

Covering letter from Monica McGill regarding the SDCC Clondalkin Draft Local Planning Framework, September 2025.

Covering letter:

1. Thank you, SDCC, for the work involved in putting this Draft Local Planning Framework (LPF) together and for arranging public consultations about it.
2. It's good to see the importance of our local history and heritage being officially recognised again. Throughout this draft LPF, there is official acknowledgement that heritage structures and new developments can happily co-exist and enhance each other, thereby benefitting all.
3. Most of the comments, suggestions and queries in this submission concern our local heritage and how it can further enhance the experience of Clondalkin residents, visitors and those who work here. However, the following suggestions in this covering letter may help to engender good communication in the future.

4. Glossary:

In all its future documents, can SDCC include a glossary of what is meant by acronyms and terms that it uses? It would help to improve communication between SDCC and the people it serves. For instance, in the context of this draft LPF, clear explanations collected in one place in the document of terms like ACA, "active travel", LAP, NPF, "permeability", etc.

5. Plain English:

Can SDCC consult with NALA - the National Adult Literacy Agency - for their advice regarding the use of Plain English in all their public consultations? See NALA link <https://www.nala.ie/plain-english/> for initial information.

6. Maps and drawings in this draft Local Planning Framework:

Can SDCC greatly enlarge the maps and drawings, and label relevant roads and significant buildings shown in them (e.g. Figure 1.5 on page 6, Figure 1.8 on page 8, Figure 5.7 on page 40)?

7. Unnecessary images:

Can SDCC omit the large, pretty (but uninformative) images in this draft document? This would allow more space to be available for clearer images, maps and drawings as an aid to communication between SDCC and the public.

8. The comments and observations in this submission cite references to specific places in this draft document (Version 1 August 2025) where possible. Hopefully, SDCC's familiarity with the draft LPF will enable our County Council to include unreference observations in the ~~most relevant part(s)~~ of the next draft version. If not, please contact the writer.

Regards, and thank you again,
Monica McGill
Clondalkin.

Observations, queries and comments
Chapter 1: Introduction and Context

PLANNING COUNTER

1. Appropriate refurbishment and possible re-use of our heritage assets to enhance visitor experience and tourism: (see, for instance, Page 3, Section 2, Strategic Objectives; also Chapter 7: Conservation and Built Heritage; and throughout the document):
Will SDCC cherish better our heritage assets, including those listed below, and make them available for local people, for tourism and educational purposes?
 - (a) Fairview Oil Mills
 - (b) St Cuthbert's Church, Moat and Graveyard
 - (c) Mount St Joseph's Graveyard
 - (d) Slí Mhór (Knockmeenagh Lane)
 - (e) the disused swimming pool building in Clondalkin Park (known locally as "the Community Centre"). Originally funded by local people, SDCC has owned the old swimming pool building for many years, without re-using it. Now probably requiring refurbishment, local community groups (so necessary for the social cohesion of the area) could use the building, hopefully at minimal cost to them.

Chapter 1: Introduction and Context

2. Page 3, Box 4 and throughout the draft LPF document: Precise meaning of "Clondalkin village" and "Clondalkin town":
Will SDCC clarify exactly what it means by "Clondalkin village" and "Clondalkin town"?
Does "Clondalkin village" refer to the older parts of Clondalkin in and around the central ACA?
Does "Clondalkin town" refer to the more modern, newly-built parts of Clondalkin which are distant from the "Village Centre"?
Will SDCC make references to "Clondalkin village" and "Clondalkin town" consistent in the text?

Chapter 1: Introduction and Context

3. Page 6, Section 1.3, second line: River Camac sluice gates
What are SDCC's proposals for the River Camac sluice gates (e.g. at Sandy Hole, through Fairview Oil Mills, and various other parts of Clondalkin and Corkagh Parks)? Will they be more regularly maintained and cleaned? They are part of Clondalkin's "industrial past".

Chapter 1: Introduction and Context

4. Page 6, Strategic Context, paragraph 1: "Grand Canal Greenway":
Will SDCC devise a more Nature-sympathetic surface for greenways which would permit bicycles, wheelchairs, and buggies to use them instead of the tarmacadam or other harsh material used at present?
The term "greenways" is misleading. These pathways are now usually "blacktops". They are out of character with the surrounding natural landscape.

