

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

Date : 09-Feb-2024

**Reg. Ref. :** SDZ22A/0010/C17-1  
**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. 1 & 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 17:**

**Whitton Avenue**

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, revised plans/drawings for the end of the street adjacent to Whitton Avenue showing the layout that will be in place prior to the connection to Whitton Avenue being facilitated on the adjacent lands. Unless otherwise agreed, the plans/drawings shall include:

- (a) The omission of car parking spaces number 25 to 28 (inclusive) and provision for turning at the end of the street (site boundary) for vehicles including a refuse collection vehicle.
- (b) A swept path analysis (Autotrack or similar) to demonstrate turning movements.
- (c) The plans shall provide for green infrastructure/landscaping to improve the link between the southern hedgerow and the central north-south hedgerow.
- (d) No ransom strip shall be left between the end of the street and the site boundary.

**REASON:** In the interests of facilitating a connection to Whitton Avenue and to comply with the Clonburris SDZ Planning Scheme 2019.

**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 08-Dec-2023 to comply with Condition No 17 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:

**“Compliance submission:**

Submission received on 08 December 2023. Includes:

- Cover Letter (Armstrong Fenton), dated 08 December 2023
- Proposed Site Plan, Drawing No. 2004-PL-006
- General Layout Whitton Avenue, Drawing No. P200306-PIN-XX-DR-D-0006-SI-P03
- General Layout Whitton Avenue, P200306-PIN-XX-DR-D-0007-SI-P03
- Cover Letter (Ronan MacDiarmada Architects)
- Landscape Masterplan, 01 LP

**Recommendation:**

**SDCC Roads Department** has reviewed the submitted documentation and confirmed that the requirements of condition 17 have not been adequately addressed.

**Planners Comments:**

The applicant has not demonstrated to the satisfaction of the Planning Authority that the information submitted on 08 December 2023 is satisfactory.

The Applicant is encouraged to contact the SDCC’s Roads Department to discuss the requirements of this condition in further detail.

**Conclusion**

This submission **does not comply** with the requirements of condition 17. “

Yours faithfully,

M.C.

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*for Senior Planner*