

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

By email

24th April 2024

Dear Sir/Madam,

**RE: CONDITION 7 – 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 further to your letter dated 11th April 2024, copy enclosed, regarding Condition 7.

Condition 7:

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.

Response:

Following the letter of non-compliance dated 11th April 2024, Cairn Homes have revised the Phasing Plan to address the concerns of the Planning Authority. Please see the enclosed Phasing Plan prepared by Cairn Homes in respect of the permitted development site and condition 7.

The revised phasing has now condensed works between 3 no. phases. Phase 1 will comprise of Blocks E & F; Phase 2 will comprise of Blocks G, H, & A, the creche within Block A, and the Public Open Space (Urban Square); and Phase 3 will comprise of Blocks B, C, & D.

The proposed phasing is considered appropriate following detailed construction design, and logical sequential development.

Yours Sincerely,

A handwritten signature in black ink that reads "Nicky Casey". The signature is written in a cursive, flowing style.

Nicky Casey
Planning Project Manager