



**Údarás Náisiúnta Iompair**  
National Transport Authority

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15<sup>th</sup> December 2022

**RE: Planning Application SDZ22A/0010 – Residential Development at Clonburris (Additional Information)**

Dear Sir/Madam,

The National Transport Authority (the “NTA”) has reviewed the additional information submitted on 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**

In its submission on the original application, dated 8<sup>th</sup> August 2022, the NTA underlined significant concerns in relation to the level of car parking provision provided for as part of the development. It was noted that it was 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’s concerns in relation to this were 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.

The NTA recommended, in order to ensure that the Clonburris SDZ is developed in a sustainable manner that the off-street parking provided for the housing be reduced to 1 per unit. It was considered that this would 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.

The above NTA recommendation was referred to in the SDCC Planning Report relating to the decision to request Additional information. Point 4(d) of the request for additional information related to 'Street Widths & Car Parking' and included the following: *'The Planning Authority also has concerns about the level of perpendicular car parking on the local streets and the on curtilage parking in intimate local streets. The footpaths on the local street are approx. 2m when they should be 2.5-4.0m. Intimate Local Streets should be fully shared surfaces for the integrated movement of vehicles, pedestrians and cyclists in quieter residential areas. The intimate local street in the east of the site should be significantly redesigned in line with the Planning Scheme. The applicant is requested to submit revised plans indicating revised details. Dimensioned cross sections with comparison to the Planning Scheme should also be provided'*.

From the information provided in the Additional Information it appears that no proposal has been made to reduce the level of car parking associated with the proposed development and that this does not adequately address concerns raised by the NTA or by the Planning Authority in the Request for Additional Information. In this regard, the NTA reiterates its original recommendation that 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.

#### ***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,



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Michael Mac Aree  
**Head of Strategic Planning**