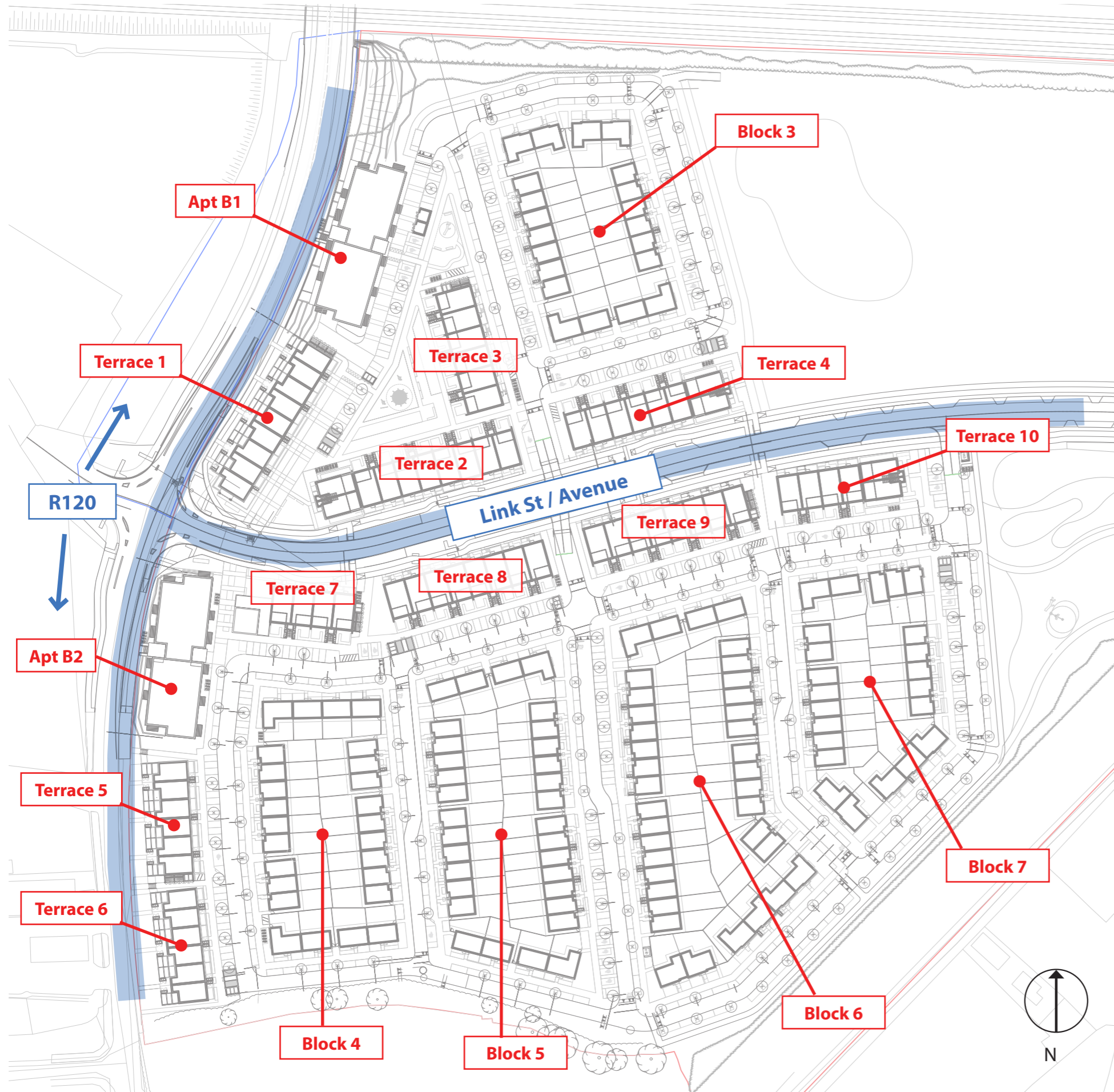




Please note that this report address planning conditions 4, 6a, 6b & 11

Planning compliance submission

Clonburris SDZ
March 2024



Planning Condition No. 4.

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. The amount of render fronting the **Link street and the R120** shall be reduced and more durable materials proposed.

REASON: in the interests of visual amenity.

Response:

Please see enclosed elevation drawings which describe the changes that have been made to the proposed elevation to address this planning condition.

The materials and finishes proposed within this development have been detailed over the next 6 pages of this document.

Reference Project Typologies

Building Volume / Roofscape typologies



A

Residence Le Carreau, Desplanques Architects



B

Aderrig Phase 02 by BKD Architects

Material Colour Tone typologies



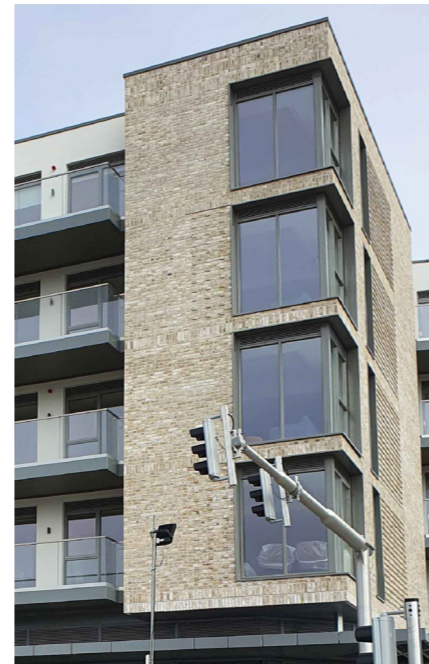
C

Cherrywood Development, Dublin



D

Brick Colour 1



E

Brick Colour 2

Proposed Building Elevation - Material Diagram



A palette of 2 brick tones - a light cream and a darker grey are complimented by a pairing of off-white and warm grey render colours. A roofscape of concrete tiles, metal canopies over building entrances, dark colour window framing and metal guardings are proposed.

Bicycle enclosures are clad in perforated metal panels using a complimentary colour range. Bin stores will incorporate similar finishes using the same range of colour tones.

