

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Introduction

This chapter of the EIAR provides a Description of the Proposed Development which will be assessed as part of the EIA process.

The Description of Development in this chapter provides details of this project which requires planning consent. It includes a description of the location of the project and its physical and environmental characteristics.

The specialist assessment of the environmental topics by the relevant experts, covered by the other chapters in this EIAR, has had regard to this description of development.

In line with the EIA Directive, the Site and the design, size and scale of the proposed development are described within this chapter. Consideration is also given to all relevant phases of development from construction through to operation.

This chapter provides a broad summary description of the Proposed Development (the project) that is the subject of this EIAR. The environmental impacts of the Proposed Development are then examined for each of the prescribed environmental topics discussed in turn under Chapters 5 – 16. A summary of the proposed mitigation measures is set out in Chapter 18: Summary of Mitigation Measures. The residual impacts of the Proposed Development are summarised under Chapter 19: Summary of Residual Impacts. The interactions and cumulative effects of the proposed development are summarised under Chapter 20: Interactions & Cumulative Effects.

This chapter has been prepared by Eleanor Mac Partlin, EIAR Manager, with assistance from Niamh Robinson, EIAR Co-ordinator and Ian Doyle, EIAR Assistant, all at Stephen Little and Associates. Eleanor is the Associate Director of Stephen Little and Associates and has significant experience in the management and delivery of complex multidisciplinary projects, with particular experience in Town Planning and EIA. Niamh has 4 years' professional experience in the planning field, and holds a MRUP – Masters in Regional and Urban Planning. Ian has 2 years' professional experience in the planning field, and holds a Bachelor of Science (Honours) in Spatial Planning.

3.2 Site Description & Context

Clonburris is a Strategic Development Zone, consisting of approximately 280 ha of greenfield land. It is in a prime location for urban expansion, located to the west of Dublin City Centre and the M50 within the triangle between the built up areas of Clondalkin, Lucan and Liffey Valley. To the west of the Clonburris SDZ, Grange Castle Business Park is located south of the Grand Canal and Adamstown SDZ is located to the north of the Dublin-Kildare railway line. Clonburris is, therefore, a logical area to continue the expansion of the Dublin Area.

The Clonburris SDZ is subdivided by the east-west alignment of the Grand Canal and the Dublin-Kildare / Cork railway line. It is further subdivided by the north-south alignment of two strategic roads – the R136 Grange Castle Road traversing through the centre of the SDZ lands (and the application site) and the R113 Fonthill Road to the East. The R120 Newcastle / Lock Road forms part of the SDZ western boundary.

The overall approved Clonburris SDZ Planning Scheme development boundary extends to a gross development area of 281 ha, with a net development area of 151 ha resulting. The approved development potential of these lands is c.9,500 dwellings. SDCC ownership extends to c.39.5 ha of the SDZ lands. The SDCC lands have been the subject of a Masterplan study for c.2,600 dwellings. The primary landowners within the SDZ are currently progressing the delivery of the necessary shared infrastructure to enable the overall delivery of the SDZ Scheme. A list of cumulative projects (planning consents) is provided in Section 3.8 of this Chapter.

The Part X application site comprises three land parcels owned or controlled by South Dublin County Council - "Site 3", "Site 4" and "Site 5" (see Fig. 3.1 below). All are located within the Clonburris SDZ Planning Scheme development boundary, with the exception of the eastern leg of Site 5 (5b) that

extends beyond the SDZ boundary within the South Dublin Council administrative area. The area of sites 3, 4 and 5 combined is c. 29.39 ha.

This EIAR assesses the proposed development on a site-by-site basis and in combination.



Figure 3.1: Aerial View of Application Site comprising Sites 3, 4 and 5 at Kishoge, within the Clonburris SDZ. Source: Google Maps (SLA red line overlay). Please refer to Site Location Plans prepared by O'Mahony Pike Architects for exact extent of application boundaries.

3.2.1 Site 3

Site 3 located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge commuter train station and Dublin-Kildare/Cork rail line to the south; and, Grange Castle Road (R136) to the east.

Existing on site is the ESB Balgaddy Regional Substation, located centrally on site north of Adamstown Avenue. A SIRO telecommunications mast is also located on site. The site features an derelict park and ride carpark and access gate to Balgaddy Train station to the west of Grange Castle Road, north of the high-speed rail line.

New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the northeast.

3.2.2 Site 4

Site 4 is located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

Site 4 is primarily greenfield. However, parts of it have been utilised by the SDCC Parks Department as a depot and tree nursery. Other existing development includes a traveller accommodation site, Lynch's Lane and Grange House.

The proposed development will be accessed from the permitted Southern Link Road (SLR), granted under SDCC Reg. Ref. SDZ20A/0021 from which vehicular, cycle and pedestrian access is provided.

3.2.3 Site 5

Site 5 consists of two parcels located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way.

The northern parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south. The southern parcel is bounded by Thomas Omer Way to the north, Lynch Lane to the east and Grange Castle Road (R136) to the west.

Vehicular, pedestrian and cycle access to the northern parcel of Site 5 will be from Thomas Omer Way via a new signalised junction. Proposed new pedestrian connections facilitate access to the Foxborough and Omer Walk residential estates.

Vehicular, pedestrian and cycle access to the southern parcel of Site 5 will be from Thomas Omer Way via a new left-in-left-out junction at Lynch Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W).

3.3 General Description of Proposed Development

The combined application is for a total of 1,252no. residential units, 2no. childcare facilities, a community pavilion, future reuse of Grange House for employment use, retail space, public open space and all associated ancillary site development works at lands primarily located within the Clonburris SDZ Planning Scheme area. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

3.3.1 General Description of Proposed Development- Site 3

The proposed development at Site 3 of the Application Site comprises:

580no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom and 3-bedroom typologies;

a 2-storey childcare facility; and,

all associated and ancillary site development and infrastructural works including: surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services.

Vehicular, pedestrian and cycle access to the site is proposed from Adamstown Avenue and the Northern Link Street (permitted under Reg. Ref. SDZ24A/0033W). Pedestrian, cycle and vehicular access is also provided from the existing entrance at Tullyhall Rise.

A pedestrian and cycle access is provided from the permitted green link under Reg. Ref. SDZ24A/0033W, located adjacent to Lucan East Educate Together National School.

A new pedestrian access is proposed from Rossberry Park.

A more detailed description of development proposed in this case is contained at Section 3.6 of this Chapter.

3.3.2 General Description of Proposed Development- Site 4

The proposed development at Site 4 of the Application Site comprises:

436no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom typologies;

a childcare facility and a retail unit on the ground floor of Block F;

a community pavilion building at the edge of Griffeen Valley Park;

reuse of Grange House for future employment uses; and,

all associated and ancillary site development and infrastructural works including: surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services.

Vehicular access to the site will be via the Southern Link Street (SLS) permitted under SDZ20A/0021.

A more detailed description of development proposed in this case is contained at Section 3.6 of this Chapter.

