



# Clonburris T1

## Amendments Submission

For Proposed Residential Development  
Clonburris T1, Co. Dublin

Compliance Submission in Accordance with  
Planning Condition no. 3 (Reg. Ref: SDZ21A/022)



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## 1.0 Introduction

### 1.1 Amendments

The amendments to various elements of the scheme have been carried out in accordance with Condition 3 (Reg. Ref: SDZ21A/0022) and the Clonburris SDZ - Planning Scheme.

House Type H1, H2 have been redesigned and revised to align with the intention of the condition. Dual frontage has been incorporated while the main frontage still faces the canal. The house types have been further revised to ensure that each has an individual distinctive design in accordance with Section 2.4.3 of the Planning Scheme.

An assessment of the topography across the site has been undertaken and the varied roofscape across the scheme has been identified.

The bin storage areas have been carefully considered and designed to improve their integration into the landscape with green walls provided where feasible.

Project Code	22001
Created By	SM
Checked By	LB
Issue Type	Preliminary
Issued On	21 Dec 2022

# 2.0 Amendments

## 2.1 House Type H1, H2

### Condition 3

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-

(a) House type 19014 PL 112 Rev A shall be revised to dual frontage. The main frontage shall face the canal

### Response

The end house types in the row of units have been revised to address the surrounding streets. The main entrance has been changed to the side so as to create a dual frontage house type. This revision will lend more character and help activate the surrounding road network with footfall and passive surveillance. With the revised layout the end units now benefit from larger living rooms facing out onto the canal. This also aides in providing variety to the linear elevation facing the canal.



