

Planning Report

In respect of

Proposed Phase 1a Residential Development

**at Clonburris South West Development Area
CSW-S3 and CSW-S4,
Clonburris, Co. Dublin**

Prepared for

Cairn Homes Properties Ltd.

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1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Cairn Homes Properties Ltd., this Planning Report has been prepared to accompany this application to South Dublin County Council for a proposed residential development on lands at Clonburris, Co. Dublin.
- 1.2 The subject site is located in the south-eastern section of Clonburris SDZ (Strategic Development Zone) and forms a section of the Clonburris Character Areas CSW-3 and CSW-4 within the Clonburris Planning Scheme.
- 1.3 The Planning and Development (Housing) and Residential Tenancies Act 2016 as amended, states the following:

“In the case of an application for permission for a strategic housing development that is located in a strategic development zone, the applicant may elect to make the application to the planning authority under section 34 of the Act of 2000 rather than under this section and, accordingly, section 170 of that Act applies to the application to which the said section 34 relates”.

- 1.4 This application is therefore made to the planning authority under Section 34 of the Act having regard to the choice offered to the applicant under the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).
- 1.5 This statement details how the proposed development is consistent with the proper planning and sustainable development of the area, and how it complies with relevant national, regional and local planning policies and guidelines. The statement should be read in conjunction with the plans and elevations, and the various other inputs accompanying the application.
- 1.6 It should be noted that Clonburris is designated as a Strategic Development Zone (SDZ) in accordance with Article 5 of SI no 604. South Dublin County Council is recognised as the Development Agency under this Order and have prepared a Planning Scheme for the lands.
- 1.7 Section 170 of the Planning and Development Act 2000 (as amended) sets out the procedure for planning applications within an SDZ and the following sections of the Act are noted:

(2) Subject to the provisions of Part X or Part XAB, or both of those Parts as appropriate, a planning authority shall grant permission in respect of an application for a development in a strategic development zone where it is satisfied that the development, where carried out in accordance with the application or subject to any conditions which the planning authority may attach to a permission, would be consistent with any planning scheme in force for the land in question, and no permission shall be granted for any development which would not be consistent with such a planning scheme.

(3) Notwithstanding section 37, no appeal shall lie to the Board against a decision of a planning authority on an application for permission in respect of a development in a strategic development zone.

(4) Where the planning authority decides to grant permission for a development in a strategic development zone, the grant shall be deemed to be given on the date of the decision.

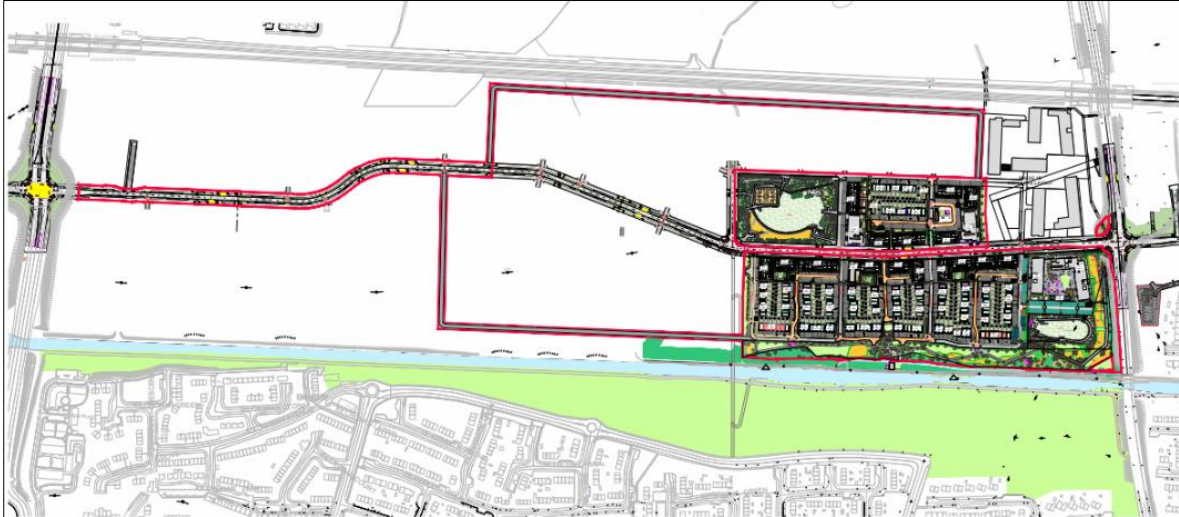
- 1.8 The subsections of the 2000 Act state that where an application is submitted to the Planning Authority, it shall be granted planning permission so long as it complies with the Planning Scheme. Furthermore, there is no right to appeal the Council's decision to An Bord Pleanála.
- 1.9 The subject application for development is made to the above provisions and compliance with the Clonburris Planning Scheme 2019 is set out in this Planning Report.

Figure 1.1 – Site Context



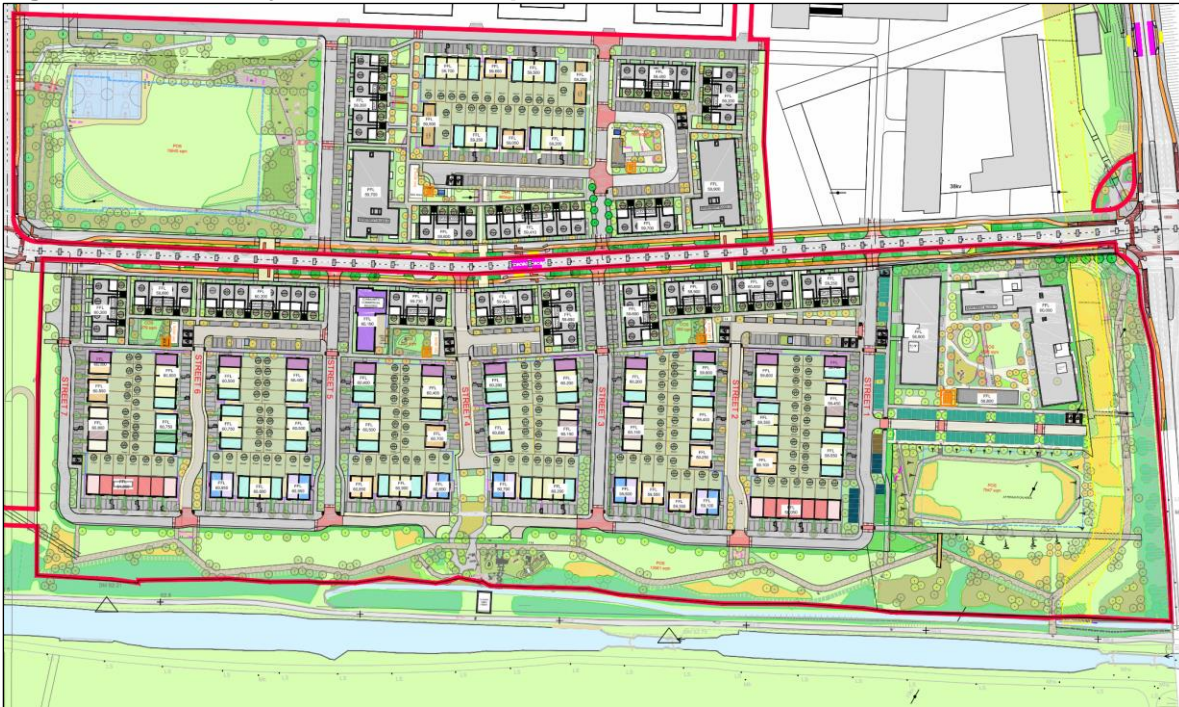
Source: Google Maps

Figure 1.2 – Overall Layout (including Haul Routes)



Source: MCORM Architects

Figure 1.3 – Site Layout Main Development Areas



2.0 PLANNING HISTORY

2.1 The following provides details of the relevant recent planning permissions relating to the subject site.

2.1 SDZ20A/0021 – Roads and Drainage Infrastructure works

2.2 On the 12th of August 2021, South Dublin County Council granted permission for development comprising *inter alia*:

- roads and drainage infrastructure works for the future development of the southern half of the overall Strategic Development Zone (SDZ) lands; the roads infrastructure works are for
- the construction of c. 4.0km of a new road, known as Clonburriss Southern Link Street,
- a number of vehicular access spurs to facilitate future development of adjoining lands, a total of 8 new junctions (including 3 junctions to facilitate future road developments within the SDZ);
- the drainage infrastructure works include 8 attenuation systems (with outfalls to Griffeen River, Kilmahuddrick Stream and existing storm sewers) including 4 ponds, 2 modular underground storage systems and 2 detention basins combined with modular underground storage systems all adjacent to proposed Clonburriss Southern Link Street; surface water drainage culverts to existing watercourses;
- ducting for public electrical services and utilities and the diversion of existing utilities is provided for within the proposed road corridor;

Figure 2.1 – Site Layout SDZ20A/0021 – Roads and Drainage Infrastructure

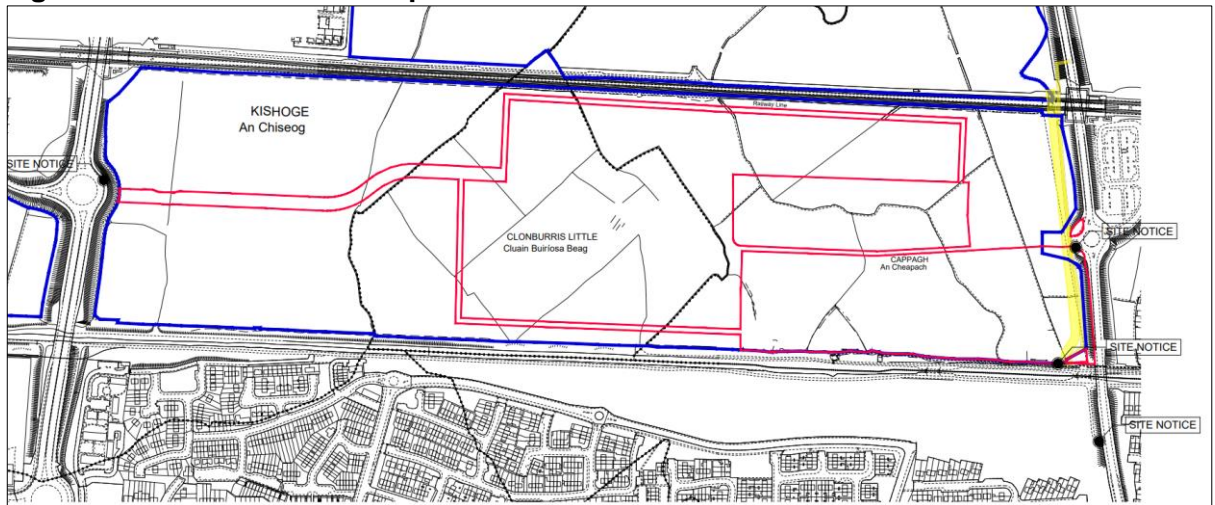


3.0 SITE LOCATION

3.1 Site Location

- 3.1 The subject site is located in the south-eastern section of Clonburris SDZ (Strategic Development Zone) and forms a section of the Clonburris Character Area within the Clonburris SDZ. The Clonburris SDZ Planning Scheme comprises 280 hectares and is located to the west of Dublin City Centre and the M50 - within the triangle between Lucan, Clondalkin and Liffey Valley.
- 3.2 The subject site is located in the south-western section of the SDZ lands, within development areas CSWS-3 and CSWS-4 as defined within the Clonburris SDZ Planning Scheme.

Figure 3.1 – Site Location Map

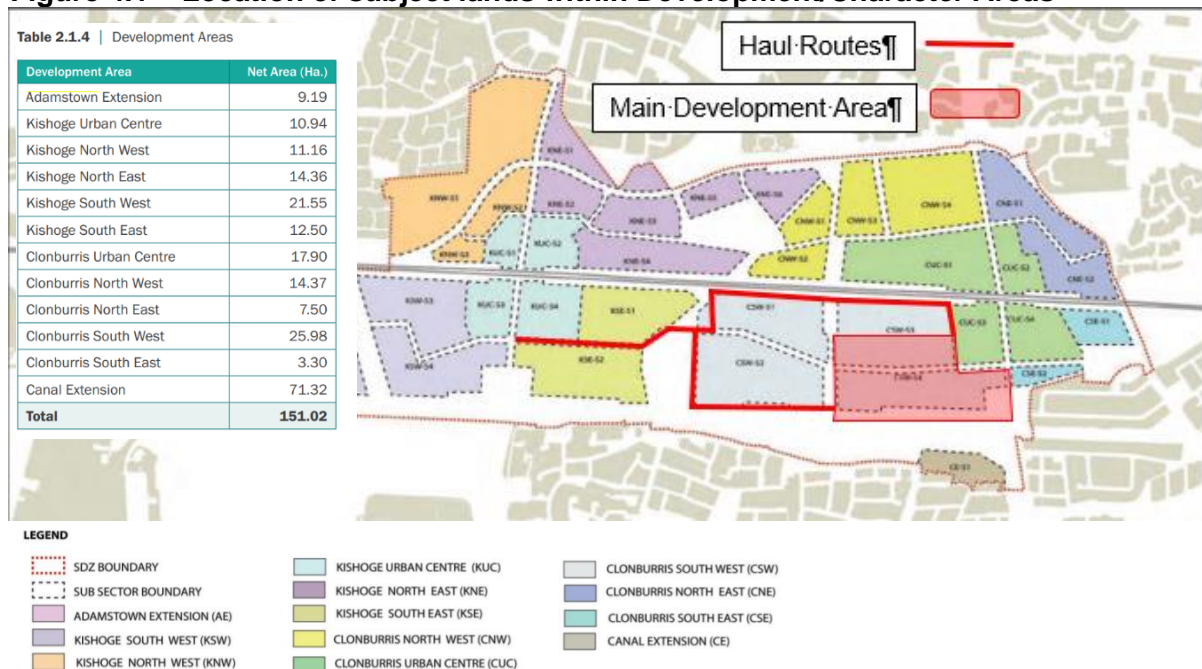


- 3.3 The subject lands comprise an undeveloped, greenfield site of c. 17.1 hectares and is situated to the north of the Grand Canal and to the west of the Fonthill Road (R113). The site is located approximately 200m from Clondalkin Train Station, 500m from Banougue Neighbourhood centre and c. 1km from Clondalkin Centre. There is a vehicle access point to the site from Fonthill Road which is currently unused.
- 3.4 It is noted there is a Gas Networks Ireland high pressure pipe/wayleave located along the eastern boundary of the SDZ lands which is a significant constraint on the eastern side of the site and in particular the location of the internal blocks fronting onto the Fonthill Road.

