

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

By email

16<sup>th</sup> November 2022

Dear Sir/Madam,

**RE: CONDITION 2 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.**

**REG REF: SDZ21A/0022**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

**Condition 2:**

*Street hierarchy, design and layout*

*1. Prior to the commencement of development, the applicant shall set out a revised car parking rationale, taking into account the amendments required by (2) below. This should consider the car parking for houses, duplex and apartments separately and show a reduction in the level for houses by 50no spaces and for duplex by 14no., unless otherwise agreed in writing by the Planning Authority.*

*The car parking standards for the key land uses in Clonburris are set out under the South Dublin County Council Development Plan 2022-2028 and the Transport Assessment and Strategy that accompanies this Planning Scheme. The standards are maximum parking standards and should not be viewed as a target. Details in relation to the design of car parking are set out under Section 2.8 (Built Form and Design) of the Planning Scheme - Clonburris SDZ Planning Scheme 2019 Page 33. The application site is defined as in Level 3 on Figure 2.2.8. This corresponds to Zone 2 the county development plan car parking standards. The proposed development represents an overprovision of car parking for houses and duplex units by 64no.*

*2. Prior to the commencement of development the applicant shall provide revised plans for the written agreement of the Planning Authority, which accord with the following requirements unless otherwise agreed in writing with the Planning Authority:*

*(a) The unnamed street, located to the south of Apartment Block 1 shall be redesigned to be fully pedestrianised outside of delivery hours. A parking courtyard may be provided at this location. If a parking court is provided, it shall be restricted in size to no more than 40 spaces and should also be well landscaped*

and subject to a landscape plan, in accordance with Section 2.8.10 of the Planning Scheme.

*(b) Street 1 (local street/ fixed):*

*The street shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided.*

- *The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed*
- *Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.*
- *At any point along the road, perpendicular parking shall be provided on one side only;*
- *A footpath width of between 2.5 and 4 meters shall be provided;*
- *Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided*
- *Street trees shall be provided in accordance with Condition 7*

*(c) Street 2 (Homezone / Flexible):*

*(i) This street or Street 1 shall be designed/ enhanced as a local green corridor with connection to the pedestrian street/ future urban square to the north of the link street.*

*(ii) The north / south (20m wide) element shall be retained as a homezone and shall be redesigned in general accordance with Figure 2.2.6 'intimate scale'.*

- *The street shall have a carriageway width of no greater than 4.8m*
- *Only parallel parking shall be provided and it shall be a minimum of 2.4m.*
- *A footpath width of between 2.5 and 4 meters shall be provided between the shared carriageway and landscaped privacy area. This shall also be shared surface*
- *Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided*
- *Street trees shall be provided in accordance with Condition 7*

*(iii) the east / west element is wider and shall be redesigned as a Local Street, rather than a homezone and should generally be in accordance with Figure 2.2.6 Indicative Local Street A:*

- *The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed*
- *Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m deep.*
- *At any point along the road, perpendicular parking shall be provided on one side only;*
- *A footpath width of between 2.5 and 4 meters shall be provided;*
- *Privacy strips/short gardens that range from 1 to 3 metres in depth should be provided*
- *Street trees shall be provided in accordance with Condition 7*

*(d) Street 3 (Local Street / Flexible): The street shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided.*

- *The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed*
- *Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.*
- *At any point along the road, perpendicular parking shall be provided on one side only;*
- *A footpath width of between 2.5 and 4 meters shall be provided;*
- *Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided*

- Street trees shall be provided in accordance with Condition 7

*(e) Street 4 (Homezone / Flexible): This street shall be retained as a homezone and shall be redesigned in general accordance with Figure 2.2.6 'intimate scale'.*

- The street shall have a carriageway width of no greater than 4.8m
- Only parallel parking shall be provided and it shall be a minimum of 2.4m deep.
- A footpath width of between 2.5 and 4 meters shall be provided between the shared carriageway and landscaped privacy area. This shall also be shared surface
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(f) Street 5 (Local Street / Flexible):*

