

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SDZ22A/0017      **Application Date:** 02-Dec-2022  
**Submission Type:** New Application      **Registration Date:** 02-Dec-2022

**Correspondence Name and Address:** Rory Kunz, John Spain Associates 39, Fitzwilliam Place, Dublin 2

**Proposed Development:** Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); 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; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works 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, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

**Location:** Within the townland of Cappagh, Clonburris, Dublin 22

**Applicant Name:** Cairn Homes Properties Limited

**Application Type:** SDZ Application - Clonburris

(SW)

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### **Description of Site and Surroundings:**

Site Area: stated as 3.45ha.

### Site Description:

The subject site is located in the south-eastern section of Clonburris SDZ (Strategic Development Zone) and forms a section of the Clonburris Character Area within the Clonburris SDZ. The subject site is located in the south-western section of the Clonburris element of the SDZ lands, within development area CSWS-3.

The application site consists of an undeveloped, greenfield site, which is situated to the north of the Grand Canal and to the west of the Fonthill Road (R113) and immediately south of the railway line. The site is located approximately 300m from Clondalkin Train Station, 500m from Bawnogue Neighbourhood centre and approximately 1km from Clondalkin Centre.

The existing layout plan indicates varying topography across the site. Levels generally range from 59 to 61 AOD. There is a hedgerow running through the site.

Planning Ref SDZ21A/0011 abuts the site to the south, this previously granted permission for a mix of uses, local road network and open spaces.

### **Proposal:**

The proposed development consists of:

- **Construction of 157 dwellings** within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019
  - consisting of 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking);
  - 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys);
- 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;
- All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works.
- 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, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### SEA Screening

Overlaps with Record of Monuments and Places 017-036

### **Zoning:**

This site is situated within Clonburris SDZ Planning Scheme lands and is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028.

### CDP Maps:

- Notification Zone - R149511. Related SMR - 1 SMR(s): - DU017-036
- Bird Hazards
- Inner Horizontal Surface (Casement)
- Outer Horizontal Surface (Dublin)

### **Consultations:**

*Roads – Additional information requested.*

*Water Services – No objections, subject to conditions.*

*Irish Water – No objections, subject to conditions.*

*Heritage – no report received at time or writing.*

*Parks – Additional information requested.*

*Forward Planning – no report received at time or writing.*

*Housing – Additional information requested.*

*EHO – No objections, subject to conditions.*

*TII – no observations*

*NTA – no report received at time or writing.*

*IAA – no observations*

*IFI – no report received at time or writing.*

*Department of Housing, Local Government & Heritage – Additional information requested.*

### **Submissions/Observations /Representations**

None.

### **Recent Relevant Planning History**

The site is located within the Clonburris Strategic Development Zone for which a Planning Scheme was prepared by South Dublin County Council and approved by An Bord Pleanála.

### *Application Site*

SDZ21A/0022 The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments (88 in CSW-S4 & 60 in CSW-S3) comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units {6 two bed & 6 three bed units}, all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 {4 storeys} comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSWS4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east {along with provision of internal haul routes {for construction} to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; 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; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17.02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 {Fonthill Road} to the east and the R136 to the west.  
Decision: Permission Granted, subject to conditions

Note: only a small element of access road lies within the site boundary.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

SDZ20A/0021 Planning Permission granted for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) to form part of the public roads and drainage networks.

Decision: Permission Granted, subject to conditions.

Note: part of the road to the future railway crossing permitted as part of the above, however, bridge design not finalised / permitted as part of the above.

### *Adjacent sites:*

SDZ22A/0018 Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents) as follows; Block A (4 and 6 storeys with undercroft) comprises 96 apartments consisting of 36 one bedroom apartments, 48 two bedroom apartments and 12 three bedroom apartments (with creche c. 609sq. m at ground and first floor as well as play area; Block B (6 storeys with undercroft) comprises 77 apartments consisting of 44 one bedroom apartments, 28 two room apartments and 5 three bedroom apartments; Block D (5 and 7 storeys with undercroft) comprises 71 apartments consisting of 39 one bedroom apartments and 32 two bedroom apartments; Block E (6 storeys with undercroft) comprises 100 apartments consisting of 47 one bedroom apartments, 48 two bedroom apartments and 5 three bedroom apartments; Block F (5 and 7 storeys with undercroft) comprises 124 apartments consisting of 57 one bedroom apartments, 61 two bedroom apartments and 6 three bedroom apartments; Block G (1, 2 and 4 storeys with undercroft) comprises 65 apartments consisting of 16 one bedroom apartments, 45 two bedroom apartments and 4 three bedroom apartments; Block H (4 storeys with undercroft) comprises 61 apartments consisting of 16 one bedroom apartments and 45 two bedroom apartments; Mixed use development comprising, commercial office development in Block C of 6 storeys with parapet above to 7 storey equivalent on elevations (c. 4,516sq.m), 1 retail unit at ground floor of Block B (c.147.5sq. m) and 3 retail units at ground floor of Block E as follows (c.106.2sq.m, c.141.6sq.m and c.492.2sq.m respectively) as well as a creche (c. 609sq. m) at ground floor and first floor of Block A; Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R 113 to the east; Public Open Space/landscaping of c. 0.52 hectares (urban square) and linear open space (0.72 hectares) as well as a series of communal open spaces to serve apartments over undercroft level (and internal communal open space c. 685 sq.m; The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces in a mixture of undercroft spaces Block A, Block B&D and Block E&F) and bicycle parking (1,232 spaces at undercroft and surface levels), single storey ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

development/construction works; Permission is also sought for connection to water supply, and provision of foul drainage infrastructure.

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; An Environmental Impact Assessment Report accompanies this planning application.

Decision: Currently under consideration

### *Wider SDZ:*

SDZ22A/0013 Install a new LPG Safety Installation in a caged enclosure 1.8m x 1.2m x 1.2m (LxWxH) servicing the existing LPG storage installation with all ancillary services and associated site works situated within the Clonburris SDZ (Strategic Development Zone) area.

Decision: Permission Granted, subject to conditions.

SDZ22A/0011 The proposed primary school will extend to c3,355sq.m will be 2 storeys in height and will comprise 16 no. classrooms with an additional 2 classroom Special Educational Needs Unit; a General Purpose Hall and all ancillary teacher and pupil amenities and facilities. The proposed development also provides for hard and soft play areas, including 2 no. outdoor ball courts, bicycle parking, staff car parking, vehicle drop off and set down areas. Photovoltaic Panels (PV) are proposed on roofs in addition to EV Charging Points and a packaged Biomass heating plant. The proposed development also provides for all landscaping and boundary treatments and all associated site development works. Access to the site will be via a new junction and access road off Thomas Omer Way. The new access road will run south off Thomas Omer Way and then west into the site. The proposed access road is in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme and incorporates public lighting, footpaths, and cycle tracks. A further pedestrian / cycle only connection to Thomas Omer Way is also proposed along the western green corridor, west of the proposed school building.

Decision: Request Additional Information

SDZ22A/0010 Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (I) Clonburris South East (i.e., CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e., CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd

# **Comhairle Chontae Atha Cliath Theas**

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

duplex units accommodated in 10 no. 3 storey buildings, 72 no. 1 & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m<sup>2</sup>), 1 no. 2 storey retail /commercial unit (c.152.1m<sup>2</sup>). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonhill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e., 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. 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.  
Decision: Request Clarification of Additional Information

SDZ201/0006 Wastewater pumping station comprising of (a) below ground 24-hour emergency storage tank; (b) below ground inlet, wet well, flow meter and valve chambers; (c) control and welfare building with green roof and 2 odour control units; (d) boundary wall, fencing, entrance gate and landscaping; (e) site drainage system including a swale; (f) all associated ancillary and enabling works including hardstanding and access, located within the Clonburris Strategic Development Zone. Decision: Permission Granted, subject to conditions.

SDZ22A/0004 Internal separation of the house and associated granny flat to provide for 2 permanent houses and extension of rear garden. Part of the development site is located within the Clonburris Strategic Development Zone.  
Decision: Permission Granted, subject to conditions.

SDZ14A/0002 Removal of shed structure and construction of 2 detached part 2 and part 3 storey dwellings and 8 semi-detached part 2 and part 3 storey dwellings; 20 car parking spaces; new vehicular entrance to Ninth Lock Road and associated works including new footpaths and landscaping of site. The site is located within the Clonburris Strategic Development Zone  
Decision: Permission Granted, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### *SDCC Part 8 Applications*

Proposed Social and Affordable housing development comprising of 263 no. residential units on a site located on lands within Clonburris SDZ, in the subsector known as Kishogue South West which is located on Lynches Lane to the East of the R136 Outer Ring Road. **Approved.**

Development of a Social and Affordable Purchase Housing project consisting of 118 (approved as 116) no. units on undeveloped lands adjoining the Bawnogue Road and Ashwood Drive, Clonburris, Dublin, just South of the Grand Canal. **Approved.**

### **Recent Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

Pre planning carried out for the proposed development.

PPSDZ02/22 Construction of 281 dwellings comprising 79 2 store houses; 202 apartments in 2 blocks (4 storeys) carparking (290), cycle spaces (304) public and private open spaces, communal open space (2,137 sq. m) roads, cycle and pedestrian linkages, attenuation and all site development works on a site of 4.72 hectares.

### **Relevant National Policy**

The relevant policy documents are detailed below. Those identified as being of key significance include '*Project Ireland 2040 National Planning Framework*' (NPF) and '*Regional, Spatial & Economic Strategy 2019 – 2031*' (RSES).

*Project Ireland 2040 National Planning Framework,*

*Regional, Spatial & Economic Strategy 2019 - 2031*, Eastern & Midlands Regional Assembly, 2019.

### **Additional National Policy Documents of Relevance**

*Urban Design Manual: A Best Practice Guide*, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, (2008).

*Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage, and Local Government, (2007).

*Greater Dublin Area Transport Strategy 2016 -2035*, National Transport Authority



# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

*Design Manual for Urban Roads and Streets (DMURS)* Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2019)

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020*, Department of Transport, (2009).

*National Cycle Manual* – National Transport Authority (June 2011).

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage, and Local Government, (2009).

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

*Planning & Development of Large-Scale Rail focused Areas in Dublin-* National Transport Authority (May 2013).

### **Relevant Policy in South Dublin County Development Plan 2022-2028**

*2 Core Strategy and Settlement Strategy*

*2.6.1 Land Capacity Study*

*Table 8: Total Land Capacity within Strategic Development Areas Policy CS1: Strategic Development Areas*

*Table 9: Capacity of undeveloped lands within South Dublin*

*Table 10: Indicative Capacity of Additional Zoned Lands in the South Dublin County Development Plan 2022-2028*

*Land Capacity Sites*

*Figure 9: Housing Capacity Sites*

*2.6.5 Core Strategy – 2022-2028 Development Plan Table 11: Core Strategy Table 2022-2028*

*2.6.6 Housing Strategy*

*2.7 Settlement Strategy*

*Table 14: RSES Settlement Hierarchy relating to South Dublin County Council*

*2.7.1 Dublin City and Suburbs - Key Urban Centres within Dublin City and Suburbs - Strategic Development Zones (SDZ)*

*Policy CS6: Settlement Strategy - Strategic Planning Principles*

*Policy CS7: Consolidation Areas within the Dublin City and Suburbs Settlement*

*Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary.*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

*CS7 Objective 4: To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.*

*5 Quality Design and Healthy Placemaking Policy QDP13: Plans / Frameworks – General Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme, other strategic land designations or framework / masterplan in place in the area.*

*5.4.2 Strategic Development Zones*

*Policy QDP15: Strategic Development Zones (SDZS)*

*Continue to implement the approved Planning Schemes for Adamstown and Clonburris SDZs.*

*QDP15 Objective 1:*

*To support the delivery of the identified infrastructure to facilitate sustainable development in South Dublin's Strategic Development Zones.*

*7 Sustainable Movement*

*Table 7.5 Six Year Road Programme - Clonburris / Kishogue Street Network - Various streets within the Clonburris SDZ lands. - Formation of a strategic street network providing access throughout the Clonburris SDZ lands.*

*8 Community Infrastructure and Open Space*

*Policy COS2: Social / Community Infrastructure*

*9 Economic Development and Employment*

*Table 9.1: Retail Hierarchy for the Region – South Dublin County - Level 3 - Clonburris - Neighbourhood Centres, Local Centres-Small Towns and Villages*

*These centres usually contain one supermarket ranging in size from 1,000- 2,500 sq.m with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population. These centres meet the local day-to day needs of surrounding residents.*

*Table 9.2: Settlement Hierarchy and Retail*

*Hierarchy Clonburris District Centre Level 3*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

*Policy EDE12 – District Centres*

*EDE12 Objective 3: To support and facilitate the development of new District Centres of an appropriate urban scale at Adamstown and Clonburris in accordance with approved Planning Schemes having regard to the need to provide a sustainable retail mix that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.*

*Energy*

*Policy E5: Low Carbon District Heating Networks*

### **Clonburris SDZ Scheme, 2019**

The Clonburris Strategic Development Zone (SDZ) Planning Scheme represents a shared outlook for the future residential, social, economic, and environmental development of a new planned and sustainable community in South Dublin County.

