

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

30th November 2022  
 JSA Ref. 20181/T3

Dear Sir or Madam,

**RE: PLANNING APPLICATION FOR THE CONSTRUCTION OF 157 NO. DWELLINGS, COMPRISING 81 NO. HOUSES AND 76 NO. APARTMENTS AND ALL ASSOCIATED SITE DEVELOPMENT WORKS ON A SITE OF C.3.45 HECTARES, LOCATED WITHIN THE CLONBURRIS SDZ, AND PLANNING SCHEME CLONBURRIS SOUTHWEST DEVELOPMENT AREA WITHIN THE TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.**

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a proposed Tile 3 residential development within the townland of Cappagh, Clonburris, Dublin 22 within the Clonburris South-West Development Area which forms part of the Clonburris SDZ.

The following documentation is submitted in support of the proposed development:

<b>1. Particulars</b>	
1.	Cover Letter
2.	Application Form
3.	Site Notice
4.	Newspaper Notice
5.	Building Lifecycle Report - Cairn
6.	Part V proposals including drawings prepared by MCORM Architects, an Estimate of Costs prepared by the applicant & Part V letter from South Dublin Co. Co. and Land Acquisition date letter.
7.	Application fee
<b>2. John Spain Associates</b>	
8.	Planning Report
<b>3. MCORM Architects</b>	
9.	Architectural Drawings
10.	Schedule of Areas

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI  
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 Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

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 Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration. MRTPI

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11.	Architect's Design Statement
12.	Housing Quality Assessment
<b>4. DBFL Engineers</b>	
13.	Infrastructure Design Report including Stage 1 Road Safety Audit
14.	Engineering Drawings and Schedule
15.	Preliminary Construction & Environmental Management Plan
16.	Traffic and Transport Assessment
17.	Mobility Management Plan and Parking Strategy
<b>5. Cunnane Stratton Reynolds</b>	
18.	Landscape Drawings
19.	Landscape Strategy and Design Statement
20.	Outline Specifications
21.	Landscape and Visual Impact Assessment Report
<b>6. Byrne Environmental</b>	
22.	Resource & Waste Management Plan
23.	Operational Waste Management Plan
24.	Acoustic Design Statement
25.	Air Quality Report
<b>7. MKO</b>	
26.	Appropriate Assessment Screening Report
27.	Ecological Impact Assessment Report
28.	Environmental Impact Assessment Screening Report
<b>8. IES</b>	
29.	Daylight, Sunlight and Overshadowing Study
<b>9. 3-D Design Bureau</b>	
30.	Verified Views and CGIs
<b>10. The Tree File</b>	
31.	Arboricultural Report and Drawings
<b>11. Waterman Moylan</b>	
32.	Energy Statement
<b>12. Sabre Lighting</b>	
33.	Outdoor Lighting Report and Drawing
<b>13. Bat Eco Services</b>	
34.	Bat Assessment
<b>14. IAC Archaeology</b>	
35.	Archaeological Assessment

The contents of this planning application have been the subject of discussions with the Planning Department, and we trust that it meets the requirements of the Planning and Development Regulations as amended.

### Planning Fee

The planning application fee was calculated from the figures set out in the South Dublin County Council planning fees guide based on the following:

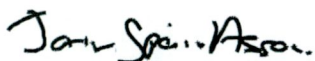
Class 1 - 157 x €65	€10,205.00
Class 13 - €80 or €10 per 0.1ha. Whichever is greater	€ 350
Total	€10,555

**Site Notices**

3 no. site notices have been erected and include 1 no. notice at the roundabout on the Dublin Outer Ring Road (R136) to the west of the site and 2 no. notices on the Fonthill Road (R113) to the east of the site in accordance with Section 19(1) of the Planning and Development Regulations 2001 as amended. Please see MCORM drawing no. PL001 (Site Location Plan) for exact location of site notices.

Please do not hesitate to contact us if you require any additional information or clarification on the documentation submitted.

Yours faithfully,



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**John Spain Associates**