

Cairn Homes
45, Mespil Road
Dublin 4

Date : 21-Feb-2023

Reg. Ref. : SDZ21A/0022/C3

Proposal : The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments {88 in CSW-S4 & 60 in CSW-S3} comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A, B, C, D, E, F, G, J, K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units {6 two bed & 6 three bed units), all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 {4 storeys} comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSWS4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east {along with provision of internal haul routes {for construction} to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to

existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; this application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 (Fonthill Road) to the east and the R136 to the west.

Condition 3; Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

- (a) House type 19014 PL 112 Rev A shall be revised to dual frontage. The main frontage shall face the canal
- (b) House Types H1, H2 shall be revised. Each plot shall have an individual distinctive design, in accordance with Section 2.4.3 of the Planning Scheme.
- (c) the applicant shall undertake an assessment of topography across the site and shall identify areas where dwelling / duplex height can be varied. Following agreement of these areas with the Planning Authority, revised plans shall be submitted indicating a varied roofscape for the written agreement of the Planning Authority
- (d) The bin storage areas shall include green roofs / walls, where feasible

Location : Within the Townlands of Cappagh, Clonburriss Little & Kishoge, Co. Dublin
Applicant : Cairn Homes Properties Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 21-Dec-2022 to comply with Condition No 3 of Grant of Permission No. SDZ21A/0022, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“With regard to the details submitted including;

- Cover Letter, Cairn, 21 December 2022
- Amendments submission booklet
- drawing no. CLB-1-T18-3001 and CLB-1-T18-3003
- drawing no. 1738_PLC_P_00

(a) noted that the property is now dual frontage, however, further amendments are required as per part (b) below.

(b) It is noted that there is more variety in house type H1 / H2, however, it is not considered that the proposal goes far enough in terms of individuality to meet the requirements of the Scheme

(c) The topographical analysis is considered acceptable.

(d) The applicant states the following “*As shown in the plans, the bin storage areas have all been treated with additional green walls where feasible. Typically standard public realm planting is used adjacent to the bin storage areas. A trellis system with a hedge has been used where the spaces are narrower to ensure that ample green walls are provided. The landscaping treatment is set out in more detail in the Landscape drawings prepared by Murray & Associates as submitted for compliance with Condition 12*”. It is noted that C12 has been deemed compliant. The proposed landscaping of the bins is considered acceptable.

The submission is considered to be:

Part compliant with condition 3

Signed: Sarah Watson

Recommendation: Part compliant with Condition 3”

Yours faithfully,

M.C

for **Senior Planner**