

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

7th November 2023

Dear Sir/Madam,

RE: CONDITION 18 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.

REG REF: SDZ21A/0022

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

Condition 18:

Phasing.

A total of 569 residential units comprising houses and duplex apartments is hereby permitted. In accordance with the details submitted the following shall apply,

(a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.

(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.

(c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority.

Response

In response to item (a), please find enclosed as Appendix A - T1 Commencement & Completion Plan, which sets out the sequencing of construction for the permitted development.

In respect of item (b) and (c), in conjunction with the other landowners, including South Dublin County Council, Cairn is currently preparing and agreeing a landowners development agreement. This will establish the phasing and sequential delivery of the entire Clonburris lands, including the delivery of the required infrastructure.

In the interim, it has been agreed between all landowners that an initial 534 homes may be constructed and occupied under Phase 1A 0 – 1000 units of the Clonburris SDZ up to the end of Q3 2024. The allocation has been agreed on the following basis:

- Cairn Homes Properties Ltd – 323 units – PL Ref: SDZ21A/0022
- Kelland Homes Ltd – 93 units – PL Ref: SDZ22A/0010
- South Dublin County Council – 118 units – PL Ref: SD228/0001

A letter to this effect, signed by Clonburris Infrastructure Ltd, on behalf of all landowners is enclosed as Appendix B. For the balance of units included in the various planning grants, including the remaining 246 units permitted under SDZ21A/0022, but not accounted for in the above delivery numbers, it is the intention of Cairn to revert on these in the first half of 2024 when the development agreement has been concluded and when timeframes are confirmed for the delivery of the outstanding units

It should be noted that the Phase 0 phasing requirements of the SDZ Planning Scheme have been fully discharged by Clonburris Infrastructure Ltd under PI Ref: SDZ20A/0021.

We trust the above is acceptable, and if so request the planning authority to issue an interim letter confirming Cairn may occupy the first 323 units within our permitted development.

