

Nicky Casey,  
Cairn Homes Properties Limited  
45, Mespil Road  
Dublin 4

Date: 11-Jan-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** SDZ22A/0017/C11-1

**Development:** Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 11:  
SuDS.

- a. Prior to commencement of development, the applicant shall submit a drawing and report to show what the discharge rate in litres/second is from proposed site. The applicant shall show how and where discharge rate of surface water is proposed for the development.
- b. Prior to commencement of development, the applicant shall submit a revised drawing showing the surface water layout that includes the location and method of discharge rate from proposed site. Show what the discharge rate for proposed site is. The applicant shall show on the drawing what surface water attenuation is provided in m<sup>3</sup> and where surface water attenuation is provided.
- c. Prior to the commencement of development, the applicant shall provide a revised layout landscaping plan that indicated additional e SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#). The applicant shall provide

additional details including details of filter strips, road edge detail showing how water accesses the swales/tree pits and bioretention areas, further detail on Tree pits. The applicant shall also demonstrate the amenity and biodiversity value of SuDS measures.

- d. The applicant shall contact water services and the Public Realm Department in SDCC to discuss above issues before resubmitting above documents and drawing.

**REASON:** In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

**Location:** Within the townland of Cappagh, Clonburriss, Dublin 22

**Applicant:** Cairn Homes Properties Limited 45, Mespil Road, Dublin 4

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 11 of the planning permission, received on 06-Dec-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,



\_\_\_\_\_  
for **Senior Planner**