3.3.3 General Description of Proposed Development- Site 5

The proposed development at Site 5 of the Application Site comprises:

236 no. residential units, including 55 no. social housing units, 113 no. affordable purchase units and 68 no. cost rental units. The scheme provides for a mix of 1, 2 and 3-bedroom units in a range of dwelling typologies, as follows:

- a) 35 no. houses
- b) 110 no. duplex units
- c) 33 no. triplex units, and
- d) 58 no. apartments

The proposal also includes all associated and ancillary site development and infrastructural works including: a total of 219 no. car parking spaces at undercroft and surface level, bicycle parking, hard and soft landscaping and boundary treatment works, public, communal and private open space, public lighting, waste storage areas and foul and water services.

Vehicular access to the site will be from Thoms Omer Way and the Northern Link Street (NLS) proposed under concurrent application Reg. Ref. SDZ24A/0033W.

A more detailed description of development proposed in this case is contained at Section 3.6 of this Chapter.

3.4 Cumulative Development

This EIAR also considers the development proposed in the context of the cumulative development arising. We refer the Planning Authority to Section 3.9 of this Chapter for information on cumulative development.

3.5 Statutory Planning Context

The planned development of the Clonburris SDZ and proposed development of the Application site is informed by national, regional, sub-regional, county and local planning policy. The following section outlines at a high level the planning policy of particular relevance to the future development of the subject lands.

Whilst the EPA's Draft Guidelines do not recommend that assessment of planning policy must form part of an EIAR, we consider the strategic planning policy context below as an important aspect in

understanding whether the nature and extent of the development proposed at this location is generally in accordance with proper and sustainable development.

This Chapter does not address in detail all of the relevant planning policies, objectives and development standards contained in the statutory development plan of relevance to the proposed development at this location. The relevant planning policy context is addressed in greater detail, separately in the Planning Application Report, prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants, which accompanies the Planning Application to the Board.

3.5.1 National Planning Framework – Ireland 2040

The Government approved the Draft Final Revised National Planning Framework on 8 April 2025 which was subsequently approved by the Seanad and the Dáil in the following weeks. National Planning Framework (NPF) First Revision (2025) Project Ireland 2040 establishes the Government's strategic plan for Ireland's future growth and development up to the year 2040. It is a top priority of the NPF to focus on developing existing settlements and avoiding the urban sprawl of towns and cities, with a National Policy Objective (NPO) of at least 40% of all new housing to be delivered within the existing built up areas (NPO 7, p22).

The **National Strategic Outcome (NSO)** for Compact Growth aims to realise the potential of cities, towns, and villages by prioritising the sustainable growth of strategic areas. This NSO relates to the proposed development and is stated as follows:

COMPACT GROWTH - *Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.* (p6)

Compact and sustainable growth requires consideration on the liveability of an urban space and in doing so, reduces the harmful environmental impacts by utilising the existing infrastructure and improving the viability of public transport. NPO 12 is as follows:

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being. (p49)

The NPF identifies Dublin as one of the five cities in which 50% of all new homes will be delivered within their existing built up footprint, as set out in NPO 8 (p22).

The proposed scheme will deliver a high quality residentially led development within the Clonburris SDZ Planning Scheme. The Clonburris SDZ and the proposed development are consistent with the revised NPF which continues to promote the overarching strategic policy objectives and outcomes for compact, sustainable, plan-led growth.

3.5.2 Regional Spatial & Economic Strategy for the Eastern & Midlands Area 2019 – 2031

The Regional Spatial and Economic Strategy (RSES) (2019-2031) is a strategic plan which provides a framework for regional spatial planning, informed by the NPF. The growth targets of the RSES will be adjusted on foot of the approval of the revised NPF in April 2025,

The Region is divided into 3 subregions of Strategic Planning Areas (SPAs). The Dublin SPA is relevant to this development.

The 3 Key Principles of the RSES are as follows (p23):

Healthy Placemaking: *To promote people's quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in.*

Climate Action: *The need to enhance climate resilience and to accelerate a transition to a low carbon society recognising the role of natural capital and ecosystem services in achieving this.*

Economic Opportunity: *To create the right conditions and opportunities for the Region to realise sustainable economic growth and quality jobs that ensure a good living standard for all.*

NPF strategic policy objectives and outcomes for compact growth are addressed through the following principles, strategic outcomes and policy objectives of the RSES.

Each Key Principle encompasses a set of Regional Strategic Outcomes (RSOs). Under Healthy Placemaking, RSO 2, "Compact Growth and Urban Regeneration", in reference to NPF NSO 1, is relevant to the development and is set out as follows:

Promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region's citizens. (p25)

Regional Policy Objective (RPO) 4.3 aims to:

Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects. (p52)

The Guiding Principles for the growth of the Dublin Metropolitan area aim to achieve the vision of the Dublin Metropolitan Area Strategic Plan (MASP) for sustainable development. The delivery of compact sustainable growth and accelerated housing, as a guiding principle, is promoted as follows:

To promote sustainable consolidated growth of the Metropolitan Area, including brownfield and infill development, to achieve a target of 50% of all new homes within or contiguous to the built-up area of Dublin City and suburbs, and at least 30% in other settlements. To support a steady supply of sites and to accelerate housing supply, in order to achieve higher densities in urban built up areas, supported by improved services and public transport. (p101)

The RSES identifies strategic residential and employment corridors to achieve the compact growth targets of the NPG in 'Dublin and Suburbs'. The Dublin MASP identifies the Clonburris SDZ as a strategic development corridor.

At a local level, the approved Clonburris SDZ Planning Scheme (2019) seeks to implement the RSES strategic objectives for compact growth within the Clonburris SDZ strategic development corridor. We refer to the Planning Statement of Consistency with the Clonburris SDZ Planning Scheme, prepared by Stephen Little & Associates, which demonstrates how the proposed development is consistent with the fixed objectives and development parameters of the Planning Scheme.

3.5.3 South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028, which came into effect on August 2022, is the statutory development plan that guides new development within the South Dublin County Council administrative area.

The approved Clonburris SDZ Planning Scheme (2019) forms part of the Development Plan and is discussed further at Section 3.5.4 of this Chapter, below.

3.5.3.1 Core Strategy and Settlement Strategy

Section 2.7.1 of the Development Plan Core Strategy sets out 'Key Urban Centres within Dublin City and Suburbs' which includes the County's Strategic Development Zones (SDZ). In respect of Clonburris, the Core Strategy notes that: -

"Lands at Clonburris have an approved SDZ Planning Scheme (2019) and represent a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor. The Council will continue to actively promote the delivery of sufficient public transport and road capacity, in tandem with future development of the SDZ. In this regard, significant funding has been achieved through the URDF to provide infrastructure to facilitate early development during the lifetime of the Development Plan."

The Core Strategy states that the delivery of planned compact growth and development is a priority of the Council.

Table 9 of the Core Strategy 'Capacity of undeveloped lands within South Dublin' confirms that Clondalkin, Clonburris and Grange Castle collectively have the potential to deliver 5,099no. dwellings.

Policy CS7 'Consolidation Areas within the Dublin City and Suburbs Settlement' seeks to: -

"Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary."

More specific to the proposed development, CS7 Objective 4 seeks: -

To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.

