

Land Use Planning & Transportation,
 South Dublin County Council,
 County Hall,
 Tallaght,
 Dublin 24.

2nd December 2021
 JSA Ref. 20181

Dear Sir or Madam,

RE: PLANNING APPLICATION FOR THE CONSTRUCTION OF 569 NO. DWELLINGS, COMPRISING 173 NO. HOUSES, 148 DUPLEX APARTMENTS, 248 NO. APARTMENTS, A CRECHE, AND INNOVATION HUB, ALONG WITH OPEN SPACE (3.66 HECTARES), INTERNAL ROADS, AND ASSOCIATED INFRASTRUCTURE (INCLUDING HAUL ROUTES) ALL ON A SITE OF C. 17.02 HECTARES, LOCATED WITHIN THE CLONBURRIS SDZ, AND PLANNING SCHEME CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE & KISHOGE, CO. DUBLIN IN THE CLONBURRIS SOUTH WEST DEVELOPMENT AREA OF THE CLONBURRIS SDZ PLANNING SCHEME 2019.

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a proposed Phase 1A residential development within the townlands of Cappagh, Clonburriss Little & Kishoge, Co. Dublin within the Clonburriss South West Development Area which forms part of the Clonburriss SDZ.

As confirmed with Mr. Brian Connolly, the application includes 10 no. copies of the EIAR, 6 no. copies of plans, reports etc. Also included is CD-ROM of application.

The following documentation is submitted in support of the proposed development:

1. Particulars	
1.	Cover Letter
2.	Application Form
3.	Site Notice
4.	Newspaper Notice
5.	EIA Portal Confirmation
6.	CD Copy of EIAR and Application Documents
7.	2 no. Letters of consent from South Dublin County Council

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI

Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
 Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

8.	Building Lifecycle Report - Cairn
9.	Part V proposals including drawings prepared by Architects, an Estimate of Costs prepared by the applicant & Part V letter from South Dublin Co. Co. and Land Acquisition date letter.
10.	Application fee (max fee 38,000)
2.	John Spain Associates
11.	Planning Report
12.	EIAR Volume I – Non Technical Summary
13.	EIAR Volume II – Main Report
14.	EIAR Volume III - Appendices
3.	MCORM Architects
15.	Architectural Drawings
16.	Schedule of Areas
17.	Architectural Design Statement
18.	Housing Quality Assessment
4.	DBFL Engineers
19.	Infrastructure Design Report
20.	Engineering Drawings and Schedule
21.	Preliminary Construction Environmental Management Plan
5.	Murray Associates
22.	Landscape Drawings
23.	Landscape Design Statement
24.	Outline Specifications
6.	Byrne Environmental
25.	Construction and Demolition Waste Management Plan
26.	Operational Waste Management Plan
7.	Altemar
27.	Appropriate Assessment Screening Report
8.	IES
28.	Daylight/Sunlight Assessment
9.	3 D Design Bureau
29.	Photomontages and CGIs
10.	The Tree File
30.	Arborist Report and Drawings
11.	Waterman Moylan
31.	Energy Statement
12.	Sabre Lighting
32.	Public Lighting Plan and Report

The contents of this planning application have been the subject of discussions with the Planning Department and we trust that it meets the requirements of the Planning and Development Regulations as amended.

Planning Fee

The planning application fee (maximum fee of €38,000) was calculated from the figures set out in the South Dublin County Council Planning Fees guide based on the following:

Class 1 569 x €65	€36,985.00
Class 4 1,173 sq. m x €3.60	€4,222.80

Class 9 2 no. entrance signs €17.34 x 20	€346.80
Total	€41,554.60

Site Notices

4 no. site notices have been erected – at the entrance to the site, on the Fonthill Road, and on the boundary of the subject site to the west as well as on the Canal Towpath and entrance to the Canal towpath, in accordance with Section 19(1) of the Planning and Development Regulations 2001 as amended.

Duration of Permission

Having regard to the scale of the proposed development and the proposed phasing (see MCORM drawings & EIAR), as well as to allow flexibility in the delivery of dwellings, we would request South Dublin County Council to consider granting a 7-year permission under the provisions of Section 41 of the Planning and Development Act 2000, as amended.

Please do not hesitate to contact us if you require any additional information or clarification on the documentation submitted.

Yours faithfully,



John Spain Associates