



30<sup>th</sup> March 2023.

Land Use, Planning and Transportation Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC.

**Re:**

**Permission sought for a mixed use & residential development on a site area of 6.3Ha, within the Clonburris Strategic Development Zone (SDZ) and in the townland of Cappagh, Dublin 22.**

**CLARIFICATION of ADDITIONAL INFORMATION**

**Reg Ref: SDZ22A/0010**

Dear Sir / Madam,

On behalf of our client, Kelland Homes Ltd, we wish to respond to your letter dated 4<sup>th</sup> January 2023, requesting Clarification of Additional Information (hereafter "CAI") in respect of a proposed development, under planning application Ref. SDZ22A/0010, located within the Clonburris Strategic Development Zone (SDZ), and specifically 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-S4), as identified in the Clonburris SDZ Planning Scheme 2019. Our response to same is set out overleaf.

Please note that as per your letter dated 27<sup>th</sup> February 2023, that an extension of time, until 9<sup>th</sup> June 2023 has been granted allowing us to submit the required information and we thank the Planning Authority for their assistance in this matter.

It should also be noted that in responding to the request for CAI, the proposed development has been amended, which we deem to be significant, and, as agreed with the Planning Authority, we have issued new public notices, which are enclosed with this CAI response. Taking this into account, the permission being sought can now be described as follows:

**In response to a request from South Dublin County Council, Kelland Homes Ltd. has submitted Significant Clarification of Additional Information, on a planning application under Reg. Ref. SDZ22A/0010, in relation to a proposed development, on a site area of 6.2Ha, 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), specifically 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-S4), as identified in the Clonburris SDZ Planning Scheme 2019.**



The proposed development consists of the construction of 256 no. dwellings, crèche and 2 no. retail / commercial units, which are comprised of: 111 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 100 no. 2 & 3 bed duplex units accommodated in 8 no. 3 storey buildings, 45 no. 1, 2 & 3 bedroom apartments/duplex units in Block A (3-6 storeys) & Block K (4 storeys), 1 no. ground floor commercial / retail unit (c.333sq.m) & 1 no. 2 storey creche (c.487sq.m), both in Block A, and 1 no. 2 storey retail /commercial unit (c.152sq.m) in Block K.

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 (Fonthill 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 storage 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 SDZ 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, bicycle parking, bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations.

We wish to respond to the request for CAI as follows:

### **Item 1: Layout & Design**

*It is not considered that AI Item No. 1 has been adequately addressed in relation to the following:*

**(a)** *Further information on the opportunities for plaza enclosure on the western and eastern edge of the plaza is required as there are technical concerns with the proposed solutions. Further green infrastructure and SUDS should be incorporated in the public urban plaza.*

### **Response:**

Fig. 1 below is a snap shot of the site layout plan submitted as Additional Information (AI) illustrating the proposed urban plaza with Block A to the north of same and Block K located to the east. Please note that the lands to the west, outside of the red line of application are third party lands, outside the control of the applicant.



Fig. 1 – Site layout plan including urban plaza proposed at AI stage

In response to this request for CAI, the site layout plan has been revised to create a greater sense of enclosure on the eastern side of the proposed plaza. The site is constrained by the fact that to the immediate south, the permitted Clonburris Southern Link Street abuts the proposed plaza, and to the west, the lands are not in the control of the applicant. Notwithstanding same, as submitted as part of the AI response, an indicative masterplan was prepared indicating how the third-party lands to the immediate west, also located within CUC-S4, may be developed, which allows for the urban plaza to be enclosed on its western side in the future – refer to Fig. 2 below:

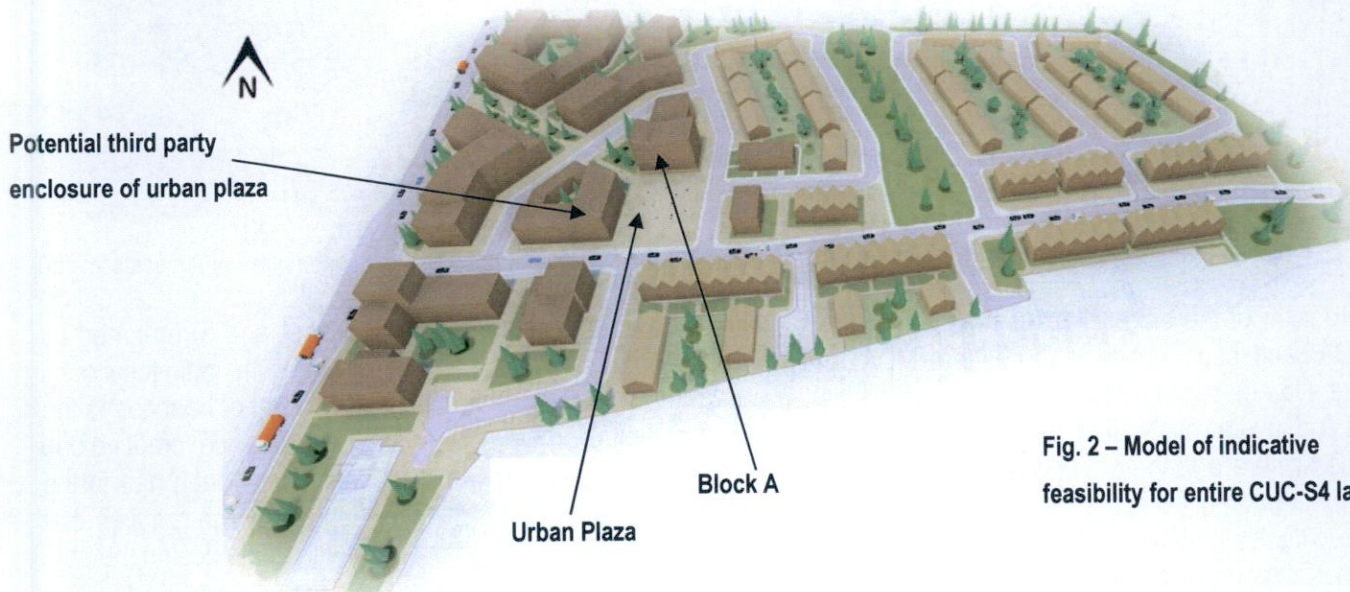


Fig. 2 – Model of indicative feasibility for entire CUC-S4 lands



The submitted site layout plan has been revised whereby Block K has been moved westwards, towards/closer to the urban plaza thus ensuring a greater sense of enclosure on its eastern side, while the internal access road off the Clonburriss Southern Link Street has been moved eastwards (now to the immediate east of Block K as opposed to on its western side as previously proposed), as per Fig. 3 below. This alteration has been agreed in principle with Clonburriss Infrastructure Ltd (CIL) as we understand permitted infrastructural works associated with the SDZ are currently underway. The repositioning of Block K, along with Block A to the north, provide a strong sense of enclosure to the plaza, while not styming potential for the lands to the west to be developed in the future, thus ultimately enclosing the urban plaza on three sides.



Fig. 3 – Revised proposed site layout plan including urban plaza, with Block K repositioned to enclose the plaza on its eastern side.

The design of the urban plaza is detailed on the submitted drawings and A3 booklet (pages 4 and 5) prepared by RMDA Landscape Architects (hereafter RMDA) and includes a feature signage wall that will act as the main focal point to the site and to the urban plaza. Seating will be located on the perimeter of the plaza in the form of benches to the east and low terrace wall to the west of the plaza. Columnar tree planting will enclose the central space, creating sub spaces where a range of activities can occur, such as day markets or areas of play. Regard has been had to the criteria set out in Table 2.10.3 "Design Criteria for Urban Squares" in the SDZ Planning Scheme which requires that spaces such as the proposed urban plaza provide for, *inter alia*, robust, multi-functional and adaptable design, be able to host a range of activities, provide for a comfortable and inviting space for all users and accommodate evening economy. In addition, the required design components for such spaces include:



- *Hard and permeable continuous surface, with innovative SUDS measures.*
- *Uncluttered free space.*
- *Tree-lining for definition of edges of the space.*
- *High quality street furniture and lighting on perimeter.*
- *Public art or central feature.*
- *Managed vehicular access for loading and emergency services only*

Taking these into account, the proposed design of the urban plaza is comprised of a mix of hard and soft landscaping, with tree lined planting, seating and feature signage (details to be agreed with the Planning Authority). In terms of SuDS, the proposed green spaces within the plaza allow for water run-off into the green spaces to allow for drainage. Urban tree pits will be implemented for the trees located within the plaza. Further green infrastructure is provided in the plaza by introducing green areas into the surface. However, it is noted that the SDZ Planning Scheme requires "continuous surface & continuous gradient". The water run-off will flow into the green areas and the urban tree pits. Please refer to the submitted landscape design proposals prepared by RMDA for further details.

*(b) Under Table 2.13.1 of the Planning Scheme the non-residential floorspace parameters for the CUC-S4 sub-sector are maximum retail floorspace of 1,200sq.m and minimum non-retail (employment) floorspace of 5,000sq.m. The proposed development provides for retail/commercial floorspace. The applicant has noted that 'It is envisaged that a quantum of 5,300sq.m of non-residential space (community and employment) can also be provided across the shared landholding'. Given the scale of this floorspace the applicant should be requested to provide further detail to how this might be facilitated. This might involve a block specifically allocated to employment use.*

**Response:**

The subject application site forms part of sub-sector CUC-S4 and includes:

- 1 no. ground floor commercial / retail unit (c.333sq.m)
- 1 no. 2 storey creche (c.487sq.m), both in Block A, and
- 1 no. 2 storey retail / commercial unit (c.152sq.m) in Block K.

The proposed commercial / retail units are of a sufficient size to allow for flexibility and subdivision, if required in the future, subject to permission for same. The total proposed retail / commercial floor space is 485sq.m. In addition, a crèche of 487sq.m is proposed which may be considered to contribute to employment floor space. Fig. 4 overleaf is a snapshot of the previously submitted feasibility for the remainder of the CUC-S4 lands (third party lands to the immediate west). The subject proposal includes proposed retail / commercial floor space is 485sq.m, which would leave c. 715sq.m of retail space to be delivered on the adjoining lands or c.4,515sq.m of employment floor space to be delivered on the adjoining lands, depending on which use materialises / is permitted on the subject site.

We also note that the submitted feasibility suggested a quantum of c.5,300sq.m of non-residential space [community, retail and employment uses] would be provided across all of CUC-S4, the shared landholding, which is within the required quantum of the SDZ Planning Scheme, namely Table 2.13.1, which provides for a maximum of 1,200sq.m of retail floor space and a minimum of 5,000sq.m of non-retail / employment floor space (total combined = 6,200sq.m).

The previously submitted feasibility has been updated to take into account the revisions to the layout around the urban plaza – refer to the enclosed Davey-Smith drawing no. PL003. As suggested, it is feasible to accommodate a building dedicated to employment use only and this is illustrated in Fig. 4 below. It is envisaged that on the adjoining third party lands, the building outlined in red, adjacent to the Fonthill Road, can accommodate employment use. The previously



suggested overall figure of c.5,300sq.m of non-residential space [community, retail and employment uses] that can be provided across all of CUC-S4 remains the same and is therefore in compliance with the targets / standards set out in Table 2.13.1 of the SDZ Planning Scheme.

Please also note that the building that has been specifically allocated to employment use will not affect / impact on the overall residential density for these lands, which has also been considered as part of the revised masterplan.



Fig. 4 – Updated feasibility for remainder of CUC\_S4 and CSE-S2 lands, with suggested employment use building outlined in red.

(c) Item 1B(a) is referring to subject site lands within the applicant's control/ownership. The Planning Scheme shows that the eastern end of the Link Street would have a significant area of open space on both sides of the street. The key objectives of CSE Development Area include to 'To provide locally accessible open spaces of local and strategic importance' and 'To ensure high levels of legibility and ease of orientation'. This Development Area provides the



entrance to the SDZ lands from the east. The applicant should provide further open space and landscaping in the south-eastern part of the site, where the Link Street meets Ninth Lock Road. This should include increasing the size of open space to the north of the Link Street at this entrance and providing a high-quality design.

**Response:**

The submitted site layout plan has been revised to create a larger area of public open space on the northern side of the Clonburris Southern Link Street, adjacent to the entrance to the SDZ from the Ninth Lock Road. RMDA have prepared the submitted landscaping proposals for same, whereby a kickabout area and play equipment are proposed – please refer to same for details. A snapshot of the proposed site layout plan is illustrated in Fig. 5 overleaf which illustrates that further open space and landscaping in the south-eastern part of the site have been provided.



**Fig. 5 – Snapshot from proposed site layout plan providing open space on both the northern and southern side of the Clonburris Southern Link Street at the junction with the Ninth Lock Road**



## Item 2: Parameters

*It is not considered that AI Item No. 2 has been adequately addressed in relation to proposed net residential density for sub-sector CSE-S1. The net developable area for CSE-S1 is stated by the applicant as 2.40ha. The Planning Scheme provides a net developable area of 2.17ha for CSE-S1.*

*The Planning Scheme states that 'for calculation purposes, Net Development Area comprises Gross Development Area excluding strategic parklands, canal corridors, schools and existing residential development'. It is acknowledged that the developable area for CSE-S1 identified in the Planning Scheme would in part overlap with the north south hedgerow and open space to be retained/provided. However, the developable area under the subject application has extended elsewhere (mostly south) to result in a net developable area of 2.40ha.*

*The average net density target low and high margins for CSE-S1 is 51-61dph. This is based on - 5dph and +5dph from the target density. The Planning Authority would have concerns with the proposed development not providing for a net density within this margin given that this proposal would deliver the full net developable area for CSE-S1. The applicant should be requested to provide a higher net density than proposed for this sub-sector. It may be appropriate to consider increasing the density in the north-west of this sub-sector, to the east of the north south hedgerow and open space.*

## Response:

The application site straddles two "Development Areas" of the SDZ Planning Scheme, i.e. part of Clonburrish Urban Centre (CUC) and all of Clonburrish South East (CSE). Furthermore, the application site straddles part of sub-sector CUC-S4, all of sub-sector CSE-S1 and part of CSE-S2. The application site also includes the "white lands" to the south of CSE-S1, as per Figure 3.3.1 of the SDZ Planning Scheme, and as illustrated in Fig. 6 below.