The proposed development is consistent with the Core Strategy objectives of the South Dublin County Development Plan to promote compact, consolidated and sustainable development at Clonburris SDZ.

The proposed development is consistent with the approved Clonburris SDZ Planning Scheme (2019). We refer the Board to the Planning Statement of Consistency, prepared by Stephen Little & Associates to accompany the planning application, which describes how this is achieved.

3.5.3.2 Land Use Zoning Objectives

The Application Site is zoned objective SDZ "to provide for strategic development in accordance with approved planning schemes". Accordingly, the Clonburris SDZ Planning Scheme (2019) contains the relevant development objectives and design parameters pertaining to proposed development of the site.

The proposed development is consistent with the approved Clonburris SDZ Planning Scheme (2019) in respect of the proposed land use. We refer the Board to the Planning Statement of Consistency, prepared by Stephen Little & Associates to accompany the planning application, which describes how this is achieved.

We note that a portion of the Site 5 lands extend outside the Clonburris SDZ Planning Scheme boundary, on lands zoned Objective RES "to protect and/or improve residential amenity". The proposed residential development within this part of Site 5 is consistent with this zoning objective.

We refer the Planning Authority to the enclosed Planning Report and Statement of Consistency, prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants for further details.

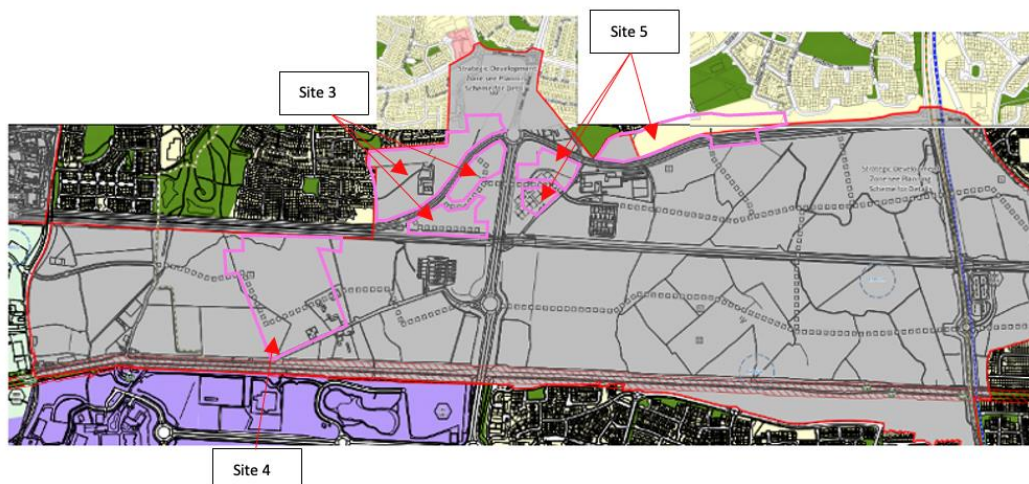


Figure 3.2: Extract from South Dublin County Development Plan 2022-2028 Zoning Map, SLA overlay identifying Application Site (including Site 3, Site 4 and Site 5) in pink.

3.5.4 Clonburris SDZ Planning Scheme (2019)

The Board, as the consenting authority in this case, may only grant permission where it is satisfied that the proposed development is consistent with the fixed development objectives of the Clonburris SDZ Planning Scheme 2019.

The combined development of Sites 3, 4 & 5 allows the coherent delivery of a substantial number of homes within the Kishoge Development Area, in a manner that is consistent with the objectives and development parameters of the approved Clonburris SDZ Planning Scheme. The emergent residential neighbourhood will be supported by the implementation of permitted infrastructure, including strategic drainage works and link roads that traverse the Application site and are integrated with the proposed development.

Site 4 benefits from the permitted Southern Link Street (SLS), which establishes road levels and makes the connection between Griffeen Valley Park to the west and Grange Castle Road (R136) and Kishoge Train Station to the east, also integrating with the adjacent, consented Part 8 housing development to the east.

Sites 3 and 5 benefit from the permitted Northern Link Street (NLS) to similarly establish a coherent urban structure. The NLS connects the Application Site with existing residential development at Griffeen Avenue and Balgaddy and improves connections to the Kishoge Train Station. Road levels issues are resolved alongside the significant infrastructural constraints identified subsequent to the Planning Scheme approval, without compromising the aims and objectives of the SDZ Planning Scheme.

Further detail, with regard to the consistency of the proposed development at the Application Site with the Clonburris SDZ Planning Scheme, is set out in Sections 11-13 of the Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants, which accompanies the planning application.

3.5.4.1 Land Use and Density

Section 2.1 of the Planning Scheme in relation to Land Use and Density includes the following overarching principle: -

“To direct land-uses and densities across the SDZ lands in a manner that creates a sustainable urban district that is based on the integration of land-use and transport planning.”

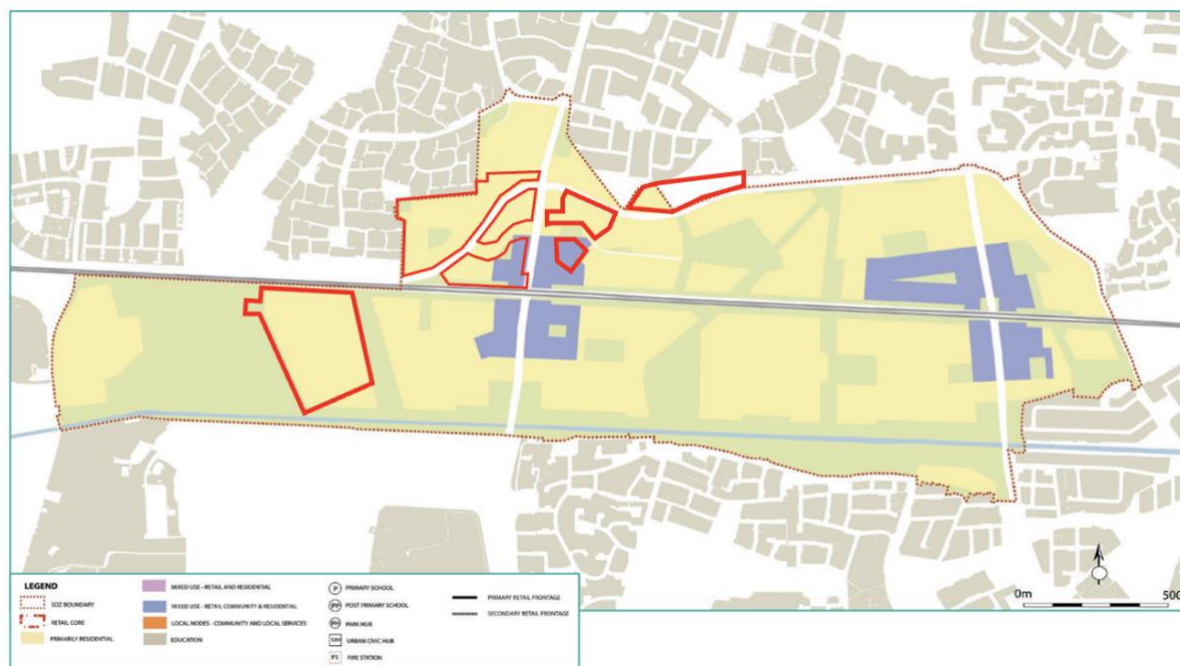


Figure 3.3: Extract from Figure 2.5.1 of the Clonburris SDZ Planning Scheme 2019, application site boundary identified in red (SLA overlay)

The proposed development is located within areas identified as 'Primarily Residential', 'Open Space Areas' and 'Mixed-Use- Retail, Community & Residential'.