The Planning Scheme 2019 shall be used by the planning authority to assess planning applications in the SDZ. Planning Applications within the SDZ boundary shall be consistent with the Planning Scheme. The Planning Scheme form part for the Development Plan and any contrary provisions of the Development Plan are superseded by the Planning Scheme.

In a period of renewed growth in Ireland, the County is in a strong position to increase its share of residential and economic development within the Dublin Region. The development of the entire Planning Scheme is expected to deliver a target of 9,416, new homes, a minimum of 7,300sq.m gross community floorspace, approximately 22,520sq.m gross retail floorspace and in the range of 30,000 to 40,000sq.m employment floorspace.

Clonburris comprises 12 Development Areas, with the proposed development located entirely within Development Area 3 Clonburris South West (CSW-S3).

The key overarching principles of the 2019 Planning Scheme include the following:

- To prioritise the delivery of high quality services, utilities infrastructure, and sustainable urban surface water drainage;
- To ensure that the phasing and implementation of the SDZ occurs at a pace whereby it is supported by all necessary supporting community facilities, services, infrastructure, and amenities, in order to ensure that place making is prioritised.
- To provide attractive, interesting, and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian-centred environment with active, inviting public space, parks and private gardens.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

The application is assessed in accordance with the criteria set out in Development Area 3. The Planning Scheme also comprises a Planning Framework which includes 12 Sections (Sections 2.1 – 2.12). These are set out below with the proposal appropriately assessed against each of them.

### **Assessment**

The application is assessed in accordance with the criteria set out in Development Area 3. The Planning Scheme also comprises a Planning Framework which includes 12 Sections (Sections 2.1 – 2.12). These are set out below with the proposal appropriately assessed against each of them.

The Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 is the principal Planning document for the SDZ. The Planning Scheme is the approved framework for the guidance of development in Clonburris, against which all planning applications must be assessed. Section 170 of the Planning and Development Act states that proposed development must be consistent with the Planning Scheme.

The assessment is set out under the following main headings:

- 1. Zoning and Council Policy**
- 2. Phasing**
- 3. Development Area 3: Clonburris South West**
- 4. Consistency with the Planning Scheme:**
  - Land Use and Density
  - Movement and Transport
  - Green and Blue Infrastructure
  - Retail, Economic & Community Facilities and Public Services
  - Built form and Design.
  - Services, Infrastructure and Energy Framework
  - Landscape and Open Space
  - Biodiversity and Natural Heritage
  - Archaeological and Architectural Heritage
  - Other
- 5. Environment Impact Assessment**
- 6. Appropriate Assessment Screening**

### **1. Zoning and Council Policy**

The site is situated in an area which is zoned 'SDZ' 'To provide for Strategic Development in accordance with the approved Planning Schemes' under the South Dublin County Council Development Plan 2022-2028. The principle of the construction of residential units on this portion of the SDZ lands is consistent with the Clonburris SDZ Planning Scheme.

The proposal represents the second planning application within CSW-S3.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive's Order

### 2. Phasing

The Planning Scheme includes a Phasing Programme in Section 4. The Phasing Table of the Planning Scheme is an element of the Phasing Approach and details a schedule and programme to plan and deliver strategic infrastructure and amenities on a phased basis in tandem with the development of residential units.

The plans and strategies required prior to commencement have been agreed and will be considered as part of the assessment of this proposal.

There are a number of applications and part 8 permissions that have been granted or are currently ongoing. These are as follows:

<b>Ref.</b>	<b>Development Area</b>	<b>Catchment</b>	<b>No. of units</b>	<b>Status</b>
SDZ21A/0022	Clonburris South West	Clonburris	563 (as permitted)	Granted permission
SDCC Part 8 application	Kishogue South West	Kishogue	263	Approved 2022
SDCC Part 8 application	Canal Extension	Clonburris	118	Approved 2022
SDZ22A/0010	Clonburris Urban Centre and South East	Clonburris	294	Under consideration
SDZ22A/0017 Subject application	Clonburris South West	Clonburris	157	Under consideration
SDZ22A/0018	Clonburris Urban Centre and South West	Clonburris	594	Under consideration
<b>Total</b>	<b>Approved total</b>	<b>Under consideration total</b>	<b>Overall total</b>	

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

Clonburris	681	1,045	1,726	
Kishogue	263	0	263	
	944	1,045	1,989	

The total number of units consented, should the subject application be granted/approved, would equate to over 1,000 units, but less than 2000. The phasing programme is based on the premise that the number of residential units that may be constructed and occupied in each phase is dependent on the delivery of associated infrastructure to serve the expanding population. In the event that the requirements are not delivered for a particular phase, a restriction on the construction and occupation of residential units in the next phase will apply.

In accordance with Section 4.6 of the Scheme, *“The Planning Scheme does not specify a commencement location for the construction of residential units for any phase of residential development. The location for commencing development in the Planning Scheme and within Development Areas is flexible. However, apart from exceptional circumstances, when development commences in a Development Area, subsequent permissions and development in the subject Development Area shall be required to integrate with the previous development in a sequential way”*.

SDZ21A/0022 provided for 563 units in CSW, the current application provides for 157. SDZ22A/0018 provides for 126 units in CSW. The total in CSW would be 846.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive’s Order

Phase	Residential Units constructed and occupied	Minimum delivery in Phase	Response
	<b>Prior to commencement of development</b>	Surface Water Management Plan Parks and Landscape Strategy (incorporating a Biodiversity Management Plan Water and Wastewater plans	These plans and strategies have been agreed and will be considered as part of the assessment of this planning proposal.
<b>1A</b>	<b>0 – 1,000</b>	<ul style="list-style-type: none"> <li>-<u>Retail Core</u> development in accordance with the Place Making Requirements.</li> <li>-Development shall accord with the Local Level Infrastructure Requirements in relation to <u>agreeing timeline for the opening of Kishogue Train Station &amp; completion of the realignment of Lock Road (R120).</u></li> <li>-Provision of <u>Water and Wastewater infrastructure on a pro rata basis</u> in accordance with detailed plans agreed with Irish Water and SDCC.</li> <li>-The <u>planning of works for the provision of community floor space and the availability of childcare spaces.</u></li> </ul>	(applicant’s response) <ul style="list-style-type: none"> <li>- Retail core will be developed in separate applications</li> <li>- Not applicable to subject application.</li> <li>- Noted</li> <li>- Creche and community employment space provided in another application.</li> </ul>

The applicant has summarised the phasing requirements applicable up to Phase 1A 0-1,000 units. There are a total of 1,995 units either granted permission or included in planning applications currently under consideration. If all of these units were granted, constructed and occupied, they would take up the vast majority of the phasing allowance up to 2,000 units when the Phase 1B (1,001-2,000 units) requirements must be complied with. The applicant is requested to provide details on Phase 1B as **additional information**.

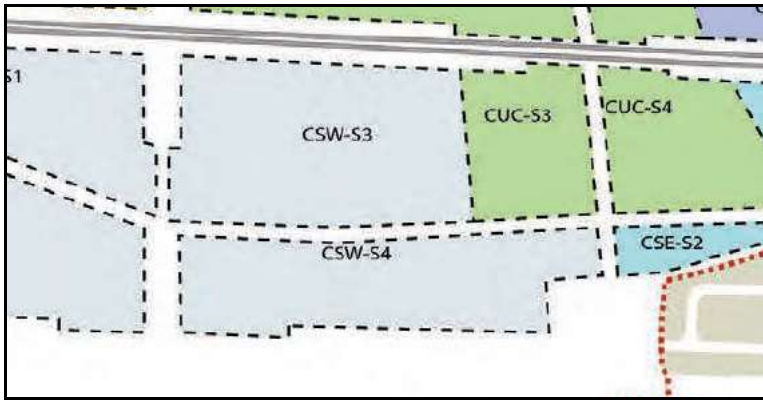
# Comhairle Chontae Atha Cliath Theas

PR/0139/23

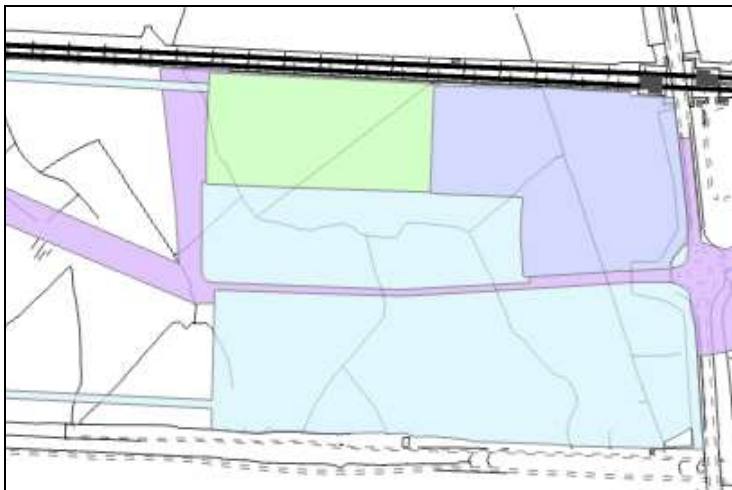
## Record of Executive Business and Chief Executive's Order

### 3. Development Area 3: Clonburris South West

Section 2.13 of the Planning Scheme sets out a summary of the overall proposal for development. The application site is located within Clonburris South West Character Area CSW-S3 (The South West Character Area has 4 subsections). Planning Permission has been granted for an element of CSW-S3 under SDZ21A/0022 and it is proposed to deliver the remainder under the current application and also the concurrent application SDZ22A/0018.



*Extract from Figure 2.13.3: Development Areas in Clonburris and Sub Sectors*



*Plan indicating the current application (green), in context of SDZ20A/0021 (purple), SDZ21A/0022 (light blue), SDZ22A/0018 (dark blue)*



# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive’s Order

Section 3.2 of the Planning Scheme states, in relation to the overall character area:

*“The Clonburris Character Area will comprise clustering of residential, retail and commercial uses to form a centre located around the Clondalkin- Fonthill Railway Station. The centre will comprise medium to high density development located close to the public transport hub of heavy rail and planned Core Orbital bus services. Civic and community uses will also locate at the Clonburris centre and will contribute to the creation of an active and busy centre organised around a high quality designed Urban Square at its retail core. Development will transition outwards from the centre to medium and lower density residential development with local nodes, community floorspace, schools and high quality open spaces. Development will benefit from park and canal frontage to the south and west.”*

The subject application proposes 157 units in the subject area which forms part of the overall Clonburris Character Area. The scheme targets 4,894 units for the Character Area across 6 Development Areas. The quantum of development for the subsections relevant to this proposal are summarised in Table 2.13.1 in the Planning Scheme and the relevant figures are included in the below.