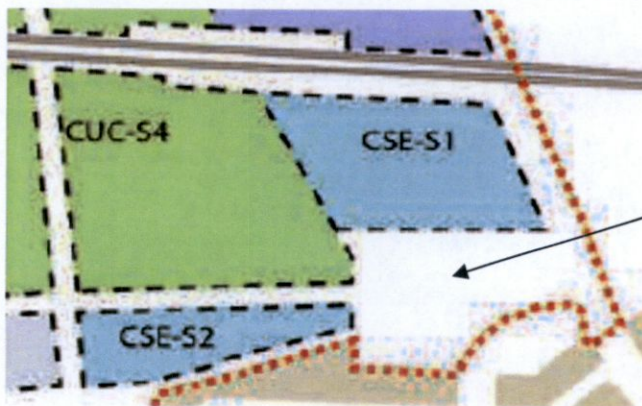


Fig. 6 – Extract from Figure 3.3.1 of the SDZ Planning Scheme "Development Areas", within which the subject application site is located.

"White Lands"





**Fig. 7 –Extract from Figure 3.3.5 of the SDZ Planning Scheme “Clonburris South East” with sub-sector CSE-S1 indicatively outlined in yellow.**

It should be noted that prior to applying for permission for the subject proposal, a 10 year permission was granted under Ref. SDZ20A/0021 to CIL 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 providing access and services for the future development of the southern half of the overall SDZ lands. The aforementioned permission includes works within the application site, such as permitted attenuation tanks and pond and this overall permitted infrastructure has been taken into consideration as part of the site layout plan now put forward for permission, with no alterations to same proposed.

The revised site layout plan accommodates 112 no. units in sub-sector CSE-S1, on a net developable area of 2.1Ha, which includes 4,300sq.m of open space, located in the western part of this sub-sector, that also accommodates retention of the north-south hedgerow and part of the aforementioned permitted infrastructure under Ref. SDZ20A/0021 (refer to Fig. 8 below). Tables 2.13.1 of the SDZ Planning Scheme provides for a net developable area of 2.17Ha for CSE-S1, within which a minimum of 111 no. dwellings are to be provided, as well as 4,300sq.m of public open space. Furthermore, Table 2.13.1 provides for an average net density range (low to high margin) of 51-61 units per hectare. The proposal to develop 112 no. units in CSE-S1 equates to a net density of 53 units per hectare, therefore complying with the targets set out in Table 2.13.1.



**Fig. 8 –Net developable area of 2.1Ha in sub-sector CSE-S1 outlined in black, including 4,300sq.m of open space.**

An additional 0.19Ha (1,900sq.m) of development is also proposed to the south of the Clonburris Southern Link Street, upon which it is proposed to provide 2 no. 3 storey duplex blocks (i.e. Blocks C & D) accommodating 24 no. 2 & 3 bedroom dwellings. We note that under section 2.13 of the SDZ Planning Scheme, the following is stated: *“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 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”*. Taking this into account, it is evident that:

- (a) The SDZ Planning Scheme (Table 2.13.1) states that sub-sector CSE-S1 has an area of 2.17Ha, on which this application proposes to develop 112 no. dwellings. This equates to a net density of c.53 units per hectare which is within the permitted density range of 51-61 units per hectare as per Table 2.13.1. The target dwelling numbers for CSE-S1 are 111-132 no. units, therefore the current proposal complies with same.

The SDZ Planning Scheme (Table 2.13.1) states that sub-sector CSE-S2 has an area of 1.13Ha, of which c.0.9ha is located within this application / subject site, and on which it is proposed to develop 46 no. dwellings. The previously submitted masterplan (at AI stage) illustrated that there is headroom on the adjoining, third party lands in CSE-S2 to accommodate an additional c.29-38 no. units. Therefore, taking the application site (46 no. units) and the submitted feasibility of c.29-38 no. units combined, it is envisaged that c.75-84 no. units can



be accommodated on lands within CSE-S2, with an average of same being c.79 no. units, which accords with the target dwelling numbers in Table 2.13.1, i.e.: 73 no. low margin, average 79 no. units and 85 no. high margin.

By adding the feasibility figures of 29-38 no. dwellings on the adjoining third party lands in CSE-S2, to the 46 no. units currently proposed, this equates to a density range of 66 – 74 units per hectare net, which is within the target range of 65-75 units per hectare for CSE-S2 as per table 2.13.1.

Table 1 below shows the relevant targets for the Clonburris South East (both CSE-S1 & CSE-S2) Development Area:

Development Area	Sub - Sector	Net Area (Ha)	Average Net Density (Low)	Average Net Density (High)	Total No. Dwellings (Low Margin)	Total Dwellings (Target)	Total Dwellings (High Margin)
Clonburris South East	CSE-S1	2.17	51	61	111	122	132
Clonburris South East	CSE-S2	1.13	65	75	73	79	85
Total Combined		3.3			184	201	217

**Table 1 - Extract from Table 2.13.1 from SDZ Planning Scheme with respect to Sub-sector Clonburris South-East (CSE-S1 & CSE-S2)**

It is evident from the above that the maximum target number of dwellings to be accommodated on both CSE-S1 and CSE-S2 is 217 no. By adding in the 24 no. units (in duplex blocks C and D), on the southern side of the Clonburris Southern Link Street, to the proposed 112 no. units in CSE-S1 and 46 no. units in CSE-S2, and an average of the feasibility figure for the adjoining third party lands in CSE-S2 (i.e. 33 no. units (average of 29-38)), results in a total figure of 215 no. dwellings to be accommodated in Clonburris South East which is within the total dwellings high margin range for this Development Area within the SDZ, and all accommodated within the net developable area of same (3.3Ha). Should 215 no. dwellings be developed in time, in all of Clonburris South East, this equates to a net density of c.65 units per hectare. We note that Table 2.13.1 provides for the following:

Development Area	Sub - Sector	Net Area (Ha)	Average Net Density (Low)	Average Net Density (High)
Clonburris South East	CSE-S1	2.17	51	61
Clonburris South East	CSE-S2	1.13	65	75

**Table 2 – Extract from Table 2.13.1 from SDZ Planning Scheme with respect to Sub-sector Clonburris South-East (CSE-S1 & CSE-S2)**



The overall average density for CSE-S1 = 56 units / Ha, while the average density for CSE-S2 = 70 units / Ha.

Taking an overall feasibility of 215 no. dwellings on 3.3Ha across all of Clonburris South East, this equates to a net density of c.65 units per hectare which is put forward as being within the overall average for both CSE-S1 and CSE-S2.

Taking all of the above into account, it is put forward that the proposed development and the feasibility of the adjoining lands complies with Table 2.13.1 of the SDZ Planning Scheme.

- (b) The proposal to provide Blocks C & D at this location creates a strong urban street frontage as one enters the SDZ lands from the east/Ninth Lock Road, and mirrors the proposed dwellings to the immediate north. The alignment of the permitted Clonburris Southern Link Street is not altered as a result, nor does it affect the prescribed alignment or centre line of any fixed street within the SDZ lands.
- (c) The proposed development has been subject to Appropriate Assessment and Environmental Impact Assessment Screening, both of which took into account the proposal to develop Blocks C and D and both assessments do not consider that the proposed Blocks C and D will 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.

In conclusion, it is put forward that the part of the proposed development located in both CSE-S1 and CSE-S2 meets the criteria set out in Table 2.13.1 of the SDZ Planning Scheme and that the inclusion of Blocks C and D also accords with the provisions of the SDZ Planning Scheme, and can therefore be granted permission.

### **Item 3: Communal Open Space**

*In relation to AI Item No. 3 insufficient detail and consideration have been given to the layout and design of the communal open spaces. The communal open space for Block A in particular is not considered to have an overly usable shape and is closed in to the north by a water tank, bin store and bicycle store; access to these is not clear. This open space is indicated as narrow strips of open space along the eastern and northern sides of Block A, directly adjoining and overlooked by the creche unit.*

*The applicant should also be requested to address the accessibility of the communal open spaces for residents. There is a stairwell in Block A with direct access to the communal open space located to the north, although hedgerow planting is currently proposed across this access.*

*Accessibility for mobility impaired should also be provided directly from the building to the communal open space (stairwell does not include lift). It does not appear that the communal open space for Block B is directly accessible from the building itself. There does not appear to be any provision of communal open space for the units in proposed Block K (apartments proposed).*

### **Response:**

Revisions have been made to Block A, whereby the water tank and bin stores have been incorporated into the ground floor of the building, at the north-eastern corner of same, which is located away from the main entrance core to the building. Bicycle parking for the creche is provided adjacent to same, along with an internal bike store. Bicycle parking for the residents is provided adjacent to the main entrance core to the apartments, with internal and external parking provided. All of the proposed bicycle parking is located away from the communal open space to the north of the building.

The primary resident's access / main entrance core to the building is on the eastern side of the building, between



the commercial / retail unit and the creche. Communal open space for the future residents of this building is located to the north of same, and at the northern end of the shared corridor on each floor of the apartment building, there is a stair core access which leads directly out to the communal open space. For those with accessibility issues, the lift into the main entrance core can facilitate access as a path is provided for along the eastern side of the building.

The ground floor communal open space to the north of the building is approx. 258sq.m, with an additional first floor communal open space of c. 70sq.m also provided for with direct access to same off the internal lobby, totalling 328sq.m of communal open space to serve the residents of Block A. In accordance with the 2022 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, Block A requires a communal open space provision of 216sq.m, therefore the current proposal exceeds same.

Block B has been omitted from the proposed development, and accordingly, the communal open space associated with same has been omitted from the proposed development.

Communal open space for Block K is provided adjacent to same and occupies an area of c.98sq.m. Block K accommodates 6 no. dwellings, comprised of 4 no. 3 bed units, 1 no. 2 bed unit and 1 no. 1 bed unit. The communal open space requirement for same, as per the 2022 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, is 48sq.m, therefore the current proposal exceeds same.

Please refer to the submitted RMDA landscape plan and their A3 booklet (page 7) for details of the design of the communal open space adjacent to Blocks A and K.

#### **Item 4: Movement & Transport**

*It is not considered that AI Item No. 4 has been adequately addressed in relation to the following:*

##### **(a) Pedestrian and Cyclist Movement**

*Pedestrian and cyclist connections, where appropriate, should be provided to the existing path to the north and east. As raised by the Roads Department, the 'Proposed Strategic Pedestrian Cycle Route' to the Grand Canal to the south should be facilitated as much as possible within the lands within the applicant's ownership/control.*

##### **Response:**

The submitted site layout plan provides for pedestrian/cyclist connections from the proposed development to the adjoining, existing path along the northern and eastern boundaries of the application site. The applicant has engaged with the adjoining landowner, CIE, outlining that the proposed northern boundary treatment will be a low (600mm) butt wall with and 1.2m bow top railing atop, with punctuations along same affording access onto the existing paths that lead to the train station. A sample of the proposed boundary treatment is in Fig. 9 below with further details provided on the submitted RMDA drawing no. 02 "Boundary Plan" – please refer to same. Along the eastern boundary, it is proposed to retain the existing boundary treatment but also plant a native hedge along the entirety of same, save for where punctuations through same are proposed (2 no.) affording pedestrian permeability onto the adjoining existing path to the immediate east. It is our understanding that there is no objection in principle from CIE to the creation of the proposed access points onto the existing paths that abut the application site.

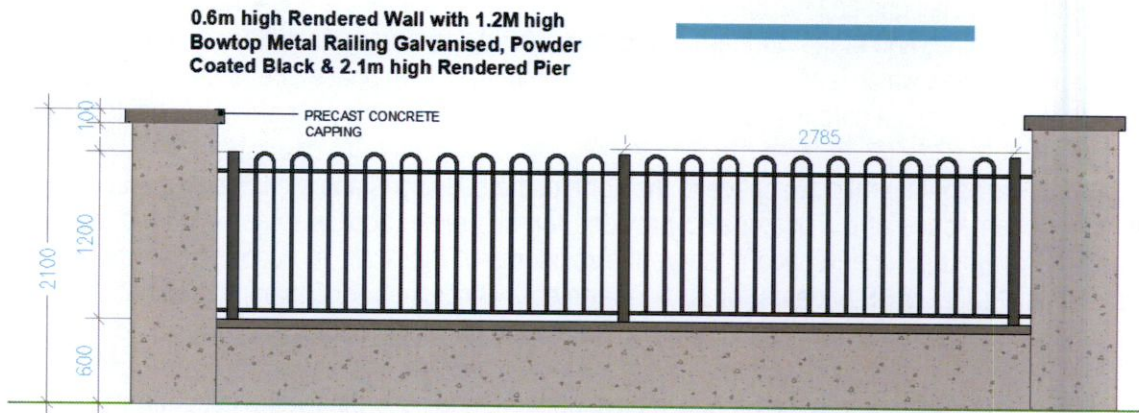


Fig. 9 – Sample of proposed boundary treatment along northern & eastern boundaries.

### (b) Street Widths & Car Parking

The Planning Authority and Roads Department still have significant concerns in relation to the designation and design of the street network and types. The proposed development includes Intimate Local Streets/Homezones where they are not included in the Planning Scheme. The only Intimate Local Street/Homezone within the subject site, as indicated in Figure 2.2.7 in the Planning Scheme, is located in the centre north of sub-sector CSE-S1. Any other Intimate Local Streets/Homezones outside of this should be redesigned as Local Streets, as designated under the Planning Scheme. Given the location of the east-west local street along the north of CSE-S1 this should be designed with a fully shared surface for the integrated movement of vehicles, pedestrians and cyclists.

The designated Intimate Local Street/Homezone in the east of the site should be significantly redesigned to comply with the Planning Scheme. Perpendicular car parking on both sides of the Intimate Local Street/Homezone, whether on-curtilage or off-curtilage, is not in compliance with the Planning Scheme. The Intimate Local Street/Homezone should extend the full extent of this street and the on-street perpendicular car parking at the northern end of this street should be omitted. The footpath should be 2.5-4.0m along this street.