Chapter 1: Introduction and Context

5. Page 6, Strategic Context, 1:3:2, paragraph 2, City Edge Development:
(a) Will SDCC and Dublin City Council liaise and co-operate to protect the historic nature of the intended City Edge Development area when allowing further development?
(b) Will professional heritage experts examine the whole area of the City Edge Development closely before any new development takes place, to ascertain if there are any historic artefacts or ancient routes there? The Slí Mhór ran through Knockmitten, for instance.

Chapter 1: Introduction and Context

6. Page 6: Strategic Context, 1:3:3, paragraph 3, Tallaght:
Will SDCC avoid creating in the newer areas of Clondalkin the cavernous, deserted squares and dank walkways of Tallaght town centre (e.g. at County Library, and between building west of Belgard

Square West)? These areas can be intimidating and contribute nothing to way-finding or pride of place.

Chapter 1: Introduction and Context

7. Page 6, Section 1.4: Policy Context and Local Planning Framework Purpose: Promoting the historic vibrancy of Clondalkin: Satellite ACAs:

Will SDCC create Satellite ACAs around our other local heritage buildings (e.g. Fairview Oil Mills; St Cuthbert's church, moat and graveyard; Mount St Joseph graveyard, St Brigid's Well)?

Satellite ACAs were suggested by SDCC's previous Director of Planning for these buildings during public discussions preparing for the current County Development Plan. The "conservation of built heritage" would help to promote "employment, economic development and tourism" (see Page 7, second paragraph).

Chapter 1: Introduction and Context

8. Page 7, Section 1.5 – Climate Action: Tree Protection Orders:

Will SDCC be more informative and active about imposing Tree Protection Orders to protect trees and hedgerows more effectively as an aid to purifying our air and protecting/increasing biodiversity? For example, part of the supporting bank and natural hedgerow along the Slí Mhór (at Knockmeenagh Lane) was removed by the adjoining landowner/landuser, who may have owned the removed material.

Chapter 2: Vision and Strategic Objectives

1. Page 14: In the context of Clondalkin's rich local history, it is fervently hoped that SDCC will receive the necessary and timely funding from central Government and be pro-active in fulfilling the following Strategic Objectives laid out in the draft LPF – Version 1, August 2025:

(a) "... create a strong sense of place and build positively on Clondalkin's rich identity";

(b) "Recognise the cultural, historic and economic value of the heritage assets of Clondalkin, promoting their appropriate re-use where underutilised and ensuring that new development responds sensitively to all such assets."

(c) "Promote and enhance a diverse and resilient local economy, building on the vibrancy that currently exists."

Chapter 3: Climate Action and Infrastructure

1. Will SDCC liaise with the owner of Kilmatead (a property adjoining Corkagh Park) regarding the course of the River Camac through Kilmatead and its sluice gates on that property? They may affect the status and condition of a pond near the fishing area in Corkagh Park, and help with the Camac Flood Alleviation Scheme.

Chapter 3: Climate Action and Infrastructure

2. River Camac containment ponds in Clondalkin Park:

What are SDCC's proposals regarding the containment ponds opposite the Leisure Centre in Clondalkin Park? Will these containment ponds be regularly maintained as part of our industrial past, to aid biodiversity, and possibly help prevent future flooding in Clondalkin?

Chapter 3: Climate Action and Infrastructure

3. Will SDCC liaise with the owners of the containment pond(s) which are the original industrial partners to the containment ponds opposite the Leisure Centre in Clondalkin Park, with a view to sympathetic regular maintenance as part of our industrial past, to aid biodiversity, and possibly prevent flooding when needed?

Chapter 3: Climate Action and Infrastructure

4. Page 23, CA9, Objectives 2 and 3: Camac Flood Alleviation Scheme:

Will SDCC examine the possibility of allowing the Sruleen River (understood to be a tributary of the River Camac) to flow freely again through Corkagh Park? The course and location of the Sruleen River is known locally. Part of the course of this River has been a clogged ditch for years. If unclogged, the Sruleen River may assist in alleviating future flooding.