	Net Area (ha)	Average Net Density – Low Margin (-5 DPH)	Average Net Density – High Margin (+5 DPH)	Total Dwellings (Low Margin)	Total dwellings (Target)	Total Dwellings (High Margin)	Retail GFA (sqm) (Max)	Employment GFA (sqm) (Min)	Community / Civic Building GFA (sqm) (Min)	Local Parks and Squares (sqm) (Min)	Schools (existing / proposed)
CSW-S3	8.27	51	61	422	461	504				14,300	

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

*Extract from Table 2.13.1 Summary of Planning Scheme Tables*

Table 3.3.3 (below) sets out the development parameters for development, located within Sub-sector CSW-S3.

*Table 3.3.3 Clonburris South West*

In terms of compliance with the above table, the proposal submitted is assessed as follows:

*Area character type*

The proposal provides for houses and apartments, with density stated as 51.9dph.

A mix of uses was provided for under SDZ21A/0022. There is no requirement for uses other than residential to be provided within subsector S3.

*Net development area – 25.98 ha*

No detail was provided. The applicant is requested to detail how the total net development area for CSW-S3 is met through applications SDZ21A/0022, SDZ22A/0017 and SDZ22A/0018. **Additional information is requested.**

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

<b>Area character type</b>	Mixed development area with medium density residential development and will contain local community facilities, including a primary and post primary school and small scale retail and commercial uses.	
<b>Net development area</b>	25.98ha	
<b>No of units (Target)</b>	1,441	
<b>Net Density</b>	<b>Sub Sector</b>	<b>Density Range</b>
	CSW-S1	45-55
	CSW-S2	45-55
	CSW-S3	51-61
	CSW-S4	59-69
	<i>* See also Table 2.1.5 for full range of density</i>	
<b>Affordable/Social dwellings</b>	To be negotiated in accordance with relevant legislation and SDCC Housing Policy	
<b>Non-retail commercial development</b>	200 sqm min	
<b>Retail development</b>	650 sqm max	
<b>Community</b>	600 sqm min	
<b>Building height</b>	<b>Sub Sector</b>	<b>Building Height</b>
	CSW-S1	2-6 storey
	CSW-S2	2-4 storey
	CSW-S3	2-6 storey
	CSW-S4	2-6 storey
	<i>* See also Figure 3.3.2 Building Height Concept</i>	
<b>Public open space</b>	14,300 sqm	

*Target units – 1,441 (CSW) 461 (S3 only)*

It is proposed to provide 157 units within CSW-S3. 162 units in CSW-S3 were approved under SDZ21A/0022 and 126 are proposed in SDZ22A/0018 (noted that the Planning statement indicates the future phase, tile 2, would contain c.122 apartments). 445 units would be provided in total. Which is within the acceptable range of 422-504 dwellings.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### *Net Density*

CSW – S3 has a density range 51-61 units per hectare, however, the red line only contains a proportion of the subsection. Under SDZ21A/0022, the proposed net density was 74 units per hectare.

Under the current application, the applicant states that the proposed net density of CSW-S3 is 51.9.

It is unclear how the applicant has arrived at this density calculation. The applicant is requested to set out the net density for

- the current application
- the current application and previously approved scheme
- the current application, previously approved scheme and units proposed under SDZ22A/0018

**Additional information** is requested.

### *Affordable/social dwellings*

Housing Strategy has stated:

*“I refer to the above application for planning permission Reg Ref SDZ22A/0017 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.*

*The applicant has submitted a Part V proposal to the Housing Department which provides for 15 apartments in Block 1, 5 x 1 beds and 10 x 2 bed units including 2 x universal design type units. The Housing Department has sought that 1 x 4 bed house is included in lieu of 1 x 2 bed apartment.*

*The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.*

*Further proposals are subject to review and consideration by the Housing Department, subject to planning approval. South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage.*

*Please note that the Council would require a fully completed Part V submission before commenting on costs”.*

Further negotiation between the applicant and Housing Section is required and a condition is recommended in event of a grant of permission.

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

*Non-retail / commercial – no requirement*  
None provided.

*Retail – no requirement*  
None provided.

*Community – no requirement*  
None provided.

### *Building Height*

The subsector has a height range of 2-6 storeys and the proposal is consistent with these parameters. It is noted that the area adjacent to the Park is highlighted as being 3-4 storeys and the applicant is proposing 2 storeys at this location. The applicant is requested to provide **additional information** to demonstrate that there is increased massing of the dwellings fronting the park.

### *Public Open Space – 14,300sq.m*

It is noted that Table 2.13.1 designates the 14,300sq.m local park area to the CSW – S3 sub sector. This has been provided in SDZ21A/0022.

### Key Objectives for Clonburris South West Development Area

The following key objectives for Clonburris South West are.

- *To develop a high quality residential neighbourhood at Clonburris;*
- *To develop a new local node, Cappagh, comprising small-scale, local retail, service and community facilities, fronting the new Boundary Park;*
- *To develop new co-located primary and post-primary schools with direct access and frontage to the new Boundary Park;*
- *To provide locally accessible open spaces of local and strategic importance;*
- *To ensure high levels of legibility and ease of orientation;*
- *To provide a new north south avenue link connecting Clonburris North East, Clonburris South East and Deansrath/ Bawnogue;*
- *To provide a new link route/avenue in the heart of the neighbourhood as part of the main connection between Kishoge and Clonburris urban centres;*
- *To prioritise pedestrian and cyclist movement and to provide for bus services along the avenue;*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

- *To provide for a range of housing along the new avenue and local streets including home zones;*
- *To provide a distinctive, diverse and quality frontage to the Canal corridor;*
- *Sensitively designed pedestrian access points to the Grand Canal;*
- *To retain and refurbish the Cappagh Overflow bridge;*
- *To seek the refurbishment and re-use of Omer's Lock House;*
- *Where possible, in preserving the architectural integrity of the Omer Lock House that a heritage centre be located on or close to the site of the Lock House to act as a centre for the promotion of the heritage, architectural and archaeological history of the Lucan and Clondalkin areas, whilst recognising that other more viable uses for the structure may present themselves and will be considered should that be the case;*

A number of the key objectives for the wider Development Area are not relevant to the subject site. Notable features of the current application are the railway line to the north and the north / south link to the west. It is noted that the applicant has addressed the key objectives in their Planning Statement.

Urban Design related objectives will be assessed later in the report.

#### **4. Consistency with the Planning Scheme**

In addition to the specific requirements of the development area, the planning application should satisfy the requirements of Section 2, which sets out 12 individual topic areas.

#### **Land Use and Density**

Section 2.1 of the Planning Scheme sets out the following sections relevant to this development:

- Types of Development
- Extent of Development
- Residential Density
- Residential Development Standards

#### **Types of Development**

The site is located within a primarily residential area, in accordance with Figure 2.1.2 of the Scheme. The relevant land use matrix is as follows:

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

**Table 2.1.1** | Uses Permissible & Open for Consideration in Residential Areas

<b>Permitted in Principle</b>	Bed & Breakfast, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre, Housing for Older People, Hotel/Hostel, Industry-Light, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Open Space, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant/Café, Retirement Home, Shop-Locala, Shop-Neighbourhoods, Sports Club/Facility, Traveller Accommodation, Veterinary Surgery..
<b>Open for Consideration</b>	Advertisements and Advertising Structures, Agriculture, Allotments, Betting Officea, Crematorium, Garden Centre, Home Based Economic Activities, Industry-General, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licencea, Petrol Station, Place of Worship, Science and Technology Based Enterprise, Social Club, Stadium.

- a. Local Nodes only
- b. Local Nodes only and subject to SDZ Section 2.5 (Retail) convenience cap for Local Nodes

The application proposes residential. The proposed lands use is permitted in principle and as such, is consistent with the scheme.

#### Extent of Development

Section 2.1.4 states the full extent of development for the Planning Scheme. This is further broken down in the Planning Scheme by policy and quantitatively under Section 2.13 and Development Areas. Assessed above.

#### Residential Development Standards

##### *Dwelling Mix*

It is noted that it is a key objective for the CSW Development Area to *provide for a range of housing along the new avenue and local streets including home zones.*

Section 2.1.6 of the Scheme states “*Prescribed densities and building heights (see Section 2.8 Built Form and Design) will, however, help inform the appropriate dwelling typologies in each Development Area.*” There is, therefore, no prescribed unit mix in the Scheme.

In accordance with SPPR 1 of the apartment guidelines ‘*Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive's Order

*more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).'*

### Summary of Dwelling Mix:

<b>Number of Dwellings:</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>Total</b>
Houses	4	65	12	81
By Percentage	5	80.2	14.8	

<b>Number of:</b>	<b>1 Bed</b>	<b>2 Bed*</b>	<b>3 Bed</b>	<b>TOTAL</b>
<i>Apartments</i>	26	50	0	76
<i>% Of mix</i>	34	66	0	

*\*No breakdown between 2bed 3p and 2bed 4p is given on the summary schedule.*

It is considered that the mix of units proposed will contribute to a good overall mix and achievement of the key objective for the CSW Development Area.

### *Dwelling Size & Private Amenity Space*

The design and layout of individual dwellings should provide a high-quality living environment for residents. Dwellings should provide adequate room sizes that create good quality living spaces. Designers should have regard to the targets and standards set out under Quality Housing for Sustainable Communities Guidelines (2007) with regard to minimum room sizes, dimensions and overall floor areas.

Table 2.1.9

Type of Unit	Houses	Public Open Space
1bed	50sq.m	48sq.m
2bed	80sq.m	55sq.m
3bed	92sq.m	60sq.m
4bed+	110sq.m	70sq.m

The Housing Quality Assessment submitted indicates that the minimum floor areas would be met. In terms of private amenity space, the schedule sets out the minimum required but does not detail



# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

the provision made for each house. The applicant is requested to include this detail on the schedule via **additional information**.

All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015) including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. Noted that the Apartment Guidelines (2020) supersede the Scheme reference to 2015 (Section 1.6 of Scheme refers).

The following requirements are set out in the Apartment Guidelines:

Type of unit	Floorspace	Agg. Living etc sq.m	Agg. bed	Private open space	Communal open space	Storage
1bed	45sq.m	23	11.4	5	5	3
2bed 3p	63sq.m	28	20.1	6	6	5
2bed 4p	73sq.m	30	24.4	7	7	6
3bed	90sq.m	34	31.5	9	9	9

The Housing Quality Assessment also fails to indicate the provision of private amenity space for each apartment / type and the applicant is requested to provide this via **additional information**. It is apparent that there are also a number of discrepancies in the table in relation to some detail, e.g.:

- Type AP\_1B: 1bed 2p: agg bed area 41.8sq.m
- Type AP\_1C: 1bed 2p: agg bed area 42.4sq.m
- Type AP\_2H: 2bed 4p: total bedspaces 5

The applicant is requested to provide an updates HQA which resolves any discrepancies.

The applicant is requested to indicate which apartments are 10% above the minimum on the schedule.

With regards to communal open space, the apartment guidelines set out the following requirement:

1bed	5sq.m
2bed 3p	6sq.m
2bed 4p	7sq.m

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

The proposed development provides:

-1bed: 26 x 5 = 130  
- 2bed 3p: 7 x 6 = 42  
- 2bed 4p: 43 x 7 = 301  
TOTAL: 473

The planning report states that 522sq.m is provided.

### Dual Aspect

Whilst is not set out in the Scheme, SPPR4 of the Apartment Guidelines (2020), the minimum number of dual aspect apartments that may be provided in any single scheme in suburban or intermediate locations shall be 50% and 33% in more central accessible urban locations. The overall summary of accommodation sets out that 40.79% of apartments are dual aspect. The proposed apartment block would be within 400m of the CUC development area and the proposed provision of dual aspect is therefore acceptable. The applicant is requested to set out how many apartments are single aspect (north) by **additional information**. A clear justification and rationale should be provided for any single aspect north facing apartments.

