

Cairn Homes Properties Ltd.
45, Mespil Road
Dublin 4

Date : 08-Mar-2024

Reg. Ref. : SDZ22A/0018/C2(b)
Proposal : Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents) as follows; Block A (4 and 6 storeys with undercroft) comprises 96 apartments consisting of 36 one bedroom apartments, 48 two bedroom apartments and 12 three bedroom apartments (with creche c. 609sq. m at ground and first floor as well as play area; Block B (6 storeys with undercroft) comprises 77 apartments consisting of 44 one bedroom apartments, 28 two room apartments and 5 three bedroom apartments; Block D (5 and 7 storeys with undercroft) comprises 71 apartments consisting of 39 one bedroom apartments and 32 two bedroom apartments; Block E (6 storeys with undercroft) comprises 100 apartments consisting of 47 one bedroom apartments, 48 two bedroom apartments and 5 three bedroom apartments; Block F (5 and 7 storeys with undercroft) comprises 124 apartments consisting of 57 one bedroom apartments, 61 two bedroom apartments and 6 three bedroom apartments; Block G (1, 2 and 4 storeys with undercroft) comprises 65 apartments consisting of 16 one bedroom apartments, 45 two bedroom apartments and 4 three bedroom apartments; Block H (4 storeys with undercroft) comprises 61 apartments consisting of 16 one bedroom apartments and 45 two bedroom apartments; Mixed use development comprising, commercial office development in Block C of 6 storeys with parapet above to 7 storey equivalent on elevations (c. 4, 516sq.m), 1 retail unit at ground floor of Block B (c.147.5sq. m) and 3 retail units at ground floor of Block E as follows (c.106.2sq.m, c.141.6sq.m and c.492.2sq.m respectively) as well as a creche (c. 609sq. m) at ground floor and first floor of Block A; Vehicular

access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R 113 to the east; Public Open Space/landscaping of c. 0.52 hectares (urban square) and linear open space (0.72 hectares) as well as a series of communal open spaces to serve apartments over undercroft level (and internal communal open space c. 685 sq.m; The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces in a mixture of undercroft spaces Block A, Block B&D and Block E&F) and bicycle parking (1, 232 spaces at undercroft and surface levels), single storey ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site development/construction works; Permission is also sought for connection to water supply, and provision of foul drainage infrastructure.

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; An Environmental Impact Assessment Report accompanies this planning application.

**Condition 2(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) Details of waste storage areas

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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

Dear Sir/Madam,

I refer to your submission received on 15-Jan-2024 to comply with Condition No 2 (b) of Grant of Permission No. SDZ22A/0018, 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 15 January 2024 comprising of the following documents:

- Cover Letter, Cairn Homes, Dated 15th January 2024
- Bin Strategy Plan, Prepared by ALTU
- Memo on RFI Item 2(F) Prepare by ALTU, Bryne Environmental Consulting Ltd, 17th July 2023

Recommendation

SDCC’s Waste Enforcement & Licensing Team has reviewed the submission and confirmed that the requirements of condition C2(b) have not been met.

Planners Comments

The Memo submitted as part of the submission raises a number of concerns of note. These include: *ALTU have proposed that. underground waste storage containers and compactors for “general waste and recycling “are included to replace 4 of the original domestic communal bin storage areas. There are no details or technical specifications provided to define the capacity of each of the proposed units thus their capacity cannot be ascertained.*

The ALTU proposal does not refer to the suitability of the underground waste storage containers for organic waste, thus there may still be a requirements for organic waste to be bulk stored in a communal bin store.

It is accepted that the underground container systems are commonly used in European countries but their use in Ireland is not established.

In order for such systems to be viable, it is necessary that a waste collection contractor has the specialist vehicles to service (empty) the underground containers and the expertise to maintain the compactor systems.. Research into this matter has not identified any waste operator in Dublin provides such underground waste container management services.

Given the outstanding concerns raised by Byrne Environmental Consultants in their assessment of the Bin Strategy Plan, it is concluded that the applicant has not satisfied the requirements of this condition. In summary, the applicant has not demonstrated to the satisfaction of the Planning Authority that the information submitted to on 15 January 2024 is satisfactory. Information submitted as part of Condition C2(b) therefore **does not comply**.

Conclusion

The submission **does not comply** with the requirements of Condition C2(b) of planning application SDZ22A/0018/C2(b)”

Yours faithfully,

M.C.

for **Senior Planner**