Proposed Materials - Newcastle Road R120 [TYPICAL APARTMENT FINISHES]



1 DARK GREY BRICK

STANDARD BOND
DARK GREY TONE



2 DARK GREY BRICK

FEATURE BOND
DARK GREY TONE



3 LIGHT GREY BRICK

STANDARD BOND
LIGHT GREY TONE



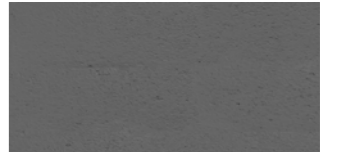
4 LIGHT GREY BRICK

FEATURE BOND
LIGHT GREY TONE



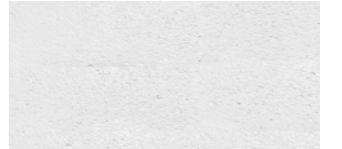
5 DARK GREY RENDER

SELF COLOURED
DARK GREY TONE



6 LIGHT GREY RENDER

SELF COLOURED
LIGHT GREY TONE



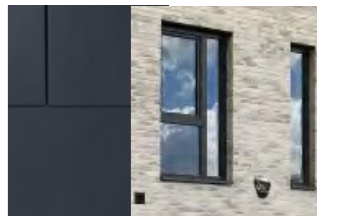
7 POWDERCOATED METALWORK

RAILINGS, CLADDINGS, RAIN GOODS,
SCREENINGS, ETC.
DARK GREY / CHARCOAL TONE



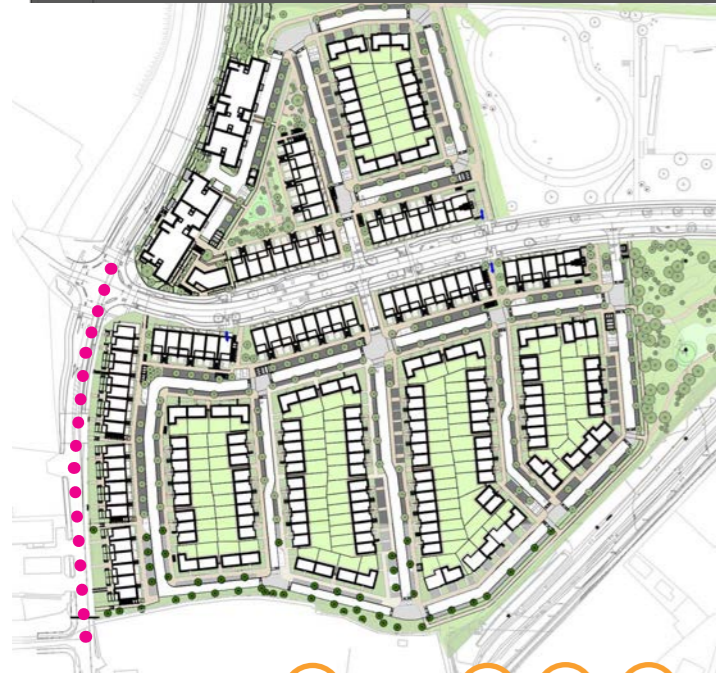
8 WINDOW FRAMES

DARK GREY / CHARCOAL TONE
WINDOW FRAMES



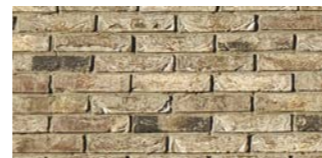
Reference apartment image showing

Proposed Materials - Newcastle Road R120 _ Duplex Units [TYPICAL 4 STOREY DUPLEX FINISHES]



