

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

By Email and OneDrive

12th April 2024

Dear Sir/Madam,

**RE: CONDITION 20 – DEVELOPMENT COMPRISING OF 607 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 further to your letter dated 07th February 2024, copy enclosed, regarding Condition 20.

Condition 20:

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.

Response:

Following the letter of non-compliance dated 07th February 2024, Cairn Homes engaged with the Planning Department and had discussions with Caitlin O'Shea and Aisling Kelly. These discussions noted that there were very minor changes in materials between further information stage and planning compliance stage which came as a result of detailed design.

The revised proposal has addressed the concerns of the Planning Authority by detailing the type of render proposed as detailed below.

Product Summary:

There are a range of high-quality render options available to be used. These have excellent longevity and do not require regular maintenance. If the render is applied correctly with correct detailing (sill design, parapet overhangs, etc.), and is inspected annually it will have a minimum 40-year design life expectancy. This would also require a new sealant/ re-paint every 18 years to ensure to ensure performance, protection,

and aesthetics. The apartment blocks within Clonburris Tile 2 (SDZ22A/0018) would be controlled under an agreed management company. This management company would facilitate the annual inspection of the render as per manufactures requirements (copy enclosed), and will ensure any maintenance is commissioned should it be required.

The products listed below have been successfully tried and tested across Cairn developments, including Tile 1 Clonburris, Citywest, and Parkside. Cairn would welcome the SDCC Planners to visit any of our developments and inspect the high quality products which have been incorporated.

Technical Information Summary (full brochure specifications are attached):

The KEWI system would use what is known as an organic plaster as the external finish. This is different to a render made from inorganic binders (cement) which is classified under EN998-1.

EN 15824 – Organic Plaster



Irish Standard
I.S. EN 15824:2009

Specifications for external renders and internal plasters based on organic binders

EN 15824:2009 (E)

I.S. EN 15824:2009

Introduction

The properties of external renders and internal plasters based on organic binders are primarily determined by the type or types of binders used and their respective proportions.

EN 998-1 – Inorganic binder renders and plasters



EN 998-1:2016 (E)

1 Scope

This European Standard is applicable to factory-made rendering/plastering mortars based on inorganic binders for external (rendering) and internal (plastering) use on walls, ceilings, columns and partitions. It contains definitions and final performance requirements.

The end result is that organic resin plasters are much less water absorbent than sand & cement based plasters, therefore having a much better resistance to staining and discolouration in the long term.

The liquid permeability of Ceresit CT174 as used on Tile 1 is category W₃, which is the highest classification available. See attached DoP for reference.

https://www.ceresit.com/products/facade-solutions/central-pdp.html/ceresit-ct-174/SAP_0201IDC014F2.html

4.3 Water absorption

Liquid water permeability shall be determined for external renders by measuring the liquid water permeability in accordance with EN 1062-3 and shall be categorized in accordance with the values given in Table 2.

Table 2 — Categories for liquid water permeability (W)

Category		Requirement w kg/(m ² · h ^{0,5})
W_1	High	> 0,5
W_2	Medium	≤ 0,5 > 0,1
W_3	Low	≤ 0,1



DECLARATION OF PERFORMANCE No. 00269

Unique identification code of the product-type:	Ceresit CT 174
Intended use/es:	On external walls, ceilings and columns
Manufacturer:	Henkel Polska Operations Sp. z o.o., ul. Domaniewska 41, 02-672 Warszawa
Authorized representative:	Not relevant
System/s of assessment and verification of constancy of performance:	System 4
i. Harmonized standard/s:	EN 15824:2017
Notified body/ies:	Not relevant
ii. European Assessment Document:	Not relevant
European Technical Assessment:	Not relevant
Technical Assessment Body:	Not relevant
Notified body/ies:	Not relevant
Declared performance/s:	

Essential characteristics	Performance	Harmonised technical specification
Water vapour permeability	V_1	EN 15824:2017
Water absorption	W_3	
Adhesion	≥ 0,3 N/mm ²	
Durability	NPD	
Thermal conductivity	0,61 W/m*K (tabulated value)	
Reaction to fire	A2 s1, d0	
Dangerous substances	NPD	

Furthermore, the Ceresit CT174 Silicate-Silicone and similar products in that range (CT74. CT79.) have an integrated biocide to reduce the risk of algae growth on the surface.

