for Industrial Development 0.5km down the road



2 Storey House being built across the road from our High Amenity zoned land



View from location where potential sight would be at our land zoned High Amenity



So to reiterate at present [REDACTED], I am living [REDACTED] [REDACTED] is the area I grew up in and where all my family live.

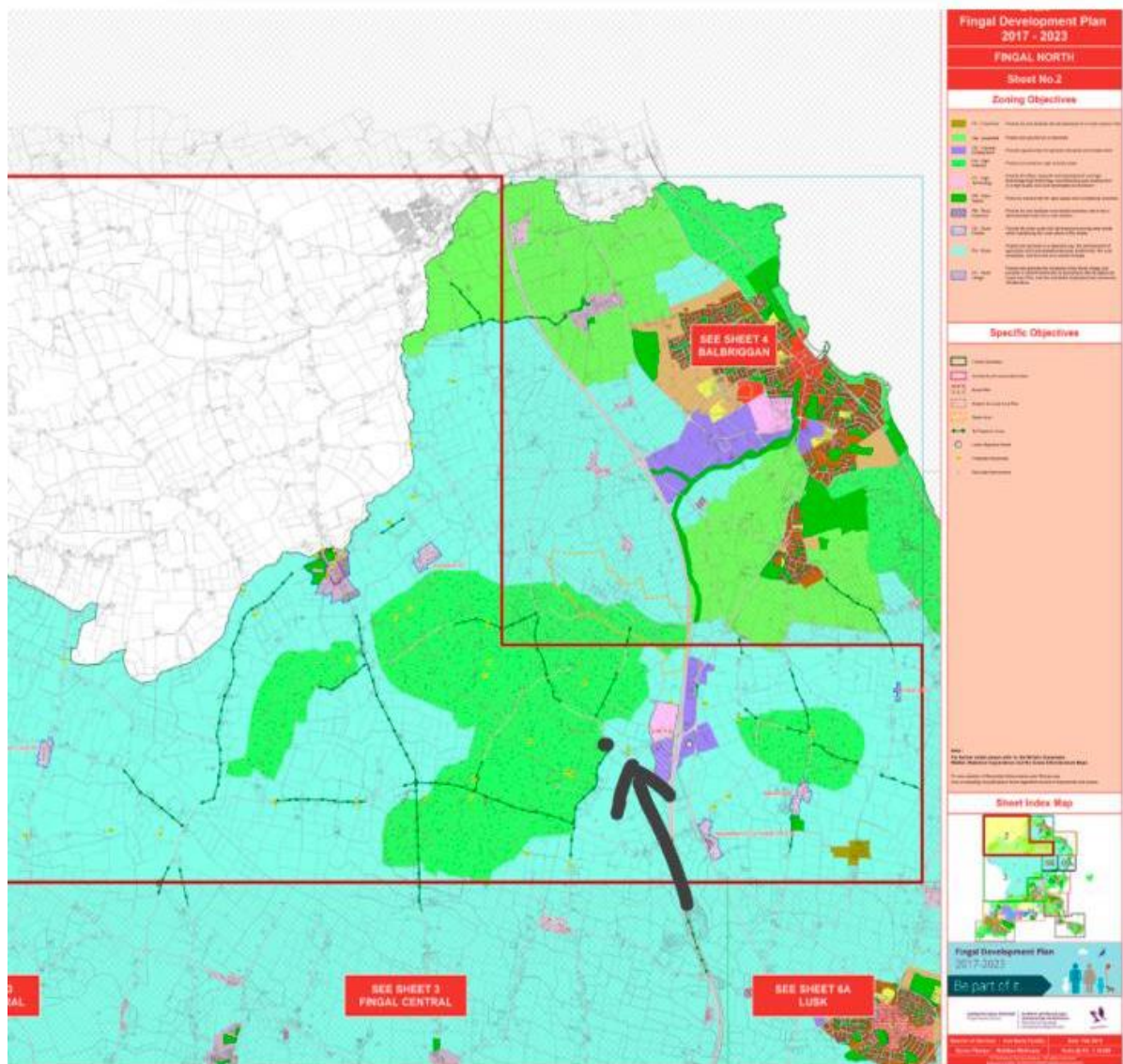
The proposed Development Plan has amended several areas from High Amenity requirements and for what reasons I am not aware. Why can these lands at PA SH 2.3 Garristown, PA SH 5.3 Skerries, PA SH 5.4 Milverton, PA SH 5.5 Lusk, PA SH 7.2 Kilcreagh, PA SH 7.3 Balcarrick Golf Club, PA SH 7.4 Balcarrick, PA SH 9.5 Malahide all be amended from High Amenity zones to Rural Cluster, Rural Urban, General Employment and Residential zones in the new proposed Development Plan and my submissions seem to have been overlooked or not even considered. My Development Plan submissions are FIN-C453-1780 and FIN-C453-74.

