

Register Reference: SDZ22A/0017 **Date:** 03-Jan-2023
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: Cairn Homes Properties Limited
App. Type: SDZ Application - Clonburris
Planning Officer: SARAH WATSON
Date Recd: 02-Dec-2022
Decision Due Date: 06-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 Roads Maintenance Section, South Dublin County Council.

List of relevant Idocs files:

1. Area Masterplan
2. Parking strategy
3. Phasing plan
4. Bin & bike stores
5. Planning report
6. MSP
7. Infrastructure design report – section 2
8. Road Safety Audit

Relevant permissions:

1. SDZ20A/0021 – Clonburris Infrastructure – Includes for “North-South Link Street”
2. SDZ21A/0022 – Permitted street – Access links as per below

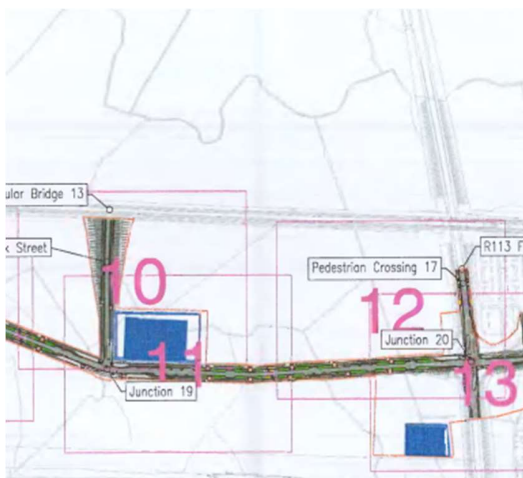


Description

- 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.

A residential development to be constructed in 4 blocks ranging in height from **2 to 4** storeys.

Key plan roads layout and tile/redline boundary:



The site is located south of Dublin-Cork rail line and west of Fonthill Rd, and is designated within CSW-S3 in the SDZ sub sectors map.

Access & Roads Layout:

Figure 2.2.1 | Full Street Hierarchy

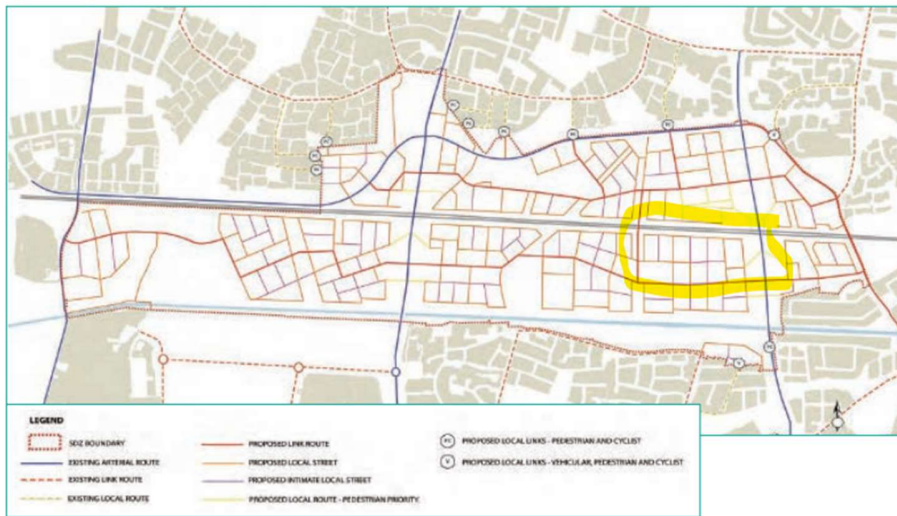
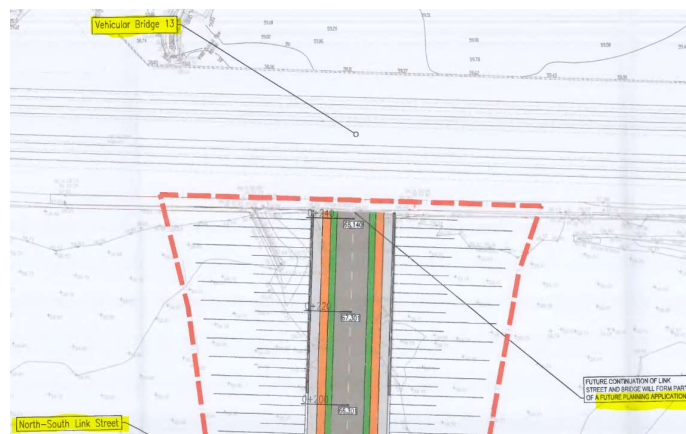


Figure 1.2.1 – Street hierarchy layout from SDZ

This tile is a continuation of the Clonburris SDZ planning scheme framework with granted permissions directly to the east and south. Vehicular access will be provided from the permitted street (just south) SDZ21A/0022 and the permitted Clonburris Southern Link Street (infra) (SDZ20A/0021) and R113 (Fonthill Road) to the east. From these link routes a number of local streets will provide further vehicular connectivity.

