

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

Date : 07-Feb-2024

Reg. Ref. : SDZ22A/0010/C24-1
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. 1 & 2 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 24:

Green Infrastructure

Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).
- ii. A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.
- iii. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting.
- iv. A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.
- v. Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type

or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Clonburris SDZ 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 station

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 24 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 **partially** 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. Boundary Plan, 02 B.P Rev L
4. Landscape Plan, Drawing No. 01 LP Rev L
5. Proposed Landscape, Swales & Dropped Kerb Location Plan, Drawing No. 05. P.L.S. DK.P(II) Rev L.

Recommendation:

SDCC Parks Department has provided the following response:

- (i) *A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style). **Compliant***
- (ii) *A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary. **Compliant***
- (iii) *A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting. **Not in Compliance – There is a lack of street trees***

proposed. There is also a drain that was infilled and had been requested to be reinstated along its original course.

- (iv) A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS. **Compliant***
- (v) Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme. **Not in Compliance – There are inaccurate drawings provided regarding the southern boundaries. There are also lighting and parking proposed within the corridor.***

Planners Comments:

The applicant has submitted updated landscaping information showing additional green infrastructure throughout the site. SDCC's Parks Department has revised the submission and advised that the submission complies with the requirements of Condition, Part (i), (ii) and (iv) but that it does not comply with the requirements of Part (iii) and (v) of the condition.

The requirements of Condition 24 Part (iii) and (v). are therefore still outstanding.

Conclusion

The applicant has demonstrated to the satisfaction of the Planning Authority that the information submitted on 1 December satisfies the requirements of condition 24 Part (i), (ii) and (iv).

The applicant has not demonstrated to the satisfaction of the Planning Authority that the requirements of Condition 24, Part (iii) and (v) have been adequately addressed and therefore still remain outstanding.

The applicant has demonstrated **partial compliance** with Condition 24.”

Yours faithfully,

M.C.

for Senior Planner