



24th July 2023

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 5 of
Grant of Permission Ref. SDZ22A/0010.
Permitted development in the
Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 5 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted 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)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 5** of the grant of permission received i.e., a proposed street naming and dwelling numbering for the permitted development. The details of our compliance submission in relation to **Condition No. 5** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.



2.0. Compliance Submission

Subject Condition (Condition No. 5)

2.1. Condition No. 5 of the grant of permission received relates to submitted street naming and dwelling numbering for the permitted development. Condition No. 5 reads as follows:

“Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority’s policy and requirements for such schemes, along with associated proposed signage for the scheme. The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority’s requirements.

The development name should:

- 1. Avoid any duplication within the county of existing names, and*
- 2. Reflect the local and historical context of the approved development, and*
- 3. Comply with;*
 - (a) Development Plan policy, and*
 - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and*
 - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and*
 - (d) Preferably make exclusive use of the Irish language.*

Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.”

Compliance Submission for Condition No. 5

In compliance with Condition No. 5 of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to the submitted drawings for full details - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

It is proposed to name the permitted development under Ref. SDZ22A/80010 “**Keepers Lock**”. It is fully considered that the proposed “Keepers Lock” name complies with **NCBH17 Objective 4** of the existing South Dublin County Development Plan 2022-2028 which seeks “*to promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language*”. Inspired by the site’s proximity to the historic Grand Canal, the name has been chosen in terms of its historical and locational context. The proximity to the ninth lock on the Grand Canal creates a charming name with a sense of place. The Grand Canal is an important part of life in Dublin. Built as an important trade route, used until as recently as 1960, it also provides a wonderful natural amenity.

The Grand Canal was an important part of Dublin’s development. It was once part of a vital distribution network for trade, acting as an important trade route into and out of Dublin. Barges provided transport for raw materials and products. The Grand Canal has developed from an important trade route to a relaxing haven and connects the capital city westwards with the River Shannon. Nowadays, the pleasant towpaths of the 117km Grand Canal Way allow walkers to enjoy this waterway. Punctuated by the locks that characterise the technology of its golden years, the canal shows a time when the waterway affected all life surrounding its banks.

We enclose further details for the chosen same – please refer to same.



Our first submission to the Council dated 26th May 2023 stated *“compliance regarding the development “Keepers Lock”, and to name the east-west access road traversing the development, connecting the Ninth Lock Road to the east with the Fonthill Road to the west “Keepers Lock Avenue”.* The dwellings are proposed to be numbered consecutively.”

We received an email from the named Stephen Murray of South Dublin County Council dated 18th July 2023 stating that:

“The naming and numbering scheme proposed for the attached would not be acceptable. As Keepers Lock Avenue runs through this site there cannot be two separate Keepers Lock either side of this, there would also be a duplication of numbers which wouldn’t be accepted.”

The email continues to suggest that *“the Keepers Lock above Keepers Lock Avenue keeps it’s name and is renumbered accordingly and the roads below Keepers Lock Avenue renamed and renumbered, as there are 3 separate roads here that all connect onto Keepers Lock Avenue they will need to be named individually numbered accordingly.”*

Following this suggestion, we refer the Planning Authority to the enclosed Drawing No. 2004 -PL 001 “Street Naming and Dwelling Numbering – Phase K1” prepared by Davey + Smith Architects which demonstrates the approved in principle “Keepers Lock” located to the north of “Keepers Lock Avenue” has remained the same and renumbered accordingly.

Furthermore, this updated submission provides 3 no. names and associated numbering for the three permitted access roads located south of “Keepers Lock Avenue”, in compliance with condition no. 5 of the grant of permission received. These include:

1. Keepers Lock Lane
2. Keepers Lock Way
3. Keepers Lock Gate

The applicant intends to construct Phase 1 of the development soon, which consists of c. 99 no. dwellings in the western part of the development site – please refer to the enclosed drawing no. 2004 -PL 001 “Street Naming and Dwelling Numbering – Phase K1” which identifies the proposed phasing of the permitted development, as well as the proposed naming and numbering layout.

It should be noted that there are other conditions attached to the subject permission that require submission of details confirming the permitted number of dwellings (i.e., Condition No. 2). Once details are agreed regarding condition no. 2, a further naming and numbering proposal will be submitted to the Planning Authority for agreement.

The permitted dwellings facing / fronting onto the east-west link street are proposed to be named / numbered e.g.:
No. 1 Keepers Lock Avenue, Clonburris, Dublin 22.

All other dwellings are proposed to be named / numbered e.g.:

- No. 1 Keepers Lock, Clonburris, Dublin 22.**
- No. 1 Keepers Lock Lane, Clonburris, Dublin 22.**
- No. 1 Keepers Lock Way, Clonburris, Dublin 22.**
- No. 1 Keepers Lock Gate, Clonburris, Dublin 22.**

Please find enclosed the official Irish translation of the proposed naming / numbering prepared by DCU Language Services.



3.0. Conclusion & Enclosures

- 3.1. We fully consider the submitted street naming and dwelling numbering showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition no. 5 of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted street naming and dwelling numbering for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted street naming and dwelling numbering are acceptable and in compliance with **Condition No. 5** of the grant of permission received.

Yours sincerely,

Alison Nash
Planner
Armstrong Fenton Associates



Appendix A: Full List of Enclosures

Prepared by Armstrong Fenton Associates:

1 x Compliance Response – Condition No. 5 – Naming and Numbering.

Prepared by Davey + Smith Architects:

1 X Drawing No. 2004 -PL 001 “Street Naming and Dwelling Numbering– Phase K1” – Scale 1:1000

Prepared by DCU Language Service:

1 x Certified Irish Translation – dated 16/05/2023.

1 x Certified Irish Translation – dated 24/07/2023.

