

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

By email

12th December 2023

Dear Sir/Madam,

**RE: CONDITION 2 – DEVELOPMENT COMPRISING OF 594 APARTMENTS, OFFICE FLOORSPACE, 4 RETAIL UNITS, A CRECHE AND URBAN SQUARE WITHIN THE CLONBURRIS DEVELOPMENT AREAS CUCS3 & CSWS3 OF THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH AND CLONBURRIS, CO. DUBLIN.
REG REF: SDZ22A/0018**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0018. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0018 and to discharge the following condition as required prior to commencement.

Condition 2(a):

Amendments

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-

(a) Revised design and additional landscaping for the staircase proposed on the east elevation of Block A.

Response:

Please see enclosed “Block A External Staircase” drawing no. 1868_T_P_01.4.5 prepared by Murray & Associates Landscape Architecture in response to Condition 2(a).

The revised landscape plan incorporates additional landscaping for the staircase proposed on the east elevation of Block A.

The additional planting shown on this plan is intended to complement the architectural treatment and bring some additional aesthetic and biodiversity interest to the space. The space is east facing and will get some sun in the mornings, but the planting selected will be shade-tolerant for this part of the streetscape in the lee of the building and stairway.

The planting scheme is focused around a single sculptural specimen of the Strawberry Tree, *Arbutus unedo*, which is a relatively small native Irish tree. The multi-stem form is selected for its sculptural presence, enhanced by the reddish bark, evergreen leaves, and delicate white flowers and red fruits borne over the winter months.

As an edging to the space, Christmas Box, *Sarcococca confusa*, forms a neat, low hedge which flowers in winter and provides pollen for early emerging insects. Within the interior of the space and even under the stairs, textured ferns of varying sizes, along with woodland grasses, flowering shrubs and perennials will create a colourful and seasonal show to brighten this corner and add to the wider biodiversity aims of the project.

Yours Sincerely,

A handwritten signature in cursive script that reads "Nicky Casey".

Nicky Casey
Planning Project Manager