

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

By email

10th April 2024

Dear Sir/Madam,

**RE: CONDITION 19 – 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 19:

Ducting within apartment building scheme.

Prior to the commencement of the development on the apartment building located in the west of the application site, and unless otherwise agreed in writing, the developer shall engage with Planning Authority in relation to the provision of ducting within the apartment building scheme that shall be capable of connecting directly into any shared duct network provided by the South Dublin County Council or associated body. Where required, details of this connection shall be provided to and agreed in advance of the construction of the ducting network within the site area.

Response:

To accommodate the connecting of the Clonburris Tile 2 apartment blocks to a future district heating scheme it is proposed that soft spots shall be left in the apartment structures for ease of installing pipework at a later date to minimise the construction work required.

Each apartment building will be left with soft spots through the external façade and floor slab to accommodate a route that will have minimal impact on the integrity of the structure. An area of 400mm x 200mm will be allowed for below ground in the external façade. A lintel as required will be installed for ease of breaking out this opening. 2 no. 150mm duct will be installed in the floor slab to allow the pipework pass through the DPM, radon barrier and insulation thus ensuring these elements of the structure will not

be affected. From this entry point the pipework, now internal grade, will be able to traverse at high level to the riser.

Please refer to the accompanying drawing for further clarification on how the pipework can be installed at a future date:

- *“Mechanical & Electrical District Heating Services Layout Site Plan”* drawing prepared by OCSC, and
- *“Apartment Block District Heating Soft Spot Sketch”* prepared by MCORM.

Alternative Solutions Reviewed:

- A review of installing below ground duct externally to the base of the mechanical riser to accommodate the future install of the pipework was carried out. It was determined that this would not be a viable solution due to the rigid nature of district heating pipework. It would not be possible to pull the pipe through the duct.
- A review of installing the district heating pipework below the ground slab from external to the base of the mechanical riser and capping both ends was carried out. It was determined that this carries its own inherent risks. As there is currently no specification with regards items such as temperature or pressure drop requirements, pipework installed now may not be sized or compatible with the proposed external future district heating pipework.

It is noted that the proposal provides ducting into the apartment buildings only, and there is no internal infrastructure for district heating included within the building itself.

Yours Sincerely,



Nicky Casey
Planning Project Manager