Tables 2.1.1, 2.1.2 and 2.1.3 of the Clonburris SDZ Planning Scheme 2019 outline uses permissible and open for consideration in residential areas and mixed use areas respectively: -

Permitted in Principle	Open for Consideration
Bed & Breakfast, Childcare Facilities, Community Centre, Cultural Use , Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre, Housing for Older People, Hotel/Hostel, Industry-Light, LiveWork Units, Nursing Home, Offices less than 100 sq.m, Open Space , Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential , Restaurant/ Café, Retirement Home, Shop-Local, Shop-Neighbourhood , Sports Club/Facility, Traveller Accommodation, Veterinary Surgery.	Advertisements and Advertising Structures, Agriculture, Allotments, Betting Office, Crematorium, Garden Centre, Home Based Economic Activities, Industry-General, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m , Off-Licence, Petrol Station, Place of Worship, Science and Technology Based Enterprise, Social Club, Stadium.

Table 3.1: Uses permissible and open for consideration at 'Primarily Residential' lands per Table 2.1.1 of the Clonburris SDZ Planning Scheme

On that part of Site 3 zoned 'Primary Residential', 548no. residential units are proposed along with a childcare facility (553 sq m). The proposed uses are all 'Permissible' in the 'Primary Residential' land use zone, per Table 2.1.1 of the Planning Scheme.

On the lands zoned '**Open Space**' at Site 3, areas of open space are proposed, consistent with the Planning Scheme Table 2.1.3 'Permissible' use for this land use zoning.

Site 4 is zoned 'Primarily Residential', 436no. residential units are proposed. Also, a childcare facility (544 sq m) and a local / neighbourhood shop (c.146 sq m) are proposed in Block F, located in the

western portion of the site fronting Griffeen Valley Park. The proposed uses are all 'Permissible' in principle in the 'Primarily Residential' land use zone, per Table 2.1.1 of the Planning Scheme.

Employment use is envisaged for the existing Grange House (c. 170 sq m) in the south east corner of Site 4. The details of any works required to accommodate future employment use at Grange House will be subject of a future planning application. We note, however, that offices 100sqm – 1,000sqm are 'Open for Consideration', per Table 2.1.1 of the Planning Scheme.

The proposed community centre at Site 4 is located within the lands zoned 'Open Space Areas'. Per Table 2.1.3 of the Planning Scheme, this use is considered 'Open for Consideration' under this land use zoning and may be favourably considered, in principle. This proposal is also consistent with a Key Objective for the Kishoge South West area to develop a local node to Griffeen Valley Park, including community facilities (see Section 3.2 below for further discussion).

The majority of the Site 5 lands are zoned 'Primarily Residential'. As noted previously, Site 5 delivers only residential uses, permissible under the land use designation and zoning of both the Planning Scheme and the County Development Plan.

Permitted in Principle	Open for Consideration
Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.	Agriculture, Childcare Facilities, Community Centre , Education, Place of Worship Public Services, Recycling Facility, Restaurant/ Café, Shop-Local, Stadium, Traveller Accommodation.

Table 3.2: Uses permissible and open for consideration in Open Space Areas per Table 2.1.3 of the Clonburris SDZ Planning Scheme

On lands zoned 'Open Space' throughout the Kishoge Site 3 (KSG3) area, areas of open space are proposed. As per Table 2.1.3 of the Clonburris Planning Scheme are considered 'Permissible' under this land use zoning.

The proposed community centre at Site 4 is located within the lands zoned 'Open Space Areas'. Per Table 2.1.3 of the Planning Scheme, this use is considered 'Open for Consideration' under this land use zoning and may be favourably considered, in principle. This proposal is also consistent with a Key Objective for the Kishoge South West area to develop a local node to Griffeen Valley Park, including community facilities.

Permitted in Principle	Open for Consideration
Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Cultural use, Doctor/ Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Open Space, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential , Residential Institution, Restaurant/Café, Retirement Home, ShopLocal, Shop-Neighbourhood, Shop - Major Sales Outlet, Social Club, Sports Club/ Facility, Veterinary Surgery.	Allotments, Garden Centre, Motor Sales Outlet, Nightclub, Petrol Station, Science and Technology Based Enterprise, Service Garage, Traveller Accommodation, Wholesale Outlet, Stadium.

Table 3.3: Uses permissible and open for consideration in Mixed Use Areas per Table 2.1.2 of the Clonburris SDZ Planning Scheme

A small portion of Sites 3 & 5 is located within the Kishoge Urban Centre, zoned 'Mixed Use Areas'. The proposed use as 'Residential' is considered 'Permissible', as per Table 2.1.2 of the Clonburris Planning Scheme.

3.6 Characteristics of the Proposed Development

The proposed development is contained in 3no. application sites (Site 3, 4 and 5). The combined application is for a total of 1,252no. residential units, 2no. childcare facilities, a community pavilion, conversion of Grange House, retail space, public open space and all associated ancillary site development works at lands within the Clonburris SDZ Planning Scheme area.

Each Planning Application is accompanied by detailed planning drawings and a detailed Architectural Design Statement, prepared by the respective architect for each site. Each Design Statement provides a rationale for the design of the proposed scheme and the dwelling types proposed.

3.6.1 Site 3

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the north east.

3.6.2 Site 4

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/ pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking

spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores. New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

3.6.3 Site 5

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: 3,101 sq.m total public open space; communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation (11.8 sq.m), public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

Layout & Design

The site layout of the proposed development has been informed by the SDZ Planning Scheme in terms of street hierarchy, pattern and permeability, residential layouts and orientation, building frontages and interfaces with streets, and the configuration and character of communal open spaces.

The Architectural language of the scheme is outlined in the Design Statements prepared by prepared by O'Mahony Pike Architects, DTA Architects and McCauley Daye O'Connell Architects and enclosed with this application.

Materials Strategy

We refer to the accompanying elevational drawings, prepared by O'Mahony Pike Architects, DTA Architects and McCauley Daye O'Connell Architects, for details of materials and finishes of the Proposed Development. A palate of materials and colours has been chosen to provide a robust, quality finish to the scheme while referencing the existing developments in the area.

Residential Development

At Site 3, a total of 580no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom and 3-bedroom typologies. Please refer to the planning drawings, Architectural Design Statement and Housing Quality Assessment, prepared by O'Mahony Pike Architects, which provide details all of the proposed house types at this site.

At Site 4, a total of 436no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom typologies. Please refer to the planning drawings, Architectural Design Statement and Housing Quality Assessment, prepared by O'Mahony Pike Architects, which provide details all of the proposed house types at this site.