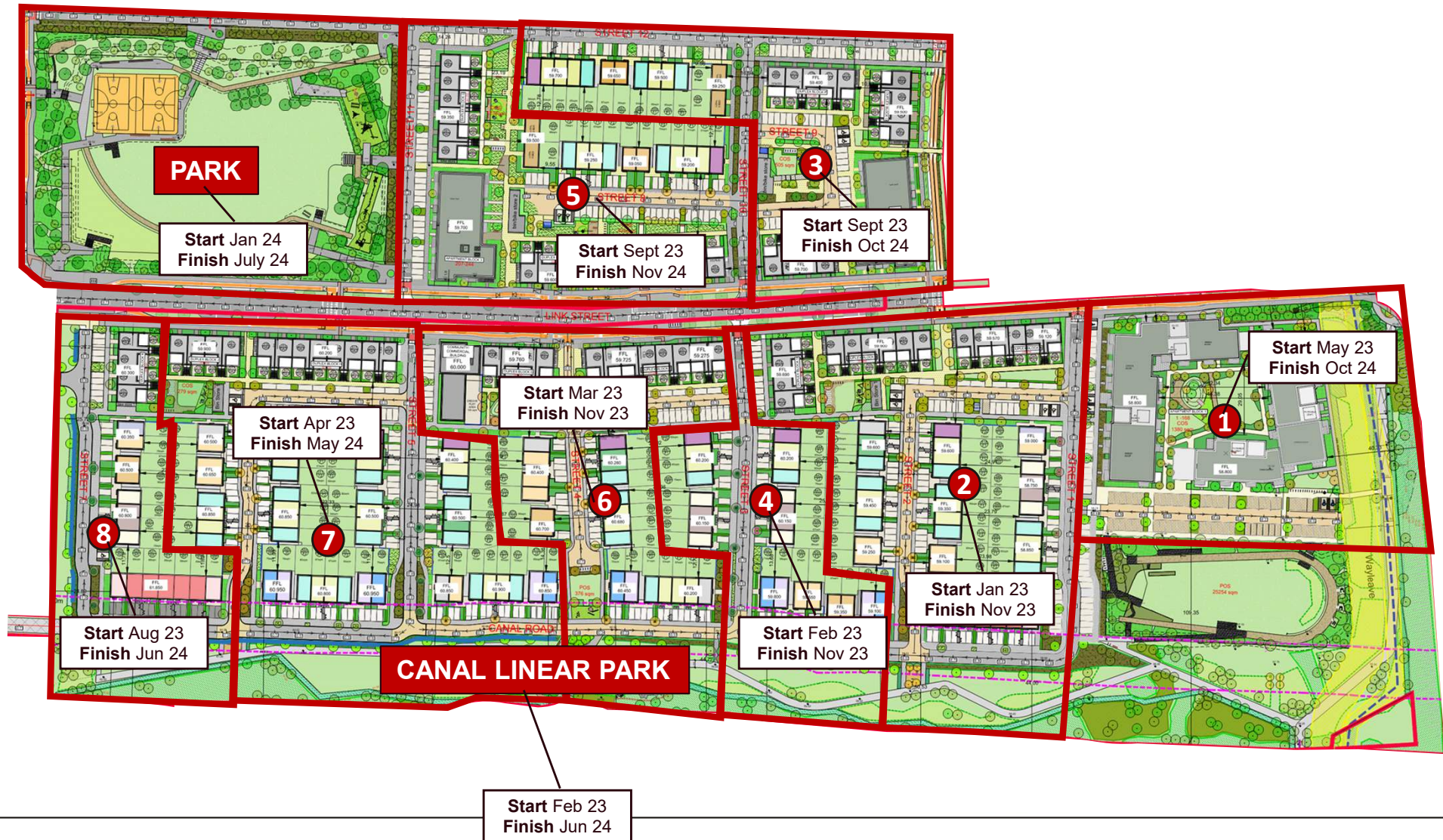
Yours Sincerely



Emma Flanagan MRTPI MIPI
Senior Town Planner – Cairn Homes

Appendix A

Commencement / Completion Phasing Plan – Seven Mills T1



Appendix B

Planning Department
South Dublin County Council
County Hall
Tallaght
Co Dublin

31st October 2023

To whom it may concern

RE: Allocation of units by the joint landowners against Clonburris SDZ Phasing Table

The joint landowners, operating collectively through Clonburris Infrastructure Ltd for the joint delivery of Clonburris and the required infrastructure, are currently in the process of agreeing a Development Agreement. The Development Agreement will allocate the delivery of units by each developer to each phase of the SDZ to ensure the co-ordinated delivery of housing units and infrastructure.

In the interim while this agreement is being finalised, it has been agreed that the initial 534 new homes to be delivered by Cairn Homes Properties Ltd, Kelland Homes Ltd and South Dublin County Council up to the end of Q3 2024 shall be allocated to Phase 1A 0 – 1000 units of the Clonburris SDZ. The allocation shall be on the following basis:

- Cairn Homes Properties Ltd – 323 units – PL Ref: SDZ21A/0022
- Kelland Homes Ltd – 93 units – PL Ref: SDZ22A/0010
- South Dublin County Council – 118 units – PL Ref: SD228/0001

All units have planning permission in place and have either commenced or are due to commence imminently for delivery between 31st Oct 2023 and the end of Q3 2024. For the balance of units included in the planning grants, but not accounted for in the above delivery numbers, it is the intention of the landowners to revert on these in the first half of 2024 when the development agreement has been concluded and when timeframes are confirmed for the delivery of the outstanding units.

The Phase 0 'prior to commencement' requirements of the Planning Scheme are completed and agreed by the Planning Authority under CE Orders PD82/21, PD83/21 and PD125/22, as such, units for Phase 1A can be occupied.

Yours Sincerely



John Stack
Project Coordinator
Clonburris Infrastructure Ltd