The applicant is requested to submit revised plans indicating revised details. Dimensioned cross sections of all street types with comparison to the Planning Scheme should also be provided.

The National Transport Authority have also provided an observation on the additional information submitted in response to this item. NTA request that car parking is reduced to 1 no space per unit. The applicant is requested to take into consideration this submission. The applicant should submit a breakdown of parking spaces set against the number of dwellings in the development.

### Response:

We note the categorisation of roads/streets in the SDZ, as per Figure 2.2.7 of the SDZ Planning Scheme, with an extract of same, relevant to the subject site, illustrated in Fig. 10 overleaf:

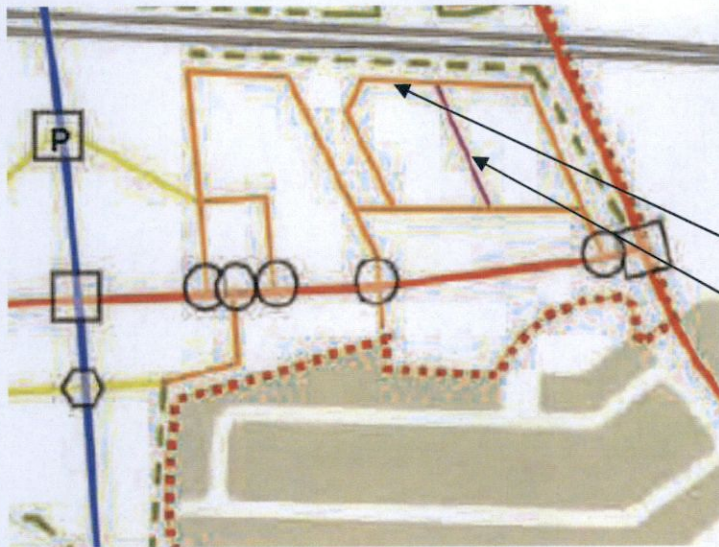


Fig. 10 – Extract from Figure 2.2.7 “Overall Movement Concept” of the SDZ Planning Scheme.

Local Street ———  
Intimate Local Street ———

LEGEND			
	SDZ BOUNDARY		
	EXISTING ARTERIAL ROUTE		PROPOSED LINK ROUTE
	EXISTING LINK ROUTE		PROPOSED LOCAL STREET
	EXISTING LOCAL ROUTE		PROPOSED INTIMATE LOCAL STREET
	EXISTING STRATEGIC PEDESTIAN CYCLE ROUTE		PROPOSED LOCAL ROUTE - PEDESTRIAN PRIORITY
			PROPOSED STRATEGIC PEDESTIAN CYCLE ROUTE
	PROPOSED BRIDGE		PROPOSED SIGNAL JUNCTION
	PROPOSED PRIORITY JUNCTION		NON-VEHICULAR JUNCTION WITH ARTERIAL/LINK ROUTE
	PEDESTRIAN CROSSING		

The design of the E-W street, in the north-western part of the subject site (i.e. west of the large, centrally located public open space) has been revised to act as a Local Street, which will act as a quieter traffic calmed thoroughfare that is directly fronted and overlooked by 4 no. houses and connects to the two streets to the south (perpendicular to it), which provide direct access onto the permitted Clonburris Southern Link Street, and also provide through access to the urban plaza, proposed non-residential uses and to the largest area of public open space within the application site.

To the east of the central open space, there are 2 no. local streets proposed on the western and eastern sides of the overall block of housing, while internal to same and along the northern boundary, an intimate local street / homezone is proposed. The widths of the proposed Local Streets range from c.5.5m to 6m.

The on-street perpendicular car parking at the northern end of this street has been omitted, with parallel parking only proposed on this intimate local street. The proposed homezones / Intimate Local Street is designed to be a fully shared surface as requested, allowing for the integrated movement of vehicles, pedestrians and cyclists, and details of same are provided for on the submitted RMDA Landscape Plan (drawing no. 01 LP). Please also refer to Fig. 11 below which is an extract of the submitted site layout plan illustrating the proposed homezone / intimate local street. The north-south part of the homezone is c.12m wide including parking, paths and road. The width of the east-west part of the homezone to the north is c.4.8m wide including the road and path but not parallel parking spaces.



Fig. 11 – Proposed Homezone / Intimate Local Street (E-W & N-S) in north-eastern part of application site

Please refer to the submitted RMDA drawing no.s 03(i) SCT, 03(ii) SCT and 03(iii) SCT “Landscape Sections” which illustrate cross sections of all street types within the proposed development.

Please refer to the Appendix A for a breakdown of parking spaces set against the number of dwellings in the development.

#### Item 5: Green and Blue Infrastructure & Ecology

*It is not considered that AI Item No. 5 has been adequately addressed in relation to the following:*

**(a)** *The Planning Authority would have concerns with the retention of the current boundary treatment along the northern and eastern boundaries as part of the proposed development. These spaces are considered vital to the successful delivery of this section of the SDZ. It is therefore considered that the application must engage with the adjoining landowners to provide the Planning Authority certainty as to the delivery of these areas. As a minimum the replacement with a more visually acceptable boundary treatment should be facilitated through this application.*

#### **Response:**

It is proposed to provide a low (600mm) butt wall with and 1.2m bow top railing atop along the northern boundary of the proposed development, with punctuations along same affording access onto the existing paths that lead to the train station. A sample of the proposed boundary treatment is illustrated in Fig. 9 above, with further details provided on the submitted RMDA drawing no. 02 BP. The applicant has engaged with the adjoining land owner, CIE, informing them of this proposal and it is our understanding that there is no objection in principle from CIE





regarding the proposal to create openings to facilitate pedestrian / cyclist access onto the existing paths leading to the train station.

Along the eastern boundary of the site, there is an existing 1.2m railing which is to be retained and made good where necessary. In addition, a native hedgerow will be planted along same thus softening the aesthetics of same.

Adjacent to both the northern and eastern hard boundaries, a native hedge (e.g. hawthorn, holly, hazel) will be planted (i.e. along the northern boundary and from the north-east corner of the application site running southwards to the Clonburris Southern Link Street, at the junction with the Ninth Lock Road). In addition, along the northern boundary, whip and tree planting is proposed such as alder, hazel and silver birch. Please refer to the submitted Landscape Plan (drawing no. 01 by RMDA) for details, as well as their sections drawings i.e. drawing no. 03(III) SCT "Landscape Sections (iii)" for details.

RMDA have also prepared an A3 booklet in response to this request for CAI and on pages 4 and 5 of same, details of the green / ecological corridor along the northern boundary of the site are provided on pages 4 and 5.

**(b)** *The Planning Authority and Public Realm Section would have concerns with the loss of habitat onsite and green infrastructure proposed. It is not considered that the proposed development fully complies with the agreed Parks and Landscape Strategy for the SDZ.*

**Response:**

Parts of the application site are already subject to permitted infrastructural works (under Ref. SDZ20A/0021) which include the main (east-west) Clonburris Southern Link Street and drainage infrastructure, including attenuation tanks and pond. None of the permitted infrastructure is to be altered by way of this current proposed development. The proposed development incorporates and retains the existing north-south hedgerow that runs through the central open space in sub-sector CSE-S1. The submitted Tree Protection Plan prepared by Arborist Associates confirms that the existing north-south hedgerow/treeline will be retained, with a work exclusion zone around same proposed. Kelland Homes Ltd will ensure that this hedgerow/treeline will be protected with the necessary measures put in place on site to ensure its retention. They are currently working closely / liaising with the appointed contractors and project managers who are carrying out the aforementioned permitted infrastructural works on Kelland Homes lands to ensure that this hedgerow will be retained.

The majority of the green infrastructure on site has been retained. The submitted arborist's drawings and report identify a singular hedge (hedge no. 3) to be removed to facilitate the proposed development.

The hedgerow along the southern boundary will be retained with the proposed housing to the immediate north of same amended to facilitate the retention of the hedgerow. A dust footpath (e.g. Ballylusk or similar) can be facilitated along here, which will allow access to green links, both from the proposed development and the adjoining Whitton Avenue. End houses will directly address same, being dual frontage thus allowing passive surveillance of this area. The site layout plan in the south-west corner of the site has been revised by way of omitting the previously proposed Block B and thus reducing the amount of car parking along the street. Fig.s 12 and 13 illustrate the previous version of the site layout plan and the current revised proposal respectively. The current proposal further retains and enhances the green infrastructure by catering for green infrastructure links and retention of the hedgerow along the southern boundary.



Fig. 12 – Part of Site Layout Plan (along southern boundary) as previously proposed at Additional Information stage

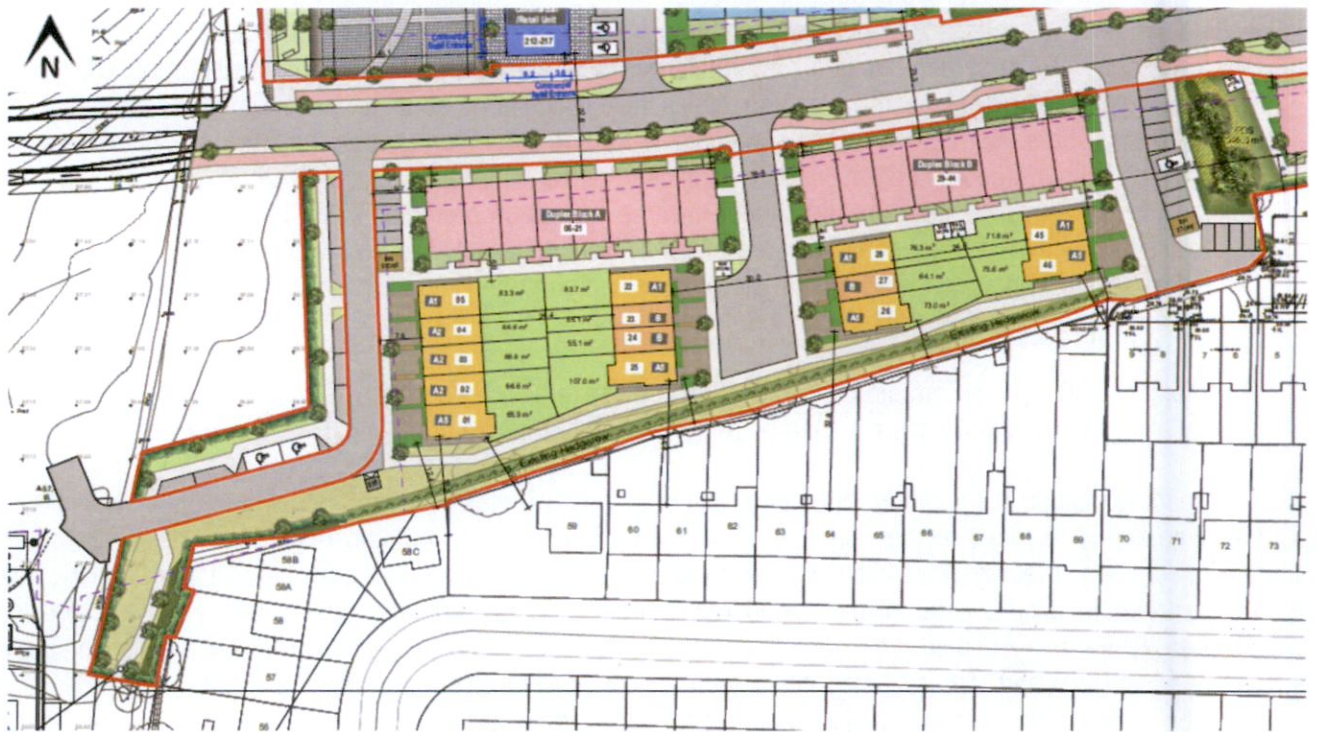
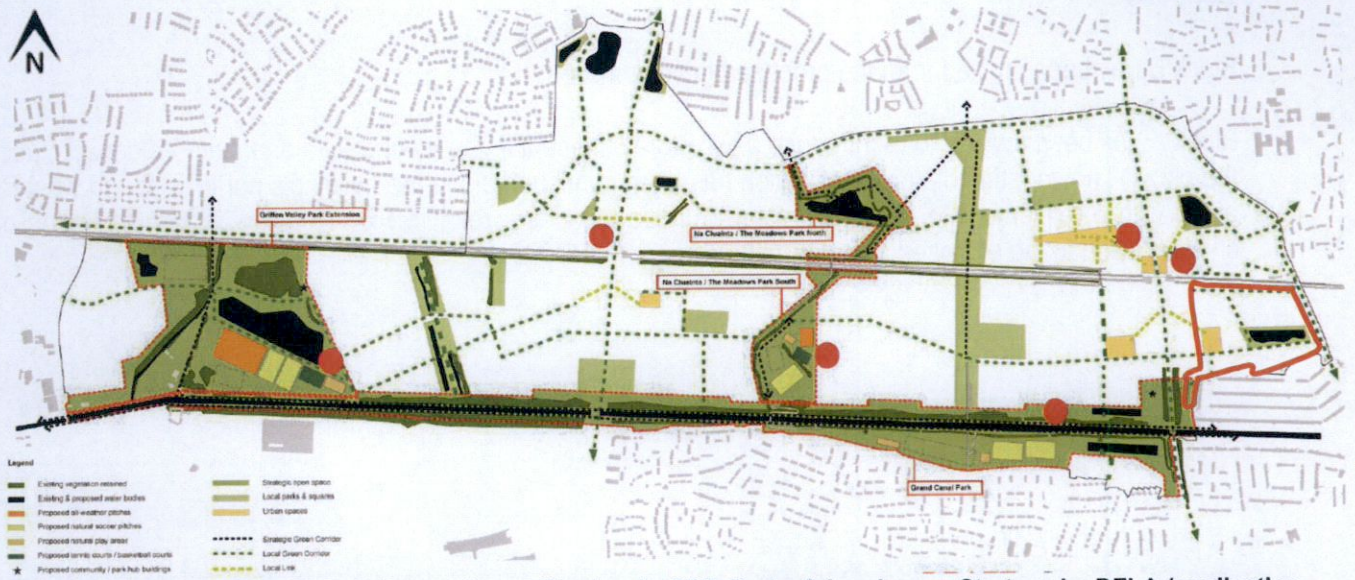


Fig. 13 – Revised / updated part of Site Layout Plan (along southern boundary) now put forward for permission, as part of this Clarification of Additional Information response



**Fig. 14 – Extract from submitted, revised Landscape Plan (RMDA Drawing No. 01) identifying retention of hedgerow along southern boundary.**



**Fig. 15 – Green Corridor Plan & Extract from : Clonburris SDZ, Parks & Landscape Strategy by DFLA (application site indicatively outlined in red on same)**

The proposed development has had regard to the Parks and Landscape Strategy for the SDZ, as referenced in in Fig. 15 above, with the subject application site indicatively outlined in red on same. The proposed development, within the red line of application, retains the central north-south hedgerow, while also accommodating permitted infrastructure adjacent to same, and creating a large central area (c.6,557sq.m) of public open space. There has been an acknowledgement by the Planning Authority to the location and type of permitted infrastructure to serve the SDZ lands on our client's lands which the current proposal does not seek to alter. The permitted attenuation pond is being landscaped while opposite same, on the northern side of the permitted Clonburris Southern Link Street, an area of public open space (c.2,182 sq.m) is provided, accommodating children's play – these areas announce the entrance to the SDZ from the Ninth Lock Road. An urban plaza is also proposed (c.1,890 sq.m),



enclosed by Blocks A and K and landscaped to a high quality, in accordance with Table 2.10.3 “Design Criteria for Urban Squares” of the SDZ Planning Scheme such that it can accommodate a multitude of recreational activities. Block B has been omitted from the proposed development in favour of the creation of a green infrastructure link, facilitating connection to the Canal to the south, which will allow people to walk northwards from the Canal via this route, connect eastwards along the southern boundary of this application site and northwards across the permitted Clonburris Southern Link Street to the urban plaza.

