

Cairn Homes Properties Limited
45, Mespil Road
Dublin 4

Date : 09-Jan-2024

Reg. Ref. : SDZ21A/0022/C18-1

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 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.

REASON: In the interest of clarity and to ensure that development occurs at a pace whereby it is supported by the necessary infrastructure in accordance with the requirements of the Clonburris SDZ Planning Scheme 2019.

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 07-Nov-2023 to comply with Condition No 18 of Grant of Permission No. SDZ21/0022, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

Submission received on the 07/11/23 from Cairn Homes Properties Limited with an updated document now enclosed, attached documents under Appendix A & B, addressing the items listed under Condition No.18 of SDZ21A/0022.

Recommendation:

Report from the Planning Delivery Team, SDCC – are **partially satisfied** that Condition 18 is being complied with. The Planning Delivery Team report received with regard to the proposed development stated the following:

The details provided set out a phasing plan for the development of this particular site. A detailed phasing schedule for the overall lands within the applicant’s ownership has been drafted and provided to the Council (the Planning Delivery team) separately in the context of a combined phasing schedule for the overall SDZ lands between the Council and the other main landowners / developers as part of a development agreement currently being finalised. While not providing the detailed plan for the overall SDZ lands as part of this compliance submission, the details provided in this compliance submission for; the proposed development of this site, the sequenced development of this site and the development of 323no. units within Phase 1A of the Planning Scheme under this planning permission, are in accordance with the principles of the combined phasing schedule for the overall SDZ lands. The details for the overall SDZ lands can be provided once the development agreement has been concluded between the Council and the other parties. In this regard, it is considered that the submission is partially in compliance in terms of the sequencing of works for this development, that it accords in principles with the phasing plan being agreed between the parties and that the unit delivery set out in this submission are in accordance with the SDZ Planning Scheme phasing plan. It is recommended that the submission

be confirmed as partially compliant in respect of the 323no. units and that the balance of units to be completed as part of this development and the phasing schedule for development of the overall SDZ lands be provided when the development agreement has been concluded and overall unit delivery schedule has and associated timelines have been formally agreed.

Planners Comments:

Having regard to the Planning Delivery Team report, it is considered that compliance submitted for condition 18-1 in regard to Phasing schedules and Infrastructural works is considered to be **partially compliant**, specifically point (a) under Condition No.18 of SDZ21A/0022 is considered to be compliant. However, point (b) and (c) under Condition No.18 of SDZ21A/0022 is considered not to be compliant, further agreement is required in respect of the phasing schedule for development of the overall SDZ lands be provided when the development agreement has been concluded and overall unit delivery schedule has and associated timelines have been formally agreed.

Conclusion

The submission is considered to **partially compliant** with Condition 18-1. specifically point (a) under Condition No.18 of SDZ21A/0022 is considered to be compliant and point (b) and (c) under Condition No.18 of SDZ21A/0022 is considered not to be compliant.”

Yours faithfully,

M.C.

for Senior Planner