



Cairn Homes Properties Limited

45 Mespil Road
Dublin 4
D04 W2F1

+353 1 696 4600
www.cairnhomes.com

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

05th November 2024

RE: CONDITION 27 – SDZ PHASING. 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

Dear Sir/Madam,

I write in respect of Condition 27 of PL Ref SDZ22A/0017 in relation to the SDZ Phasing. A development agreement has been reached between all landowners which sets out each land owners allocation of units for occupation per SDZ phase. Enclosed is a letter by CIL confirming the allocation per landowner and number of units both commenced and completed to date.

Cairn’s allocation is as follows across Phase 1A, Phase 1B and Phase 2 is as follows:

	Cairn Homes
Prior to commencement	N/A
Phase 1A 0 – 1000 units	727
Phase 1B 1001 – 2000 units	552
Phase 2 2001 - 4000	1,072
Total	2,351

To date, Cairn have commenced our full allocation of units under Phase 1A and Phase 1B. The below table sets out our allocation of planning permissions and number of units commenced per phase:

Cairn Tile	PI Ref:	No of units Permitted	No of units Commenced	No of units Complete	SDZ Phase Allocation
T1	SDZ21A – 0022 & SDZ23A/0029	565	565	310	Phase 1A – 565
T3	SDZ22A/0017	157	157		Phase 1A - 157
T2	SDZ22A/0018 & SDZ24A/0019W	607	607		Phase 1B – 552 Phase 2 - 55
T4 and T5	SDZ23A/0018	565	565		Phase 2 – 565
T6	SDZ23A/0043	495	115		Phase 2 – 452 Balance later phase
Total		2,389	2,009	310	

All requirements of the prior to commencement and Phase 1A SDZ phasing have been completed. Please refer to enclosed CE orders.

Tile 1, Planning Reference: SDZ21A/0022 - Condition 18:

A total of 569 residential units comprising houses and duplex apartments is hereby permitted. In accordance with the details submitted the following shall apply.

(a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.

(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.

(c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority.

Tile 3, Planning Reference: SDZ22A/0017 - Condition 27:

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.*

On the basis that Planning Reference: SDZ22A/0017 shall be delivered as part of Cairn's Phase 1A allocation and all phasing requirements for this phase are complete, we would request confirmation this condition is discharged in full.

Tile 2, Planning Reference: SDZ22A/0018 - Condition 8:

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.*

Tile 4 & Tile 5, Planning Reference: SDZ23A/0018 - Condition 2:

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.*

Tile 6, Planning Reference: SDZ23A/0043 - Condition 12:

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 5 the SDZ per Phase including written agreement of relevant landowners in the SDZ or landowner representative to the designation proposed;

Prior to the occupation of units under the remaining Tiles, Cairn will provide an updated letter from CIL and evidence that the phasing requirements for Phase 1B have been discharged in full. We would request acknowledgement from SDCC that this is acceptable in principle.

Yours Sincerely,



Nicky Casey
Planning Project Manager