



Land Use, Planning & Transportation Department
Telephone: 01 414 9000

Fax: 01 414 9104

An Rannóg Talamhúsáide, Pleanála agus Iompair
Email: planningdept@sdblincoco.ie

The Secretary,
c/o - An Bord Pleanála,
64 Marlborough Street
Dublin 1.

Our Ref: SD23A/0412
Your Ref: ABP-318476-23

Date : 7th December 2023.

**APPEAL RE : Lands at, Old Nangor Road, Clondalkin, Dublin 22
(Dublin Simon Community)**

Dear Sir/Madam,

I refer to your letter dated 21st November 2023 regarding the above mentioned appeal and confirm herewith the Council's response to this appeal :

The Planning Authority requests that An Bord Pleanála takes note of the following when considering this application:

South Dublin County Council commenced the preparation of a Local Area Plan for Clondalkin in March of 2023. The first round of pre-draft plan public consultation took place between March and May 2023. This was the first step in a process of engaging with the public and stakeholders on the future of the Clondalkin Village and area. Building upon the findings of the first round, a second round of pre-draft plan public consultation will take place early in 2024 (February) and high-level proposals for Village Enhancement Schemes and other projects will be published for comments from the general public and stakeholders.

The site, the subject of this application, is located in the heart of the historic village centre, in immediate proximity to a Protected Structure (The RIC Barracks – RPS Ref. 136, Map 5), the River Camac (which has the potential to flood) and lands that have the potential to link to the Corkagh Park via a greenway, all of which should be considered in the Bord's assessment. As part of the preparation of the Plan, an investigation of sites at this location is currently being undertaken and will concentrate on the potential cohesiveness of these sites. The positive attributes that will come out of a comprehensive design for the area cannot be understated. The Local Area Plan, which will include a Conservation Plan, will guide sensitive and sustainable development alongside enhancement of the existing historic fabric. In realising a quality village environment, the Plan will put in place mechanisms to achieve multiple benefits within the historic village core (and further afield), such as, inter alia opening up wider connections, managing surface water drainage in the interests of climate adaptation, introducing GI and enhancing the County's heritage all in accordance with the County Development Plan.

Yours faithfully,


for Senior Planner