



10<sup>th</sup> July 2023

Land Use, Planning & Transportation Department,  
South Dublin City Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC

**Re:**

**Compliance with Planning Condition No. 24 of  
Grant of Permission Ref. SDZ22A/0010.  
Permitted development in the  
Clonburris Urban Centre (CUC-S4)  
and Clonburris South East (CSE-S1 & CSE-S2)  
of the Clonburris Strategic Development Zone (SDZ).**

---

Dear Sir/ Madam,

## **1.0. Introduction**

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 24 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3<sup>rd</sup> April 2023. The permitted development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 24** of the grant of permission received i.e., the submitted green infrastructure for the permitted development. It should be noted that the following response is in compliance with the first phase "Phase K1" of the permitted development. The details of our compliance submission in relation to **Condition No. 24** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.



## 2.0. Compliance Submission

### Subject Condition (Condition No. 24)

2.1. Condition No. 24 of the grant of permission received relates to submitted green infrastructure details for the permitted development. Condition No. 24 reads as follows:

*“Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:*

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).*
- ii. A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.*
- iii. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting. A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS. Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.”*

### Compliance Submission for Condition No. 24

In compliance with Condition No. 24 of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to the submitted drawings for full details - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

2.2. In compliance with **Condition No. 24** of the grant of permission received, we refer the planning authority to Drawing No. 01 LP prepared by Ronan MacDiarmada Associate (RMDA) which provides details in relation to green infrastructure for the permitted development. The enclosed drawing demonstrates the introduction of strategic and local green corridors throughout the permitted development whilst incorporating natural- based SuDS measures.

- i. The Strategic Green Corridor demonstrated in Drawing no. 01 LP, shows the incorporation new native hedge, whip planting, proposed swale planting and tree planting including “T2 -Sliver Birch”, “T8- Greenspire” and “T12 – Whitebeam” along the northern boundary adjacent to the Dublin -Cork Railway. This introduction of natural planting allows for nature based SuDS to be incorporated at the northern boundary of the permitted development. The Strategic corridor is split between the first phase “Phase K1” and “Phase K2” as demonstrated in Drawing No. 2004 “Phasing Plan Proposal” prepared by Davey + Smith Architects.
- ii. The Local Green Corridor running N-S on the eastern boundary will introduce a new native hedgerow and new tree planting “T8- Greenspire”. The eastern boundary will also introduce swale planting and a wildflower meadow which assists with water dispersal and natural drainage, thus complying with the implementation of natural SuDS throughout the permitted development. It should be noted that the local green corridor running N-S eastern boundary is part of phase K2 of the permitted development as demonstrated in Drawing No. 2004 prepared by Davey + Smith Architects.



- iii. The Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporates additional planting such as tree planting, native hedgerow and amenity grass which complies with natural SuDS elements within the permitted development. It should be noted that this area is part of Phase K2A of the permitted development as demonstrated in Drawing no. 2004 prepared by Davey + Smith Architects.

The Local Green Corridor located in the centre of the development has introduces a mix of tree planting, as well as pockets of wildflower meadow and seasonal bulb planting. The corridor includes a large amenity grass area with proposed swale drainage which incorporates natural SuDS throughout the corridor. Drawing No. 01 LP prepared by RMDA, demonstrates the retention of existing trees and hedgerows along the southern boundary, please refer to same. It should be noted that the local corridor is split between the first phase "Phase K1" and "Phase K2" as demonstrated in Drawing No. 2004 prepared by Davey + Smith Architects.

For clarity, we ensure that no tree works/removals or pruning shall take place prior to a site meeting with Public Realm to agree extent of works and no works shall take place within the root protection zone/drip line of trees.

Along the southern boundary, 4 no. end houses have been omitted, house no. 01, 25, 26, 46, to provide increased open space between the southern hedgerow and permitted development. The increased public open space allows for maintenance of the trees and hedgerow in the future. The omission for these dwellings allows for taking in charge by the council by providing the required 6m space for tractor and flail, for clarity please refer to Drawing no. 2004-PL-002 prepared by Davey + Smith Architects. The plan introduces type A5 end house no. 01, 23, 24 and single dwelling no. 43, house type D, adjoining the increased public open space located at the southern boundary which will be constructed in Phase K1 of the permitted development.

The proposed ESB substation has been relocated from the southern hedgerow to southwest corner of the subject site, adjacent to the permitted road linking the existing pumpstation to the permitted development. It should be noted that the ESB substation is now part of phase K2A of the permitted development and will be provided at a later stage of construction development. Please refer to Drawing no. 2004 "Phasing Plan Proposal" prepared by Davey + Smith Architects.

The above is considered compliant with condition no. 24 which illustrates adequate green infrastructure in accordance with the Clonburris SDZ Planning Scheme.

### 3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted green infrastructure details showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted green infrastructure details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at [alison@armstrongfenton.com](mailto:alison@armstrongfenton.com) or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted green infrastructure details are acceptable and in compliance with **Condition No. 24** of the grant of permission received.



Yours Sincerely,

**Alison Nash**  
**Planner**  
**Armstrong Fenton Associates**

**Appendix A: Full List of Enclosures**

**Prepared by Armstrong Fenton Associates:**

Drawing no.	Title	Scale
N/A	Compliance <b>Condition No. 24</b> Cover Letter	A4 Letter

**Prepared by Ronan Mac Diarmada Associates:**

Drawing no.	Title	Scale
01 LP	Landscape Plan	1:500 @ A0

**Prepared by Davey + Smith Architects:**

Drawing no.	Title	Scale
2004	Phasing Plan Proposal	1:1000 @: A1
2004-PL-002	Owner Management Company & Taking in Charge Plan	1:1000 @ A1