### Movement and Transport

Section 2.2 of the Planning Scheme details the Movement and Transport elements of the Planning Scheme.

The overarching principle states the following; *'To develop the SDZ lands in a manner that maximises existing and proposed public transport opportunities, including high quality rail and bus services, and support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.'*

### Public Transport Accessibility

The SDZ is well served by existing and planned public transport provisions. The key element for the subject application is to provide for and integrate with a choice of direct or indirect multi-modal routes to existing or planned public transport. In the context of the subject site, a connection to the Train Station, Fonthill Road and the Clonburris South Link Street is required.

### Pedestrian and Cycle Movement & Street Network and Vehicular Movement

Noted that a Key objective for the CSW Development Area is to prioritise pedestrian and cycle movement.

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

The Planning Scheme outlines the rationale behind the street network and outlines that the street network developed forms an integral part of the movement framework. The Planning Scheme outlines that the alignment of the street network should largely have an orthogonal grid layout and shall largely comprise an open network in terms of permeability. Local Streets that provide through routes for pedestrians and cyclists should be filtered to prioritise pedestrians and cyclists where junctions intersect with Link or Arterial Streets. The Planning Scheme provides an Overall Movement Concept in Figure 2.2.7 to demonstrate the same. The Movement Concept of the Planning Scheme is integrated with the accompanying Transport Assessment and Transport Strategy.

Having regard to the above, it is considered that the movement and street network proposed by the applicant is largely compliant with the planning scheme. The Roads Department has raised some concerns regarding the implementation of matters discussed in the Road Safety Audit that have not been implemented and has requested **additional information**.

### Street Hierarchy and Movement

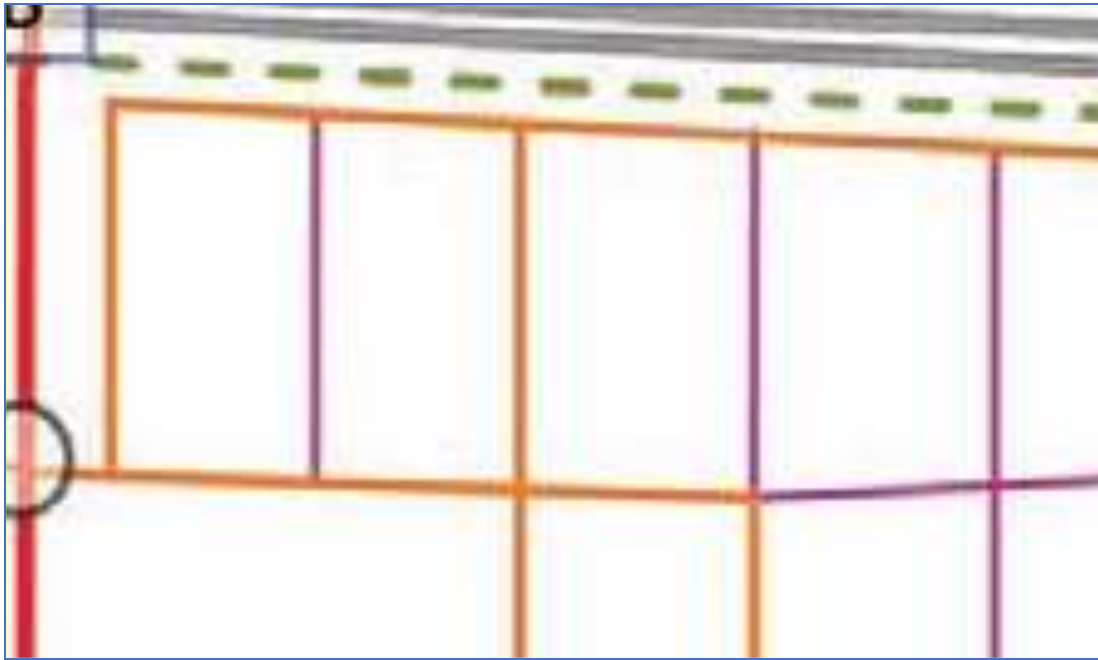


*Figure 1- Overall Street layout proposed.*

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order



*Figure 2 – Movement Concept in Planning Scheme*

The Roads Section has raised concerns regarding the road hierarchy, stating that Street 18 should be an intimate local street, rather than a local street. It is noted that there are no fixed building frontages on this street, nor are there any green infrastructure or other designations. It is noted that the element of this street within the current application provides parallel parking and could be an intimate local street, however, there is a concurrent application under SDZ22A/0018 which provides perpendicular parking and indicates a street width greater than 20m. The applicant is requested to provide **additional information** which justifies the road typology in light of the overall road hierarchy within the CSW-S3 subsector.

### Street Design

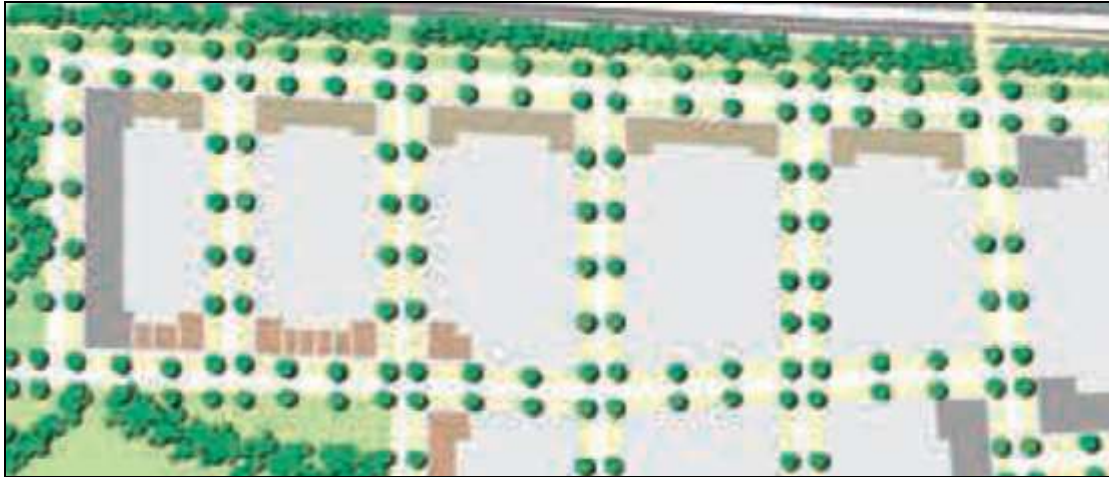
The principle of all designated streets in the Planning Scheme is fixed. It is considered that the approach of the proposed development in terms of street designation is generally consistent with the Planning Scheme.

Section 2.2.4 of the Scheme outlines that the centre line and alignment of the Local Streets and Homezones are flexible with the exception of streets with frontages prescribed under Section 3 (Development Areas). In this instance, the application site contains prescribed frontages in the form of Avenue Frontage, Railway Frontage and Park Frontage (Figure 3.1) as per the image below.

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order



The subject application largely maintains the Local Street alignments indicated in the Planning Scheme to provide a Railway frontage to the north and Avenue frontage to the west. Concerns are raised in relation to the location of Street 16, which does not reflect the planning scheme. The planning scheme requires Park frontage on dwellings to the north east corner of the park and the location of street 16 prohibits this.

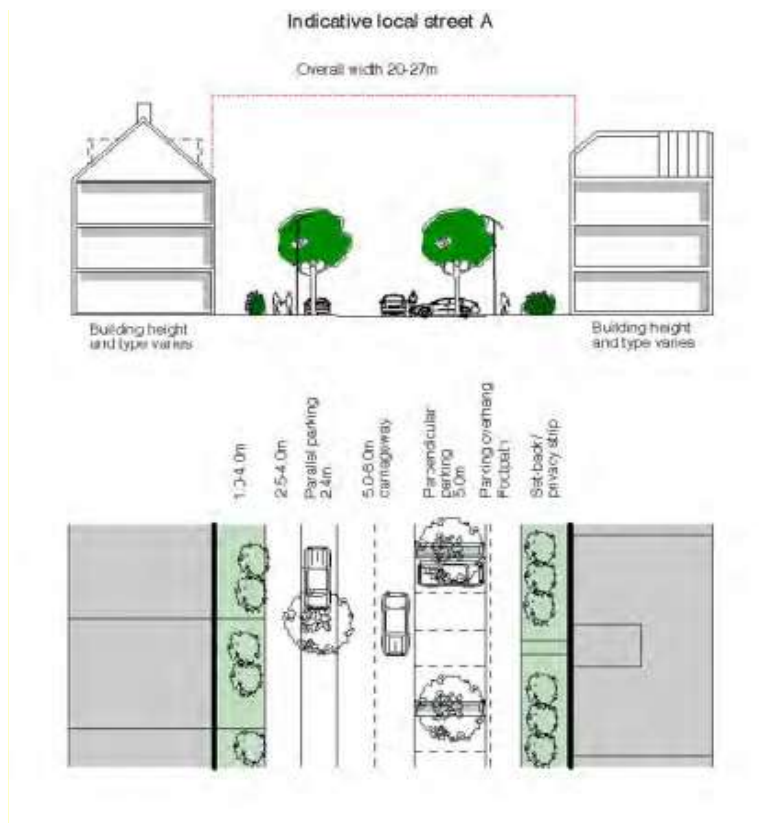
# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

It is noted the Planning Scheme outlines that some slight plot adjustment for each Sub Sector may be acceptable provided that this would not affect prescribed dwelling numbers/densities or non-residential floorspace for any Sub Sector; would not significantly affect the gross or net development area of any Sub Sector.

The Scheme states that the onus is on developers/applicants to demonstrate that a proposed development involving a plot adjustment would not significantly affect the prescribed alignment or centre line of any fixed street; would not significantly affect prescribed building lines of any fixed street; would not adversely impact on the environment or environmental objectives contained in the SEA Environmental Report (including required setback from the Grand Canal); and would not have any implications in relation to European Sites. The Planning Authority considers that the approach, in this instance, given the minor discrepancy in the location of the frontage, is not inconsistent with the Planning Scheme.

