

# SOUTH DUBLIN COUNTY COUNCIL



## INTERNAL MEMORANDUM

**HOUSING DEPARTMENT**

**28/07/2022**

***Michael Mulhern***

***Director of Land Use, Planning and Transportation***

***Dept. of Development, Economic & Transport Planning***

**FAO: Caitlin O'Shea**

**RE: Reg. Ref. SDZ22A/0010**

**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 station (Clonburris SDZ)

**Applicant:** Kelland Homes Ltd

**Proposal:** *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 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.*

I refer to the above application for planning permission, Reg. Ref SDZ22A/0010 and I wish to advise that a Part V condition should be attached to any grant of permission for the current application.

Kelland Homes Ltd has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal. The proposal submitted by the applicant to provide 20 apartments in Block B, 6 x 2 bed duplexes and 6 x 3 bed duplexes for social housing with their application is noted however this is not in line with the most recent proposal in discussion with the Housing Department. The Housing Department would prefer that a revised proposal is submitted that is more reflective of unit mix and to provide for better integration within the development. The applicant has confirmed that they will incorporate wheelchair liveable units on the site. Further proposals are subject to review and consideration by the Housing Department & planning approval.

The applicant has also provided a proposal for an additional 10% of the on-site units for an affordable housing scheme. The details of same are to be agreed at a later stage.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is requested to provide proof of same to the Housing Department if planning permission is granted.

**Edel Dempsey**  
**Senior Staff Officer**  
**Housing Procurement Section**