Chapter 7: Conservation and Built Heritage

1. Will SDCC include heritage assets, wholly owned and/or controlled directly by SDCC, which seem to have been omitted from Version 1 of the LPF document (such as those listed below)?

- (a) Fairview Oil Mills
- (b) St Cuthbert's church, Moat and Graveyard
- (c) Mount St Joseph's Graveyard
- (d) Slí Mhór (Knockmeenagh Lane)
- (e) the disused swimming pool building in Clondalkin Park (known locally as "the Community Centre"). Originally funded by local people, SDCC has owned the old swimming pool building for many years, without re-using it. Now probably requiring refurbishment, local community groups (so necessary for the social cohesion of the area) could use the building, hopefully at minimal cost to them.

Chapter 7: Conservation and Built Heritage

2. Grand Canal:

Will SDCC liaise and co-operate with the relevant Authority in charge of the Grand Canal concerning the Canal and its banks - their protection, condition and leisure uses now and in the future?

Chapter 7: Conservation and Built Heritage

3. Slí Mhór (Knockmeenagh Lane):

Will SDCC liaise effectively with relevant landowners along the Slí Mhór (Knockmeenagh Lane) to inform them of the important economic and tourist heritage of this pathway and to engender their respect for it so that further erosion or damage to it is prevented?

Knockmeenagh Lane is part of the pre-Christian Slí Mhór, established well before 432AD. The route once led directly to St Brigid's Well, where rare, drinkable water was available for people and their animals in those times.

Chapter 7: Conservation and Built Heritage

4. Page 74, CBH2 Objective 4: "To promote awareness and understanding of ACAs ..."

regarding shopfront design and signage on outer walls of businesses in Clondalkin village ACA:

- (a) Will SDCC inform the relevant shop-keepers and business owners that their premises are located in the ACA, so that they will be more aware of the special heritage location of their places of work?
- (b) Will SDCC promote more effectively the grant available to refurbish/renew shop fronts and over-entrance shop names in line with the protected character of Clondalkin's ACA?
- (c) Will SDCC prohibit the installation of modern electronic signage or advertisements on the street fronts of businesses in Clondalkin ACA, the better to promote the historic character of the area, as mentioned frequently throughout the current draft Local Planning Framework?

Chapter 7: Conservation and Built Heritage

5. St Brigid's Well – clean drinking water:

Will SDCC honour our ancient economic and tourist past by providing a source of clean drinking water at St Brigid's Well for modern-day visitors to drink? Providing drinking water at St Brigid's Well

would enhance visitor experience and celebrations during the annual St Brigid's Festival in Clondalkin and at other times.

In pre-Christian times, the spring at this Well provided clean, drinkable water for people travelling between Dublin City and Galway.

Chapter 7: Conservation and Built Heritage

6. River Camac: Co-operative study between SDCC and Dublin City Council:

Will SDCC make available the SDCC/Dublin City Council co-operative study of the River Camac which was carried out a few years ago? Can SDCC take cognisance of the study's results in the final LPF?

Chapter 7: Conservation and Built Heritage

7. The last two remaining heritage cottages on Main Street, and the stone building behind them:

Will SDCC purchase these buildings for community use? This would hopefully ensure that these heritage buildings will be suitably protected from any future unsympathetic development.

Chapter 7: Conservation and Built Heritage

8. Old RIC Barracks:

(a) What are SDCC's plans for the Old RIC Barracks? SDCC appears to include in this draft Framework an intention to purchase the old RIC Barracks.

(b) If purchased by SDCC, could community groups and individuals use the Old RIC Barracks at minimal rental cost to them?

Chapter 7: Conservation and Built Heritage

9. Page 70, Section 7.2, Policy Context, the sentence beneath box NCBH21 SLO1: Will SDCC clarify the meaning of "Ninth Lock" in the context of the sentence starting "The CDP has designated two Architectural Conservations Areas (ACAs) ...?"

Chapter 7: Conservation and Built Heritage

10. Page 70, Section 7.2, Policy Context, Fig 7.6, map entitled "Approximate boundaries of ACAs ...": This map should be corrected to include Clondalkin Library on Monastery Road.

