

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, Cairn Homes Properties Limited intend to apply for planning permission for development at this site of c.3.45 hectares within the townland of Cappagh, 'Clonburris', Dublin 22, all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east.

The development will consist of the construction of 157 no. dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 as follows:


- A) 81 no. houses comprising 4 no. 2-bedroom houses, 65 no. 3-bedroom houses and 12 no. 4-bedroom houses (all 2-no. storey with associated private open space and car parking);
- B) 76 no. apartment units consisting of 26 no. 1-bedroom and 50 no. 2-bedroom units within Block 1 (4 no. storeys);
- C) Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east;
- D) All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 no. spaces) and bicycle parking (170 no. spaces), single-storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works.

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.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed (agent for applicant):



John Spain Associates
39 Fitzwilliam Place, Dublin 2

Date of erection of Site Notice: **24 November 2022**