

Press release from Dublin 15 Community Council Fingal County Draft Development Plan 2005-11

The County Manager's proposed amendments to the Fingal County Draft Development Plan 2005-11 for the Blanchardstown Area are certain to reignite the debate concerning the appropriateness of rezoning additional lands for higher density (high rise) housing in the south western side of Dublin 15. Councillors were advised that the County Manager was proposing to put back on display the rezoning for residential development of the existing Greenbelt at Kellystown and lands at Barnhill, in Dublin 15.

The Dublin 15 Community Council will vigorously oppose such a proposal as untenable at a time when the community is largely bereft of many of the major elements of infrastructure that are needed to sustain such a large and growing population. For too many years now we have been continually told that all this new housing and 'higher densities were a "necessity", yet many of the supports that should also have been provided in tandem with the residential and industrial development have yet to be delivered on by the relevant agencies/government departments. We as a community have not enjoyed the so called benefits or protections that were promised when the Government introduced higher density housing schemes in 1999.

We were told that house prices would stabilise some years ago once we allowed developers to build sufficient houses- they have been doing so for a number of years now- Have house prices fallen? How affordable is housing now to the average wage earner? Indeed, all the talk is about the frustration with our policy and decision makers who have allowed this situation to deteriorate to the extent it has here in the greater Blanchardstown area.

Local and main Roads congested; trains and buses overcrowded, lack of medical and childcare facilities, no nearby green space, insufficient schools, little in the way for the community to do by way of recreation etc. The list goes on.

The Community Council correctly predicted the likely course of action that the developers would take in relation to the proposed 8 storey development in Riverwood and the 26 Apartment Blocks in Diswellstown. No one living in the area wants to have to say to our officials and councillors in five years time "we told you so".

The Dublin 15 Community Council is of the opinion that the proposed rezonings of Kellystown and Barnhill are premature as the infrastructure will not be available in the short term to support any development in those areas. Were those rezonings to be approved it would place an intolerable burden on the existing and new communities in the general area. Already there are sufficient lands zoned for residential development in Fingal to meet our obligations to the wider community.

For all the above reasons we are urging all our Councillors to oppose the motions to rezone the lands referred to and to bring their party colleagues along with them.