

To: Planning Office,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

From: Cappaghmore Residents Association  
c/o 103 Cappaghmore  
Dublin 22

Date: 5<sup>th</sup> August 2022

Re: Planning Application SDZ22A/0010

Dear Sirs

Application SDZ22A/0010 seeks to construct 294 dwellings within the Clonburriss SDZ on a site that is bordered by the Ninth Lock Road, Whitton Avenue and Cappaghmore, the railway line and the Fonthill Road. The scheme from Kelland Homes is a welcome development on a site that has been unused for two decades and we look forward to seeing it completed.

We have the following observations based on the documents we have read in this application:

- 1: Height of dwellings on south side of link road: The scheme for Clonburriss agreed by An Bord Pleanála in 2008, dictated that all dwellings within 35 metres of houses in the Cappaghmore Estate would not be taller than Cappaghmore. Headed fixed strategic infrastructure The 2019 An Bord Pleanála judgement, which happened to have been signed by Paul Hyde, has obviously superseded the 2008 decision, and dictated the densities for the CSE-S2 zone. Nonetheless if it is possible, consideration should be given to the views (both opinion and visual) for residents of Cappaghmore's whose back windows will directly face the new development.
- 2: Trees along the boundary with Cappaghmore estate to be retained, and buildings set back a sufficient distance from the trees to avoid interference with their roots. In the previous SDZ Kelland Homes did not see any particular problem with this point. An additional paragraph under site sensitivities was included. (SDZ.01 Cappagh). Could consideration also be given to this request if possible.
- 3: Provide vehicle and pedestrian activated traffic light controlled junction at the entrance/exit of Cappaghmore onto Ninth Lock Road. An additional paragraph headed "fixed strategic infrastructure" was included. "Provide vehicle and pedestrian activated traffic light controlled junction at the entrance/exit of Cappaghmore onto the Ninth Lock Road" Please also consider.

Thank you for taking the views of Cappaghmore Residents into consideration.


Yours sincerely  
Deirdre Nolan  
On behalf of Cappaghmore Residents.

[REDACTED]

along the northern boundary of the estate should be protected, where development is taking place, and that buildings be kept far enough away that their stability would not be threatened. I note that Kelland Homes, in its submission, indicated that it did not see any particular problem with this point. The Development Agency, through Mr Hogan, stated that this was its intention, but that it felt that the best trees were, in fact, located within the estate.

I have carefully looked at this location (see my photographs in Appendix 1), and I accept that the concern of the residents is a real one. I note that the matter was covered to some degree by the Development Agency's original variation / modification no. 35, which required that "a tree survey be undertaken prior to development and trees worthy of retention identified and incorporated into the new development." However, as pointed out by Mr Rave and Mr Scannell, this would not ensure the trees would be retained, and I accept that, as worded, the decision as to what trees merited retention could be seen as something to be decided by the applicant for planning permission, or by the Development Agency with no right of appeal by the residents. In addition, the variation does not deal with the issue of new buildings being proposed too close to the trees, and hence interfering with their root systems (and ultimately having to be felled).

In order to deal with this issue, so as to ensure that these trees are protected in the Scheme and thus taken on board when planning applications are under consideration in due course, I consider that it would be prudent to include a specific reference in the relevant neighbourhood drawing (SDZ.01 Cappagh). This can be done by adding an additional paragraph under site sensitivities with the following text:-

