

Cairn Homes Properties Limited
45, Mespil Road
Dublin 4

Date : 21-May-2024

Reg. Ref. : SDZ22A/0017/C32
Proposal : Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 32:

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.
**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 Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 25-Mar-2024 to comply with Condition No 32 of Grant of Permission No. SDZ22A/0017, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner