

Mrs. Jemma Doyle
Whitton ave
Dublin
D22 E2P7

Date: 10-Jan-2023

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.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). 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 Clonburriss 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 statio

Applicant:

Kelland Homes Ltd

App. Type:

Permission

Date Rec'd:

28-Nov-2022

I wish to inform you that by Order No. 0007 dated 04-Jan-2023 it was decided to **SEEK CLARIFICATION OF ADDITIONAL INFO.** for the above proposal.

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Yours faithfully,

M. Crowley
for Senior Planner



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

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Yours faithfully,

M. Crowley
for Senior Planner

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

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M. Crowley
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Mr. Gavin Doyle
Cappaghmore, Clondalkin
Clondalkin
Dublin
D22 E3H2

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M. Crowley
for Senior Planner

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

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Ms. Janet Murphy
5 Whitton Avenue
Clondalkin
D22 F4W0

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

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

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M. Crowley
for Senior Planner

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

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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:

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Applicant:

Kelland Homes Ltd

App. Type:

Permission

Date Rec'd:

28-Nov-2022

I wish to inform you that by Order No. 0007 dated 04-Jan-2023 it was decided to **SEEK CLARIFICATION OF ADDITIONAL INFO.** for the above proposal.

This decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning and Development Act 2000 (as amended).

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry.

Yours faithfully,

M. Crowley
for Senior Planner

Ms. Deborah Redmond
Whitton Avenue,
Clondalkin
Dublin 22
D22 K277

Date: 10-Jan-2023

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.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). 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

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Yours faithfully,

M. Crowley
for Senior Planner



Cappaghmore Residents Association
103 Cappaghmore Estate
Clondalkin
Dublin 22

Date: 10-Jan-2023

Dear Sir/Madam,

Register Reference: SDZ22A/0010

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Yours faithfully,

M. Crowley
for Senior Planner



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

Date: 10-Jan-2023

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