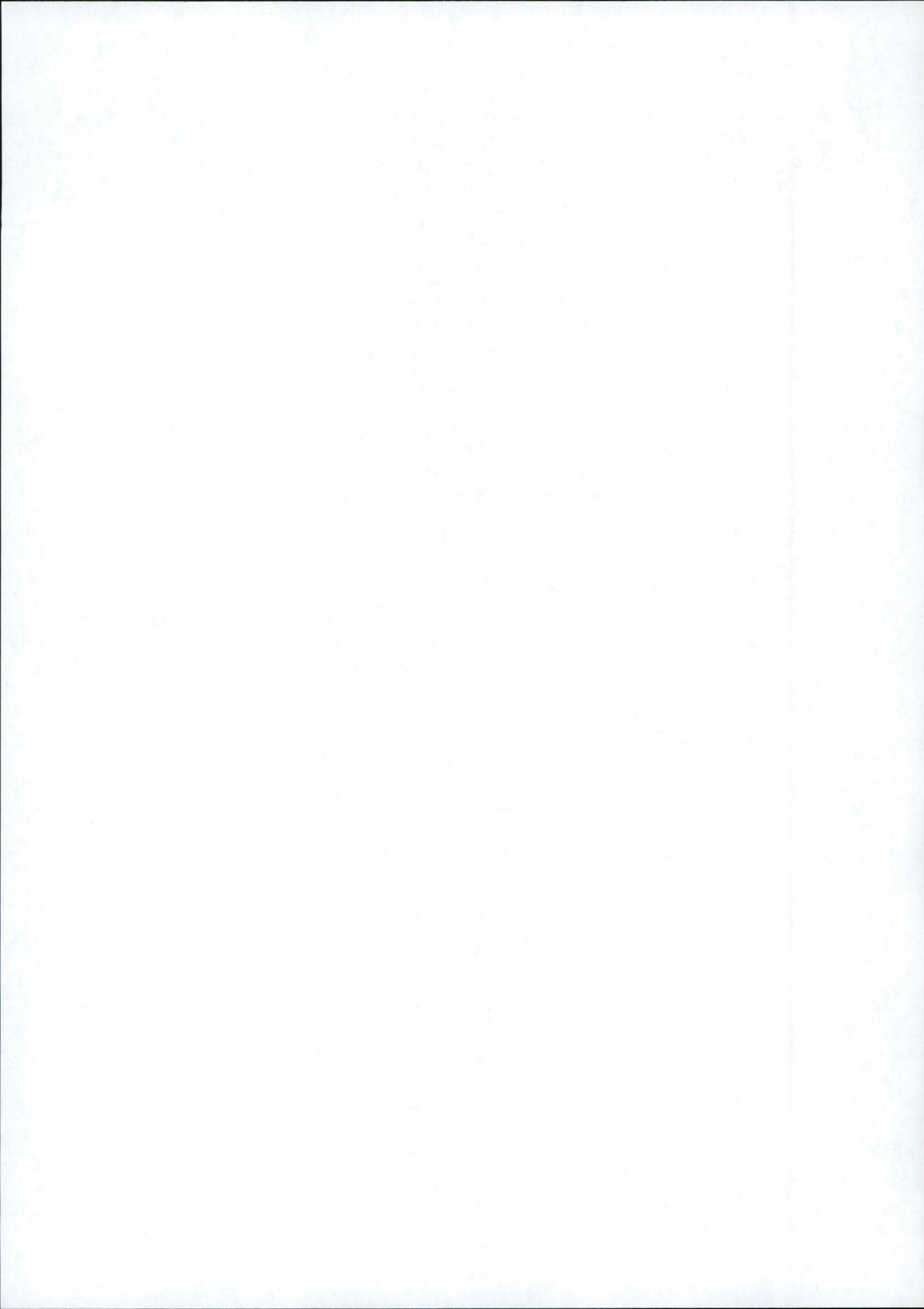


1. The plans, as depicted, propose several duplex apartments directly adjacent to Whitton Avenue. The SDZ scheme mentions a high amenity pond and depicts this as covering the area between the new link road and Whitton Avenue. I do not believe the plans are in keeping with the scheme as previously depicted and detract from the privacy and wellbeing of the residents of Whitton Avenue. In my opinion the pond/lake as depicted in these plans do not represent a "high amenity pond".
2. Duplex apartments directly adjacent to Whitton Avenue are not ideal - believe a gradation in height moving away from Whitton Avenue would be more appropriate.
3. Consideration should be given to a tree-line between the proposed new development and Whitton Avenue to enhance privacy, improve visual appearance and to replace the many trees that have been felled around Cappaghmore House.
4. The proposed new spur road into Whitton Avenue is counter-intuitive and unacceptable to residents of Whitton Avenue. A roadway has already been constructed to the east side of the estate. The new road would result in a large area of the estate as unused and redundant. The proposed plans for the spur road would encroach on the valued pedestrianised and green areas in front of our house which were significant considerations for us when purchasing. It will also impact on the safety of our children because rather than exiting onto a pedestrianised and enclosed area as is the current situation, we would exit onto a main roadway which would function as the main entrance to the estate. Preferred option to maintain status quo, second option to relocate spur to link with current entrance. An in-person meeting between planners, Kelland homes and residents of Whitton Avenue, on site, would be welcomed to discuss further.
5. The cul-de-sac nature of our estate is essential to the character of our property. We have a quiet, safe, close-knit community, which would be compromised by disrupting this.



Dr. John Allen
7 Whitton Avenue
7, Ninth Lock Road
Clondalkin
D22 K4H5

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.520.2m²), 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,

M. Furney
for **Senior Planner**