Chapter 7: Conservation and Built Heritage

11. Page 70, Section 7.2 Policy Context: Satellite ACAs in Clondalkin should also include the following:

(a) the heritage 2-storey houses on Cloverhill Road from the 9th Lock Road junction as far as Crag Avenue;

(b) Fairview Oil Mills (industrial heritage building in SDCC ownership);

(c) St Cuthbert's Church, Moat and Graveyard (religious heritage area in SDCC ownership);

(d) Mount St Joseph Graveyard on Monastery Road (heritage graveyard in SDCC control).

Chapter 7: Conservation and Built Heritage

12. Page 72, Section 7.3 Character and Structure – Urban Character:

The Round Tower is here acknowledged as "... a dominant visual landmark ..."

To protect the Round Tower, will SDCC (in conjunction with other relevant Authorities) disallow buses and Heavy Goods Vehicles to use Tower Road, except for occasional necessary access to private houses and premises there? The footpath at the Round Tower is only 70 inches (178cms) wide, from the nearest road marking to its base. (See photo.)



Only 70 inches separates the Round Tower and the first road marking on Tower Road.

Chapter 7: Conservation and Built Heritage

13. Page 73, Section 7.3, Urban Character, third paragraph:

It is confirmed that the original vernacular house roofing 3 generations ago was of thatch, not “slate or tile” as suggested, and as is the case nowadays.

Chapter 7: Conservation and Built Heritage

14. Page 74, CBH2 Objective 1: Orchard Road and its accompanying paths:

Will SDCC include the entire roadway and paths on both sides of Orchard Road in the Architectural Conservation Area (ACA) which is around the rest of the village centre? Doing so would “retain the essence of the urban structure within the village core” as stated in this Objective. The entire curve and rise of the roadway and its paths echoes closely one of the early Christian fosses around the Round Tower.

Chapter 7: Conservation and Built Heritage

15. Page 76, CBH5, Objective 3: “To protect and preserve ... historic limestone walls of Clondalkin whether located within or outside of designate ACA areas (Figure 7.6 – Historic Walls) ...”

Will SDCC conduct detailed research and full report of the walls referred to in CBH5, Objective 3, this research to include:

- (a) the historic limestone wall on the Old Naas Road near the Green Isle Hotel;
- (b) the legacy wall of the original walled garden of Floraville House, now near a corner of Floraville Avenue and forming part of the boundary of the houses built behind it.
- (b) a full list of the walls involved, a map clearly marking the location and extent of the walls involved, and good colour photographs of each of them showing their present condition?
- (c) Will SDCC publish the report so that local people can contribute to it, thereby making it complete and totally reliable?

The Conservation Architects, Molloy Associates, were particularly impressed with Clondalkin’s heritage walls, naming them as a significant feature of the area.

Chapter 7: Conservation and Built Heritage

16. Page 107 drawing of separate cycle and pathways – Knockmeenagh Lane (Slí Mhór):

- (a) Will SDCC clarify this drawing please?
- (b) Will SDCC recognise that in reality, there does not appear to be available space for the separate walkway and cycle way all along this path. In places, there are steep fall-aways on both sides of the path. The quarry is on one side of the pathway, and a storage area for a leading drinks manufacturer on the other side.
- (c) What adjustments does SDCC intend to make if cyclists and walkers are to use the same pathway along Knockmeenagh Road, if there isn't sufficient space or safety for both modes of travel there at the moment (September 2025)?

Chapter 7: Conservation and Built Heritage

17. Page 108 – Image: Ownership of undeveloped land at St Brigid's Cottages:
Does SDCC own the undeveloped land shown to the left of St Brigid's Cottages? The diagram is unclear when compared with the written piece that accompanies it (Public Realm).

Chapter 7: Conservation and Built Heritage

18. Monitoring and enforcement of planning permissions and prohibitions:

- (a) Will SDCC monitor more closely any developments during their building phase to ensure any of our adjacent built heritage is not damaged?
- (b) Will SDCC please strengthen its Enforcement to ensure compliance with planning permissions and prohibitions?
- (c) Will SDCC impose prohibitive penalties – and more immediately - for transgressions of planning permissions? Prohibitive penalties to include the removal of an offending structure entirely, or that part of the structure for which planning permission was not granted.
- (d) Will SDCC insist on and ensure that any of our built heritage that is damaged by a developer is restored at the developer's cost?

