

Register Reference: SDZ22A/0018 AI

**Development:** 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.

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Signed: *John McGee*

09/08/23

Endorsed:

DATE

**Location:** Within the townland of Cappagh, Clonburris, Dublin 22

**Applicant:** Cairn Homes Properties Ltd.

**App. Type:** SDZ Application

**Planning Officer:** SARAH WATSON

**Date Received:** 24-Jul-2023

**Decision Due:** 21-Aug-2023

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Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

**Description:**

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.

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### **Roads Related Additional Information Requested by SDCC:**

1(c) The applicant is requested to demonstrate that the strategic pedestrian / cycle route to the north of the site, along the railway, links to the cycle track proposed on the adjacent sites.

### **Applicant Submitted Response to Additional Information Request:**

DBFL have prepared a comparison drawing between the wider Clonburris movement concept as set out in the Clonburris SDZ, figure 2.2.7 and the proposed wider Clonburris movement concept. Refer to the enclosed drawing CLB-1B-95-SW-DTM-DR-DBFL-CE-1002, indicating the continuous shared pedestrian/cycle route, linking the subject Clonburris T2 development and the adjacent proposed developments. The proposed Clonburris T3 development directly west of Clonburris T2 (planning

ref.SDZ22A/0017) has been granted planning permission as well as Clonburris T1 directly to the south (planning ref. SDZ21A/0022), which is currently under construction.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's response which demonstrates the strategic pedestrian / cycle route tie-in points between the subject site the adjacent developments.

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Signed: John McGee

09/08/23

Endorsed: \_\_\_\_\_

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## **Roads Related Additional Information Requested by SDCC:**

**9(1)** The applicant is requested to submit construction/loading specifications for the reinforced grass strip along Block D and F east facades.

## **Applicant Submitted Response to Additional Information Request:**

In response to this item, we refer the Planning Authority to the DBFL response which outlines that detail of the proposed reinforced grass product and proposed build-up used is included on the enclosed drawing CLB-CLB-1B-95-SW-DTM-DR-DBFL-CE-5003, Figure E. The reinforced grass as proposed is suitable for a 30 ton fire tender.

"Paved Areas (Grasscrete) Specification Clause: "The Contractor shall install a Grasscrete paved surface as per location shown on drawing 200012-DBFL-RD-SPDR-C-1001 and installed as per drawing CLB-1B-95-SW-DTM-DR-DBFL-CE-5003. Grasscrete formers type GC2, 150mm deep laid on a consolidated sub-base with a 50mm blinding layer of sharp sand. Steel mesh reinforcement to BS4483 reference A252. Concrete 30MN/m<sup>2</sup> at 28 days with air entrainment of 3%. 10mm maximum aggregate and a 25mm slump placed around formers and mesh and levelled to tops of formers. After 48 hours melt exposed tops of formers and fill with soil. Following settlement sow Grassmix No GC1 at a rate of 50g/m<sup>2</sup> and top up with fine friable topsoil, apply fertiliser as necessary. The Grasscrete shall be installed on a 250mm subbase. Expansion joints shall be incorporated at maximum 10 x 10m centres and shall consist of 25mm wide foamboard filler with 20mm diameter x 300mm long sawn mild steel dowels at 400mm centres with cap and debond to one side. Note 1 The capping thickness is subject to finished level and in-situ testing A maximum CBR value of 2.5% has been assumed at design stage for all areas. Note 2. The requirement for use of geogrid in the capping layers for pavement construction is subject to in-situ testing."

## **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's response.

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Signed: John McGee

09/08/23

Endorsed: \_\_\_\_\_

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### **Roads Related Additional Information Requested by SDCC:**

**9(2)** The applicant should provide justification for the inclusion of Local Streets to South and West of Block G as the SDZ plan designates these streets as a Homezones.

### **Applicant Submitted Response to Additional Information Request:**

Refer to the movement concept drawing CLB-1B-95-SW-DTM-DR-DBFL-CE-1002 showing a comparison between the wider Clonburris proposed movement concept and the movement concept in the Clonburris SDZ. The SDZ movement diagram indicates 4 Local Streets north of Street 12 and 3 Intimate Local Streets north of Street 12, matching the number of Street types proposed for the subject development based on Street hierarchy. The SDZ indicates Street 14 as a Local Street, though it was recommended through a further information request for the adjacent development Clonburris T3, which has been granted Planning, that Street 14 be converted to an Intimate Local Street (Homezone).

Street 18 is proposed as an Intimate Local Street (Homezone) to maintain the 4 Local Streets north of Street 12 and to maintain the Local Street Link north from Street D (Clonburris T1) since Street C has been converted to a Cycle Link instead of a Local Street. While recognising the desire to match the exact street hierarchy as shown in the SDZ movement diagram, adjacent development phases, natural topography and tie-in locations to existing infrastructure has informed the proposed movement diagram which satisfies the overall objectives of the SDZ movement concept.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's response.

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Signed: *John McGee*

09/08/23

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## **Roads Related Additional Information Requested by SDCC:**

**9(3)** The applicant is requested to submit a revised layout showing adequate sightlines for the development's junctions.

