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Date: 04-Jan-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SDZ22A/0010/C24-1

Development: 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. 1 & 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 by 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 24:

Green Infrastructure

Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).
- ii. A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.
- iii. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting.
- iv. A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.
- v. Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Clonburris SDZ Planning 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 Unit 5, Russell Square Centre, Fortunestown Way, Tallaght, Dublin 24

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 24 of the planning permission, received on 01-Dec-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,


for **Senior Planner**