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8th August 2022

RE: Planning Application SDZ22A/0010 - Residential Development at Clonburris

Dear Sir/Madam,

The National Transport Authority (the “NTA”) has reviewed the subject planning application and, based on the *Transport Strategy for the Greater Dublin Area 2016-2035* (the “Transport Strategy”), wishes to submit the following recommendation.

Car Parking for Housing Units

The NTA notes that it is intended to provide for 2 parking spaces for each of the 118 housing units proposed, in line with the maximum permissible under the SDZ Planning Scheme / County Development Plan. The NTA have significant concerns in relation to this, as follows:

- The site is adjacent to Clondalkin / Fonthill train station which is served by regular commuter services throughout the day and which will benefit from high-frequency DART services in the future;
- Clonburris is being progressed as an exemplar of sustainable transport whereby public transport, walking and cycling will be the predominant modes for all travel, including travel within Clonburris for daily needs such as retail and schools; and
- Providing for the maximum number of spaces permissible for any element of the proposed development sets an undesirable precedent for the development of the remainder of the SDZ and is likely to undermine the strategic transport objectives for the area.

NTA Recommendation

The NTA recommends that, in order to ensure that the Clonburris SDZ is developed in a sustainable manner, the off-street parking provided for the housing is reduced to 1 per unit in order to reflect the

site's accessibility to high-quality existing and proposed public transport services and to reflect the strategic objective of South Dublin County Council to develop Clonburris in a manner which promotes public transport, walking and cycling, and which minimises the potential impact of development on the surrounding road network.

I trust that the views of the NTA will be taken into account in the assessment of the proposed development.

Yours sincerely,

A handwritten signature in black ink that reads "Michael MacAree". The signature is written in a cursive, flowing style.

Michael MacAree
Head of Strategic Planning