

Register Reference: SDZ22A/0018

Date: 12-Jan-2023

Development: 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 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.

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

Signed: John McGee

10/02/23

Endorsed: _____

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Roads Department – Planning Report

Applicant: Cairn Homes Properties Ltd.
App. Type: SDZ Application - Clonburris
Planning Officer: SARAH WATSON
Date Recd: 15-Dec-2022
Decision Due Date: 17-Feb-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

594 no. Apartments

- 255 no. 1-bed
- 307 no. 2-bed
- 32 no. 3-bed

The development will also include:

- Creche – 609m²
- Commercial Office Development – 4516m²
- 4 no Retail Units – 888m² total area
- 396 no. car parking paces
- 1232 no. bicycle parking spaces

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Access & Roads Layout:

Vehicle Access: The main vehicular accesses to/from the subject development will be provided via the Clonburris Southern Link Street. In addition to this access there will be two vehicular access to proposed developments on the western border of the site. All of the vehicle accesses are in the form of priority junctions.

Emergency Vehicular Access: Vehicular access is provided for Fire Tender along Block D and F east facades in the form of reinforced grass strip. The applicant should provide construction/loading specifications for this.

Delivery Access: Dedicated delivery set-down areas in front of Block E



Fig. 1: Proposed Site Layout

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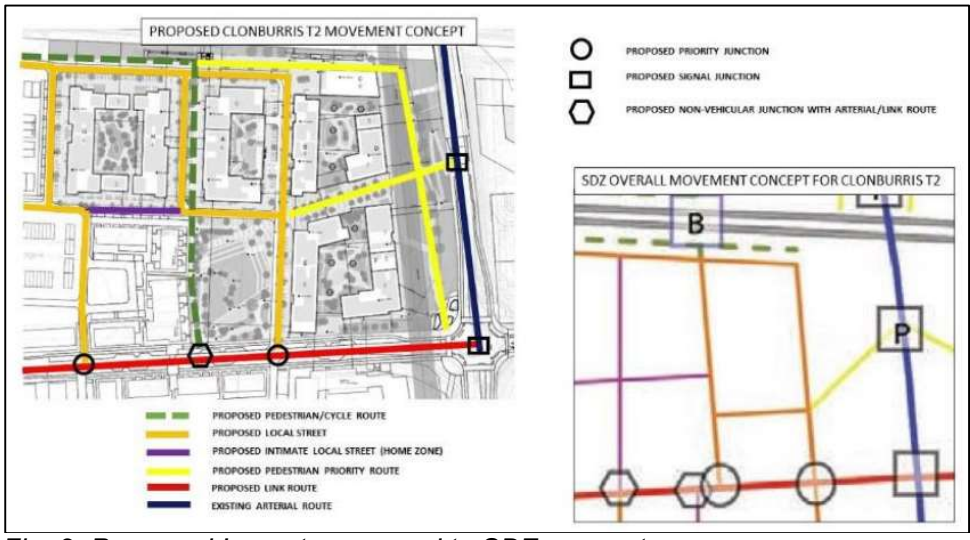


Fig. 2: Proposed Layout compared to SDZ concept

The proposed road hierarchy and typologies are generally consistent with those set out in Section 2.2.4 of the Clonburris SDZ. There are however **some deviations** in the following locations;

1. Homezones South and West of Block G:

This section of homezone should continue to the South Western corner of Block G before continuing along the West of Block G. The SDZ designates this street as a Homezone but the proposal is to make this a Local Street (Fig. 3). No justification has been given for this deviation.

