

Armstrong Fenton Associates
Unit 13, The Seapoint Building
44/45, Clontarf Road
Dublin 3

Date : 07-Feb-2024

Reg. Ref. : SDZ22A/0010/C25-1
Proposal : Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed 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). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (I) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. 2 & 3 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zona Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the

adjoining SOZ lands (Including future Irish Water pumping station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. 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.

Condition 25:

Street Trees

Prior to the commencement of any works on site, the applicant, owner or developer shall have lodged with the Planning Authority for written agreement, landscape proposals that demonstrate the following or as otherwise agreed in writing with the Planning Authority:

a. Street trees required at the following locations: Outside house numbers: 192, 194, 196, 200, 202, 203, 190, 191, 189, 188, 187, 185, 183, 181, 179, 177, 175, 174, 172, 125, 126, 127, 129, 131, 133, 135, 137, 139, 140, 142, 107, 109, 111, 113, 115, 117, 119, 121, 122, 124, 123, 92, 90, 89, 87, 85, 83, 82, To enable the tree to be in the street the footpath should be moved to the inside, (i.e. car parking and tree on the street edge).

b. Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along this street. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.

All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium. Street Trees to be planted at: • Minimum 18-20m girth along local streets • Minimum 16-18cm girth on intimate local roads, i.e. homezones.

Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If

this is not currently the case, proposals to be revised to ensure street tree delivery.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Planning Scheme.

Location : The proposed 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 statio

Applicant : Kelland Homes Ltd

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 01-Dec-2023 to comply with Condition No 25 of Grant of Permission No. SDZ22A/0010, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

Submission received on 01/12/23 from Ronan Mac Diarmada & Associates, comprising of the following documents:

1. Armstrong Fenton Cover Letter, Dated 01/12/23
2. Compliance Condition Response 24 & 25 Report, Dated November 2023.
3. Landscape Planting Plan (i), Drawing No. 06 LPP, Rev L
4. Landscape Planting Plan (ii), Drawing No. 06 LPP, Rev L
5. Landscape Planting Plan (iii), Drawing No. 06 LPP, Rev L
6. Landscape Plan, Drawing No. 01 LP Rev L

Recommendation:

SDCC Parks Department has advised that the submission in its current form does not meet the requirements of the condition. More specifically, the Parks Department has stated that there are a number of areas across the site still lacking street trees. It has also raised concern over the inclusion of a number of street trees within private property boundaries, stating that any trees within private properties are not considered street trees.

Planners Comments:

The applicant has submitted an updated landscaping package showing additional street trees across the site. SDCC’s Parks Department has confirmed that it is not satisfied with the number of street trees

provided and the location of street trees within private properties. The requirements of condition 25 have therefore not been satisfied. This condition remains outstanding.

Conclusion

The applicant has not demonstrated to the satisfaction of the Planning Authority that the information submitted on 01 December 2023 satisfies the requirements of condition 25.

The submission **does not comply** with the requirements of Condition 25.”

Yours faithfully,

M.C.

for Senior Planner