1 DARK GREY BRICK

STANDARD BOND
DARK GREY TONE



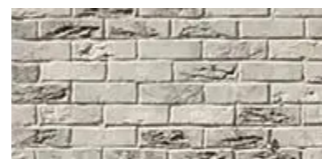
2 DARK GREY BRICK

FEATURE BOND
DARK GREY TONE



3 LIGHT GREY BRICK

STANDARD BOND
LIGHT GREY TONE



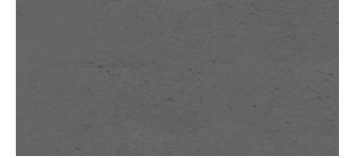
4 LIGHT GREY BRICK

FEATURE BOND
LIGHT GREY TONE



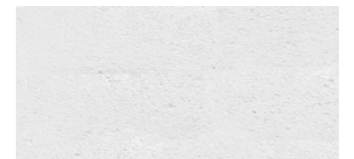
5 DARK GREY RENDER

SELF COLOURED
DARK GREY TONE



6 LIGHT GREY RENDER

SELF COLOURED
LIGHT GREY TONE



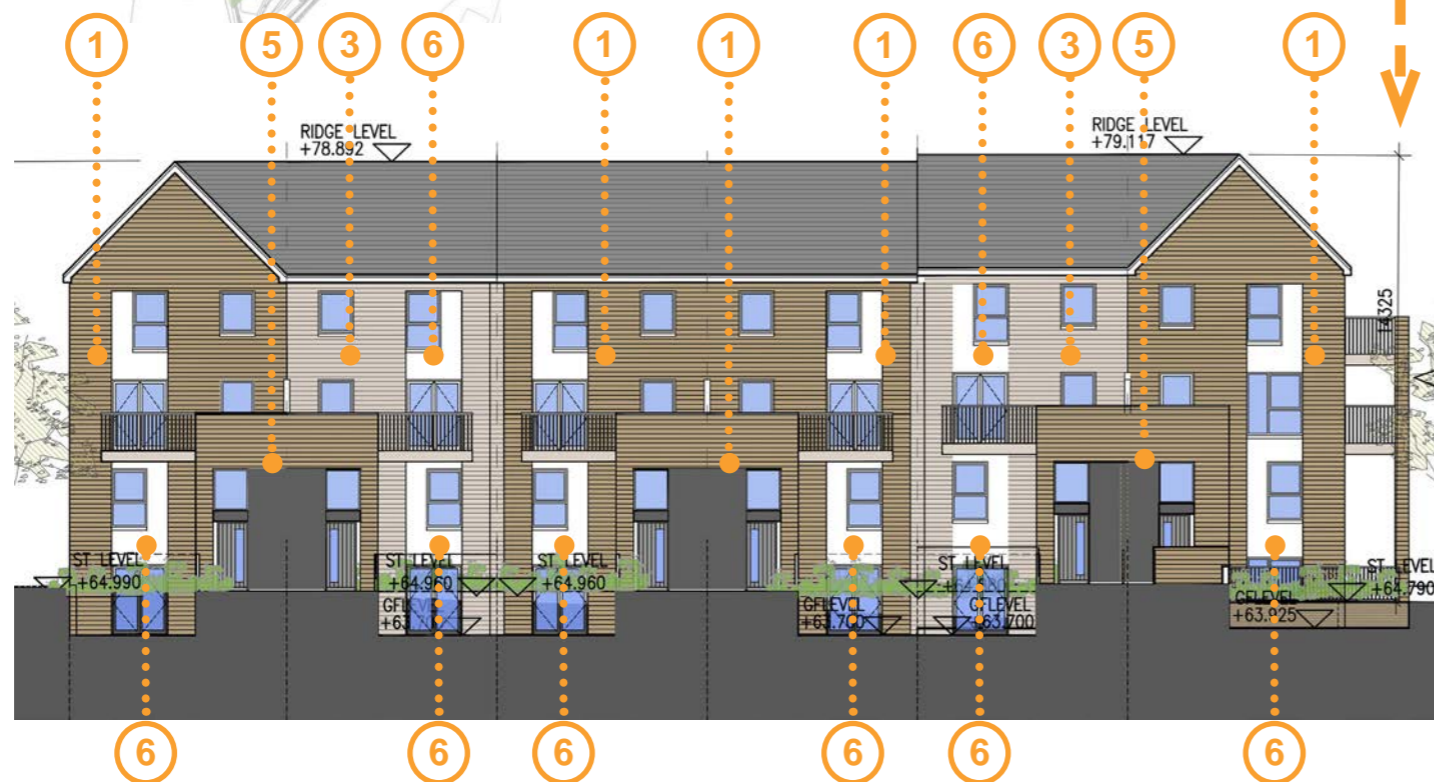
7 POWDERCOATED METALWORK

RAILINGS, CLADDINGS, RAIN GOODS,
SCREENINGS, ETC.
DARK GREY / CHARCOAL TONE



8 SLATE/TILES & WINDOW FRAMES

DARK GREY / CHARCOAL TONE
SLATE / TILES & DARK GREY /
CHARCOAL TONE WINDOW FRAMES



Proposed Materials - Clonburris Avenue / Link St. [TYPICAL 3 STOREY DUPLEX FINISHES]



1 DARK GREY BRICK

STANDARD BOND
DARK GREY TONE



2 DARK GREY BRICK

FEATURE BOND
DARK GREY TONE



3 LIGHT GREY BRICK

STANDARD BOND
LIGHT GREY TONE



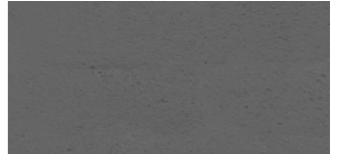
4 LIGHT GREY BRICK

FEATURE BOND
LIGHT GREY TONE



5 DARK GREY RENDER

SELF COLOURED
DARK GREY TONE



6 LIGHT GREY RENDER

SELF COLOURED
LIGHT GREY TONE



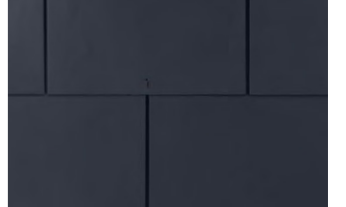
7 POWDERCOATED METALWORK

RAILINGS, CLADDINGS, RAIN GOODS,
CANOPIES, ETC.
DARK GREY / CHARCOAL TONE



**8 SLATE/TILES & WINDOW
FRAMES**

DARK GREY / CHARCOAL TONE
SLATE / TILES & DARK GREY
/ CHARCOAL TONE WINDOW
FRAMES



Proposed Materials - Local Street [TYPICAL 2 STOREY HOUSING FINISHES]



1 DARK GREY BRICK

STANDARD BOND
DARK GREY TONE



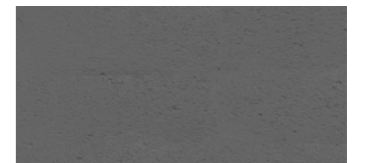
3 LIGHT GREY BRICK

STANDARD BOND
LIGHT GREY TONE



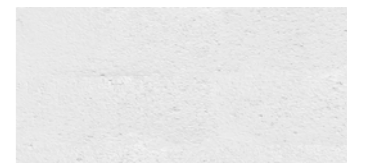
5 DARK GREY RENDER

SELF COLOURED
DARK GREY TONE



6 LIGHT GREY RENDER

SELF COLOURED
LIGHT GREY TONE



7 POWDERCOATED METALWORK

RAILINGS, CLADDINGS, RAIN GOODS,
SCREENINGS, ETC.
DARK GREY / CHARCOAL TONE





Planning Condition No. 6(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: Revised plans that incorporate all of the following amendments-

(a) increased dual frontage for house types B4 (non handed), F2 (handed) and F2 (non handed);

