

Cairn Homes Properties Ltd.  
45, Mespil Road  
Dublin 4  
Co. Dublin  
D04W2F1

Date : 09-Dec-2024

**Reg. Ref. :** SDZ22A/0017/C27  
**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 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;**

**REASON: To ensure the orderly implementation and proper planning and sustainable development of the Planning Scheme for Clonburris.**

**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 05-Nov-2024 to comply with Condition 27 of Planning Permission No. SDZ22A/0017, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,  
M.C.

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*for* **Senior Planner**