

## Planning submission

I wish to make the following submission regarding the Kelland homes development at Clonburriss

### Traffic:

Traffic congestion along 9th lock Road is already at chronic levels. This road is hundreds of years old and was not built for the type and levels of traffic now using it. Adding the traffic of the new sdz will mean that the residents of Cappaghmore and Whitton will not be able to exit their estates for long periods of the day. The footpath is too narrow and is dangerous for prams and people in wheelchairs. There is no cycle lane along here and if a cyclist is using the road a bus or car must travel along behind the cyclist until the road widens. There have been a number of accidents along here in recent years where pedestrians and cyclists have been seriously injured. A survey of the road and the traffic using it has been requested but still no sign of it. All access to the new development should be from the Fonthill Road only.

### Green Space

Considering that nearly 500 properties will be built on this small site the ratio of green space is quite poor. This is supposed to be a flagship development for SDCC so the green /social spaces at the development should be much much better.

### Wildlife

This site is home to thousands of animals. Foxes, badgers, rabbits, birds and countless insects call this area home. With our ever decreasing natural areas for biodiversity what steps are being taken to alleviate this loss of habitat. There is also a buzzard living in this field and these animals are protected under the wildlife act.

### Linkage

The link between the new development and the existing Whitton Avenue development is very poorly designed. The new houses are right on top of the Whitton development and leaves to room for these residents to access their homes safely or enough room to build driveways.

### High Amenity Pond

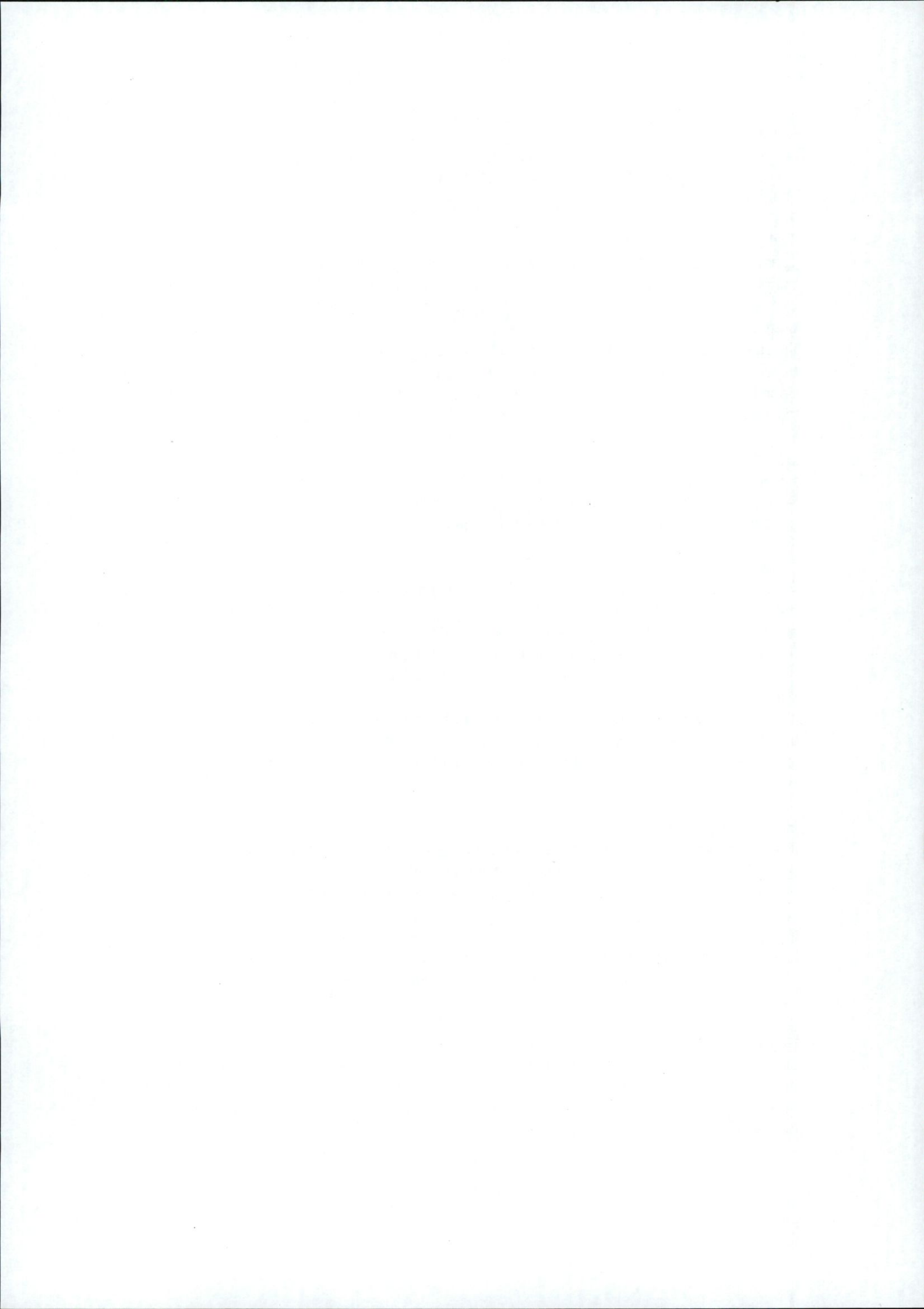
There is an attenuation pond in the plans. Originally this was described as a high amenity pond. The one on the plans is small and hidden out of the way in a corner of the site. If it is to become what it is described as it should be much larger and better positioned.

