

Uimhir Thagarta Uathúil: SD-C396-2

Stádas: Submitted

Submission:

Submission on Proposed Material Alterations to the Draft Clondalkin Local Planning Framework (Variation No. 1).

Údar: James

O'Brien

Comhairliúchán:

Proposed Material Alterations To Variation No. 1 To The County Development Plan: Draft Clondalkin Local Planning Framework

Dáta a cuireadh isteach: 05.01.2026 -

13:49

Litir Chumhdaigh

A Chara,

I am writing as a resident of Millpark, Old Nangor road, Clondalkin, to formally observe and object to specific elements of the Proposed Material Alterations to the Clondalkin Local Planning Framework, specifically regarding the access strategy for the Ninth Lock Road Framework Site.

Observations:

Chapter 8: Urban Design Strategy

Caibidil: Volume 1 » Chapter 8: Urban Design Strategy

Select Proposed Amendment on which you are commenting: MA 25

While I acknowledge the need for residential development, the proposed movement strategy for the 1,400+ units on this site is fundamentally flawed for the following reasons:

- 1. Traffic Congestion & Residential Amenity:** The proposal to create vehicular permeability through the Mill Shopping Centre car park (MA 25) and/or funneling increased volumes onto the Old Nangor Road is unsustainable. The Old Nangor Road is already at capacity due to the presence of multiple schools and its role as a primary village artery.
- 2. Impact on Millpark Estate:** As a resident of Millpark, I am gravely concerned that these proposals will lead to "rat-running" and significant traffic displacement into our residential area, which was not designed for such volumes.
- 3. Alternative Access via R134 (New Nangor Road):** I formally propose that the Council mandates primary vehicular access for this large-scale development via the New Nangor Road (R134). Directing traffic to this higher-capacity regional road, rather than through the village core or the Mill Centre car park, this is the only solution that preserves the safety and character of the existing residential communities.
- 4. Village Core Bottlenecks:** The junction at the Clondalkin Garda Station is already a known bottleneck. Adding the vehicular load of 1,400 households via Ninth Lock Road development access point will cause permanent gridlock in the village.

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8. **Village Core Bottlenecks:** The junction at the Clondalkin Garda Station is already a known bottleneck. Adding the vehicular load of 1,400 households via Ninth Lock Road development access point will cause permanent gridlock in the village.

I request that the Council amends the movement strategy in Figure 8.32 to remove the proposed vehicular link through the Mill Shopping Centre and instead prioritize a direct link to the New Nangor Road infrastructure.

Ceangaltáin:

□ SD-C396-2-163490 - Ardstone 9th lock development Millpark Impact_Redacted_1 (1)_Redacted.pdf

Teorainneacha Gafa ar an léarscáil: Níl