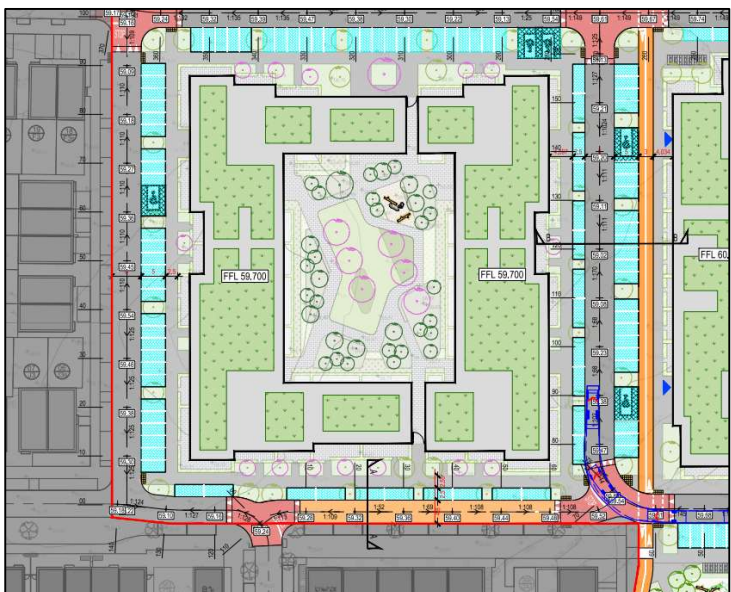


Fig. 3 Homezones omitted to the South and West of Block G

2. North/South Pedestrian/Cyclist Route:

This pedestrian/cyclist route is not included in the SDZ plan. It is however a welcome addition which provides a pedestrian/cyclist connection onto the Southern Link Street via a filter junction. The SDZ designates a Local Street to the West of the Public Square. This has been replaced in the application by a pedestrian/cyclist route. This is considered a necessary deviation as it is required to match the junction locations the Southern Link Street (SDZ20A/0021)



Fig. 4: Junction locations on Southern Link Street (SDZ20/0021)

Sightlines for the developments junctions are required to be submitted.

A Stage 1 Road Safety Audit is required.

Road Hierarchy

The proposed road hierarchy and typologies are generally consistent with those set out in section 2.2.4 of Clonburris SDZ.

- Local Streets – typically 6m wide carriageway with 2m to 3m footpaths and intermittent 2.4m wide private parallel and perpendicular parking bays.
- Homezones - typically 5m wide carriageway with 2m to 3m footpaths and intermittent 2.4m wide private parallel parking bays.
- Maximum road corner radii of 4.5m are provided within the local streets, with the exception of certain turning heads which have corner radii 6m to accommodate refuse vehicles.

Permeability:

The vehicular accesses will also be accessible to both pedestrian and cyclists. There are three additional pedestrian access points on the eastern boundary of the site.

