



2<sup>nd</sup> February 2024

Land Use, Planning & Transportation Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC

**Re:**

**Compliance with Planning Condition No. 2 (a) of  
Grant of Permission Ref. SDZ22A/0010.  
Permitted development in the  
Clonburris Urban Centre (CUC-S4)  
and Clonburris South East (CSE-S1 & CSE-S2)  
of the Clonburris Strategic Development Zone (SDZ).**

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Dear Sir/ Madam,

**1.0. Introduction**

- 1.1. On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 2 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2. An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3<sup>rd</sup> April 2023. The permitted 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)
- 1.3. The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4. The subject compliance submission relates to **Condition No. 2 (a)** of the grant of permission received i.e. breakdown of unit numbers for CSE-S1 and overall permitted development. The details of our compliance submission in relation to **Condition No. 2 (a)** can be found in section 2 overleaf. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.

## 2.0. Compliance Submission

2.1. Condition No. 2 (a) of the grant of permission received reads as follows:

Subject Condition - Condition No. 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:*

*Unless otherwise agreed revised plans that incorporate all of the following amendments -*

- (a) *The reconfiguration/omission of House Nos. 127 to 142 (inclusive) and replacement with house/duplex types that increase the density of this area. The residential density shall be increased so that Clonburris South East Sub Sector 1 (CSE-S1) meets the Average Net Density - Low Margin (-5dph) outlined in Table 2.13.1 of the Clonburris SDZ Planning Scheme 2019. The applicant shall confirm the total no. of units.*

## 2.2. Compliance Submission for Condition No. 2(a)

For convenience, we enclose the site layout plan that was submitted at Clarification of Additional Information (hereafter "CAI") stage (i.e. drawing no. 2004-PL002 – Proposed Site Plan), as well as our proposed compliance site layout plan (drawing no. 2004 – PL 006 – Proposed Site Plan).

### 2.2.1. **Sub- Sector CSE-S1:**

The application site straddles two "Development Areas" of the SDZ Planning Scheme, i.e. part of Clonburris Urban Centre (CUC) and all of Clonburris South East (CSE). Furthermore, the application site straddles part of sub-sector CUC-S4, all of sub-sector CSE-S1 and part of CSE-S2. The application site also includes the "white lands" to the south of CSE-S1, as per Figure 3.3.1 of the SDZ Planning Scheme, and as illustrated in Fig. 1 below.

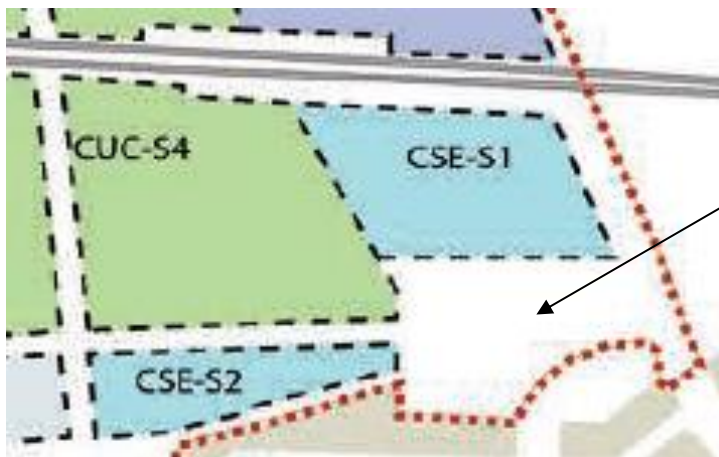


Fig. 1 – Extract from Figure 3.3.1 of the SDZ Planning Scheme "Development Areas", within which the subject application site is located. "White Lands"

### **Clarification of Additional Information Stage:**

At CAI stage, the submitted site layout plan accommodated 112 no. units in sub-sector CSE-S1, on a net developable area of 2.1Ha, which includes 4,300sq.m of open space, located in the western part of this sub-sector, that also accommodates retention of the north-south hedgerow and part of the permitted infrastructure under Ref. SDZ20A/0021.