4.0 DEVELOPMENT DESCRIPTION

- 4.1 The proposed development is located within Clonburris South West Development Area and relates to sectors CSW-3 (partial) and CSW-4.

Figure 4.1 – Location of subject lands within Development/Character Areas



4.1 Demolition

- 4.2 There is no demolition of habitable or any other structures relating to the proposed development.

4.2 Summary

- 4.3 The overall mix across the 2 no. Development Areas is as follows:

Table 4.1 – Overall Dwelling Mix

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Overall
Houses		8	153	12	173
Duplex Apartments/Apartments		74	74		148
Apartments	108	135	5		248
Overall Mix	108	217	232	12	569
	18.9%	38.1%	40.7%	2.1%	

Source: MCORM Architects Schedule of Areas

- 4.4 A wide variety of dwelling typologies are included in the proposal, including 2 storey houses, duplex apartments and apartments.
- 4.5 In addition to the above it is proposed to provide a creche of c. 547 sq. m along with an innovation hub of c. 626 sq. m., located centrally within Development Area CSW-S4.

- 4.6 Across the 2 no. Development Areas, it is proposed to provide some 4.1 hectares of public open space in a series of well-distributed large-scale parks. It is also proposed to provide communal open spaces of some 0.4 hectares.

4.3 Development Area CSW-S4

- 4.7 Within DA CSW-S4 it is proposed to provide 407 no. dwellings, comprising 172 no. apartments, 88 no. duplex units, and 147 no. houses all within a site of c. 9.75 hectares.

Table 4.2 – Overall Dwelling Mix – Development Area CSW-S4

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Overall
Houses		8	127	12	147
Duplex Apartments/Apartment s		44	44		88
Apartments	76	91	5		172
Overall Mix	76	143	176	12	407
	53.1%	35.1%	43.2%	2.9%	

Source: MCORM Architects Schedule of Areas

4.3.1 Houses

- 4.8 The houses are designed as two storey family dwellings, in semi-detached and terrace configurations. Individual plot layouts provide good separation to ensure privacy and minimise overlooking. The end-row and end terrace house types have been used to turn corners, with front doors and windows giving activity and passive supervision to the sides and avoiding large blank gables.
- 4.9 The house types are as follows:

Table 4.3 – House Types – Development Area CSW-S4

House Type		Height	No.
House Type F1	3 Bed - Mid Terrace	2 Storey	37
House Type F2	3 Bed - End Terrace	2 Storey	31
House Type F2s	3 Bed - Terrace Side Entry	2 Storey	11
House Type F3	3 Bed - Semi D	2 Storey	11
House Type F3s	3 Bed - Semi D Side Entry	2 Storey	1
House Type G1	3 Bed - Mid Terrace	2 Storey	8
House Type G2	3 Bed - End Terrace	2 Storey	8
House Type G3	3 Bed - Semi D	2 Storey	6
House Type H1	3 Bed - Mid Terrace	2 Storey	10
House Type H2	3 Bed - End Terrace	2 Storey	4
House Type J3	4 Bed - Semi D	2 Storey	6
House Type J3S	4 Bed - Side entry	2 Storey	6
House Type K1	2 Bed - Mid Terrace	2 Storey	8
Total			147

Source: MCORM Architects Schedule of Areas

- 4.10 The variety of house types provides for a wide choice to suit all potential occupiers and many household types, as well as permitting a very efficient site layout. The mix of house type in any one row creates visual interest and contribute to the specific character of the development, both overall and in each street.

Figure 4.2 – Open Space and Frontage along Southern Edge of Houses

4.3.2 Apartments CSW-S4

- 4.11 It is proposed to provide 172 no. apartments in Block 1 which is located in the eastern part of the Development Area; addressing the internal east-west street and the Fonthill Road to the east. The high pressure Gas Networks Ireland gas wayleave is located between the Fonthill Road and the proposed apartments.

Figure 4.3 – Apartments Entrance to Scheme

Source: 3D Design Bureau

Table 4.4 – Apartments – Development Area CSW-S4

Apartment Type		No.	Apartment Size
Type AP_1B	1 Bed (2 Person)	76	49.80
Type AP_2A	2 Bed (3 Person)	5	70.75
Type AP_2B	2 Bed (3 Person)	5	73.00
Type AP_2C	2 Bed (3 Person)	6	74.80
Type AP_2D	2 Bed (3 Person)	6	78.40
Type AP_2E	2 Bed (4 Person)	24	78.64
Type AP_2F	2 Bed (4 Person)	23	79.40
Type AP_2G	2 Bed (3 Person)	6	74.80
Type AP_2H	2 Bed (4 Person)	5	81.45
Type AP_2J	2 Bed (4 Person)	6	82.15
Type AP_2L	2 Bed (4 Person)	5	86.40
Type AP_3A	3 Bed (5 Person)	5	105.20
		172	

Source: MCORM Architects Schedule of Areas

- 4.12 The apartment blocks are set out in 2 no. buildings of 6 storeys in height with communal open space, with a southerly aspect of c. 1,698 sq. m located centrally, framed to the north east and west by the apartments.

Figure 4.4 – Apartment Block 1 – CSW-S4

- 4.13 Surface car parking is provided to the south and to the west along with a bike/bin store along the southern part of the communal open space. In addition there are extensive

areas of open space located to the east, and further to the south which will link to the wider east-west Grand Canal Park. The open space along the eastern boundary will link ultimately to the north to a future landscaped area (as part of Phase 1B) to the north.

4.3.3 Duplex Apartment Buildings

- 4.14 Within Development Area CSW-S4, it is proposed to provide 88 no. duplex units (44 no. 2 bedroom units and 44 no. 3 bedroom units) in 10 no. 3 storey buildings, which will front onto the permitted Clonburris Southern Link Street.

Figure 4.5 –Duplex Elevation fronting onto Internal East West Street



Source: 3D Design Bureau

4.3.4 Communal Open Space

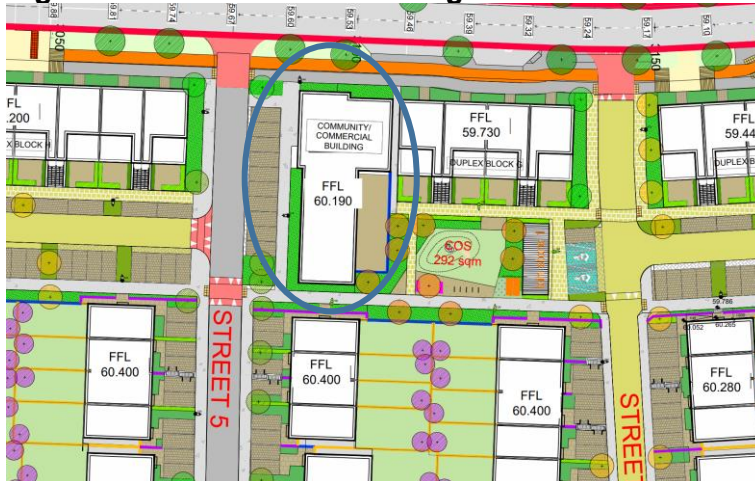
- 4.15 Communal open space is provided within the Development Area consisting of 1,398 sq. m, comprising 1,698 sq.m for the apartments, and 840 sq. m for the duplex units.

4.3.5 Car Parking and Bicycle Provision

- 4.16 It is proposed to provide 484 no. car parking spaces (265 for the apartments/duplex units) and 2199 no. spaces for the houses. It is proposed to provide 386 no. cycle spaces (for the duplex units and apartments) and 30 visitor spaces for Development Area CSW-S4 (416 no. provided).

4.3.6 Local Node

- 4.17 It is proposed to provide a two storey creche of c. 547 sq. m along with an external play area, within the local node building, which is located centrally within the CSW-S4 Development Area. The local node building also includes commercial space of c. 626 sq. m comprising an innovation hub office space in an overall building of part 3/part 4 storeys.

Figure 4.6 – Local Node Building Location**Figure 4.7 – Local Node Building Elevation**

4.4 Development Area CSW-S3

- 4.18 The proposed development includes the southern portion of the Development Area CSW-S3 which is located to the north of the permitted Clonburris Southern Link Street and includes 2 no. 4 storey apartment buildings, 6 no. 3 storey duplex buildings and 2 storey houses. The duplex buildings front onto the Clonburris Southern Link Street which in turn are bookended by the 2 no. apartment buildings. To the west of the proposal, is a substantial local park which includes a MUGA. In addition, communal open space areas are provided close to the apartments and duplex apartments.

Figure 4.8 – Development Area CSW-S3

- 4.19 Within DA CSW-S3 it is proposed to provide 162 no. dwellings, comprising 76 no. apartments, 60 no. duplex units, and 26 no. houses all within a site of c. 4.37 hectares.

Table 4.5 – Overall Dwelling Mix – Development Area CSW-S3

	1 bedroom	2 bedroom	3 bedroom	Overall
Houses			26	26
Duplex Apartments/Apartments		30	30	60
Apartments	32	44		76
Overall Mix	32	74	56	162
	19.6%	45.7%	34.6%	

Source: MCORM Architects Schedule of Areas

Table 4.6 – House Types – Development Area CSW-S3

House Type		Height	No.
House Type C3	3 Bed - Semi Detached	2 Storey	4
House Type F1	3 Bed - Mid Terrace	2 Storey	10
House Type F2	3 Bed - End Terrace	2 Storey	8
House Type G3	3 Bed - Semi Detached	2 Storey	4
			26

4.4.1 Apartments CSW-S3

- 4.20 It is proposed to provide 76 no. apartments (32 no. 1 bedroom apartments) and 44 no. 2 bedroom apartments in 2 no. 4 storey apartment buildings.

4.4.2 Duplex Buildings

- 4.21 The duplex buildings are located primarily along the southern edge of DA CWSS3 along the Clonburris Southern Link Street and along the eastern and western sides of the development cell.

4.4.3 Communal Open Space

4.22 Communal open space is provided within the Development Area consisting of 1,398 sq. m, comprising 930 sq.m for the Duplex buildings, and 234 sq. m for Block 2 and 234 sq. m for Block 3.

4.4.4 Car Parking and Bicycle Provision

4.23 It is proposed to provide 143 no. car parking spaces for the apartments/duplex units and 39 no. spaces for the houses (172 no. provided). It is proposed to provide 206 no. cycle spaces (for the duplex units and apartments) and 20 visitor spaces for Development Area CSW-S3 (226 no. provided).

4.5 Refuse Storage

4.24 Waste storage is provided for the individual Development Areas by the provision of separate single storey bin stores. The refuse stores provide adequate storage space to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste.

4.6 Internal Road Layout & DMURS

4.25 The subject site's internal road layout has been designed with a number of junctions and a meandering alignment through the development to promote traffic calming and discourage "rat running" through the development. The proposed road hierarchy and typologies are generally consistent with those set out in section 2.2.4 of Clonburris SDZ. The proposed Local streets will be 5.5m wide with a 2m wide footpath on the side of residential units. Intimate Scale/Home-Zone Streets are 4.8m wide with a 1.5m vulnerable user / service strip on each side. This design allows enough room for perpendicular parking, accommodates utility infrastructure utilities while creating a safe shared use area for all road users. The development's internal layout has been designed with speed reduction bends to provide traffic calming together with a combination of road vertical and horizontal deflections to reduce speeds.

4.26 Flat top table ramps have been provided at strategic locations to calm traffic at junctions in particular at Homezone /vehicular interfaces. Design speed limits of 30km/hr are applied throughout the development as per Design Manual for Urban Roads and Streets (DMURS). It is intended that the roads and footpaths of the proposed development are designed to accommodate pedestrian and cycle links to future infrastructure to be constructed as part of the overall Clonburris SDZ. There are number of vehicular and pedestrian/cycle bridges proposed within the SDZ boundary. It is intended that the road, pedestrian and cycle infrastructure of the proposed development will be extended in the future to provide links to these locations.

4.27 The proposed development's road layout will comprise the following;

- Local Streets – typically 5m to 5.5m wide carriageway with 2m footways and intermittent 2.4m wide private parking bays. Where required to accommodate perpendicular parking either the parking bay width has been increased or the road width increased.
- Intimate Scale / Home-Zone Streets – 4.8m wide home zone with 1.5m vulnerable user strip each side. Road surfaces are to be in a different colour contrast and texture to Local Streets. Vulnerable user strips will be concrete with an exposed aggregate finish.

- 4.28 Maximum road corner radii of 4.5m are provided within the local streets, with the exception of certain turning heads which have corner radii 6m to accommodate refuse vehicles, and 6m on the main access road as per DMURS and the requirements of South Dublin County Council.

4.7 Access, Parking and Temporary Haul Routes

- 4.29 The future Clonburris Southern Link Street (CSLS) bisects the proposed development. North of the CSLS the site is within sub sector CSW-S3 while the south is within sub sector CSW-S4 of the Clonburris South West Development Area. The Clonburris South Link Street which links the R113 to the R136 will provide access to the subject site. The Fonthill Road is located to the east of the proposed development.
- 4.30 The proposed development will be accessed from the Clonburris Southern Link Street (CSLS) which has been granted permission in August 2021 under planning reference SDZ20A/0021. The CSLS includes minor priority-controlled junctions along the street alignment to provide access to future development cells within the Clonburris SDZ including the subject site. The subject site's internal road layout has been designed with a number of junctions and a meandering alignment through the development to promote traffic calming and discourage "rat running" through the development.