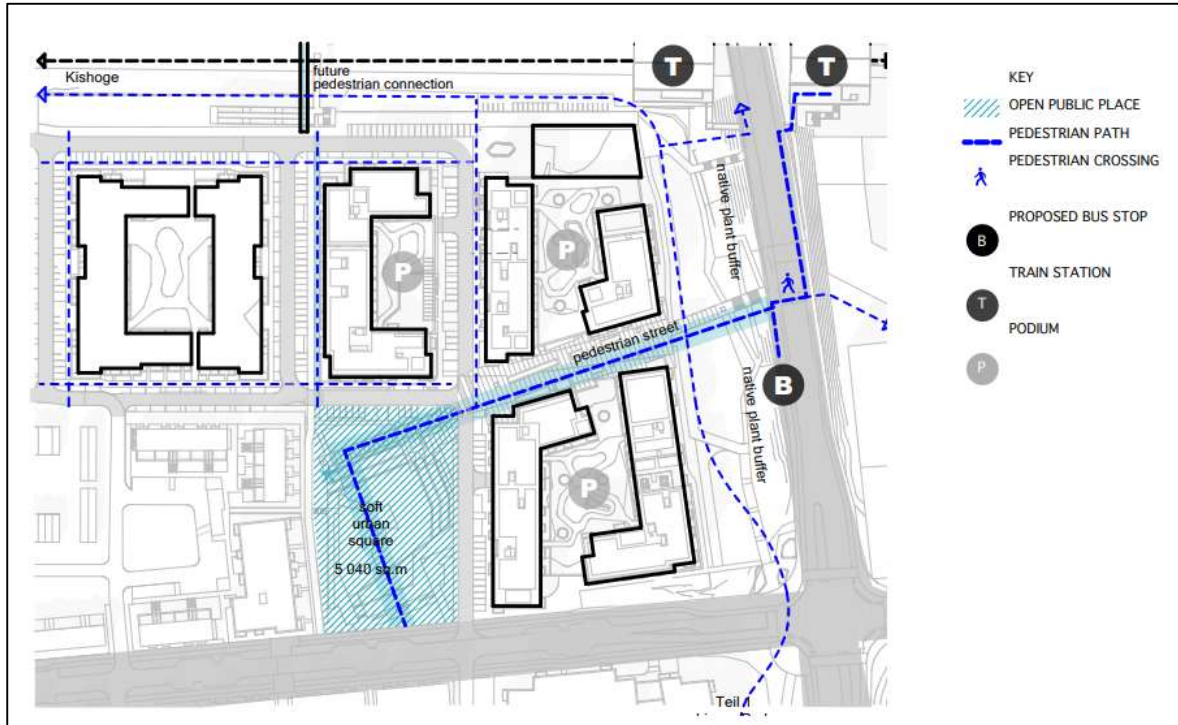


Fig. 5: Pedestrian permeability

Pedestrian permeability throughout the development is good. A new pedestrian access to the Fonthill Road is proposed to connect with the proposed bus stop and to the existing train station. Changes in level are part M compliant.

Car Parking:

Car-parking is provided at surface and at ground level in under-croft parking separately below Block A, Block B&D and Block E&F. There are dedicated surface parking spaces for various uses - Office, Retail and Creche.

Total number of spaces provided (including 5% Accessible) is 396.

	Surface	Undercroft	Universal Access	Electrical Vehicle	Car Sharing	Total
Office	32	4		8		44
Apartment	101	166	20	39	4	330
Retail	17					17
Creche	2	3				5
Total	152	173	20	47	4	396

Fig. 6: Proposed Car Parking

This equates to an overall car parking ratio of 0.56 car parking spaces per dwelling.

The proposed development in in the SDZ Accessibility Levels 1 & 3 which equate to SDCC Zone 2 Parking Rates in the CDP.

Unit Type	No. of Units	Area (M ²)	Resident Standard	Max. Resident Requirement
Apt. 1-Bed	255	-	0.75	191
Apt. 2-Bed	307	-	1	307
Apt. 3-Bed	32	-	1.25	40
Office	-	4516	1/75m ²	61
Retail	4	887	1/35m ²	26
Creche	-	609	0.5/class	6
Total				631

Fig. 7: Required Car Parking

SDCC Roads Dept. considers this to be an acceptable parking rate due to the proximity of the site to the Kishogue and Clondalkin-Fonthill Railway Stations.

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Bicycle Parking:

It is proposed to provide **1232 no. Bicycle Parking spaces**

Bicycle parking is provided throughout the development at street level for visitors and residents. There is secured bicycle storage provided within undercroft parking below each of the residential buildings. There is additional standalone bicycle store for Block C- office building.

Unit Type	No. of Units	Area (M ²)	Resident Standard	Resident Requirement	Visitor Standard	Visitor Requirement	Total Requirement
Apt. 1-Bed	255	-	1	255	0.5	128	383
Apt. 2-Bed	307	-	2	614	0.5	154	768
Apt. 3-Bed	32	-	3	96	0.5	16	112
Office	-	4516	1/200m ²	23	1/200m ²	23	46
Retail	4	887	1/5 staff	5 (approx.)	1/50m ²	18	23
Creche	-	609	2	24	0.5	6	30
Total				1017		345	1362

Fig. 8: Off-curtilage Bicycle Parking Requirement

The minimum Bicycle Parking rate set out in *Table 12.23 of the SDCC Development Plan 2022-2028* requires this development to have a total of **1362 no Bicycle Parking spaces**. The applicant should provide the additional spaces at suitable locations throughout the development.

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Bin Collection:

An Operational Waste Management Plan has been submitted. SDCC Roads Dept. is concerned that some of the designated Bin Collection Points are located behind parking bays which would restrict access for refuse collectors if the parking bays are in use. The applicant should submit a revised drawing showing the proposed Bin Collection Points located in areas that can be easily accessed at any time by refuse collectors. This should be accompanied by a swept path analysis showing the collection route of a refuse vehicle.

