

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

By email

21st December 2022

Dear Sir/Madam,

RE: CONDITION 3 – 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 3:

Amendments.

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

(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.

(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

(d) The bin storage areas shall include green roofs / walls, where feasible.

Response

Please see enclosed 'Amendments Submission' booklet and drawing no. CLB-1-T18-3001 and CLB-1-T18-3003 prepared by C+W O'Brien Architects in respect of condition 3(a), (b), (c) and (d) of the permitted development. Please also refer to enclosed drawing no. 1738_PLC_P_00 prepared by Murray & Associates Landscape Architects in respect of condition 3(d).

Yours Sincerely

A handwritten signature in black ink, appearing to read 'L. Slowey', with a large, sweeping flourish at the end.

Lianna Slowey
Town Planner