

Cairn Homes Properties Limited
45, Mespil Road
Dublin 4

Date : 12-Mar-2024

Reg. Ref. : SDZ22A/0017/C13
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:

Landscape Plan/Planting Plan.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged

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a revised detailed landscape plan with the Planning Authority:

This shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS

drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

The revised Landscape Proposals shall incorporate:

i. Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, kerbing, filter strips to be provided as requested.

ii. Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8.

iii. Planting on green corridors should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.

iv. All playspace surfacing in Public Open Space areas to be engineered woodchip surfacing.

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 17-Jan-2024 to comply with Condition No 13 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 **partially** compliant.

Comments:

“Compliance submission:

Submission received on 17 January 2024 from Cairn Homes and comprising the following documents:

- ‘Landscape GA-Plan’, Drawing No. 22234-3-101
- ‘Planting Plan – Key & Schedules’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0700
- ‘Planting Plan – Sheet 1’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0701
- ‘Planting Plan – Sheet 2’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0702
- ‘Planting Plan – Sheet 3’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0703
- ‘Play Equipment Plan’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0940
- ‘Play Equipment Details – Courtyard Area’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0941
- ‘Play Equipment Plan – Public Play Area’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0942
- ‘Play Equipment Details – Natural Play Elements’, Drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0943.

The submitted plans provide full details of proposed soft landscaping details (including species of proposed landscaping), details of the outdoor play space (including the proposed equipment) and details of the proposed SuDS measures.

Recommendation

SDCC’s Parks Department has reviewed the submitted documents against the wording of the condition and has provided the following response:

- Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, kerbing, filter strips to be provided as requested. **Compliant***
- Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8. **Compliant***
- Planting on green corridors should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge. **Compliant***
- All play space surfacing in Public Open Space areas to be engineered woodchip surfacing. **Compliant***
- 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. **Non-Compliant – Proposed play items are not up to standard. Please contact the Public Realm section to discuss further.***

Planners Comments

Whilst the requirements of Condition 13 (i), (ii), (iii) and (iv) are deemed to have been satisfied, SDCC’s have concluded that the play equipment proposed as part of Condition 13 (v) is not to standard and therefore the

applicant has not met the requirements of this part of the condition. The submission is therefore deemed to **partially comply** with the requirements of Condition 13.

The applicant is advised to contact SDCC's Parks Team to discuss the details of the proposed play equipment required under Condition 13(v) in further detail.

Conclusion

This submission is deemed to **partially comply** with the requirements of Condition 13. “

Yours faithfully,

M.C.

for Senior Planner