## Item 6: Built Form and Design

*It is not considered that AI Item No. 6 has been adequately addressed in relation to the following:*

### (a) External Finishes and Appearance

*Proposed Block B would have clear glazed balcony guarding. This should be amended to metal railing in the interest of visual amenity. The two storey element of Block A has been fully omitted (the request was to reduce in extent). While the revised design helps provides a stronger frontage onto the plaza, a two storey element provides an element of human scale to an important pedestrian area. An element of this should therefore be incorporated back into the design. Further variation in material (brick colour and design) and form should be provided for Blocks A and B. Of particular concern are the eastern and western elevations of Block A.*

### Response:

Block B has been omitted from the proposed development.

Block A has been revised to re-introduce a two storey element in the manner of a dark brick colonnade facing onto the plaza. The variation of brick application has been continued along the building’s north, east and west facades, along with a refinement to the fenestration to these facades – refer to Fig. 16 below for an illustration of these changes, and to the enclosed Davey-Smith drawing no. PH008.





Fig. 16 – Block A revised eastern and western elevations

*Apartment Block K appears to be partly finished in render, which should be omitted. The variation in materials and massing of this building helps break it up and creates visual interest.*

**Response:**

Details of the elevations of Block K are shown on the submitted Davey-Smith drawing no. PH011 which illustrates that there is no render proposed to same.

*Adequate privacy strips should be provided along the western front of the proposed ground floor duplexes. The windows to the living rooms for these units appear to front directly onto a public footpath.*

**Response:**

The landscape layout has been updated to include privacy strips along the western front of Block K for the proposed ground floor duplex units.

*Further variation in material (brick colour and design) should be provided for the duplex units along the permitted Link Street. These currently appear to be similar in colour and design.*

**Response:**

Please refer to the submitted Davey-Smith site sections drawings (drawing no.s PL004 – PL007) which illustrate the variation in materiality across the proposed development.

In relation to the proposed duplex units fronting onto the Clonburr Southern Link Street, alternating colour variation is applied to the duplex facades as illustrated in Fig. 17 below:



**Fig. 17 – Typical Duplex Terrace with variegated brick colouring**

*Additional site sections/contiguous elevational drawings should be submitted. In particular, a site section along the Link Street facing south should be provided. Site sections along other proposed streets should also be submitted.*

**Response:**

Please refer to the submitted Davey-Smith drawing no. PL 004 "Site Section A" which is the north facing section along the Clonburris Southern Link Street. Please also refer to the submitted Davey-Smith drawing no. PL 007 "Site Section F" which is the south facing section along the Clonburris Southern Link Street.

Davey-Smith Architects have prepared 4 no. site sections drawings of the entire scheme – please refer to the enclosed drawing no.s PL004 - PL-007.

**(b) Block Size**

*The Planning Scheme states that '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.' The proposed blocks are largely irregularly shaped. The Planning Scheme states that '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'.*

*The longest block dimension would be the row of houses in the northern part of the scheme, facing east towards the central area of open space. Although irregularly shaped, the block extends up to 130m. The applicant should consider increased pedestrian permeability in relation to this block.*

**Response:**

Please refer to the enclosed site layout plan (drawing no. PL002) which illustrates that the the row of houses in the northern part of the scheme, facing east towards the central area of open space has been broken up by way of the introduction of a pedestrian link, running east-west, north of Block E and providing connection from Block A and the plaza area eastwards to the large central open space through this new route. The block of houses facing eastwards i.e. house no.s 175-187 is 80m in length.



**(c) Facade Treatment**

*Proposed Site Plan Drawing No. 2004-PL-002 does not specify the distances between entrances. The applicant is requested to submit a revised plan demonstrating that distances between entrances do not exceed those set out in Table 2.8.1 of the Planning Scheme.*

**Response:**

Please refer to the enclosed site layout plan (drawing no. PL002) which details the distances between entrances on Blocks A and K, which accord with Table 2.8.1 of the SDZ Planning Scheme.

**(d) Sunlight and Daylight**

*The submitted Daylight and Sunlight Assessment Report should be revised to include an assessment of the residential units in proposed Block K and any associated communal open space with this building.*

**Response:**

3D Design Bureau has prepared an updated daylight and sunlight assessment for the proposed development to include Block K and its associated communal open space. It should also be noted that the submitted assessment takes into account the omission of Block B from the overall proposed development. To satisfy this request for CAI, and the subsequent design changes and omission of Block B, 3D Design Bureau ran scheme performance assessments on Block K along with a reassessment of Block A from the original application. Reassessment of Block A was warranted due to changes surrounding the block. Compliance rates stated in the submitted updated report are therefore associated with the assessments of these two blocks. It should be noted that there is no change to the compliance rate for Block A, whilst Block K is showing to be 100% compliant. Please refer to the enclosed updated daylight and sunlight assessment report by 3D Design Bureau for more details.

**(e) Capacity of Renewable Energy (Development Contributions)**

*Information in relation to the capacity of renewable energy is sought in relation to the calculation of development contributions. An updated calculation of capacity of a revised development should be submitted as part of clarification of additional information.*

**Response:**

BBSC have prepared the submitted PV calculations for the proposed development, which are enclosed on an A4 document - please refer to same.



## Item 7: Landscape & Open Space

The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(a) Green Infrastructure

Redesigned proposals that demonstrate:

(b) A Strategic Green Corridor facilitated along the northern boundary of the site adjacent to the Dublin-Cork Railway.

### Response:

We note that Figure 2.10.1 “Open Space” contained in the SDZ Planning Scheme identifies a Local Green Corridor along the northern boundary of the application site, adjacent to the rail line – refer to Fig. 18 overleaf:

Figure 2.10.1 | Open Space

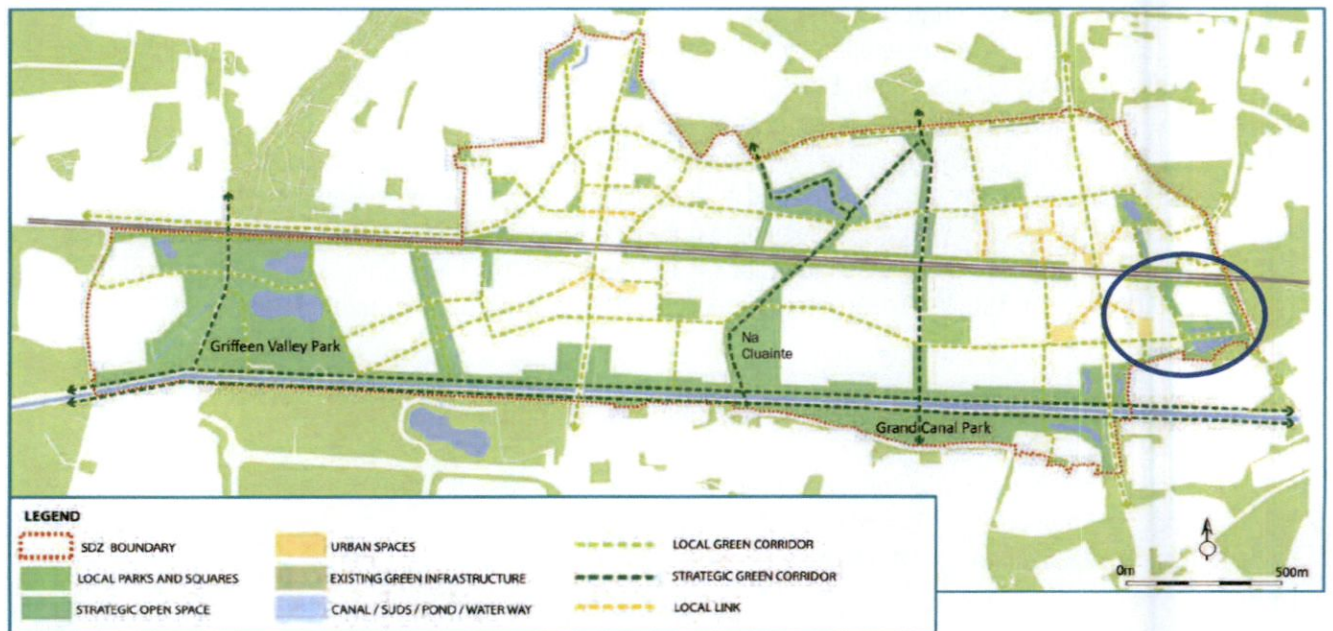


Fig. 18 – Figure 2.10.1 “Open Space” from Clonburris SDZ Planning Scheme, with subject area circled.

In addition, we have referred to the Clonburris SDZ Parks and Landscape Strategy prepared by DFLA, which also identifies a Local Green Corridor along the northern boundary of the application site – refer to Fig. 19 overleaf:



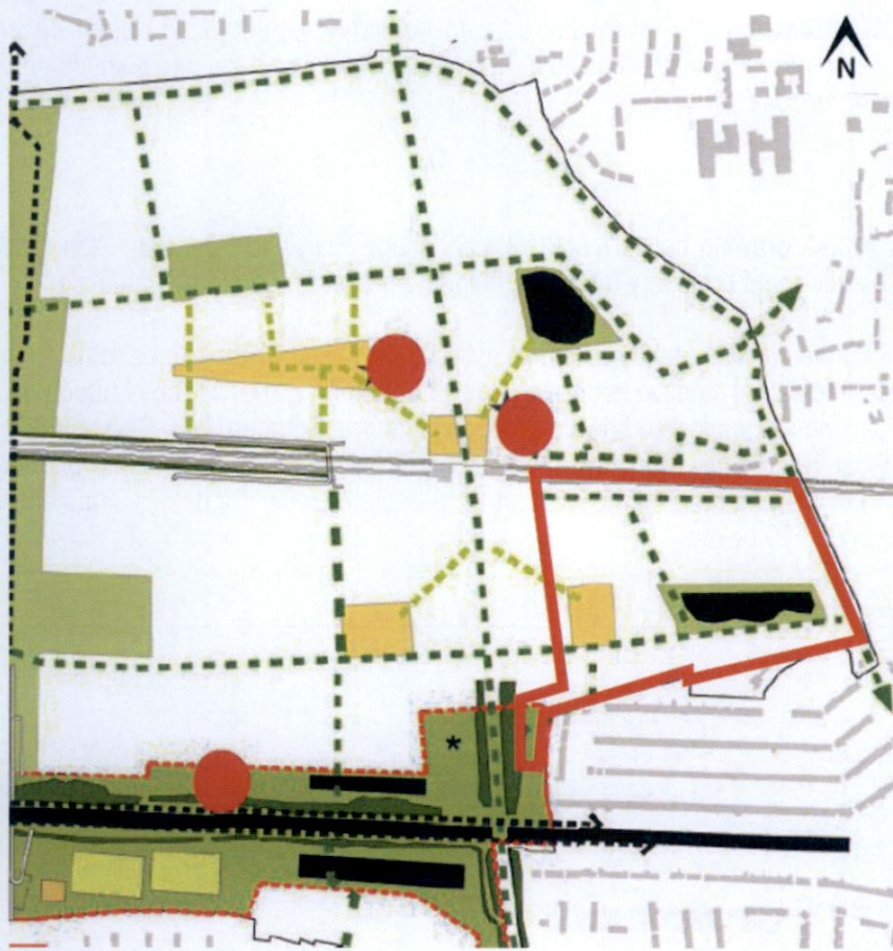
















Fig. 19 - Extract from Clonburris SDZ Parks & Landscape Strategy by DFLA, with subject site outlined in red

#### Legend

- |  |  |
|--|--|
|  Existing vegetation retained               |  Strategic open space     |
|  Existing & proposed water bodies           |  Local parks & squares    |
|  Proposed all-weather pitches               |  Urban spaces             |
|  Proposed natural soccer pitches            |  Strategic Green Corridor |
|  Proposed natural play areas                |  Local Green Corridor     |
|  Proposed tennis courts / basketball courts |  Local Link               |
|  Proposed community / park hub buildings    |  |
|  Proposed pumping stations                  |  |

RMDA Landscape Architects have prepared the submitted Landscape Plan (drawing no. 01) and an A3 booklet, both of which detail the proposed boundary treatment along the northern boundary, as well as details of the proposed local green corridor. In accordance with the Clonburris SDZ Parks and Landscape Strategy, adjacent to the northern boundary, which is proposed to be a low (600mm) butt wall with and 1.2m bow top railing atop, a native hedge (e.g. hawthorn, holly, hazel) will be planted, as well as whip and tree planting such as alder, hazel and silver birch. Please refer to the submitted Landscape Plan (drawing no. 01 by RMDA) for details, as well as their sections drawing i.e. drawing no. 03(III) SCT "Landscape Sections (iii)" for details. The enclosed RMDA A3 booklet (on pages 4 and 5 of same), details of the green / ecological corridor along the northern boundary of the site are provided.

