

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

By email

17th November 2023

Dear Sir/Madam,

RE: CONDITION 2 & CONDITION 31 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.

REG REF: SDZ22A/0017

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following condition as required prior to commencement.

Condition 2:

Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Unless otherwise agreed revised plans that incorporate all of the following amendments-

(a) The ground floor single aspect north facing apartment shall be amalgamated with the adjacent apartment. All upper floor north facing single aspect apartments shall be redesigned to provide additional private amenity space. An updated Schedule of Accommodation, HQA and Schedule of Areas shall be provided.

Condition 31:

A. Prior to the commencement of the development on the apartment building located in the west of the application site, the applicant shall demonstrate the following, unless otherwise agreed in writing;

- i. The feasibility of the bridge and the requirement for and extent of an associated embankment;*
- ii. Retention of the existing hedgerow;*
- iii. Removal/ Relocation of the car parking within the area to the west of the apartment block, ensuring a parking ratio of approx. 0.4 is maintained for the apartments and the overall on / off curtilage parking requirement is in accordance with the scheme. Revised layout / landscaping plans should be provided if necessary;*

iv. Should an embankment be required, demonstration that the revisions would not impact on the daylight and sunlight of the consented apartments;

B. Should the applicant fail to demonstrate full compliance with Part A above, the apartment block and associated infrastructure and open space shall be omitted.

Response

The changes to the apartment building are listed in detail in the attached 'Booklet of Compliance Conditions 2 & 31' prepared by McCrossan O'Rourke Manning Architects. Below is a summary of changes proposed:

- Removal of the parking spaces on the western side of the apartment block and an alternative parking arrangement is proposed.
- Our proposal amalgamates the 1 bed unit at ground floor with the neighbouring 2 bed unit as requested but also relocates the core entrance to the northern facade of the building, effectively swapping its location with the 1 bed unit on the western edge.
- This proposal retains the 76 units previously proposed. Furthermore, the removal of the parking spaces along the western side of the building as requested in Condition 31 means that the revised entrance location is now more conveniently located in relation to the amended parking layout and the retained apartment avails of a more favourable aspect/interface to the west.
- On the northern facade, from the 1st to the 3rd floors, we are proposing to provide larger balconies for the 1-bedroom unit to provide additional private amenity space.
- In response to Conditions 2 & 31 to modify the apartment layout and parking arrangements in its immediate vicinity, we have also evaluated the plans submitted at planning stage.
- Further refinements to the apartment block will allow us to maximize the distance between the bridge and the residential units, safeguarding their amenity, as well as preserving adequate daylight and sunlight levels.
- These refinements have resulted in small reductions to overall dimensions as well as minor revisions to the units within the apartment block.
- Compliance with space standards for all residential units is maintained.
- We also have removed the step in the building between the northern and southern cores.

Please see attached which details the amendments made in response to Condition 2 and Condition 31.

- Booklet of Compliance Conditions 2 & 31 prepared by McCrossan O'Rourke Manning Architects,
- Housing Quality Assessment - Block 1 prepared by McCrossan O'Rourke Manning Architects,
- Drawing no. CLB-03-06-B1-ZZ-DR-MCORM-AR-PL200 'Block 1 - Ground & First Floor Plan' prepared by McCrossan O'Rourke Manning Architects,
- Drawing no. CLB-03-06-B1-ZZ-DR-MCORM-AR-PL201 'Block 1 - Second & Third Floor Plan' prepared by McCrossan O'Rourke Manning Architects,
- Drawing no. CLB-03-06-B1-ZZ-DR-MCORM-AR-PL202 'Block 1 - Roof Floor Plan' prepared by

McCossan O'Rourke Manning Architects,

- Drawing no. CLB-03-06-B1-ZZ-DR-MCORM-AR-PL203 '*Block 1 - Elevations*' prepared by McCossan O'Rourke Manning Architects, and
- Drawing no. COM31 '*Proposed Site Layout*' prepared by McCossan O'Rourke Manning Architects.

Yours Sincerely,



Nicky Casey
Planning Project Manager