

Cairn Homes Properties Limited  
45, Mespil Road  
Dublin 4

Date : 01-Mar-2024

**Reg. Ref. :** SDZ22A/0017/C19  
**Proposal :** 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 19:**  
**Materials and Finishes**  
Prior to the commencement of development the applicant/developer shall submit materials and finishes of the development for the written agreement of the Planning Authority.  
**REASON:** in the interests of visual amenity.

**Location :** Within the townland of Cappagh, Clonburris, Dublin 22  
**Applicant :** Cairn Homes Properties Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 05-Jan-2024 to comply with Condition No 19 of Grant of Permission No. SDZ22A/0017, in connection with the above.

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

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter and elevational drawings.

Planner’s response:

External materials proposed for the houses include light buff brick, grey brickwork, light coloured render and dark coloured render. The type and use of materials for the houses are considered to be acceptable.

External materials proposed for the apartment block include light buff brick, dark brickwork, light coloured render and dark coloured render. The variation in finishes is to be welcomed and helps break up the massing of the building. However, a reduction in the amount of render as a finishing material to the apartment block is likely to be better-wearing for this building. It is therefore considered that the submission is not compliant with Condition 19 in relation to this aspect. The reduction or omission of render on the apartment block should be considered. The variation in external materials and finishes should still be provided for.

**Conclusion**

The submission is **not** in compliance with Condition 19. “

Yours faithfully,

M.C.

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*for Senior Planner*