

**Date:** 27-Jan-2022

**Register Reference:** SDZ21A/0022

**Development:** 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, Clonburriss 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, Clonburriss Little & Kishoge, Co. Dublin  
**Applicant:** Cairn Homes Properties Ltd.  
**App. Type:** Permission  
**Planning Officer:** SARAH WATSON  
**Date Received:** 02-Dec-2021  
**Decision Due Date:** 04-Feb-2022

### **Request for Further information**

The proposal is not acceptable to the Environmental Health Department.

The main concerns from Environmental Health relate to noise from the Cork-Dublin Rail line and the Fonthill Road which are the principal existing ambient noise sources that have the potential to impact on this proposed development.

Given that the EIAR (Chapter 8.6.8) concludes

a) the Lnight levels are above the undesirable noise limit specified in the Dublin Agglomeration Noise Action Plan 2018-2023 and the ProPG Assessment, the northern and eastern side boundaries are characterised as being medium risk zone and as such the development will require good acoustic design to ensure future residents are not adversely impacted by external noise.

The following information is required for submission to facilitate further assessment of this application:

1. An Acoustic Design Statement as part of a good acoustic design process must be submitted in order to demonstrate how the potential of a significant adverse noise impact will be avoided in the finished development from traffic noise and Dublin – Cork railway line noise. The statement should outline in detail the mitigation measures and specification of glazing and other design features to be used in order to reduce the impact of excessive noise on residents of the finished development.



Mark Whelan  
Environmental Health Officer

A handwritten signature in black ink that reads "Fiona Byrne". The signature is written in a cursive style and is placed over a rectangular area with a light gray dotted background.

Fiona Byrne  
Senior Environmental Health Officer