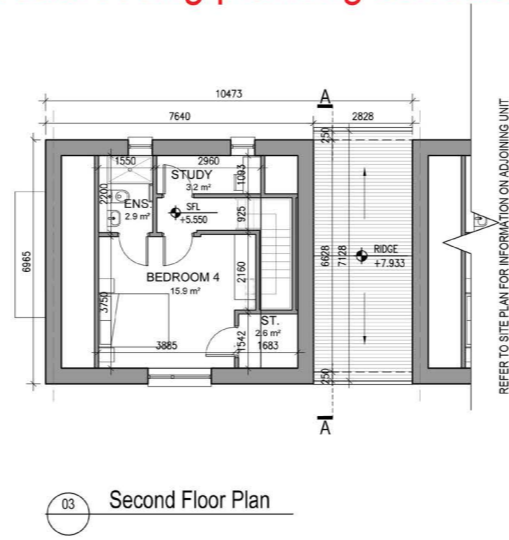
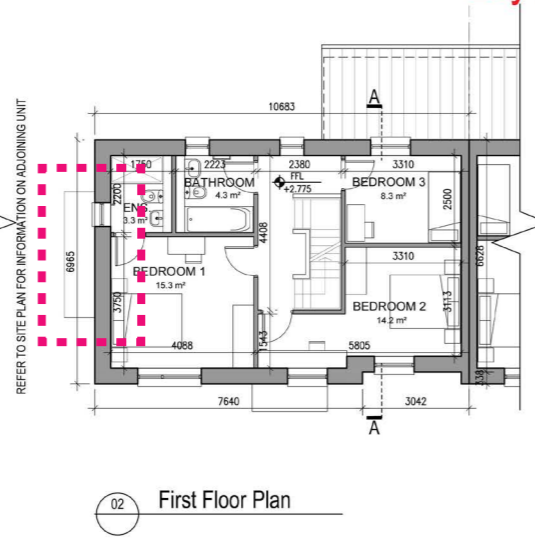
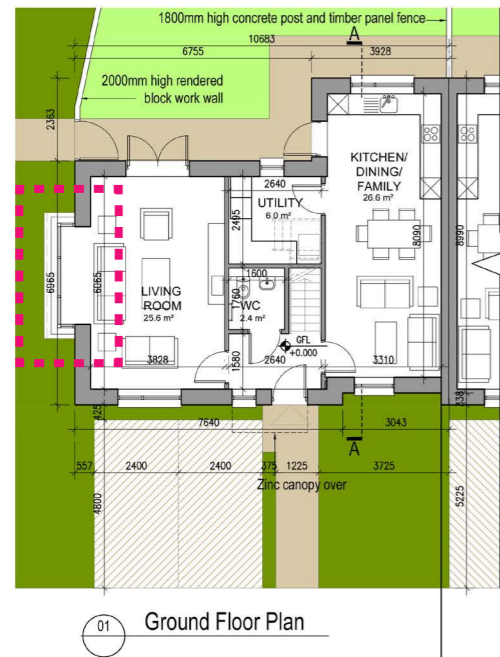
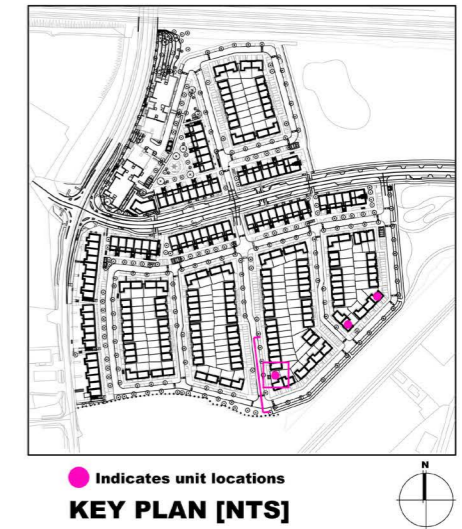
Response:

Unit types B4 & F2 (handed & non-handed) have now been revised to account for increased dual frontage. Please refer to diagram to the left and the enclosed site plan for locations for each unit where additional dual frontage treatments have been added to the proposed layout.

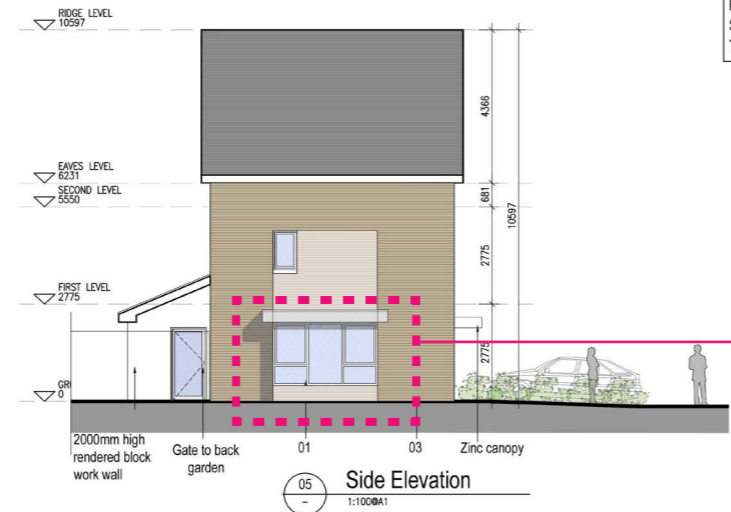
Legend:

- Houses already provided with increased dual frontage as part of granted planning permission.
- Houses now provided with increased dual frontage as part of planning compliance submission.

Layout addressing planning condition 6(a) - submitted 28.03.24



HOUSE TYPE B4	
Ground floor area	69.6m ²
First floor area	59.6m ²
Second floor area	28.1m ²
Total Floor Area (4-bed unit):	157.3m²



Requested AI:

1F. The applicant is requested to provide revised elevations, increasing dual frontage recommended for the following units: - B1 (handed), B4 (handed), B4 (non handed), C1 (handed), C1 (non handed), F2 (handed), F2 (non handed)

Response:

Please see plans and elevations shown in context for house type B4. Please note that the handed and non-handed units shown the same quantum of windows to these elevations. At all key prominent locations where these gables are visible, the end elevations have been revised to include additional windows to further increase the dual frontage provision from what was shown in the original application.

Increased dual frontage - Unit Type F2 [handed]

Layout addressing planning condition 6(a) - submitted 28.03.24



Indicates unit locations
KEY PLAN [NTS]

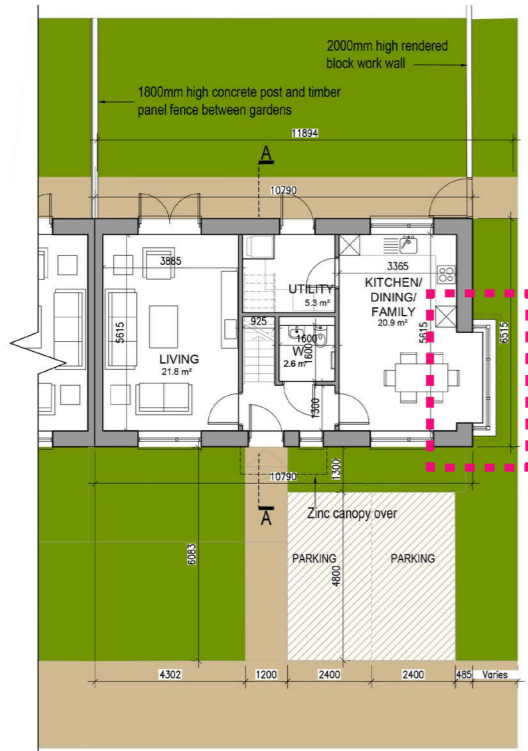


Requested AI:

