

Planning Dept

South Dublin County Council

County Hall

Tallaght

Dublin 24

20th July 2023

Re: FURTHER INFORMATION REQUEST PL. Ref SDZ22A/0018, Proposed development at T2, Clonburris Development Areas CUCS3 & CSWS3, Cappagh, Clonburris, Dublin 22.

Dear Sir/Madam,

In reference to the above Further Information request (item no. 4(b) regarding alternative uses, I detail below our selection process.

It is important to note that Cairn are responsible for the delivery of three urban cores, including the two retail cores and as such consideration needed to be given to the full life of the development and communities across Clonburris. In devising the strategy for the urban cores, and advised by our external consultants, we have considered the appropriate distribution of potential uses and the timeline for their delivery to ensure services which residents need on day one will be available, while other services become available as Clonburris reaches the necessary critical mass to support them.

Viability has been a major challenge across all "user" reviews, review current market requirements was essential to make the best decision. Viability is important in both economic and activity fronts. It is not Cairn's wish to have vacant commercial units as this will impact the residents / community's experience.

Below summarises our assessment of these uses in relation to T2:

- Hotels / Living – Currently no market requirements and serious viability issues, will be considered in T9
- Public Houses – Considering for T9, will need a large portion of Clonburris developed before this can be considered
- Nursing / Care Home – not an option for landmark location, this is a consideration for T6 and T9
- Garden Centres / larger retail box's – due to land use guidance this is not an option
- Healthcare Facilities – No engagement from HSE, a viable use however not for the Landmark location.

Regarding retail uses, we have increased the number of retail units from 4 to 6 following the FI. Consideration needs to be given to active frontage verse vacant and unviable units. As it stands viability is a concern as we believe we are now at the very max. It is important to note that Tile 2 is not a major retail core and as such we should be sensitive to its viability.

Regards

Jordan Ring

MSCSI MRICS