

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

By email

30th April 2024

Dear Sir/Madam,

RE: CONDITION 19 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.

REG REF: SDZ22A/0017

I write on behalf of Cairn Homes in respect of Reg Ref: SDZ22A/0017 and further to your letter dated 1st March 2024, copy enclosed, regarding Condition 19.

Condition 19:

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:

In response to Condition 19, it is noted that the previous materials and finishes proposal for the houses within the development were deemed acceptable to SDCC in the letter dated 1st March 2024, copy enclosed. Although this was deemed acceptable, Condition 19 was deemed to be non-compliant overall. For clarity we are resubmitting materials and finishes proposal for the houses. These have remained unchanged.

Following the letter of non-compliance dated 1st March 2024 regarding the external materials proposed for the apartment block, Cairn Homes engaged with the Planning Department and had discussions with Caitlin O'Shea and Aisling Kelly. These discussions concluded that SDCC have a preference for the reduction in the amount of render as a finishing material on the apartment block.

The revised proposal has addressed the concerns of the Planning Authority by reducing the amount of render as a finishing material showing the Apartment Block 1 - South Elevation Materials & East Elevation Materials (to the front of the building) with a mix of Light Buff Brick and Dark Brickwork entirely. These details are clearly shown on "*Block 1 - Elevations Materials*" drawing no. CLB-03-06-B1-ZZ-DR-MCORM-AR-PL205 prepared by McCrossan O'Rourke Manning Architects.

To address the concerns of the Planning Authority regarding the longevity of render as a material please see details of the type of render proposed 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 block within Clonburris Tile 3 (SDZ22A/0017) 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

 NSAI Standards	Irish Standard I.S. EN 998-1:2016
Specification for mortar for masonry - Part 1: Rendering and plastering mortar	

I.S. EN 998-1:2016

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 W_3 , 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_0201DC014F2.html

I.S. EN 15824:2009

EN 15824:2009 (E)

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
i. 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_s	
Adhesion	$\geq 0,3 \text{ N/mm}^2$	
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 AC

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

Decorative thin-layer plaster for indoor and out

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.

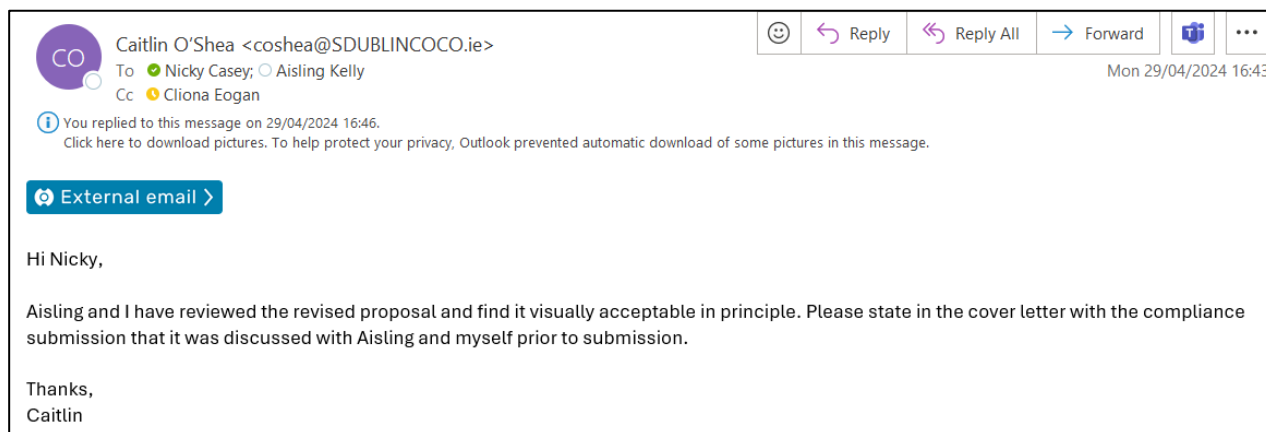
<https://www.kilsaran.ie/project/clancy-quay/>

<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 1st March 2024, Cairn Homes engaged with the Planning Department and had discussions with Caitlin O'Shea and Aisling Kelly. These discussions concluded that SDCC have a preference for the reduction in the amount of render as a finishing material on the apartment block. The current proposal was agreed acceptable in principle with SDCC as per the email extract below.



Please see attached drawings prepared by McCrossan O'Rourke Manning Architects in response to Condition 19:

- "Planning Compliance Materials" drawing number CLB-03-06-T9-ZZ-DR-MCORM-AR-PL210 detailing materials for both the fine urban grain units, and the typical housing units;
- "Block 1 - Elevations Materials" drawing number CLB-03-06-B1-ZZ-DR-MCORM-AR-PL205 detailing materials for Block 1;
- 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