



30th June 2022

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24,
D24 YNN5.

Re:

Permission sought for development of 294 no. residential dwellings, a crèche and a retail / commercial unit, on a site located within part of the development areas of Clonburris Urban Centre (CUC-S4) and Clonburris South East (CSE-S1 & CSE-S2) of the Clonburris SDZ Planning Scheme 2019.

On behalf of Kelland Homes Ltd.

Dear Sirs,

1.0. Introduction

- 1.1. On behalf of our client, Kelland Homes Ltd. of Unit 5 Russell Square Centre, Fortunestown Way, Dublin 24, we, Armstrong Fenton Associates of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to apply for permission for development of 294 no. residential dwellings, a crèche and a retail / commercial unit, on a site located within the lands designated as the Clonburris SDZ Planning Scheme 2019.
- 1.2. The application site is located within part of the development areas of Clonburris Urban Centre (CUC-S4) and Clonburris South East (CSE-S1 & CSE-S2) of the Clonburris SDZ Planning Scheme 2019, and is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road).
- 1.3. The application put forward for permission is described in full on the page over, as per the public notices submitted with the application:



lands, i.e. the 2019 Clonburris Strategic Development Zone Planning Scheme which was approved by An Bord Pleanála on 8th May 2019.

2.3. The subject application is being made in accordance with the provisions of the Clonburris SDZ Planning Scheme 2019 and compliance with the Planning Scheme is set out in the accompanying Planning Report prepared by Armstrong Fenton Associates.

2.4. Over the course of the last two years, the applicant's design team consulted with the Planning Authority on a number of occasions, both formally and informally. The last formal pre-planning meeting regarding the proposed development took place under pre-planning Ref. PPSDZC05/20 on the 18th December 2020.

3.0. Development Proposal Overview

3.1. The proposed development for 294 no. dwellings provides for a mix of dwelling types comprised of:

- 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses – (c.40% houses);
- 104 no. 2 & 3 bed duplex units accommodated in 10 no. 3 storey buildings – (c.35% duplexes);
- 72 no. 1 & 2 bedroom apartments in 2 no. 4 & 6 storey buildings – (c.25% apartments);

This is further broken down into:

- 14 no. semi-detached houses (5%);
- 104 no. terraced houses (35%);
- 104 no. duplex units (35%);
- 72 no. apartments (c.25%).

3.2. Non-residential uses within the proposed development consist of:

- a) a proposed crèche facility of 520.2m², which is located on the ground and first floor of/adjacent to Block A;
- b) a proposed retail / café / commercial unit of 152.2m², which is also located on the ground and first floor of/adjacent to Block A.

3.3. The development also includes for all associated site development works including car parking, landscaping and open spaces and piped and wired services, bin & bicycle stores, sub-stations, all on an overall site area of approximately 6.3 Ha.

4.0. Application Fee and Particulars

4.1. Enclosed with this cover letter is a cheque made payable to South Dublin County Council for the appropriate application fee of **€21,530.28** (Twenty One Thousand Five Hundred and Thirty Euro and Twenty Eight Cents Only) which has been calculated as follows:

(€65 x 294 no. dwellings) + (€3.60 x 520.2 Sq.m - creche) + (€3.60 x 152.1 Sq.m - retail / commercial unit)

4.2. Also enclosed with this cover letter is a signed and completed South Dublin County Council planning application form together with 1 no. copy of both the site notice and the newspaper notice for the proposed development (both dated 21st June 2022).

4.3. The applicant has also prepared costings and details for social and affordable housing units which are put forward in compliance with the requirements of Part V of the Planning and Development Act 2000 (as amended). Please refer to the enclosed Part V proposals documents for further details.



Appendix A - Enclosures

We enclose the following documents and drawings in support of the application:

- (1) **Planning Application Fee:** A cheque made payable to South Dublin County Council for the appropriate application fee of **€21,530.28** (Twenty One Thousand Five Hundred and Thirty Euro and Twenty Eight Cents Only).
- (2) **Planning Application Form:** **1 no. copy** of a fully completed and signed South Dublin County Council planning application form dated 30th June 2022.
- (3) **Public Notices:**
 - **1 no. copy** of the newspaper notice for the proposed development, as published in the Tuesday 21st June 2022 edition of The Irish Daily Star.
 - **1 no. copy** of the site notice (A4 size) signed and dated Tuesday 21st June 2022, 2 no copies of which have been erected at the site as indicated on the enclosed Site Location Map drawing prepared by Davey + Smith Architects

The public notices are posted and published in full compliance with articles 17, 18 and 19 of the Planning and Development Regulations 2001 (as amended).

- (4) **Part V Proposals:** **1 no. copy** of the Part V Proposals for the proposed development which have been prepared by the applicant in accordance with the provisions of Part V of the Planning and Development Act 2000 (as amended).
- (5) **Consent:** **6 no. copies** of a letter prepared by Sordino Ltd. (dated 13th June 2022) consenting to the proposed works as the landowner.
- (6) **Drawings/ Details:** **6 no. copies** of the following drawings and details:

Prepared by Armstrong Fenton Associates, Planning & Development Consultants,

Document / Drawing No.	Title	Scale
N/A	Subject Cover Letter	A4 Letter
N/A	Planning Report	A4 Document
N/A	Housing Quality Assessment	A3 Document

Prepared by Sordino Ltd:

Document / Drawing No.	Title	Scale
N/A	Letter of Consent	A4 Letter



Prepared by Redmond Analytical Management Services:

Document / Drawing No.	Title	Scale
22047	Lighting Design Report and Specifications for Clonburris, K1	A4 Document
22047-1	Public Lighting Layout	As Shown @A1
22047-2	Public Lighting Layout	As Shown @A1
22047-3	Public Lighting Layout	As Shown @A1
22047-4	Public Lighting Layout	As Shown @A1
22047-5	Public Lighting Layout	As Shown @A1
22047-6	Public Lighting Layout	As Shown @A1