### Play Areas

Considering this is the flagship development of this generation for SDCC the play areas should be much much better. Outside open and covered play areas should be included in the plans.

### Building Heights

During consultation with local residents groups we were assured that all buildings higher than two stories would be built at the back of the development along the railway tracks and around the railway station. This is not the case now on the plans and I would ask for this to be revisited so it is accordance with what we were promised.





**Mr. Gavin Doyle**  
**8 Cappaghmore, Clondalkin**  
**8, Clondalkin**  
**Dublin**  
**D22 E3H2**

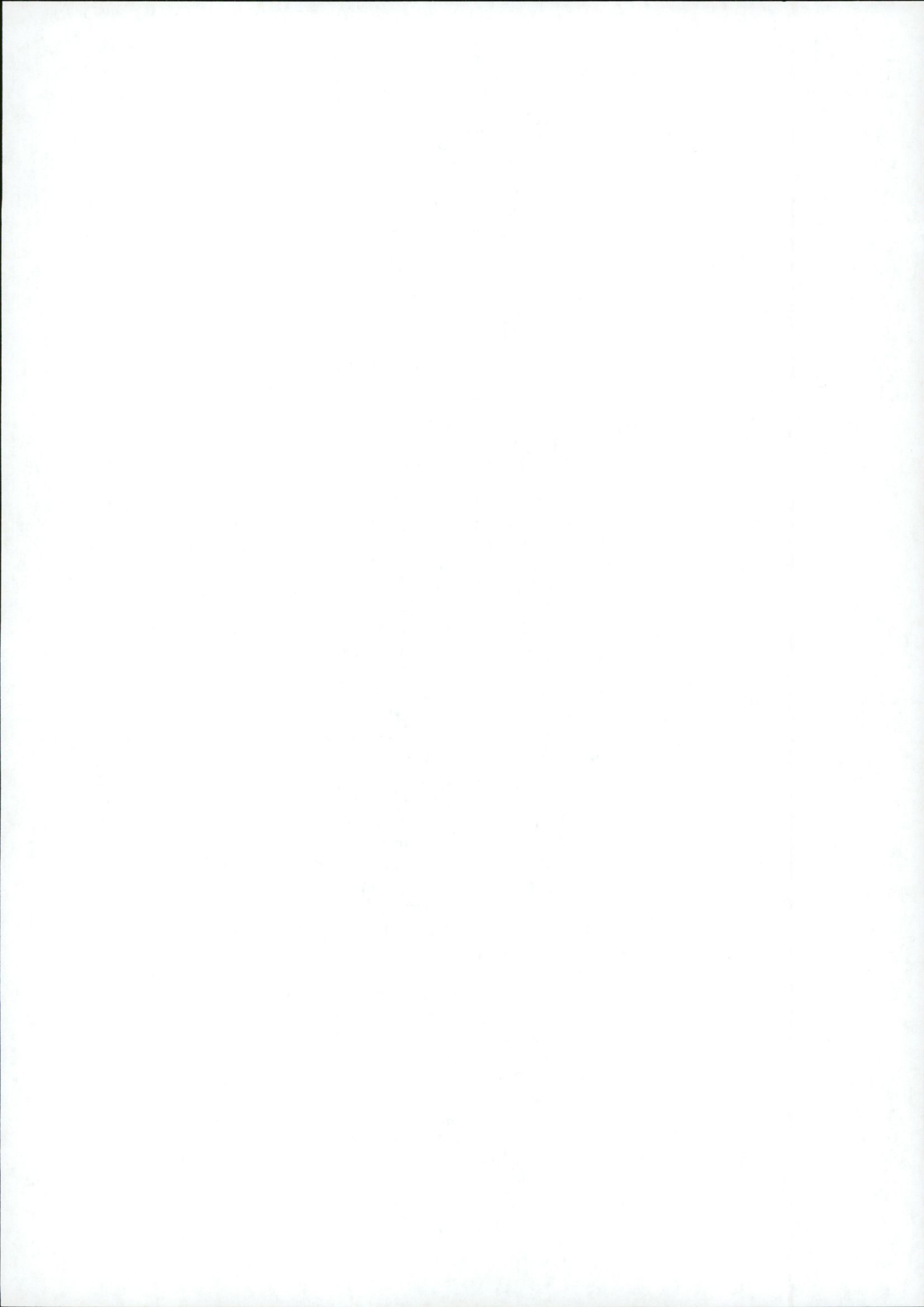
**Date:** 09-Aug-2022

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.520.2m<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**

