

John Spain Associates
39, Fitzwilliam Place
Dublin 2

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1105	Date of Decision: 18-Sep-2023
Register Reference: SDZ22A/0018	Date: 24-Jul-2023

Applicant:
Application Type:
Development:

Cairn Homes Properties Ltd.

Additional Information

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.

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

Dear Sir /Madam,

With reference to your planning application, additional information received on 24-Jul-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. 1.1 South Dublin County Council calculations would indicate that the attenuation provided for catchment is undersized (at 1382m³), in the region of 40%.
1.2 The DBFL document addressing request for information, Item 10(a) states 'the proposed attenuation pond provides a storage volume of 2300m³ with a maximum water level of 59.000m AOD. However, the top of water level for the attenuation pond is 58.366m for the 1:100 year storm event, requiring a storage volume of 1382m³.'
The applicant is requested to provide a drawing to clarify what the maximum depth of the pond will be, along with the maximum storage.
1.3 The applicant is requested to submit a revised report to show surface water attenuation calculations for proposed development. The applicant is requested to submit the area in m² of hard standing, buildings, roads, green roofs if any, permeable paving, grass and their respective run off coefficients. The applicant is requested to clarify what attenuation is provided in m³ and what is required in m³ for proposed development. The applicant is requested to clarify what areas are residential that can be attenuated in the general Clonburris Attenuation plan and what areas are schools, and commercial areas that require on site attenuation. Show how surface water attenuation relates to Surface Water Management Plan for Clonburris 2020. Attenuation should be by means of SuDS.
1.4 The maximum allowable outflow calculations (Appendix B, Infrastructure Design Report) for catchment 1 have used the total area of the site (4.3ha), instead of the area of catchment 1 (3.1ha). Catchment 2 flows directly to a further attenuation area downstream. Catchment 1 maximum allowable outflow should be 9.6 l/s. This will have a direct affect on the flow control values for the attenuation pond.

Provide a report to clarify surface water calculations, and revised drawings accordingly.

1.5 It is not clear how surface water is getting to tree pits given the proximity of gullies to tree pits. Gullies should not intercept surface before tree pits.

1.6 Prior to submission of revised drawings contact Water Services and Public Realm to discuss surface water system and SuDS.

2. The drainage design does not appear to allow for the infiltration of surface water through the SuDs measures included, before hard engineering drainage solutions such as gullies intercept, which makes the SuDs features non-operational, undermines sustainable drainage of the site and makes the SuDs features utilised somewhat obsolete. Tree pits are required to attenuate water, treat the water, provide amenity value and provide habitats to improve biodiversity. The required tree pits are present but the system only functions when water is directed into the tree pits. The positioning of gullies close to tree pits is diverting water away from the tree pits and into a conventional piped system contrary to SDCC policies on Sustainable drainage. A thorough review of the surface water drainage design is required. The applicant is requested demonstrate that drainage on site utilises sustainable drainage techniques and avoids underground pipes. Please contact Public Realm and Water and Drainage prior to submission of this clarification.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION,” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

Pamela Hughes
for **Senior Planner**

20-Sep-2023