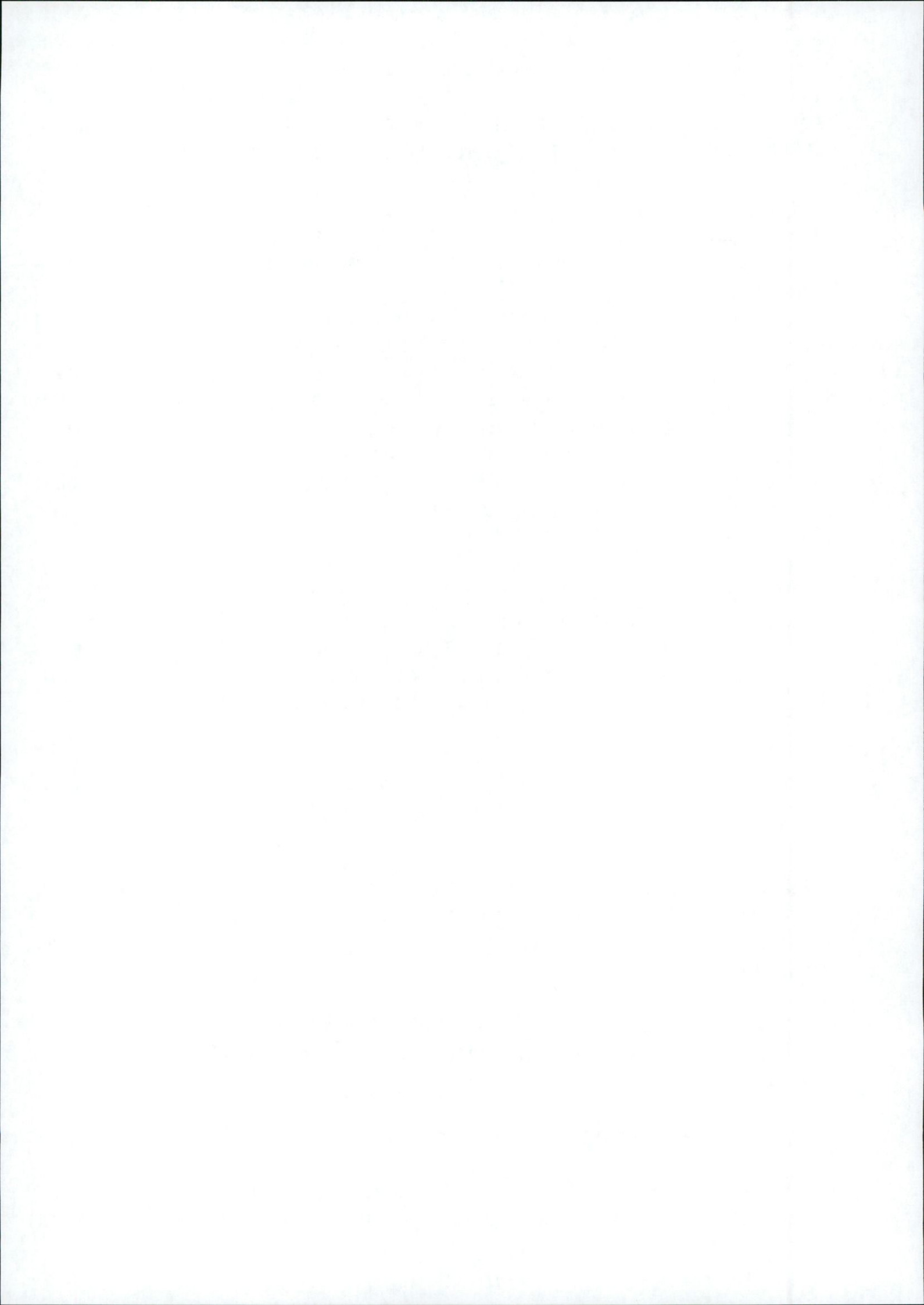
-  4. *Trees along boundary with Cappamore estate to be retained, and buildings set back a sufficient distance from the trees to avoid interference with their root systems".*

In addition, the numeral 4 should be provided, at a number of points along the Cappamore estate boundary, on the neighbourhood drawing. It follows from this that the Development Agency's Variation / Modification no. 35 should be significantly amended.

A similar modification should be made to the Development Agency's Variation / Modification no. 36, which deals with a similar issue in relation to trees at Ashwood.

### **3. School and Childcare Provision**

The issue of school provision, which featured large in the many submissions made to the Development Agency prior to the adoption of the Scheme, was not



**Reason:** In the interests of clarity, and in order to limit the impacts of the Scheme on the neighbouring lands in the interests of residential amenity.