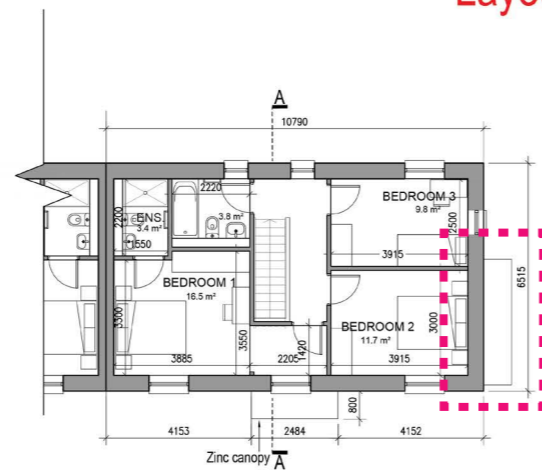
6 (a) increased dual frontage for house types B4 (non handed), F2 (handed) and F2 (non handed);

Response:

Please see plans and elevations shown in context for house type F2 [handed]. We note that the layout as submitted includes multiple windows on the front & gable elevations to ensure dual frontages are provided - this has been further added to with the inclusion of an additional bay window on the end elevation. Please note that the handed and non-handed units shown the same quantum of windows to these elevations.

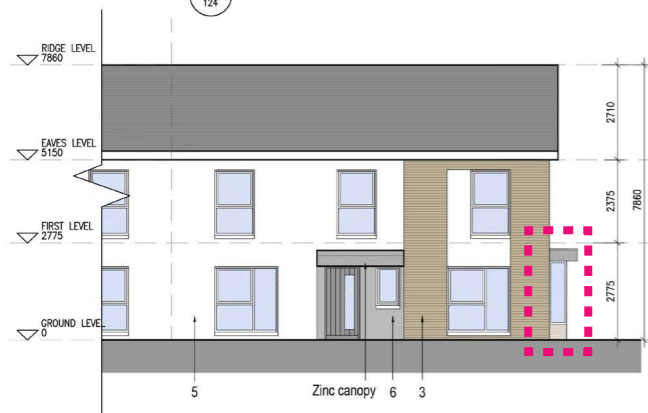


01 Ground Floor Plan

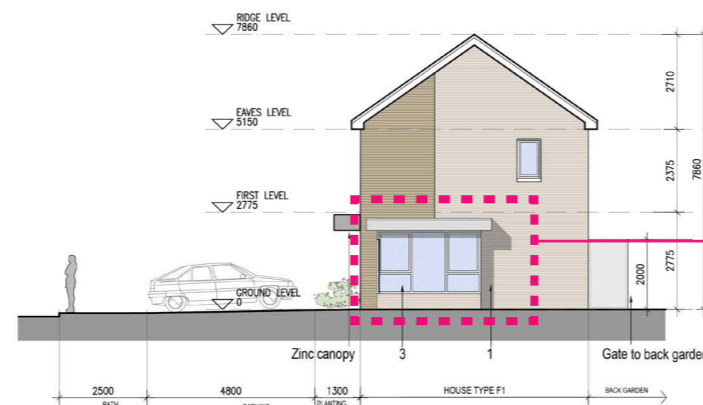


02 First Floor Plan

Ground floor area	58.0 m²
First floor area	58.0 m²
Total Floor Area (4-bed unit)	116.0 m²

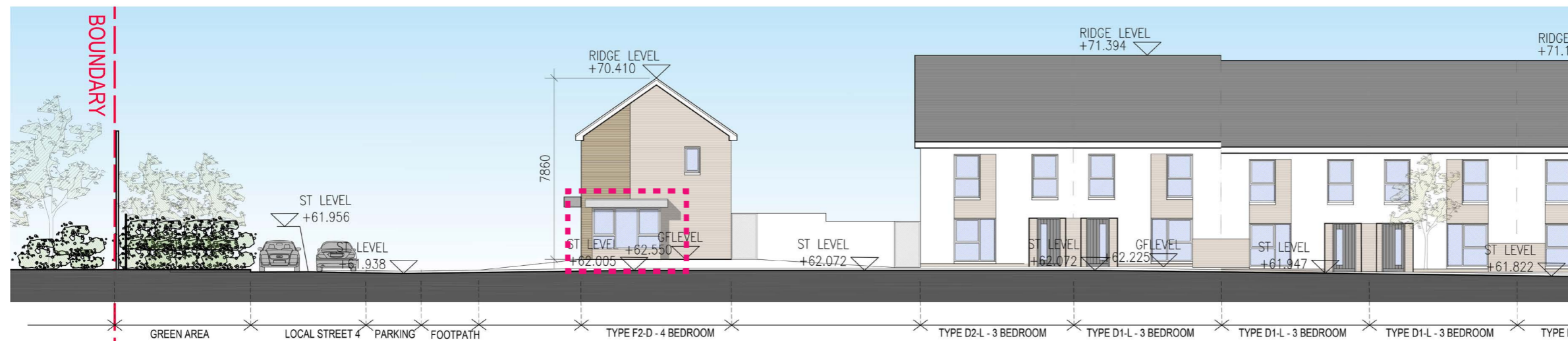


03 Front Elevation



04 Side Elevation

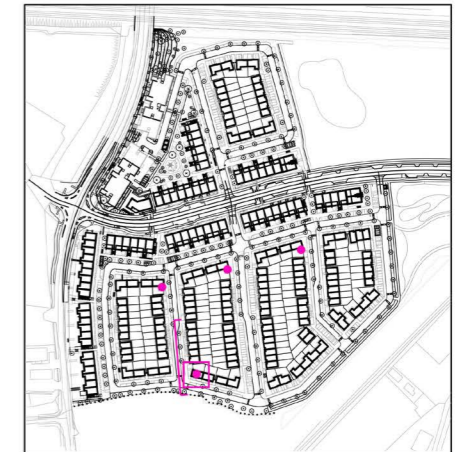
Proposed change to unit to provide additional dual frontage