Many times in the past, rogue developers ignored planning permissions and prohibitions, demolishing part or all of our heritage structures with impunity or with little meaningful penalties. They also altered buildings without permission during the construction phase.

Chapter 7: Conservation and Built Heritage

19. Page 74: CBH2, Objective 3 “demolition of a structure”:
Will SDCC abide by this Objective regarding – but not limited to - the heritage buildings listed below, which have been neglected and are in SDCC ownership?

- (i) Fairview Oil Mills
- (ii) St Cuthbert's Church, Moat and Graveyard, an ecclesiastical structure and site which is approximately as old as Clondalkin's Round Tower.

Chapter 7: Conservation and Built Heritage

20. Will SDCC work assiduously and urgently to reclaim the structures listed below to prevent further damage to their fabric, and to make them available for public use and enjoyment at an affordable cost to the people who may wish to use them?

- (i) Fairview Oil Mills
- (ii) St Cuthbert's Church, Moat and Graveyard, an ecclesiastical structure and site which is approximately as old as Clondalkin's Round Tower.
- (iii) The old swimming pool building in Clondalkin Park (known locally as “the Community Centre”). It could be a useful venue for community groups to use.

Chapter 7: Conservation and Built Heritage

21. Archaeological study/excavation regarding St Cuthbert's church, moat and graveyard:

- (a) When will the archaeological study/excavation be completed regarding St Cuthbert's church, Moat and Graveyard? This historically important ecclesiastical site is at least as old as Clondalkin's Round Tower.
- (b) Does SDCC intend to make the study available to the public?
- (c) When will SDCC make its proposals for this heritage site known to the public?
- (d) Will SDCC's proposals for this heritage site be in keeping, be sympathetic, to the heritage character and importance of the site?

Chapter 7: Conservation and Built Heritage

22. Page 74, CBH3 Objective 1: "To encourage adaptive use of buildings ..."

Will SDCC consider in a positive light the adaptive use of the following heritage buildings:

- (a) Fairview Oil Mills – it could be adapted for tourism and educational purposes.
- (b) St Cuthbert's church, moat and graveyard – approximately as old and important as our Round Tower, it could be adaptable for tourism and educational purposes.
- (c) Will SDCC actively consider refurbishing and re-using for community purposes the disused swimming pool building in Clondalkin Park (known locally as "the Community Centre")?

Chapter 7: Conservation and Built Heritage

23. Heritage assets – preservation/conservation/refurbishment of heritage assets, and their possible contribution to tourism, education, increased employment and economic benefits in Clondalkin area: Will SDCC take into account the *Vision Document for Clondalkin local area, 2022*, concerning the various potentials of heritage assets to increase the education and tourism experiences, the possible employment and economic benefits in the Clondalkin area?

The Vision Document (as it has become known) was compiled by local community groups and individuals and presented to SDCC in 2022. Our two local TDs and all seven local Councillors at the time supported The Vision Document.

Chapter 7: Conservation and Built Heritage

24. Full-time Archivist and staff:

- (a) Will SDCC positively view the soon employment of a full-time Archivist and supporting staff?
- (b) As with other County Councils (e.g. Fingal), when will SDCC employ a fully-qualified, Archivist and staff dedicated to recording and archiving the various materials, information and sites of historical value in SDCC's area, and making the information available to the public?
- (c) As with other County Councils (i.e. Fingal), when will SDCC employ staff dedicated to engaging knowledgeably with members of the public when they request historic, heritage, or genealogical information?

Chapter 8: Urban Design Strategy

1. Pages 79 and 90: "Reduce visual clutter"

Will SDCC decide on a single, suitable style of street-side bollards in and around Clondalkin village (especially within the ACA and, where applicable, Satellite ACAs) to compliment the heritage character of the area?

Chapter 8: Urban Design Strategy

2. Page 90, VF3, Visual clutter:

Will SDCC liaise with the relevant owner to effect the removal of the following structures:

- (a) The pub's extensions jutting out onto Pope Lane. They hinder pedestrian throughway from Orchard Road to Main Street/New Road and are an eyesore.
- (b) The pub's smoking hut which faces onto Orchard Road which reduces the public pathway to Main Street/New Road and hinders pedestrians passing by.