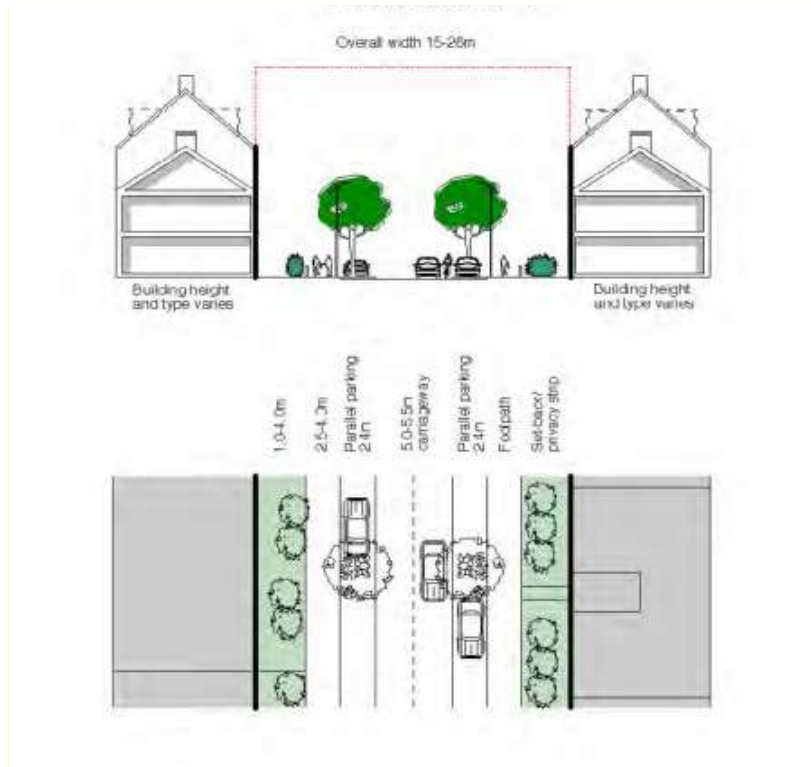




# Comhairle Chontae Atha Cliath Theas

PR/0139/23

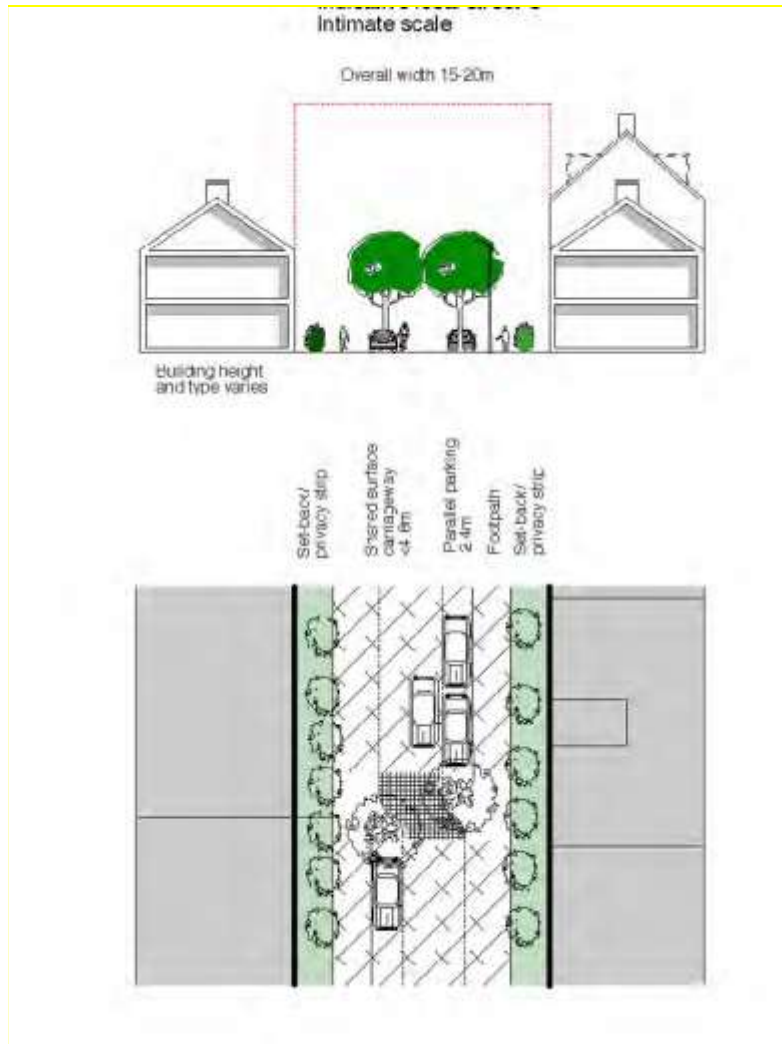
## Record of Executive Business and Chief Executive's Order



# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order



**Figure 2.2.6** Example Local Streets including Homezones (Intimate Scale)

Each of the proposed streets is assessed below. It is noted that the Planning Scheme allows for 60% of car parking to be on curtilage:

- Street 12: Generally, meets indicative local street. On curtilage parking is provided in part, which is in keeping with the scheme provided overall provision is less than 60%. There are concerns regarding the design of the area to the south of the apartment block (Block 1), which does not provide parking, nor does it provide a min. 2.5m wide footpath (only 2m is provided at this location).
- Street 13: No opposing buildings. Generally, meets indicative local street A. On curtilage parking is provided in part, which is in keeping with the scheme provided overall provision



# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

- is less than 60%. There are concerns regarding the design of the area to the north of the apartment block (Block 1), which does not provide parking, nor does it provide a min. 2.5m wide footpath (only 2m is provided at this location).
- Street 14: No opposing buildings. Generally, meets indicative local street A. Footpath is only 2m wide and should be increased to 2.5m. An area of open space is identified at this location within the scheme, and it is also identified as a strategic green corridor. It is noted that there are significant levels of parking along this street, which are necessary for the apartments. In light of the GI designations in this area, the applicant is requested to provide for a Homezone along Street 14, along the north of the apartments to meet Street 15. There should be a significant increase in the level of planning and GI in this area also.
  - Street 15: Generally, meets intimate scale. Appears that carriageway may be 5m. Applicant requested to indicate a width of no greater than 4.8m.
  - Street 16: Generally, meets indicative local street A. Footpath reduces to 2m in part. 2.5m required.
  - Street 17: Generally, meets intimate scale. Noted frontage 21.05m – this should be reduced to 20m. Footpath is 2m, should be 2.5m. Appears that carriageway may be 5m. Applicant requested to indicate a width of no greater than 4.8m.
  - Street 18: Generally, meets indicative local street A (when considered with information provided on adjacent application). The scheme requires intimate local street at this location and the applicant is requested to provide a rationale for their approach.

Where perpendicular parking is proposed, the applicant is requested to indicate that there is a 6m reversing space. The applicant is requested to provide a plan setting out the dimensions of all street widths, in compliance with the scheme, and all foot paths, carriageways and parking bays.

There are no other street typologies within the planning application area.

**Additional information** is requested to address the above

#### Pedestrian Permeability:

The Roads Report outlines that overall pedestrian permeability is good, there are links to the surrounding developments.

# Comhairle Chontae Atha Cliath Theas

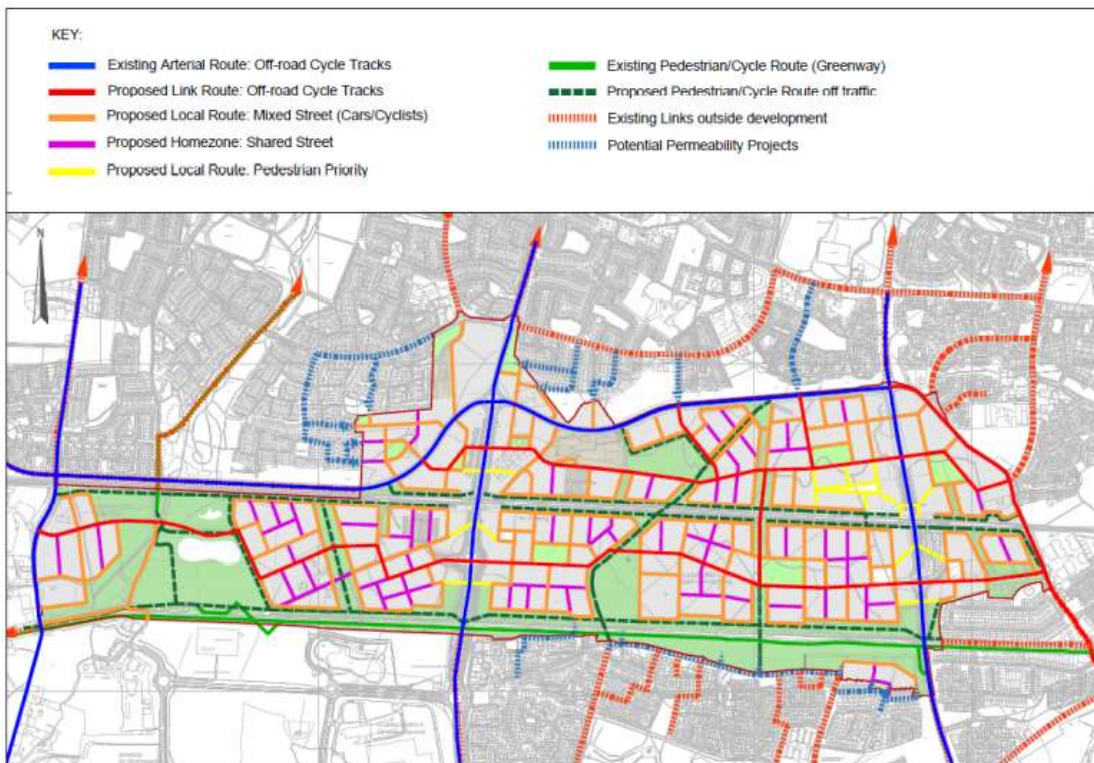
PR/0139/23

## Record of Executive Business and Chief Executive's Order



Figure 4-4 Proposed Street Hierarchy for the Subject Development Site

### Street hierarchy



Pedestrian layout from the Planning Scheme Transport Assessment and Strategy

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive’s Order

### Car Parking

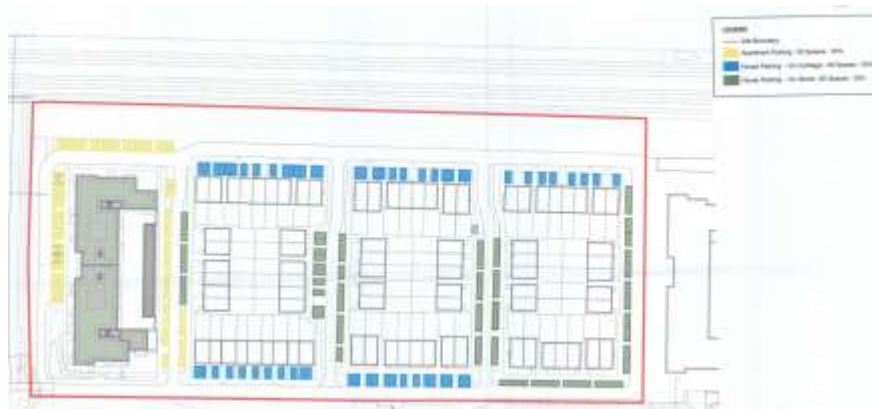
#### *Quantum*

The car parking standards for the key land uses in Clonburris are set out under the South Dublin County Council Development Plan 2022-2028. The proposed provision is as follows:

Unit Type	No. of Units	DHPLG Requirement	SDCC Maximum Allowable	Proposed Provision
Apartments	76	Reduced Provision	70	50
Houses	81	N/A	121	120
Total	157	<191	191	170

*Table 4-2 Proposed Car Parking Provision*

The Roads Report States “*The subject lands are located within an area with an accessibility level of 1/3 and therefore located within Zone 2.*”



*A total of 170no. car parking spaces (50no. apartment, 60no. on street & 60no. on curtilage) are proposed.*

*The maximum number of carpark spaces allowed for this development under the CDP 2022-28/Clonburris SDZ planning scheme would be 169.5no. The applicant has proposed 170no. spaces which SDCC Roads find to be satisfactory”.*

This is considered acceptable.

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

### *Type of Parking*

Section 2.8.10 Design of Parking and Loading in the Planning Scheme provides for design criteria for the provision of car parking. The Scheme outlines that car parking should be carefully considered as part of the overall public realm. In the context of this area, the Scheme states that a mixture of on street parking for visitors and residents should be provided. The Scheme states 'that a range of less formal or alternative parking arrangements may be used along Local Streets where densities range between 40 – 50 dwellings per hectare. This may include a mixture of on-street and in- curtilage parking, however, no more than 60% of residential parking spaces shall be provided as in-curtilage parking space in any Development Area. Parking within Home Zones/Intimate Local Streets shall be on- street.'

Drawing PL008 sets out the following quantum:

- Apartment parking – 50 spaces – 30%
- House parking – on curtilage – 60 spaces – 35%
- House parking – off curtilage 60 spaces – 35%

The design statement states that 38% of car parking is on curtilage. The applicant is requested to provide a plan indicating which spaces are on curtilage and which are off curtilage. **Additional information** is requested.

### *Bicycle Parking*

The report from the Roads Department states:

*“The applicant has proposed 170no. bike parking spaces; 130no. long-stay (covered) and 40no. short-stay.*

*On the submitted drawing 55no. slots can be counted and remains unclear how 170 bikes will be facilitated.*

*Applicant to provide additional information which:*

- *details all (any additional) bicycle parking locations within the site*
- *demonstrates the proposed number of spaces meets the minimum CDP 2022-28 criteria.*
- *demonstrates there is significant capacity within the proposed bicycle parking store to cater for the proposed number of 170.*
- *acknowledges the proposal is in line with the National Cycle manual (2011)*
- *gives additional detail re the bicycle stand specification (i.e., Sheffield stands) proposed”.*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

**Additional information** is requested.

### **Green and Blue Infrastructure**

The overarching Principle states the following: 'To deliver a network of high quality green and blue infrastructure spaces and public parks while protecting, enhancing and sensitively upgrading the natural, built and cultural assets of Clonburriss lands'.