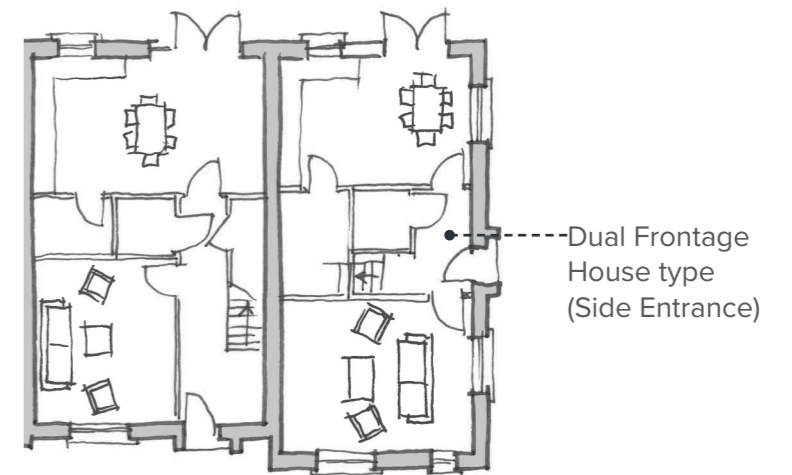
Initial H Type Elevation



Amended End of Terrace



Amended Side Elevation



Amended Ground Floor Plan

# 2.0 Amendments

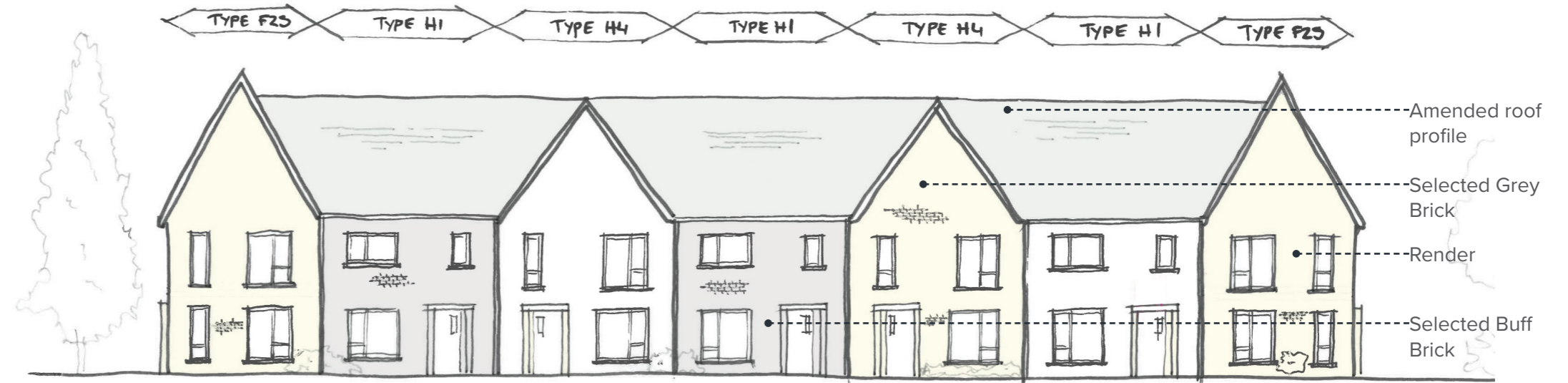
## 2.1 House Type H1, H2

### Condition 3

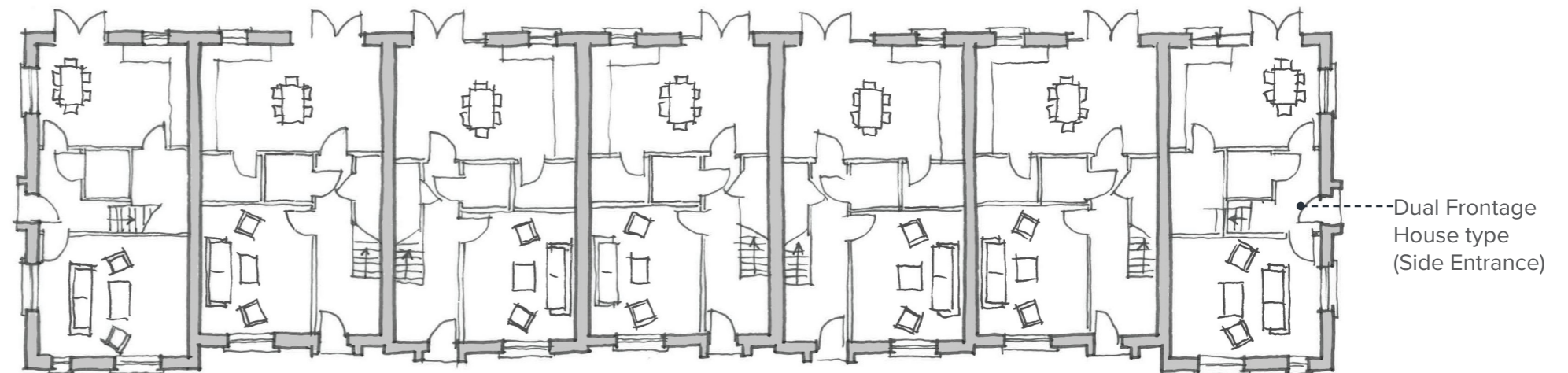
Revised plans that incorporate all of the following amendments-  
 (b) House Types H1, H2 shall be revised. Each plot shall have an individual distinctive design, in accordance with Section 2.4.3 of the Planning Scheme.

### Response

Having reviewed some of the vernacular typologies around the area and in conjunction with the strategic Development Zone plan we have amended the subject house types to create a more distinctive urban grain. The material use, ridge pattern and roof profiles of the houses have been revised to create a more varied streetscape combining a more traditional roofscape mixed with a contemporary gable facade.

