



Clonburris T1

Amendments Submission

For Proposed Residential Development
Clonburris T1, Co. Dublin

Compliance Submission in Accordance with
Planning Condition no. 3 (Reg. Ref: SDZ21A/022)

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1.0 Introduction

1.1 Amendments

The amendments to various elements of the scheme have been carried out in accordance with Condition 3 (Reg. Ref: SDZ21A/0022) and the Clonburris SDZ - Planning Scheme.

House Type H1, H2 have been redesigned and revised to align with the intention of the condition. Dual frontage has been incorporated while the main frontage still faces the canal. The house types have been further revised to ensure that each has an individual distinctive design in accordance with Section 2.4.3 of the Planning Scheme.

Project Code	22001
Created By	SM
Checked By	LB
Issue Type	Preliminary
Issued On	28 April 2023

2.0 Amendments

2.1 House Type H1, H2

Condition 3

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

Response

The end house types in the row of units have been revised to address the surrounding streets. The main entrance has been changed to the side so as to create a dual frontage house type. This revision will lend more character and help activate the surrounding road network with footfall and passive surveillance. With the revised layout the end units now benefit from larger living rooms facing out onto the canal. This also aids in providing variety to the linear elevation facing the canal.



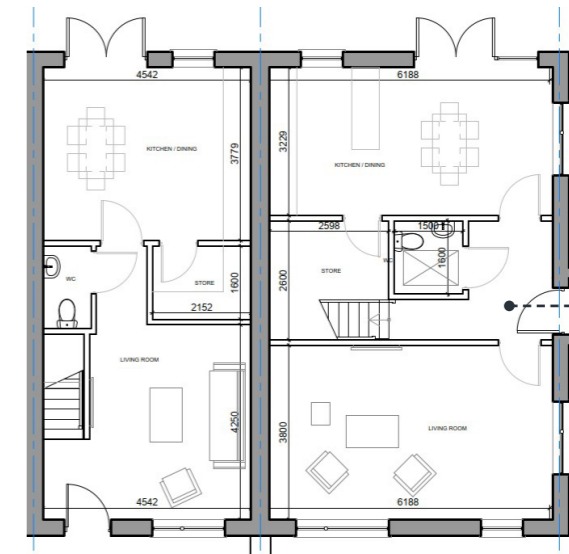
Initial H Type Elevation



Amended End of Terrace



Amended Side Elevation



Amended Ground Floor Plan

Dual Frontage House type (Side Entrance)

2.0 Amendments

2.2 Terrace T18

Condition 3

Revised plans that incorporate all of the following amendments-
 (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.

Response

Having reviewed some of the vernacular typologies around the area and in conjunction with the strategic Development Zone plan we have amended the subject house types to create a more distinctive urban grain.

The material use, ridge pattern and roof profiles of the houses have been revised to create a more varied streetscape combining a more traditional roofscape mixed with a contemporary gable facade.

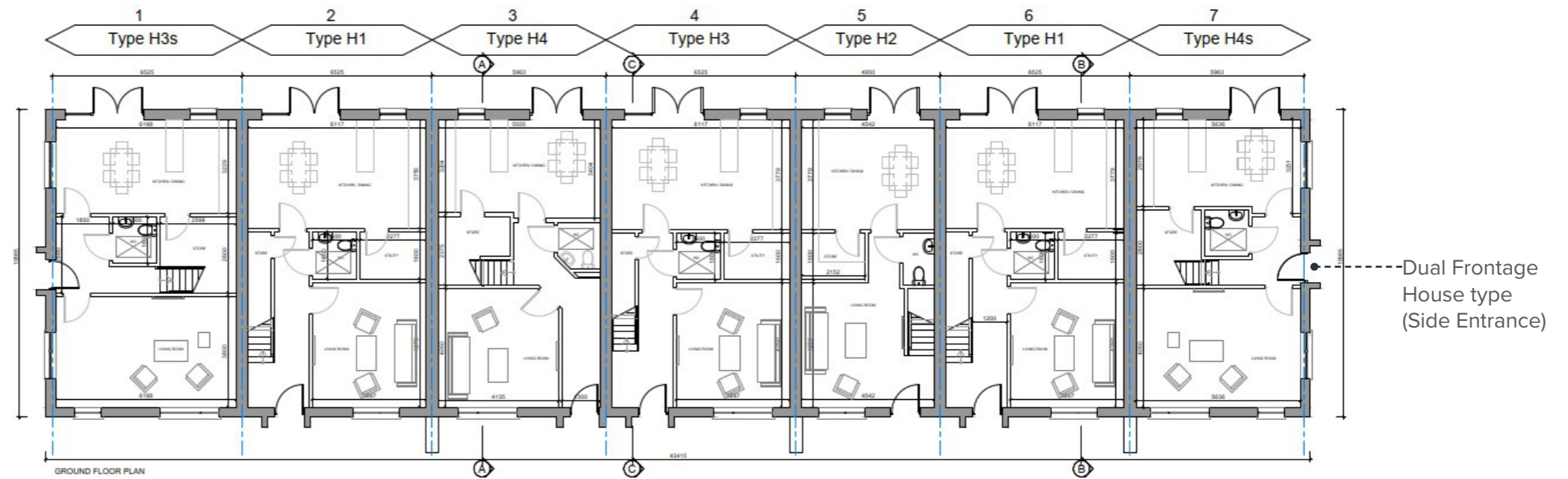
The two separate Fine Urban Grain blocks located at the east and west ends of the Canal Street have been treated as separate elements to further enhance the variety and character of the site. T18 is located at the east side of Canal Street.