#### *Local Green Corridor and Strategic Green Corridor*

There are no Local Green Corridors identified in Section 2.3.2 of the Scheme. However, there are Strategic Green Corridors along the north and west. The applicant has identified a 'Local Green Corridor' to the north on their layout plan. The applicant is requested to set out how the proposal meets the strategic green corridor requirements via **additional information**.

This is discussed further under 'Parks and Landscaping' below.

### **Retail, Economic Development & Community Facilities**

Not relevant in this instance.

### **Built Form and Design**

The overarching Principle states the following: '*To ensure that development across the SDZ lands is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets.*'

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

### Design Statements

To ensure coherency and quality in design, all medium to large scale development proposals on the SDZ lands (Landmark Buildings, 10 dwellings or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/ retail services development) shall be accompanied by a Design Statement that:

Demonstrates compliance with this SDZ Planning Scheme including its various requirements that relate to (inter alia) green infrastructure, blue infrastructure, movement, transport, land use, density (see Section 2.1.5 –Residential Density), built form and design;	The design statement assesses these matters, however, there are specific concerns regarding some matters, such as green infrastructure.
Includes a masterplan that demonstrates proposed and future integration with the development of surrounding sites and Development Areas including vehicular, pedestrian, cycle and public transport connections;	The applicant has provided some detail, however, there is concern regarding the interface between the proposed apartment block and the roadway / bridge to the west. Further consideration of this matter is required via <b>additional information</b> . The applicant is requested to provide further cross sections to include the bridge and also provide more detail regarding the impact of the bridge on the amenity area to the west of the apartment block. The applicant is requested to provide details of how any retaining features would be incorporated into the adjacent open space.
Demonstrates compliance with the 12 design criteria contained within the Urban Design Manual A Best Practice Guide (2009) in the case of residential development;	This has been set out in the design statement and is discussed further below.
Demonstrates a range of dwelling sizes to support a variety of household sizes and dwelling types;	The design statement sets out details on the variety of the mix of units. The Planning Authority notes the mix.

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive’s Order

<p>Demonstrates compliance with the 10 design criteria contained within the Retail Design Manual (2012) in the case of retail development;</p>	<p>n/a</p>
<p>Includes street cross sections and plans that demonstrate compliance with DMURS (2013) in terms of ‘Movement, Place and Speed’, ‘Streetscape’, ‘Pedestrian and Cyclist Environment’ and ‘Carriageway Conditions’ etc.;</p>	<p>Cross sections have been provided. Noted that the ‘homezone’ typology is over 21m wide, which is not consistent with the scheme. This should be a maximum of 20m. The applicant is requested to address his via <b>additional information.</b></p>
<p>Includes a Quality Audit addressing street design as outlined under DMURS (2013);</p>	<p>No quality audit provided. Roads has raised no concerns in this regard.</p>
<p>Includes cross sections that demonstrates appropriate design responses to existing and proposed site levels including those that relate to streets, spaces, building frontages, services and SUDS;</p>	<p>There are concerns regarding the interface with the lands to the west. <b>Additional information is requested.</b></p>
<p>Is accompanied by a detailed Landscape Plan that is consistent with the Parks and Landscape Strategy for the SDZ lands (see Section 2.10 – Landscape and Open Space) and specifies and illustrates the proposed treatment of streets and spaces including parking, street furniture, lighting (street and dedicated pedestrian/cycle routes), planting, surface treatment and children’s play facilities;</p>	<p>Landscape plan provided. <b>There are some concerns regarding landscaping, and these are discussed under Parks and Landscaping below.</b></p>
<p>Includes details in relation to the identification and incorporation of any features and structures of architectural merit and/or any sites and features of archaeological interest. Where practicable, the design of a development should be informed by its relationship with archaeological or architectural features located either within or outside the SDZ Lands such as the Clondalkin Round Tower.</p>	<p>There are no areas of architectural merit close to the site. The Department of Housing, Local Government and Heritage has requested further information and the applicant is requested to set out how this has been met following the submission of the relevant <b>additional information.</b></p>

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## Record of Executive Business and Chief Executive's Order

*Urban Design Manual – A Best Practice Guide 2009*

<b>Urban Design Criteria</b>	<b>Assessment</b>
<i>1. Context: How does the development respond to its surroundings?</i>	Applicant states that the railway to north and the proposed bridge to the west were taken into consideration. The Planning Authority has concerns regarding the interface with the bridge to the west and <b>additional information</b> is requested in this regard.
<i>2. Connections: How well is the new neighbourhood / site connected?</i>	Land is unused. The proposal connects to adjacent application areas.
<i>3. Inclusivity: How easily can people use and access the development?</i>	High quality road, rail, cycle and bus network provided across over SDZ area.
<i>4. Variety: How does the development promote a good mix of activities?</i>	Residential development comprising a mix of houses and apartments. Variety of uses within overall SDZ area.
<i>5. Efficiency: How does the development make appropriate use of resources, including land?</i>	Residential development with public realm space and car and bicycle parking.
<i>6. Distinctiveness: How do the proposals create a sense of place?</i>	Applicant has addressed requirements for frontage and urban grain.
<i>7. Layout: How does the proposal create people-friendly streets and spaces?</i>	Homezones and side streets with traffic calming measures proposed. Some modifications necessary to ensure compliance with the scheme. <b>Additional information.</b>
<i>8. Public realm: How safe, secure, and enjoyable are the public areas?</i>	Passive surveillance of public open space areas. <b>Planning Authority is not satisfied with the design of the area to the west of the apartment block.</b>
<i>9. Adaptability: How will the buildings cope with change?</i>	Internal layouts can be easily adapted in the future. Noted that increased internal height is provided on ground floor for apartments.
<i>10. Privacy / amenity: How do the buildings provide a decent standard of amenity?</i>	No undue overlooking. Applicant is requested to provide further detail regarding levels of private amenity. <b>Additional information requested.</b>



# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

Urban Design Criteria	Assessment
<i>11. Parking: How will the parking be secure and attractive?</i>	On-street surface and on-curtilage car parking provided. Some conflicting information provided, and <b>additional information is requested.</b>
<i>12. Detailed design: How well thought through is the building and landscape design?</i>	Detailed design is acceptable.

### External Finishes and Appearance

Houses will be a mix of brick and sash render. The Design reflects the permitted scheme to the south.

Brick will be the primary material for the apartment block and there will be sections of dash render. There are own door ground floor units and block 1 is articulated with grey plinth which wraps the building where the door entrances are proposed. Core entrances are articulated with canopies.

The tone of the brick from the housing is distinct from that of the apartments and porches will have stone capping where there are rendered facades. End treatments are proposed to ensure no dead or windowless facades. End treatments of houses are full brick to demarcate connections.

The overall design and materials are considered acceptable, however a reduction in the amount of render as a finishing material to the apartments is likely better-wearing.

### Block Form

All perimeter blocks shall be designed according to the following principles:

- Building massing to the perimeter of the block;

**This is achieved.**

- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;

**This is achieved.**

- Proper design and attention to corners, avoiding dead or windowless gables;

**This is achieved.**

- A continuity of building frontage, which relates to the local or urban context, and avoidance of blank walls;

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

**There are breaks in the majority of blocks. Noted that the cycle / storage area to the rear of the apartments is long, however, green walls are provided to create visual interest.**

- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces;

**A variety of heights is provided, with apartments to the avenue frontage and front gables to the park frontage.**

- Adequate back-to-back distances within the block;

**Detail provided on layout plan and considered acceptable.**

- Appropriate building setbacks from the street in line with the use of ground floors;

**Appropriate privacy strips provided.**

- Adequate arrangements for car parking and access around, within or below the block;

**Parking arrangement is considered acceptable.**

- Carefully considered subdivision of the block into plots where fine urban grain or mixed use is proposed –

**Area of fine urban grain provided; however, the proposed design is not acceptable, and the Planning Authority would welcome further variety and individual design.**

### Block Size

In order to encourage pedestrian permeability and ensure that streets and blocks are dimensioned to reflect their function and setting, reduced block lengths shall be utilised across the SDZ lands. Block dimensions in the Development Areas that are contiguous to both urban centres should be no more than 100 metres. Larger or irregular blocks of up to 120 metres should be broken up using mid-block penetration with short cul-de-sac/mews development to serve a small number of dwellings. It is apparent that the proposal achieves this.

### Topography

All Development shall respond sensitively to level differences particularly in those areas of the SDZ Lands where levels change significantly either side of existing strategic roads. Development should therefore be laid out and designed in a manner that circumvents the need for retaining walls and blank frontages.

Gradients on all Link Streets and Local Streets should be as gradual as possible with a gradient of between 1 in 33 (or 3%) and 1 in 20 (or 5%) targeted. In pedestrian streets and the urban squares, a gradient change of between 1 in 33 (or 3%) shall be targeted and all surfaces should be smooth and continuous with a gentle slope while avoiding, where possible, steps in level. In some areas level

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### **Record of Executive Business and Chief Executive's Order**

changes will need to be carefully regraded. In other areas basement car-parking, services or storage can be provided to raise building ground floor levels to the finished street or space level.

The applicant has submitted a range of contiguous elevations that demonstrates the approach to topography. It is apparent from the information submitted, that the height of the buildings has little variety. However, the proposal is for a relatively small area of development, and it is noted that apartments and houses are provided, which is considered acceptable in this instance.

#### Urban Grain and Façade Treatment

Figure 2.8.5 of the Planning Scheme provides for a fine urban grain to the south, fronting the park.

The applicant has proposed a House Type H, a terrace of houses with a variety of plot widths, roof profile and materials.

The Planning Scheme states that each plot along the park frontage (fine urban grain locations) shall be capable of development independently of other buildings/ plots within each block with own door access to dwellings.

It is not considered the current proposal meets this requirement and it is considered that the fine urban grain provides an opportunity for greater diversity and architectural interest. The applicant shall be requested to consider further alternatives. Noted that the Building Height concept envisaged a 3-4 storey height at this location. **Additional information** is requested.

#### Building Setback

Development across the SDZ lands should present strong building frontages close to street edges. Setbacks from the street edge should therefore be minimised and on-street parking should be incorporated in line with the requirements of DMURS (2013), the street typologies illustrated under this Planning Scheme (Section 2.2 – Transport & Movement) and the requirements set out under Section 2.8.10 in relation to the design of parking and loading. There are currently concerns regarding the area to the west of Block 1, the setback from the bridge and the public realm in this area.

Where dwellings front the street edge, privacy strips/short gardens that range from 1 to 3 metres in depth should be considered particularly along Local Streets and Link Streets. The proposal meets this requirement,

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

### Building Heights and Street Widths

Designated building heights along Arterial and Link Streets have been determined by street width and proximity to the urban centres. Lower building heights are therefore required along Local Streets to provide a more intimate scale with the exception of park frontages where a modest increase in scale shall be utilised to provide adequate enclosure. It is not apparent that the applicant has provided an increase in height along the park frontage. **Additional information** is requested.

Figure 3.3.2 - Building Height Concept of the sets out the height concept for the SDZ. This is to be read in conjunction with the requirements of Section 2.8.6 and the relevant character area of the SDZ, in this case the area known as Development Area 3: Clonburris South West.

Section 2.8.6 states 'the general building heights outlined in Figure 2.8.10 and the detailed requirements set out under Section 3.0 (Development Areas).' The designated building heights of the Planning Scheme are the Tables in Section 3. The Building Height Concept/Strategy is additional to aid understanding of implementation and inform the required urban design approach for development proposals.

