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

Decision Order Number: 0371	Date of Decision: 06-Apr-2023
Register Reference: SDZ23A/0004	Registration Date: 10-Feb-2023

Applicant: Clear Real Estate Holdings Limited

Development: 385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: 0, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartment units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq.m); Areas of public open space (1.45Ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surface water and water supply) and connections to permitted cycle/ pedestrian paths permitted

under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Location: In the townland of Adamstown, Lucan, Co. Dublin

Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 10-Feb-2023 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. Planning Scheme Compliance.

- a. The applicant has summarised the phasing requirements applicable up to Phase 1A 0-1, 000 units. There are a total of 1, 995 units either granted permission or included in planning applications currently under consideration. If all of these units were granted, constructed and occupied, they would take up the vast majority of the phasing allowance up to 2, 000 units when the Phase 1B (1, 001-2, 000 units) requirements must be complied with. The applicant has provided a rationale for the duration of the permission to be 7 years, which would make it more likely that development would take place in a later phase. The applicant is requested to provide details on Phase 1B to enable the Planning Authority to allocate sufficient dwellings between landowners and ensure the delivery of the required infrastructure.
- b. 385 units are proposed under the current application. No indication is give as to how many are located within subsectors S1 and S2 and the applicant is requested to clarify this. It is also noted that there is a 220KV power lines traversing the site. The applicant is requested to set out how undergrounding of these cables may impact phasing / delivery of the houses.
- c. The applicant is requested to clarify whether there are any single aspect north facing apartments.
- d. The scheme indicates a strategic cycle route to the north of the local street at the north of the site. It is not apparent that this has been included in the proposed layout and the applicant is requested to provide a revised layout indicating the cycle route.
- e. Intimate Local Street 2: South end of street widens to 22.6m between frontages with perpendicular parking. The applicant is requested to redesign this portion of the street to ensure in keeping with scheme road layout and requirements for intimate local streets.
- f. The applicant is requested to provide revised elevations, increasing dual frontage recommended for the following units:
 - B1 (handed), B4 (handed), B4 (non handed), C1 (handed), C1 (non handed), F2 (handed), F2 (non

handed)

g. The applicant is requested to consider whether own door units can be provided within the apartments.

h. BTR is generally applied to apartment blocks. The applicant is requested to set out how the proposed development complies with the Department of Housing, Local Government and Heritage “Regulation of Commercial Institutional Investment in Housing”, May 2021 guidelines which includes a clear rationale and justification for the proposed housing mix and demonstrate that the proposed development would not result in the displacement of individual purchasers and/or social and affordable housing including cost rental housing.

2. The Following Additional Information is requested.

1. Much of the hedgerow removal is considered unavoidable in order to deliver this development however, removal of Hedgerow H3 along with trees along the southern boundary is considered excessive and damaging to the local green infrastructure. The applicant is requested to provide revised plans to include the retention /enhancement of this hedgerow.

2. The applicant is requested to revise plans to include additional street trees on local street 2, 3, 9, 7. Currently only one side of street is planted.

3. The applicant is requested to provide revised plans to demonstrate the use of SUDS for water treatment, amenity and biodiversity. Please refer to SDCC SUDs Guide. Swale details to be revised to include min 1 meter width at base of swale and consider planting to increase amenity and biodiversity value.

4. The applicant is requested to redesign the area to the north of local street 6 to be fully planted with native tree mix.

5. Park: Arrangement/grouping of trees in the park area to be agreed with Public Realm (lcolleran@sdblincoco.ie) prior to resubmission. Where wildflower meadows are proposed sufficient space should be provided between trees/tree groups to allow for maintenance by large tractor with zero grazer. Avoid wildflower seed mixes for meadows. May be used in bioswales. Boundary detail to be agreed which excludes vehicles- maintenance entrance required.

3. Archaeology.

1. The applicant is required to engage the services of a suitably qualified Archaeologist to carry out an Archaeological Impact Assessment (AIA) which should include a programme of Archaeological Geophysical Survey and Archaeological Test Excavation to respond to this request for Further Information.

No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

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

3. The Archaeological Geophysical Survey must be carried out under licence from the Department of Housing, Local Government and Heritage and in accordance with an approved method statement; note a period of 2-3 weeks should be allowed to facilitate processing and approval of the licence application and method statement.

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

5. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings and the results of the Archaeological Geophysical Survey. Excavation is to take place to the

uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the archaeologist shall stop works pending further advice from this department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.

6. Having completed the work, the archaeologist shall submit a written report to this Department and the Local Authority describing the findings of the AIA including the results of the geophysical survey and test excavations. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, service trenches and other sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.

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

4. 1. Applicant to provide a written rationale as to how the issues raised in the applicant Road Safety Audit were addressed.
2. EV car-parking provision must increase to a minimum of 108no. spaces in line with min 20% requirement in CDP 2022-28.
3. Applicant to submit revised layout showing visitor bicycle parking covered in line with the National Cycle Manual.
4. Applicant to provide details of how the Greenway that follows the western rail corridor will be continued under the road/rail bridge to the NW corner of the subject site.

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

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

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

Signed on behalf of South Dublin County Council

Register Reference: SDZ23A/0004

Date: 11-Apr-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**