

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

14th June 2022
JSA Ref. 20181T1/RK

Dear Sir / Madam,

RE: FURTHER INFORMATION RESPONSE IN RESEPT 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

- 1.1 On behalf of the applicant, Cairn Homes Properties Ltd., we wish to respond to the request for further information issued by the Planning Authority on the 4th of February 2022 for a proposed residential development at Phase 1A, Clonburris.
- 1.2 The Revised Site Layout Plan (figure 1.1) prepared by MCORM Architects shows the overall layout in context.
- 1.3 The revised scheme includes the following to the layout:
 - Block 1 redesign to provide park frontage
 - Reconfiguration of Homezones to provide off curtilage street trees
 - Reconfiguration of Local streets to provide planting strip at outer edge of footpath for off curtilage street trees
 - Provision of Cycle / Pedestrian link facing Urban square adjacent to block 2

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MSCERM MAT&CP Dip EIA Mgmt. MIPi
Stephen Blair BA (Mod) MRUP MIPi MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPi
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- Realignment of link street crossing point to correspond with cycle / ped link
- Connection of southernmost street facing the canal as per NTA feedback
- Provision of "own door" units at ground floor of all apartment blocks
- Amendment to house types F2s / F3s to provide brick elevation
- Amendment to the local node to provide flexible community floorspace and a combined "community" floor space (including creche) of 600sqm.
- Change of materials to Urban Grain Typologies

1.4 The revised scheme includes the following amendments to the engineering layouts and details:

- The amount of swales, bioretention areas/rain gardens and permeable paving has been increased to provide additional SuDS features throughout the site
- SuDS tree pits have been added throughout the site at the back of footpaths and on the footpath within homezones to intercept surface water runoff from the road
- Bioretention areas have been added to areas within the detention basins for surface water to be routed to from adjacent roads.
- Surface water pipes, drainage pipes and water supply pipe alignments have been updated in homezones as a result of the introduction of SuDS trees in these zones
- The 450mm Foul water pipe south of Apartment Block A has been moved to south and is now under the carriageway in order to comply with Irish Water building offset requirements
- The section of road north of the north-western attenuation basin has been included in the design
- Provision of Cycle / Pedestrian link facing Urban square adjacent to block 2
- Realignment of link street crossing point to correspond with cycle / ped link
- Connection of southernmost street facing the canal as per NTA feedback
- All associated Landscaping amendments.

1.5 The revisions will result in the construction of 563 dwellings, a creche, innovation hub, flexible community room and open space as follows:

- A) 171 no. houses comprising 6 no. 2 bedroom houses, 153 no. 3 bedroom houses and 12 no. 4 bedroom houses (145 no. dwellings in CSW-S4 consisting of 6 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) 244 no. apartments as follows: within CSW-S4, Block 1 consists of 168 no. apartments (60 no. 1 bedroom, 103 no. 2 bedroom and 5 no. 3 bedroom apartments), in a 2-building arrangement western block 5 storeys and eastern block 5 and 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 (664.6 sq. m) and creche (c. 534 sq. m) along with a Community Multi-purpose room of c. 74 sq. m in a part 3/4 storey 'local node' building in CSW-S4;
 - E) Vehicular access will be from the permitted Clonburriss Southern Link Street (SDZ20A/0021) and R113 to the east (along with provision of internal haul routes (for construction) to connect to the R136 to the west);

Enclosures

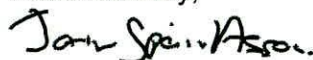
- 1.6 Please find the following documents (6 no. copies) enclosed in support of this submission:

Revised Drawings by MCORM Architects
Response to Further Information – MCORM Architects
Revised Drawings by DBFL Consulting Engineers
Response to Further Information – DBFL Consulting Engineers
Revised Landscaping drawings – Murray Associates
Response to Further Information – Murray Associates
IES Daylight/Sunlight Report
EIAR Addendum – JSA and EIAR Team
Revised Tree Impact Plan – The Tree File
Acoustic Report Byrne Environmental
Technical Note on Operational
Operational Phase Waste Management Plan Supplemental Information On
Bin Truck Collection Points – Byrne Environmental
Sabre Lighting Design Technical Note and Drawings
Photomontages by 3D Design Bureau

- 1.7 This response to the request for further information has carefully considered the items raised by South Dublin County Council. In accordance with the Further Information Request, this response has been prepared and informed by discussions with South Dublin County Council.

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

Yours faithfully,



John Spain Associates