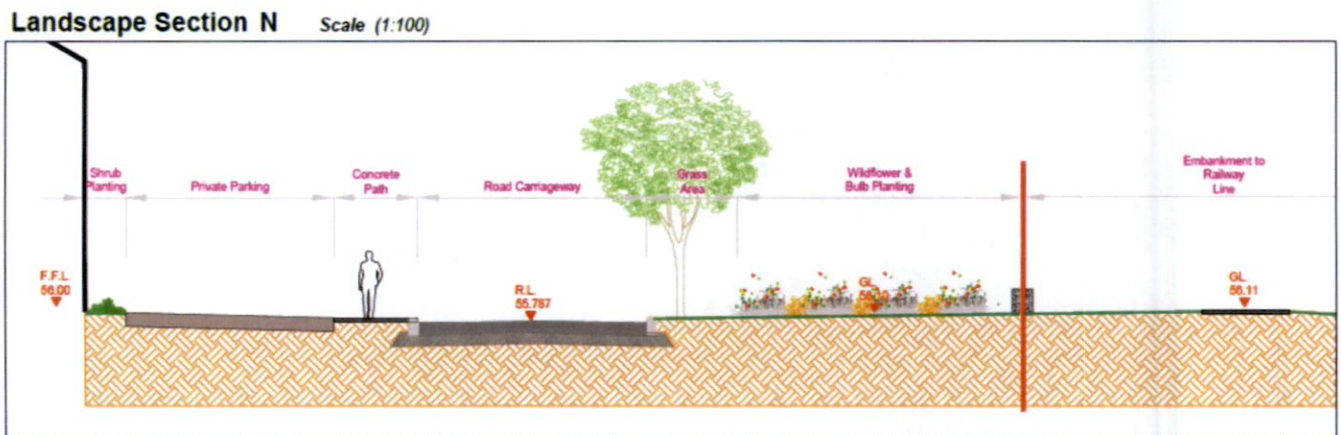


- (c) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

**Response:**

Please refer to the enclosed RMDA drawing no.s 01 and 02, Landscape Plan and Boundary Plan respectively, which illustrate the proposed planting and boundary treatments along the eastern boundary of the site.

At present, along the eastern boundary of the site, there is an existing 1.2m railing which is to be retained and made good where necessary. Adjacent to same, a native hedge (e.g. hawthorn, holly, hazel) will be planted (i.e. from the north-east corner of the application site running southwards to the Clonburris Southern Link Street, at the junction with the Ninth Lock Road). Please refer to the submitted Landscape Plan (drawing no. 01 by RMDA) for details, as well as their sections drawings i.e. drawing no. 03(III) SCT "Landscape Sections (iii)" for details – namely section N – a copy of same is illustrated in Fig. 20 below:



**Fig. 20 – Copy of section N – illustrating the proposed landscaping detail along the eastern boundary of the site**

It should be noted that along the eastern boundary of the site, permission has been granted for attenuation tanks in this area as part of the permitted infrastructural works for the overall SDZ lands (Ref. SDZ20A/0021). Due to restrictions associated with the delivery of same, it is proposed to provide wildflower planting and native hedge planting along the eastern boundary to act as a new Local Green Corridor to mirror the existing Green Corridor to the immediate east of the application site. Along the internal eastern most road (running north-south), street tree planting is proposed to line the road.

- (d) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

**Response:**

The area in the south-west part of the site has been amended whereby the previously proposed Block B has been omitted from the scheme, along with the omission of car parking along this street. The Green Corridor located N-S and E-W has been supplemented by the use of wildflower planting and native hedge planting. The tree planting has been revised to include native tree species, to differentiate it from local streets and homezones, and details of same are provided for on the submitted RMDA Landscape Plan (drawing no. 01 by RMDA), as well as their sections drawings i.e. drawing no. 03(III) SCT "Landscape Sections (iii)" for details – namely sections P & Q – with copies



of same illustrated in Figs 21 & 22 below. Please also refer to page 14 of the submitted RMDA A3 booklet for more details.

### Landscape Section P Scale (1:100)

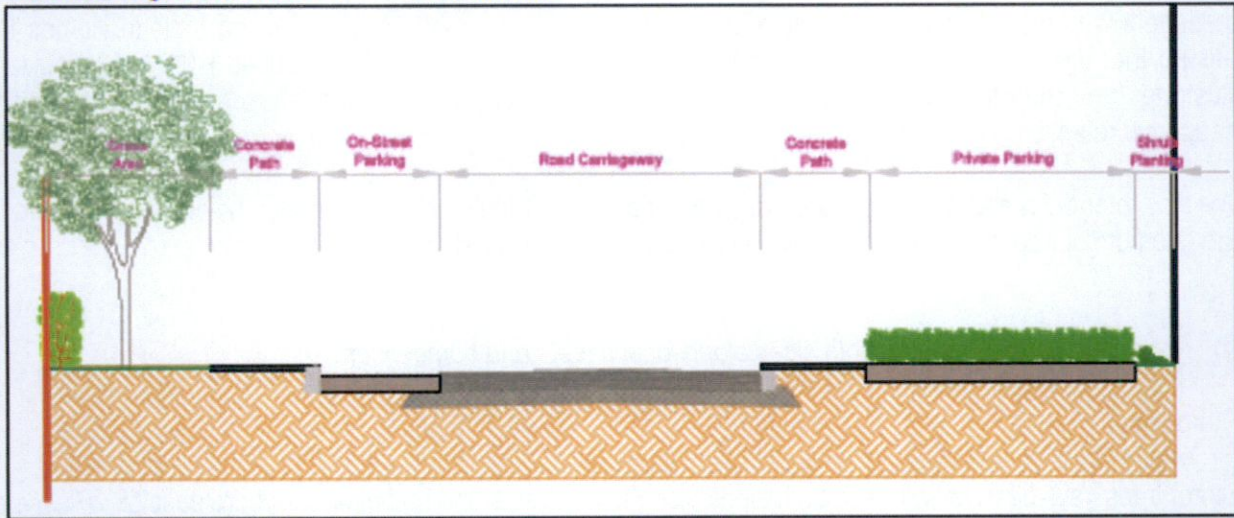


Fig. 21 – Copy of section P – illustrating the proposed landscaping detail E-W across the westernmost local street south of Clonburris Link Street

### Landscape Section Q Scale (1:100)

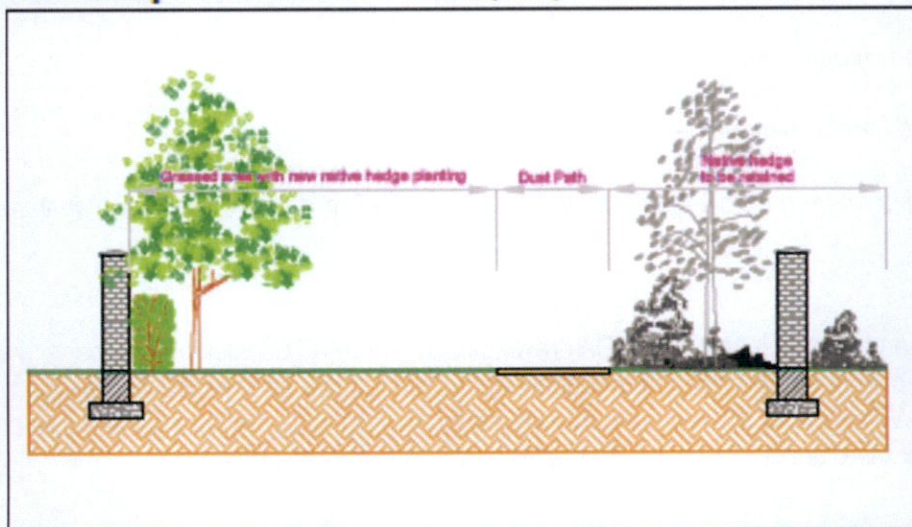


Fig. 22 – Copy of section Q – illustrating the proposed landscaping detail E-W across the westernmost local street south of Clonburris Link Street

- (e) A Local Green Corridor approximately N-S through the centre of the development increasing the retention of trees and hedgerows;

#### Response:

The local green corridor running N-S through the centre of the development is relatively untouched by way of the proposed development. We reiterate that in this area, there is permitted infrastructure including attenuation tanks that are being delivered to serve all of the SDZ lands at Clonburris. Notwithstanding same, it is the applicant's intention to retain the existing hedgerow as much as possible, subject to the permitted infrastructural works being



carried out. Part of the hedge has been removed due to the permitted Clonburriss Southern Link Street running east - west through the site and some trees will be removed as per the Arborist's recommendation. Furthermore, Kelland Homes Ltd will ensure that this hedgerow/treeline will be protected with the necessary measures put in place on site to ensure its retention. They are currently working closely / liaising with the appointed contractors and project managers who are carrying out the aforementioned permitted infrastructural works on Kelland Homes lands to ensure that this hedgerow will be retained. Please refer to page 15 of the enclosed RMDA A3 booklet which illustrates a section through this central public open space and the proposed landscaping of same, along with hedgerow retention.

We also refer the reader to the response set out under item 7(b)(ii) of this CAI request (below), which demonstrates the quantum of tree and hedgerow retention as part of the proposed development.

*(f) Provision of street trees on both sides along local streets and homezones.*

**Response:**

Street trees have been provided on both sides along local streets and homezones, where possible. Please refer to page 16 of the enclosed RMDA A3 booklet which illustrates the provision of street trees throughout the proposed development, as well as existing constraints on site such as an existing wayleave, and permitted attenuation tanks located on part of the application site. Please also refer to the enclosed RMDA Landscape Plan (drawing no. 01 by RMDA) for details of proposed planting on site, including street trees.

***(b) Trees and Hedgerows***

*A tree and hedgerow management plan that:*

*i) retains where possible the trees and hedgerows required by the Planning Scheme*

**Response:**

As can be seen from the submitted RMDA drawings and report (A3 booklet, namely page 17 of same), it is proposed to retain the majority of the trees and hedgerows on site. Native species will be used to augment hedges where necessary. We also refer the reader to the submitted Arborist's tree constraints and tree protection plan drawings and report for more details.

*ii) shows the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals. To be in compliance with the SDZ and the requirement of no net loss of hedgerow across the scheme, the amount of compensatory/replacement hedgerow provided in this development shall be at least equal to that being removed. Trees and vegetation within what will be privately owned or inaccessible spaces (rear gardens) cannot be relied upon as compensatory planting that will be appropriately retained and managed. The applicant should also be cognisant of retaining or planting hedgerows/vegetation so that it is incorporated into open space and areas that will be appropriately managed and accessible.*



## Response:

The submitted RMDA A3 booklet (page 17) illustrates the quantum of trees and hedgerow being removed and those that are being planted (copy of same shown in Fig. 23 below). It is intended that prior to the commencement of development, a protective fence will be erected around the central N-S and southern E-W hedge to protect the hedge structure.

The hedgerows/vegetation located centrally will be accessed via the large centrally located public open space, while on the southern hedge, a 4-5m buffer strip will be implemented to further protect it, with the site layout plan having been amended to cater for same. This hedge will be left open so it can be maintained and augmented, if necessary.

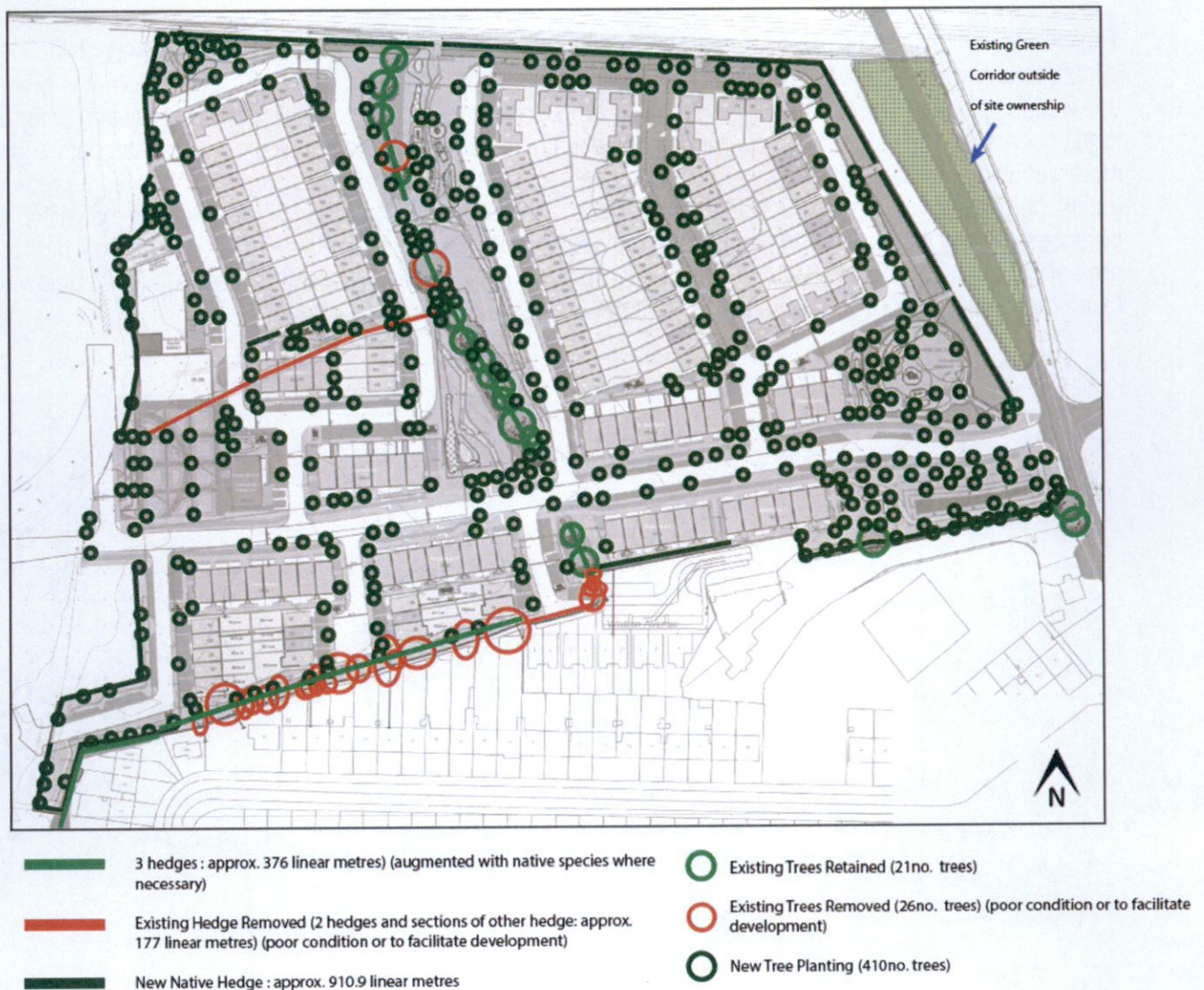


Fig. 23 – Copy of plan of retained trees, new trees and removed trees as part of proposed development.

