



Comments on Material Amendments Draft CDP 2022-2028

Roebuck Residents' Association
roebuckresidents@gmail.com
www.roebuckresidents.com

8th December 2021

1 Amendments 52 and 174

Public Open Space Percentage, INST:

We fully support the retention of 25% public open space for Institutional sites. We also welcome the clarification of the open space as “*accessible public open space*” in the new Plan.

2 Amendment 66

Policy Objective PHP38: Community-led Village Design Statements:

We welcome this new policy that proposes to include community involvement in drawing up Village Design Statements. We would like to see a Village Design Statement drawn up for The Goat crossroads site and the Central Mental Hospital site.

3 Amendment 114

“In the case of the redevelopment of the Central Mental Hospital site, this ~~will likely~~ may necessitate the provision of additional vehicular links to the existing road network as well as integration into the surrounding pedestrian and cycle networks.”

We welcome the change from “will likely” to “may” and would like to state again that we favour cycling/walking permeability through the CMH site. However we strongly oppose the addition of vehicle entry/exit points at the playing fields at Rosemount.

4 Amendment 153

“The planning Authority will support and encourage buildings of innovative design which seek to achieve Passive or Net Zero Carbon design standards.”

We welcome the addition of this new paragraph in Section 12.2.1 ‘Built Environment’, however we would like to see the wording strengthened to something tighter than “*support and encourage*”.

We believe this focus should be applied in particular to high rise buildings, which have a large environmental cost in terms of both construction and maintenance.

5 Amendment 157

“Amend Section 12.3.2.1 ‘Development within Sustainable Neighbourhood Infrastructure Lands”

We welcome the updated definition of SNI Lands.

6 Amendment 259

“SLO 120: Any redevelopment of the Goat site should include the creation of a village square/civic space and a new pedestrian friendly street and should improve the appearance, quality and overall function of the public realm within the area.”

We welcome the creation of this new SLO for The Goat site.

7 Amendment 262

“SLO 123: To ensure that, as Strategic Regeneration Sites, residential provision on the Central Mental Hospital Site and the Old Shopping Centre site will provide for a balanced mix of housing tenure, including affordable homes, and an acceptable mix of larger flexible units, and lifetime adaptable homes to ensure balanced, sustainable communities in Dundrum”

We welcome the creation of this new SLO for the CMH site, and for the Dundrum old shopping centre site.

8 Amendment 338

*“No social housing will be required in instances where it is proposed that student accommodation is to be provided on the campus of a Third Level Institution or in the case of purpose built and professionally managed student accommodation of the type that has/or would have otherwise qualified for tax relief under Section 50 of the Finance Act 1999. In all other instances of student accommodation, the standard ~~±~~20% social housing **Part V** requirement will apply.”*

We are concerned to note that Part V for student accommodation is further restricted by including, in addition to campus accommodation, PBSA under Section 50 Finance Act 1999. In the context of the increase in Part V from 10% to 20% in the Draft CDP (Government decision) it means that developers of student accommodation are exempt from Part V, at enormous loss to Local Authorities and a revenue contribution to Social Housing.

Material Changes to Zoning Map 1

9 Zoning on OLG Campus Site

We fully support the F zoning on the south western side of the site.

We support the SNI zoning on the northern half of the Our Lady's Grove campus site.

We also welcome the continuing presence of the INST Objective marker.

10 M106 + M108 + M111

We welcome the addition of 3 tree symbols on the Central Mental Hospital site.

11 M113

We were concerned to note the removal of the tree symbol on the Our Lady's Grove site in the Draft Plan, and therefore we support its re-insertion in this Amendments' phase. There are 9 Irish oak trees on this site, which have been highlighted for protection by the DLRCoCo Parks Department for a number of years.

12 M112 + M114

We welcome the change of zoning for the site at the end of Friarsland Road, and in Belfield Downs, to F zoning.

13 Bus Priority Route – Goatstown Road

We welcome the removal of "Bus Priority Route" status from Goatstown Road.