At Site 5, a total of 236 no. residential units including 55 no. social housing units, 113 no. affordable purchase units and 68 no. cost rental units in a mix of 1, 2 and 3-bedroom units. Please refer to the planning drawings, Architectural Design Statement and Housing Quality Assessment, prepared by MDO Architects, which provide details all of the proposed house types at this site.

Density

Density across the proposed development is c. 43 units per hectare, breakdown below: -

	Site 3	Site 4	Site 5
Density	51 units per hectare	37 units per hectare	38 units per hectare

Table 3.4: Density breakdown

We refer to Sections 11-13 of the Planning Application Report, which provides detail of how the proposed densities comply with the provisions of the Clonburris SDZ Planning Scheme.

Unit Mix and Typologies

The proposed development provides a range of unit typologies, including houses, duplexes, triplexes and apartments, breakdown provided below: -

Typology	Site 3	Site 4	Site 5	Total
Houses	145	141	35	321
Duplexes	356	106	110	572
Triplexes	3	57	33	93
Apartments	76	132	58	266
Total	580	436	236	1,252

Table 3.5: Proposed unit typologies

The proposed development offers 1-bed, 2-bed, 3-bed and 4-bed units, breakdown provided below: -

Unit Mix	Site 3	Site 4	Site 5	Total	% Mix
1-Bed	140	65	37	242	19%
2-Bed	151	177	107	435	35%
3-Bed	289	186	92	567	45%
4-Bed	-	8	-	8	1%
Total	580	436	236	1,252	100%

Table 3.6: Proposed unit mix

We refer to the enclosed Housing Quality Assessment, prepared by O'Mahony Pike Architects, DTA Architects and McCauley Daye O'Connell Architects for further detail.

Non-Residential Development

Site 3 provides non-residential within the overall provision as follows: -

Use	Site 3	Site 4	Site 5	Total
Creche	553sqm	554sqm	-	1,097sqm
Community	-	683sqm	-	683sqm
Retail	-	146sqm	-	146sqm

Table 3.7: Non-residential uses proposed

Please refer to Sections 11-13 of the Part 10 Planning Application Report which confirms that the above uses are in accordance with the provisions of the Clonburris SDZ Planning Scheme.

Social & Affordable Housing

We can confirm all proposed residential units are for South Dublin County Council housing purposes (social and affordable).

We refer to the enclosed Indicative Tenure Plan prepared by O'Mahony Pike Architects for further detail.

Landscaping

Public Open Space

The proposed development provides c. 10,894sqm of public open space, located within Site 3 and Site 5: -

	Site 3	Site 4	Site 5	Total
Public open space provision (sqm)	7,015sqm	778	3,101	10,894sqm

Table 3.8: Breakdown of public open space provision

Each site contains a network of street trees aligned with the road network. Each site requires local green corridors to the railway line, where planting, pedestrian and cycling facilities are proposed. Sites 3 and 4 also have strategic green corridors to the railway line where planting, pedestrian and cycling facilities are proposed.

Site 3 has three local parks and Site 5 has 1. Site 4 is located between two strategic public open spaces, the Griffeen Valley Park extension and a linear park bordering Site 1 (east of Site 4).

We refer to the enclosed landscape particulars prepared by Doyle O'Troithigh Landscape Architects, Bernard Seymour Landscape Architects and LDA Design for further detail.

Site Access

Site 3

New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the north east.

Site 4

Site 4 will be accessed from the permitted Southern Link Road (SLR), granted under SDCC Reg. Ref. SDZ20A/0021 from which vehicular, cycle and pedestrian access is provided.

Site 5

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

Car Parking

The proposed development provides a total of 1,083no. car parking spaces, breakdown as follows:

Site 3	Site 4	Site 5	Total
456no.	408no.	219no.	1,083no.

Table 3.9: Breakdown of car parking provision

Section 10.5 of the Planning Application Report demonstrates that the car parking proposed for apartment units is consistent with the provisions of the Development Plan.

Sections 11-13 of the Planning Application Report demonstrates consistency with the car parking requirements of the Clonburris SDZ Planning Scheme.

Bicycle Parking

The proposed development provides a total of 2,537no. bicycle parking spaces, breakdown as follows: -

	Site 3	Site 4	Site 5	Total
Long-Term Bicycle Parking Provision	882	591	527	2,000
Visitor Bicycle Parking Provision	234	202	101	537

Table 3.10: Breakdown of bicycle parking provision

We refer the Board to Section 10.4 of the Planning Application Report which demonstrates that the bicycle parking proposed for apartment units is consistent with the provisions of the Development Plan.

Sections 11-14 of the Planning Application Report demonstrates consistency with the bicycle parking requirements of the Clonburris SDZ Planning Scheme.

3.6.4 Water & Drainage

Wastewater

Site 3

It is proposed that the foul water generated in Kishoge Site 3 sub-catchment A will discharge into the existing Oldbridge foul outfall to the northwest of the proposed site. Foul water from Kishoge Site 3 sub-catchment B will be collected by sewers to be constructed as part of North Link Street (NLS) works, discharged via gravity towards pumping station 3 (to the northeast of the site) and pumped east where it eventually discharges at the existing 9B trunk sewer on R113 Fonthill Road.

We refer the Board to the enclosed Infrastructure Design Report, prepared by DBFL Consulting Engineers for further detail.

Site 4

It is proposed to discharge all foul effluent from the proposed development by gravity to the foul sewers in the South Link Street (SLS). Throughout the development site and at each connection, the manholes within the site shall be in accordance with SDCC and Uisce Éireann 'taken in charge' requirements, and accessible for maintenance purposes. The final number and specifications of these connections to the external foul drainage network will be finalised at detailed design stage, through the Uisce Éireann connection application process.

Each individual residential dwelling fronting the SLS will have its own connection to the 300mm diameter foul sewer within the SLS. Spurs to service these dwellings shall be provided during the SLS construction, having been coordinated through regular meetings with the Clonburris Infrastructure Limited (CIL) team.

Site 5

Site 5 will be served by an existing 225mm foul line along Foxborough Court to the north of Site 5B and a 300mm foul line along Lynch's Park/Northern Link Street to the south of Thomas Omer Way. Although not yet installed, it is anticipated that the water service and drainage networks facilitating development in Site 5A will be in place prior to construction.

We refer the Board to the enclosed Infrastructure Design Report, prepared by RPS Consulting Engineers for further detail.

We refer to the enclosed Infrastructure Design Report, prepared by CS Consulting Engineers for further detail.

Water Supply

Site 3

Site 3 watermain will connect into the NLS trunk watermain infrastructure and the existing watermain infrastructure within Adamstown Avenue, creating three separate 180mm primary watermain loops serving the proposed development site. The 180mm loops within the subject site will then feed smaller 125mm distribution watermain.

The connection to the public water main will include a metered connection with sluice valve arrangement in accordance with the requirements of Uisce Éireann .

Individual houses will have their own connections to the distribution main via service connections and boundary boxes. Individual service boundary boxes will be of the type to suit Uisce Éireann and to facilitate domestic meter installation.

We refer the Board to the enclosed Infrastructure Design Report, prepared by DBFL Consulting Engineers for further detail.