It is evident from the submitted arborist and landscape architect's drawings and details that the number of new trees to be planted (410 no.) greatly exceeds the number of trees to be removed (26 no.), in addition to the 21 no. trees being retained on site, with additional whip planting also proposed. Furthermore, new native hedgerow is also proposed (approx. 910.9 linear metres). Currently, there is 553 linear metres of hedgerow on site, of which 177 linear metres is proposed to be removed to facilitate development. The result is that 1,286.9 linear metres of native hedgerow will be provided on site, approximately 2.3 times the existing hedgerow.

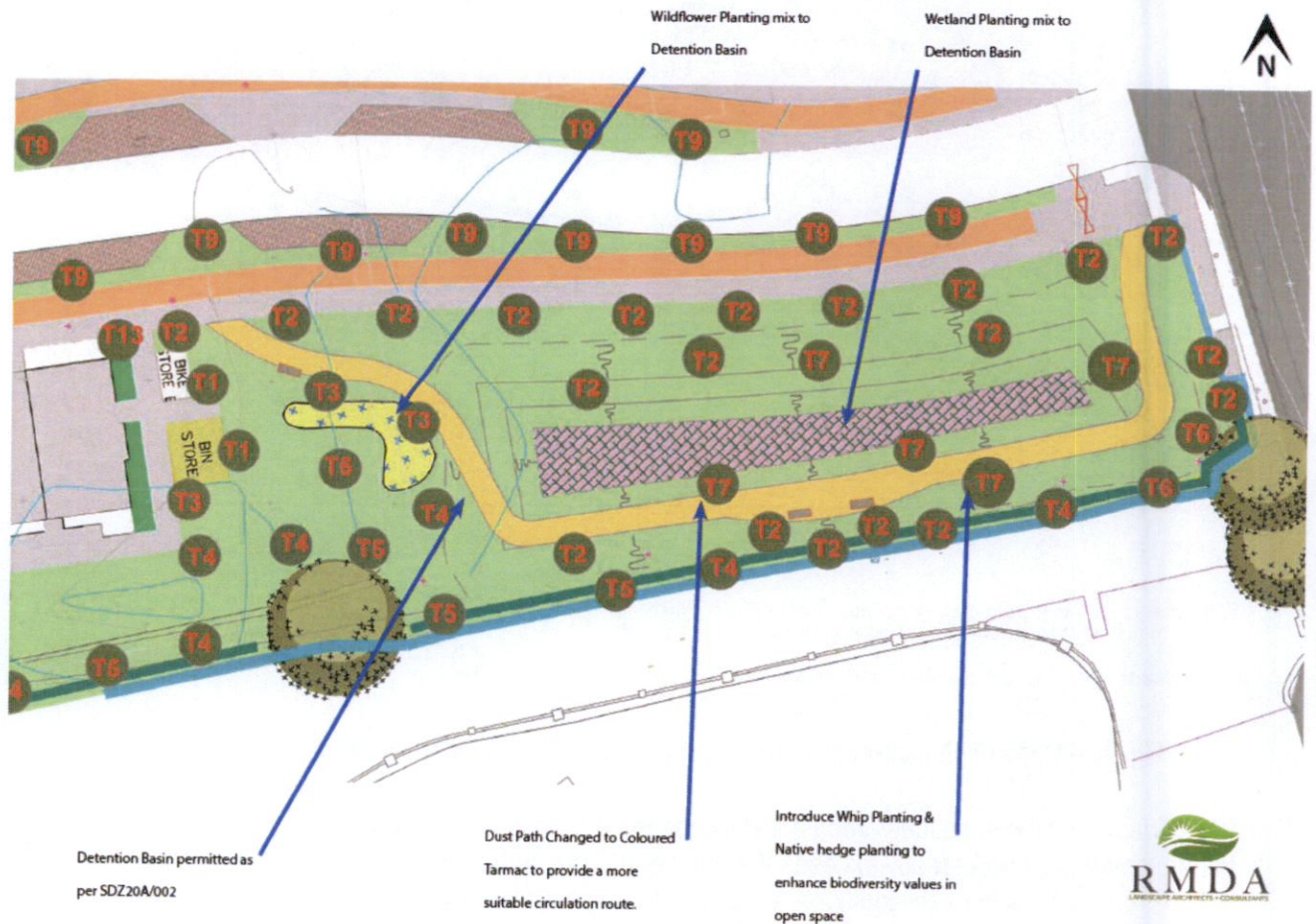


**(c) Landscaping**

The Public Realm Section have raised concerns in relation to the landscaping design around the permitted pond. 'The proposed engineered detention basin is unacceptable in a Public Open Space area. It has not been designed in accordance with the Councils SUDS Guidance and is lacking in amenity and biodiversity value. Further natural SuDS should be used to create/enhance the Local Green and Strategic Green Infrastructure Links required by the Planning Scheme. The proposal for a gravel path in an area that is designed to flood is also not acceptable.' Further above ground SUDS measures should be considered where appropriate and incorporated into the landscape design.

**Response:**

The design for the detention basin has been previously agreed for this area, as it forms part of the permitted infrastructure works (Ref. SDZ20A/0021). While it is located within the red line of application, it is proposed to use wetland planting and tree species suitable to wet areas here, in order to provide biodiversity and amenity value to the open space. The previously proposed gravel path has been changed to a coloured tarmac path to provide a more suitable surface. A path for amenity has been included to work with the slopes as per the aforementioned extant permission for this area. The path provides a circulation route around the detention basin for amenity purposes. The path, seating and planting will provide amenity for the residents and the other users – further details are set out on the enclosed RMDA drawings and details – please refer to same, and also to Fig. 24 below which is taken from RMDA's A3 booklet (page 18).



**Fig. 24 – Landscaping details to permitted detention basin area.**



#### **(d) Street Trees**

*There is very poor street tree provision throughout the development. The planning scheme requires: 'Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable. (Planning Scheme P64)'. A high quality of Street Tree planting is required throughout the development to strengthen Green Infrastructure links. Landscape proposals are required that demonstrate:*

- i. All Streets: Street Trees to be provided as per the Clonburris SDZ Planning Scheme.*
- ii. Street Trees to be provided fully in Public Areas to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.*
- iii. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.*
- iv. Street Trees to be planted at:*
  - Minimum 18-20m girth along local streets*
  - Minimum 16-18cm girth on intimate local roads, i.e. homezones*

#### **Response:**

There are a number of constraints on site which preclude the planting of street trees, however, the submitted details by RMDA confirm the location, type and quantum of tree planting throughout the proposed development. All streets have been provided with street trees where possible, and in local streets and homezone areas. All street trees planted within the public realm have been provided with suitable tree pits, incorporating SuDS features, with details of tree pits also enclosed (refer to page 21 of enclosed RMDA A3 booklet). There shall be a minimum of 16cm<sup>3</sup> of growing medium for each tree. Refer also to Fig. 25 overleaf.

Street trees will be planted at:

- Minimum 18-20m girth along local streets
- Minimum 16-18cm girth on intimate local roads, i.e. homezones

RMDA, however, note that these have a higher note of failure due to size, and as such they have provided an alternative list with smaller sizes due to availability of trees and to prevent larger trees from not adapting to ground conditions when planted. It is their view that a size smaller would be more beneficial & sustainable 14-16cm. - 16-18cm.

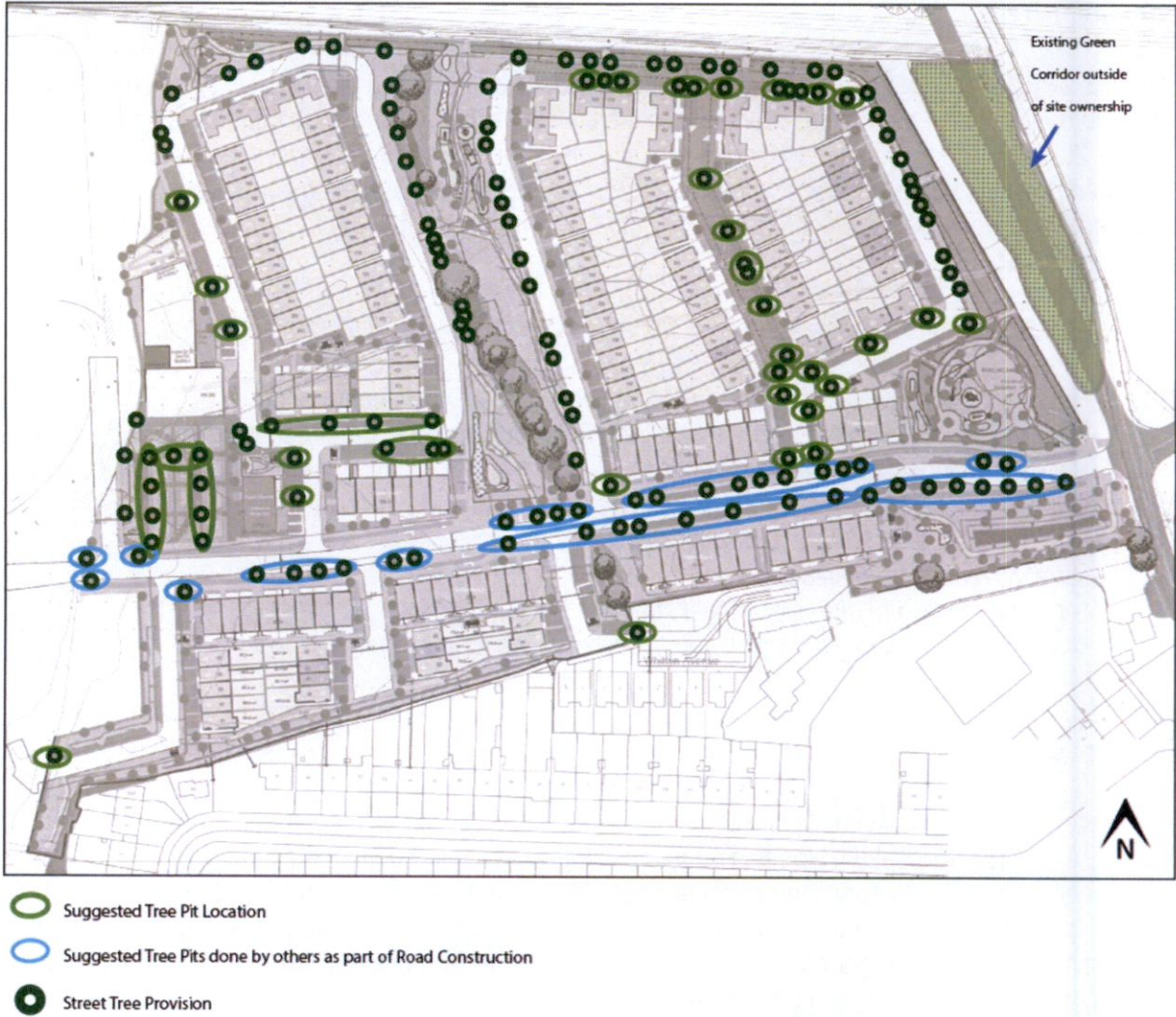


Fig. 25 – Proposed tree pits and street trees location plan

**(e) Landscape Plan**

*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).*

**Response:**

The proposed landscape plan (RMDA drawing no. 01 LP) integrates the retained hedgerows and trees, with supplementary native species proposed to be used to enhance the existing planting and augment where necessary. It is put forward that a strong green infrastructure link is created through the centre of the site by retaining the majority of the N-S hedge line, as well as contributing to new green corridors running E-W along the railway line, N-S along the site perimeter, as well as the retention of the southern hedge line and the creation of a green infrastructure link to the Canal to the south in the south-west corner of the application site.





**Fig. 26 – Proposed Planting Plan**

In accordance with Figure 2.3.1 “Green Infrastructure” of the SDZ planning Scheme, the creation of local green corridors is provided for as part of the proposed development, as well as the retention of existing hedgerows. Local green corridors are provided to the main and intimate streets. The strategic green corridor along the railway line will be enhanced by the planting of whip and native hedge species.

