

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

Dún Scéine, Lána Fhearchair
Baile Átha Cliath 2, D02 WT20

Dún Scéine, Harcourt Lane
Dublin 2, D02 WT20

t 01 879 8300

info@nationaltransport.ie
www.nationaltransport.ie

17th April 2023

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

Dear Sir/Madam,

The National Transport Authority (the “NTA”) has reviewed the clarification of additional information submitted on the subject planning application and, based on the *Transport Strategy for the Greater Dublin Area 2022-2042* (the “Transport Strategy”), wishes to submit the following recommendation.

Car Parking

In its submission on the original application, dated 8th August 2022, and its submission on the additional information, dated 22nd December 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 recommended 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.

As per Appendix A of the Letter submitted as part of the Clarification of Additional Information the revised proposal provides for 256 residential units (111 houses, 102 duplexes and 43 apartments) and 287 car parking spaces associated with the residential element of the development. This represents an overall ratio of 1.2 spaces per unit and a ratio of 0.5 in terms of off-street parking. The NTA notes that this represents a reduction of approximately 107 car parking space from the original proposal. It is the view of the NTA that the revised level of car parking more appropriately reflects the strategic

objective of South Dublin County Council to develop Clonburris in a manner which promotes sustainable transport.

I trust that the views of the NTA will be taken into account in the assessment of the proposed development.

Yours sincerely,



Michael Mac Aree
Head of Strategic Planning