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14th January 2021

Re: Planning Application SDZ21A/0022

A Chara,

Application SDZ21A/0022 seeks to construct 569 dwellings within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin as the first major planning permission application in the Clonburris SDZ. The scheme from Cairn Homes looks exciting, sustainable, and well thought out. I look forward to seeing it completed.

I have the following observations based on the documents I have read in this application:

1. Home Heating

The energy statement provides a great overview of the current building regulations as they apply to home heating and the options available for providing heat in the project. It is most welcome that on page 15 of the Energy Statement that District Heating is named as the preferred option. What the energy statement does not say is that the Clonburris SDZ is adjacent to Grange Castle Business Park which is home to numerous data centres and their waste heat could and should provide a heat source for a local District Heating system. It is welcomed that it seems that the preferred options for heating in the project are a District Heating system and air source heat pumps as well. Although there is an extensive Gas Networks Ireland network in the area as the document correctly points out, using natural gas for any auxiliary heating in homes that will have the A2 BER standard, would be a retrograde step and not in keeping with sustainability or attempts to achieve NZEB.

2. Apartment Design

I am pleased that Build to Rent (BTR) spec apartments are not proposed. If they were, it would need to have been stated in the public notice. Apartment sizes seem to be bigger than the minimum allowed and there are not excessive numbers along single corridors. On the other hand, there seems to be a dearth of 3-bedroom apartments in the development. There are of course over 100 three-bedroom houses in the development. Nonetheless the planning authority should give consideration

to if there are sufficient three-bedroom apartments and that the lack of them is not being used as a way to avoid having creche facilities. It is also not clear from the floor plan drawings if the minimum standard of 50% dual aspect apartments is being achieved and this should be investigated. In addition, the planning authority should confirm that there is sufficient ventilation to allow for clothes drying in apartments. It is welcome that the apartment brick finishes are not proposed to be in classic red brick but rather in beige and other colours. There has been far too much use of red brick in the Clondalkin area e.g., the Civic Offices, Mill Shopping Centre and Garda Station and the colour is too strong to be visually pleasing. Lastly if it is possible, it would be preferable if the planning authority would require that apartments are available for purchase rather than being purchased in block by an investment fund.

3. Tree planting

It is welcomed that approximately 625 new native trees are to be planted along the Grand Canal Ecological Corridor, which is to be part of the, 'Grand Canal Park'. The 5000+ square metres of native grassland are most welcome as well. 'Rootballing' of street trees is also welcome. I assume this is a method that prevents the roots of trees causing damage to surrounding footpaths in decades to come. The tree planting scheme for the Grand Canal Ecological Corridor seems to be designed to enhance the tree canopy of the corridor and provide additional habitat for wildlife in the area. It is important that the planning authority confirm that the proposals submitted will achieve this.

4. Recreational Facilities

There are extensive proposals in the scheme for areas of unstructured play for children. This is most welcome. The combination of play areas and areas with natural vegetation look very progressive. One suggestion would be to include a covered play space (both indoor and outdoor) such as in the photo I have inserted below, to allow for adverse weather conditions.



Photo from a new social housing apartment block near Hauptbahnhof in Vienna, Austria, with both a covered indoor and outdoor play area – this can be seen in the left of the photo

A concern has been expressed that there are no Gaelic Football or soccer pitches in the scheme. While pitches may be catered for in other areas in the overall Clonburris SDZ, an idea would be to have a single goal post in the larger of the play areas to allow 'unstructured' games of football or even to have one in the area called, 'kickabout area'.

Is mise le meas,

Clr Eoin Ó Broin
Clondalkin LEA

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**Cllr Eoin O'Broin
South Dublin County Council
County Hall
Tallaght
Dublin 24**

Date: 17-Jan-2022

**Register Reference:
Development:**

SDZ21A/0022

The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments (88 in CSW-S4 & 60 in CSW-S3) comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units (6 two bed & 6 three bed units), all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSW-S4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east (along with provision of internal haul routes (for construction) to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores,

'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; this application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 (Fonthill Road) to the east and the R136 to the west.

Location: Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin
Applicant: Cairn Homes Properties Ltd.
Application Type: Permission
Date Rec'd: 02-Dec-2021

Dear Councillor,

I wish to acknowledge receipt of your representations in support of the above application, which have been noted and drawn to the attention of the Planning Officer for the area. You will be informed of the decision in due course.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, if you are viewing an application on which a decision has not been made, by inputting your email address into the box named "*Notify me of decision*" and clicking "*Subscribe*" you will ensure that you receive a detailed email notification when the decision is made. Please ensure that you submit a valid email address.

Yours faithfully,

M Furney
for Senior Planner