

Senior Executive Officer,
Forward Planning Section,
Land Use Planning & Transportation Department,
County Hall, Tallaght, Dublin 24

Date: 26th April 2022
JSA Ref: 21113

Dear Sir/Madam,

SUBMISSION TO THE MATERIAL AMENDMENTS TO THE DRAFT SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028 ON BEHALF OF CAIRN PLC IN RESPECT OF LANDS AT CLONBURRIS SDZ

1.0 Introduction

- 1.1 On behalf of our client, Cairn PLC (“Cairn”), 7 Grand Canal, Grand Canal Street Lower, Dublin 2, we wish to make a submission in respect of the proposed material amendments to the draft South Dublin County Development Plan 2022-2028 published on the 29th of March 2022.
- 1.2 We welcome the opportunity to make a submission on the draft County Development Plan on behalf of our client in respect of their lands at Clonburriss SDZ. Cairn is a major landowner in the SDZ (c. 113 hectares) and is working with SDCC to deliver much needed dwellings in the SDZ. Cairn have the capacity to deliver over 5,000 new homes along with significant social infrastructure, retail and commercial developments over the lifetime of the SDZ.
- 1.3 This submission relates to proposed Material Amendment nos. 9.8 and 9.10, which our client supports.
- 1.4 Cairn is an Irish homebuilder founded in 2014 with a clear strategy to deliver high-quality new homes with an emphasis on design, innovation and customer service. Cairn have delivered c. 3,175 new homes across the Greater Dublin Area in the space of 5 years, with 743 of these delivered in 2020. Cairn is uniquely positioned to help address the chronic housing shortage due to their strategic landbank, and ability to deliver large high-quality developments quickly. Cairn aim to deliver 2,500 new homes before the end of 2022. Cairn is committed to working with South Dublin County Council in the delivery of much-needed new homes together with the associated

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd trading as John Spain Associates Directors: J. Spain, S. Spain
Registered in Ireland No 396306 Registered Office: 39, Fitzwilliam Place, Dublin 2 VAT No IE 6416306U

infrastructure necessary to deliver new communities with improved and high-quality amenities.

2.0 Recommendations to Adopted South Dublin County Plan in respect of Clonburris SDZ.

- 2.1 Cairn request that the proposed Material Amendment nos. 9.8 and 9.10 are included in the final adopted Plan for South Dublin County Council.
- 2.2 It is respectfully submitted that larger scale convenience supermarkets often include some lower order comparison goods which can cater for the day to day needs of residents and that the middle to higher order comparison goods can be catered for in the Major Town Centre of Liffey Valley, located a short distance (less than 3km) to the north of the Clonburris SDZ.

3.0 Summary & Conclusion

- 3.1 Our client is broadly supportive of the content of the draft South Dublin County Development Plan 2022-2028 and welcomes the opportunity to make submissions on the Plan to help shape the future development of the County.
- 3.2 Our client is committed to working with South Dublin County Council in the delivery of much-needed new homes together with the associated infrastructure necessary to deliver new communities with improved and high-quality amenities.
- 3.3 We trust this submission will be taken into consideration in the preparation of the finalised County Development Plan.

Yours faithfully,



John Spain Associates