4.7.1 Car Parking and Bicycle Parking

- 4.31 It is proposed to provide 656 no. car parking spaces comprising 172 no. car parking spaces within CSW-S3 and 484 no. car parking spaces in CSW-S4.
- 4.32 The development includes provision for secure cycle storage. The apartment/duplex blocks will have access to bike stores and the provision is outlined below:

Table 4.7 – Overall Bicycle Provision

	Bicycle Provision
Apartments	358
Duplex units	234
Houses	-
Visitor	80
	672

Source: MCORM Architects Schedule of Areas

4.7.2 Temporary Haul Routes

- 4.33 2 no. temporary haul routes are being proposed to provide access to the subject site. Portions of the haul route coincide with the permitted Clonburris Southern Link Street (CSLS) to be constructed as part of the Clonburris Joint Infrastructure Works (JIW) under planning permission SDZ20A/0021. The proposed haul routes being proposed will be approximately 6.0m wide. These will consist of a temporary road build up as shown on drawing 162119-DBFL-RD-SP-DRC-5203. Generally, the haul routes follow the route of proposed local streets as set out in the overall SDZ. All construction materials, debris, temporary hardstands involved in the construction of these roads will be removed off-site on completion of the works or else will be incorporated as capping material into the future local street network (subject to planning permission).

4.8 Landscaping

4.8.1 Landscape Design Strategy

- 4.34 The Landscape Design Statement prepared by Murray Associates sets out the Landscaping Strategy for the subject lands.

Figure 4.9 – Landscape Strategy



- 4.35 The design intent is to create a high quality and appropriate landscape for future residents, which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution. A restrained palette of materials will also be used to integrate the proposed architectural forms and materials within the landscape. There are two main open spaces identified within the Phase 1 Lands. The Local Park (1.56ha) and a portion of the wider Grand Canal Park (2.85ha), totalling 4.41 Hectares. Out of a net developable area of 14.12 ha, this accounts for 31% public Open Space within the development.
- 4.36 Regarding the Communal Amenity Space there is a requirement over the whole site (as per Design Standards for New Apts (2020) of 2,570sqm. Space provided totals 3,936 sqm over the entire site, with appropriate locations adjacent to the respective duplexes and apartments. This accounts for a 53% increase on the required area. This mosaic of open spaces gives every resident easy and convenient access to recreational amenity and allows distinct landscape treatments and elements to be applied to different spaces. This aids way-finding and contributes towards giving areas within the development a recognisable character.

4.8.2 Local Park CSW-S3

- 4.37 Located within the CSW-S3 sector, the Local Park provides amenities at neighbourhood level, complimenting the amenity provision within future strategic parks (Griffen Valley Park, Na Cluanite and parts of Grand Canal Park). As set out in the SDZ planning Scheme (Table 2.10.2) a variety of elements have been included within the space. A Multi-Use Games Area is positioned to the north-east of the open space to take advantage of the slope in this area for a natural grassed amphitheatre-type setting. The park allow acts as a detention basin to cater for the 1:100 year stormwater runoff, with a further attenuation facility below the grassed area. The grassed area is accessed by accessible ramps to allow for universal access. The park is enclosed with

shelterbelts of native woodland planting. These give shelter from the surrounding roadways while also providing enough visibility through to the park for good passive observation

Figure 4.10 – Local Park CSW-S3



Source Murray Associates

4.8.3 Grand Canal Park

- 4.38 The open space to the south of the proposed site is part of the Grand Canal Park, a large linear open space that runs along the entire southern portion of the SDZ lands, linking in at certain points with the SDZ landscape network via the Griffeen Valley Park and the Na Cluainte Park. The entire SDZ Grand Canal Park encompasses both sides of the canal and contains significant ecological and biodiverse landscape elements, particularly to the northern bank of the Grand Canal.
- 4.39 The canal is covered by a Proposed Natural Heritage Area (pNHA) designation, with no significant development within 50 metres of the pNHA boundary. As such, the proposed landscape layout takes the retention of this strategic ecological corridor as of prime importance within the park design, and is designed to ensure that future expansion of the park to the west is easily achieved, with the linear landscape structure of the existing vegetation to the northern banks being retained and enhanced with additional native planting where needed. While the existing vegetation to the northern bank is retained, there is also additional planting of native woodland, native meadows, native hedgerows and native trees within the open space, with the intention of enhancing and increasing the ecological diversity along this important strategic green infrastructure corridor

Figure 4.11 – Grand Canal Park

Source: 3D Design Bureau

Figure 4.12 – Grand Canal Park

Source Murray Associates

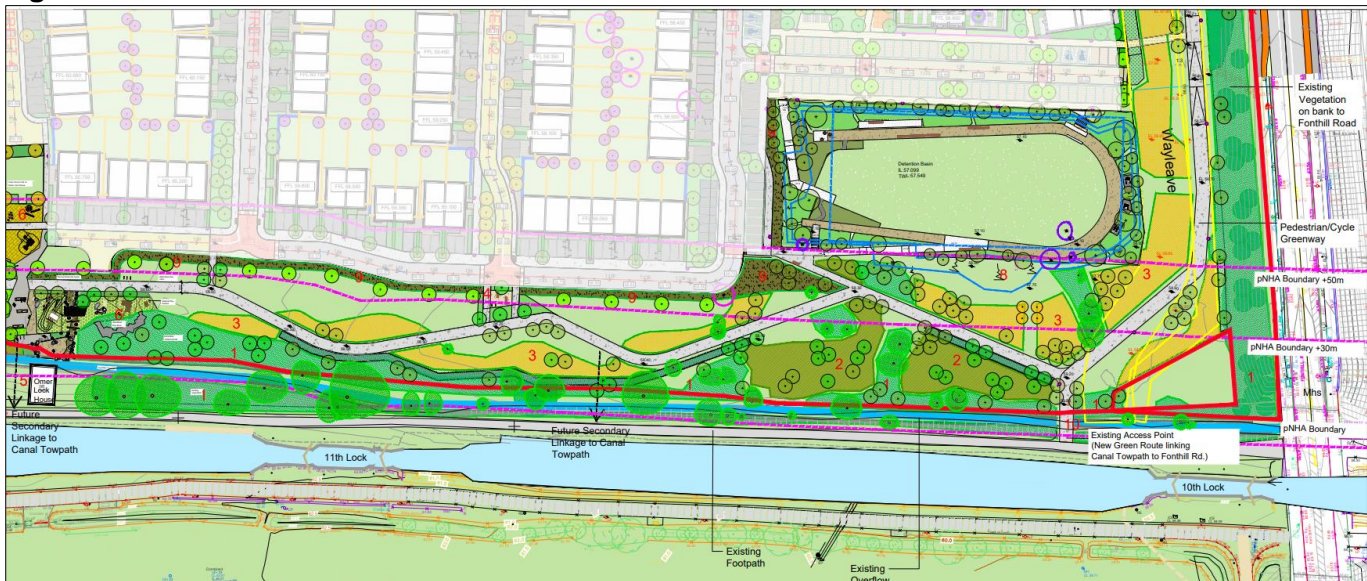
- 4.40 A single wide path catering for pedestrians and cyclists weaves through the space from east to west, off which various spaces and routes open up. The path links together grassed kickabout spaces, native meadows, woodland spaces, a large natural play area, seating spaces and allows for further connection to the west. A proposed further link utilising the existing crossing over the overflow stream from the existing canal towpath northwards towards the Fonthill Road gives additional pedestrian/cycle connectivity. There is also opportunity to link the development with the canal at certain points, to future detailed design and agreement with the relevant authorities.
- 4.41 There is a large neighbourhood play area to the north within the Local Park and a large neighbourhood play area to the south, within the Canal Park. Within the Local Park there is a multi-use games area, a natural & formal play space, and large open kickabout area. Younger children are also catered for within this space. The neighbourhood play space within the Canal Park incorporates natural and formal elements and also caters for younger children. This space also incorporates a sensory woodland garden area, and there is scope to include play areas closer to the overflow stream, that allows for water and sand play spaces. Local Play spaces within the development include smaller intimate play spaces for local use by adjacent residents within the communal amenity spaces. Young children, up to six years of age, are catered for in these spaces

Figure 4.13 – Parks & Play Areas



Source Murray Associates

Figure 4.14 – Grand Canal Park Eastern Portion



Source Murray Associates

Figure 4.15 – Grand Canal Park Western Portion



Figure 4.16 – Omar House Play Area



Source Murray Associates

4.8.4 Communal Open Space

4.42 With reference to Appendix 1 of the Apartment Guidelines, communal open space the proposed development would require a communal open space provision of 2,714 sq. m. The communal open space provided of c. 3,936 sq. m is substantially above the requirements.

Table 4.8 – Communal Open Space Requirement

Communal Open Space	Requirement	No. of Units	Requirement	Provided
Overall Development				
1 bed	5 sq.m.	108	540	
2 bed	7 sq.m.	209	1,463	
3 bed	9 sq.m.	79	711	
		396	2,714 sq. m	3,936 sq. m
Development Area CSW-S4				
1 bed	5 sq.m.	76	380	
2 bed	7 sq.m.	135	945	
3 bed	9 sq.m.	49	441	
		260	1,766 sq. m	2,538 sq. m
Development Area CSW-S3				
1 bed	5 sq.m.	32	160	
2 bed	7 sq.m.	74	518	
3 bed	9 sq.m.	30	270	
		136	948 sq. m	1,398 sq. m

4.8.5 Planting Strategy

- 4.43 The various open spaces and public realm areas will have a defined appearance by the use of different varieties of trees and planting within certain character areas. This reinforces the architectural placemaking and aids wayfinding within the development. In order to minimise the need for mowing, extensive lawn areas are avoided where possible; meadow areas or wilder, natural open space areas are included in their place. Where mown areas are required they should cater for informal play. Native trees and shrub species are predominantly used throughout the areas where possible, and suited to the micro-climatic conditions. Where native species are not proposed, planting should have reference to the All-Ireland Pollinator Plan. Ornamental shrubs, perennials and hedging are proposed adjacent to seating areas and entrances to add interest in these intensively used spaces. This intensification of planting can also be proposed around other thresholds and pedestrian nodes, and can aid wayfinding. These public realm planting mixes are to be selected for vigour and once established should require minimal maintenance.
- 4.44 While there are 84no. trees to be removed (51no. due to construction, 34no. due to poor condition), including all bare-root woodland areas, in total there will be approximately 7,426 new trees planted with the development and the open spaces. Within this, there are 1,842 standard trees proposed. Of this, 40no. trees are on-curtilage to the street, with 172no. in rear gardens. This accounts for 16% of the total trees planted. Additionally, within the open spaces here will be 5,260 sqm of native woodland and 5,770 sqm of native meadow planting. Also included is 510 linear metres of native hedgerow planting (1305m removed due to construction). Also within the development area there will be approximately 11,505sqm of shrub and perennial planting. Where native planting is not specified, specific attention will be paid to species specified with the All-Ireland Pollinator Plan. This additional planting associated with the proposed development will greatly enhance the existing habitat and landscape potential of the lands, leading to a strongly positive impact on the landscape in the medium to long term.

4.9 Services

4.45 The proposed site will benefit from trunk infrastructure proposed as part of the Clonburris Infrastructure Development for which planning has been granted in August 2021 under planning reference SDZ20A/0021. The CSLS includes trunk road, drainage, watermain and utility infrastructure to serve the Clonburris Strategic Development Zone lands to the south of the Kildare/Cork Railway Line which includes the subject site.

4.9.1 Surface Water Drainage and Attenuation

4.46 DBFL Consulting Engineers have undertaken a "Surface Water Management Plan" (SWMP) for the overall Clonburris Strategic Development Zone (SDZ). The SWMP for the SDZ been submitted to SDCC and agreed with SDCC. The SWMP outlines the surface water strategy for the overall SDZ lands and the requirements for each individual site within the SDZ which includes the subject site. The SWMP includes the strategy for attenuation design, SUDS features, run off rates and trunk infrastructure layout. The subject site has been designed in accordance the strategy agreed upon in the SWMP.

4.47 The proposed site will benefit from trunk surface water infrastructure proposed as part of the Clonburris Infrastructure Development for which planning was granted under reference SDZ20A/0021. The planning application included trunk surface water sewers and regional attenuation to serve the subject site, this strategic infrastructure aligns with the SWMP proposals and allows for a treatment train of Suds measures within individual sites and within the regional features.

4.48 It is intended that the stormwater run-off generated from the proposed development will be collected in a new gravity sewer and discharged to the regional attenuation systems constructed as part of the JIW. The subject site spans across two separate catchments within the SWMP.

4.49 In accordance with the GDSDS it is proposed to use Sustainable Urban Drainage systems (SUDS) for managing storm-water for the proposed development. The aim of the SUDS strategy for the site will be to:

- Attenuate storm-water runoff.
- Reduce storm-water runoff.
- Reduce pollution impact.
- Replicate the natural characteristics of rainfall runoff for the site.
- Recharge the groundwater profile

4.50 The proposed layout of the drainage and SUDS is detailed on drawings 162119-DBFLCS-SP-DR-C-1301 to 1304.

4.51 The attenuation systems for the CSLS have been approved under planning reference SDZ20A/0021.

4.52 Minor amendments to the plan footprints permitted under SDZ20A/0021 are proposed as part of the current application however the overall general arrangement, levels and attenuation volumes are to be maintained as per the permitted application.

4.9.2 Foul Sewer

- 4.53 The existing site is predominantly greenfield and therefore has no foul loading at present. The planning application SDZ20A/0021 includes the trunk foul sewers which the subject site will connect into. The subject sites foul layout will be designed to connect into the trunk foul sewers.
- 4.54 The overall SDZ lands are relatively flat therefore the pumping of wastewater is required. It is proposed that the wastewater generated from the new houses and apartments for this application will be collected by new gravity sewers that discharges to the trunk sewer within the new Link Road. This in turn discharges to a future Irish Water pumping station (Pumping Station #1 as shown in Figure 4.2) adjacent to the R113 Fonthill Road. This future pumping station and its rising main connection to the existing 9B trunk sewer on Fonthill Road is being delivered by Irish Water as part of the Irish Water Clonburris Local Infrastructure Housing Activation Fund (LIHAF) Scheme. The pump station is currently at planning application stage with SDCC under planning reference SDZ21A/0006.
- 4.55 This application comprises 569 residential units, 540m² of creche/employment area with 623m² of community/civic space above. The development will discharge to Pumping Station 1. The estimated average daily load from the development is 236m³.

