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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0139	<b>Date of Decision:</b> 07-Feb-2023
<b>Register Reference:</b> SDZ22A/0017	<b>Registration Date:</b> 02-Dec-2022

**Applicant:** Cairn Homes Properties Limited

**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 substations, 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

**Application Type:** SDZ Application - Clonburris

Dear Sir /Madam,

With reference to your planning application, received on 02-Dec-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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.:
    - 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 5The 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 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
- 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 pre 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.

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.
  - 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.

**NOTE:** The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SDZ22A/0017

**Date:** 08-Feb-2023

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**