**(f) Play Provision**

*A far greater level of play provision is required than what is proposed. The concept of using natural play is acceptable however we require further detail on this. Proposals that demonstrate details of all play items, natural play features and safety surfacing are required. All play areas must be universally accessible. The applicant is recommended to contact Public Realm section to agree details of the natural play proposals.*

**Response:**

RMDA has prepared the submitted play provision details, refer to their Landscape Plan (drawing no. 01) and pages 24 & 25 of their submitted A3 booklet. Play equipment will be provided in the large central area of public open space and in the newly proposed open space, on the northern side of the Clonburris Southern Link Street, at the



eastern end of the site, close to the junction of the Ninth Lock Road – please refer to the aforementioned enclosures for more details.

**(g) Biodiversity Management Plan**

*The submitted Biodiversity Management Plan does not address the removal of hedgerows shown as retained in the SDZ or the creation of the required Green Corridors. Submit a revised site-specific Biodiversity Management Plan that includes details of any site clearance works and/or the establishment of access routes and site compounds. The applicant is requested to contact SDCC Heritage Officer prior to the submission of the BMP.*

(i) *The BMP shall be devised by a qualified and experienced ecological expert/ecological team who can demonstrate previous experience of devising and implementing such a plan.*

(ii) *The BMP shall clearly demonstrate how it proposes to adhere to and implement the ecological objectives and recommendations of the Clonburris SDZ Scheme, the Clonburris SDZ Biodiversity Management Plan, and the Parks and Open Space Strategy. Particular focus is to be placed on demonstrating the retention and enhancement of:*

- *An appropriate level of existing biodiversity,*
- *The robust and sustainable nature of any proposed replanting,*
- *The strengthening of exiting GI links, and*
- *The creation of new and appropriate green infrastructure.*

(iii) *The BMP will clearly indicate how the implementation of the BMP will be monitored, with appropriate remediation measures where shortfalls may occur.*

**Response:**

(i) RSK has prepared the submitted Biodiversity Management Plan (BMP) - please refer to same. Details of the qualifications of the authors are set out in Appendix D of the BMP.

(ii) Please note that under sections 2.3 and 2.4 of same, details regarding the retention and maintenance of existing hedgerows, and new hedgerow creation are detailed, respectively. Under section 3.2 of the enclosed BMP, details of the maintenance and establishment of existing and newly planted trees and hedgerows are set out. As outlined in the submitted landscaping proposals by RMDA, significant tree and hedgerow planting is proposed and under section 4.3 of the BMP, details of the management of same are set out. Details regarding the creation / enhancement of green corridors are provided in sections 2.2, 2.3, 4.2 and 4.3 of the enclosed BMP – please refer to same.

(iii) Finally, under section 5 of the submitted BMP, details regarding monitoring and remediation measures are set out. Please refer to the submitted Biodiversity Management Plan for full details.



### Item 8: Schedule & Acoustic Assessment

(a) *The submitted Housing Quality Statement shows that not all apartment floor areas and/or their balconies/terraces would meet the minimum floorspace requirements of the Apartment Guidelines 2020. This should be addressed.*

**Response:**

A detailed Housing Quality Assessment (HQA) has been prepared and is submitted as a separate A3 document – please refer to same which sets out all of the internal schedules of accommodation of all of the proposed dwellings, demonstrating that all units either meet or exceed the minimum standards set out in both the Quality Housing for Sustainable Communities Guidelines (2007) and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2022).

(b) *A full revised schedule with proposed units, floor areas and open space provision shall be provided. The schedule shall also provide details of compliance with Section 2.13 of the Planning Scheme.*

**Response:**

Please refer to Appendix A which sets out the full revised schedule of the proposed dwellings.

Table 3 below provides a summary of the proposed dwellings, as amended:

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	Total	Percentage
Houses	0	10	83	18	111	43%
Duplexes	-	50	52	-	102	40%
Apartments	20	22	1	-	43	17%
<b>Total</b>	20	82	136	18	<b>256</b>	100%
<b>Percentage %</b>	<b>8%</b>	<b>32%</b>	<b>53%</b>	<b>7%</b>	<b>100%</b>	-

**Table 3: Overall Proposed Dwelling Mix**

Public open space is provided for across the site in a variety of locations and forms, as follows:

1. Central open space (north of the permitted Clonburris Southern Link Street) – 6,557.2sq.m;
2. North-west corner of site – 1,001.9sq.m
3. Urban Plaza – 1,889.3sq.m
4. Open Space in eastern part of site, north of the permitted Clonburris Southern Link Street at entrance to the development – 2,182.2sq.m
5. Open Space in eastern part of site, south of the permitted Clonburris Southern Link Street at entrance to



- the development (accommodating detention pond) – 1,912.9sq.m
6. Open space in centre of site, south of the permitted Clonburris Southern Link Street, between Blocks B and C – 346.3sq.m.

The above spaces equate to a total of 13,889.8sq.m which equates to c. 22% of the area of the red line of application. Please also note that the required 4,300sq.m of open space for Clonburris South-East Development Area is provided for within the 2.1Ha net development area of sub-sector CSE-S1.

As outlined under item 2 above, we confirm that the proposed development complies with the targets / standards set out in section 2.13 of the SDX Planning Scheme, namely Table 2.13.1 of same as follows:

The SDZ Planning Scheme (Table 2.13.1) states that sub-sector CSE-S1 has an area of 2.17Ha, on which this application proposes to develop 112 no. dwellings. This equates to a net density of c.53 units per hectare which is within the permitted density range of 51-61 units per hectare as per Table 2.13.1. The target dwelling numbers for CSE-S1 are 111-132 no. units, therefore the current proposal complies with same.

The SDZ Planning Scheme (Table 2.13.1) states that sub-sector CSE-S2 has an area of 1.13Ha, of which c.0.9ha is located within this application / subject site, and on which it is proposed to develop 46 no. dwellings. The previously submitted masterplan (at A1 stage) illustrated that there is headroom on the adjoining, third party lands in CSE-S2 to accommodate an additional c.29-38 no. units. Therefore, taking the application site (46 no. units) and the submitted feasibility of c.29-38 no. units combined, it is envisaged that c.75-84 no. units can be accommodated on lands within CSE-S2, with an average of same being c.79 no. units, which accords with the target dwelling numbers in Table 2.13.1, i.e.: 73 no. low margin, average 79 no. units and 85 no. high margin.

By adding the feasibility figures of 29-38 no. dwellings on the adjoining third party lands in CSE-S2, to the 46 no. units currently proposed, this equates to a density range of 66 – 74 units per hectare net, which is within the target range of 65-75 units per hectare for CSE-S2 as per table 2.13.1.

Table 2.13.1 provides for a maximum (high margin) no. of dwellings in Clonburris South East of 217 no. By adding in the 24 no. units (in duplex blocks C and D), on the southern side of the Clonburris Southern Link Street, to the proposed 112 no. units in CSE-S1 and 46 no. units in CSE-S2, and an average of the feasibility figure for the adjoining third party lands in CSE-S2 (i.e. 33 no. units (average of 29-38)), results in a total figure of 215 no. dwellings to be accommodated in Clonburris South East which is within the total dwellings high margin range for this Development Area within the SDZ, and all accommodated within the net developable area of same (3.3Ha). Should 215 no. dwellings be developed in time, in all of Clonburris South East, this equates to a net density of c.65 units per hectare. We note that Table 2.13.1 provides for the following:

Development Area	Sub – Sector	Net Area (Ha)	Average Net Density (Low)	Average Net Density (High)
Clonburris South East	CSE-S1	2.17	51	61
Clonburris South East	CSE-S2	1.13	65	75

**Table 4 – Extract from Table 2.13.1 from SDZ Planning Scheme with respect to Sub-sector Clonburris South-East (CSE-S1 & CSE-S2)**



The overall average density for CSE-S1 = 56 units / Ha, while the average density for CSE-S2 = 70 units / Ha.

Taking an overall feasibility of 215 no. dwellings on 3.3Ha across all of Clonburriss South East, this equates to a net density of c.65 units per hectare which is put forward as being within the overall average for both CSE-S1 and CSE-S2.

The portion of the proposed development / application site that is included in CUC-S4 accommodates 98 no. units and non-residential uses. It should be noted that the 98 no. units are to be delivered on a net site area of c.1.85Ha. It should also be noted that the plaza area that is also located in the south-west corner of this part of the application site, occupying c.1,890sq.m. If one also discounts this area from the net developable area, therefore the net resultant developable area is 1.66Ha. The proposed development of 98 no. units produces a net density is 59 no. units per hectare.



Fig. 27 - Extract from Figure 3.3.3 "Clonburriss Urban Centre" of the Planning Scheme, with part of the subject application site indicatively outlined in red.

As previously requested, a feasibility for the adjoining third party lands in CUC-S4 has been prepared demonstrating that a potential net density of 85-90 units per hectare for the CUC 4 lands can be achieved. This is comprised of the proposed 98 no. dwellings on the current application site contained in the applicant's part/ownership of CUC-S4, and c.235 units on the adjacent third party lands to the west.

Table 2.13.1 of the SDZ Planning Scheme provides for the following dwellings target range: 258 no. low margin, average 414 no. units and 573 no. high margin. The current proposal for 98 no. dwellings in CUC-S4, combined with a feasibility of c.25 no. units on the adjoining, remainder of CUC-S4 provides for a total of 333 no. units which complies with the dwelling target range set out in Table 2.13.1.

The net developable area of CUC-S4 totals 3.82Ha, with the subject application site occupying c.1.85Ha of same, including the urban plaza. The potential to deliver a total of c.333 units across all of CUC-S4 equates to a density of 87 units per hectare which is also within the target density range of 67-150 units per hectare set out in Table 2.13.1 of the SDZ Planning Scheme, thus complying with same.



Within the part of the application site that is within sub-sector CUC-S4, open space is provided at the north-west part of the proposed development (1,001.9sq.m) and at the urban plaza (1.889.3sq.m), totalling 2,891.2sq.m which equates to 80% of open space requirement for all of CUC-S4 (3,600sq.m). It is considered that the remaining part of CUC-S4 to be developed (1.97Ha) can accommodate the remaining 20% open space requirement for all of CUC-S4 in accordance with Table 2.13.1 of the SDZ Planning Scheme.

(c) *An amended acoustic assessment may be required as a result of amendments to the design and layout of the development in response to clarification of additional information.*

**Response:**

In terms of the requiring an amended acoustic assessment, the layout of the development, particularly in the northern part of the site has not been significantly altered from that already proposed and assessed in terms of acoustics, and as such we are not submitting an amended acoustic assessment as it is not considered necessary.

**Conclusion**

We consider that all the items that required Clarification of Additional Information have been fully addressed. Kelland Homes Ltd. are seeking permission for a mixed-use / residential development which, as revised by this CAI response, is comprised of 256 no. houses, apartments and duplex units, together with a crèche and 2 no. retail / commercial units, on a site measuring c. 6.2Ha, 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-S4), as identified in the Clonburris SDZ Planning Scheme, 2019.

Having had a number of discussions with the Planning Authority regarding this request for CAI, we have amended the proposed development accordingly to satisfy their request/concerns and agreed that revised public notices are required, which have been issued accordingly, and are enclosed with this CAI response. We thank the Planning Authority for their assistance in affording us adequate time to prepare this response.

It is considered that the Applicant's design team have appropriately accommodated all items that required Additional Information. Block B has been omitted and the south-western most part of the application site reorganised to cater for green infrastructure links. Additional space has been afforded to retain and augment the southern boundary and hedgerow along here. Additional open space has also been provided in the eastern part of the site, at the entrance to the scheme from the Ninth Lock Road with appropriate landscaping to same proposed.

The applicant has engaged with CIE to agree in principle the creation of opening / punctuations in the northern and eastern boundaries of the site thus affording pedestrian access to the existing adjoining path that provides access to the train station. Detailed landscaping proposals are enclosed for these areas of the site.

The proposed urban plaza has been further enclosed by reposition Block K closer to it.

Significant landscaping details have been prepared, in conjunction with the arborist's recommendations, most importantly, the applicant intends to protect and retain the north-south hedgerow located in the large central area of open space. The application site is subject to permitted infrastructural works required to serve not only the subject site but the adjoining lands within the SDZ. Cognisance has been paid to same, with no alterations to permitted infrastructure proposed as part of this application for permission. It should be noted that the applicant is engaging with the contractors and project managers for the permitted infrastructural works to ensure that important vegetation



on site is to be protected and retained.

The project ecologists, RSK have updated the Biodiversity Management Plan as requested.

In summary, the proposed development is considered to provide for the efficient use of currently unused lands, strategically identified for housing, providing for high quality architectural design, connectivity and direct pedestrian and cycle linkages to the surrounding areas.

It is fully considered that the Applicant and their design team have made a genuine effort to design a high-quality scheme which makes efficient use of currently unused lands zoned for residential development and which are in close proximity to existing public transport infrastructure. It is considered that proposed development is sympathetic to its surrounding environs and will provide for much needed housing in the west Dublin area. It is also considered that the proposed development is befitting of the site's location and will seamlessly integrate into the existing receiving environs but will complement future development of the remainder of the SDZ lands. Cognizance must be paid to the fact that this application for permission represents one of the initial phases in the entire SDZ and it will not impact on the delivery of future housing/development, as per the Planning Scheme, on adjoining lands within the SDZ. Furthermore, the applicant Kelland Homes Ltd has owned these lands for many years and has gone through the making of two SDZ Planning Schemes at Clonburris. Having delivered thousands of homes in the County, they are now well placed to commence the development of their lands at Clonburris, and we request that the Planning Authority considers same in assessing this application for permission.

We consider that the proposed development accords with the proper planning and sustainable development of the area and as such ought to be granted permission. The applicant's design team has liaised with the various internal departments of SDCC as required to agree in principle details of design, landscaping etc. and as a result, the revisions to the scheme are put forward for permission.

We trust that the Planning Authority will give due consideration to the merits of the subject application, and we look forward to a favourable decision in due course. Please refer to the pages over for a full list of enclosures in Appendix B.

