

Ms. Deborah Redmond
1 Whitton Ave,
Clondalkin
Dublin 22
D22 K277

Date: 05-Apr-2023

Dear Sir/Madam,

Register Ref. No : 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 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

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Yours faithfully,

M. Crowley
for Senior Planner

Cappaghmore Residents Association
103 Cappaghmore Estate
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Dublin 22

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Mr. Neil Doyle
9 Whitton avenue
Clondalkin
Dublin 22
D22E2P7

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

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Ms. Mary Mahon
Cappaghmore House
Lucan-Newlands Road
Clondalkin
Dublin
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Mr. & Mrs. Peter and Ann Murphy
9 Cherrywood Avenue
Dublin
D22 RR68

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Application Type: Permission

Date Received: 03-April-2023

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Yours faithfully,

M. Crowley
for **Senior Planner**

Ms. Janet Murphy
5 Whitton Avenue
Clondalkin
D22 F4W0

Date: 05-Apr-2023

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M. Crowley
for Senior Planner

Mr. Alan McMillan
6 Whitton Avenue
Clondalkin
Dublin
D22 X3P6

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Dr. John Allen
7 Whitton Avenue
Ninth Lock Road
Clondalkin
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