7. (1) Insert footnote, below Table of development schedule for SDZ.02 – Clonburris Lock to 'dwelling/ha [net]', to state as follows:-  
"The maximum density for the area south of the Park link and north of Ashwood estate shall be 43 units per hectare."  
(2) Modify neighbourhood drawing SDZ.02 to specify that the road link north of the height restricted zone shall be a station link, and not a park link, and alter the colour used for the building line from green to black.

**Reason:** In the interests of clarity, and in order to limit the impacts of the Scheme on the neighbouring lands in the interests of residential amenity.

8. Amend Phasing Strategy (p. 118) by adding additional paragraph into Phase 5, under column headed "fixed strategic infrastructure", as follows:-  
"Provide vehicle and pedestrian activated traffic light controlled junction at the entrance/exit of Cappamore estate onto Ninth Lock Road"

**Reason:** In the interests of clarity, and in order to limit the impacts of the Scheme on the neighbouring lands in the interests of residential amenity and traffic and pedestrian safety.

9. Insert footnote below Table of development schedule for SDZ.06 – Kishogue Bridge, to state as follows:-  
"any wholly-residential individual development proposal submitted for planning approval in the Kishogue Bridge neighbourhood shall have an average net density of not less than 75 dwellings per hectare"

**Reason:** In the interests of clarity, and in order to reasonably facilitate the implementation of sustainable development within the Scheme area.

- 10 (1) Modify Design Code drawings M.03.e (Station Road east) and M.03.w (Station Road west) (plans and sections) so that the road has an overall width of 25.4 metres, and has 3 metre wide bus lanes and 1.2 metre wide raised and adjacent cycle lanes on each side, instead of the 3.5 metre wide combined bus and cycle lanes, and modify the text in the paragraphs headed 'Urban Design function' in each case to substitute for 'a dedicated bus and cycle lane' the words "dedicated and separate bus and cycle lanes".



Add the following text to Table 23 (Major parks in Clonburriss), Column 2 (Objective), Row 3 (Clonburriss Park):-

"To provide a floodlit multi-use all-weather surface capable of accommodating a number of sporting codes, and an athletics running track. Such a facility must be located in proximity to a permanent changing room/showering building, and shall be located to the north of the Park, away from the Canal, and subject to the conclusions of the Biodiversity Action Plan"

No. 49 to read as follows:-

Amend Phasing Strategy (p. 120) by relocating "neighbourhood park no. 5/SDZ" from Phase 10 into Phase 9, in the column "Facilities and Services"

No. 53 to read as follows:-

Amend Phasing Strategy (p. 120) by the insertion of "swimming pool" in the column "Facilities and Services" in Phase 10.

**Reason:** In the interests of clarity, and in order to reasonably facilitate the implementation of sustainable development within the Scheme area.

4. Amend paragraph 1 in site sensitivities in Table in drg no. SDZ.01 – Cappagh, to state as follows:

"1. Development backing on to existing buildings in Cappamore estate to the south-east must respect existing context building heights. No development over two storeys in height shall be permitted within the height restriction zone if it is any closer than 35 metres to the rear building lines of existing houses in this estate."

**Reason:** In the interests of clarity, and in order to limit the impacts of the Scheme on the neighbouring lands in the interests of residential amenity.

5. Amend paragraph 4 in site sensitivities in Table in drg no. SDZ.02 – Clonburriss Lock, to state as follows:

"4. Development backing on to existing buildings in Ashwood estate to the south-east must respect existing context building heights. No development over two storeys in height shall be permitted within the height restriction zone if it is any closer than 35 metres to the rear building lines of existing houses in this estate."

**Reason:** In the interests of clarity, and in order to limit the impacts of the Scheme on the neighbouring lands in the interests of residential amenity.





Deirdre Nolan  
C/o Cappaghmore Residents Association  
103, Cappaghmore Estate  
Clondalkin  
Dublin 22

Date: 08-Aug-2022

Dear Sir/Madam,

**Register Ref:**  
**Development:**

SDZ22A/0010

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. 2 & 3 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m<sup>2</sup>), 1 no. 2 storey retail /commercial unit (c.152.1m<sup>2</sup>). 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](http://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](http://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,

M. Furney  
for **Senior Planner**

