

Our Intention:

To keep an eye on planning issues in the area. In particular to ensure that any large scale building work being planned does not impact in a negative way on the community.

Major planning issues during the year:

IGB:

- The Department of Education are now the sole owners of the IGB site. There are plans for two schools to be built on the site. A primary school, under the patronage of Educate Together, and also a secondary school, the patronage of which is yet to be decided. The primary school opened last month in a temporary location in Sandyford. The secondary school is due to open next September.
- There was a mention of a change of zoning on this site in a letter that Minister Shane Ross had delivered to all residents about the announcement approximately 2 months ago. We tried to get clarification on this, and our best guess is this relates to the current 40/60 ratio aspect of the current F zoning that is on the site. Currently only 40% of the site can be built on, that includes surface car parking. (The other 60% is supposed to be recreational open space.) So they must be planning to increase this build-able area. This change in the zoning can only happen (as far we understand it) when the new County Development Plan comes into force. If the councillors vote in favour of the change that is. The new Development Plan will come into effect in 2022. So does this mean no construction will happen on the site until after this date? We don't know. We will be keeping a close eye on how things progress.

OLG:

- The new hockey pitch beside the secondary school was granted permission in March, and is now under construction. Back in November we made an observation on a Bord Pleanála appeal that a resident on Friarsland Road took against this grant of permission. Although we were in favour of the pitch being refurbished, we felt there were a lot of questions to be asked relating to the development of the overall campus site. Issues mostly relating to the “Inst” designation on the zoning. These issues were: no overall site masterplan, a reduction in land for educational and school expansion purposes, no community access etc.
- The secondary school is now planning to build changing rooms and a new common room in the old walled garden area, between the hockey pitch and the tennis courts, behind the school. The school was awarded €150,000 from the Capital Sports Grant for these works.
- As you are probably all aware, the developer Durkan applied for planning for the site at the back of the campus via the Strategic Housing Development scheme, the fast-track process. The development is to consist of 132 units, in 3 five storey apartment blocks, 19 houses, a new afterschool building, and a smaller 3 storey apartment block. At the end of August An Bord Pleanála granted permission for this development in its entirety. There were approximately 50 objections in total - from residents, parents at the schools, various politicians, as well as from the Residents' Association. The CEO of Dún Laoghaire Rathdown County Council recommended in her report that planning be refused, as the development contravened The County Development Plan. The Council's argument was that the conditions associated with the “Inst” designation on the zoning were not being followed. However despite this, An Bord Pleanála decided to go ahead and award planning, with no significant conditions attached. This was a very disappointing decision, and one that will not only have an impact on our community, but also a decision that effectively negates the protection afforded to Institutionally zoned land in the whole of Dún Laoghaire Rathdown.
- **Judicial Review**
There is no facility for appeal with the SHD/ fast track process. It also appears that the Council's opinion is effectively meaningless. Certainly in this case it did appear to be a significant weighting factor. The only option to review the decision after permission is granted is to request a Judicial Review at the High Court. The prohibitive cost of this means that most people are not in a position to take this route. Also it is worth noting that a Judicial Review can only be taken on a point of law, not on the planning decisions.
- A resident on Friarsland Road is taking the case to the High Court. His case makes various points but the main ones relate to the superceding of the zoning. It is an absurd situation that this resident is effectively defending ALL “Inst” zoned land in the whole of Dún Laoghaire Rathdown. This judgement will be relevant to all land zoned this way across the county. The prohibitive cost of legal representation means that this resident decided he had no choice but to do it himself without legal representation.
- Last week leave to apply for a judicial review was granted. An Bord Pleanála and Durkan will most likely be submitting their own arguments, and the case will be for mention in the High Court on Dec 19^h.
- The Residents' Association is fully supportive of this resident's actions, and applaud him on his remarkable achievement to date.
- It is also worth noting that we believe the nearly completed 5 storey apartment block beside the primary school, on Goatstown Road, also built by Durkan, has been acquired by a cuckoo fund. Certainly all apartments are now to let.

CENTRAL MENTAL HOSPITAL (CMH)

We haven't heard much about the Central Mental Hospital this year. A member of the committee did spot the Land Development Agency's submission to the Dundrum LAP public consultation process. It's interesting to see what they are proposing:

- 1) Keep and refurbish buildings to the north.
- 2) High housing density (Note, 1,500 units is mentioned but that has since been revised down to 1,200 on the LDA's website).
- 3) 'Connections to the wider community'
- 4) Minimise car parking and 'reliance on private car commuting'
- 5) Addition of 2nd vehicle entrance - 'For emergency purposes'.

OTHER

Charles Hurst Site:

It was reported in the Irish Times today that the 0.84 acre former Charles Hurst car showroom site on the Goatstown Road, has been sold. It is zoned for residential development, and apparently has the potential for a residential scheme of 75 apartments (subject to planning permission).

Submissions:

The Residents' Association made 3 submissions to various public consultations this year.

- In December we made a submission in respect of the Pre-Draft Dundrum Local Area Plan for the Council. Our main focus was the Central Mental Hospital, but we also commented on changes we would like to see happen in Dundrum Village.
- In July we made a submission to the Department of Housing, Planning and Local Government in relation to the proposed extension of the Strategic Housing Development process (the fast track planning process). This was a public consultation by the Department to review its operation and effectiveness. We based the submission on our experience with the latest planning application in Our Lady's Grove for 132 units.
- Dún Laoghaire Rathdown County Council commissioned work on an Action Plan for Community, Cultural and Civic facilities for Dundrum. A public consultation was part of this plan, and at the end of September the Residents' Association submitted a response outlining the lack of civic, cultural, community, park and leisure facilities in the Plan Area, as well as the poor public cycling and pedestrian provisions, and inadequate permeability between locations.

All of these submissions, as well as the planning observations etc. can be found on our website.