

Cairn Homes Propeties Ltd.
45 Mespil Road
Dublin 4

Date : 11-Apr-2024

Reg. Ref. : SDZ22A/0018/C7
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 7:

Phasing.

Prior to the commencement of development the applicant/developer shall submit to the Planning Authority for written agreement a detailed phasing programme for the approved development that fully accords with the requirements of the Planning Authority.

REASON: To ensure the orderly implementation and proper planning and sustainable development.

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-Feb-2024 to comply with Condition No 7 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.

“Compliance submission

The agent/applicant has submitted a cover letter and phasing plan.

Planner’s response

The phasing plan is proposed as follows:

Phase 1 Blocks E and F,

Phase 2 Blocks G and H,

Phase 3 Block A and

Phase 4 Blocks B, C and D.

Block A includes the creche floorspace of the development and is proposed to be included in Phase 3. Under the planning application it was indicated that the creche would be included in the second out of three phases. This has now been amended as part of compliance so that it will be completed later (when compared to the number of residential units that would be completed beforehand). It would be desirable for the creche floorspace to come forward earlier in the phasing programme to provide childcare spaces for units as they are constructed and occupied.

It is also noted that the urban square permitted as part of the development has not been included in the phasing programme.

It is therefore considered that the submission is not fully in compliance with Condition 7. The applicant should submit a revised phasing programme providing for Block A and the creche earlier in the programme and including the urban square.

Conclusion

The submission is **not** in compliance with Condition 7. “

M.C.

for Senior Planner