

Cairn Homes  
45, Mespil Road  
Dublin 4

Date : 27-Feb-2023

Reg. Ref. :

SDZ21A/0022/C16

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 (Fonhill Road) to the east and the R136 to the west.

#### Condition 16; Roads

**Condition 16 states:**

***“Roads.***

*Prior to the commencement of development, the applicant is requested to provide a revised plan, which incorporates the following:*

- a. details of a revised bicycle parking layout which adheres to the minimum rate set out in Table 12.23 of the SDCC Development Plan 2022-2028. The plan shall also indicate where the location of the electric charging points for bicycles will be.*
- b. details of turning manoeuvres to any parking court provided to the south of Block 1.*

*REASON: In the interests of sustainable transport and highway safety.”*

**Location :** Within the Townlands of Cappagh, Clonburriss Little & Kishoge, Co. Dublin  
**Applicant :** Cairn Homes Properties Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 05-Jan-2023 to comply with Condition No 16 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 deemed **not** compliant.

Comments:

“Compliance submission:

The applicant has submitted a cover letter with a roads submission booklet, cover letter and drawings.

Planner’s response:

a. The Roads Department have reviewed the compliance submission and state that the applicant has submitted bike parking more than requirements and EV charging is provided. The Roads Department consider the submission to be compliant in terms of part a.

The Planning Authority agrees that a sufficient number of bicycle parking spaces are being proposed. For the development (residential (apartment/duplex), community, creche and office) the 2022-2028 CDP requires a minimum of 779 no. long term bicycle parking spaces and 210 no. short stay bicycle parking spaces. The proposal would include 789 no. long term spaces and 210 no. short stay spaces.

The compliance submission indicates where the bicycle parking spaces would be generally located on the site layout. Further detail on the spaces and storage is required. Updated layout, floor plans and elevational drawings of the proposed bicycle parking spaces and storage should be submitted to confirm the layout and accessibility of these spaces.

The compliance submission also indicates where electric bicycle charging points would be provided. However, the number of charging points is not specified. The applicant should specify the number of charging points proposed.

b. In relation to b. the Roads Department state that they would like to see the private cars auto tracked into and out of the parking spaces. The applicant has submitted the refuse truck making

a collection. If the parking spaces are full along this section someone may need to reverse the entire length of road and out onto a link street. There should be somewhere to turn if the spaces are full.

Given the above, it is not considered that the compliance submission is fully in compliance with Condition 16.

**Conclusion**

The submission is **not** in compliance with Condition 16. “

Yours faithfully,

M.C.

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**for Senior Planner**