Site 4

It is proposed to provide 150mm and 200mm internal diameter mains to service this development. These mains shall be interconnected and fed by new connections to the 150mm diameter and 200mm diameter spurs provided along in the SLS.

Each apartment block shall have 1no. connection to supply its residential elements. Individual, smaller connections shall be provided to the non-residential elements within each apartment block. The exact details of all connections will be finalised at detailed design stage, through the Uisce Éireann connection application process.

Each individual residential dwelling fronting the SLS will have its own connection to the 180mm diameter distributor main within the SLS. Spurs to service these dwellings will be provided during the SLS construction, having been coordinated through regular meetings with the CIL team.

We refer the Board to the enclosed Infrastructure Design Report, prepared by CS Consulting Engineers for further detail.

Site 5

The proposed development at Site 5 includes new watermain infrastructure that will connect with the existing and planned water supply network surrounding the site. These include a planned 180mm diameter polyethylene (PE) watermain which is to be installed on the south side of Thomas Omer Way and along Lynch Lane, as well as a 400mm diameter PE watermain to be delivered with the Northern Link Street. An existing watermain running along the north of Thomas Omer Way will also be used to serve the proposed development.

We refer to the enclosed Infrastructure Design Report, prepared by RPS Consulting Engineers for further detail.

Surface Water

Site 3

Site 3 will benefit from trunk surface water infrastructure proposed as part of the Clonburris Infrastructure Development for which planning was granted under reference SDZ24A/0033W. The planning application included trunk surface water sewers and regional attenuation to serve the subject site, this strategic infrastructure aligns with the SWMP proposals and allows for a treatment train of SuDS measures within individual sites and within the regional features.

It is intended that the stormwater run-off generated from the proposed development will be collected in a new gravity sewer and discharged to the regional attenuation systems constructed as part of the NLS. The subject site is in Catchment 1 within the Clonburris SWMP and will discharge to attenuation pond ATN 03.

The downstream regional attenuation system ATN 03 will consist of an open attenuation pond. Outflow from the attenuation structure within the SDZ limits flow to a rate of 3.1 l/s/ha as detailed in the SWMP for the SDZ.

We refer to the enclosed Infrastructure Design Report, prepared by DBFL Consulting Engineers for further detail.

Site 4

site into the proposed 300mm diameter to 600mm diameter spurs, , permitted under SDCC Reg. Ref. SDZ20A/0021. From there it shall continue to the regional attenuation ponds and outfall to the Kilmahuddrick Stream (as described in sub-section 5.4 of the Engineering Services Report, prepared by CS Consulting). Integration of the proposed development with this existing infrastructure ensures that stormwater runoff from the development site shall not flow into neighbouring sites but shall instead be collected and subsequently released in a controlled manner after the peak storm duration has passed.

It is proposed to discharge surface water run-off from the proposed development by gravity via new connections to the 300mm diameter to 600mm diameter surface water spurs along the SLR extent. At each connection, the manholes shall be in accordance with SDCC requirements and standard details, and accessible for maintenance purposes.

The proposed stormwater drainage arrangements have been designed in accordance with Part H of the Building Regulations 2010 (Building Drainage), the Greater Dublin Regional Code of Practice for Drainage Works (Version 6), British Standard BS EN 752:2008 (Drains and Sewer Systems Outside Buildings), and the Greater Dublin Strategic Drainage Study (GDSDS).

We refer the Board to the enclosed Infrastructure Design Report, prepared by CS Consulting Engineers for further detail.

Site 5

Separate surface water collection networks are proposed for Sites 5A and 5B together with a suite of SuDS measures including detention basins, green/blue roof, permeable paving and bioretention tree pits.

The proposed surface water network for Site 5A comprises of a 225mm to 300mm diameter collection network discharging into a main 1050mm diameter surface water pipe running through the middle of the site. This pipe discharges collected site surface runoff into the adjacent existing main drainage systems.

For Site 5B, an in-situ surface water collection network is proposed via nature-based solutions. Collected site runoff will be attenuated first through the two attenuation ponds located in the north-west of the site before discharging into an existing 1050mm diameter surface water drainage pipe north via Foxborough Court to Balgaddy Road. Site surface runoff will be treated through a petrol interceptor before discharging into the detention basins.

We refer to the enclosed Infrastructure Design Report, prepared by RPS Consulting Engineers for further detail.

Flood Risk

Site 3

We refer to the enclosed Site 3- Flood Risk Assessment, prepared by prepared by DBFL Consulting Engineers which concludes: -

The (Stage 1) Flood Risk Identification determined that the site is not likely to be impacted by future flood events. Although a number of past flood events occurred within a 2.5km radius, there were no historical flood events recorded within the proposed development site. CFRAM maps show that the proposed development site is not likely to be impacted by fluvial or coastal flooding.

The (Stage 2) Initial Flood Risk Assessment determined that there are no significant potential flood sources that may affect the proposed development site. Therefore, the proposed development site is categorised as 'Flood Zone C'. Due to the existing ESB substation, the proposed development is classified as a 'Highly Vulnerable Development'. Although there was no need for further justification, a detailed assessment was carried out.

The (Stage 3) Detailed Flood Risk Assessment analysed the potential risk of flooding regarding the existing ESB substation and the proposed adjacent attenuation pond. The detailed assessment concluded that the existing ESB substation is not at risk from flooding. The proposed adjacent attenuation pond is designed to have a top water level of 56.401m AOD (For a 1% AEP storm) and a top of bank level of 56.80m. This top of water level of the attenuation pond is over 0.5m lower than the ESB substation level of 56.90m. An overland flood route will direct any excess surface water away from the ESB substation towards the northwest of the site

Site 4

We refer to the enclosed Site 4- Flood Risk Assessment, prepared by JBA Consulting which concludes: -

This Flood Risk Assessment (FRA) demonstrates that, with the proposed mitigation measures in place, the development can proceed without increasing flood risk to the site or surrounding areas and the Justification Test has been applied and passed. Furthermore, the design approach ensures compliance with the South Dublin County Council Development Plan and SFRA, providing a resilient and sustainable solution for the Clonburris development.

In conclusion, this FRA confirms that the proposed development is suitable for its location, aligns with the best flood risk management practices, and supports the sustainable development goals of the planning framework. The proposed measures ensure that the site remains resilient to current and future flood risks, while maintaining compliance with local and national planning policies.

Site 5

We refer to the enclosed Site 5- Flood Risk Assessment, prepared by RPS Consulting Engineers which concludes: -

The flood data reviewed in Section 4 identified no historical fluvial, pluvial or groundwater flood risk within the proposed development site and its immediate vicinity. Further to this, in the Eastern CFRAM study and also the Groundwater flood studies carried by GSI also did not identify any future fluvial and groundwater flood risks within the proposed site or its immediate vicinity. Flood zones maps prepared in the SFRA undertaken as part of the South Dublin County Development Plan 2022-2028 showed the subject site is located in Flood Zone C (outside of Flood Zones A & B). Therefore, there is no need to progress to Stage II FRA.

