

## South Dublin County Council

### Site Notice of Further Information/Revised Plans

Name of Applicant: Cairn Homes Properties Ltd.

Location: Lands at a 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.

Reference no. of the application SDZ21A/0022.

The Development applied for consisted of:

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: A) 173 no. houses comprising 8 no. 2 bedroom houses, 153 no. 3 bedroom houses and 12 no. 4 bedroom houses (147 no. dwellings in CSW-S4 consisting of 8 no. 2 bedroom houses, 127 no. 3 bedroom houses & 12 no. 4 bedroom houses & 26 no. 3 bedroom dwellings in CSW-S3); all 2 no. storey comprising semi-detached, terraced, end terrace units (with parking and private open space); B) 148 no. duplex apartments/apartments (88 no. in CSW-S4 & 60 no. in CSW-S3) comprising 74 no. 2 bedroom units and 74 no. 3 bedroom units, in 16 no. 3 no. storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 no. units (4 no. 2 bed & 4 no. 3 bed units), Duplex Block H comprises 16 no. units (8 no. 2 bed & 8 no. 3 bed units); In CSW-S3 Blocks L, N & O comprise 8 no. units (4 no. 2 bed & 4 no. 3 bed units), Block M comprises 14 no. units (7 no. 2 bed & 7 no. 3 bed units), Block P comprises 10 no. units (5 no. 2 bed & 5 no. 3 bed units), Block Q comprises 12 no. units (6 no. 2 bed & 6 no. 3 bed units), all to have terraces/pitched roof; C) 396 no. apartments as follows: within CSW-S4, Block 1 consists of 172 no. apartments (76 no. 1 bedroom, 91 no. 2 bedroom and 5 no. 3 bedroom apartments), in a 2-building arrangement both 6 no. storeys in height. Within CSW-S3, Block 2 (4 storeys) comprises 16 no. 1 bedroom apartments and 22 no. 2 bedroom apartments, Block 3 (4 storeys) comprises 16 no. 1 bedroom apartments and 22 no. 2 bedroom apartments (all apartments to have terrace or balcony). D) Provision of an innovation hub (626 sq. m) and creche (c. 547 sq. m) in a part 3/4 storey 'local node' building in CSW-S4; E) Vehicular access will be from the permitted 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 no. spaces) and bicycle parking (672 no. spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2 no.), solar panels at roof level of apartments, and all ancillary site development/construction works; H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure. 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 (EIAR) Addendum and Significant Further Information/Revised Plans have been furnished to the planning authority in respect of this proposed development and are available for inspection or purchase at the offices of the authority during its public opening hours.

The significant further information relates to amendments to Block 1, revisions to street layouts, provision of own door units, amendments to elevation treatment to house types F2 and F3, alterations to local node to provide flexible community floorspace, additional SUDs features, and all associated changes to landscaping and a reduction in the no. of units to 563 no. dwellings.

A submission or observation in relation to the Environmental Impact Assessment Report (EIAR) Addendum, further information or revised plans may be made in writing to the planning authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee, except in the case of a person or body who has already made a submission or observation.



Signed:

John Spain Associates 39 Fitzwilliam Place, Dublin 2 (Agent for the Applicant)

Date of erection of site notice: 29<sup>th</sup> June 2022

*Further Information*

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



Dear Sir / Madam,

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

**South Dublin County Council Planning Reg. Ref. SDZ21A/0022**

On behalf of the applicant, Cairn Homes Properties Ltd., we wish to submit a copy of newspaper notice and site notice as per South Dublin County Council's request dated the 27<sup>th</sup> of June 2022.

If you require any additional information please do not hesitate to contact us.

Yours faithfully,  
*John Spain Associates*  
John Spain Associates



McMAHON & COMPANY  
SOLICITORS

South Dublin County Council,  
Planning Department  
County Hall,  
Tallaght  
Dublin 24

Our ref: PD/COL39-1

28<sup>th</sup> June, 2022.

Re: Property 172 Whitehall Road, Terenure, Dublin 12

Dear Sirs,

We confirm we are dealing with the sale of the above property which was first owned by our client's family in 1969. We understand the houses (also known as Whitehall Cottages) may have been built originally by the Local Authority - the original owners of the lands were The Rural District Council of the South Dublin Rural District of Dublin.

We should be most grateful if you would let us have confirmation as to whether the said houses were built by the Local Authority and whether they were built long before the inception of the Planning Acts

Yours faithfully,

McMAHON & COMPANY  
email: [patricia@patmcmahonlaw.com](mailto:patricia@patmcmahonlaw.com)

PLANNING COUNTER

29 JUN 2022

RECEIVED