

Armstrong Fenton Associates  
Unit 13, The Seapoint Building  
44/45, Clontarf Road  
Dublin 3

Date : 11-Aug-2023

**Reg. Ref. :** SDZ22A/0010/C16-1  
**Proposal :** 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. f' & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m<sup>2</sup>), 1 no. 2 storey retail /commercial unit (c.152.1m<sup>2</sup>). 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 Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

**Condition 16:**

**Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with the Roads Department where necessary, the following, unless otherwise agreed:**

**A public lighting scheme.**

**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

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Jun-2023 to comply with Condition No 16 (d) (public lighting) of Grant of Permission Order No. SDZ22A/0010, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Condition 16(d) of SDZ22A/0010 states:  
Roads

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with the Roads Department where necessary, the following, unless otherwise agreed:

(d) A public lighting scheme.

REASON: In the interest of road, pedestrian and cyclist safety, residential amenity and compliance with Clonburris SDZ Planning Scheme.

With regard to the details submitted including;

- Lighting design report, Redmond, 13 June 20023
- Cable calculations, public lighting
- Drawing 22047- 3 Rev E
- Drawing 22047- 2 Rev E
- Drawing 22047- 1 Rev E
- Cover letter, Armstrong Fenton, 15 June 2023

The submission is considered to be:

**Not compliant with condition 16**

For part d, the report from Public Lighting states “*I can confirm that this submission is in compliance with the requirements of Condition 16 of the above grant of permission and is in line with the requirements of SDCC PL Specification.*

*However, we note that the connection to Whitton Avenue as conditioned by Condition 17 may impact on the existing lighting on Whitton Avenue”.*

C17 has been determined to be not compliant. 16(d) public lighting cannot be compliant until C17 and other conditions regarding layout changes have been agreed.

**Recommendation:** Not compliant with Condition 16(d) Public lighting.

Yours faithfully,

M.C.

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for **Senior Planner**