05 Contiguous Elevation

Increased dual frontage - Unit Type F2 [non-handed]

Layout addressing planning condition 6(a) - submitted 28.03.24



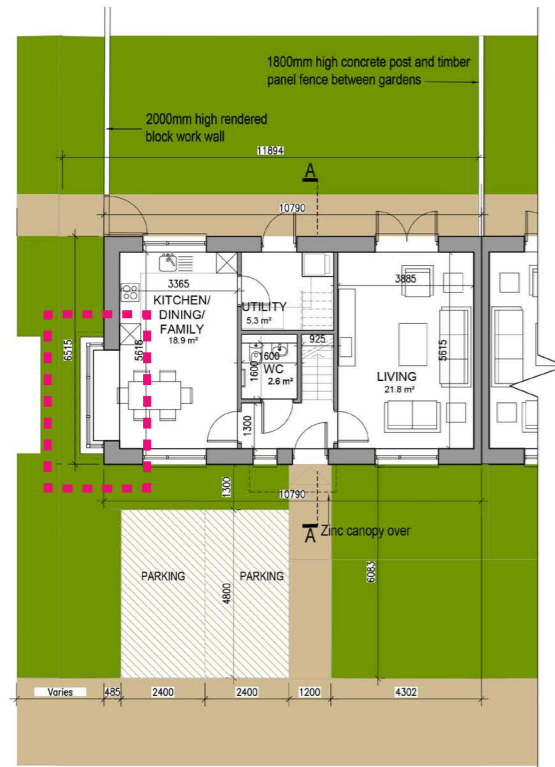
Indicates unit locations
KEY PLAN [NTS]

Requested AI:

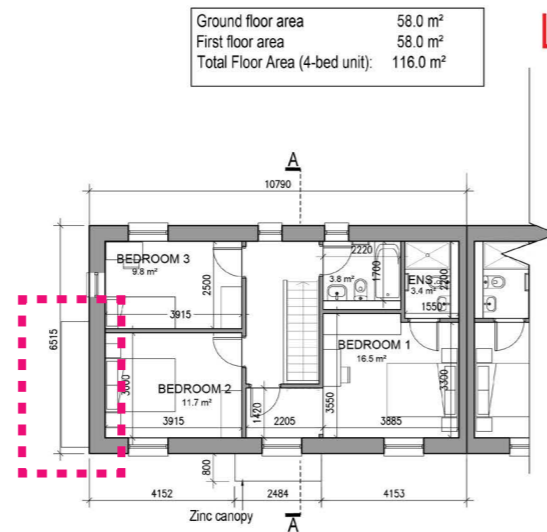
6 (a) increased dual frontage for house types B4 (non handed), F2 (handed) and F2 (non handed);

Response:

Please see plans and elevations shown in context for house type F2 [non-handed]. We note that the layout as submitted includes multiple windows on the front & gable elevations to ensure dual frontages are provided - this has been further added to with the inclusion of an additional bay window on the end elevation. Please note that the handed and non-handed units shown the same quantum of windows to these elevations.



01
125
Ground Floor Plan

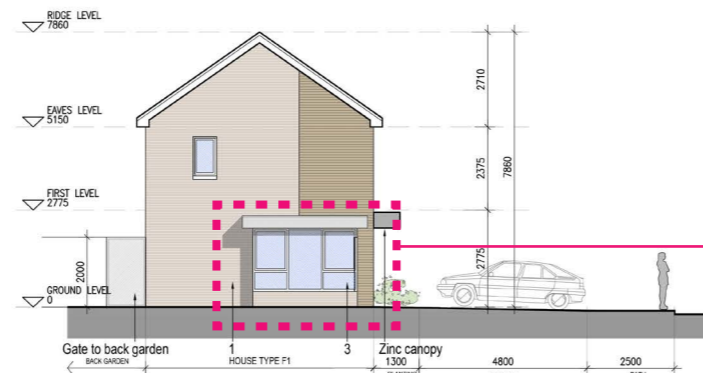


02
125
First Floor Plan

Ground floor area 58.0 m²
First floor area 58.0 m²
Total Floor Area (4-bed unit): 116.0 m²

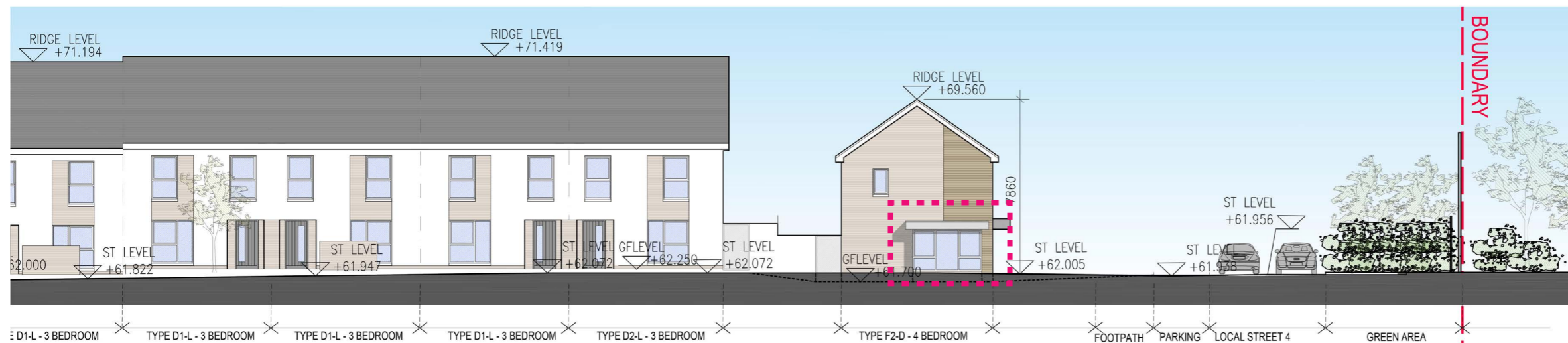


03
125
Front Elevation



04
125
Side Elevation

Proposed change to unit to provide additional dual frontage



05
125
Contiguous Elevation



Planning Condition No. 6(B)

