

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

Date : 04-Mar-2024

Reg. Ref. : SDZ22A/0010/C26
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 26:

Landscape Plan

Prior to the commencement of development, a revised detailed landscape plan, to be agreed with the Planning Authority, with full works specification, that accords with the specifications and requirements of Council.

Unless otherwise agreed, the revised Landscape Proposals shall incorporate:

- i. Revised design for plaza incorporating Green Infrastructure and natural SuDS.
- ii. Revised design of Public Open Space with detention ponds to incorporate shelves and planting.
- iii. Revised open space and play design on open space in east of site, north of link road.
- iv. Revised play design at central open space.
- v. Open space areas along all roads to incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc. to be agreed with Public Realm
- vi. All hard and soft landscape details; including levels, sections and elevations
- vii. A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where

appropriate. Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.

viii. Ornamental wildflower mixes should not be used. Agree wildflower planting with Public Realm.

ix. Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences

x. Planting plan required for ponds including planted shelves to ensure safety of residents and amenity and biodiversity value.

xi. Paths directing users into attenuation ponds to be fully accessible – cross sections and levels required.

xii. Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.

xiii. Native species shall be used for formal hedging proposed within Clonburris SDZ e.g., residential. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*.

xiv. Paths to be concrete or tarmac throughout the development.

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

REASON: In the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan, SDCC Development Plan Policy; the provision, establishment and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area.

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 08-Jan-2024 to comply with Condition No 26 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 **not** compliant.

Comments:

“Compliance submission:

Submission received on 08 January 2024 and 24 January 2024 comprising the following supporting documents:

- Cover Letter (Armstrong Fenton), updated 8th January 2024
- Landscape Sections (i) (Drawing 03 (i) SCT)
- Landscape Sections (ii) (Drawing No. 03(II) SCT)
- Landscape Sections (iii) (Drawing No. 03 (III) SCT)
- Proposed Landscape, Swales & Dropped Kerb Location Plan (Drawing No.05 P.L.S.DK.P (I)
- Tree Pit Detail (Drawing No. 05 T PIT D (III)
- Landscape Planting Plan (i) (Drawing No. 06 LPP)
- Landscape Planting Plan (ii) (Drawing No. 06 LPP)
- Landscape Planting Plan (iii) (Drawing No. 06 LPP)
- Landscape Planting Plan (iv) (Drawing No. 06 LPP)
- Landscape Planting Plan (v) (Drawing No. 06 LPP)
- Landscape Planting Plan (vi) (Drawing No. 06 LPP)
- Cover Letter (Armstrong Fenton), dated 24 January 2024
- Boundary Plan (Drawing no. 02 B.P)

The submitted documents provide full details of the landscaping that will be introduced across the site.

Recommendation:

SDCC Parks Department has reviewed the submitted documentation and confirmed that the applicant has not addressed all of the points within the condition. SDCC has requested that the applicant revisit the requirements of the condition and address each point listed.

Planners Comments:

The applicant **has not demonstrated** to the satisfaction of the Planning Authority that the information submitted on 08 January 2024 and 24 January 2024 is satisfactory.

The applicant is asked to revisit the requirements of the condition to address each point listed.

Conclusion

This submission **does not comply** with the requirements of condition 26. “

Yours faithfully,

M.C.

for **Senior Planner**