

**PLANNING APPLICATION FORM**

**SOUTH DUBLIN COUNTY COUNCIL**



**PLANNING APPLICATION FORM**

**Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015**

**Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdblincoco.ie](http://www.sdblincoco.ie)**

**STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:**

**Please read directions & documentation requirements at back of form before completion.**

**All questions relevant to the proposal being applied for must be answered.**

**Non-relevant questions: Please mark N/A**

***Please ensure all necessary documentation is attached to your application form.***

**Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.**

**DATA PROTECTION**

***All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdblincoco.ie](http://www.sdblincoco.ie)***

***The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.***

***If you are satisfied to receive direct marketing please tick this box.***

***The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.***



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**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

Postal Address or Township or Location (as may best identify the land or structure in question)  
within the townlands of Cappagh, Clonsilla Little & Killybeg, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 (Powershall Road) to the east and the R126 to the west.

Ordnance Survey Map Ref No (and the Grid Reference where available)

J288-D, J281-C, J222-E, J229-A, J261-EE, J229-CE, J281-LE, J229-EE  
ITW 785052, 732368

**3. Type of planning permission (please tick appropriate box):**

- Permission  
 Permission for retention  
 Outline Permission  
 Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*: NOT APPLICABLE**

Outline Permission Register Reference Number: \_\_\_\_\_

Date of Grant of Outline Permission\*: \_\_\_\_/\_\_\_\_/\_\_\_\_

\*NOTE: Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.16 (1)(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

**Outline Permission may not be sought for:**

- (a) the retention of structures or continuance of uses, or  
(b) developments requiring the submission of an Environmental Impact Statement, E.P.C./Waste Licence or  
(c) works to Protected Structures or proposed Protected Structures.



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**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) **Cairn Homes Properties Ltd.**

Address(es) *Must be supplied at end of this application form - **Question 26***

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s) **Michael Stanley, Sarah Murray, Ian Cahill, Shane Doherty**

Registered Address (of company) **7 Grand Canal, Grand Canal Street Lower, Dublin 2**

Company Registration No. **552325**

Telephone No. **01 696 4600**

Email Address (if any)

Fax No. (if any)

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name **Rory Kunz, John Spain Associates**

Address *To be supplied at end of this application form - **Question 27***

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)**

Yes []      No []

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup>:**

Name **Sarah White MCORM Architects**

Address *Must be supplied at end of this application form - **Question 28***

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**9. Description of Proposed Development:**

*Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)*

**Please see attached sheet in Appendix 1**

**10. Legal Interest of Applicant in the Land or Structure:**

*Please tick appropriate box to show applicant's legal interest in the land or structure*

<b>A.</b> Owner <b>X</b>	<b>B.</b> Occupier
<b>C.</b> Other <b>X</b>	

*Where legal interest is 'Other', please expand further on your interest in the land or structure*

**Letters of Consent from South Dublin County Council included**

**If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation**



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**11. Site Area:**

Area of site to which the application relates in hectares	<b>c. 17.02 hectares</b>
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**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in sq. m	<b>N/A</b>
Gross floor space of <b>proposed</b> works in sq. m	<b>37,472 sq. m</b>
Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)	<b>N/A</b>
Gross floor space of any <b>demolition</b> in sq. m (if appropriate)	<b>N/A</b>
<b>Note:</b> Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from <b>inside</b> the external wall.	