3-4 storey were envisaged along the avenue and park frontages. The proposal achieves this to the west, but the proposed housing fronting the park is 2 storey. The remainder of the application site area should be 2-4 storey in accordance with the scheme and the proposal meets this.

### Landmark Buildings (Section 2.8.6)

N/A

### Privacy and Overlooking

There are no concerns regarding privacy and overlooking.

### *Sunlight and Daylight*

The applicant has provided a Daylight, Sunlight and Overshadow study, prepared by IES. In terms of methodology, the applicant utilises both the new edition and that cited in the relevant guidelines. They state on Page 18 "*with regards to interior daylighting and external sunlight exposure in particular where different methodologies are found in each of the different standards, all have been carried out for completeness to ensure appropriate and reasonable regard has been taken to address all assessments under all of the different standards*".

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

The conclusions are as follows:

- Shadow analysis – Clonburris south – minimal additional shading in June, none for rest of year
- Sunlight to amenity – 2 hours of sunlight on March 21<sup>st</sup> over 50% standard met for existing and proposed amenity spaces.
- Private gardens – those facing north are below the standard.
- Sunlight to existing buildings – no relevant buildings for APSH
- Sunlight to proposed development – the report concludes that the results are considered satisfactory (BRE guide / BS 8206-2:2008). Results are also considered satisfactory for IS EN 17037:2018.
- Daylight existing buildings – based on guidelines, no neighbouring dwellings in phase 1 need to be assessed.
- Daylight proposed development – 3 standards assessed:
  - BRE guide / BS 8206-2:2008 – 91% compliance.
    - Compensatory measures are proposed. These are.
      - 53% of apartments have 10% greater floor area than what is required.
      - 41% are dual aspect.
      - Additional communal open space provided.
  - IS EN 17037:2018 – 99.3% compliance.
  - IS EN 17037:2018 National Annex – 100% compliance.
- View out – standard is met as residential.
- Glare – Not carried out as residential.

The report concludes that the development ‘performs well’ when compared to the recommendations.

The applicant is requested to set out how the proposed bridge has been taken into consideration in the sunlight and daylight assessment. A ‘worst case’ scenario should be utilised to ensure the impacts on future development are fully assessed. **Additional information** is requested.

#### *Energy Efficiency & Resilience*

An Energy Report had been prepared by Waterman Moylan. This sets out how the buildings meet Part L requirements. Details of building fabric, heat / renewable energy options and proposed solutions have been provided. A building life cycle report has also been prepared. In the event of a grant a condition is recommended to secure the measures set out.

#### Street Planting, Furniture and Materials

The Planning Scheme states that street trees should be considered as an integral part of the street environment in accordance with DMURS (2013) with the size of species selected proportionate to

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

the width of the street. **Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres.** Street trees should be planted in areas such as medians, verges and build outs. Street trees should also be augmented by planting within privacy strips along residential streets. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable.

There are no specific comments regarding street trees in this instance.

### *Street furniture*

Landscape Plans shall seek to limit clutter. The provision of street furniture such as public art, lighting, bollards, seating and cycle parking must therefore be considered as part of the overall design of the street and should be considered as part of a wider strategy.

Street furniture should be placed within a designated zone such as a verge and items should be selected from a limited palette that promotes visual cohesion. Further details in relation to street furniture including the design of good quality street lighting is provided in DMURS.

Noted that the Parks Department has requested further information regarding the landscape plan.

### *Boundary Treatment*

The applicant is requested to provide details via **additional information.**

## **Services Infrastructure and Energy Framework**

### *Water Supply*

Irish Water has raised no objections, subject to conditions.

### *Foul Water Drainage*

Irish Water has raised no objections, subject to conditions.

### *Surface Water Drainage and Sustainable Urban Drainage System (SUDS)*

Water Services has stated.

- *“It is unclear how surface water attenuation is within requirements of predesigned attenuation limits for Clonburris.*
- *Submit a report and drawing to show what attenuation was agreed for the site proposed and what attenuation is provided for the site proposed.*
- *Submit a report to show a comparison of calculations use for proposed site with calculations used in a pre-design stage of attenuation for Clonburris Site.*
- *Submit up to date surface water drawings. Show how surface water layout drawings compare to drawings at pre designed stage of Clonburris Site.*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

- *Submit a report and drawing showing surface water drawings of attenuation and layout both at pre design stage and for proposed site. Outline the discharge rates proposed now and compare to pre design discharge rates for Clonburris.*
- *Include SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at: **SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf (size 9 MB)***
- *Contact water services in SDCC to discuss above issues before resubmitting additional information required.*

**Additional information** should be provided, as above.

The Parks and Public Realm Department has also raised concerns regarding SuDS. The report states:

*“The Clonburris SDZ strategy requires a green infrastructure-based approach to drainage and stormwater management. SuDS are to be designed as an ecological resource designed into the street, public squares and open space network. These shall be of a high quality, designed as a series of ‘wet’ and ‘dry’ landscape elements to achieve a multifunctional space for amenity, biodiversity, and surface water management.*

*SUDs to be designed in accordance with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022. Further use of swales and natural SUDs required. Additional details should be provided including details of filter strips. Provide road edge detail showing how water accesses the swales/tree pits and bioretention areas. Further information required on Tree pits. Also demonstrate amenity and biodiversity value of Suds measures. Contact Public Realm Section to agree details prior to resubmitting”.*

### *Waste Management and Recycling Facilities*

The following criteria will be considered in the assessment of the design and siting of waste facilities and bring facilities:

- The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and/or public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants, - **concern has been raised by roads that tracking for bin trucks has not been provided across the site.**
- Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant RWMP and the design considerations contained in Section 4.8 and 4.9 of the DECLG Design Standards for New Apartments (2015). Refuse storage for houses should be externally located, concealed/covered and adequate to cater for the size and number of bins normally allocated to a household. For

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not detract from visual amenity, - **the applicant is requested to confirm that the scheme meets this requirement, it is noted that bin storage is provided to the front of dwellings, in parking areas. The applicant is requested to provide details of these via additional information.**

- Access to private waste storage in residential schemes should be restricted to residents only - **the applicant is requested to confirm that the scheme meets this requirement,**

### *Aerodromes*

The site is located within areas designated as Inner Horizontal Surface (Casement) and Outer Horizontal Surface (Dublin). The OD heights area 131.6 and 212 respectively. It is not apparent that the proposed development would break these surfaces.

No comments have been received from the Department of Defence. Standard conditions are recommended in the event of grant of permission.

### *Noise*

The EHO has raised no objections, subject to conditions.

### *Construction Environmental Management Plans*

Should planning permission be granted, a Construction Environment Management Plan would be required. This can be secured via condition.

### **Landscape and Open Space**

The overarching Principle states the following: *'To provide attractive, interesting and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian-centred environment with active, inviting public space, parks and private gardens.'*

### *Proposed Open Spaces*

Open space has been provided for under SDZ21A/0022. The proposed communal area to serve the apartments is considered acceptable.

The Parks and Public Realm Department has made the following comments:

1. *No Information on how this development impacts on the provision of the Strategic Green Link and bridge over the railway line. There is no information on how this development will link to the bridge or what happens to the cycle path running along the northern boundary.? It may restrict the development of that link.*



# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

- 2. Insufficient Green Infrastructure (GI): The proposals are not compliant with Clonburris SDZ in relation to the green infrastructure links that are required as part of the scheme. The proposals remove existing Green Infrastructure that should be protected and enhanced. It also fails to provide the strategic green corridors as proposed in the SDZ. A redesign of the development is required to protect and enhance the existing Green Infrastructure along the western boundary of the site and develop the site as intended in the SDZ. This will require removing the road and parking from the Strategic Green corridor and moving the proposed building eastwards out of this area.*

*Impact on existing hedgerows and biodiversity: There are sections of existing hedgerows proposed for removal that are required to be retained by the scheme. Hedge 8 (identified on Tree Impacts Plan should be retained as per SDZ. Protective fencing on the scrub line along the northern boundary does not run the entire length of the scrub so this should also be extended.*

- 3. Public Open Space requirement. A new strategic open space identified in the SDZ has not been provided. A road, parking and ramps are currently proposed in this area. Hedge 8 to be protected, enhanced and incorporated into Strategic Open Space as per SDZ scheme above.*
- 4. Natural Sustainable Drainage Systems (SuDS). Limited Information has been provided. Details required showing how water flows from roads into SUDs features (swales/tree pits/bioretention areas). Further information is required on the Tree pits to demonstrate how the roots get into the soil and avoid girdling. Use of natural SUDs should be extended particularly with the use of swales and other features to improve amenity and biodiversity e.g., along the western boundary.*
- 5. Play A greater level of play provision is required than what is proposed. Play seems limited to a few balancing poles. The concept of using natural play is acceptable however we require further detail on this. All play areas to be universally accessible”.*

**Additional information** has been requested.

### **Biodiversity and Natural Heritage**

The overarching Principle states the following *‘To maximise appropriate access to and use of the Grand Canal, Griffen Valley Park and other biodiversity assets in an ecologically sensitive way, thereby offering unique selling points to the SDZ Planning Scheme.’*

Hedgerows

*Clonburris Planning Scheme Section 2.22 Biodiversity and Natural Heritage, Hedgerows, states:*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

*'The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.'*

The Parks and Public Realm Department has requested **additional information**.

### *Protected Species – Bats*

The applicant has undertaken a bat survey, an Ecological Impact Assessment and a Wintering Birds Survey. It is recommended that the mitigation measures set out in these documents are secured via condition.

### **Archaeological and Architectural Heritage**

The overarching Principle states the following: *'To retain and enhance architectural heritage and archaeological heritage features, sites and structures within the SDZ lands by encouraging conservation and incorporation including adaptive re-use, where appropriate, within the built fabric and landscape of the SDZ Lands.'*

<i>To incorporate Architectural Heritage structures and features throughout the SDZ lands in a manner that promotes place making and capitalises on the unique industrial heritage of the surrounding area;</i>	None close to the application site.
<i>To ensure that the high archaeological potential of the SDZ lands is fully considered and valued throughout the design and construction process.</i>	The Department has requested <b>additional information</b> .

### **Other Issues**

*Other Roads Issues*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### **"Road Safety Audit**

*A Stage 1&2 Road safety audit was submitted. It appears that a significant number of items within the RSA have not been addressed. Applicant is required to submit a complete report stating how ALL items were addressed in the submitted application. Most notably the following:*

- (G2) Matter resolved except for one crossing not realigned as per RSA advice: at junction of street 12/18.*
- (G3) A drawing showing appropriate road signing/markings was not found in the submission.*
- (G4) A public lighting scheme was not available to the RSA team during their assessment which was noted. A public lighting submission has been made and should be reflected in a revised RSA.*
- (G5) Waste Bin Service arrangement – the applicant has not addressed in their submission the RSA issues raised.*
- (G7) Pedestrian Crossing Desire Lines – Appropriate pedestrian crossing facilities were advised in the RSA, but this has not been implemented.*
- (G11) Junction visibility splay. The issue highlighted in the RSA at the northern end of street 15 has not been addressed.*
- (S3) Termination further south advised but not adhered to.*
- (S6) Confirmation re the gradient requested but not addressed.*
- (C1) Details re signalised junction not submitted.*
- (C2) Controlled pedestrian crossings provision not provided.*
- (C3) Pedestrian Cycle Link – clarification needed.*

### **Refuse collection.**

*Applicant to provide details of bin storage locations and also refuse service arrangements.*

### **AutoTRAK analysis**

*Further AutoTRAK analysis to be submitted. The applicant is required to submit a detailed AutoTRAK analysis for the following movements:*

- Emergency vehicle access to all locations within the site (large firefighting tender to be included)*
- Refuse vehicles accessing all bin storage locations.*

### **Taking in Charge:**

*A plan of the areas to be taken in charge by SDCC has been submitted. Details of the road construction have been included. The roads and footpaths must conform to Appendix 6 of SDCC Taking in Charge Policy & standards.*

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### **Waste Collection:**

*The applicant has submitted details of the waste collection strategy. An AutoTRAK has been supplied detailing the route of the vehicle throughout the development. The access to the emergency route through Blocks C and D has not been made clear”.*

**Additional information** has been requested.

### ***5. Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***6. Screening for Appropriate Assessment***

Information for the purposes of assisting in screening for Appropriate Assessment was prepared by MKO. The report concludes.