Chapter 8: Urban Design Strategy

3. Page 91, Figure 8.10, image 1: Orchard Road:

Will SDCC correct the error involved in Figure 8.10, image 1, to acknowledge that the fosse line of Orchard Road is not restricted to the concrete supportive buttress as depicted in the image/photograph? As is stated on Page 75 of the draft LPF, "The distinctive curve of Orchard Road follows the boundary of the former monastic enclosure (fosse)."

The buttress along the front garden walls of the dwelling houses only prevents those walls of the from collapsing into the public path and roadway.

Chapter 8: Urban Design Strategy

4. Page 85: Green Loop Spine Objectives; second paragraph: "increased planting ... from Newlands Cross to St Brigid's Well":

Will SDCC ensure protection of the historic infants' burial ground south of St Brigid's Well (and within its immediate curtilage) in the context of this increased planting?

Chapter 8: Urban Design Strategy

5. Page 85: Green Loop Spine Objectives; second paragraph: water to St Brigid's Well:

Will SDCC clarify that is meant by "grey to green surface water proposals"?

Does this mean that the condition of the water in St Brigid's Well will be improved?

Chapter 8: Urban Design Strategy

6. Getting from place to place: Creating alleyways or opening up existing pathways in Clondalkin village for pedestrians and cyclists:

(a) Will SDCC consult effectively with An Garda to obtain their written assurance that the proposed alleyways and pathways (intended only for cyclists and walkers) will not hinder the work of An Garda, at any time of the day and night?

There does not appear to be a plan for the number of Guards working in and around Clondalkin village to be increased.

(b) Does SDCC intend to install public lighting and security cameras along the proposed new pathways and alleyways (for instance, for reasons of public safety)?

Installing public lighting and security cameras along the proposed new pathways and alleyways will completely alter the character of, for example, An Slí Mhór.

(c) Will SDCC liaise more closely with An Garda for their advice, to ensure that any SDCC proposals do not increase the likelihood of anti-social behaviour?

Chapter 8: Urban Design Strategy

7. Atrium/entrance hall of SDCC Civic Offices in Clondalkin:

What plans has SDCC for this unused, publicly-owned space which could be converted to provide the community with a venue for live performances, exhibitions and other suitable community activities?

Chapter 8: Urban Design Strategy

8. River Camac under the Mill Shopping Centre Car Park:

Will SDCC arrange for a part of the River Camac to be uncovered at the car park at the (Old) Nangor Road entrance to the Mill Shopping Centre? The river flows under the car park there. It would aid biodiversity, increase a sense of place and draw attention to the adjoining stone parapets of the historic bridge on (Old) Nangor Road.

Chapter 8: Urban Design Strategy

9. Public space outside the Civic Offices in Clondalkin:

(a) Will SDCC enable this public space to be cleared to allow an uninterrupted view of it? It would be useful especially at times of local public festivals and other events.

Clondalkin village has no other similar public space for free public engagement with open-air art and fun performances. It could also be used as an audience space to view events taking place in the atrium of the Civic Offices. Once cleared, the space would be visible from the car park across the road at the Mill Shopping Centre where perhaps alternatively an audience could gather to enjoy the activities taking place outside the Civic Offices across the junction of Orchard Road and Ninth Lock Road.

Chapter 8: Urban Design Strategy

10. Naming places and spaces:

- (a) Will SDCC encourage the use of names for places and spaces in Clondalkin which are in keeping with our local heritage? This would enhance the historic character of the area and visitor experience.
- (b) Will SDCC discourage the use of names for Clondalkin's places and spaces (e.g. piazza, plaza) except perhaps if official twinning between Clondalkin and, say, other European places has occurred? Apart from Ireland, is the Irish-language word "Cearnóg" included in any place name? Adopting place names from other jurisdictions reduces the unique heritage imprint of our locality.
- (c) Will SDCC consider the possibility of re-naming New Nangor Road to differentiate it from the original Nangor Road (now erroneously named on some street signs and maps as "Old Nangor Road"? (See the heading on page 29 "Old Nangor Road ...".)

[End of submissions, queries and observations.]