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

<i>Class of Development</i>	<i>Gross floor area in sq.m</i>
<b>Residential</b>	<b>36,299 sq. m</b>
<b>Creche</b>	<b>547 sq. m</b>
<b>Innovation hub</b>	<b>626 sq. m</b>

**14. In the case of residential development provide breakdown of residential mix.**

<b>Number of</b>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses			<b>8</b>	<b>153</b>	<b>12</b>		<b>173</b>
Apartments		<b>108</b>	<b>209</b>	<b>79</b>			<b>396</b>

<i>Number of car-parking spaces to be provided</i>	Existing: <b>N/A</b>	Proposed: <b>656</b>	Total: <b>656</b>
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**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	<b>Previously Agricultural</b>
<i>Proposed use (or use it is proposed to retain)</i>	<b>Residential, open space, creche, innovation hub</b>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<b>N/A</b>

**16. Social and Affordable Housing**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?<sup>7</sup></i></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)<sup>8</sup>, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>	<p><b>X please see details from applicant and drawings from MCORM showing location.</b></p>	
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)<sup>9</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>	N/A	



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**17. Development Details**

Please tick appropriate box	YES	NO
<p>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		✓
<p>Does the proposed development consist of work to the exterior of a structure which is listed as an architectural conservation area (ACA)?</p>		✓
<p>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>12</sup></p>	✓	
<p>Does the application relate to work within or close to a European Site (under E.U. Reg. 92 of 1992) or a Natural Heritage Area?</p>	✓	
<p>Does the proposed development require the preparation of an Environmental Impact Assessment Report<sup>13</sup>?</p>	✓	
<p>Does the application relate to a development which complies or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		✓
<p>Does the application relate to a development which complies or is for the purposes of an activity requiring a waste licence?</p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		✓
<p>Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>Does the application relate to a development in a Strategic Development Zone?</p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>	✓	
<p>Does the proposed development involve the demolition of any structure<sup>14</sup>?</p> <p><b>Note: Demolition of a habitable house requires planning permission.</b></p>		✓



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**18. Site History**

Details regarding site history (if known) Please refer to D&PL Infrastructure Report

Has the site in question ever, to your knowledge, been flooded?

Yes [ ]                      No []

If yes, please give details e.g. year, extent

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Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [...]                      No []

If yes, please give details.

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Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes []                      No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

**Reference No.:** SDZ20A/0021                      **Date:** 22/12/2020

**Reference No.:** S97A/0130                      **Date:** 11/03/1997

**Reference No.:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes [ ]                      No []

An Bord Pleanála Reference No.:

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(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).



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**19. Pre-application Consultation**

*Has a pre-application consultation taken place in relation to the proposed development?*

Yes []                      No [  ]

If yes, please give details:

Reference No. (if any): ***\_Ref: PP108/20; PPSDZC01/21***

Date(s) of consultation: ***\_\_ 17th of November 2020, 30th of March 2021 and the 30th July 2021***

Persons involved: \_\_\_\_\_

***Brian Harkin – water services***

***Siobhan Duff and Will Byrne – delivery planning team***

***Nicola Rose – case officer***

***Eoin Burke – Senior Planner***

***Finonnula Collins***

***John Hegarty - Roads Dept***

***Tracy McGibbon SDCC***

***Graham Murphy SDCC Roads***

***Ronan Toft SDCC Drainage***

***Laurence Colleran SDCC Parks***

\_\_\_\_\_

**20. Services**

*Proposed Source of Water Supply – please refer to D&P Report*

Existing connection [  ] New connection []

Public Mains [] Group Water Scheme [  ] Private Well [  ]

Other (please specify):

\_\_\_\_\_

*Name of Group Water Scheme (where applicable)*

\_\_\_\_\_

*Proposed Wastewater Management/Treatment – please refer to D&P Report*

Existing [  ] New []

Public Sewer [X] Conventional septic tank system [  ]

Other on-site treatment system [  ] Please specify

\_\_\_\_\_



Public Sewer/Drain  Soakpit   
 Watercourse  Other  Please specify

## 21. Details of Public Notice

Approved newspaper <sup>19</sup> in which notice was published	<b>Evening Herald</b>
Date of publication	<b>2nd December 2021</b>
Date on which the notice was erected	<b>30<sup>th</sup> November 2021</b>

