

# St Marks Action Group

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Clondalkin Dublin 22



**Press Statement**

## Press Statement – St Marks Green action Group – Clondalkin

We The St Marks action group object to the decision of South Dublin County Council on Monday 9<sup>th</sup> of September to approve a Part 8 planning application to build 11 infill houses on St Marks Green, Clondalkin, Dublin 22. We had, previous to this vote, rallied the support of over 700 people towards the campaign to have the houses built on an alternative site. We held two public meetings of which the first one (prior to the vote) was attended by no elected councillor or TD's and the second one (post the vote) was attended by two councillors who voted against the proposal. (See appendix A) Both meeting were not attended by any representative from housing authorities. we have received excellent coverage inn the Clondalkin Echo and Clondalkin Gazette newspapers. (See appendix B) but we now feel we need to bring the issue to National Level.

We want to see these houses built in North Clondalkin. We also want to see the economic benefits of this investment come to our community, which has been badly hit by unemployment and emigration in recent years. However the site which the Council agreed is not the most suitable site in North Clondalkin.

“The St Marks Action Group” objection focusses on a number of areas in regard to the Green as follows

- 1 • **Play space** - The area has a football field that is frequently utilised by the local youth as well as providing a safe, easily supervised area for younger children in the immediate area and from surrounding estates, to play away from traffic
- 2 • **Mental Health** - The rate of suicide is very high in the Clondalkin area. Open spaces like this are vital to help people relax and escape from oppressive built-up areas. The residents feel the elimination of the green would make the area feel claustrophobic .
- 3 • **Green area** - Most of the surrounding residents have lived there for over 30 years and have said the location of the green was an important factor in their decision to buy their respective properties
- 4 • **Community Inclusion** - This green provides a focal point and central space for local residents to meet and interact through community activities.
- 5 • **Increased Traffic** - the residents are greatly concerned about the increase in traffic in the area. This includes both construction traffic which will cause major disruption to the local road system, and the subsequent additional residential traffic. This increased traffic and a subsequent lack of a safe area to play constitutes a dangerous risk to public safety in relation to local children.

Clondalkin has been subjected to two recent shootings where sadly two lives' were lost; there is on-going anti-social behaviour in many parts of Clondalkin that building these House on this site won't sort. There is a privately owned open laneway that has for many years been the location of anti-social behaviour and this proposed housing will not stop this.

Specifically we believe that the proposal is in breach of Policy H6 of the South County Dublin Development Plan.

Policy H6 stipulates that:

*“It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective ‘F’). These are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups.”*

The proposed St Marks Green site does not meet this policy in three important respects:

1. The land at St Marks Green is still in use as an amenity for the residents who live in the immediate area. (See appendix C)
2. The land is overlooked by houses on both sides of the green thus having higher levels of passive surveillance than other lands in the North Clondalkin area and is therefore less susceptible to high levels of anti-social behaviour.
3. There has been no consultation with the local residents, let alone the ‘in depth consultation’ required by Policy H6.

A number of submissions to the Council in advance of the decision of September 9<sup>th</sup> identified an alternative location for these houses, at the back of St Marks Grove for example, which would be more in keeping with the detail of H6. (Appendix D)

Francis Timmons

Spokesperson - 087-2869315 St Mark's action group

## Appendix A: Public Meetings





# Appendix B: Some of the Local News Coverage

## Clondalkin FREE GAZETTE

July 15, 2012

### Networkers day: Young musicians attend workshop



### Housing plan at green prompts opposition

St Mark's estate residents organise petition to oppose potential houses

## COMMUNITY Action group objects to social housing proposal for site

# 'Don't build at St Mark's green'



At the heart of the local battle is the issue of the green being used for housing. The St Mark's Action Group is protesting against the building of 11 units at St Mark's Green. It fears that the 11 units will be built on the green and will be a detriment to the area.

The group says that while they agree with the idea of social housing, they strongly oppose the plan for the green. Campaigner Francis Treanor said that the green is a valuable asset and should be protected for the benefit of the community.

The plan is to build 11 social housing units on the green. The units will be built on the green and will be a detriment to the area. The plan is to build 11 social housing units on the green. The units will be built on the green and will be a detriment to the area.

# Fury at housing plans for green

## Angry residents start petition opposing 11 social units in St Mark's

By Lynda O'Donoghue



A PETITION to stop 11 social housing units being built on a green space in Clondalkin has been started by local residents. The petition is being signed by angry residents who are opposed to the plan. The plan is to build 11 social housing units on the green. The units will be built on the green and will be a detriment to the area.

## Residents' fury over social housing plans

### St Mark's Action Group collects signatures against homes on green

By Lynda O'Donoghue



A PETITION to stop 11 social housing units being built on a green space in Clondalkin has been started by local residents. The petition is being signed by angry residents who are opposed to the plan. The plan is to build 11 social housing units on the green. The units will be built on the green and will be a detriment to the area.

## Mark's Action Group lodge complaint

Group disappointed that 'shovel ready' proposal was agreed



The St Mark's Action Group has lodged a complaint with the local authority regarding the proposed social housing units on the green. The group is disappointed that the proposal was agreed upon without their input. They believe that the green is a valuable asset and should be protected for the benefit of the community.

## 700 object to St Mark's scheme

Residents makes submissions on council infill housing plan



Over 700 residents have signed a petition objecting to the proposed social housing units on the green. The residents are concerned that the plan will be a detriment to the area and will be a detriment to the community. They believe that the green is a valuable asset and should be protected for the benefit of the community.

## Clondalkin FREE GAZETTE

September 5, 2012

### Plan for green area opposed

The plan to build 11 social housing units on the green has been met with opposition from local residents. They believe that the green is a valuable asset and should be protected for the benefit of the community. The plan is to build 11 social housing units on the green. The units will be built on the green and will be a detriment to the area.

# Appendix C: St Marks Green - Local amenity for the residents





## Appendix D: St Marks Green – Alternative sites