4.9.3 Water Supply

- 4.56 The proposed site will benefit from trunk watermain infrastructure proposed as part of the Clonburris Infrastructure Development for which was granted permission under planning reference SDZ20A/0021. The planning application includes a 400mm diameter watermain running along the Proposed CSLS at the north of the subject site.
- 4.57 The subject section of the site will connect into the CLSL trunk watermain infrastructure at two locations creating a two separate 150mm watermain loops serving the north and south sections of the site. The 150mm loops within the subject site will then feed smaller 100mm distribution watermains.
- 4.58 The connection to the public water main will include a metered connection with sluice valve arrangement in accordance with the requirements of Irish Water. Individual houses will have their own connections to the distribution main via service connections and boundary boxes. Individual service boundary boxes will be of the type to suit Irish Water and to facilitate domestic meter installation. Hydrants are provided for fire-fighting at locations to ensure that each dwelling is within the required Building Regulations distance of a hydrant.
- 4.59 The average daily demand (litres per day) is estimated at 244,664 litres or 244.6 m³.
- 4.60 The development's proposed water-main distribution system is shown on drawings 162119-DBFL-WM-SP-DR-C-1351,1352, 1353 & 1354.

5.0 PRE-PLANNING CONSULTATION

- 5.1 The application has been the subject of 3 no. formal pre-application consultation meeting with representatives of the Planning Department of South Dublin County Council prior to lodgement of the application under Reg Ref: PP108/20 on the 17th of November 2020, PPSDZC01/21 on the 30th of March 2021 and the 30th July 2021.

6.0 STRATEGIC PLANNING CONTEXT

- 6.1 The application site is located within the boundary of the Clonburris Planning Scheme 2019. The Planning Scheme as adopted is in accordance with strategic planning policy and guidelines and it follows that any planning application which is compliance with the Clonburris Planning Scheme, is in compliance with strategic planning policy and guidelines.

- 6.2 With reference to the National Planning Framework (NPF), the NPF seeks to influence the location of new housing development and future population growth, and targets the location of 40% of new housing development within and close to the existing ‘footprint’ of built up areas over the lifetime of the framework.

- 6.3 The NPF recognises the strategic importance of progressing development at Clonburris. One of the key growth enablers for Dublin is set out as follows:

“Progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors, such as Adamstown, Cherrywood, Clonburris and Clongriffin.”

- 6.4 In summary, the NPF supports the provision for planned growth at locations which are equipped to sustain such development. The NPF favours compact development within urban areas and provides that where the expansion of settlements takes place it should be delivered in a sustainable, compact manner. The proposed development constitutes an efficient use of lands which are zoned for residential development within a Strategic Development Zone.

- 6.5 The Regional Spatial and Economic Strategy is a strategic plan and investment framework to shape the future development of the eastern regional to 2031 and beyond. The Eastern and Midland Regional assembly (EMRA) was established in 2015 as part of the regional tier of governance in Ireland.

- 6.6 The RSES document incorporates a Dublin Metropolitan Area Strategic Plan (MASP). The subject site at Clonburris falls within the Metropolitan area to which the MASP pertains. The MASP recognises the import of the goals set down in the NPF to “*achieve compact growth with 50% of housing to be provided within or contiguous to the built-up area of Dublin City and suburbs*”. On this basis, the MASP identifies strategic residential and employment corridors, which are located along key public transport corridors (both existing and planned). The importance of Clonburris SDZ is expressly noted in this context.

- 6.7 Clonburris is identified on the South-West strategic corridor within the MASP, and the consolidation of development along this corridor is an objective of the RSES. The South-West corridor is identified as having an additional population capacity in the short term of 45,000, with a further 21,000 in the medium term. In this regard, Table 5.1 of the MASP states that the following will be supported on this strategic corridor:

“Continued development of Adamstown SDZ and the phased development of Clonburris located strategically between the west Dublin suburbs of Lucan and Clondalkin.”

6.8 The proposed development provides for the appropriate development of the Clonburris SDZ, with the commencement of phased residential development which accords with the principles of the RSES at a regional level, and the provisions of the Clonburris SDZ Planning Scheme at a local level.

6.9 While the Planning Scheme references the Apartment Guidelines 2015, it also notes that the design of apartments shall also accord with any superseding guidelines in relation to mix, apartment types, etc. Having regard to this, Section 8 this report also details compliance with the Apartment Guidelines 2020.

7.0 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN, 2016-2022

7.1 The application site is designated to be part of the Clonburris Strategic Development Zone. Section 169(9) of the Planning and Development Act 2000 (as amended) states:

(9) A planning scheme made under this section shall be deemed to form part of any development plan in force in the area of the scheme until the scheme is revoked, and any contrary provisions of the development plan shall be superseded.

7.2 Having regard to the above, the Clonburris Planning Scheme 2019 is the principal planning document in relation to the subject lands and is deemed to form part of the South Dublin County Development Plan. This report examines and assesses the proposed development's compliance with the adopted Clonburris Planning Scheme 2019.

7.3 The following is noted in relation to Clonburris:

“CS2 Objective 1: To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.”

CORE STRATEGY (CS) Policy 7 Strategic Development Zones It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.

CS7 Objective 1: To support the delivery of sufficient public transport and road capacity to facilitate sustainable new development in Strategic Development Zones

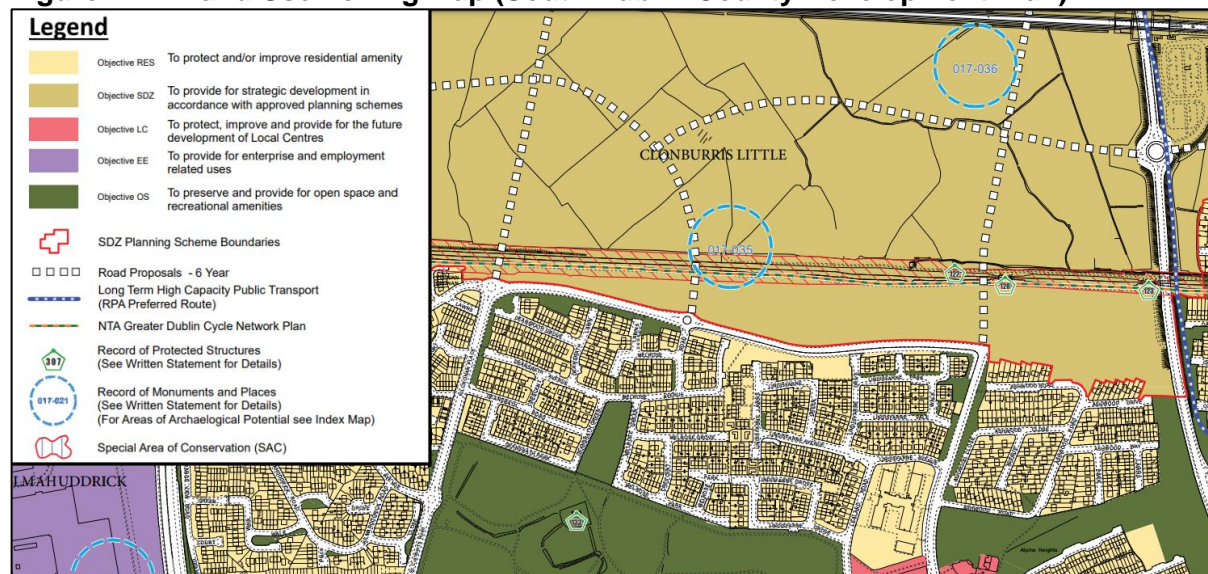
7.4 Section 1.8.0 notes that the Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas stating that *the SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.*

7.5 Section 2.2 of the County Plan states that the Strategic growth nodes at Adamstown and Clonburris SDZs are also priority development areas.

7.1.1 Land Use Zoning

- 7.6 The subject site is zoned objective 'To provide for strategic development in accordance with approved planning schemes'. Accordingly, the Clonburris SDZ Planning Scheme contains the relevant development management standards pertaining to the site.

Figure 7.1 – Land Use Zoning Map (South Dublin County Development Plan)



Map 4 Extract

7.1.2 Grand Canal

- 7.7 With reference to the Grand Canal, ET6 Objective 1: the CDP seeks:

“To support and facilitate the development of an integrated network of Greenways and Trails, including blueways/water trails, along suitable corridors, including the River Liffey, Dublin Mountains Way, Grand Canal, River Dodder and Slade Valley.”

- 7.8 South Dublin County Council worked in close consultation with the NTA to develop a County-wide cycling network, which is incorporated into the National Transport Authority's Greater Dublin Area Strategic Cycle Network. Green routes include along the Grand Canal (Grand Canal Greenway).

- 7.9 The CDP seeks:

HCL11 Objective 1: To protect and enhance the important biodiversity resource offered by the Grand Canal

HCL11 Objective 2: To facilitate the development of the Grand Canal as a recreational route for walking, cycling, nature study and water based activities including fishing, canal boating, rowing and canoeing/kayaking, subject to appropriate environmental safeguards and assessments.

HCL11 Objective 3: To ensure that development along or adjacent to the Grand Canal contributes to the creation of an open and integrated network of walking and cycling routes that integrate with the Grand Canal Way Green Route.

HCL11 Objective 4: To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly

historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.

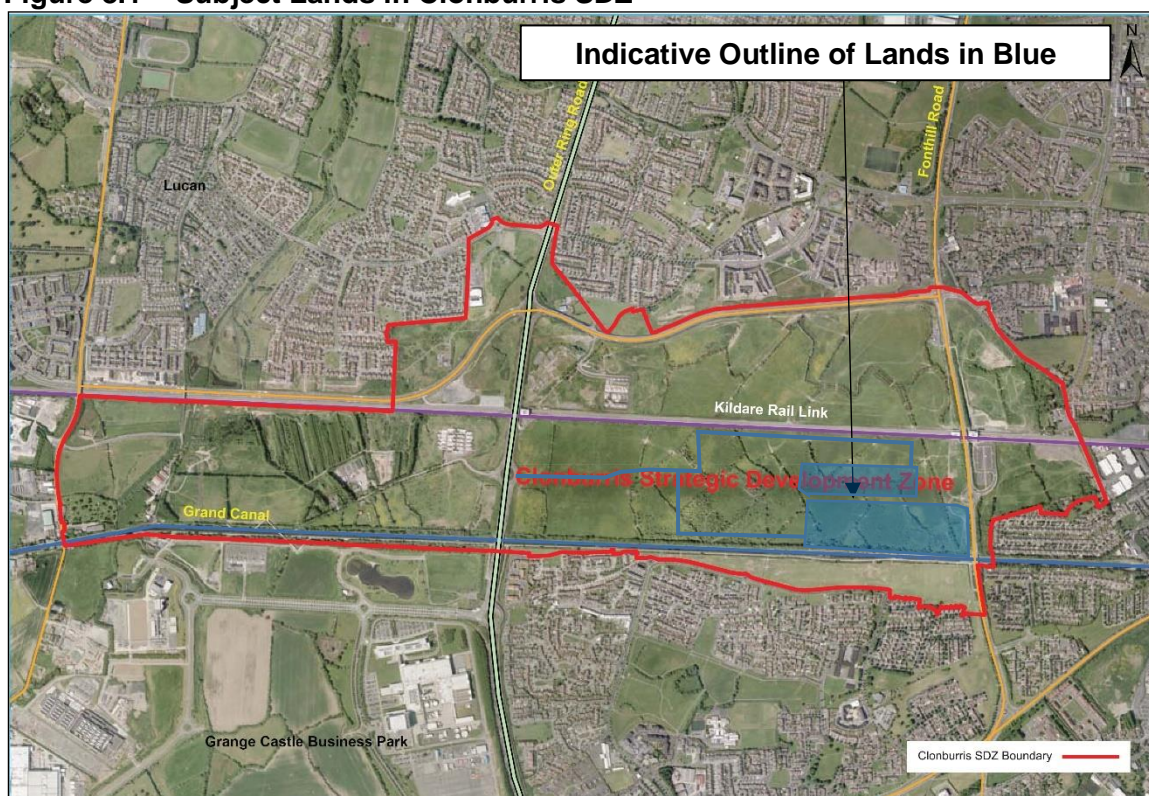
HCL11 Objective 5: To ensure that development along and adjacent to the Grand Canal protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes for an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species, biodiversity, and a fully functioning Green Infrastructure network.

8.0 COMPLIANCE WITH THE CLONBURRIS PLANNING SCHEME 2019

8.1 Introduction

- 8.1 The draft Clonburris Planning Scheme 2017 was published in September 2017 for public consultation. On the 1st of February 2018, the Elected members resolved to make the Planning Scheme for the Clonburris Strategic Development Zone subject to variations and modifications.

Figure 8.1 – Subject Lands in Clonburris SDZ



- 8.2 The making of the Planning Scheme was subject to a number of appeals to An Bord Pleanála and subsequently an Oral Hearing was held from Tuesday 22nd January 2019 to Thursday 24th January 2019. An Bord Pleanála approved the Planning Scheme subject to modifications by Order dated the 8th May 2019.¹

1

<http://www.clonburris.ie/documentation/clonburris%20sdz%20planning%20scheme%202019.pdf>

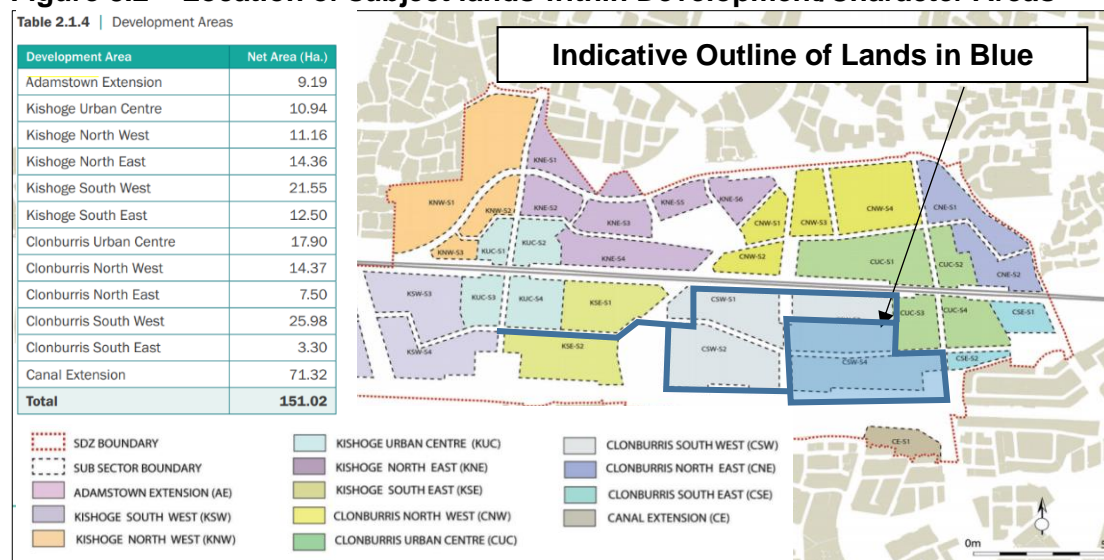
8.3 The Planning Scheme provides for the establishment of three Character Areas - Clonburris, Kishoge and Adamstown Extension. Clonburris and Kishoge will each focus around an urban centre established at the two points of highest accessibility within the SDZ lands, namely Clondalkin-Fonthill and Kishoge railway stations. Adamstown Extension will extend the community of Adamstown to the south-east and will be separated from Kishoge by parklands.

