

Mr Neil Doyle
9 Whitton Avenue
Clondalkin
Dublin 22

Date: 27th July 2022

Planning Reference: SDZ22A/0010

To whom it may concern,

I am writing to you today in regards to the new Clonburris SDZ application lodged on the 04/07/2022. I live in 9 Whitton avenue and I have serious concerns about the planning around the new entrance to Whitton avenue and the houses that will now encroach on our own home.

In regards to the entrance you will clearly have to knock down an existing wall to put the new entrance in. I would like a clear plan of how this will tie into the existing estate without having adverse effect on the current estate where we have purchased our homes before these plans were drawn up. When we bought our homes we were told this would be a cul de sac of 9 homes. Now according to the plans there will be more houses added to our estate which we would not have bought if we had known this,

We also bought our home because of the safe environment that was created by the original builder to raise our 2 year old child. Now on the plans you have added 13 new car spaces to the entrance which makes it no longer a safe place for my child to play,

The new entrance also will affect the parking spaces that are attached to the sale of our house. The road will need to pass on these spaces. There is only two spaces for each house and we do not have any where else to park our cars.

We can see from the plans that there are a number of duplexes to be built, but not enough parking spaces to accommodate these houses. In addition to this, the current housing in the area, including Cappaghmore estate etc. are semi detached and detached houses. The duplexes do not fit the aesthetic of the area.

We welcome new homes in our area but hope that the Kelland homes consider the people that live in the area already and how these plans affect those there,

Kind regards,

Neil Doyle

Mr. Neil Doyle
9, Whitton avenue
Clondalkin
Dublin 22
D22E2P7

Date: 02-Aug-2022

Dear Sir/Madam,

Register Ref: SDZ22A/0010

Development: Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development 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). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (i) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. 1' & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. 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.

Location: The proposed development 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 ststio

Applicant: Kelland Homes Ltd

Application Type: Permission

Date Rec'd: 04-Jul-2022


I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanala if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

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, and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,



for **Senior Planner**