

Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2, D02 T449,
Ireland

Údarás Eitlíochta na hÉireann
Foirgneamh na hAmanna
11-12 Sráid D'Olier
Baile Átha Cliath 2, D02 T449,
Éire



IRISH AVIATION AUTHORITY
ÚDARÁS EITLÍOCHTA NA HÉIREANN

T: 01-6031100

WWW.IAA.IE

Date: 3rd August 2023

South Dublin County Council
County Hall Tallaght,
Dublin 24, D24 A3XC

Email: planningdept@sdublincoco.ie

Ref: SDZ22A/0018

Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents) as follows; Block A (4 and 6 storeys with undercroft) comprises 96 apartments consisting of 36 one bedroom apartments, 48 two bedroom apartments and 12 three bedroom apartments (with creche c. 609sq. m at ground and first floor as well as play area; Block B (6 storeys with undercroft) comprises 77 apartments consisting of 44 one bedroom apartments, 28 two room apartments and 5 three bedroom apartments; Block D (5 and 7 storeys with undercroft) comprises 71 apartments consisting of 39 one bedroom apartments and 32 two bedroom apartments; Block E (6 storeys with undercroft) comprises 100 apartments consisting of 47 one bedroom apartments, 48 two bedroom apartments and 5 three bedroom apartments; Block F (5 and 7 storeys with undercroft) comprises 124 apartments consisting of 57 one bedroom apartments, 61 two bedroom apartments and 6 three bedroom apartments; Block G (1, 2 and 4 storeys with undercroft) comprises 65 apartments consisting of 16 one bedroom apartments, 45 two bedroom apartments and 4 three bedroom apartments; Block H (4 storeys with undercroft) comprises 61 apartments consisting of 16 one bedroom apartments and 45 two bedroom apartments; Mixed use development comprising, commercial office development in Block C of 6 storeys with parapet above to 7 storey equivalent on elevations (c. 4,516sq.m), 1 retail unit at ground floor of Block B (c.147.5sq. m) and 3 retail units at ground floor of Block E as follows (c.106.2sq.m, c.141.6sq.m and c.492.2sq.m respectively) as well as a creche (c. 609sq. m) at ground floor and first floor of Block A; Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R 113 to the east; Public Open Space/landscaping of c. 0.52 hectares (urban square) and linear open space (0.72 hectares) as well as a series of communal open spaces to serve apartments over undercroft level (and internal communal open space c. 685 sq.m; The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces in a mixture of undercroft spaces Block A, Block B&D and Block E&F) and bicycle parking (1,232 spaces at undercroft and surface levels), single storey ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site development/construction works; Permission is also sought for 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. Dear

Bord Stiúirtheoirí / Board of Directors

Rose Hynes (Cathaoirleach/Chairman),
Declan Fitzpatrick (Príomhfheidhmeannach/Chief Executive)
Ernie Donnelly, Gerry Lumsden, Joan McGrath, Patrick
Knight, Dermot Griffin, Ann McGarry and Nóirín O'Sullivan

Oifig Chláraithe:

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Uimhir Chláraithe: 211082. Áit Chláraithe:
Éire Cuideachta Dlíteanais Theorant.

Registered Office:

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Dear Sir/Madam,

I refer to the further information notification for the above development, details of which were received by the Irish Aviation Authority from the Council.

It is the observation of the Irish Aviation Authority that the completed Aeronautical Assessment Report should be submitted to The Property Management Branch of the Department of Defence - Casement Aerodrome and Weston Airport for their review and comment prior to the finalisation of the application.

In the event of planning consent being granted, the applicant should be conditioned to notify the Authority and the Property Management Branch of the Department of Defence – Casement Aerodrome of the intention to commence crane operations with at least 30 days prior notification of their erection.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Hynes', is placed over a light blue rectangular background.

Irish Aviation Authority

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