Comhairle Contae Átha Cliath Theas
South Dublin County Council

Uimhir Thagarta Uathúil: SD-C367-151
Stádas: Submitted
Submission: Comments on housing density

Údar: Cllr Linda de Courcy

Comhairliúchán:
Draft Clondalkin Local Planning Framework

Dáta a cuireadh isteach: 29.09.2025 - 15:39

Chapter 6: Homes, Community and Employment

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

I have concerns about framing Clondalkin as a "city - urban neighbourhood". It is a suburb on the outskirts of Dublin, far from the city centre. It has traditionally been a low density village which has contributed to its charm and character.

The dph range of 50-250 is extremely wide and the higher end is quite concerning, it should be 40-80 dph or max 100 if there is public transport accessibility. High rise apartment blocks built behind the Mill SC will not add to the character of the village, they will increase congestion and increase the risk of flooding if enough green space is not left in the development..

Adding to this concern is the fact no apartments built in the village in recent years have been for sale, all are for rent. Apartments for sale will help young people get on the property ladder, they could also be an option for locals who want to downsize but stay in the area.

A separate, low density, right size complex within Ninth Lock is something many residents of the village feel would benefit them. I have asked before that SDCC purchase the land to ensure the plans made are based on what is best for the residents of Clondalkin, not the bank account of a builder

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Documents Attached: Níl