

Lianna Slowey,
Cairn Homes Properties Ltd
45, Mespil Road
Dublin 4

Date : 14-Nov-2023

Reg. Ref. : SDZ21A/0022/C14
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 14:

Ecology

Prior to the commencement of any works on site, the applicant shall

(a) provide revised plans that redesign of the current arrangement of north-south streets is to be amended to allow for the inclusion of appropriate Green Infrastructure links between the Grand Canal Park and the Railway Corridor.

(b) submit a site specific Biodiversity Management Plan for the written agreement of the Planning Authority. The shall include details of any site clearance works and/or the establishment of access routes and site compounds, the applicant is requested to contact SDCC Heritage Officer prior to the submission of the BMP.

(i) The BMP shall be devised by a qualified and experienced ecological expert/ecological team who can demonstrate previous experience of devising and implementing such a

plan. Contact details of the ecological expert/team are to be forwarded on appointment to the Planning Authority.

(ii) The BMP shall clearly demonstrate how it proposes to adhere to and implement the ecological objectives and recommendations of the Clonburris SDZ Scheme, the Clonburris SDZ Biodiversity Management Plan, and the Parks and Open Space Strategy. Particular focus is to be placed on demonstrating the retention and enhancement of an appropriate level of existing biodiversity, the robust and sustainable nature of any proposed replanting, the strengthening of exiting GI links, and the creation of new and appropriate green infrastructure.

(iii) The integration of the objectives and actions of the BMP into the overall project Construction Management Plan shall be clearly outlined and demonstrated

(iv) The BMP will clearly indicate how the implementation of the BMP will be monitored, with appropriate remediation measures where shortfalls may occur.

(c) An Ecological Clerk of Works (ECoW) shall be appointed to oversee the day to day operation and implementation of the agreed BMP and its actions. The ECoW shall liaise throughout the pre-construction and the construction phase with the Planning authority's Heritage Officer.

(d) The ECoW shall liaise closely with other project construction teams, particularly (but not restricted to) the lighting design team and the landscape design team. This is to ensure maximum protection for existing and proposed habitats and the protection of protected species including bats, otters and crayfish.

REASON: To ensure adherence of the proposed development with the Clonburris SDZ Scheme, the Clonburris Biodiversity Management Plan, and the Clonburris Parks and Open Space Strategy, and to ensure that appropriate protection is afforded to protected species and biodiversity in general by way of an integrated and functioning green infrastructure network on the site.

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 18-Sep-2023 to comply with Condition No 14 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:

By way of a response, the applicant outlines that the following information will comprise the submission for compliance of Condition 14;

a) cover letter and drawings prepared by Murray & Associates Landscape Architecture in respect of Green Infrastructure links between the Grand Canal Park and the Railway Corridor:

- *1738_PLC_P_00 Masterplan*
- *1738_PLC_P_01.1 Masterplan – 01/02*
- *1738_PLC_P_01.2 Masterplan – 02/02*
- *1738_PLC_P_04.1 Soft Landscape Plan – 01/02*
- *1738_PLC_P_04.2 Soft Landscape Plan – 02/02*
- *1738_PLC_D_01 Soft Landscape and SuDS Details*

These details have been submitted and approved by the Planning Authority in respect of condition 6 regarding Green Infrastructure. Copy of letter of compliance from the Planning Authority in respect of 6 enclosed for ease of reference.

b) Please find enclosed Biodiversity and Habitat Management Plan (BHMP) prepared by Neansaí O’Donovan, Project Ecologist, MKO Planning and Environmental Consultants in respect of the permitted development site. MKO’s Project Ecologist can be contacted via email: nodonovan@mkoireland.ie or telephone: 091-735611.

c) Neansaí O’Donovan, Project Ecologist, MKO has been appointed as Ecological Clerk of Works for the duration of works on site.

Planner’s response:

The Heritage Officer has reviewed the information submitted and concludes that there are significant concerns remaining that warrant a recommendation of not compliant.

Therefore, it is considered premature for the planning authority to agree the subject compliance submission until Condition 14 is satisfactorily addressed. The planning authority strongly advises that the appointed project ecologist liaises directly with the Heritage Officer to discuss these concerns and to agree on the appropriate amendments prior to submitting a revised submission.

Conclusion

The submission is **NOT COMPLIANT** with Condition 14.”

Yours faithfully,

M.C.

for **Senior Planner**