## **Applicant Submitted Response to Additional Information Request:**

All sight lines have been indicated on the enclosed roads drawing CLB-1B-95-SW-DTM-DR-DBFL-CE-1001 and care has been taken to ensure there are no obstructions to these sight lines.

## **Roads Department Assessment:**

SDCC Roads Department is satisfied with the indicated junction sightlines.

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Signed: John McGee

09/08/23

Endorsed: \_\_\_\_\_

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### **Roads Related Additional Information Requested by SDCC:**

9(4) The applicant shall submit a Stage 1 Road Safety Audit.

### **Applicant Submitted Response to Additional Information Request:**

The Road Safety Audit is enclosed in this submission and all items have been taken into account for the revised Roads Layout drawing and associated details.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied that any issues raised in the Road Safety Audit have been rectified in the revised designs.

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Signed: John McGee

09/08/23

Endorsed: \_\_\_\_\_

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**Roads Related Additional Information Requested by SDCC:**

9(5) The applicant is requested to submit a revised layout showing a minimum Bicycle Parking total of 1362 no. Bicycle Parking spaces as per Table 12.23 of the SDCC Development Plan 2022-2028.

**Applicant Submitted Response to Additional Information Request:**

As set out in the ALTU Architects Schedule of Areas, the overall bicycle spaces now proposed comprise the following:

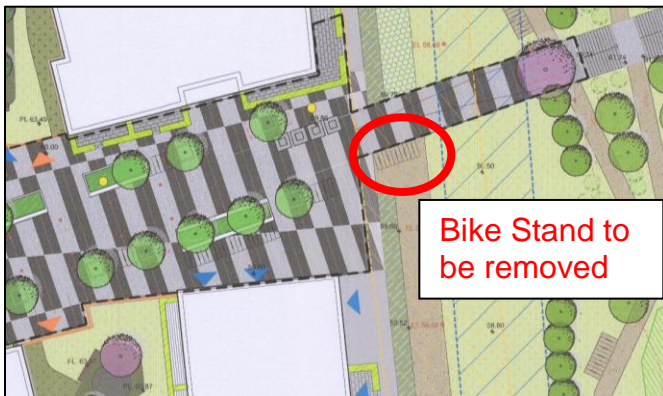
**Table 10.1: Bicycle Parking Locations and Breakdown**

Bicycle Parking Location		Breakdown
On Surface Residential		314
On Surface Creche		12
On Surface	OFFICE	72
On Surface	RETAIL	46
Undercroft	BLOCK A	230
Undercroft	BLOCK B&D	252
Undercroft	BLOCK E&F	432
Bike store	BLOCK G&H	190
<b>Total</b>		<b>1,548</b>

**Roads Department Assessment:**

SDCC Roads Department is satisfied that the applicant’s revised bicycle parking provision is above the Minimum Bicycle Parking Rate required as per Table 12.23 of the SDCC Development Plan 2022-2028.

The bicycle stands located at the Eastern end of the Main Street Axis (see drawing below) should be removed as they would obstruct pedestrian movement along the outer pedestrian route as well as possible emergency access.





### **Roads Related Additional Information Requested by SDCC:**

**9(6)** The applicant is requested to submit a revised drawing showing the proposed Bin Collection Points located in areas that can be easily accessed at any time by refuse collectors. Bin Collection Points should not be located behind parking bays. This should be accompanied by a swept path analysis showing the collection route of a refuse vehicle.

### **Applicant Submitted Response to Additional Information Request:**

All bin store locations have been indicated on the enclosed road layout CLB-1B-95-SW-DTM-DR-DBFL-CE1001. Refuse vehicle routes to these bin store locations have been tracked to ensure adequate access for refuse collectors.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the bin store locations.

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Signed: John McGee

09/08/23

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### **Roads Related Additional Information Requested by SDCC:**

**9(7)** The applicant is requested to clarify the road surface materials at the junction between Blocks A, B & E, which is part of the Main Street Axis. All items and areas for taking in charge shall be undertaken to a taking in charge standard.

### **Applicant Submitted Response to Additional Information Request:**

The junction between Blocks A, B & E have been revised as well as the proposed construction materials to ensure the design is to SDCC "taking-in-charge" standard as shown on the roads layout drawing CLB-1B-95- SW-DTM-DR-DBFL-CE-1001 and the construction details drawing CLB-1B-95-SW-DTM-DR-DBFL-CE-5003. The revised junction shows a raised intersection with a hot rolled asphalt surfacing with white chips rolled in. The proposed road crossing includes appropriate tactiles and dropped kerbs at crossing points.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's revised layout.

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Signed: *John McGee*

09/08/23

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### **No Roads objections subject to the following conditions:**

1. The bicycle stands located on the pedestrian path at the Eastern end of the Main Street Axis should be removed as they would obstruct pedestrian movement along the outer pedestrian route as well as possible emergency access.
2. Prior to commencement of development a developed Construction Traffic Management Plan and Construction & Demolition Waste Management Plan shall be agreed in writing with the roads department. The agreed plans, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plans shall also be lodged to the file.
3. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
4. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.

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Signed: *John McGee*

09/08/23

Endorsed: \_\_\_\_\_

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