

**Mrs. Jemma Doyle**  
**9, Whitton ave**  
**Dublin**  
**D22 E2P7**

**Date:** 05-Sep-2022

Dear Sir/Madam,

**Register Reference:** SDZ22A/0010

**Development:**

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.

**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

**App. Type:** Permission

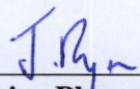
**Date Rec'd:** 04-Jul-2022

I wish to inform you that by Order No. 1117 dated 29-Aug-2022 it was decided to **REQUEST ADDITIONAL INFORMATION** for the above proposal.

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Yours faithfully,

  
\_\_\_\_\_  
for **Senior Planner**

**Mr. Paul McKiernan**  
5 Whitton Avenue  
5, Whitton Avenue  
Clondalkin  
D22 F4W0

**Date:** 05-Sep-2022

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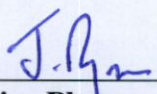
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Yours faithfully,

  
\_\_\_\_\_  
for Senior Planner

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

**Date:** 05-Sep-2022

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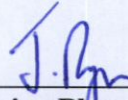
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for **Senior Planner**

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

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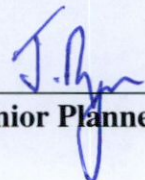
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Yours faithfully,

  
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for Senior Planner



**Mr. & Mrs. Peter and Ann Murphy**  
**9, Cherrywood Avenue**  
**Dublin**  
**D22 RR68**

**Date:** 05-Sep-2022

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for Senior Planner

**Ms. Janet Murphy**  
**5, Whitton Avenue**  
**Clondalkin**  
**D22 F4W0**

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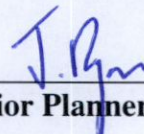
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**Mr. Alan McMillan**  
**6, Whitton Avenue**  
**Clondalkin**  
**Dublin**  
**D22 X3P6**

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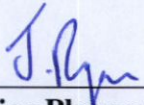
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for **Senior Planner**

**Deputy Eoin O Broin, Sinn Fein**  
Leinster House  
Kildare Street  
Dublin

**Date:** 05-Sep-2022

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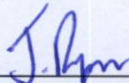
**Date Rec'd:** 04-Jul-2022

I wish to inform you that by Order No. 1117 dated 29-Aug-2022 it was decided to **REQUEST ADDITIONAL INFORMATION** for the above proposal.

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Yours faithfully,

  
\_\_\_\_\_  
for Senior Planner



**Dr. John Allen**  
7 Whitton Avenue  
7, Ninth Lock Road  
Clondalkin  
D22 K4H5

**Date:** 05-Sep-2022

Dear Sir/Madam,

**Register Reference:** SDZ22A/0010

**Development:**

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.

**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

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**App. Type:** Permission

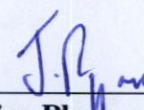
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Yours faithfully,

  
\_\_\_\_\_  
for **Senior Planner**

**Ms. Deborah Redmond**  
**WHITTON AVENUE,**  
**1, CLONDALKIN**  
**Dublin 22**  
**D22 K277**

**Date:** 05-Sep-2022

Dear Sir/Madam,

**Register Reference:** SDZ22A/0010

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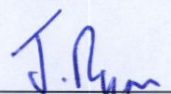
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Yours faithfully,

  
\_\_\_\_\_  
for **Senior Planner**

**Cappaghmore Residents Association**  
103, Cappaghmore Estate  
Clondalkin  
Dublin 22

**Date:** 05-Sep-2022

Dear Sir/Madam,

**Register Reference:** SDZ22A/0010

**Development:**

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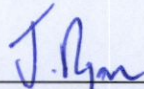
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Yours faithfully,

  
\_\_\_\_\_  
*for Senior Planner*

Mr. Neil Doyle  
9, Whitton avenue  
Clondalkin  
Dublin 22  
D22E2P7

Date: 05-Sep-2022

Dear Sir/Madam,

**Register Reference:** SDZ22A/0010

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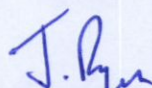
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