

Draft ministerial Direction under Section 31 of the Planning and Development Act 2000
To amend the County Development Plan 2022 -2028

Reference No: (iii) Amendment V2 – 99 (Ashford)

A chara,

I would like to submit an observation in relation to the above Amendment and to appeal the directive as issued in the Draft Ministerial Direction under Section 31 of the Planning and Development Act 2000.

Please note that these lands were within the boundary and zoned in the last Ashford Plan 2016-2022.

It also must be noted that there is a current housing estate Grangelea further South than the proposed site and it is within the settlement boundary.

This site is fully serviced in relation to key water and sewage infrastructure, the issue in relation to roads and transportation infrastructure are local in nature and can easily be resolved as part of the planning process.

In relation to sequential development principals, it must be note that this site is currently surrounded to South, North and East by housing estates and currently a SHD development is being built on the Southeast this should be considered an infill site.

A recent Ministerial Direction, issued in June 2022, states as follows (these lands were within the then current County Development Plan 2016-2022):

It is a policy and objective of these Guidelines that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning.

It is also proposed to provide Active Open Space which will have a community gain.

On the basis of the information provided, I would ask the Minister to reconsider the draft Section 31 recommendation in relation to the above amendment.

Yours

Gail