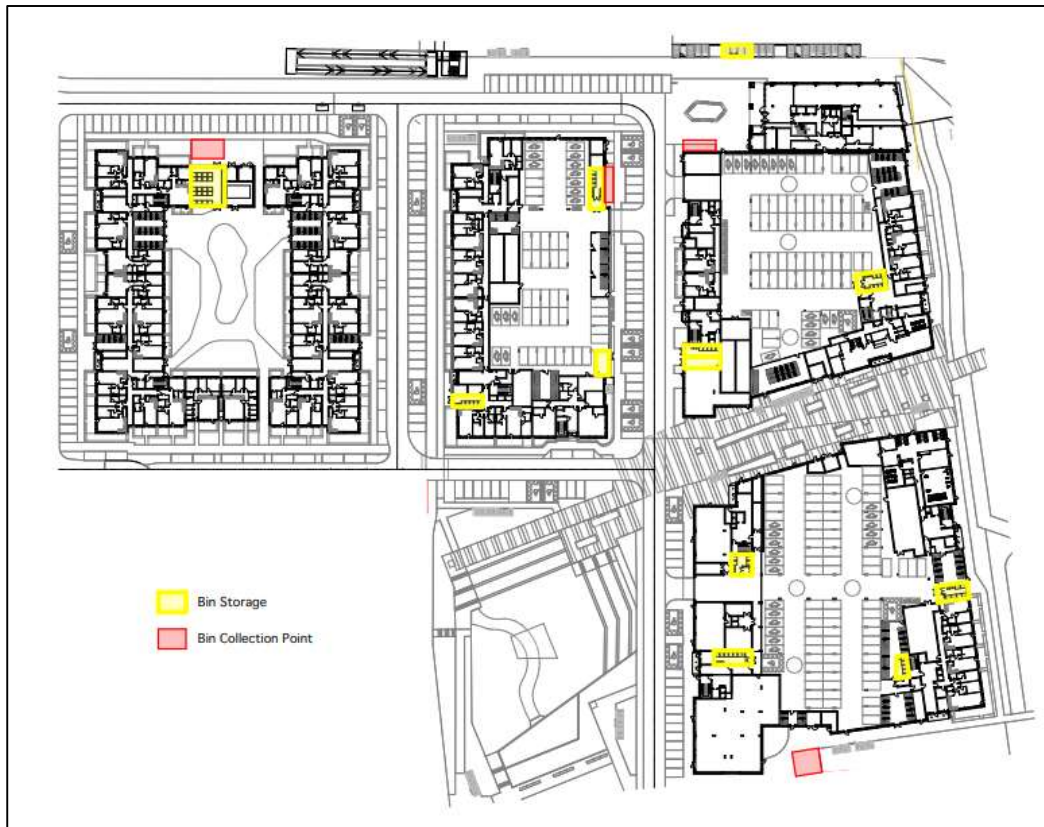


Fig. 9: Proposed Bin Collection Points

Public Transport:

The proposed bus stop on Fonthill Road will be easily access via the proposed pedestrian and cyclist connections to the East of the development.

Pedestrians can easily access the Clondalkin/Fonthill railway station via a stepped pedestrian route to the North East of the site. Cyclists and mobility impaired users must use the ramped access route to the East of the site. However, at a distance of 200m from the train station, this is considered an acceptable access route.

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Roads recommend that additional information be requested from the applicant:

1. The applicant is requested to submit construction/loading specifications for the reinforced grass strip along Block D and F east facades.
2. The applicant should provide justification for the inclusion of Local Streets to South and West of Block G as the SDZ plan designates these streets as a Homezones.
3. The applicant is requested to submit a revised layout showing adequate sightlines for the development's junctions.
4. The applicant shall submit a Stage 1 Road Safety Audit
5. The applicant is requested to submit a revised layout showing a minimum Bicycle Parking total of 1362 no. Bicycle Parking spaces as per *Table 12.23 of the SDCC Development Plan 2022-2028*.
6. The applicant is requested to submit a revised drawing showing the proposed Bin Collection Points located in areas that can be easily accessed at any time by refuse collectors. Bin Collection Points should not be located behind parking bays. This should be accompanied by a swept path analysis showing the collection route of a refuse vehicle.
7. The applicant is requested to clarify the road surface materials at the junction between Blocks A, B & E, which is part of the Main Street Axis. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement of development a developed Construction Traffic Management Plan and Construction & Demolition Waste Management Plan shall be agreed in writing with the roads department. The agreed plans, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plans shall also be lodged to the file.
2. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
3. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.

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