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44/45, Clontarf Road
Dublin 3

Date : 16-Aug-2023

Reg. Ref. : SDZ22A/0010/C16-5
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.520.2m²), 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 Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 16 (a) & (b) :

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:

- (a) A revised design and layout for the westernmost local street in CUC-S4 which currently has perpendicular parking on both sides of the street. The street shall conform to the planning scheme providing perpendicular parking opposite any parallel parking for local streets.**
- (b) A revised design and layout for the proposed southern walkway to the canal corridor that aligns with the layout permitted under Reg. Ref. SDZ21A/0006.**

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 19-Jun-2023 to comply with Condition No 16 (a) & (b) of Grant of Permission 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:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 16(a) and (b):

- Cover Letter prepared by Armstrong Fenton Associates dated 19th June 2023.
- Drawing No. 2004-PL-04 – Proposed Site Plan – Phase K1 prepared by Davey Smith Architects.
- Drawing No. 2004-PL-005 – Car Parking Plan prepared by Davey Smith Architects.

Assessment:

The Letter prepared by Armstrong Fenton Associates dated 19th June 2023 outlines the following detail in relation to the compliance submission relating to Condition No. 16(a) and (b):

- *‘In compliance with Condition No. 16 (a) of the grant of permission received, we refer the planning authority to Drawing No. 2004- PL-004 and Drawing No. 2004- PL-005 prepared by Davey + Smith Architects which provides perpendicular parking opposite any parallel parking on the westernmost local street in CUC-S4 of the permitted development.*
- *Drawing no. 2004- PL-004 prepared by Davey + Smith Architects demonstrates 2 no. potential connections to the southern walkway to the canal corridor that aligns the permitted development to permitted development Reg. Ref SDZ2A/0006, in compliance with condition no. 16 (b). It should be noted that these connections are subject to third party planning discussions and consent due to the walkway being outside of the SDZ22A/0010 red line’.*

The Roads Department have assessed the Applicant’s submission, with their Report noting the following:

‘The perpendicular parking has been replaced by parallel parking. there are two potential pedestrian connections shown on the provided plan’.

The Report of the Roads Department ultimately indicates that the Applicant’s submission is compliant with items (a) and (b). That being said, this condition cannot be compliant until C17 and other conditions regarding layout changes have been agreed.

Conclusion:

Having regard to the requirements laid out in Condition No. 16(a) and (b), the information provided by the Applicant and the Report of the Roads Report, the Planning Authority considers that the information submitted is sufficient to satisfy the requirements of this condition. That being said, this condition cannot be compliant until C17 and other conditions regarding layout changes have been agreed. “

Yours faithfully,

M.C.

for Senior Planner