



Cairn Homes Properties Limited

45 Mespil Road
Dublin 4
D04 W2F1

+353 1 696 4600
www.cairnhomes.com

Planning Department
South Dublin County Council
County Hall
Tallaght
Co Dublin

09 November 2024

Re **Condition 18 of PL Ref SDZ21A0022 – SDZ Phasing**

Dear Sir/Madam,

I write in respect of Condition 18 of PL Ref SDZ21A0022 in relation to the SDZ Phasing, and further to our previous submission in respect of this condition in November 2023 for which partial compliance was granted. 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, along with confirmation of completion of the prior to commencement and Phase 1A requirements of the SDZ.

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

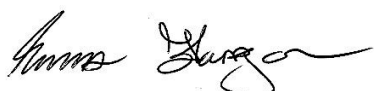
	Cairn Homes
Prior to commencement	N/A
Phase 1A 0 – 1000 units	727
Phase 1B 1001 – 2000 units	552
Phase 2 2001 - 4000	1,072
Total	2351

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	SDZ Sector Ref	PI Ref:	No of units Permitted	No of units Commenced	No of units Complete	SDZ Phase Allocation
T1	CSW-S4 and part CSW – S3	SDZ21A/0022 & SDZ23A/0029	565	565	310	Phase 1A – 565
T3	part CSW – S3	SDZ22A/0017	157	157		Phase 1A - 157
T2	CUC – S3 and part CSW – S3	SDZ22A/0018 & SDZ24A/0019W	607	607		Phase 1B – 552 Phase 2 - 55
T4 and T5	CSW – S1 and CSW – S2	SDZ23A/0018	565	565		Phase 2 – 565
T6	KUC – S4	SDZ23A/0043	495	115		Phase 2 – 452 Balance later phase
Total			2,389	2,009	310	

On the basis that PL Ref SDZ21A/0022 shall be delivered as part of Cairn’s Phase 1A allocation and all phasing requirements for this phase are complete, we would request confirmation Condition 18 is discharged in full.

Yours sincerely



Emma Flanagan MRTPI MIPI
Senior Town Planner – Cairn Homes