

04/08/2022

Re. SDZ22A/0010

Dear SDCC Planning,

I wish to make several observations in relation to this proposed development:

1. The boundaries with Whitton Avenue will be affected; we have not yet been taken in charge by the council and as such, we are a private estate. The council – or any other private company or their agents – therefore have no right to interfere with or to build on this land
2. Concerns in relation to the shortage of car parking spaces (due to high rents and multiple people per unit), meaning our development will act as an overflow carpark
3. The apparent removal of some car park spaces in Whitton Avenue
4. The opening up of the boundary between Whitton Avenue and the development
5. The invasion of privacy with the overlooking of all of Whitton Avenue of three story duplex blocks
6. The renegeing of an agreement to build only two storey blocks at the boundary with Whitton Avenue, to be gradually increased in height closer to the railway line
7. The time to review these documents is insufficient since they only became available online on 26th July 2022
8. A pair of Nesting buzzards in the trees near to the boundary with Whitton Avenue, which are protected under Irish Law¹
9. Complete lack of consultation - which was promised, in how the boundary would be treated in relation to Whitton Avenue²
10. A lack of regard in relation to the observations raised previously³
11. The close proximity of three storey blocks will reduce the kerb appeal of our development, resulting in a real decrease in property values
12. A reduction in the amenity of the area
13. A reduction in the aesthetic of the area

¹ <https://www.irishstatutebook.ie/eli/1976/act/39/enacted/en/print#sched3>

² <https://planning.agileapplications.ie/southdublin/application-details/59994> “Chief Executives Order”, 24/02/2021, p.43

³ <https://planning.agileapplications.ie/southdublin/application-details/59994> “Chief Executives Order”, 24/02/2021, p.6

14. A significant increase in the traffic in the area

I request that the boundaries be respected and undertakings to consult with affected residents, specifically those on Whitton Avenue, are carried out

Kind Regards

Alan McMillan

087 989 6359

Mr. Alan McMillan
6, Whitton Avenue
Clondalkin
Dublin
D22 X3P6

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**