

Cairn Homes Properties Ltd
45 Mespil Road
Dublin 4
D04 W2F1

Date : 24-Jan-2024

Reg. Ref. : SDZ22A/0017/C31
Proposal : 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 31:

Condition:

- 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. **REASON:** To ensure that the proposed development would not prejudice the delivery of key infrastructure with the Clonburris Strategic Development Zone area and ensures the protection of the existing Ecological Infrastructure.

Location : Within the townland of Cappagh, Clonburris, Dublin 22
Applicant : Cairn Homes Properties Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 17-Nov-2023 to comply with Condition No 31 of Grant of Permission No. SDZ22A/0017, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner