

Cairn Homes Properties Ltd.
45, Mespil Road
Dublin 4
D04 W2F1

Date : 04-Jun-2024

Reg. Ref. : SDZ22A/0017/C13 (v)
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 13 (v):

Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.

Landscape Proposals shall reflect any alterations required by other conditions to deliver the required green infrastructure
REASON: To ensure satisfactory landscape treatment of the site.

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 26-Apr-2024 to comply with Condition No 13 (v) 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 deemed not compliant.

Comments:

“Compliance submission:

Submission received on the 26/04/24 from Cairn Homes.

Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 13 (v).

- Cover Letter W./ planning context, prepared by Cairn Homes.
- Play Equipment Plan – April 2024, prepared by CSR Planning, Drawing number: CLB-03-06-T9-XX-DR-CSR-LA-0940

Assessment/Planners Response:

The submitted cover letter and plan provides details of the proposed play equipment within the wider landscape plan. Following a review of the details submitted the follow was considered under Condition 13:

The revised Landscape Proposals shall incorporate: “v. *Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible*” – following a review by the SDCC Public Realm Section it was considered that the details submitted were **not in compliance**, as the proposal is not universally accessible. The design is largely based on balancing equipment, additional imaginative play could be included, as well as constructive play etc. Elements such as the wooden edge to woodchip could cause trip hazards, and therefore mounding required as edging for woodchip.

Having regard to the above, the submitted documents and a review of the permitted planning scheme, it is concluded that the play equipment detailing as proposed is not adequate. Therefore, it is considered that compliance submitted as part of condition 13 (v) is unsatisfactory and is therefore only in partial compliance.

Conclusion

The submission **does not comply** with Condition 13 (v). “

Yours faithfully,

M.C.

for **Senior Planner**