

Clonburris SDZ, Dublin

Generated 14 Jul 2026. Evidence boundary: reviewed public projection only; not tender/award/appointment evidence.

Projects	Package cards	Official HTTPS sources	Outreach status
1	2	1	Draft only

1. Clonburris SDZ, Dublin

Clonburris SDZ, Dublin / Dublin

Authority	Planning refs	Stage / units	Value basis
South Dublin County Council	planning ref SDZ22A/0010, CN0102650SD	Partially Commenced; 294 permitted, 43 commenced, 251 remaining.	PlanningBrief indicative estimate: EUR 10m-30m (not official planning, appeal or BCMS evidence).

Evidence-backed work packages

- Civil engineering and site-infrastructure suppliers - On-site utilities, public lighting, M&E plant and ESB substations: The SDZ22A/0010 planning description lists public lighting, plant (M&E), utility services and four ESB substations within associated site-development works. Road, surface-water and foul-infrastructure connections to s... (planning ref SDZ22A/0010)
- Public realm and landscape suppliers - On-site open space, parking, landscaping and boundary works: The planning description explicitly lists public and communal open spaces, hard and soft landscaping, boundary treatments, 401 car spaces, 797 bicycle spaces and storage areas. (planning ref SDZ22A/0010)

Application, amendment, parent and phase scope distinctions

- 43-house commenced phase: BCMS notice CN0102650SD states construction of 43 houses at Clonburris Phase 1.
- Residential, creche and retail/commercial mix: The planning description explicitly lists 118 houses, 104 duplex units, 72 apartments, a two-storey creche and a two-storey retail/commercial unit.
- Scope note 1: PlanningBrief public row remains 251 remaining units from a 294 permitted / 43 commenced reconciliation.
- Scope note 2: The application source places the site within the Clonburris SDZ Planning Scheme Area.
- Scope note 3: The 43-house commencement notice is phase evidence only; the SDCC planning page remains the application source, not a BCMS notice source.

Source-aware chronology

- Planning scope - 2 May 2023 - Planning ref SDZ22A/0010 grant - 294 dwellings plus creche, retail/commercial and infrastructure within Clonburris SDZ
- Commencement evidence - 3 Jul 2023 - CN0102650SD - 43 houses at Clonburris Phase 1

Evidence boundary and cautions

- Draft-only supplier outreach. This is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.
- BCMS CN0102650SD is a 43-house phase notice. It must not be read as commencement of the full 294-unit planning scope.
- Road-network access, surface-water attenuation systems and foul infrastructure connections are separately permitted under SDZ20A/0021 and SDZ21A/0006; they are connection context, not headline work packages for SDZ22A/0010.
- No tender, award, contractor appointment or supplier appointment evidence is included in this pack.

Official HTTPS source links

Official source 1: <https://planning.agileapplications.ie/southdublin/application-details/62777>

Open enriched PlanningBrief project page

PlanningBrief CTA: save this project page, open the official source, and use the outreach brief only after source review.