Amendments. Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-

(b) revised floor plans for duplex previously indicated as BTR to comply with the requirements of the apartment guidelines (where SPPR7 and SPPR8 of the 2020 Guidelines do not apply)

Response:

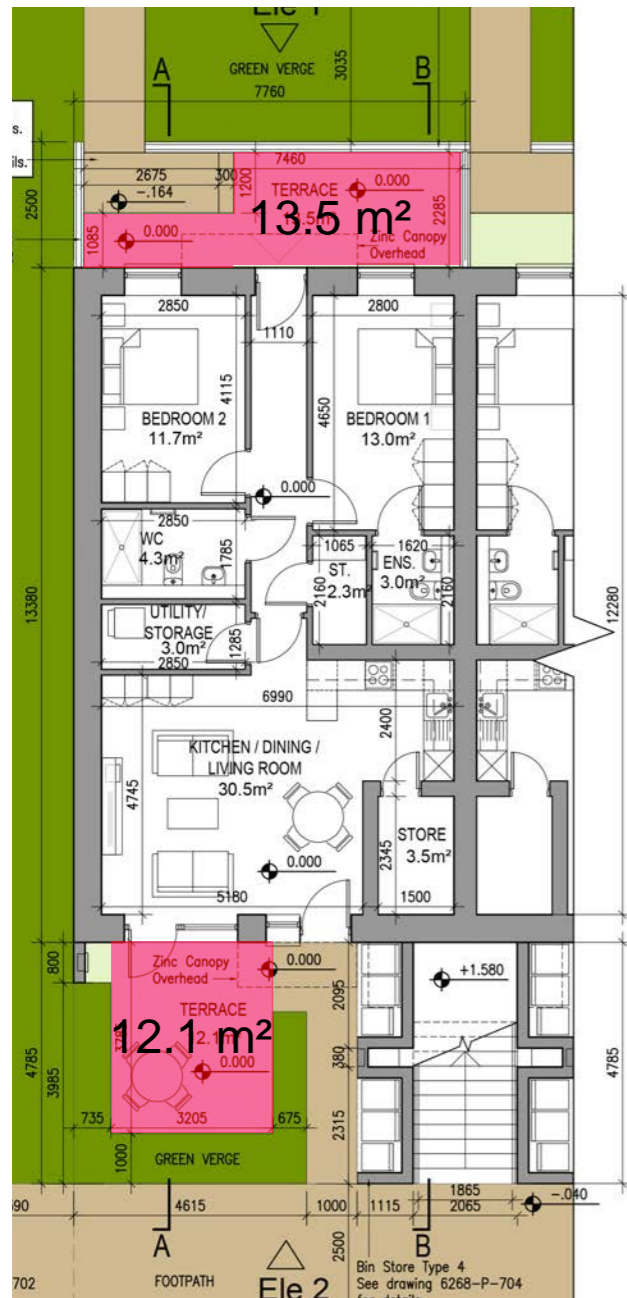
All units Duplex units which have been proposed as Build-to-rent (BTR) within the subject application have been designed to comply with or exceed the minimum requirements as set out within the 'Sustainable Urban Housing Design Standards for New Apartments 2023'. All minimum room areas and dimensions have been satisfied without the need for any dispensation under SPPR 7 & SPPR 8. The private and communal open space provision for these units is set out in more detail on the following page.

Legend:

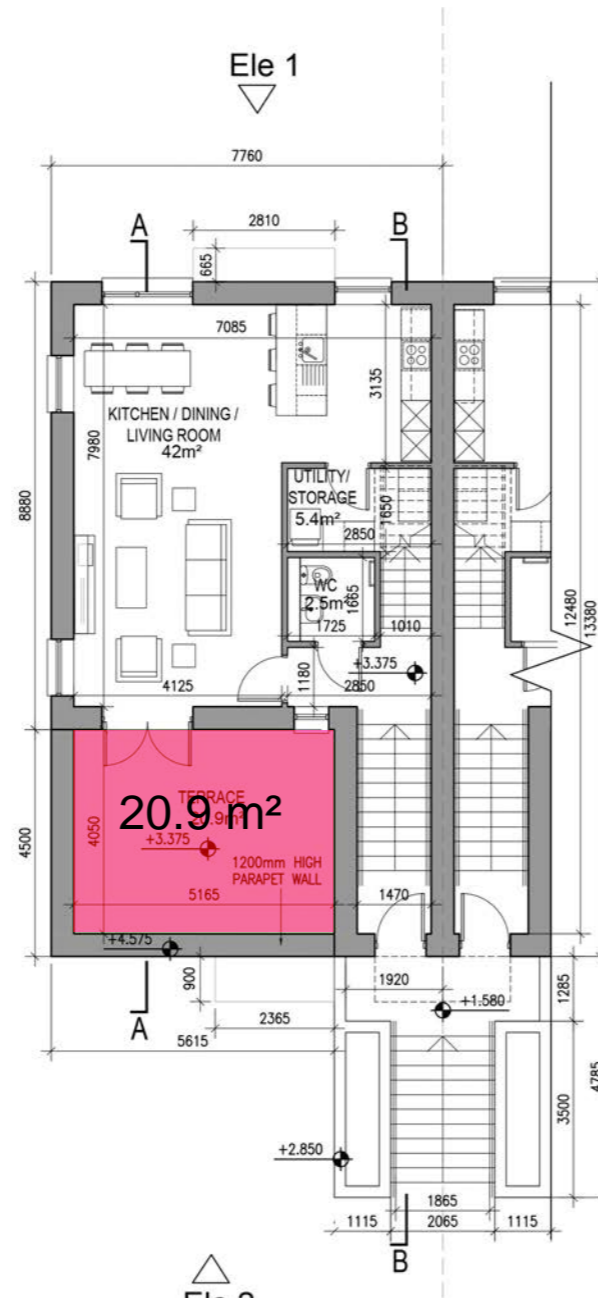
 INDICATES A DUPLEX UNIT PROPOSED AS BUILD-TO-RENT (BTR)

