



4th December 2023

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 16 (a) of
Grant of Permission Ref. SDZ22A/0010.**

**Permitted development in the Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclose details of compliance with the planning condition no. 16 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 16** of the grant of permission received i.e., the submitted road details for the permitted development. The details of our compliance submission in relation to **Condition No. 16 (a)** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.



2.0. Compliance Submission

Subject Condition (Condition No. 16)

2.1. Condition No. 16 of the grant of permission received relates to road details for the permitted development. Condition No.16 reads as follows:

“Prior to the commencement of development, the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with the Roads Department where necessary, the following, unless otherwise agreed:

(a) A revised design and layout for the westernmost local street in CUC-S4 which currently has perpendicular parking on both sides of the street. The street shall conform to the planning scheme providing perpendicular parking opposite any parallel parking for local streets.

(b) A revised design and layout for the proposed southern walkway to the canal corridor that aligns with the layout permitted under Reg. Ref. SDZ21A/0006.

(c) A revised scheme demonstrating that all pedestrian and cycle routes shall be designed to be safe and accessible in accordance with DMURS, Building Regulations and the NTA’s National Cycle Manual (2011). Footpaths provided with width corresponding to expected footfall and activity. Footpaths must be a minimum 2 metres in width.

(d) All items and areas for taking in charge shall be undertaken to a taking in charge standard (Appendix 6 of the SDCC Taking in Charge standards). Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

(c) A Construction Traffic Management Plan. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

(d) A public lighting schemes.

(e) Details of the intimate local street/home zone including no on curtilage car parking spaces. Road sections of this street shall be submitted for approval.

(f) A plan showing identifying the car parking spaces in the scheme, differentiating on street and on curtilage car parking spaces.”

Compliance Submission for Condition No. 16 (a)

In compliance with Condition No. 16 (a) of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to same - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

2.2. In compliance with **Condition No. 16 (a)** of the grant of permission received, we refer the Planning Authority to Drawing No. 2004-PL-006 prepared by Davey + Smith Architects, which demonstrates the proposed site plan for “Phase K1” of the permitted development. From the enclosed site plan, a revised design and layout has been issued for the western-most local street in CUC-S4, which provides perpendicular parking opposite to any parallel parking for local streets. Within “Phase K1” of the overall permitted development under Ref. SDZ22A/0010, permission has been granted for 138 no. dwellings, comprised of 43 houses, 56 no. duplex units and 39 no. apartments, the details of which are provided for in Tables 1-3 overleaf. The total number of car parking spaces provided is **187 no. spaces**. Please refer to Figures 1 and 2 overleaf which provide details of the maximum number of car parking spaces required, as per the car parking standards provided in the South Dublin County Development Plan 2022-2028 (CDP). We note that the CDP provides maximum parking rates for residential development. Tables 12.25 and 12.26 of the CDP provides the number of spaces in Zone 1 for non-residential uses and residential uses respectively. See Figure 1 overleaf:



Table 12.26: Maximum Parking Rates (Residential Development)

Dwelling Type	No. of Bedrooms	Zone 1	Zone 2
Apartment Duplex	1 Bed	1 space	0.75 space
	2 Bed	1.25 spaces	1 space
	3 Bed+	1.5 spaces	1.25 spaces
House	1 Bed	1 space	1 space
	2 Bed	1.5 spaces	1.25 spaces
	3 Bed+	2 spaces	1.5 spaces

Figure 1: Extract from Table 12.26 Maximum Residential Parking Standards, CDP 2022-2028.

Land-Use	Zone 1	Zone 2
Crèche School ⁹	1 per classroom	0.5 per classroom
Café Restaurant	1 per 15 sq m GFA	1 per 20 sq m GFA

Figure 2: Extract from Table 12.25 of the CDP 2022-2028, relating to car parking standards for non-residential uses.

2.3. The permitted housing in “Phase K1” equates to 138 no. units, comprised of:

- 43 no. 3 & 4 bed houses,
- 1 no. 1 bed duplex units,
- 28 no. 2 bed duplex units,
- 27 no. 3 bed duplex units,
- 18 no. 1 bed apartments,
- 21 no. 2 bed apartments.

As seen in Table 1 below, and in accordance with Table 12.26 of the CDP, Phase K1 will cater for a max number of 86 no. car parking spaces for the permitted 43 no. houses.

House Type	Permitted No. of Units	No. of Spaces (Car Parking Standards)	Total No. of Spaces (as per standards)
A1, A2, A3, A4, A5 (3 bed)	38	2	76
C1 + C2 (4 bed)	4	2	8
D (4 bed)	1	2	2
Total	43	-	86

Table 1: Car parking Standards for permitted houses.



Table 2 below provides details of the max no. of car parking spaces for the permitted duplexes allowable under Table 12.26 of the CDP, which amounts to 78 no. spaces.

Duplex Type	Permitted No. of Units	No. of Spaces (Car Parking Standards)	Total No. of Spaces (as per standards)
Duplex Block A	16 (8 no. 2 beds / 8 no. 3 beds)	1.25 / 1.5	22
Duplex Block B	16 (8 no. 2 beds / 8 no. 3 beds)	1.25 / 1.5	22
Duplex Block E	8 (4 no. 2 beds / 4 no. 3 beds)	1.25 / 1.5	11
Duplex Block F	12 (6 no. 2 beds / 6 no. 3 beds)	1.25 / 1.5	18
Duplex Block K	4 (1 no. 1 bed / 2 no. 2 beds / 1 no. 3 beds)	1 / 1.25 / 1.5	5
Total	56	-	78

Table 2: Car parking Standards for permitted Apartment Duplex

Table 3 below provides details of the max no. of car parking spaces for the permitted apartments in Block A, as well as the permitted non-residential uses in Phase K1, allowable under Tables 12.25 and 12.26 of the CDP, which amounts to 39 no. spaces.

Type	No. / Size of units	Number of Spaces (Car Parking Standards)	Total No. of Spaces (as per standards)
Apartment Block A	39 (18 no. 1 beds / 21 no. 2 beds)	1 / 1.25	44
Creche	486.9 m ² (3 no. rooms)	1 per room	3
Retail / Commercial Unit	333.2 m ²	1 per 15 sq.m	22
Retail / Commercial Unit (Duplex Block K)	440 m ²	1 per 15 sq.m	29
Total	39 no. dwellings	-	98

Table 3: Car parking Standards for Apartments, Creche & Retail / Commercial units

Based on the above maximum allowable figures of the car parking spaces that can be provided for the permitted development, as per the CDP, the max. number of car parking space amounts to c. 262 no. spaces for Phase K1.

Taking into account the maximum car parking standards allowable under the CDP, as well as the subject site's proximity to public transport, it is proposed that the permitted 138 no. dwellings, and non-residential uses in "Phase K1" will be provided with 187 no. car parking spaces in total. This is illustrated on the submitted site layout plan (Drawing No. 2004-PL-006) which provides for a mix of parallel and perpendicular car parking and is now put forward for compliance with Condition no. 16(a) attached to the permission granted under Ref. SDZ22A/0010.



3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted parking details showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted car parking details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the car parking details are acceptable and in compliance with **Condition No. 16 (a)** of the grant of permission received.

Yours Sincerely,

Alison Nash
Planner
Armstrong Fenton Associates

Appendix A: Full List of Enclosures

Prepared by Armstrong Fenton Associates:

Drawing no.	Title	Scale
N/A	Compliance Condition No. 16 (a) Cover Letter	A4 Letter

Prepared by Davey + Smith Architects:

Drawing no.	Title	Scale
2004-PL-006	Proposed Site Plan – Phase K1	

