

Director of Planning,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

Date: 11/09/2025

RE: Clonburris SDZ – Application for Proposed Non-Material
Amendment

To whom it may concern,

South Dublin County Council (SDCC) writes to An Coimisiún Pleanála to request a Non-Material Amendment to the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019, in accordance with Section 170A of the Planning and Development Act 2000 (as amended). These proposed amendments have been assessed and are considered to constitute Non-Material Amendments in accordance with the provisions of Section 170A(1) of the Act.

As of July 2025, a total of 8,189 housing units have been granted planning permission within the Clonburris SDZ, across lands under the control of SDCC, Cairn Homes, Kelland Homes, and Evara. Of these:

- SDCC: 518 units have received planning permission, of which 116 are currently under construction.
- Cairn Homes: 2,393 units have been granted permission, with 1,287 units under construction and 726 completed. 650 of these units are occupied.
- Kelland Homes: 724 units have planning permission, 118 of which are under construction and 95 completed. 43 of these units are occupied.
- Evara: 395 units have planning permission, all of which are currently under construction.

This reflects steady implementation and progress across multiple landholdings within the SDZ, with 1,916 units currently under construction and 821 units completed to date, of which 693 units are

already occupied. There are a further 3,567 units with planning permission. The delivery of housing has progressed in tandem with enabling infrastructure, in line with the phased implementation strategy set out in the Clonburris Planning Scheme. The proposed Non-Material Amendments are intended to facilitate continued delivery in a coordinated and sustainable manner.

SDCC seek the following non-material amendments to aid the delivery of the Clonburris Planning Scheme.

- 1) Implement the compact guidelines by removing minimum space standards for houses
- 2) Amend and relocate a proposed pedestrian bridge over canal
- 3) Amend vehicular bridge over railway to a pedestrian and bicycle bridge and reclassify associated streets from Link Street to Local Street
- 4) Delete North–South Avenue / Links objective where no longer required due to revised bridge and street layout
- 5) Replace standalone pedestrian bridge over railway with a pedestrian connection integrated with Clonburris Fonthill Station to enhance urban centre permeability
- 6) Clarify that the Green Bridge remains a non-vehicular structure intended for pedestrian, bicycle, and green infrastructure connectivity
- 7) Relocate the Gallanstown park hub to Canal Park South
- 8) Amend the EV charging requirements
- 9) Car parking management – clarify layout, EV spaces, and future-proofing
- 10) Mobility Management Plans – set out requirements and expected contents
- 11) Home Zones – define design standards distinct from local streets
- 12) Active Frontages – promote pedestrian-friendly building edges and passive surveillance
- 13) Allow limited flexibility in urban design parameters to address immovable site constraints
- 14) Remove the Canal Extension from the Clonburris Core catchment to reflect independent service provision
- 15) Clarify the operation of the roll-over provision for housing delivery between development areas
- 16) Provide clarity in relation to assessment of domestic extensions and alterations
- 17) Amend the retail frontage parameters
- 18) Reallocate unused residential units from southern to northern development areas

- 19) Allow rooftop telecommunications infrastructure exempt from SDZ height limits, where sensitively designed and visually minimised
- 20) Update associated figures, references, outdated guidance, and correct minor typographical errors.

The amendments proposed aim to support compact growth, effective infrastructure delivery, and sustainable mobility within the Clonburris SDZ. They include adjustments to zoning and phasing to reflect site constraints and implementation experience, alongside improvements to policy clarity on design, public realm, and mobility. The amendments have been carefully drafted to ensure that the overall vision, strategic goals, and development quantum of the Planning Scheme remain unchanged.

In addition to this letter, the following documents are enclosed as part of the proposed Non-Material Amendment to the Clonburris SDZ Planning Scheme:

- Clonburris SDZ Proposed Non-Material Amendment Report - September 2025
- Appropriate Assessment Screening Report
- Strategic Environmental Assessment Screening Report
- Clonburris SDZ 2019 - Planning Scheme Document
- Clonburris SDZ Development Status Map Q2 2025
- NTA Letter of Support for SDZ Non-Material Amendment
- Bridge Removal Assessment Modelling Report - Prepared by Systra Engineering Consultants
- Clonburris Housing Delivery Report – Q2 2025

Clonburris is a key housing delivery site in Dublin and is positively contributing to housing supply. In this context, South Dublin County Council requests a timely consideration and a positive decision from the Coimisiún of this Non-Material Amendment application to ensure that a continuity of delivery is maintained in Clonburris.

We trust the above is in order and in compliance with Section 170A of the Planning and Development Act 2000, (as amended) and the proposed amendments will contribute to the proper planning and sustainable development of Clonburris.

Should any further clarification be required, please contact Colin Clarke, Acting Senior Planner, at colinclarke@sdublincoco.ie or +353 1 414 9000.

Yours Sincerely,

Colin Clarke

Colin Clarke
Acting Senior Planner
Planning and Transport Directorate

cc.

Eoin Burke, Director of Planning and Transport, South Dublin County Council

Fiona Redmond, Executive Planner, South Dublin County Council