

Eoin Burke
Director of Land Use Planning and Transportation Department
South Dublin County Council,
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15/04/2025

An Bord Pleanála
64 Marlborough St, Rotunda,
Dublin 1

Dear Board Members,

The South Dublin County Council Land Use Planning and Transportation Department support the Local Authority proposed development within the Clonburris Strategic Development Zone (SDZ). This development includes c1,250 residential units in a mix of houses, duplexes, triplexes, and apartments; 2 childcare facilities; 1 community building; retail uses; and refurbishment works to Grange House for future reuse.

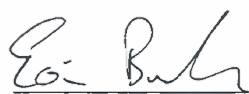
South Dublin County Council, as the Planning Authority, has granted permission for over 3,400 dwellings, offices/ commercial floorspace and retail services, as well as strategic infrastructure (Southern and Northern Link Streets) within the Clonburris SDZ. The build-out of these permitted developments is progressing rapidly, contributing to the vibrant growth of Clonburris.

The consideration of this Local Authority development application falls outside the Planning Authority's remit, and as such, we have not undertaken a detailed compliance-based assessment of the proposal against all the Scheme parameters. However, to assist our in-house team, we have provided pre-planning advice to achieve consistency with the Planning Scheme.

It is the opinion of the Land Use Planning and Transportation Department that the proposed development is consistent with the principles of the Clonburris Planning Scheme 2019 and the interpretation of the Planning Scheme by the Planning Authority through planning decisions. I believe that this development will significantly contribute to the delivery of the vision, overarching principles, key principles and key objectives in the relevant Development Areas in the Clonburris Planning Scheme 2019.

Thank you for considering our perspective.

Sincerely,



Eoin Burke
Director of Land Use Planning and Transportation Department
South Dublin County Council