

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

15<sup>th</sup> December 2022  
 JSA Ref. 20181/T2

Dear Sir or Madam,

**RE: PLANNING APPLICATION FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT COMPRISING 594 NO. APARTMENTS, OFFICE FLOORSPACE, 4 NO. RETAIL UNITS, A CRECHE AND URBAN SQUARE IN THE CLONBURRIS DEVELOPMENT AREAS CUC-S3 & CSW-S3 OF THE CLONBURRIS SDZ PLANNING SCHEME 2019.**

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a proposed Tile 2 mixed-use 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:

1. Particulars	
1.	Cover Letter
2.	Application Form
3.	Site Notice
4.	Newspaper Notice
5.	EIA Portal Confirmation
6.	1 no. CD Copy of EIAR and Application Documents
7.	1 no. Letter of Consent from South Dublin County Council
8.	Building Lifecycle Report - Cairn
9.	Part V proposals including drawings prepared by Architects, an Estimate of Costs prepared by the applicant & Part V letter from South Dublin Co. Co. and Land Acquisition date letter.
10.	Application fee (maximum fee of €38,000)
2. John Spain Associates	
11.	Planning Report
12.	EIAR Volume I – Non-Technical Summary

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
 Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

13.	EIAR Volume II – Main Report
14.	EIAR Volume III - Appendices
<b>3. ALTU Architects</b>	
15.	Architectural Drawings
16.	Schedule of Areas
17.	Architectural Design Statement
18.	Housing Quality Assessment
<b>4. DBFL Engineers</b>	
19.	Infrastructure Design Report
20.	Engineering Drawings and Schedule
21.	Preliminary Construction Environmental Management Plan
<b>5. Murray Associates</b>	
22.	Landscape Drawings
23.	Landscape Design Report
24.	Outline Specifications
<b>6. Byrne Environmental</b>	
25.	Resource & Waste Management Plan
26.	Operational Waste Management Plan
27.	Acoustic Design Statement
<b>7. MKO</b>	
28.	Appropriate Assessment Screening Report
<b>8. IES</b>	
29.	Daylight, Sunlight and Overshadowing Assessment
<b>9. 3D Design Bureau</b>	
30.	Photomontages and CGIs
<b>10. The Tree File</b>	
31.	Arboricultural Report and Drawings
<b>11. OCSC</b>	
32.	Energy & Sustainability Report and associated Site Services Layout Drawing
<b>12. Sabre Lighting</b>	
33.	Outdoor Lighting Report and Public Lighting Drawing

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 (maximum fee of €38,000) was calculated from the figures set out in the South Dublin County Council Planning Fees guide based on the following:

Class 1: 594 x €65	€38,610.00
Class 4: 6,012 sq. m x €3.60	<u>€21,643.20</u>
<b>Total</b>	<b>€60,253.20</b>

### Duration of Permission

Having regard to the scale of the proposed development and the proposed phasing (see Altu Architectural drawings & EIAR), as well as to allow flexibility in the delivery of dwellings, we would request South Dublin County Council to consider granting a 7-year permission under the provisions of Section 41 of the Planning and Development Act 2000, as amended.

Job No: 21042

Stage: PLANNING

Sheet No: Drawing Register Planning

Project Title/Description:

