

Cappaghmore House,
Clondalkin,
Dublin 22

8/8/2022

Dear Sir/Madam,

I am writing with regard to the new Clonburris SDZ application lodged on the 4/7/2022. I am the owner and occupier of Cappaghmore House, Clondalkin and while not part of Whitton Avenue Housing Development, I share a right of way on the avenue with the residents. I also share their concerns about the proposed new entrance to Whitton Avenue.

The reason for my letter is a request to simply leave the estate as it is, with its original entrance via the avenue from Lucan-Newlands Road (old Ninth Lock Road). Whitton Avenue is a cul-de-sac development of nine houses and was sold as such. Unfortunately, the development was not completed and this has led to real disappointment for the residents. This is such a shame, as had the development been completed up to the required standard, Whitton Avenue could have served as a template for future housing developments in the country: consisting of quality family homes, an overall estate design that leads to a wonderful sense of community and children having a completely safe place to play.

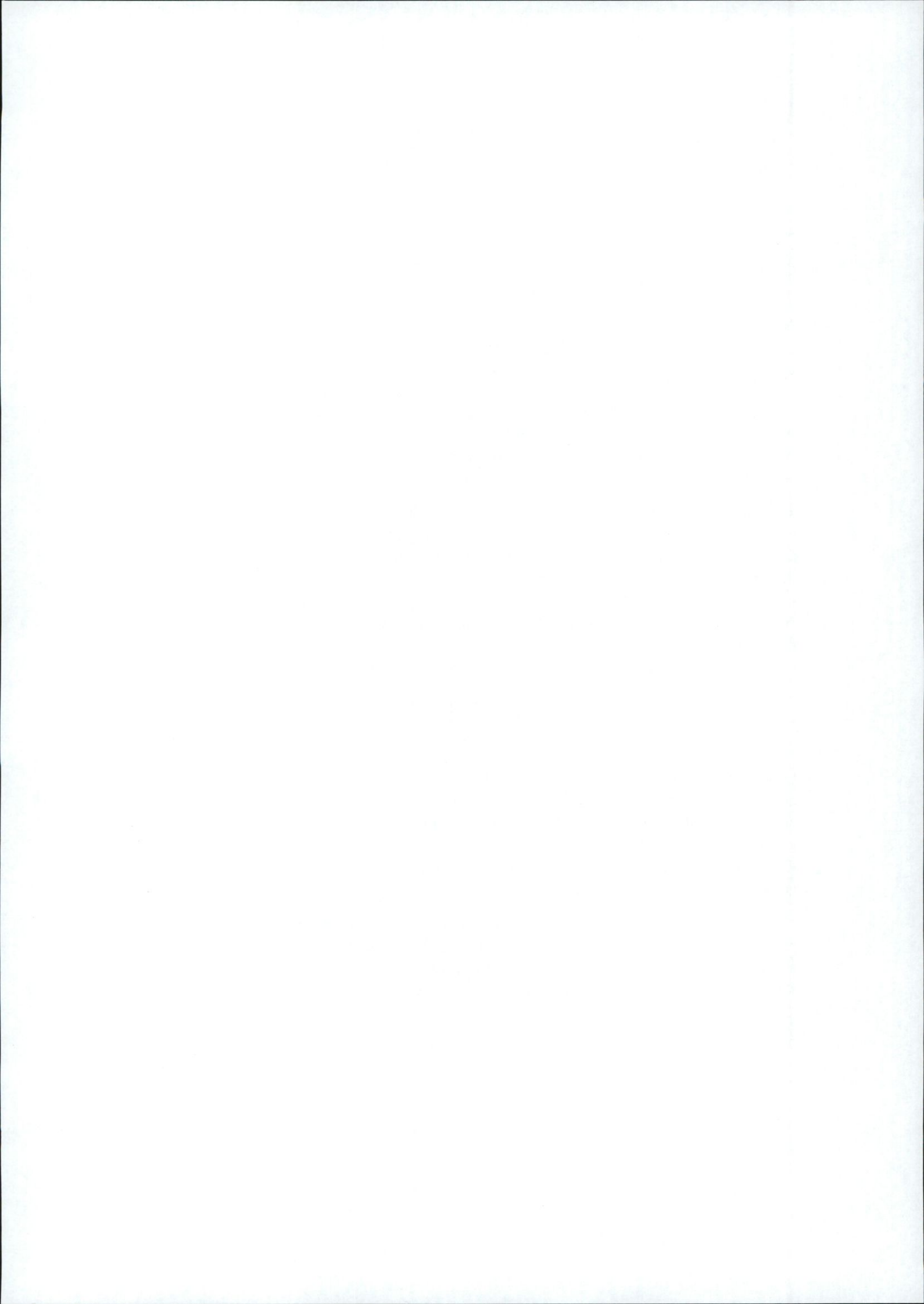
The residents also have a real sense of civic spirit. Both they and myself, along with Kelland Homes, have recently put thousands of Euro into the tarring and resurfacing of the avenue, which had been left in an unfinished state.

Quite simply, to open up a "Spur Road" at houses numbers 8 and 9, apart from creating real problems for the tenants, would destroy something that cannot be replaced – a wonderful community that fits in so well with the character of the area. Also, the possible unintended consequences of that "Spur Road" creating a future shortcut from the Kelland Homes Development through Whitton Avenue to Lucan-Newlands Road (old Ninth Lock Road), could create a serious risk to public safety.

In summary I am asking the SDCC to leave the Whitton Avenue Estate as it is, with the residents using the original avenue as the entrance. Their address is after all Whitton Avenue and the "Avenue" is an integral part of their development. In short, the residents are looking for nothing more than to secure and enhance what they already have. Surely, there is a lesson there for us all.

Regards,

Mary Mahon



Ms. Mary Mahon
Cappaghmore House
Lucan-Newlands Road
Clondalkin
Dublin
D22 E9K8

Date: 09-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 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. 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**