Table 2.13.1 of the SDZ Planning Scheme provides for a net developable area of 2.17Ha for CSE-S1, within which a minimum of 111 no. dwellings are to be provided, as well as 4,300sq.m of public open space. Furthermore, Table 2.13.1 provides for an average net density range (low to high margin) of 51-61 units per hectare. We refer the Planning Authority to Table 1 below which demonstrates the dwelling mix of CSE-S1 submitted at CAI stage:



Dwelling Type	Description	No. of Units
Houses	2 Bed Unit	7
Houses	3 Bed Unit	43
Houses	4 Bed Unit	14
Duplex Block C	2 & 3 Bed Unit	12 (6 x 2B/ 6 x 3B)
Duplex Block D	2 & 3 Bed Unit	12 (6 x 2B/ 6 x 3B)
Duplex Block G	2 & 3 Bed Unit	16 (6 x 2B/ 8 x 3B)
Duplex Block H	2 & 3 Bed Unit	8 (4 x 2B/ 2 x 3B)
<b>Total</b>		<b>112</b>

**Table 1:** CSE-S1 Dwelling Mix – CAI stage.

In complying with both the SDZ Planning Scheme and condition no. 2 attached to the subject permission Ref. SDZ22A/0010, for clarity / comparison, the following are the details that were submitted at CAI stage for sub-sector CSE-S1:

The CAI proposed to develop 112 no. units in CSE-S1 which equated to a net density of 53 units per hectare, complying with the targets set out in Table 2.13.1.

The site layout plan for sub- sector CSE-S1 and “white lands” submitted at to the council at CAI Stage includes:

- 64 no. houses,
- 48 no. duplex units / apartments accommodated in Duplex Blocks C, D, G, & H
- Total – 112 no. units in CSE-S1, as identified in Fig 1 and Table 1 above, on a net area of 2.1Ha.

#### **Permitted Development:**

Permission was granted by South Dublin County Council (SDCC) on 5<sup>th</sup> May 2023. Condition No. 2 of the grant of permission received states “*The residential density shall be increased so that Clonburris South East Sub Sector 1 (CSE-S1) meets the Average Net Density - Low Margin (-5dph) outlined in Table 2.13.1 of the Clonburris SDZ Planning Scheme 2019*”. We refer the Planning Authority to Table 2 below which demonstrates the increase no. of units in CSE-S1 in accordance with compliance condition no. 2 (a) and Table 2.13.1 of the Clonburris SDZ Planning Scheme 2019.

In response to condition no. 2 (a) which suggests providing duplex units facing the green space to the west, in place of the previously submitted (at application stage) house nos. 127-142, it is now proposed to provide 3 storey houses along this street which are west facing, directly overlooking the central linear open space. However, if you refer to the attached site layout plan (figure 2) and site section (figure 3), you will see that this street is comprised of 3 no. terraced blocks of houses. It is proposed to bookend each block with a three storey house which is considered to add definition to the streetscape. Given the necessary density is achieved by the attached site layout plan i.e. 118 no. units in CSE-S1, we consider that there is no longer a need to provide duplex units to increase the number of units on site/at this location, however, the proposed addition of a 3 storey house type (just 6 no. units) is considered an appropriate urban design response at this location. We refer the Planning Authority to Table 2 overleaf, which demonstrates the increase in unit numbers and dwelling mix associated with CSE-S1 in compliance with condition no. 2 (a).