The area I wish to have amended from HA to RU is not in the public interest to remain HA as there are no such view points as you can see above in the picture of hedgerow shown.

Please see maps outlined below

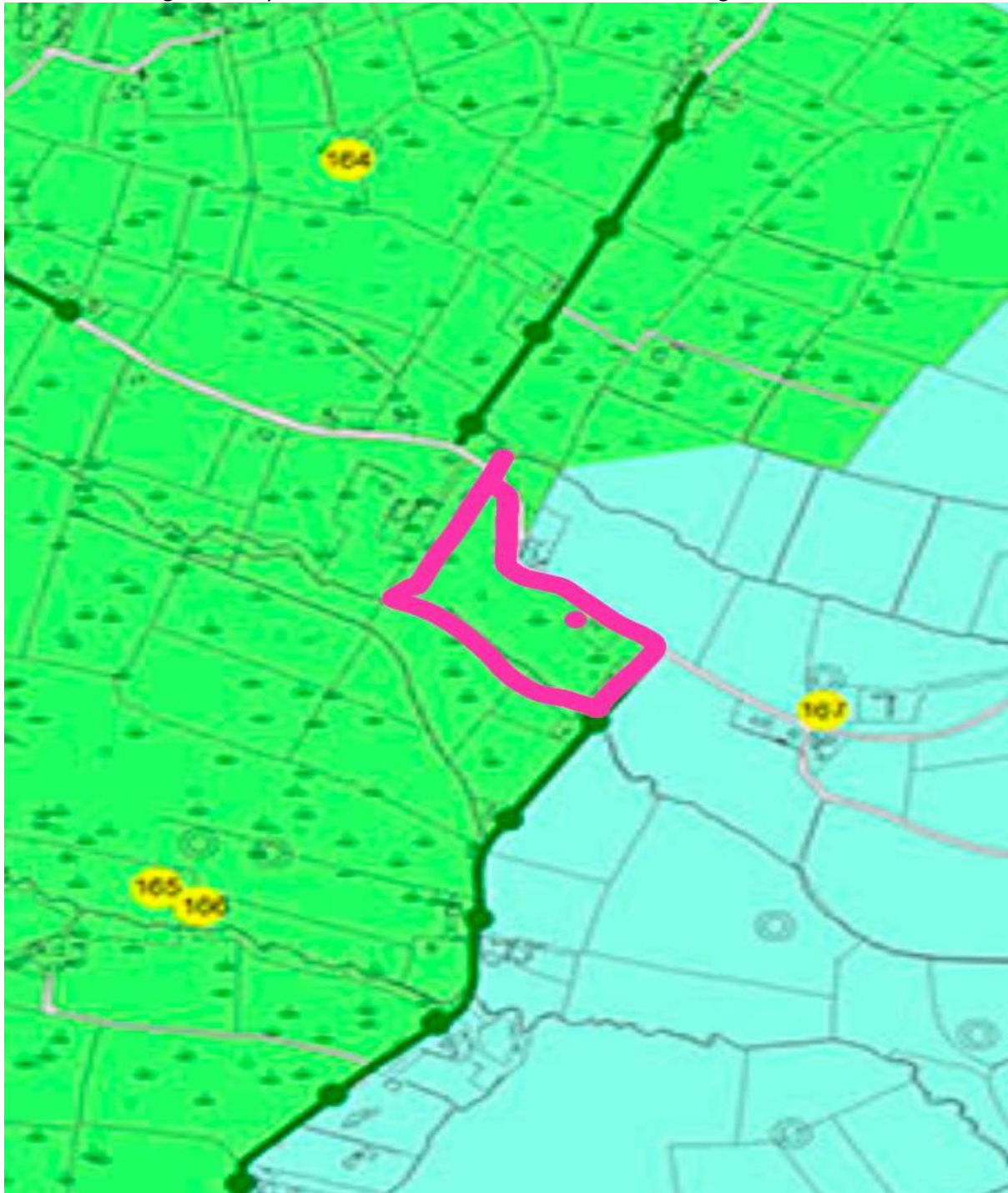
High Amenity Map in Fingal North Map Sheet No. 2 2017-2023 Plan