Yours faithfully,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
Managing Director,  
**Armstrong Fenton & Associates.**



## APPENDIX A

### 1. REVISED, PROPOSED SCHEDULE OF RESIDENTIAL ACCOMMODATION

#### Proposed Houses:

House Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
A1	2 storey end terrace	32	107.4	3,436.8
A2	2 storey mid terrace	41	107.4	4,403.4
A3	2 storey end terrace	5	107.4	537
A4	2 storey end terrace	1	107.4	107.4
A5	2 storey end terrace	4	118.2	472.8
B	2 storey mid terrace	10	86.2	862
C1	2 storey wide frontage / semi-detached house	6	132.8	796.8
C2	2 storey wide frontage / semi-detached house	12	132.8	1,593.6
<b>Total</b>	-	<b>111</b>	-	<b>12,209.8</b>

Table 5: Proposed House Types

House Type	2 Bed	3 Bed	4 Bed	Total
No. of Units	10	83	18	111
% Mix	9%	75%	16%	100%

Table 6: Proposed House Type Mix

#### Proposed Duplex Units:

##### Duplex Blocks A & B

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	4	77.3	309.2
2 bed / 4 person apartment	Ground	12	74.4	892.8
3 bed / 5 person duplex	First & Second	16	111.8	1,788.8
<b>Total</b>	-	<b>32</b>	-	<b>2,990.8</b>

##### Duplex Block C & D

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	10	73.1	731
2 bed / 4 person apartment	Ground	2	76	152
3 bed / 5 person duplex	First & Second	12	109.2	1,310.4
<b>Total</b>	-	<b>24</b>	-	<b>2,193.4</b>

##### Duplex Block E

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	1	77.3	77.3
2 bed / 4 person apartment	Ground	3	74.4	223.2
3 bed / 5 person duplex	First & Second	4	111.8	447.2
<b>Total</b>	-	<b>8</b>	-	<b>747.7</b>





**Duplex Block F**

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	2	77.3	154.6
2 bed / 4 person apartment	Ground	4	74.4	297.6
3 bed / 5 person duplex	First & Second	6	111.8	670.8
<b>Total</b>	-	<b>12</b>	-	<b>1,123</b>

**Duplex Block G**

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	2	77.3	154.6
2 bed / 4 person apartment	Ground	6	74.4	446.4
3 bed / 5 person duplex	First & Second	8	111.8	894.4
<b>Total</b>	-	<b>16</b>	-	<b>1,495.4</b>

**Duplex Block H**

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
2 bed / 4 person apartment	Ground	2	77.3	154.6
2 bed / 4 person apartment	Ground	2	74.4	148.8
3 bed / 5 person duplex	First & Second	4	111.8	447.2
<b>Total</b>	-	<b>8</b>	-	<b>750.6</b>

**Table 7: Proposed Duplex Types**

**Apartment/ Duplex Block K**

Description	Floor	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
3 bed / 5 person duplex	Ground & First	2	110.1	220.2
3 bed / 5 person Apartment	Second	1	100.6	100.6
1 Bed / 2 person Apartment	Second	1	51.8	51.8
2 bed / 3 person Apartment	Third	1	88.6	88.6
1 Bed / 2 person Apartment	Third	1	73.4	73.4
<b>Total</b>	-	<b>6</b>	-	<b>534.6</b>

Unit Type	1 Bed	2 Bed	3 Bed	Total
<b>No. of Units</b>	2	51	53	106
<b>% Mix</b>	<b>2%</b>	<b>48%</b>	<b>50%</b>	<b>100%</b>

**Table 8: Proposed Duplex / Apartment Type Mix**



**Proposed Apartments (Block A):**

Unit No.	Apartment Type	Floor Area (m <sup>2</sup> )
1	1 Bed / 2 Person Apartment	49.4
2	1 Bed / 2 Person Apartment	49.4
3	1 Bed / 2 Person Apartment	49.4
4	2 Bed / 3 Person Apartment	67.1
5	1 Bed / 2 Person Apartment	57.4
6	2 Bed / 3 Person Apartment	76.2
7	2 Bed / 3 Person Apartment	74.9
8	1 Bed / 2 Person Apartment	50.6
9	2 Bed / 3 Person Apartment	73.2
10	2 Bed / 3 Person Apartment	75.4
11	2 Bed / 3 Person Apartment	73.2
12	1 Bed / 2 Person Apartment	54.5
13	1 Bed / 2 Person Apartment	49.4
14	1 Bed / 2 Person Apartment	49.4
15	1 Bed / 2 Person Apartment	49.4
16	2 Bed / 3 Person Apartment	67.1
17	1 Bed / 2 Person Apartment	57.4
18	2 Bed / 3 Person Apartment	76.2
19	2 Bed / 3 Person Apartment	74.9
20	1 Bed / 2 Person Apartment	50.8
21	2 Bed / 3 Person Apartment	75.9
22	2 Bed / 3 Person Apartment	75.2
23	2 Bed / 3 Person Apartment	75.2
24	1 Bed / 2 Person Apartment	55.8
25	1 Bed / 2 Person Apartment	50.8
26	2 Bed / 3 Person Apartment	75.2
27	2 Bed / 3 Person Apartment	75.2
28	2 Bed / 3 Person Apartment	74.8
29	1 Bed / 2 Person Apartment	56.1
30	1 Bed / 2 Person Apartment	54.7
31	2 Bed / 3 Person Apartment	75.2
32	2 Bed / 3 Person Apartment	75.2
33	2 Bed / 3 Person Apartment	75.2
34	1 Bed / 2 Person Apartment	53
35	1 Bed / 2 Person Apartment	50.8
36	2 Bed / 3 Person Apartment	75.2
37	2 Bed / 3 Person Apartment	74.8
38	2 Bed / 3 Person Apartment	74.8
39	1 Bed / 2 Person Apartment	56.1
<b>Total</b>	-	<b>2,504.5</b>

**Table 9: Proposed Apartments**

Unit Type	1 Bed	2 Bed	Total
No. of Units	18	21	39
% Mix	46%	54%	100%

**Table 10: Proposed Apartment Type Mix**



### Overall Summary of Proposed Housing Mix:

Dwelling Type	No. 1 Bed	No. 2 Bed	No. 3 Bed	No. 4 Bed	Total No.	Percentage
Houses	0	10	83	18	111	43%
Duplexes	-	50	52	-	102	40%
Apartments	20	22	1	-	43	17%
<b>Total No.</b>	20	82	136	18	<b>256</b>	100%
<b>Percentage %</b>	<b>8%</b>	<b>32%</b>	<b>53%</b>	<b>7%</b>	<b>100%</b>	-

Table 11: Overall Proposed Dwelling Mix

## 2. REVISED, PROPOSED SCHEDULE OF OPEN SPACE

### A. Public Open Space:

Public open space is provided for across the site in a variety of locations and forms, as follows:

1. Central open space (north of the permitted Clonburris Southern Link Street) – 6,557.2sq.m;
2. North-west corner of site – 1,001.9sq.m
3. Urban Plaza – 1,889.3sq.m
4. Open Space in eastern part of site, north of the permitted Clonburris Southern Link Street at entrance to the development – 2,182.2sq.m
5. Open Space in eastern part of site, south of the permitted Clonburris Southern Link Street at entrance to the development (accommodating detention pond) – 1,912.9sq.m
6. Open space in centre of site, south of the permitted Clonburris Southern Link Street, between Blocks B and C – 346.3sq.m.

The above spaces equate to a total of 13,889.8sq.m which equates to c. 22% of the area of the red line of application. Please also note that the required 4,300sq.m of open space for Clonburris South-East Development Area is provided for within the 2.1Ha net development area of sub-sector CSE-S1.

### B. Communal Open Space:

#### Block A:

The ground floor communal open space to the north of the building is approx. 258sq.m, with an additional first floor communal open space of c. 70sq.m also provided for with direct access to same off the internal lobby, totalling 328sq.m of communal open space to serve the residents of Block A.



In accordance with the 2022 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, Block A requires a communal open space provision of 216sq.m, therefore the current proposal exceeds same.

Block K:

Communal open space for Block K is provided adjacent to same and occupies an area of c.98sq.m. Block K accommodates 6 no. dwellings, comprised of 4 no. 3 bed units, 1 no. 2 bed unit and 1 no. 1 bed unit.

The communal open space requirement for same, as per the 2022 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, is 48sq.m, therefore the current proposal exceeds same.

**C. Private Open Space:**

Please refer to the submitted HQA which details the private open space provision for all of the proposed dwellings, and also to the submitted site layout plan which identifies the areas of the rear private gardens for the proposed houses, all of which either meet or exceed the minimum targets for same.

**3. REVISED, PROPOSED SCHEDULE OF PARKING**

**A. Car Parking:**

CAR PARKING		Provided (No.)
Apartment Block	A	21
Duplex Block	A	15
	B	10
	C	6
	D	7
	E	8
	F	12
	G	16
	H	11
	K	6
Houses		175
Creche		3
Retail / Commercial Units		4
<b>TOTAL</b>		<b>294</b>
On street parking		161
On curtilage parking		133
<b>TOTAL</b>		<b>294</b>



## APPENDIX B

### Enclosures:

We enclose copies of the following in support of this submission of Clarification of Additional Information:

### Public Notices

**Newspaper Notice** - one no. copy of the newspaper notice from The Irish Daily Star published on 27<sup>th</sup> March 2023.

**Site Notice** - one no. copy of the site notice (A4), 2 no. copies of which are posted on site as indicated on the Site Location Map - Drawing No. 2004-PL-001 "OS MAP – Site Location Map".

### Drawings / Details

Six no. copies of the following drawings and details:

### Prepared by Armstrong Fenton Associates, Planning & Development Consultants:

Document / Drawing No.	Title	Scale
N/A	Subject Cover Letter	A4 Letter
N/A	Housing Quality Assessment	A3 Document

### Prepared by Davey + Smith Architects:N

Drawing / Doc. No	Title	Scale
N/A	Response Document	A3
2004	Schedule of Accommodation	A4 Sheet
2004- PL-001	OS MAP – Site Location Map	1:1000 @ A2
2004-PL-002	Proposed Site Plan	1:500 @ A0
2004- PL-003	Proposed Site Plan & Masterplan	1:500 @ A0
2004-PL-004	Site Section A	1:200/1:500 @ A1
2004-PL-005	Site Section B, D & E	1:200 @ A1
2004-PL-006	Site Section C	1:200/1:500 @ A1
2004-PL-007	Site Section F	1:200/ 1:500 @ A1
2004- PL-008	Taking in Charge	1:1000 @ A2
PH 001	House Type A3 – 3B End Terrace- Plans, Section & Elevations	1:100 @ A1
PH 002	House Type A4 – 3B End Terrace- Plans, Section & Elevations	1:100 @ A1
PH 003	House Type A5 -3B End Terrace - Plans, Section & Elevations	1:100 @ A1
PH 004	Apartment Block A – Ground & First Floor Plan	1:200 @ A1
PH 005	Apartment Block A – Second & Third Floor Plan	1:200 @ A1
PH 006	Apartment Block A – Fourth, Fifth Floor and Roof Plan	1:200 @ A1
PH 007	Apartment Block A – Sections	1:200 @ A1
PH 008	Apartment Block A – Elevations	1:200 @ A1



PH 009	Apartment Block K – Ground & First Floor Plan	1:100 @ A1
PH 010	Apartment Block K – Second, Third Floor & Roof Plan	1:100 @ A1
PH 011	Apartment Block K – Sections & Elevations	1:100 @ A1
PH 012	Duplex Block A, B, C & D End Unit A – Proposed Plans, Section & Elevations	1:100 @ A1
PH 013	Duplex Block C & D End Unit B – Proposed Plans, Section & Elevations	As Shown
PH 014	Duplex Block A, B, C & D Mid Unit T1– Proposed Plans, Section & Elevations	1:100 @ A1
PH 015	Duplex Block A, B, C & D Mid Unit T2– Proposed Plans, Section & Elevations	1:100 @ A1
PH 016	Duplex Block F, G, H End Unit A– Proposed Plans, Section & Elevations	1:100 @ A1
PH 017	Duplex Blocks F, G & H Mid Unit T1 - Proposed Plans, Section & Elevations	1:100 @ A1
PH 018	Duplex Blocks F, G & H Mid Unit T2 - Proposed Plans, Section & Elevations	1:100 @ A1
PH 019	Duplex Blocks A & B End Unit A2 - Proposed Plans, Section & Elevations	1:100 @ A1
PH 020	Duplex Blocks G & H End Unit A2 - Proposed Plans, Section & Elevations	1:100 @ A1

**Prepared by Ronan MacDiarmada & Associates:**

Drawing / Doc. No	Title	Scale
1577 – REV A	Clarification of Additional Information Response	A3 Document
1577	Specifications of Landscape Works	A4 Document
01 LP	Landscape Plan	1:500 @ A0
02 B. P	Boundary Plan	1:1000 @ A1
03(I) SCT	Landscape Sections (i)	1:100 @ A1
03(II) SCT	Landscape Sections (ii)	1:100 @ A1
03(III) SCT	Landscape Sections (iii)	1:100 @ A1

**Prepared by Arborist Associates Ltd:**

Drawing / Doc. No	Title	Scale
N/A	An Arboricultural Assessment	A4 Document
NC001	Tree Constraints Plan	1:500 @ A1
NC002	Tree Protection Plan	1:500 @ A1

**Prepared by RSK Engineering & Environmental Consultants:**

Drawing/Document No.	Description	Scale
604097 R7 (04)	Biodiversity Management Plan	A4 Report



**Prepared by BBSC Building Services Consulting Engineers:**

Drawing / Doc. No	Title	Scale
N/A	SEAI PV Calculations Method	A4 Sheet

**Prepared by 3D Design Bureau:**

Drawing/Document No.	Description	Scale
N/A	Daylight & Sunlight Assessment Report	A4 Report

**Prepared by Redmond Analytical Management Services:**

Drawing / Doc. No	Title	Scale
22047	Lighting Design Report and Specifications	A4 Document
22047-1	Public Lighting Layout	N.T.S
22047-2	Public Lighting Layout	N.T.S
22047-3	Public Lighting Layout	N.T.S
22047-4	Public Lighting Layout	N.T.S
22047-5	Electrical Schematic	N.T.S

A