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Comhairliúchán:

Draft Clondalkin Local Planning Framework

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Chapter 6: Homes, Community and Employment

Caibidil: Draft Clondalkin Local Planning Framework » Chapter 6: Homes, Community and
Employment

The density range proposed for the ninth lock development is excessive (city level density). Clondalkin is located at the outer edge of the suburbs of the Dublin Settlement. This proposed development is not in line with Sustainable and Compact Settlements Guidelines for Local Authorities. The proposed development is not included in any targets for the area in the SDCC Development Plan. Clondalkin Village has yet to absorb the impact of the largest Strategic Development Zone in the country as well as large development at Kilcarbery. Both of these sites are significant for Clondalkin, they are also not represented in the figures included for social housing (LPF, p.8). This is misleading and should be revised to reflect the actual development of social housing units in recent years. A table should be included in the LPF document to show the figures of all housing units completed and under construction in the Clondalkin area with a breakdown of tenure type.

All developments within the LPF village area in recent years have been unavailable for sale. The ninth lock proposal looks to continue the trend of building apartments unavailable for home ownership and not reflecting the housing needs of the area. A meaningful figure to include from the Census 2022 would be the number of adults aged 30+ living in their family home in the wider LEA. Any development in the area should state at the outset what type of tenure will be available (as is required by planning law). The apartments under development at Watery Lane is an example of a site developed during the lifetime of the current Development Plan where the aspirations of the Plan have not been implemented, and nearly all planning conditions applied to the permission were quashed.

With a 0.64% population increase and the largest SDZ in the country, the ninth lock development at the proposed density is excessive and the benefit to the area is not illustrated. According to the HP Deprivation Index, a number of areas within the LPF have declined between the last two Census years and are now classified as below average or disadvantaged. There needs to be an analysis to identify the reasons for these declines and to identify how the LPF will positively influence the prosperity of the area including in relation to tenure type.

Documents Attached: Níl