8.4 The development of the entire planning scheme is expected to deliver a target of 8,437 new residential units, a minimum of 7,300 sq.m gross community floor space, approximately 21,520 sq.m gross retail floorspace and between 30,000 and 40,000 sq.m employment floorspace. It is envisaged that the SDZ would support a population of approximately 21,000 people with approximately 2,400 jobs and 6,000 school places. The Scheme would also provide four primary and four post-primary schools.

8.2 Development Areas

8.5 The subject lands are situated within the Character and Development Area 3 Clonburris South West as outlined below:

Figure 8.2 – Location of subject lands within Development/Character Areas



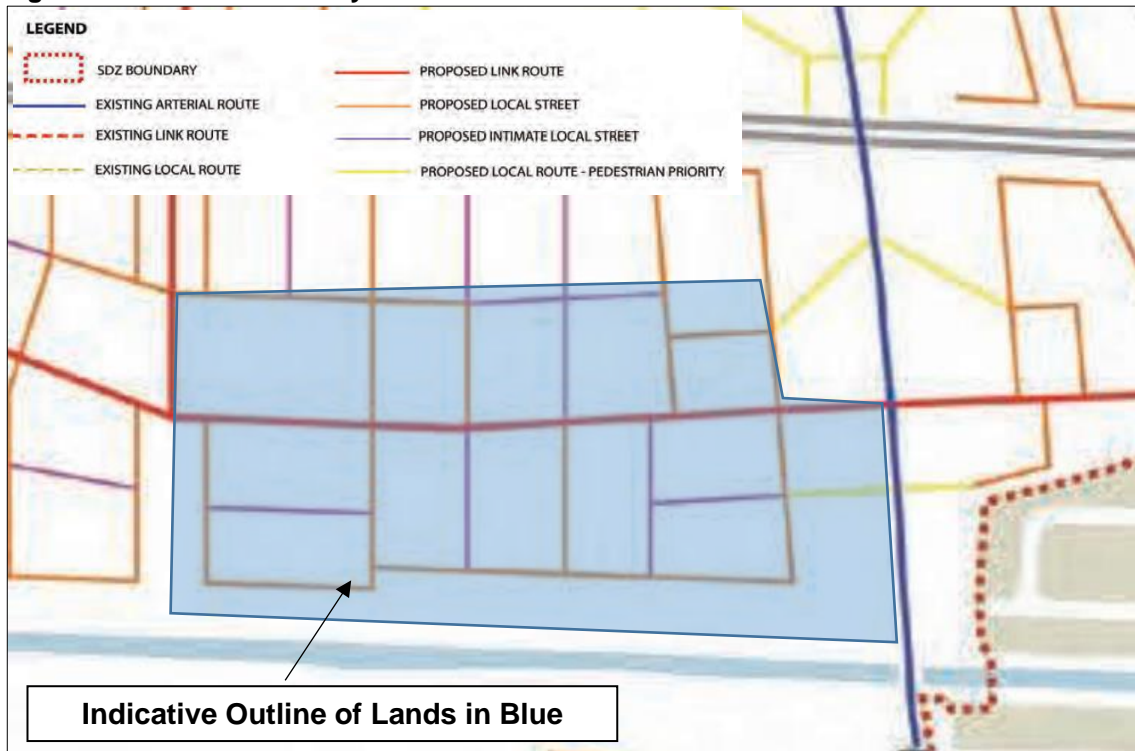
(approximate outline in blue)

8.3 Urban Grain, Building Lines and Street/Road Locations

8.6 Figure 2.4.2 of the Planning Scheme identifies 'Fine Urban Grain' locations in the Planning Scheme. This diagram also identifies fixed building lines, which largely front to main streets and also flexible inner lines between blocks. In locations located in areas identified for urban grain, there is a restriction of maximum building frontages of 10 metres in these locations.

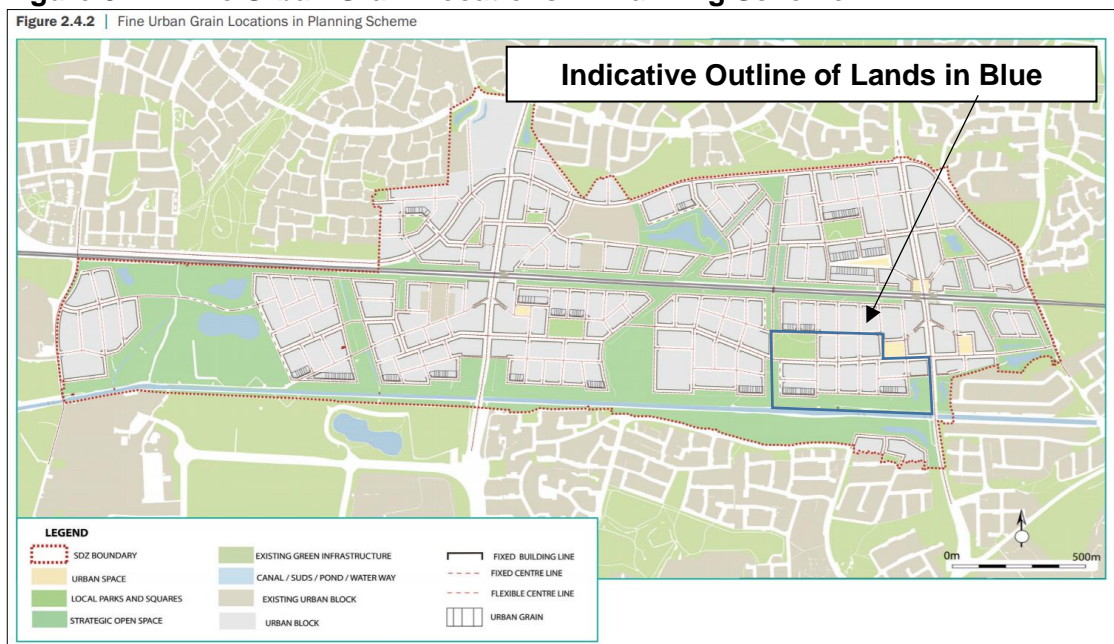
8.7 The principle of all designated streets under this Planning Scheme is fixed and the alignment of each street including its centre line (see Figure 2.8.5 in Section 2.8 – Building Centre Line & Urban Grain) are either fixed or flexible depending on typology. The planned street hierarchy for the SDZ lands is illustrated in Figure 2.2.1. The arterial streets and Link streets are fixed whereas the local streets are flexible.

Figure 8.3 – Street Hierarchy



- 8.8 It is noted the Planning Scheme outlines that some slight plot adjustment for each Sub Sector may be acceptable provided that this would not affect prescribed dwelling numbers/densities or non-residential floorspace for any Sub Sector; would not significantly affect the gross or net development area of any Sub Sector.
- 8.9 Within the fixed Arterial Route bounding the site to the east (Fonthill Road), there is a significant Gas Networks High Pressure wayleave, within which it is prohibited and not possible to place residential buildings.

Figure 8.4 – Fine Urban Grain Locations in Planning Scheme



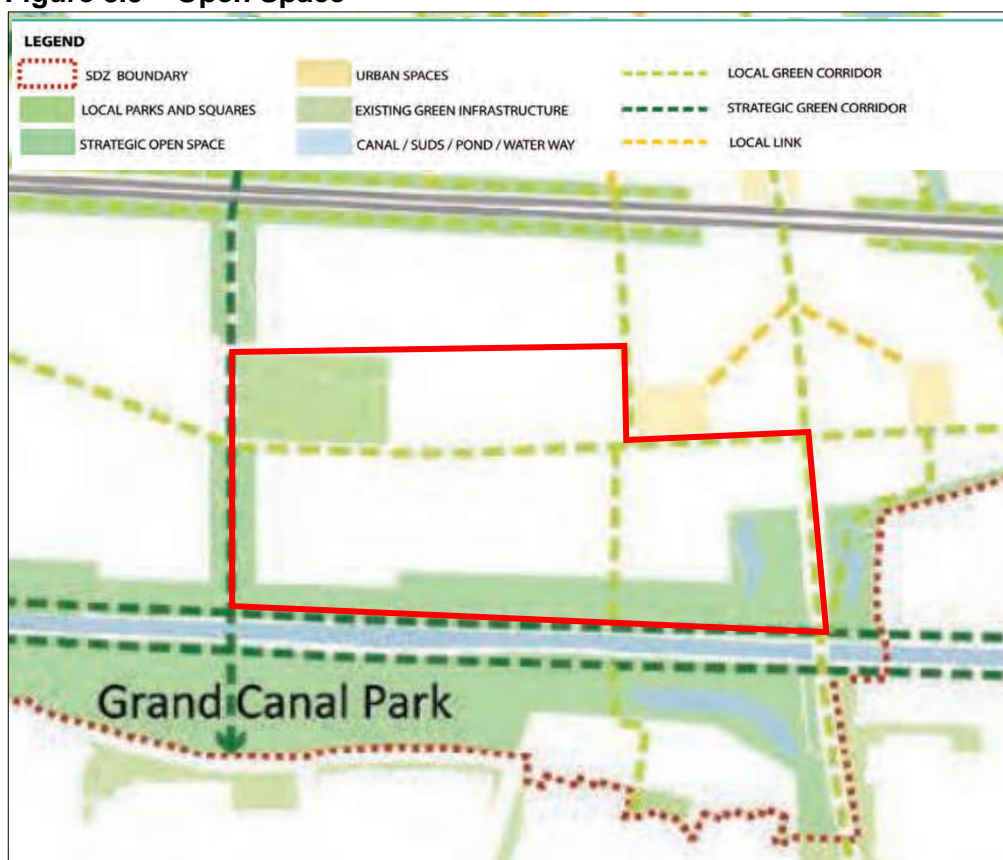
8.10 We refer the Planning Authority to the MCORM Design Statement included with the application which sets out how the proposed development complies with the Planning Scheme.

8.4 Landscaping, Public Open Space, Green Spaces

8.11 The key principles in relation to open space are:

- *Provide a hierarchy of high quality and multi-functional open spaces including, strategic spaces, local parks, urban spaces and strategic routes;*
- *To allow the movement network to connect to and through open spaces by providing safe, well-overlooked and accessible routes;*
- *To provide appropriate space for health and well-being, required to meet the recreational needs of the new population of Clonburris through the provision of adequate walking and cycling facilities and a diversity of green spaces for active and passive recreation;*
- *and Provide recreation facilities and open spaces that are capable of accommodating a range of community sport and recreation needs and use by the community at varying times including after school hours."*

Figure 8.5 – Open Space



Source: Figure 2.10.1

- 8.12 The main active outdoor recreation facilities will largely be accommodated in the three main parks on the SDZ lands: the extension to Griffeen Valley Park, Grand Canal Park and Na Cluainte Park.
- 8.13 The proposed development includes the eastern portion of the Grand Canal Park as it relates to the Clonburriss South West Development area.
- 8.14 The proposed development delivers the key structuring principles of the open space strategy through the inclusion of the east west Grand Canal Park, the open space located to the east of the proposed development (adjoining the Grand canal) as well as the local park in CSW-S3 in the north west of the subject lands. In addition the key pedestrian connections are provided and will integrate with future development areas to the north, east, south and west.

Figure 8.6 – Landscape Strategy



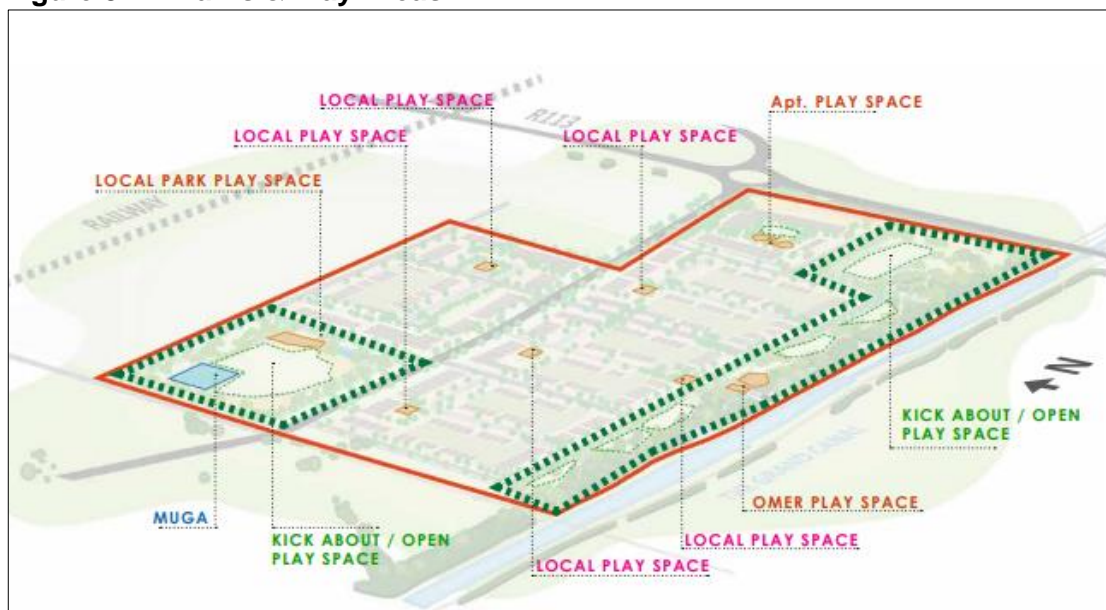
- 8.15 There are two main open spaces identified within the Phase 1 Lands. The Local Park (1.56ha) and a portion of the wider Grand Canal Park (2.85ha), totalling 4.41 Hectares. Out of a net developable area of 14.12 ha, this accounts for 31% public Open Space within the development. Further detail on compliance is provided in the Landscape Design Statement prepared by Murray Associates.
- 8.16 It is noted the Lock House has an objective to:
- “Where possible, in preserving the architectural integrity of the Omer Lock House that a heritage centre be located on or close to the site of the Lock House to act as a centre for the promotion of the heritage, architectural and archaeological history of the Lucan and Clondalkin areas, whilst recognising that other more viable uses for the structure may present themselves and will be considered should that be the case.”*
- 8.17 The applicant is in discussions with Waterways Ireland in respect of the Lock House and connections onto the Canal tow path and a future planning application will be brought forward in due course.