Private & Communal Open Space Provision (Specific to Duplex units)

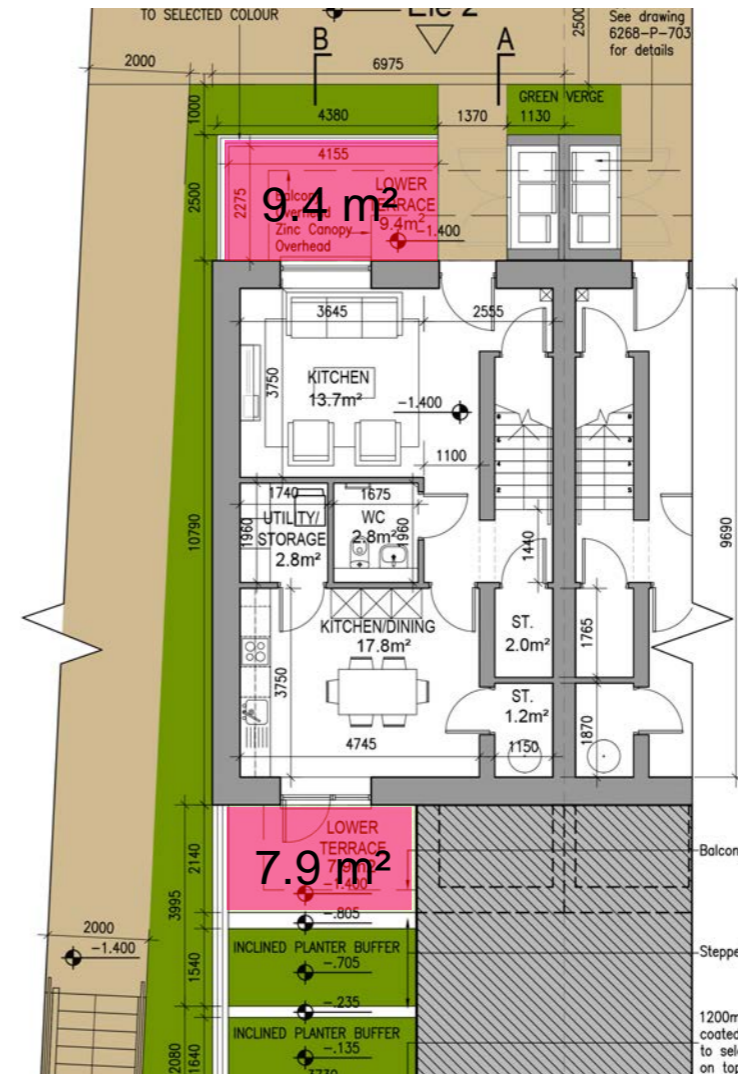
Given the density of the proposal and the nature of the layout it has not been possible to provide separate communal space for the duplex units proposed. In place of communal space, the private open spaces at either ground level, first and/or second floor levels have been designed to exceed the combined minimum requirements for private open space and communal open space provision as set out in the Sustainable Urban Housing : Design Standards for New Apartments 2022. This approach has previously been used with the SDZ and accepted by SDCC for a number of nearby planning applications.



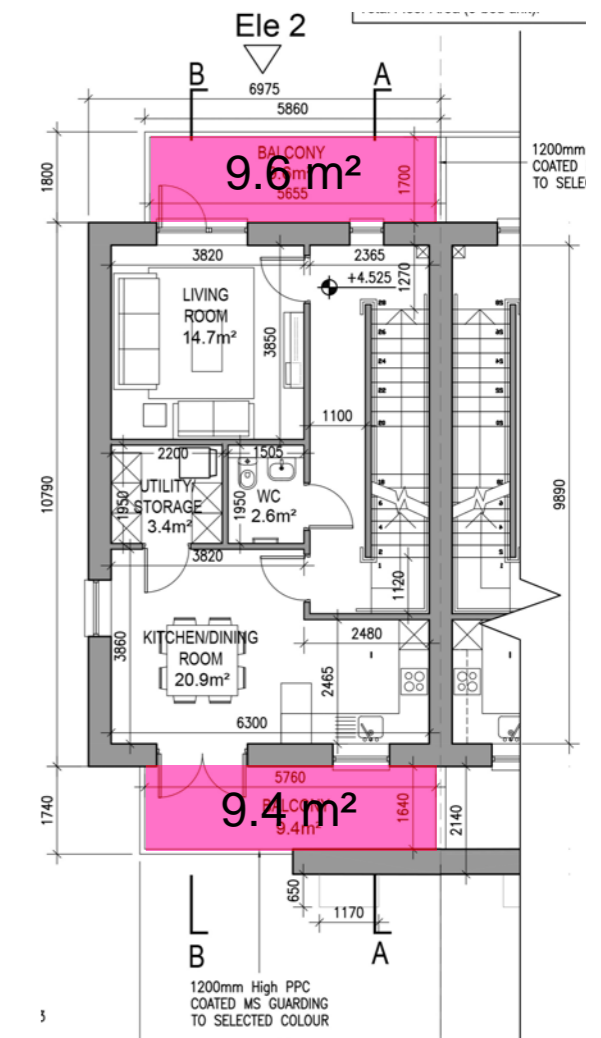
Private Terrace - Type J Ground floor



Private Terrace - Type K First floor



Private Terrace - Type L Ground floor



Private Balcony - Type M Second floor

All two storey house units within the development are provided with back gardens that exceed the minimum requirements for private open space. (See Housing Quality Assessment Schedule for more details).

Refer to housing quality assessment for further detail

Individual apartment private open space area



Planning Condition No. 11

Street Naming and Dwelling Numbering. Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: (i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme. The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements. The development name should: 1. Avoid any duplication within the county of existing names, and 2. Reflect the local and historical context of the approved development, and 3. Comply with; (a) Development Plan policy, and (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and (d) Preferably make exclusive use of the Irish language. Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to 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, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.

Response:

Please see enclosed naming and numbering drawing with to address the condition requirements set out above.

