

Land Use Planning & Transportation,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

24th July 2023
JSA Ref. 20181T2/RK

Dear Sir / Madam,

RE: **FURTHER INFORMATION RESPONSE IN RESEPT OF FOR THE CONSTRUCTION OF MIXED-USE DEVELOPMENT COMPRISING 607 NO. APARTMENTS, OFFICE FLOORSPACE, 4 NO. RETAIL UNITS, A CRECHE AND URBAN SQUARE IN THE CLONBURRIS DEVELOPMENT AREAS CUC-S3 & CSW-S3 OF THE CLONBURRIS SDZ PLANNING SCHEME 2019.**

South Dublin County Council Planning Reg. Ref. SDZ22A0018

On behalf of the applicant, Cairn Homes Properties Ltd., we wish to respond to the request for further information issued by the Planning Authority on the 17th of February 2022 for a proposed residential development at Tile 2, Clonburris, Dublin 22.

The revised scheme includes the following to the layout:

- Additional c. 262.5 sqm of retail frontage added to scheme comprising an increase of retail area from 887.5sqm to 1,150 sq. m.
- Additional 13 no Residential units to scheme with 11 no located at street level with own door to increase extent of active uses to increase the overall number of units to 607.
- New design approach to Landmark Employment Building to create a distinct urban marker.
- All associated Landscaping amendments.

Having regard to the increase in the number of units it is respectfully suggested that significant further information notices would be required.

Managing Director: John P. Spain
Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan

Senior Associate Directors: Luke Wymer | Meadhbh Nolan | Kate Kerrigan
Associate Directors: Ian Livingstone | Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

Enclosures

Please find the following documents (6 no. copies) enclosed in support of this submission:

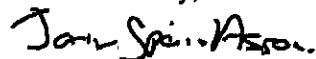
JSA Cover Letter
Little Rainbows Creche Letter
Cairn Commercial Letter
JSA Further Information Response Document
Altu Further Information Response Document
Altu Drawings
DBFL Response Doc
DBFL Drawings
DBFL Stage 2 Road Safety Audit
Murray Assoc. Drawings
Murray Assoc Response Doc.
3 D Design Bureau A3 Booklet
IES Response Doc
IES Report
IAC Archaeology Report
O'Dwyer Jones Aviation Report
Byrne Environmental Technical Note

This response to the request for further information has carefully considered the items raised by South Dublin County Council.

In accordance with the Further Information Request, this response has been prepared and informed by discussions with South Dublin County Council held on the 19th of May 2023 where the principle of the design changes were favourably received.

If you require any additional information please do not hesitate to contact us.

Yours faithfully,



John Spain Associates