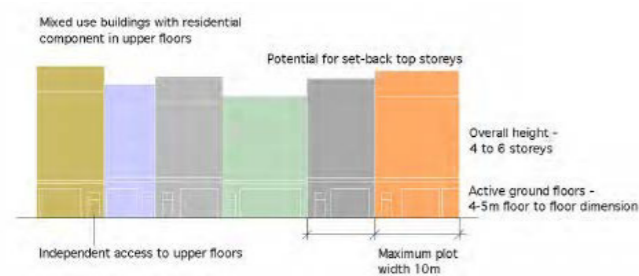


Amended Street Elevation



Amended Ground Floor Plan

Figure 2.4.3 | Indicative Elevation of Fine Urban Grain in Urban Centre



CLONBURRIS | STRATEGIC DEVELOPMENT ZONE | PLANNING SCHEME



Vernacular Urban Grain

Main Street, Naas- The Lawrence Collection by Robert French 1865-1914



Urban Grain 2022

Emmett Road, Inchicore



## 2.0 Amendments

### 2.1 House Type H1, H2



Visualisation of proposed changes to Fine Urban Grain block



# 2.0 Amendments

## 2.2 Varied Roofscape

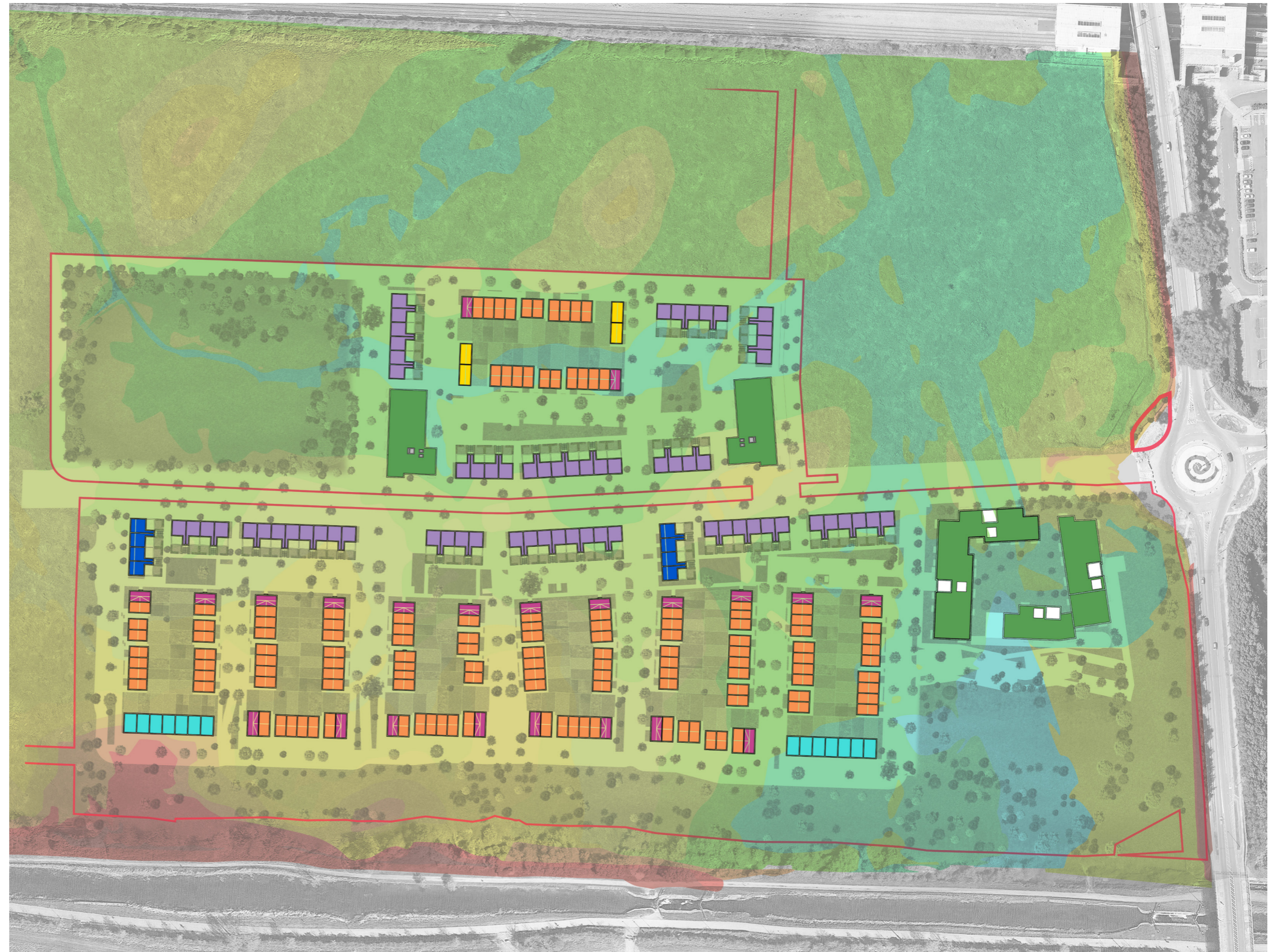
### Condition 3

Revised plans that incorporate all of the following amendments-  
 (c) the applicant shall undertake an assessment of topography across the site and shall identify areas where dwelling / duplex height can be varied. Following agreement of these areas with the Planning Authority, revised plans shall be submitted indicating a varied roofscape for the written agreement of the Planning Authority

### Response

An assessment of the topography across the site has been undertaken and, where feasible, dwelling and duplex height has been varied. The levels across the site have been developed to ensure compliance with Part M and access to all dwellings.

The adjacent diagram shows the changes in topography across the site with levels varying by 6m. The varied roofscape is further accentuated by the mix of roofscapes employed across the scheme to ensure visual interest.