The granted “North-South Link Street” (SDZ20A/0021) makes provision for an **approach** to a vehicular bridge spanning the adjacent rail line. The green corridor, including cycletrack and footpath, on the southern rail boundary must continue through the subject site and links to cycle and pedestrian underpass must be provided and consistent with the existing and future permission (see diagram below). Applicant will be required to engage with all relevant bodies (TII, NTA, SDZ20A/0021 applicant, etc) and to submit plan, elevation & cross-section drawings of proposed vehicular bridge including cycle and pedestrian underpass detail, and associated public lighting, and to provide links from the subject site accordingly.

Reason: To ensure continuity of green corridor and safe passage for all users.



The roads hierarchy layout conforms in the main to the SDZ framework plan with a notable exception being the link street 18 (marked with an X below) is proposed as a 'local street' and not an 'intimate street' as per the SDZ layout.



Applicant is required to provide a justification for this departure from the Clonburris planning scheme framework. If there is no justification for the change, the applicant must submit a revised layout that reflects the Clonburris planning scheme framework.

Cross-sections

The cross-sections for roads and footpaths are consistent with the SDZ framework. Road widths vary but all fall within the SDZ range.

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

Permeability:

The overall pedestrian permeability is good. The vehicle permeability will be improved when the North-South link road to the west, including the vehicular bridge is completed and links in this direction will be available.

Car Parking

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.

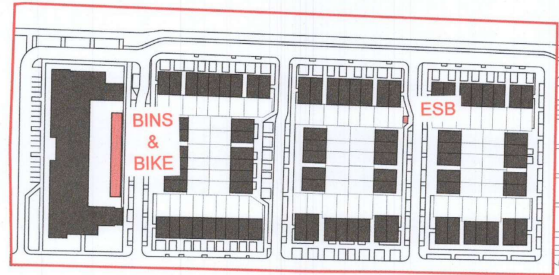
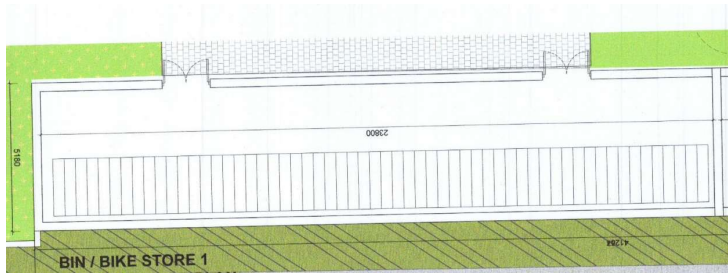
The maximum number of carpark spaces allowed for this development under the CDP 2022-28/Clonburris SDZ planning scheme would be 169.5no. The applicant has proposed 170no. spaces which SDCC Roads find to be satisfactory.

Bicycle Parking:

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.



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.

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.

Roads recommend that additional information be requested from the applicant:

1. Re road hierarchy/Street 18: Applicant is required to provide a justification for this departure from the Clonburris planning scheme framework. If there is no justification for the change, the applicant must submit a revised layout that accurately reflects the Clonburris planning scheme framework.
2. Applicant is required to submit a complete report stating how ALL Road Safety Audit items were addressed in the submitted application.
3. The applicant is requested to submit a revised layout showing minimum footpaths width dimensions of 2.0m wide throughout the development.
4. Applicant to provide details of bin storage locations and also refuse service arrangements.
5. The applicant is required to submit a detailed AutoTRAK analysis for the following movements:
 - a. Emergency vehicle access to all locations within the site (large firefighting tender).
 - b. Refuse vehicles accessing all bin storage locations.
6. Applicant to provide additional information which:
 - a. details all (any additional) bicycle parking locations within the site.
 - b. demonstrates the proposed number of spaces meets the minimum CDP 2022-28 criteria.
 - c. demonstrates there is significant capacity within the proposed bicycle parking store to cater for the proposed number of 170.
 - d. acknowledges the proposal is in line with the National Cycle manual (2011).
 - e. gives additional detail re the bicycle stand specification (i.e. Sheffield stands) proposed.

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

1. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.