

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

By email

09th September 2024

Dear Sir/Madam,

**RE: CONDITION 27 – 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 Properties Ltd. in respect of Reg. Ref.: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following condition as required prior to commencement.

Condition 27 - SDZ Phasing:

Prior to the commencement of development, or as otherwise agreed in writing with the Planning Authority, the developer/landowner shall submit the following for written agreement of the Planning Authority;

(a) The total no. of units permitted and the designation of these units to a phase(s) of the Planning Scheme.

(b) Subject to (a), occupation of units cannot proceed until the minimum delivery in the relevant preceding phase as per Table 4.3 Phasing Table (or as otherwise amended by the Development Agency) in the Planning Scheme is agreed in writing by the Planning Authority as delivered or otherwise agreed in writing with the Planning Authority having regard to the Planning Scheme.

(c) The designation in part a) shall provide cumulative details for the occupied units in the SDZ per Phase including written agreement of relevant landowners in the SDZ or landowner representative to the designation proposed.

Response:

The joint landowners, operating collectively through Clonburris Infrastructure Ltd for the joint delivery of Clonburris and the required infrastructure, are currently in the process of agreeing a Development Agreement. The Development Agreement will allocate the delivery of units by each developer to each phase of the SDZ to ensure the co-ordinated delivery of housing units and infrastructure.

In the interim while this agreement is being finalised, it is proposed to submit this holding letter, as recognition that a development agreement for the wider tiles is still being agreed. It is the intention of the landowners to revert with details of an agreed phasing in the final quarter of 2024 when the development agreement has been concluded and when timeframes are confirmed for the delivery of the outstanding units.

Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink that reads "Nicky Casey". The signature is written in a cursive, flowing style.

Nicky Casey
Planning Project Manager