

Executive Officer,
Forward Planning Section,
Planning and Transport,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

28 September 2026

**RE: SUBMISSION TO SOUTH DUBLIN COUNTY COUNCIL IN RESPECT OF THE PROPOSED MATERIAL
AMENDMENT TO THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE PLANNING SCHEME
2019**

Dear Sir/Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361, have been instructed to make this submission on behalf of our client, Evara, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, in respect of the public consultation stage of the proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019.

This submission is made in prior to the submission deadline of 23:59 on 29 September 2026.

1. Introduction

Evara is one of Ireland's leading residential developers and is actively delivering large-scale residential communities and supporting social and physical infrastructure throughout the country. Within South Dublin County Council's administrative area, Evara has secured planning permission for 395 residential units in Clonburris, with development now underway, and has an extensive track record of delivery in Adamstown, including residential development, retail facilities, healthcare infrastructure and public parks delivered in partnership with South Dublin County Council.

Evara welcomes the publication of the proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019.

2. Support of Proposed Material Amendment

Evara is fully supportive of the proposed Material Amendment and welcomes the Council's continued proactive approach to facilitating the implementation and delivery of the Clonburris SDZ.

The proposed amendments provide practical updates and refinements to the Planning Scheme, including matters relating to infrastructure delivery, transport and mobility, urban design, service provision, housing delivery, retail development and telecommunications infrastructure. These amendments will assist in ensuring that the Planning Scheme remains responsive to evolving policy, infrastructure and development requirements while maintaining the overarching vision and objectives of the SDZ.

3. Conclusion

Evra welcomes and fully supports the proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019 and looks forward to continuing to work constructively with South Dublin County Council in delivering high-quality residential neighbourhoods and supporting infrastructure within Clonburris and across the wider county.

We trust that the Planning Authority will have regard to the contents of this submission, set out below. We would respectfully request that all correspondence regarding same is sent to this office.

Yours sincerely,

A handwritten signature in cursive script that reads "Niamh Robinson".

Niamh Robinson
Senior Planner
STEPHEN LITTLE & ASSOCIATES