In the South Dublin County Development Plan 2022-2028, the Proposed Development site is located within the Clonburris Strategic Development Zone (SDZ), with zones of residential development and open space, and general enterprise are also featuring in the area. Based on the Planning Guidelines, the proposed residential development at the subject site is deemed appropriate.

Through implementation of best practice engineering methods, it is not envisaged that the proposed development will be at risk of nor exacerbate flood risk at the site and its immediate vicinity. Any increase in surface runoff generated by the proposed developed will be attenuated and treated through a suite of SuDs type drainage systems as discussed above, before discharging into the adjacent surface water drainage network with a hydrobrake implemented at the outfall manhole to limit outflow to greenfield runoff rates. This therefore will not pose any increased flooding risks at the adjacent lands and properties.

Childcare

The proposed development comprises 1,252no. residential units providing 242no. 1-bed units, 435no. 2-bed units, 567no. 3-bed units and 8no. 4-bed units in a mix of houses, triplexes, duplexes and apartments.

In order to achieve compliance with the Childcare Guidelines, 153no. childcare spaces are required to accommodate the total 575no. 3 and 4 bed units proposed. In accordance with Section 4.7 of the Apartment Guidelines, 1-bed and 2-bed apartments have been discounted from the calculation.

Notwithstanding the above, the proposed development provides 2no. childcare facilities with a capacity of c. 200no. childcare spaces, 1no. located in Site 3 (c. 553sqm) which caters for c. 100no. children and 1no. located in Site 4 (c. 544sqm) which also caters for c. 100no. children

Refuse Strategy

We refer to the enclosed Operational Waste Management Plan, prepared by AWN Consulting included as Appendix 14.2 of this EIAR which outlines details of waste management at operational stage of the development. We also refer the Planning Authority to Chapter 16 (Waste) prepared by AWN Consulting for further details of the refuse strategy for the proposed development.

Construction Management

We refer the Planning Authority to the enclosed Preliminary Construction Environmental Management Plan, prepared by DBFL Consulting Engineers, with input from RPS Consulting and CS Consulting Engineers, which sets out typical arrangements and measures which may be undertaken during the construction phase of the project in order to mitigate and minimise disruption / disturbance to the area around the site. The Preliminary Construction Environmental Management Plan will be treated as a live document and communicated to all relevant personnel on site should the scheme be permitted.

3.7 Project Life Cycle

The purpose of this section is to provide a description of the Proposed Development and consider all relevant aspects of the project life cycle both during construction and post construction. These include the following: -

- Construction Phase (Land Use Requirements, Construction Activity & Significant Effects).
- Operation Phase (Processes, Activities, Materials Used).
- Secondary and Off-Site Developments.

3.7.1 Construction Phase

The construction programme sees the proposed development for Sites 3, 4 & 5 beginning concurrently, however it is anticipated that the timelines for completion will vary as follows: -

- Site 3: 40-month construction programme
- Site 4: 36-month construction programme
- Site 5: 28-month construction programme

Construction Activities

There are a number of construction activities involved in a project such as this. The activities (independent of phasing) can be divided into five general categories: -

- **Excavation:** This includes site clearing and earthworks – soil / rock removal – required to prepare the site for the foundations and residential floorspace above.
- **Structure:** Structure includes the foundations and the physical frame of the residential units.

- **Enclosures:** The enclosures for the buildings will be formed, block work, brick, timber, and glass, with slate roofs and flat roofs, all with the required levels of insulation and waterproof membranes.
- **Services:** The requisite services will be provided including drainage and lightning.
- **Landscaping:** The landscaping works include some hard landscaping, roads, footpaths, cycle-paths, bed and tree planting, and significant open spaces. In addition, there are a number of existing trees to be protected on site and incorporated into the new scheme.

Construction Access

The primary access to Site 3 will be from Adamstown Avenue where existing stubbed access points have been formed. Access points will be provided from the proposed Clonburris North Link Street to the southeast of the site.

It is anticipated that for the duration of the construction works all construction access and egress for deliveries at Site 4 shall operate via Sheehan's Road along the eastern boundary of the development site. In addition, one or more separate pedestrian only entrance(s) to the site shall be installed, to segregate vehicular and pedestrian movements to and from site.

Construction traffic will access Site 5 via Thomas Omer Way.

Due regard will be paid to minimising any impacts by construction vehicles on the existing developments in the area. Should an issue arise in respect of construction traffic, then the position will be reviewed by the Project Team and changes made.

Air Quality – Dust & Dirt

The appointed Contractor shall put in place a regime for monitoring dust levels in the vicinity of the Site during the Construction Phase. The level of monitoring and adoption of mitigation measures will vary throughout the Construction Phase depending on the type of activities being undertaken and the prevailing weather conditions at the time.

The potential impacts associated with air quality during the Construction Phase are addressed in Chapter 11: Climate (Air Quality).

Noise & Vibration

It is not envisaged that any significant prolonged noise producing activities will be carried out onsite during daytime periods.

The potential impacts associated with noise and vibration during the Construction Phase, are addressed in Chapter 10: Air (Noise & Vibration).

Waste

An Operational Waste Management Plan and Resource and Waste Management Plan have been prepared and are appended to this EIAR. In addition, Chapter 15: Material Assets (Waste) of this EIAR includes details regarding the anticipated amounts of waste generated from the project, the subsequent potential impacts and the mitigation measure proposed to ameliorate any anticipated negative impacts.

In summary, all waste generated during the construction and operational periods is proposed to be appropriately disposed of in accordance with the Waste Management Plans.

Health & Safety Issues

The development will comply with all Health & Safety Regulations during the construction of the project. Where possible potential for health and safety risks at construction phase will be mitigated or eliminated .

3.7.2 Operational Phase

The proposed development, across Sites 3, 4 & 5 will provide a total of 1,252no. residential units, 2no. childcare facilities, a community pavilion, conversion of Grange House, retail space, public open space and all associated ancillary site development works at lands within the Clonburris SDZ Planning Scheme area.

The primary direct significant environmental effects will arise during the Construction Phase. The Operational Phase of the Proposed Development is relatively benign and not likely to give rise to any significant additional environmental effects in terms of activities, materials or natural resources used or effects, residues or emissions which are likely to have a significant impact on human beings, flora and fauna, soils, water, air and climate.

The primary likely significant environmental impacts of the Operational Phase as a result of the Proposed Development are fully addressed in the relevant specialist chapters of this EIAR. These impacts relate to Population & Human Health, Landscape & Visual, Climate (Noise & Vibration) , Climate (Air Quality) and Climate (climate change) associated with the traffic generated.

The Proposed Development also has the potential for cumulative, secondary and indirect impacts (i.e. traffic) that can be difficult to quantify due to complex inter-relationships.

However, all interactions and cumulative impacts are unlikely to be significant, as have been identified in Chapter 20 (residual impacts) and Chapter 21 (cumulative impacts and interactions) of this EIAR.

3.8 Related Development and Cumulative Impacts

Each Chapter of the EIAR includes a cumulative impact assessment of the Proposed Development with other planned projects in the immediate area.