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## 22. Application Fee

Fee Payable	<b>€38,000</b>
Breakdown of Calculation	<b>Class 1 569 x €65 = €36,985.00</b> <b>Class 4 1,173 sq. m x €3.60 €4,222.80</b> <b>Class 9 2 no. entrance signs €17.34 x 20</b> <b>€346.80</b> <b>Total €41,554.60</b>
Please see fee notes available on Council website <a href="http://www.dublincity.ie">www.dublincity.ie</a>	

## SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

### 23. Is it proposed that the Development will: (please tick appropriate box)<sup>19</sup>: (see note 19)

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by **an Estate Management Company** ( )
- C In **part be Taken in Charge and part maintained** by an Estate Management Company (✓)

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*



**24. Do any Statutory Notices apply to the site/building at present?  
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**


Yes  No  Place an X in the appropriate box.

If yes, please give details \_\_\_\_\_

**25. Please describe where the site notice(s) is/are erected at site of proposed development**

***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***

*I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:*

Signed (Applicant or Agent as appropriate)	 <b>John Spain Associates (Agent for the Applicant)</b>
Date:	<b>2<sup>nd</sup> December 2021</b>

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

**NOTES TO APPLICANT**

Sections 1 to 22 of this form **MUST** be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.



You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

**FOR OFFICE USE ONLY**

	Date received	Document lodged	Newspaper Notice
Application Type .....			
Register Reference .....			
Fee Received € .....			
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			



## Appendix 1 Question 9 Description of Proposed Development

The development will consist of the construction of 569 dwellings, a creche, innovation hub and open space in the Clonburriss South West Development Area of the Clonburriss SDZ Planning Scheme 2019 as follows:

A) 173 no. houses comprising 8 no. 2 bedroom houses, 153 no. 3 bedroom houses and 12 no. 4 bedroom houses (147 no. dwellings in CSW-S4 consisting of 8 no. 2 bedroom houses, 127 no. 3 bedroom houses & 12 no. 4 bedroom houses & 26 no. 3 bedroom dwellings in CSW-S3); all 2 no. storey comprising semi-detached, terraced, end terrace units (with parking and private open space);

B) 148 no. duplex apartments/apartments (88 no. in CSW-S4 & 60 no. in CSW-S3) comprising 74 no. 2 bedroom units and 74 no. 3 bedroom units, in 16 no. 3 no. storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 no. units (4 no. 2 bed & 4 no. 3 bed units), Duplex Block H comprises 16 no. units (8 no. 2 bed & 8 no. 3 bed units); In CSW-S3 Blocks L, N & O comprise 8 no. units (4 no. 2 bed & 4 no. 3 bed units), Block M comprises 14 no. units (7 no. 2 bed & 7 no. 3 bed units), Block P comprises 10 no. units (5 no. 2 bed & 5 no. 3 bed units), Block Q comprises 12 no. units (6 no. 2 bed & 6 no. 3 bed units), all to have terraces/pitched roof;

C) 396 no. apartments as follows: within CSW-S4, Block 1 consists of 172 no. apartments (76 no. 1 bedroom, 91 no. 2 bedroom and 5 no. 3 bedroom apartments), in a 2-building arrangement both 6 no. storeys in height. Within CSW-S3, Block 2 (4 storeys) comprises 16 no. 1 bedroom apartments and 22 no. 2 bedroom apartments, Block 3 (4 storeys) comprises 16 no. 1 bedroom apartments and 22 no. 2 bedroom apartments (all apartments to have terrace or balcony).

D) Provision of an innovation hub (626 sq. m) and creche (c. 547 sq. m) in a part **3/4 storey 'local node' building in CSW-S4;**

E) Vehicular access will be from the permitted Clonburriss Southern Link Street (SDZ20A/0021) and R113 to the east (along with provision of internal haul routes (for construction) to connect to the R136 to the west);

F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha).

G) All ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 no. spaces) and bicycle parking (672 no. spaces), single storey ESB substations/bike/bin stores, **'Gateway' entrance signage** (2 no.), solar panels at roof level of apartments, and all ancillary site development/construction works;

H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure.