Topography and Roofscape Diagram / Drawing Ref: CLB-1-00-SW-ZZ-DR-CWO-AR-1000



# 2.0 Amendments

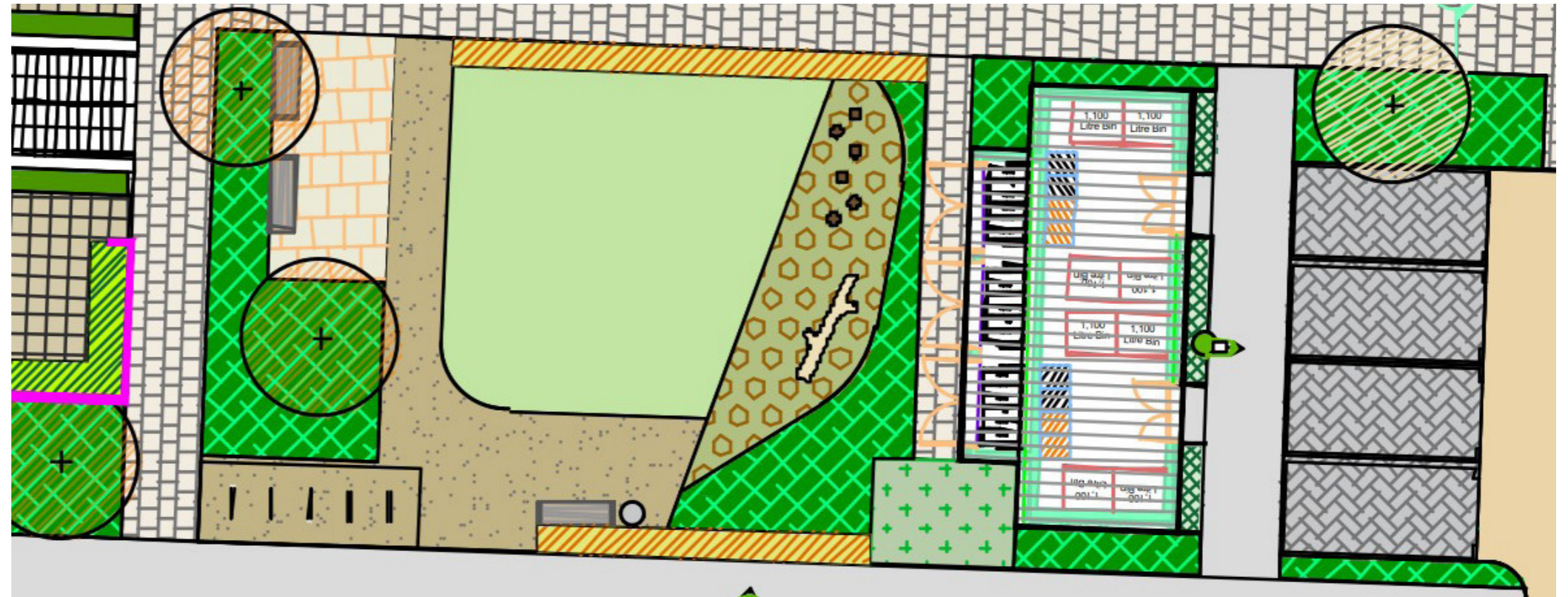
## 2.3 Bin Storage Areas

### Condition 3

Revised plans that incorporate all of the following amendments-  
 (d) The bin storage areas shall include green roofs / walls, where feasible