8.4.1 Compliance with Landscaping, Public Open Spaces, Major Parks and Play Areas

8.18 We refer the Planning Authority to the enclosed Landscape Design Report and drawings prepared by Murray Associates which sets out the Landscape Strategy for the subject lands, which meets the requirements of the Planning Scheme in terms of the wider strategic network of open space areas.

8.19 The proposed development will deliver a series of public open spaces, major parks and play areas as set out below:

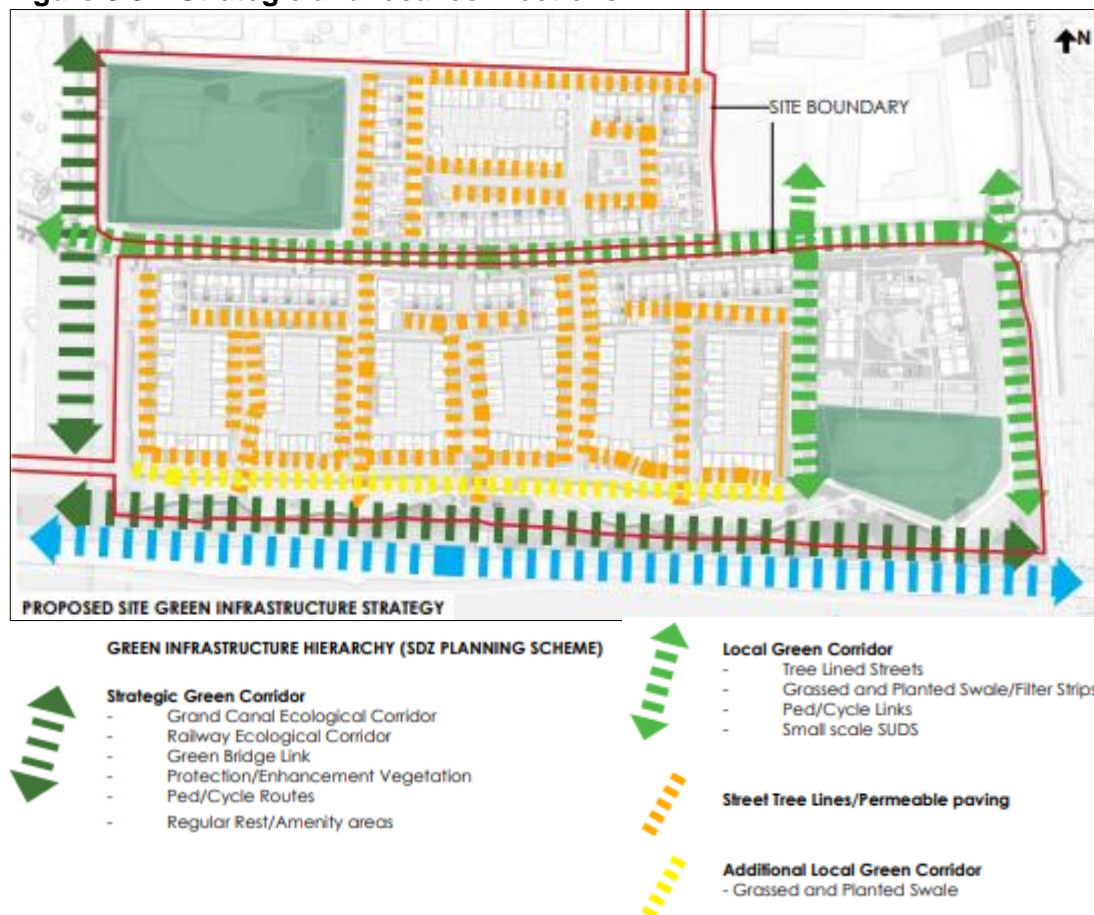
Figure 8.7 – Parks & Play Areas



8.4.1.1 Strategic Routes

8.20 The Planning Scheme seeks to provide routes connecting strategic open spaces in compliance with Table 2.10.4, as set out in the Murray Associates Design Statement. The proposed development includes an east-west strategic route incorporated into the Grand Canal Park, a north south route along the eastern boundary which will connect to the Clonburris Urban Centre to the north.

8.21 The following from the Murray Associates Design Report outlines the strategic connections.

Figure 8.8 – Strategic and local connections

8.4.1.2 Grand Canal Ecological Corridor

- 8.22 The proposed development includes the eastern portion of the Grand Canal Park as it relates to the Clonburrish South West Development area, which will connect to a future development to the west.
- 8.23 The Planning Scheme notes that all development proposals along the Grand Canal shall be accompanied by a detailed landscaping plan, prepared by a suitably qualified landscape architect. The landscape plan shall address the varying topography of the SDZ lands and shall have regard to the pNHA and the Protected Species using this corridor. The plan shall also include details of hard and soft landscaping, proposed planting and sensitive lighting.
- 8.24 The proposed development includes a landscaping plan prepared by Murray Associates, which has had regard to the location of the park adjacent to the pNHA. Details of hard and soft landscaping, planting and sensitive lighting, (with inputs from Dr. Tina Aughney – Bat specialist) as set out in the Landscape Design Report and the Biodiversity chapter of the EIAR (by Altemar).
- 8.25 Development proposals on the SDZ lands close to the Grand Canal shall protect and incorporate high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and include for a 50m setback for all buildings and a 30m setback distance for development. The proposed development along the southern boundary comply with this set back objective.

8.5 Development Area 3 Clonburris South West

8.26 The key objectives of the Planning Scheme as they relate to Development Area 3 Clonburris South West are:

- *To develop a high-quality residential neighbourhood at Clonburris;*
- *To develop a new local node, Cappagh, comprising small-scale, local retail, service and community facilities, fronting the new Boundary Park;*
- *To develop new co-located primary and post-primary schools with direct access and frontage to the new Boundary Park;*
- *To provide locally accessible open spaces of local and strategic importance;*
- *To ensure high levels of legibility and ease of orientation;*
- *To provide a new north south avenue link connecting Clonburris North East, Clonburris South East and Deansrath/ Bawnogue;*
- *To provide a new link route/avenue in the heart of the neighbourhood as part of the main connection between Kishoge and Clonburris urban centres;*
- *To prioritise pedestrian and cyclist movement and to provide for bus services along the avenue; To provide for a range of housing along the new avenue and local streets including home zones;*
- *To provide a distinctive, diverse and quality frontage to the Canal corridor. Sensitively designed pedestrian access points to the Grand Canal;*
- *To retain and refurbish the Cappagh Overflow bridge;*
- *and To seek the refurbishment and re-use of Omer's Lock House. Where possible, in preserving the architectural integrity of the Omer Lock House that a heritage centre be located on or close to the site of the Lock House to act as a centre for the promotion of the heritage, architectural and archaeological history of the Lucan and Clondalkin areas, whilst recognising that other more viable uses for the structure may present themselves and will be considered should that be the case.*

8.6 Overall Compliance

8.27 The following identifies overall compliance relating to the overall Development Area. The proposal comprises c. 50% of CSW-S3 and 100% of CSW-S4. CSW-S1 and CSW-S2 will be developed in a future phase(s).

8.7 Density and Quantum of Dwellings

8.7.1 Density

8.28 Section 2.1.5 of the Planning Scheme sets out the density margins within the Development Areas.

8.29 The Planning Scheme notes that to allow for more accurate management of densities and ensure that higher densities are achieved within appropriate areas, densities under

this Planning Scheme are prescribed according to Sub Sector (as Development Areas are divided into Sub Sectors - refer to Figure 2.1.4). Development within each Sub Sector shall be consistent with the density margins set out in Table 2.1.8.

- 8.30 According to the Planning Scheme, in the interest of flexibility, each of the density margins are based on a density target, which is then subject to a permissible margin of 10 dwellings per hectare (+5 dph, - 5dph). The lower end of each of the density margins represents the minimum densities achievable and the upper end of each of the density margins represents the maximum densities achievable in each Sub Sector.
- 8.31 Residential densities shall be calculated on the basis of Net Development Area as described under Section 2.1.4 (Extent of Development).

Figure 8.9 – Planning Scheme Density Margins per Sub Sector

Development Area	Sub Sector	Net Density Margin per Ha.	
		MIN.	MAX.
Clonburris South West (CSW)	S1	45	55
	S2	45	55
	S3	51	61
	S4	59	69

Source: Table 2.1.8

- 8.32 Sub sectors CSW-S3 and CSW-S4 have a density range of 51-61 units per hectare net for CSW-S3 and 59-69 for CSW-S4 (which is also set out in Table 3.3.3. Table 2.15 sets out a min, max and target range for the total no. of dwellings within the Clonburris South West Development Area of between 1,311 and 1,569 no. dwellings with a target of 1,411 no. dwellings.
- 8.33 With reference to CSW-S4, the proposed net density of 59 uph is in compliance with the 59-69 uph density range. The density of the CSW-S3 is c. 74 uph. It is noted that this is the first development proposal within the Clonburris South West Development Area, with further proposals to follow. The Applicant controls of the lands within the Clonburris South West Development Area and it is the intention to fully develop CSW-S3 with a density that is in full compliance with the 51-61 density range.

8.7.2 Quantum of Dwellings

- 8.34 The proposed development of 569 no. dwellings comprises c. 50% of CSW-S3 and 100% of CSW-S4. CSW-S1 and CSW-S2 will be developed in a future phase(s).

Figure 8.10 – No. of Dwellings for Development Area Clonburris South West

Development Area	Total Dwelling Units (number)		
	Min	Target	Max
Clonburris South West	1,311	1,441	1,569

Source: Table 2.1.5

Figure 8.11 – Planning Scheme Table Extract

Development Areas	Sub-Sector	Gross Areas (ha.)	Net Area (ha.)	Average Net Density - Low Margin (-5 DPH)	Average Net Density - High Margin (+5 DPH)	Total Dwellings (Low Margin)	Total dwellings (Target)	Total Dwellings (High Margin)	Retail GFA (sqm)	Employment GFA (sqm)	Community / Civic Building GFA (sqm)	Local Parks and Squares (sqm)	School Sites (Existing or Proposed)
									Retail (Maximum)	Non-retail (Minimum)	Minimum	Minimum	
Clonburris South	CSW-S1		6.33	45	55	285	317	348					
	CSW-S2		4.84	49	55	236	245	266					
	CSW-S3		8.27	51	61	422	461	504				14,300	
	CSW-S4		6.54	59	69	386	421	451	650	200	600		
	Sub-total	29.56	25.98			1,311	1,441	1,569	650	200	600	14,300	2

8.35 The proposed development provides 407 no. dwellings on the CSW-S4 sector with is within the range of between 386 no. and 451 no. dwellings.

8.36 The CSW-S3 sector has a range of dwellings of between 422 no. and 504 no. dwellings. The proposed development provides 162 dwellings as the first element of CSW-S3, with the remainder to be provided in a future phase by Cairn (who also own the remainder of the Development Area.

8.37 Having regard to the above, it is considered that the proposed development is in accordance with both the density and quantum of dwellings for the particular sub sectors within the Development Area of Clonburris South West.

8.8 Non-Residential Use – Local Node

8.38 The Planning Scheme identifies 4 Local Nodes at Grange, Cappagh, Clonburris Little and Gallanstown to accommodate a range of local uses.

8.39 The CSW-S4 sector includes the local node of Cappagh. The following requirements apply to the subject local node:

- Minimum 600 sqm of Community floorspace;
- Minimum 200 sqm of non-retail commercial development;
- Maximum 650 sqm of Retail/ Retail services.

8.40 The Planning Scheme further states, the Local Nodes *‘should accommodate a range of small-scale non-residential uses such as childcare facilities, community facilities, individual or small groups of local shops and/or local bus stops consistent with the urban form of the Planning Scheme.’*

8.41 The SDZ outlines ‘community facilities’ as; *‘community centres, health and primary care services, childcare, schools, sports and leisure facilities, places of worship, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs.’*

8.42 With reference to the above, the proposed local node provides a childcare facility of c. 547 sq. m along with a community employment hub of c. 626 sq. m., in a multi-purpose community hub/local node. It is considered that the employment hub will serve as a community employment function and also a commercial function. As such it is submitted that the combined 1,173 sq. m exceeds the combined minimum floorspace of 800 sq. m for non-retail commercial and community floorspace for the Development Area.

