



Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

13th January 2022

RE: Planning Application SDZ21A/0022 – Residential Development at Clonburris

Dear Sir/Madam,

The National Transport Authority (the “NTA”) has reviewed the subject planning application and, based on the *Transport Strategy for the Greater Dublin Area 2016-2035* (the “Transport Strategy”), wishes to submit the following observations.

1. General Observations

The NTA regard Clonburris as a critical development area for the achievement of higher-density residential development based on accessibility to high-quality metropolitan transport services, and to a range of services at the local level by walking and cycling, such as schools, shops, open space and other supporting facilities.

As such, subject to the local authority’s assessment of its compatibility with the *Clonburris SDZ Planning Scheme* (the “Planning Scheme”) in relation to density, parking and housing mix, the proposed development is supported by the NTA as being consistent with the Transport Strategy, as it seeks to consolidate development around the DART+ West rail project and will provide added impetus for improved bus services in the medium-long term additional to that being implemented under BusConnects. Furthermore, the mixed use nature of the SDZ and the layout and urban form will promote walking and cycling.

The recommendation below would, in the view of the NTA, enhance the potential for the proposed development to operate in a sustainable manner from a transport point of view.

2. Filtered Permeability

Filtered Permeability is a key measure in promoting sustainable transport use. It is given expression primarily via the provision of a greater level of accessibility for those using walking and cycling as modes of transport compared to those using the private car. In a new development area, such as Clonburris, it is essential that a clear competitive advantage is given to these sustainable modes. The most appropriate method to achieve this is to provide for a greater number of access points for

pedestrians and cyclists than for the private car, and to reduce the number of access points by private car to development blocks to the minimum required.

In preparing the transport elements of the Clonburris SDZ Planning Scheme, in collaboration with SDCC, and in our observations on proposals for the SDZ in the period since the Planning Scheme's adoption, the NTA has consistently recommended that a filtered permeability approach is implemented throughout the plan lands. This is reflected in Figure 2.2.7 of the Planning Scheme – *Overall Movement Concept*.

Figure 2.2.7 shows that the southern development area, subject of this planning application, is to be served by three general traffic accesses with three additional filtered junctions providing access for pedestrians and cyclists only. Similarly, the northern development area was to be served by four general traffic junctions and one filtered junctions.

The NTA notes that there seems to be some inconsistency in the material provided as part of the planning application as it relates to the number of accesses to the southern block, and in turn some inconsistency with the granted Clonburris Southern Link Street. For example, section 10.5.2.1 of the EIAR states that there will be 5 accesses to the development, while figure 10.27 appears to show 6, with the access to Street 4 not highlighted.

NTA Recommendation

In the event that the proposed development is intended to provide for four general traffic access points to the southern housing block, the NTA would be of the view that this would serve to maximise access by private car for six of the seven residential streets, thereby failing to provide an advantage to walking and cycling. As such, the NTA recommends that the direct access from Street 3 is amended to allow for pedestrian and cycle access only, in accordance with the Planning Scheme, or that alternative access arrangements are developed for the southern block.

I trust that the views of the NTA will be taken into account in the assessment of the proposed development.

Yours sincerely,



Michael MacAree
Head of Strategic Planning

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Date: 17-Jan-2022

PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS THEREUNDER

Register Reference: SDZ21A/0022

Development: The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments {88 in CSW-S4 & 60 in CSW-S3} comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units {6 two bed & 6 three bed units}, all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 {4 storeys} comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSW-S4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east {along with provision of internal haul routes {for construction} to connect to the R136 to the west);

(F) Public

Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; this application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 (Fonthill Road) to the east and the R136 to the west.

Location: Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin

Applicant: Cairn Homes Properties Ltd.

App. Type: Permission

Dear Sir/Madam,

I wish to acknowledge receipt of your submission in regard to the above application.

You may wish to avail of the planning Departments email notification system on our website. When in the ***Planning Applications*** part of the Council website, www.sdublincoco.ie, if you are viewing an application on which a decision has not been made, by inputting your email address into the box named "Notify me of decision" and clicking "Request" you will ensure that you receive a detailed email notification when the decision is made. Please ensure that you submit a valid email address.

Yours faithfully,

M Furney
For Senior Planner