*“Following an examination, analysis and evaluation of the relevant data and information set out within this Screening Report, it can be concluded beyond a reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Development, individual or in combination with other plans and projects, will not have any significant effect on any European Designated Sites.*

*Given that no potential pathway for significant effects on European Sites has been identified, there is no requirement for Appropriate Assessment or the preparation of a Natura Impact Statement (NIS)”.*

### **Other Considerations**

#### ***Development Contributions***

- Further information recommended. Applicant to supply an updated schedule if amendments.  
**Additional information** requested.

### **SEA Monitoring**

FI recommended.

# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

### **Conclusion**

Overall, the Planning Authority welcomes the planning proposal for this strategic site in the County. The Planning Authority considers that the proposed development has addressed a lot of the requirements of the Planning Scheme, however, a range of further information is required in relation to:

- Urban Design and the interface with the future bridge to the west
- GI, SuDS and drainage
- Roads
- Landscaping and Open Space

The applicant is requested to address these concerns.

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. In order to ensure compliance with the scheme, the applicant is requested to provide the following detail:
  - a. The applicant has summarised the phasing requirements applicable up to Phase 1A 0-1, 000 units. There are a total of 1, 995 units either granted permission or included in planning applications currently under consideration. If all of these units were granted, constructed and occupied, they would take up the vast majority of the phasing allowance up to 2, 000 units when the Phase 1B (1, 001-2, 000 units) requirements are required to be delivered. The applicant is requested to provide details on Phase 1B.
  - b. The applicant is requested to detail how the total net development area for CSW-S3 is met through applications SDZ21A/0022, SDZ22A/0017 and SDZ22A/0018.
  - c. It is unclear how the applicant has arrived at this density calculation. The applicant is requested to set out the net density for
    - the current application
    - the current application and previously approved scheme
    - the current application, previously approved scheme and units proposed under SDZ22A/0018
2.
  - a. The Housing Quality Assessment submitted indicates that the minimum floor areas would be met. In terms of private amenity space, the schedule sets out the minimum required but does not detail the provision made for each house. The applicant is requested to include this detail on the schedule.
  - b. The Housing Quality Assessment fails to indicate the provision of private amenity space for each apartment / type and the applicant is requested to provide this on the schedule of accommodation. It is apparent that there are also a number of discrepancies in the table in relation to some detail, e.g.:

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

- Type AP\_1B: 1bed 2p: agg bed area 41.8sq.m
- Type AP\_1C: 1bed 2p: agg bed area 42.4sq.m
- Type AP\_2H: 2bed 4p: total bedspaces 5

The applicant is requested to provide an updates HQA which resolves any discrepancies.

c. The applicant is requested to set out how many apartments are single aspect (north). A clear justification and rationale should be provided for any single aspect north facing apartments.

3. a. The Roads Section has raised concerns regarding the road hierarchy, stating that Street 18 should be an intimate local street, rather than a local street. It is noted that there are no fixed building frontages on this street, nor are there any green infrastructure or other designations. It is noted that the element of this street within the current application provides parallel parking and could be an intimate local street, however, there is a concurrent application under SDZ22A/0018 which provides perpendicular parking and indicates a street width greater than 20m. The applicant is requested to provide a justification for the road typology in light of the overall road hierarchy within the CSW-S3 subsector.
  - b. The applicant is requested to submit a complete report stating how ALL Road Safety Audit items were addressed in the submitted application.
  - c. The applicant is requested to provide details of bin storage locations and also refuse service arrangements.
  - d. The applicant is requested to submit a detailed AutoTRAK analysis for the following movements:
    - I. Emergency vehicle access to all locations within the site (large firefighting tender).
    - II. Refuse vehicles accessing all bin storage locations.
  - e. The applicant is requested to provide additional information which:
    - I. details all (any additional) bicycle parking locations within the site.
    - II. demonstrates the proposed number of spaces meets the minimum CDP 2022-28 criteria.
    - III. demonstrates there is significant capacity within the proposed bicycle parking store to cater for the proposed number of 170.
    - IV. acknowledges the proposal is in line with the National Cycle manual (2011).
    - V. gives additional detail re the bicycle stand specification (i.e. Sheffield stands) proposed.
4. a. The applicant is requested to provide the following information / amendments in relation to the streets:
  - Street 12: There are concerns regarding the design of the area to the south of the apartment block (Block 1), which does not provide parking nor does it provide a min. 2.5m wide footpath (only 2m is provided at this location).
  - Street 13: There are concerns regarding the design of the area to the north of the

# Comhairle Chontae Atha Cliath Theas

## PR/0139/23

### Record of Executive Business and Chief Executive's Order

apartment block (Block 1), which does not provide parking nor does it provide a min. 2.5m wide footpath (only 2m is provided at this location).

- Street 14: Footpath is only 2m wide and should be increased to 2.5m. An area of open space is identified at this location within the Scheme and it is also identified as a strategic green corridor. It is noted that there are significant levels of parking along this street, which are necessary for the apartments. In light of the GI designations in this area, the applicant is requested to provide for a Homezone along Street 14, along the north of the apartments to meet Street 15. There should be a significant increase in the level of planning and GI in this area also.

- Street 15: Appears that carriageway may be 5m. Applicant requested to indicate a width of no greater than 4.8m.

- Street 16: Footpath reduces to 2m in part. 2.5m required.

- Street 17: Noted frontage 21.05m – this should be reduced to 20m. Footpath is 2m, should be 2.5m. Appears that carriageway may be 5m. Applicant requested to indicate a width of no greater than 4.8m.

- Street 18: Generally meets indicative local street A (when considered with information provided on adjacent application). Scheme requires intimate local street at this location and the applicant is requested to provide a rationale for their approach.

Where perpendicular parking is proposed, the applicant is requested to indicate that there is 6m reversing space. The applicant is requested to provide a plan setting out the dimensions of all street widths, in compliance with the scheme, and all foot paths, carriageways and parking bays.

b. Drawing PL008 sets out the following:

- Apartment parking – 50 spaces – 30%
- House parking – on curtilage – 60 spaces – 35%
- House parking – off curtilage 60 spaces – 35%

The design statement states that 38% of car parking is on curtilage. The applicant is requested to provide a plan indicating which spaces are on curtilage and which are off curtilage.

5. a. There is concern regarding the interface between the proposed apartment block and the roadway / bridge to the west. Further consideration of this matter is required. The applicant is requested to provide further cross sections to include the bridge and also provide more detail regarding the impact of the bridge on the amenity area to the west of the apartment block. The applicant is requested to provide details of how any retaining features may be incorporated into the adjacent open space.

b. The applicant is requested to set out how the proposed bridge has been taken into consideration in the sunlight and daylight assessment. A 'worst case' scenario should be utilised to ensure the impacts on future development are fully assessed

# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

- c. The proposals fall short of the scheme's requirement for a fine urban grain in identified locations and it is considered that this requirement provides an opportunity for greater diversity and architectural interest. The applicant is requested to develop further design alternatives and make revisions to meet this provision of the scheme. It should be noted that the Building Height concept envisaged a 3-4 storey height fronting the park.
  - d. The applicant is requested to provide details of boundary treatment.
  - e. The applicant is requested to provide details of any solar panels proposed.
  - f. The proposed quantum of render on the apartment block is considered to be excessive and would be likely to visually deteriorate over time. The applicant is requested to omit these elements.
6. It is unclear how surface water attenuation is within requirements of predesigned attenuation limits for Clonburris. The applicant is requested to:
- a. Submit a report and drawing to show what attenuation was agreed for the site proposed and what attenuation is provided for the site proposed.
  - b. Submit a report to show a comparison of calculations use for proposed site with calculations used in a pre design stage of attenuation for Clonburris Site.
  - c. Submit up to date surface water drawings. Show how surface water layout drawings compare to drawings at pre designed stage of Clonburris Site.
  - d. Submit a report and drawing showing surface water drawings of attenuation and layout both at pe design stage and for proposed site. Outline the discharge rates proposed now and compare to pre design discharge rates for Clonburris.
  - e. Include SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)
  - f. Contact water services in SDCC to discuss above issues before resubmitting additional information required.
7. a. The applicant is requested to provide a redesigned proposals that demonstrate:
- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway. Tree protection measures should include full extent of scrub thicket.
  - ii. A Strategic Green Corridor approximately N-S along the western boundary incorporating and strengthening the existing hedgerow within the Strategic Open Space.
- b. The Clonburris SDZ strategy requires a green infrastructure-based approach to drainage and stormwater management. SuDS are to be designed as an ecological resource designed into the street, public squares and open space network. These shall be of a high quality, designed as a series of 'wet' and 'dry' landscape elements to achieve a multifunctional space for amenity, biodiversity, and surface water management.



# Comhairle Chontae Atha Cliath Theas

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

The applicant is advised SUDs should be designed in accordance with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022. Further use of swales and natural SUDs requested. Additional details are requested including details of filter strips. The applicant is requested to provide road edge detail showing how water accesses the swales/tree pits and bioretention areas. Further information required on Tree pits is requested. The applicant is requested to demonstrate amenity and biodiversity value of Suds measures. Contact Public Realm Section to agree details prior to resubmitting.

c. the applicant is requested to provide a revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

The applicant is requested to incorporate the following in the revised Landscape Proposals:

- i. Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, channel rills, kerbing, filter strips, ponds, detention basins, wetlands etc.
  - ii. Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8.
  - iii. Woodland planting should use the Miyawaki technique (3-5/m<sup>2</sup>) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.
  - iv. All playspace surfacing to be engineered woodchip surfacing.
  - v. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.
  - vi. Landscape Proposals to reflect the requirements of additional information items 1 and 2 above to deliver the required green infrastructure.
8. The applicant is requested to provide an Archaeological Assessment as follows:
- a. The applicant's archaeologist is required to submit a Preliminary Report on the excavations to have already been carried out under Licence No. 22E0719 with the Department.
  - b. The applicant is required to engage the services of a suitably qualified Archaeologist to carry out the Archaeological Impact Assessment (AIA) which should include a programme of Archaeological Test Excavation (as an extension to Licence No. 22E0719) to respond to this request for Further Information. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0139/23**

## **Record of Executive Business and Chief Executive's Order**

c. The archaeologist shall inspect the proposed development site (PDS) and detail the historical and archaeological background of the site and the boundary walls (consulting appropriate documentary sources) and review all cartographic sources and aerial photographs for the area.

d The Archaeological Test Excavation must be carried out under licence from this Department and in accordance with an approved method statement; note a period of 5-6 weeks should be allowed to facilitate processing and approval of the licence application and method statement.

e. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the archaeologist shall stop works pending further advice from this Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes. f. Having completed the work, the archaeologist shall submit a written report to this Department and the Local Authority describing the findings of the AIA and the results of the Archaeological Test Excavation. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, service trenches and other sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc

g. Where archaeological material is shown to be present, further mitigation measures will be required; these may include refusal, redesign to allow for preservation in situ, excavation and/or monitoring as deemed appropriate. This Department will advise the Local Authority with regard to these matters. No decision should be made on this application until this Department and the Local Authority have had the opportunity to fully evaluate the findings of the AIA.


# Comhairle Chontae Atha Cliath Theas

PR/0139/23

## Record of Executive Business and Chief Executive's Order

REG. REF. SDZ22A/0017


LOCATION: Within the townland of Cappagh, Clonburris, Dublin 22

  
\_\_\_\_\_  
Colm Harte,  
Senior Executive Planner

  
\_\_\_\_\_  
Gormla O'Corrain,  
Senior Planner

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 07 Feb 2023

  
\_\_\_\_\_  
Mick Mulhern, Director of Land Use,  
Planning & Transportation