8.43 It is noted that the retail provision is only a maximum requirement and it is considered that having regard to the proximity of CSW-S4 (and CSW-S3) to the Clonburris Urban Centre (CUC-S3) to be delivered in Phase 1B by Carin) that retail provision in the Local

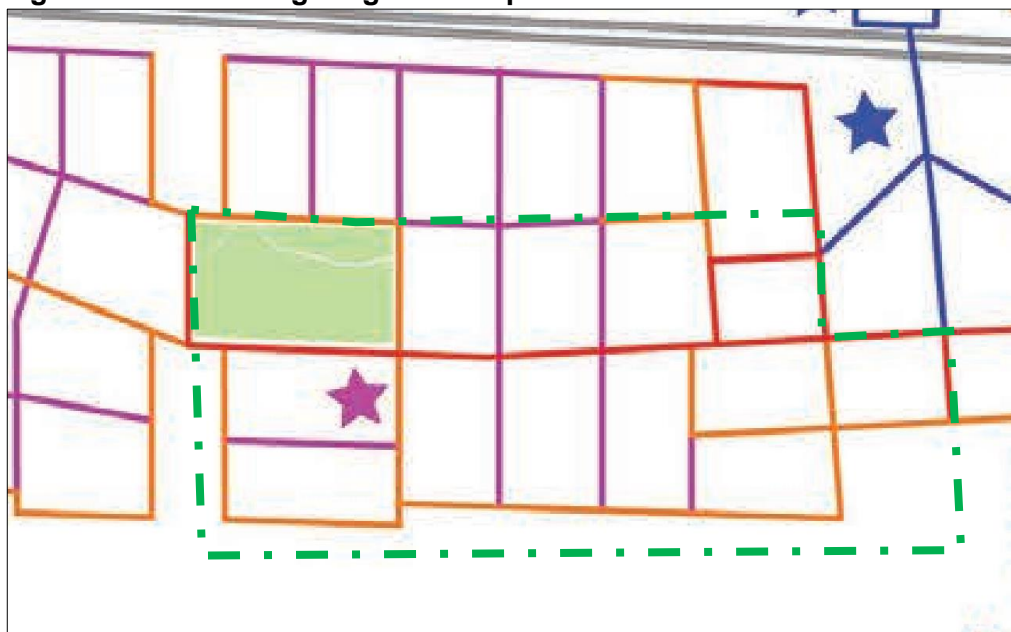
Node in this location is not viable and it would more appropriate to concentrate the retail provision in the Clonburris/Kishouge Retail Nodes. It is submitted the proximity of the Major Town Centre of Liffey Valley to the Clonburris SDZ is an important consideration in the retailing needs of future residents and also the ability to attract tenants. There are a number of existing convenience retail supermarkets within a short distance from the subject lands comprising SuperValu in Lucan (c. 3.5km to the northwest), Lidl c. 2km to the north near Castle Road, an existing Dunnes Stores, Lidl, Costcutter in Clondalikin village, (c. 3.5km to the south), as well as a Tesco Extra, and Lidl and Euraisa supermarkets in Liffey Valley (3.5-4km to the north east).

- 8.44 Local Landmark A “local landmark” classification also applies to the node, meaning it should be 1- 2 storeys taller than the building height in the area.
- 8.45 The proposed local node is part 3/part 4 storeys which compares to the 3 adjacent 3 storeys of the duplex buildings and 2 storey houses and in compliance with achieving a local landmark.

8.9 Building Heights

- 8.46 Figure 3.3.2 - Building Height Concept of the Clonburris Strategic Development Zone Planning Scheme (see figure) sets out the height concept for the SDZ. This is to be read in conjunction with the requirements of Section 2.8.6 and the relevant character area of the SDZ, in this case the area known as CSW-S4 within Development Area 3: Clonburris South West.

Figure 8.12 – Building Height Concept



Extract Figure 3.3.2 of the Planning Scheme

- 8.47 The concept diagram indicates a height range of 4 – 6 storeys for the east-west avenue and a height range of 3 – 4 storeys for the canal frontage dwellings. Importantly, we note that the diagram is labelled ‘concept’ and therefore, not considered mandatory. We also note that a building height range is included. Notwithstanding, the following in addition to the accompanying booklet demonstrates that the proposal complies with the overall key objectives for the character area and the design guidance as set out in section 2.8.6 of the planning scheme.

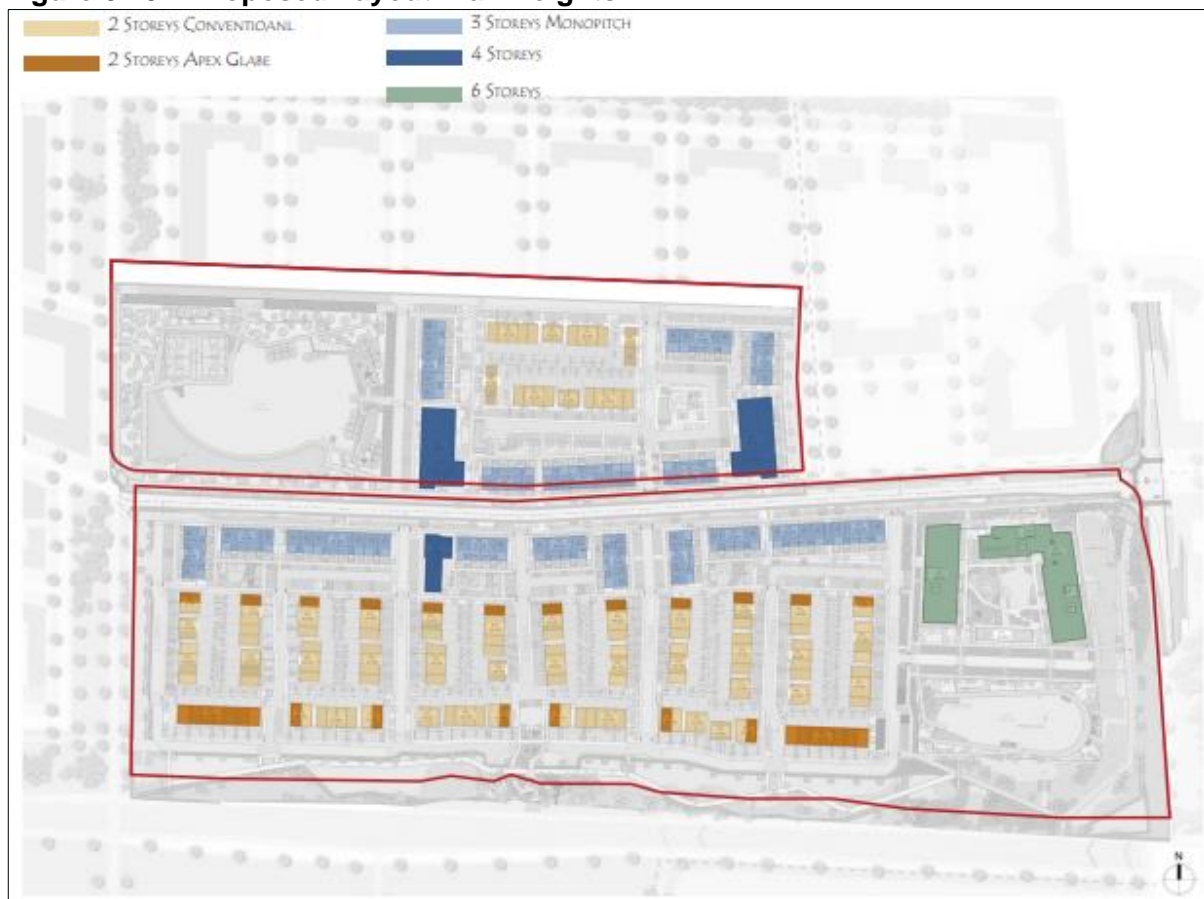
- 8.48 Section 2.8.6 states ‘the general building heights outlined in Figure 2.8.10 and the detailed requirements set out under Section 3.0 (Development Areas)’.
- 8.49 The designated building heights of the Planning Scheme are the Tables in Section 3. The Building Height Concept/Strategy is additional information to aid the implementation and inform the required urban design approach for development proposals.
- 8.50 As confirmed with South Dublin County Council in pre-planning consultations, subject to compliance with the other key principles, objectives and general content of the Planning Scheme, a building height in accordance with the Tables in Section 3 can be considered consistent with the Planning Scheme building height parameters and some divergence from the Building Height Concept in Figure 2.8.10/3.3.2 can be considered on its urban design merits on a case by case basis.
- 8.51 The range of heights applicable to CSW-S3 and CSW-S4 are set out below (Table 3.3.3):

Building height	Sub Sector	Building Height
	CSW-S1	2-6 storey
	CSW-S2	2-4 storey
	CSW-S3	2-6 storey
	CSW-S4	2-6 storey

* See also Figure 3.3.2 Building Height Concept

- 8.52 Section 2.8.6 Building Heights and Street Widths of the planning scheme states:

“Building heights have been designated under this Planning Scheme in a manner that recognises the importance of place making and also reflects other aspects of this scheme including density and urban structure requirements such as the primacy of Urban Centres, Link Streets and Arterial Streets. Designated building heights along Arterial and Link Streets have been determined by street width and proximity to the urban centres. Lower building heights are therefore required along Local Streets to provide a more intimate scale with the exception of park frontages where a modest increase in scale shall be utilised to provide adequate enclosure”.

Figure 8.13 – Proposed Layout Plan Heights

Source: MCORM Design Statement

8.9.1 East West Avenue (Clonburris Southern Link Street)

8.53 The Planning scheme indicates a height of 4 -6 storeys (for residential development) on the avenue which frames the north boundary of CSW-S4. To the north of the Clonburris Southern Link Street the proposed development provides a range of heights of 3-4 storeys with where the 2 no. apartment buildings in CSW-S3 are 4 storeys, with 3 storey duplex buildings also provided.

8.54 The Duplex Blocks which are proposed for both sides of the main avenue have been designed to feature a monopitch roof which presents a similar height as a 4 storey typology to the avenue, with the lower side presenting to the local streets which are comprised of 2 storey housing. This allows the transition in height to occur more organically while achieving a similar level of enclosure to the main avenue as a 4 storey building model. These compensatory design measures have been taken to ensure that the 3 storey building typology achieves the appropriate building height to street width ratios described in the planning scheme.



8.55 The future Phase 1B (within the Clonburris Urban Centre) to the east on lands under the control of Cairn will also provide the opportunity to include additional height at the junction of the Fonthill Road and the Clonburris Southern Link Street.

8.56 Accordingly, the overall intent of the Planning Scheme in terms of achieving a diversity of building heights appropriate to each character area is achieved on the Clonburris Southern Link Street, as illustrated in the accompanying Design Statement by MCORM. The building heights moving away from the avenue to adjoining local streets reduce to 2 storeys, contributing to the variety of building height and typology in the CSW-S4 area. The proposed built form on the avenue creates the sense of enclosure envisaged by the plan and will deliver an appropriate scale of development sought on the link road. The volume and massing of these duplex units are comparable to a 4-storey building and provide an appropriate design solution in respect of the planning scheme.

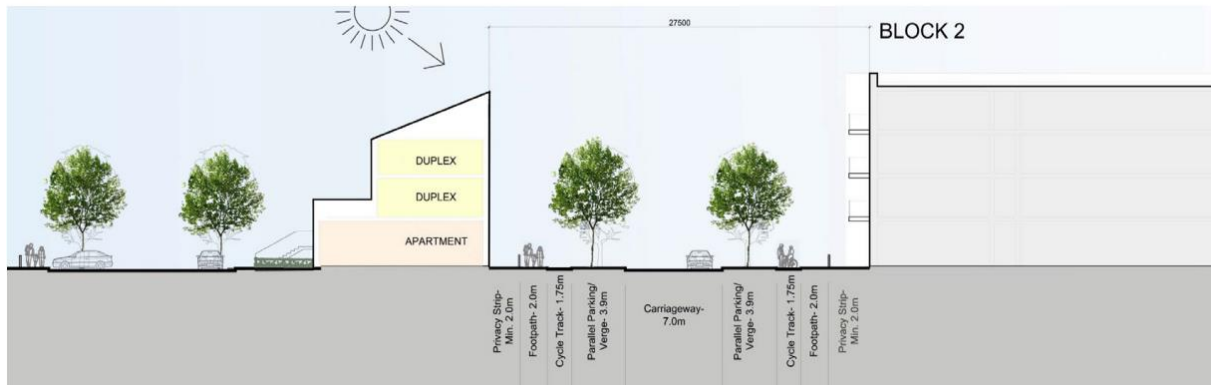


IMAGE 19 - INDICATIVE LINK STREET / AVENUE SECTION

8.9.2 Canal Front Dwellings

8.57 In relation to the proposed canal front units, as outlined in the MCORM Design Statement, the requirement for distinctive frontage and “fine urban grain” along the Grand Canal Green Corridor has been addressed through the proposal of a wide variety of typologies in alternating styles and materials. The proposal also incorporates prescribed setback distances associated with the proposed Natural Heritage Area which is located due south of the development. These setbacks provide an opportunity to extend the Grand Canal Green Corridor into the development lands, further integrating it into the fabric of the proposal



Figure 8.14 – Frontage onto Grand Canal Park

Source: 3D Design Bureau

- 8.58 It is submitted that the range of building heights proposed across the development area meet the objectives of the planning scheme. We particularly refer to the ‘concept’ nature of the building height diagram and conclude that strict compliance is not required in this instance, notwithstanding the achievement of compliance with the overall objectives including density, range of building heights and provision of distinct character areas as set out and that the heights proposed within the proposed development are in compliance with the Planning Scheme.

8.10 Development Standards for Residential Units

8.10.1 Dwelling Mix

- 8.59 According to Section 2.1.6 of the Planning Scheme, the range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments (including Build to Rent and Shared Accommodation) and that *“In order to facilitate market flexibility over the lifetime of the Planning Scheme, a detailed breakdown of unit types is not specified.”*
- 8.60 The proposed development provides a wide range of dwellings comprising apartments, duplex apartment units and houses in a variety of unit types as set out in Section 3 above and in the Housing Quality Assessment and Design Statement prepared by MCORM Architects.

8.10.2 Unit Size and Private Amenity Space

8.10.2.1 Houses

- 8.61 Section 2.1.6 of the Planning Scheme states that the design and layout of individual dwellings should provide a high-quality living environment for residents and that regard should be given to the targets and standards set out under Quality Housing for Sustainable Communities Guidelines (2007) with regard to minimum room sizes, dimensions and overall floor areas.

- 8.62 Within this context, the Planning Scheme requires that all houses shall accord with or exceed the minimum floor area and private open space standards set out in Table 2.1.9.
- 8.63 Private amenity space for houses (terraced – including town houses, semi-detached and detached) shall be located behind front building lines and should be defined, screened/bound and sited in accordance with the recommendations of Quality Housing for Sustainable Communities Guidelines (2007).

Figure 8.15 – Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

Source: Table 2.1.9 of Planning Scheme

- 8.64 The Planning Scheme outlines that rear gardens shall not back onto streets or public spaces and each area of private open space should be overlooked from the window of a living area or kitchen from the dwelling that it serves.
- 8.65 The Housing Quality Assessment prepared by MCORM Architects confirms that all proposed dwellings meet and exceed the standards as set out in the 2007 Guidelines.

