

Cairn Homes Properties Ltd,
45 Mespil Road,
Dublin 4

Date : 20-Sep-2023

Reg. Ref. : SDZ21A/0022/C16(a) & 16(b)
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 16:

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, 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 28-Jul-2023 to comply with Condition No 16 (a) & 16 (b) 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 **partially** compliant.

Comments:

“Compliance Assessment – Condition 16:

Cover letter for compliance for Condition 16 from Cairn Homes, 28/07/2023 with the following:
Further to our previous compliance submission in respect of Condition 16, dated 05/01/2023 and your letter of non-compliance dated 27/02/2023, please refer to the enclosed cover letter and drawing no. CLB-1A-95-SW-DTM-DR-DBFL-CE-1202, Rev 8 Roads Layout – Sheet 2 prepared by DBFL Consulting Engineers in respect of the permitted development.

Planner’s Assessment:

SDCC Roads Department are not satisfied that Condition 16(a) is compliant. In order to discharge Condition **16(a)**, revised annotated bicycle parking & storage floor plans and elevational drawings must be submitted including location, layout and number of electric bicycle charging points. Plans must be clearly labelled and annotated, specifying the number of bicycle spaces and electric bicycle charging points.

In regard to Condition **16(b)**, SDCC Roads Department have reviewed and are satisfied that it is in compliance.

Conclusion:

The submission is deemed to be partially compliant. Condition 16(b) is deemed in compliance. In order to discharge Condition **16(a)**, revised annotated bicycle parking & storage floor plans and elevational drawings must be submitted including location, layout and number of electric bicycle charging points. Plans must be clearly labelled and annotated, specifying the number of bicycle spaces and electric bicycle charging points.”

Yours faithfully,

M.C.

for Senior Planner