Clonburris T2



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Drng Set	Drawing No.	Scale	Size	Current Revision	Current Revision Date		
<b>P100 Site Plans</b>							
C1B ALT 0 DR A P100	Site Location Plan Overview	1:2500	A0-L	-			
C1B ALT 0 DR A P101	Site Location Plan	1:1000	A1-L	-			
C1B ALT 0 DR A P102	Existing Site Plan	1:500	A1-L	-			
C1B ALT 0 DR A P103	Site Layout Plan	1:500	A1-L	-			
C1B ALT 0 DR A P104	Site Layout Plan- SDCC Taking In Charge	1:500	A1-L	-			
C1B ALT 0 DR A P105	Contextual Elevations	1:500	A1-L	-			
C1B ALT 0 DR A P106	Contextual Elevations	1:200	A0-L	-			
C1B ALT 0 DR A P107	Contextual Elevations	1:200	A0-L	-			
<b>P110 GA Plans 200</b>							
C1B ALT 0 DR A P110	Block A, B, C, D - Ground Floor	1:200	A1-L	-			
C1B ALT 0 DR A P111	Block A, B, C, D - First Floor	1:200	A1-L	-			
C1B ALT 0 DR A P112	Block A, B, C, D - Second Floor	1:200	A1-L	-			
C1B ALT 0 DR A P113	Block A, B, C, D - Third Floor	1:200	A1-L	-			
C1B ALT 0 DR A P114	Block A, B, C, D - Fourth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P115	Block A, B, C, D - Fifth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P116	Block A, B, C, D - Sixth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P117	Block A, B, C, D - Roof Plan	1:200	A1-L	-			
C1B ALT 0 DR A P118	Block E, F - Ground Floor	1:200	A1-L	-			
C1B ALT 0 DR A P119	Block E, F - First Floor	1:200	A1-L	-			
C1B ALT 0 DR A P120	Block E, F - Second Floor	1:200	A1-L	-			
C1B ALT 0 DR A P121	Block E, F - Third Floor	1:200	A1-L	-			
C1B ALT 0 DR A P122	Block E, F - Fourth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P123	Block E, F - Fifth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P124	Block E, F - Sixth Floor	1:200	A1-L	-			
C1B ALT 0 DR A P125	Block E, F - Roof Plan	1:200	A1-L	-			
C1B ALT 0 DR A P126	Block G, H - Ground Floor	1:200	A1-L	-			
C1B ALT 0 DR A P127	Block G, H - First Floor	1:200	A1-L	-			
C1B ALT 0 DR A P128	Block G, H - Second Floor	1:200	A1-L	-			
C1B ALT 0 DR A P129	Block G, H - Third Floor	1:200	A1-L	-			
C1B ALT 0 DR A P130	Block G, H - Roof Plan	1:200	A1-L	-			
C1B ALT 0 DR A P131	Site Plan PART V	1:500	A1-L	-			
C1B ALT 0 DR A P132	Block G - Plans PART V	1:200	A1-L	-			
C1B ALT 0 DR A P133	Block G - Plans PART V (1)	1:200	A1-L	-			
C1B ALT 0 DR A P134	Block G - Elevations, Section PART V	1:200	A1-L	-			
C1B ALT 0 DR A P135	Bins and Bikes	1:100	A2-L	-			
<b>P200 Sections</b>							
C1B ALT 0 DR A P200	Block A Sections	1:200	A2-L	-			
C1B ALT 0 DR A P201	Block B&D Sections	1:200	A2-L	-			
C1B ALT 0 DR A P203	Block C Sections	1:200	A2-L	-			
C1B ALT 0 DR A P204	Block E&F Sections	1:200	A2-L	-			
C1B ALT 0 DR A P205	Block G&H Sections	1:200	A2-L	-			
<b>P300 Elevations 200</b>							
C1B ALT 0 DR A P300	Courtyard 1 Block A Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P301	Courtyard 1 Block A Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P302	Courtyard 1 Block A Internal Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P303	Courtyard 2 Block B&D Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P304	Courtyard 2 Block B,C&D Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P305	Courtyard 2 Block B&D Internal Elevations	1:200	A1-L	-			
C1B ALT 0 DR A P306	Courtyard 2 Block C Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P307	Courtyard 3 Block EF Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P308	Courtyard 3 Block E&F Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P309	Courtyard 3 Block EF Internal Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P310	Courtyard 3 Block EF Internal Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P311	Courtyard 4 Block GH Elevations	1:200	A2-L	-			
C1B ALT 0 DR A P312	Courtyard 4 Block GH Elevations	1:200	A2-L	-			
Issue Fromat	C1B ALT	AD, PDF, Paper	P313	Courtyard 4 Block GH Internal Elevations	1:200 A2-L	-	PDF
Issue Methode	E - Electronic, P - Post, CDE - Common Data Environment						E
Purpose of Issue	Pr - Preliminary, I - Information, P - Planning, F - Fire Safety Certificate, D - DAC, T - Tender, C - Construction, CT - Contract						P
Issue No	01	Issue Date	12/12/2022		Issued By		

**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 ALTU drawing no. PL001 (Site Location Plan Overview) 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**