For the purposes of this EIAR, we have examined proposals within 0.5km of the proposed development at Site 3, 4 & 5. The cumulative assessment considered as part of this EIAR are as follows:

- **SDCC Reg. Ref. SDZ24A/0033W SDZ Application** - On 06 December 2024, Clonburris Infrastructure Limited applied for permission for the construction of c. 2.3km of a new Link Street Clonburris Northern Link Street (NLS) and approximately 800m of side streets. Provision/upgrade of 12 signalised junctions. Approximately 2 km of upgrade of existing streets. Provision of 2 main public parks centrally and drainage infrastructure works. SDCC granted permission on 10 February 2025. This road infrastructure provides access to Site 3 and Site 5, subject of this application.
- **SDCC Reg. Ref. SDZ23A/0043 SDZ Application** - On 30 November 2023, Cairn Homes Properties Limited applied for permission for 495no. residential units and creche (483sqm) located at ground floor level of Block E on lands measuring c. 5ha. The development provides for a total of 449no. apartments and 46no. duplex units, and non-residential use including retail (2,502sqm), employment (4,607sqm) and café (87sqm).

Further information was requested on 2 February 2024, and a decision to Grant Permission subject to 36no. conditions was made on 17 April 2024.

- **SDCC Reg. Ref. SDZ23A/0018 SDZ Application** - On 26 May 2023, Cairn Homes Properties Ltd., applied for permission for 565no. residential units. The development provides for a total of 230no. houses, 119no. apartments and 216no. duplexes.

Further information was requested on 20 July 2023, and a decision to Grant Permission subject to 35no. conditions was made on 11 December 2023.

- **SDCC Reg. Ref. SDZ23A/0004 SDZ Application** - On 10 February 2023, Clear Real Estate Holdings Limited applied for permission for 385 residential units. The development provides for a total of 139no. houses, 70 Build-to-Rent duplex / apartments, 72no. duplex / apartments and 104no. apartments.

Further information was requested on 6 April 2023. By Order dated 28 September 2023, the period for submitting a response to the Further Information request was extended up to and including 15 January 2024, and a decision to Grant Permission subject to 28no. conditions was made on 15 December 2023.

- **SDCC Reg. Ref. SDZ22A/0017 SDZ Application** - On 2 December 2022, Cairn Homes Properties Limited, applied for permission for 157no. dwellings. The development provides for a total of 81no. houses and 76no. apartments.

Further information was requested on 7 February 2023, and a decision to Grant Permission was made on 16 May 2023.

- **SDCC Reg. Ref. SDZ22A/0018 SDZ Application** - On 15 December 2022, Cairn Homes Properties Ltd., applied for permission for mixed-use development comprising 594no. apartments, creche (c. 609sqm) at ground floor and first floor of Block A, office (c. 4,516sqm), and retail (c. 887.5sqm).

Further information was requested on 17 February 2023. By Order dated 13 July 2023, the period for submitting a response to the Further Information request was extended up to and including 12 November 2023. Clarification of Additional Information was requested on 18 September 2023, and a decision to Grant Permission was made on 31 October 2023.

- **SDCC Reg. Ref. SDZ22A/0011 SDZ Application – Primary School** - On 2 August 2022, The Department of Education, applied for permission for a primary school (c. 3,355sqm). The development provides for a total of 16no. classrooms and 2no. Special Educational Needs Unit.

Further information was requested on 26 September 2022, and a decision to Grant Permission subject to 18no. conditions was made on 16 February 2023.

- **SDCC Reg. Ref. SDZ22A/0010 SDZ Application** - On 4 July 2022, Kelland Homes Ltd., applied for permission for mixed-use development comprising 294no. residential units and 1no. 2-storey creche (c. 520.2sqm). The development provides for a total of 118no. 2,3 & 4 bed, 2-storey semi-detached and terraced houses, 104no. 2 & 3 bed duplex units, 72no. apartments, and non-residential use including 1no. 2-storey retail/commercial unit (152.1sqm).

Further information was requested on 29 August 2022. Clarification of Additional Information was requested on 4 January 2023. By Order dated 23 February 2023, the period for submitting a response to the request for Clarification of Further Information was extended up to and including 9 June 2023, and a decision to Grant Permission was made on 2 May 2023.

- **SDCC Reg. Ref. SDZ228/0003 Part 8 Application – Social & Affordable Housing** - On 27 April 2022, South Dublin County Council (Housing) applied for permission for 263no. social and affordable residential units.

The Part 8 application was approved by South Dublin County Council on 11 July 2022.

- **SDCC Reg. Ref. SDZ228/0001 Part 8 Application– Social & Affordable Housing** - On 31 March 2022, South Dublin County Council applied for permission for 118no. residential units.

The Part 8 application was approved by South Dublin County Council on 13 June 2022.

- **SDCC Reg. Ref. SDZ21A/0022 SDZ Application** - On 2 December 2021, Cairn Homes Properties Ltd., applied for permission for 569no. dwellings and creche (c. 547sqm) in a part 3/4 storey local node building in CSWS4. The development provides for a total of

173no. houses and 148no. duplex apartments, 396no. apartments, and non-residential use including an innovation hub (626sqm).

Further information was requested on 4 February 2022, and a decision to Grant Permission subject to 38no. conditions was made on 23 August 2022.

- **SDCC Reg. Ref. SDZ21A/0013 SDZ Application** - On 2 June 2021, The Department of Education, applied for permission for a 3-storey, 1,000 pupil post primary school including a 4 classroom Special Educational Needs Unit (11,443sqm).

Further information was requested on 27 July 2021, Clarification of Additional Information was requested on 12 January 2022, and a decision to Grant Permission subject to 10no. conditions was made on 21 February 2022.

- **SDCC Reg. Ref. SDZ20A/0021 Roads & Drainage Infrastructure – Clonburris Southern Link Street** - On 22 December 2020, Clonburris Infrastructure Limited, applied for permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zones Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future development of the southern half of the overall SDZ lands.

Further information was requested on 24 February 2021, and a decision to Grant Permission subject to 23no. conditions was made on 12 August 2021.

- **SDCC Reg. Ref. SD13A/0048 Post Primary School** - On 21 March 2013, County Dublin VEC applied for permission for the construction of a new post primary school with a capacity for 1,000 pupils (c. 9,941sqm).

A decision to Grant Permission subject to 17no. conditions was made on 15 May 2013.

- **SDCC Reg. Ref. SD10A/0238 16no. Classroom School** - On 12 August 2010, The Minister for Education and Skills applied for permission for a 16no. classroom school, of which 8no. classrooms have been constructed to date, comprising revised floor plans and elevations for 8no. classrooms, general purpose room, library and ancillary accommodation and additional 2no. class Special Needs Unit.

A decision to Grant Permission subject to 21no. conditions was made on 17 November 2010.

The relevance of the above list of cumulative projects may differ as between the environmental topics contained in this Environmental Impact Assessment Report when considering cumulative impact.

The potential cumulative impacts primarily relate to traffic, dust, noise and other nuisances from the construction of the development, with other planned or existing projects, and each of the following EIAR chapters has regard to these in the assessment and mitigation measures proposed.

As such, with the necessary mitigation for each environmental aspect as identified, the predicted cumulative impact of the proposed development in conjunction with the other planned developments is expected to be minimal.