

Land Use Planning and Transportation Directorate

Clonburris Infrastructure Limited,
88 Harcourt Street,
Dublin 2,
D02 DK

17th July 2024

Re: Prior to Commencement and Phase 1A requirements in Clonburris Planning Scheme

Dear Mr. Stack,

Further to the information supplied to South Dublin County Council on the 12th July 2024 from KSNPM on behalf of Clonburris Infrastructure Limited (CIL), it is considered that the strategic planning of drainage infrastructure and amenity, the completion of the R120 alignment, agreement on the opening of the Kishoge Train Station, the provision of water and wastewater services on a pro rata basis and the planning of community floor space and childcare spaces as set out in the Clonburris SDZ Planning Scheme 2019 have been satisfactorily addressed. As such, it is considered that the prior to commencement of development and Phase 1A requirements in the Phasing Programme of the Planning Scheme are adhered to.

For the prior to commencement of development requirements, the Surface Water Management Plan (SWMP), the Parks and Landscape Strategy (including a Biodiversity Management Plan), the Water and Wastewater plans are all prepared and agreed with SDCC and Irish Water (where relevant).

For Phase 1A, the Place Making Requirements for units 0- 1,000 units do not require retail core development. Works are progressing to upgrade the Kishoge Train Station and the associated traffic calming and parking on the R136 and a timeline is agreed for opening of the station in 2024. The realignment of the R120 is completed. In relation to the wastewater infrastructure, Irish Water have delivered a pumping station under Planning Ref SDZ21A/0006 and the South Link Street permission (SDZ20A/0021) provides for the water and wastewater servicing of the southern section of the SDZ. The South Link Street is partially complete with construction works ongoing. Finally, scoping and pre planning for the strategic community floorspace is ongoing with consultation across the SDCC Departments on the Park Hubs and Community buildings. A creche is permitted under SDZ21A/0022 as part of the local node and the building is under construction.

Yours sincerely,



Eoin Burke

Senior Planner

Delivery Team, Land Use Planning and Transportation Directorate,
South Dublin County Council

CC: Mick Mulhern, Director of Land Use Planning and Transportation Directorate, SDCC