

Ms Deborah Redmond  
1 Whitton Avenue,  
Clondalkin,  
Dublin 22

5<sup>th</sup> August 2022

Ref: SDZ22A/0010

To whom it may concern I would like to voice my own concerns with regards to the new Clonburris SDZ application lodged on the 04/07/2022 SDZ22A/0010. I live in 1 Whitton Avenue with my young family, we purchased this home as we wanted a quiet and safe area to raise our children. It was sold to us as a small cul de sac estate with 9 houses and it would never change from that. The advertisements are still showing online for our estate.

“Whitton Avenue is an exclusive gated development of only 9 houses.... Special features include – exclusive private walled development of just 9 architect designed large four bed luxury homes, accessed via private 120 metre mature tree lined avenue on the grounds of historic Cappaghmore House”

We were told when we were buying this home that a main road would be built in front of our estate and we would have a private drive into our estate from the north direction. We were also told we would not be overlooked by other houses. In the recent drawings we saw there was going to be a pond feature in front of our estate which is at the start of the Clonburris SDZ but now that is gone and more duplexes are crammed in front of Whitton Avenue blocking us off completely.

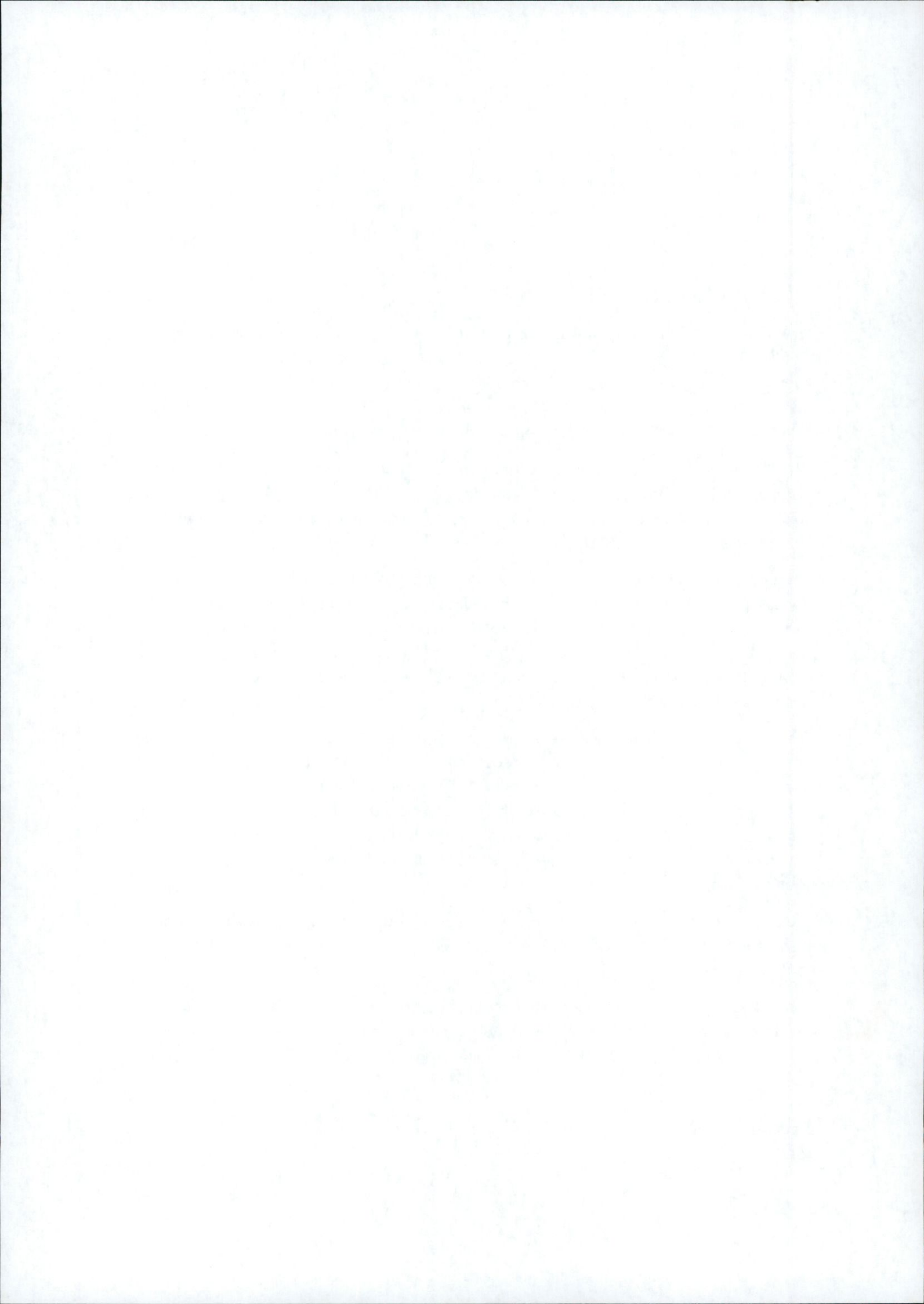
From looking at the plans I feel like our estate is forgotten about. It is impossible to create an entrance from the west direction without removing paths and car spaces from our estate and completely changing the aesthetics of Whitton Avenue. This is also completely dangerous for our residents. We currently have a perfect drive into our estate which is safe for all our residents and we are happy with it. If this is changed we will be cut off from our neighbour in Cappaghmore House which is extremely unfair as we have all become very friendly the past 4 years.

I request that you have a serious look at what you are doing to this area. I would appreciate if someone from the SDCC actually came out to Whitton Avenue and met with the residents to discuss this matter.

Also for your reference all the documents related to this planning permission application were only able to view online on the 26<sup>th</sup> July even though the registered date of application was the 4<sup>th</sup> July. They were only made available after I contacted the SDCC questioning this.

Kind Regards

Deborah Redmond



**Ms. Deborah Redmond**  
1 Whitton Avenue  
Clondalkin  
Dublin 22  
D22 K277

**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. 1 & 2 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 by 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 Zona 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. 2604 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. Crowley  
for **Senior Planner**

