

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

By email

15th February 2024

Dear Sir/Madam,

**RE: CONDITION 3(a) & 7 – DEVELOPMENT COMPRISING OF 594 APARTMENTS, OFFICE FLOORSPACE, 4 RETAIL UNITS, A CRECHE AND URBAN SQUARE WITHIN THE CLONBURRIS DEVELOPMENT AREAS CUCS3 & CSWS3 OF THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH AND CLONBURRIS, CO. DUBLIN.
REG REF: SDZ22A/0018**

I write on behalf of Cairn Homes Properties Ltd. in respect of Reg Ref: SDZ22A/0018. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0018 and to discharge the following condition as required prior to commencement.

Condition 3a:

Prior to the commencement of development on the site, the applicant shall submit interim landscaping proposals for the footprint of office block C for the written agreement of the planning authority. Interim landscaping proposals may include moveable items such as seating benches, large volume planters, loose aggregate surfacing and the proposals shall provide for the opening of this space to the public on a temporary basis. The agreed proposals shall be implemented and opened in tandem with phase 1 of the development and shall be removed no longer than 3 months in advance of the commencement of works to office block C.

Condition 7:

Prior to the commencement of development the applicant/developer shall submit to the Planning Authority for written agreement a detailed phasing programme for the approved development that fully accords with the requirements of the Planning.

Response:

Please see the enclosed Phasing Plan prepared by Cairn Homes in respect of the permitted development site and condition 7. The proposed phasing is considered appropriate following detailed construction design, and logical sequential development.

In respect of condition 3(a) please see enclosed plan “*Masterplan – Block C Temporary & Permanent Layout*” drawing no. 1868_PL_P_01.7.1 prepared by Marray and Associates which proposes an interim landscaping proposal for the area of Block C. However, Cairn have reservations about the timing indicated within the condition with reference to the sequencing of construction and would welcome an opportunity to agree a revised timing with the Planning Authority.

As you can see from the attached Phasing Plan there is a year between starting phase 1 and phase 4. The obvious issues here would be site logistics of developing the landscaped area as an “island” while construction for phase 1 and 3 goes on around it. Construction activities for phase 1 and access for any residential amenity would be in direct conflict and would be difficult to manage from a health and safety perspective. I further note the construction of Block B & D are 5-7 storey buildings and would be tight to the boundary of the park leading to further health and safety risks. Our construction logistics to build these buildings relies on having space for deliveries and set down areas during construction. The benefits of having a residential amenity in such close proximity to a live site would be significantly outweighed by the health and safety risk.

It is currently intended to commence Block C at the same time as Block B and D. Cairn would propose that if there is any change to this, then the interim landscaping proposed under Condition 3(a) will be implemented prior to the occupation of Blocks B and D, and removed no longer than 3 months in advance of the commencement of works to office block C.

We would welcome an opportunity to discuss further if required.

Yours Sincerely,



Nicky Casey
Planning Project Manager