

Cairn Homes
45, Mespil Road
Dublin 4

Date : 06/09/23

Reg. Ref. : SDZ21A/0022

Proposal : The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments {88 in CSW-S4 & 60 in CSW-S3} comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A, B, C, D, E, F, G, J, K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units {6 two bed & 6 three bed units}, all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement both 6 storeys in height. Within CSW-S3, Block 2 {4 storeys} comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSWS4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east {along with provision of internal haul routes {for construction} to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3,

Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as 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; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 {Fonthill Road} to the east and the R136 to the west.

Condition 7:

Street trees

Prior to the commencement of any works on site or as otherwise agreed, the applicant, owner or developer shall have lodged with the Planning Authority for written agreement, landscape proposals that demonstrate the following or as otherwise agreed in writing with the Planning Authority:

- a. Streets 1, 3, 5, 8, 12: Where street trees have not been provided on one side of the street, the footpath should be moved to the inside, (i.e. car parking and tree on the street edge), to enable the street tree to be in the street. Additional street trees required to address the gap in street tree**

provision along Street 1 where it runs adjacent to the Public Open Space.

b. **Street 2 (Local Green Corridor):** Enhanced planting shall be provided by additional street trees, hedgerows, grassed and planted swales and small scale SuDS as appropriate to create a Local Green Corridor along this street.

c. **Street 7 (Strategic Green Corridor)** Extend the planting proposed within the western boundary of the Local Park southwards to strengthen existing proposals and create the required Strategic Green Corridor.

d. **Street 8** As above (1). There are gaps in street tree provision i.e. street tree/hedgerow spacing is c. 50metres. Ensure Street Tree provision every 2 parallel or 5 perpendicular car park spaces.

e. **Street 9** There are gaps in street tree provision i.e. street tree spacing is c. 35metres. Additional Street Tree provision required.

f. **All Streets:** Where blocks of car parking are proposed, SDCC require Street Trees to be provided as per the Scheme.

g. **Street Trees** to be provided fully in Public Areas to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.

8. **All Street Trees** planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.

9. **Street Trees** to be planted at:

- **Minimum 18-20m girth** along local streets
- **Minimum 16-18cm girth** on intimate local roads, i.e. homezones.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Planning Scheme.

Location : Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin

Applicant : Cairn Homes Properties Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 25/04/23 to comply with Condition No 7 of Grant of Permission No. SDZ21A/0022, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for **Senior Planner**