

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE OF SIGNIFICANT ADDITIONAL INFORMATION / REVISED PLANS

Name of Applicant: Kelland Homes Ltd.

Reference number of the application: SDZ22A/0010

Location of Development: 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), specifically 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-S4), as identified in the Clonburris SDZ Planning Scheme 2019.

The proposed development consists of the construction of 256 no. dwellings, crèche and 2 no. retail / commercial units, which are comprised of: 111 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 100 no. 2 & 3 bed duplex units accommodated in 8 no. 3 storey buildings, 45 no. 1, 2 & 3 bedroom apartments/duplex units in Block A (3-6 storeys) & Block K (4 storeys), 1 no. ground floor commercial / retail unit (c.333sq.m) & 1 no. 2 storey creche (c.487sq.m), both in Block A, and 1 no. 2 storey retail /commercial unit in Block K (c.152sq.m), on a site area of 6.2Ha.

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 storage 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 SDZ 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, bicycle parking, bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations.

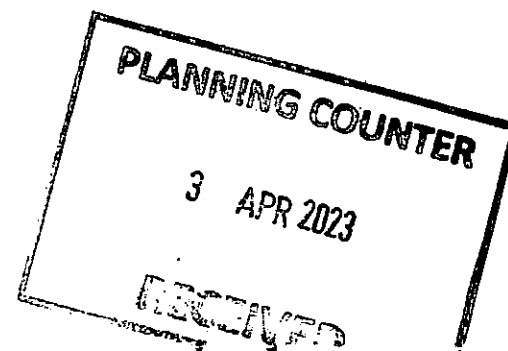
This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Significant Clarification of Additional Information has been furnished to the Planning Authority in respect of this proposed development, and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the significant Clarification of Additional Information may be made in writing to the Planning Authority on payment of the prescribed fee (€20) within two weeks from receipt of new Newspaper Notice and Site Notice by the Planning Authority (this fee is not applicable to persons who made original observations / submissions), and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: *Tracy Armstrong* of Armstrong Fenton Associates (Agent)

Agents Address: 13 The Seapoint Building, 44-45 Clontarf Road, Dublin 3

Date of erection of Site Notice: 24th March 2023.



PLANNING COUNTER
3 APR 2023
RECEIVED

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