The algae inhibitor is marketed as Bioprotect and I have attached a leaflet describing how it functions along with a video link: https://www.youtube.com/watch?v=w-IDDgr_Ti8

CT 174

SILICATE-SILICONE AG

Silicate-silicone plaster, sto grain 1.5 mm or 2.0 mm

Decorative thin-layer plaster for indoor and outc

CHARACTERISTICS

- ▶ hydrophobic, resistant to dirt
- ▶ vapour permeable
- ▶ low water absorption
- ▶ resistant to damage
- ▶ highly resistant to weather conditions
- ▶ BioProtect formula - resistant to fungi, algae and mould
- ▶ possibility of machine application
- ▶ available in full palette of Ceresit Colours of Nature®



Regarding the KEWI system itself, there is a minimum 40 year design life expectancy provided correct detailing is carried out in regard to sill design, parapet overhangs etc.

Maintenance inspections such be carried our periodically as per the recommendations below.

Annual Inspections:

- Sealant inspection

The sealant as used around opes such as window frames, door frames and opes should be inspected annually for sign of deterioration. Should there be any visual signs of the sealant breaking down it should be fully replaced as per manufacturers instructions. The sealant should be replaced every 18-20 years to maintain performance.

- Cracking

The render should be inspected for cracks on the surface. Should a crack width exceed 0,2mm, the render should be repaired fully and a cause of the source determined.

- Flashings

Components such as metal flashings, sills, parapet capping's etc. should be inspected to ensure they are working efficiently. Signs of biological growth or damp patches on the façade should be noted where the water is not deflected off the façade sufficiently.

- Rainwater pipes

Rainwater pipes and gutters should be inspected to ensure there are no leaks or blockages leading to excess surface water on the render façade.

- Fixtures and fittings

Items such as lights, alarms etc should be inspected to ensure they are fixed correctly and no excessive movement has caused a localised crack in the system.

The Ceresit CT174 has a good history of use on large scale apartment building with several examples in Dublin alone. It fully satisfies the criteria for wind driven rain index for all regions in Ireland. There are several examples of large scale apartment blocks across Dublin in particular that can be inspected if required.

<https://www.kilsaran.ie/project/clancy-quay/>

<https://www.kilsaran.ie/project/woodside-residential-development-paving-walling-kpro/>







<https://www.kilsaran.ie/project/charlestown-residential-development/>

Conclusion:







Following the letter of non-compliance dated 07th February 2024, Cairn Homes engaged with the Planning Department and had discussions with Caitlin O'Shea and Aisling Kelly. These discussions noted that there were very minor changes in materials between planning further information stage and planning compliance


stage which came as a result of detailed design. The current proposal was agreed acceptable in principle with SDCC as per the email extract below.


RE: PI ref: SDZ22A/0018 Condition 20 - Materials

 Caitlin O'Shea <coshea@SDUBLINCOCO.ie>
To:  Nicky Casey
Cc:  Cliona Eogan;  Emma Flanagan;  Finbarr Barry;  Aisling Kelly

Thu 11/04/2024 16:19

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[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

 External email >

Hi Nicky,

Thank you for your email.

As discussed previously, please consider omitting/reducing the render that was introduced at compliance stage for T3. Apart from that what you have sent through is acceptable in principle for the materials compliance submissions for T2 and T3.

Please advise in the cover letters for these submissions that this was discussed with myself and Aisling Kelly.

Thank you,
Caitlin

Please see enclosed in respect of the permitted development site and Condition 20:

- 'T2-Seven Mills Materials, Colours and Textures Submission' booklet prepared by ALTU Architects;
- Kilsaran External Wall Insulation System for Infill & Loadbearing LGS Structures;
- Ceresit Protection as a Standard;
- Ceresit CT 174 Silicate-Silicone Aquastatic; and
- Henkel Declaration of Performance.

Yours Sincerely,



Nicky Casey
Planning Project Manager