

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

Date: 08-Feb-2024

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

Register Reference: SDZ22A/0017/C13

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 13:

Landscape Plan/Planting Plan.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged a revised detailed landscape plan with the Planning Authority:

This shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

The revised Landscape Proposals shall incorporate:

- i. Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, kerbing, filter strips to be provided as requested.
- ii. Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8.

iii. Planting on green corridors should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.

iv. All playspace surfacing in Public Open Space areas to be engineered woodchip surfacing.

v. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.

Landscape Proposals shall reflect any alterations required by other conditions to deliver the required green infrastructure

REASON: To ensure satisfactory landscape treatment of the site.

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 13 of the planning permission, received on 17-Jan-2024.

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**