*(i) The element between the community building and dwelling 309 is 18m wide. Given the width, the street shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street B. The following detail shall be provided.*

- The street shall have a carriageway width of no less than 5 meters and no more than 5.5 meters;
- Only parallel parking shall be provided and it shall be a minimum of 2.4m deep.
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(ii) The element south of the community building is 25m wide. This shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided.*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed
- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.
- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(g) Street 6 (Homezone / Flexible): This street shall be retained as a homezone and shall be redesigned in general accordance with Figure 2.2.6 'intimate scale'.*

- The street shall have a carriageway width of no greater than 4.8m
- Only parallel parking shall be provided and it shall be a minimum of 2.4m deep.
- A footpath width of between 2.5 and 4 meters shall be provided between the shared carriageway and landscaped privacy area. This shall also be shared surface
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(h) Street 7 (local street/fixed). This shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided.*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed

- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.
- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7
- If feasible without negatively impacting on the open space to the west, parallel car parking may be provided adjacent to the park.

*(i) Street 8 (Homezone / Flexible): This shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided:*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed
- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.
- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(j) Street 9 (Homezone / Flexible): This street fronts open space. The perpendicular parking shall be retained in this home zone as an exception. The following detail shall be provided:*

- The street shall have a carriageway width of 6 meters; 6m shall be provided for reversing for perpendicular parking
- Perpendicular parking bays shall be a minimum of 5m deep
- No parking shall be provided adjacent to the park
- A footpath width of between 2.5 and 4 meters shall be provided;
- Carriageway and footpath shall be shared surface
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(k) Street 10 (Local Street / Flexible): This street shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street B. The following detail shall be provided.*

- The street shall have a carriageway width of no less than 5 meters and no more than 5.5 meters;
- Only parallel parking shall be provided and it shall be a minimum of 2.4m deep.
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- No car parking shall be provided adjacent to the communal open space to the east
- Street trees shall be provided in accordance with Condition 7

*(l) Street 11(local street/fixed): This shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided:*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed
- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.

- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7
- If feasible without negatively impacting on the open space to the west, parallel car parking may be provided adjacent to the park.

*(m) Street 12 (Local Street / Flexible): This street is situated adjacent to a future development site. The overall width is currently unknown. The street shall be redesigned in general accordance with either Figure 2.2.6 Indicative Local Street A or B. i.e.:*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed
- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.
- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*OR*

- The street shall have a carriageway width of no less than 5 meters and no more than 5.5 meters;
- Only parallel parking shall be provided and it shall be a minimum of 2.4m deep.
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7

*(n) Canal Road (local street / fixed): This shall be redesigned in general accordance with Figure 2.2.6 Indicative Local Street A. The following detail shall be provided:*

- The street shall have a carriageway width of no less than 5 meters and no more than 6 meters; 6m shall be provided for reversing if perpendicular parking is proposed
- Perpendicular parking bays shall be a minimum of 5m deep and parallel shall be a minimum of 2.4m.
- At any point along the road, perpendicular parking shall be provided on one side only;
- A footpath width of between 2.5 and 4 meters shall be provided;
- Privacy strips/short gardens that range from 1 to 3 metres in depth shall be provided
- Street trees shall be provided in accordance with Condition 7
- No car parking shall be located adjacent to the canal park.

*3. In accordance with section 2.8.10 of the planning scheme, no more than 60% of residential parking spaces shall be provided as in-curtilage parking spaces in any Development Area. Prior to the commencement of development, the applicant shall submit details which indicate compliance with this, taking into account the amendments required under (1) and (2) above.*

**Response**

Please see enclosed Street Hierarchy, Design & Layout Submission and drawing no. CLB-1-00-SW-ZZ-DR-CWO-AR-1000 Overall Site Masterplan prepared by C+W O'Brien Architects in respect of condition 2 and the permitted development site.

Please note we have recently moved office. Could you please address all compliance correspondence to the following address:

Cairn Homes Properties Limited,  
45 Mespil Road,  
Dublin 4,  
D04 W2F1.

Yours Sincerely



**Lianna Slowey**  
Town Planner