Key Plan showing location of T18



Amended Street Elevation



Amended Ground Floor Plan

2.0 Amendments

2.3 Terrace T21

Condition 3

Revised plans that incorporate all of the following amendments-
 (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.

Response

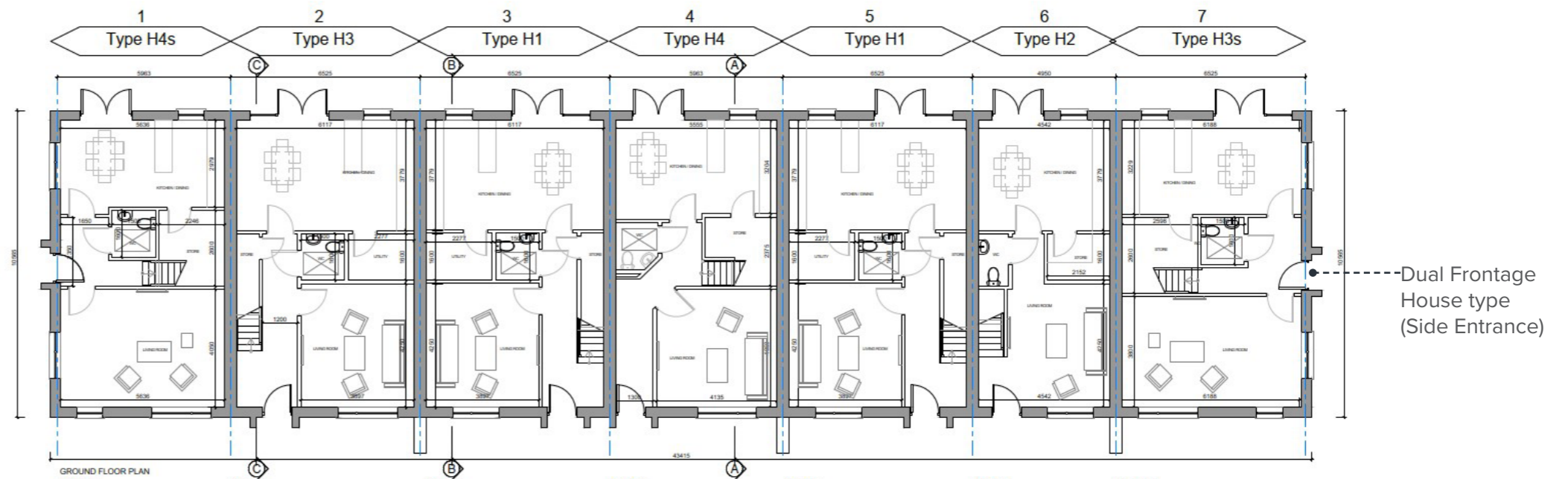
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The two separate Fine Urban Grain blocks located at the east and west ends of the Canal Street have been treated as separate elements to further enhance the variety and character of the site. T21 is located at the east side of Canal Street.



Amended Street Elevation



Amended Ground Floor Plan



Key Plan showing location of T18

2.0 Amendments

2.1 House Type H1, H2



Artists impression of the intent of proposed changes to Fine Urban Grain blocks