### Response

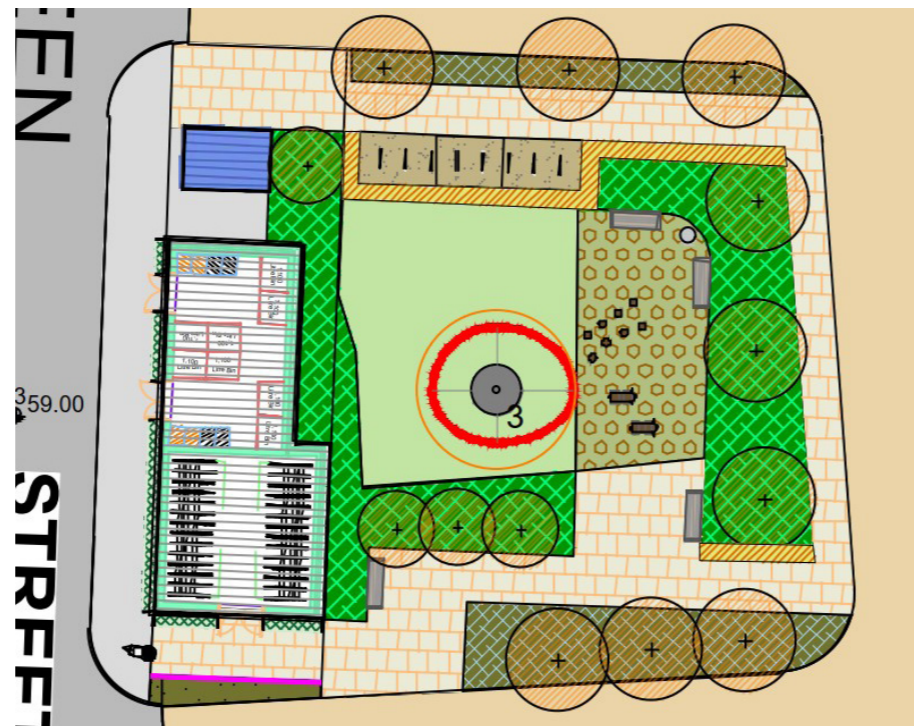
As shown in the plans, the bin storage areas have all been treated with additional green walls where feasible. Typically standard public realm planting is used adjacent to the bin storage areas. A trellis system with a hedge has been used where the spaces are narrower to ensure that ample green walls are provided. The landscaping treatment is set out in more detail in the Landscape drawings prepared by Murray & Associates as submitted for compliance with Condition 12.



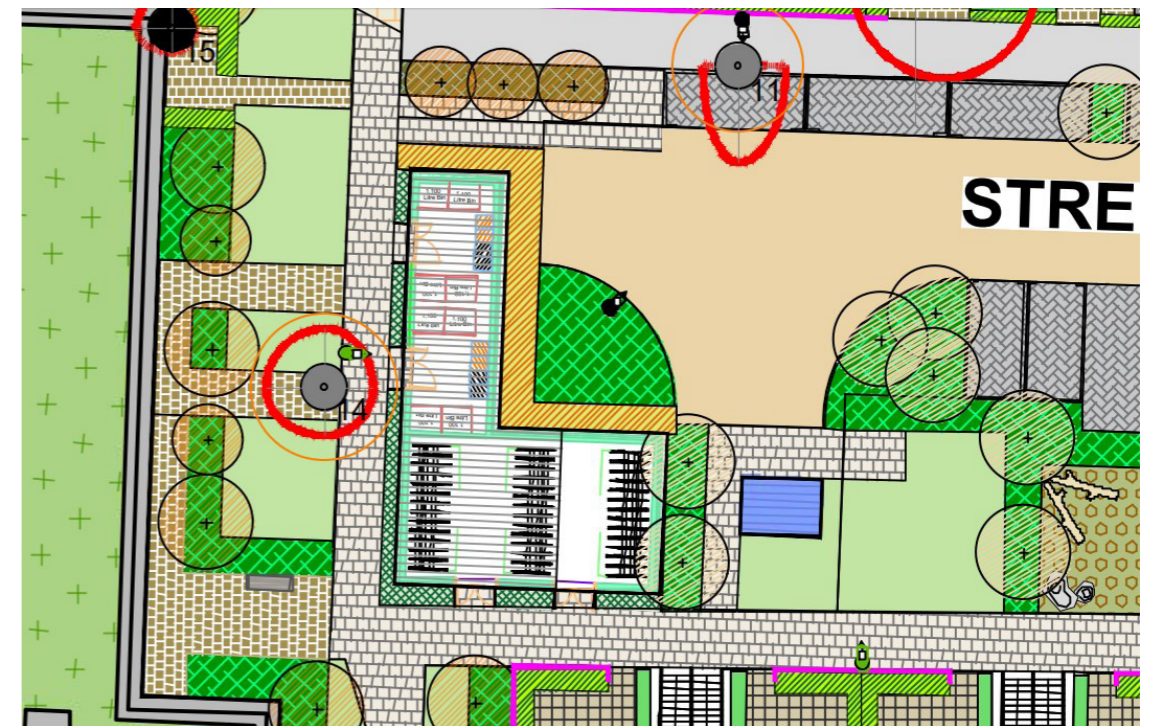
Typical Duplex Bin Store / Drawing Ref: 1738\_PLC\_P\_00



Key Plan



Block 2 Bin Store / Drawing Ref: 1738\_PLC\_P\_00



Block 3 Bin Store / Drawing Ref: 1738\_PLC\_P\_00