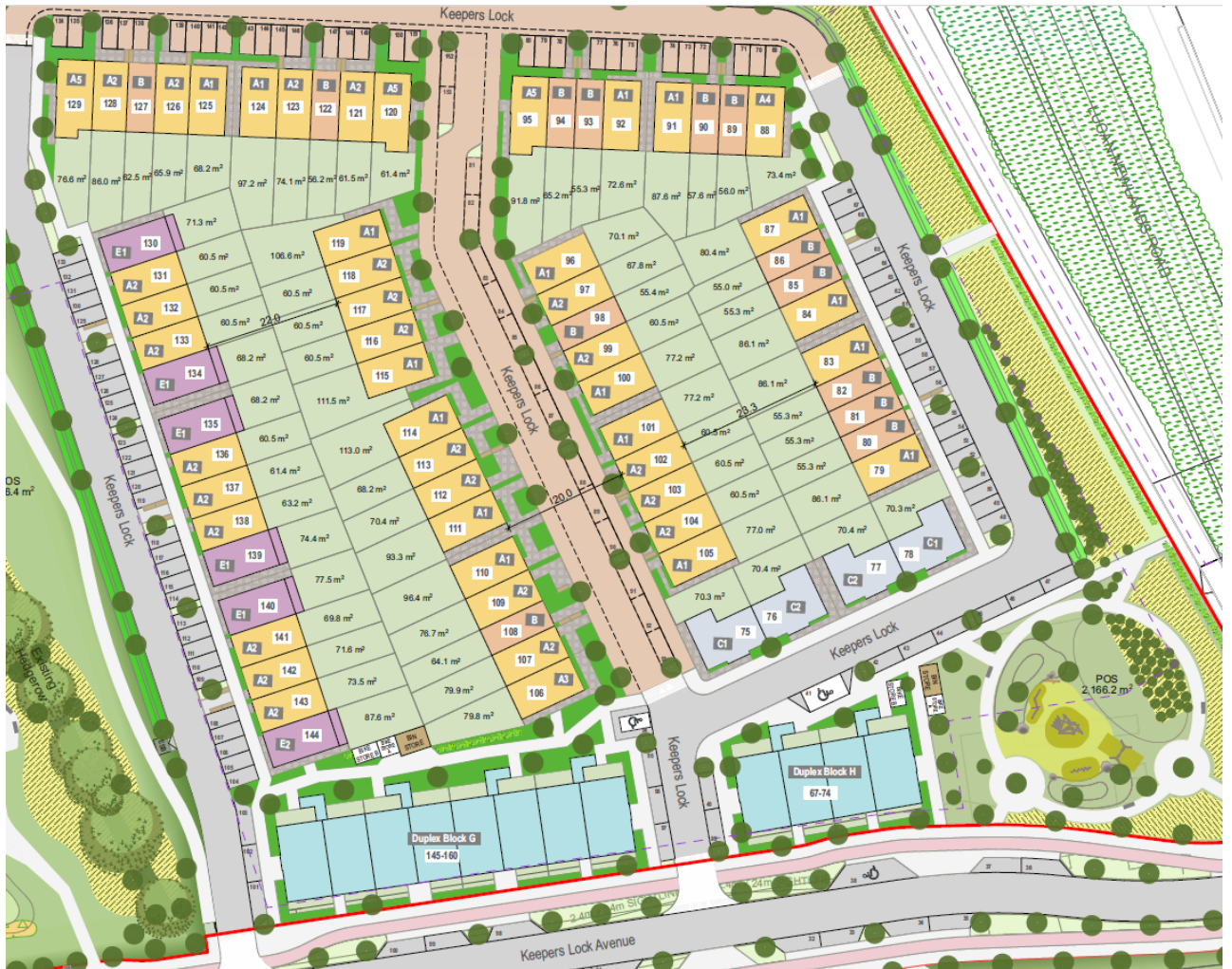


Figure 2: CSE-S1 Site layout Plan demonstrating three storey end house E1 house type and E2 house type (highlighted purple)



Figure 3: CSE-S1 – Three storey end terrace E1 type and E2 type house sections.





Dwelling Type	Description	No. of Units
Houses	2 Bed Unit	13
Houses	3 Bed Unit	47
Houses	4 Bed Unit	10
Duplex Block C	2 & 3 Bed Unit	12 (6 x 2B/ 6 x 3B)
Duplex Block D	2 & 3 Bed Unit	12 (6 x 2B/ 6 x 3B)
Duplex Block G	2 & 3 Bed Unit	16 (6 x 2B/ 8 x 3B)
Duplex Block H	2 & 3 Bed Unit	8 (4 x 2B/ 2 x 3B)
<b>Total</b>		<b>118</b>

**Table 2:** CSE-S1 Dwelling Mix – Permitted

We submit 118 no. units to be located in CSE-S1 which equates to a net density of 51 units per hectare (considering the “white lands” as part of CSE-S1), therefore complying with condition no. 2(a) and the targets set out in Table 2.13.1.

The site layout plan for sub- sector CSE-S1 and “white lands” permitted by the council include:

- 70 no. houses,
- 48 no. duplex units / apartments accommodated in Duplex Blocks C, D, G, & H
- Total – 118 no. units in CSE-S1, as identified in Fig 1 and Table 2 above, on a net area of 2.1Ha.

### 2.2.2. Overall Development:

For clarity, we submit to the Planning Authority details of the overall changes between the CAI stage and the grant of permission / compliance stage to demonstrate the number of units, public open space, number of car parking and bike parking space, as well as non-residential uses i.e. creche and retail /commercial units that are being provided. Please refer to Table 3 below.

	CAI Stage	Permitted/Compliance
No. of units - Houses	111	113
No. of Units - Duplex	102	104
No. of Units - Apartments	43	39
Public Open Space	13,889.8 m <sup>2</sup>	13,983.3 m <sup>2</sup>
No. Car Parking Spaces (on street)	161	297
No. Car Parking Spaces (on curtilage)	133	12
No. Bike Parking Spaces	797	797
Creche	1 x 487 m <sup>2</sup>	1 x 487 m <sup>2</sup>
retail/ commercial	1x 152 m <sup>2</sup>	1 x 152 m <sup>2</sup>
retail/ commercial	1 x 333 m <sup>2</sup>	1 X 333 m <sup>2</sup>

**Table 3:** Overall development figures – CAI Stage Vs. Grant of permission

### Clarification of Additional Information Stage (Overall Development):

Table 4 overleaf illustrates a breakdown of the total no. of units and dwelling mix that was submitted to the council during the CAI stage. The CAI proposal submitted consisted of:

- 111 no. houses
- 102 no. duplex units
- 43 no. apartments
- Total – 256 no. dwellings.