8.10.2.2 Apartments

- 8.66 The Planning Scheme states that all apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015) and any superseding guidelines including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit.

Figure 8.16 – Minimum Standards for Apartments

Type of Unit	Apartments	Private Open Space	Communal Open Space	Storage
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7 sq.m	6 sq.m
Three Bedroom	90 sq.m	9 sq.m	9 sq.m	9 sq.m

Source: Table 2.2.10

- 8.67 Compliance with the minimum standards above and the Apartment Guidelines is set out in the MCORM Housing Quality Assessment, and below in Section 8.

8.11 Movement and Transport

- 8.68 The key principles of the Planning Scheme in relation to movement and transport are:
To link the Development Areas of Clonburris with each other and with surrounding communities through a permeable and clear hierarchy of integrated streets and dedicated pedestrian and cycle routes;

To integrate appropriate pieces of infrastructure that overcome challenges to movement across the SDZ lands;

To develop a transport framework that maximises route choice and access to residential, education, retail, service, community and leisure uses by means of walking, cycling and public transport while balancing the needs of the car;

To upgrade existing sections of strategic roads within the SDZ lands to integrated urban streets.

To seek the delivery of public transport infrastructure and services that will serve the trips demands of the SDZ Planning Scheme.

8.11.1 Pedestrian and Cycle Movement

- 8.69 The Planning Scheme is formulated to ensure that development within the SDZ lands will be afforded direct or indirect access to dedicated pedestrian and cycle routes (strategic and local), Link Streets and Arterial Streets.

- 8.70 Existing and planned streets are classified within a hierarchy on the basis of their function, context and location. All street typologies within the hierarchy shall be designed in accordance with the requirements of DMURS (2013), the National Cycle Manual (2011), the Guidelines for Setting and Managing Speed Limits in Ireland (2015) together with the street typologies illustrated in the Planning Scheme.

- 8.71 The design of the proposed development has taken into account the relevant provisions of DMURs, and guidelines above including the Planning Scheme. The proposed development will integrate into the permitted Clonburris Southern Link Street as well as the east west Grand Canal strategic greenway and north south green link along the eastern boundary which will connect to the Clonburris Urban Centre to the north.

8.11.2 Car and Bicycle Parking

- 8.72 The car parking standards for the key land uses in Clonburris are set out under the South Dublin County Council Development Plan 2016 – 2022 and the Transport Assessment and Strategy that accompanies the Planning Scheme.

- 8.73 Zone 2 parking standards prescribed under the South Dublin County Council Development Plan 2016 – 2022 shall be applied to all areas that have been identified with an accessibility level of 1, 2 or 3 (see Fig. 2.2.8 below).

Figure 8.17 – Accessibility Levels

Source Figure 2.2.8 of Planning Scheme

- 8.74 The subject lands are located within an area with an accessibility level of 1/3 and are therefore located within Zone 2 (as per the South Dublin County Development Plan standards).

Figure 8.18 – Maximum Parking Rates

Table 11.24: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	2 bed	1.25 space	1 space
Duplex	3 bed+	1.5 spaces	1.25 space
	1 Bed	1 space	1 space
House	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

- 8.75 It is proposed to provide 656 no. car parking spaces comprising 172 no. car parking spaces within CSW-S3 and 484 no. car parking spaces in CSW-S4.
- 8.76 The development includes provision for secure cycle storage. The apartment/duplex blocks will have access to bike stores and the provision is outlined below:

Table 8.1 – Overall Bicycle Provision

	Bicycle Provision
Apartments	358
Duplex units	234
Houses	-
Visitor	80
	672

Source: MCORM Architects Schedule of Areas

8.12 Phasing

- 8.77 Table 4.2 of the Scheme identifies the infrastructure required to be linked to the delivery of residential development and phased in accordance with the construction of residential units. Table 4.3 sets out the phasing for the overall scheme. The phasing programme is based on the premise that the number of dwelling units that may be constructed and occupied in each phase of development is dependent on a

predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase.

- 8.78 Table 4.3 of the Planning Scheme sets out the phasing programme for the development of the SDZ lands. A number of important prior to commencement plans / strategies are required to be prepared. These are a Surface Water Management Plan to implement the Surface Water Strategy, a Parks and Landscape Strategy, and Water and Wastewater Plans. It is noted that the preparation of these plans / strategies by landowners will require coordinated responses on the detailed infrastructural provisions, together with agreement with the Development Agency, as well as with Irish Water in many instances.

Summary of Phasing Programme		
Element of Phasing Approach	Application	Description
1. Phasing Table (See Section 4.3)	Applicable to all Planning Scheme development	Strategic Phasing Requirements
2. Place Making Requirements (See Section 4.4)	Applies to the construction of residential units within the catchments of Clonburris Retail Core and Kishoge Retail Core	Secondary Phasing Requirement – Place Making Requirement Table is a supporting table to Phasing Table
3. Local Level Infrastructure (See Section 4.5)	Local level physical infrastructure	Secondary Phasing Requirement – Local Level Infrastructure Table is a supporting table to Phasing Table

- 8.79 The Planning Scheme does not specify a commencement location for the construction of residential units for any phase of residential development. The location for commencing development in the Planning Scheme and within Development Areas is flexible. However, apart from exceptional circumstances, when development commences in a Development Area, subsequent permissions and development in the subject Development Area shall be required to integrate with the previous development in a sequential way.
- 8.80 The Phasing Table (Table 4.3) for the Planning Scheme details a schedule and programme to plan and deliver strategic infrastructure and amenities on a phased basis, in tandem with the development of residential units in the Planning Scheme. The phasing programme is based on the premise that the number of dwelling units that may be constructed and occupied in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase. As such, in the event that the minimum requirements of the Phasing Table are not delivered for a particular phase, a restriction on the construction and occupation of residential units in the next phase will apply.

Table 8.2 – Phasing Table

Phase 0 Prior to commencement of development	
Prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developer(s) and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy.	Surface Water Strategy Agreed
Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council.	Biodiversity Management Plan has been submitted to SDCC.

Prior to the commencement of development, detailed Water and Wastewater plans for the Planning Scheme shall be prepared by the developers and agreed with Irish Water and South Dublin County Council.	This has been approved by SDCC.
Phase 1A 0-1,000 Residential Units Constructed and Occupied	
Retail Core development in accordance with the Place Making Requirements.	Retail core will be developed in separate application
Development shall accord with the Local Level Infrastructure Requirements in relation to agreeing timeline for the opening of Kishoge Train Station & completion of the realignment of Lock Road (R120)	Not Applicable to CSW Development Area
Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with detailed plans agreed with Irish Water and SDCC.	Noted.
The planning of works for the provision of community floor space and the availability of childcare spaces	A creche and community employment space is provided in current application.

8.81 With reference to Phase 0 (prior to commencement phase),

- The Surface Water Management Plan has been agreed with South Dublin County Council
- The Biodiversity Management Plan has been submitted to South Dublin County Council. the landowners through Clonburris Infrastructure Limited have been engaging with SDCC to discharge these requirements
- Detailed water and waste water plans have been submitted and agreed with South Dublin County Council.

Table 4.3 | Phasing Table

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
	Prior to commencement of development	<ul style="list-style-type: none"> » Prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developer(s) and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy. » Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council. » Prior to the commencement of development, detailed Water and Wastewater plans for the Planning Scheme shall be prepared by the developers and agreed with Irish Water and South Dublin County Council.
1A	0 – 1,000	<ul style="list-style-type: none"> » Retail Core development in accordance with the Place Making Requirements. » Development shall accord with the Local Level Infrastructure Requirements in relation to agreeing timeline for the opening of Kishoge Train Station & completion of the realignment of Lock Road (R120). » Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with detailed plans agreed with Irish Water and SDCC. » The planning of works for the provision of community floor space and the availability of childcare spaces.

9.0 APARTMENT GUIDELINES 2020

9.1 This application is accompanied by a Housing Quality Assessment, prepared by MCORM Architects, which demonstrates that the proposed apartments and associated communal spaces will conform to and exceed the standards set out within Sustainable Urban Housing: Design Standards for New Apartments.

9.2 The following is noted with reference to the Specific Planning Policy Requirements (SPPRs):

9.1.1.1 Specific Planning Policy Requirement 1 (Mix)

9.3 Specific Planning Policy Requirement 1 (SPPR1) states that 'Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s)'.

9.4 Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios).

Table 9.1 – Overall Apartments Mix

	1 bedroom	2 bedroom	3 bedroom	Overall
Apartments	108	135	5	248
Duplex Apartments		74	74	148
Total	108	209	79	396
Overall Mix %	27.3%	52.8%	19.9%	

9.5 The proposed development complies with SPPR 1 as it includes 396 no. apartments, comprising 27.3% (108 no. 1 bedroom units), 52.8% (209 no. 2-bedroom units) and 19.9% (79 no. 3-bedroom units).

9.6 We also note that no Housing Need and Demand Assessment has been undertaken by the Planning Authority for this area of the County, and it is therefore submitted that the proposed unit mix is consistent with the relevant planning policy requirement for Unit Mix.

9.1.1.2 Specific Planning Policy Requirement 2 (Small Urban Infill Sites)

9.7 This is not relevant to the subject site.

9.1.1.3 Specific Planning Policy Requirement 3 (Minimum Areas)

9.8 SPPR3 of the Apartment Guidelines 2020 state that the following minimum floor areas for apartments apply:

- Studio apartment Minimum 37 sq.m;
- 1 bedroom apartment Minimum 45 sq.m;

- 2 bedroom apartment Minimum 73 sq.m;
 - 3 bedroom apartment Minimum 90 sq.m;
- 9.9 The proposed development complies with the minimum apartment floor area requirements set out in SPPR3. The schedule of accommodation / Residential Quality Audit and drawings prepared by MCORM Architects demonstrates that the proposed development complies and exceeds the standards outlined in the Sustainable Urban Housing: Design Standards for New Apartments 2020.
- 9.10 In addition, the Guidelines state that ‘the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total but are not calculable as units that exceed the minimum by at least 10%).
- 9.11 The proposed development complies with the above.

9.1.1.4 Specific Planning Policy Requirement 4 (Aspect)

- 9.12 SPPR4 of the Guidelines relates to the provision of dual aspect units The proposed development includes 61.4% dual aspect units (243 no.) There are no north facing single aspect units within the scheme.

9.1.1.5 Specific Planning Policy Requirement 5 (floor to ceiling heights)

- 9.13 The apartment blocks comply with the requirement for floor to ceiling heights of 2.7m at ground floor level.

9.1.1.6 Specific Planning Policy Requirement 6 (Max units per core)

- 9.14 SPPR 6 notes that a maximum of 12 apartments per core may be provided within apartment schemes.
- 9.15 The apartment to stair/lift core ratio varies per block. The maximum no. of apartments per core is 10. The proposal therefore complies with this SPPR6.
- 9.16 The Housing Quality Assessment, prepared by MCORM Architects demonstrates how the proposed apartments comply with appendix 1 of the Apartment Guidelines 2020 in respect of sizes of apartments, minimum aggregate floor areas, widths, storage, minimum private open space.
- 9.17 With reference to Appendix 1 of the Apartment Guidelines, communal open space the proposed development would require a communal open space provision of 2,714 sq. m. The communal open space provided of c. 3,936 sq. m is substantially above the requirements.

Table 9.2 – Communal Open Space Requirement

Communal Open Space	Requirement	No. of Units	Requirement	Provided
Overall Development				
1 bed	5 sq.m.	108	540	
2 bed	7 sq.m.	209	1,463	
3 bed	9 sq.m.	79	711	
		396	2,714 sq. m	3,936 sq. m

Development Area CSW-S4				
1 bed	5 sq.m.	76	380	
2 bed	7 sq.m.	135	945	
3 bed	9 sq.m.	49	441	
		260	1,766 sq. m	2,538 sq. m
Development Area CSW-S3				
1 bed	5 sq.m.	32	160	
2 bed	7 sq.m.	74	518	
3 bed	9 sq.m.	30	270	
		136	948 sq. m	1,398 sq. m

9.18 This figure excludes the areas of Public Open Space of c. 3.66 hectares.

9.1.1.7 SPPR 7, 8 and 9- Build to Rent and Shared Accommodation

9.19 The above SPPR's do not apply to the proposed development.

10.0 PART V

10.1 The applicant has entered into initial discussions with the Housing Department of South County Council in respect to Part V. The applicant agrees to accept a condition on a grant of planning permission, if the Planning Authority is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with South Dublin County Council as per their requirements prior to the commencement of development.

10.2 The applicants Part V proposals are described and mapped in the Part V material accompanying this application. The subject lands were purchased on the 14th of December 2017 which is between 2015 and 2021 and as such are subject to 10% Part V requirement. A letter confirming same is included with the planning application.

11.0 APPROPRIATE ASSESSMENT

11.1 We refer the Board to the enclosed Appropriate Assessment screening report prepared by Altemar, which concludes that:

“On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site. There is no possibility of significant impacts on Natura 2000 sites, features of interest or site specific conservation objectives. A Natura Impact Statement is not required.”

12.0 CONCLUSIONS

- 12.1 The statement set out herein demonstrates the consistency of the proposed development with the relevant provisions of the Clonburris Planning Scheme 2019.
- 12.2 It is respectfully submitted that the proposed development will provide an appropriate form of high-quality residential development, open space, and a local node (including creche) on the subject lands. The Design Statement demonstrates the high-quality approach in urban design and architectural terms which has been proposed.
- 12.3 The proposed development seeks to provide a good mix of high quality dwellings, of a high-quality design, which meet the requirements of the Clonburris SDZ Planning Scheme 2019 and the market and which will result in a high quality residential development. The mix of dwelling types have been designed to ensure that the scheme caters for a wide range of choices and demographics including starter homes for young professionals and families, older people trading down etc.
- 12.4 In conclusion, it is respectfully submitted that the proposed development is of a suitable form, design and scale of development for the Clonburris South West Development Area, as the first residential development in the Planning Scheme area.
- 12.5 The proposed development is considered to be compliant with the Clonburris Planning Scheme 2019. On this basis, it is respectfully requested that the proposed development is granted permission as it is in accordance with the proper planning and sustainable development of the area.