Arrow points to where HA is being sought for an amendment to RU





Green area is High Amenity Zone. Pink Outline are lands owned and sought to be amended to RU

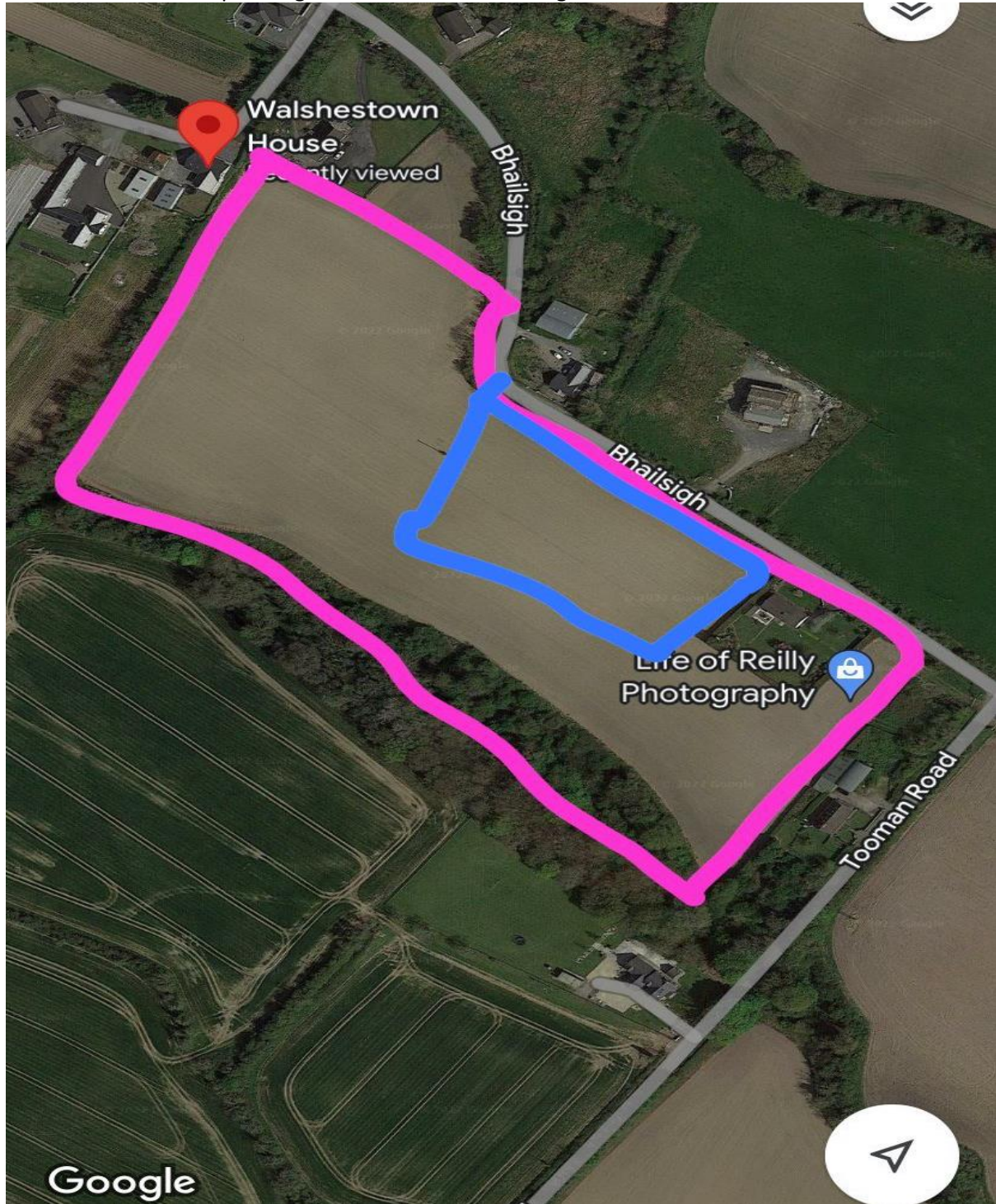








Blue Outline is where planning Permission would be sought somewhere within that area.



Can you please help in regards to this application/submission for the Fingal Development Plan 2023-2029 and help amend this blue highlighted area from HA to RU. This outlined land is literally where the HA zone starts.

Kind Regards

Sinéad Murphy

[REDACTED]  
[REDACTED]