Dwelling Type	No. 1 Bed	No.2 Bed	No.3 Bed	No.4 bed	Total No.	Percentage
Houses	0	10	83	18	111	43%
Duplexes	0	50	52	0	102	40%
Apartments	20	22	1	0	43	17%
<b>Total</b>	<b>20</b>	<b>22</b>	<b>136</b>	<b>18</b>	<b>256</b>	<b>100%</b>
<b>Percentage %</b>	<b>8%</b>	<b>32%</b>	<b>53%</b>	<b>7%</b>	<b>100%</b>	

**Table 4:** Overall Schedule of Dwelling Mix – CAI Stage

We also refer the Planning Authority to the Table 5 which provides calculations of public open spaces provided throughout the overall development at CAI stage:

Location	Total m <sup>2</sup>
North-south, central, linear open space	6,557.20
2 no. open spaces on either side of link street, at eastern end of site, including accommodating previously permitted attenuation pond	4,095.10
Open spaces on southern part of site - green infrastructure links	346.3
North-west corner of site	1001.9
North-west open space of entrance link road	1,889.30
<b>Total</b>	<b>13,889.80</b>

**Table 5:** Overall Public Open Space – CAI Stage

**Permitted development:**

As previously mentioned in section 2.2.1 of this compliance submission, a grant of permission was received by SDCC, dated 5<sup>th</sup> May 2023, including conditions to be complied with. We refer the Planning Authority to Table 6 which demonstrates the breakdown of the total no. of units and dwelling mix of the overall permitted development in compliance with condition no. 2(a):

Dwelling Type	No.1 Bed	No.2 Bed	No.3 Bed	No.4 bed	Total No.	Percentage
Houses	0	13	85	15	113	44%
Duplexes	1	52	51	0	104	40%
Apartments	18	21	0	0	39	15%
<b>Total</b>	<b>19</b>	<b>86</b>	<b>136</b>	<b>15</b>	<b>256</b>	<b>100%</b>
<b>Percentage %</b>	<b>7%</b>	<b>34%</b>	<b>53%</b>	<b>6%</b>	<b>100%</b>	

**Table 6:** Overall Schedule of Dwelling Mix – permitted / compliance.

The submitted site layout plan provides the 4,300sq.m of open space which is provided for as part of the north-south linear central open space, located north of the link street. In addition, and partly as a result of previously permitted infrastructure / attenuation to serve the overall SDZ lands (permitted under Ref. SDZ20A/0021) the open spaces on the attached site plan provide for a total of 13,983.3sq.m. We refer the Planning Authority to Table 7 below which demonstrates the overall calculations of public open space for the permitted development:

Location	Total m <sup>2</sup>
North-south, central, linear open space	6,506.4m <sup>2</sup>
2 no. open spaces on either side of link street, at eastern end of site, including accommodating previously permitted attenuation pond	4,079.1m <sup>2</sup>
Open spaces on southern part of site to protect and enhance hedgerows and green infrastructure links	2,672.9m <sup>2</sup>
North-west corner of site	724.9m <sup>2</sup>
<b>Total</b>	<b>13,983.30</b>

**Table 7:** Overall Public Open Space – Permitted / compliance.



### 3.0. Conclusions & Enclosures

- 3.1. We consider the submitted site layout plan demonstrates that the permitted development, quantum of dwellings and associated density, as well as associated parking and open space provision appropriately comply with both the permission granted under Ref. SDZ22A/0010 and the requirements of the SDZ Planning Scheme. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at [alison@armstrongfenton.com](mailto:alison@armstrongfenton.com) or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted boundary treatment amendments are acceptable and in compliance with **Condition No. 2 (a)** of the grant of permission received.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
Chartered Town Planner

**Armstrong Fenton Associates.**  
**Planning & Development Consultants**

**Appendix A: Full List of Enclosures****Prepared by Armstrong Fenton Associates:**

<b>Drawing/ Doc no.</b>	<b>Title</b>
N/A	Compliance <b>Condition No. 2</b> Cover Letter

**Prepared by Davey + Smith Architects:**

<b>Drawing / Doc no.</b>	<b>Title</b>
2004 – PL 006	Proposed Site Plan
2004 - PL 007	Site Section E
PH 008-House Type E1- 4B End Terrace	End Terrace Proposed Plans, Section & Elevations
PH 009-House Type E2- 4B End Terrace	End Terrace Proposed Plans, Section & Elevations



