

Planning Department
South Dublin County Council
County Hall,
Tallagh,
Dublin 24
D24 A3XC

12th May 2022

Land Use Planning & Transportation

23 MAY 2022

South Dublin County Council

Ref: 18025.2

Re: Amendments to the previously permitted ABP-305857-19 to include an increase in unit numbers from 252no. permitted residential units to 313no. apartments and all associated site works. St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.
(www.stedmundsphase3shd.ie)

Permission Reg Ref: ABP-312275-21

COMPLIANCE SUBMISSION – Conditions 2, 3, 4, 13, 15, 17, 20, 21

Dear Sir/Madam,

On behalf of our clients, we wish to make the following compliance submission in respect of the Grant of Permission for the above.

Condition 2 states:

The proposed development shall be amended as follows: - (a) The windows serving units numbers 12, 18 and 24 in Block 3 shall be relocated circa one metre west and the windows serving unit numbers 11, 17 and 23 in Block 3 shall be relocated circa one metre east. (b) The southern elevation of the communal open space at the roof top level (fourth floor level) of Block 3 shall be appropriately screened with obscure glazing or planting a minimum of 1.8 metres in height. (c) Car parking space numbers 52, 53, 64 and 65 (for number) along the sites northern boundary shall be permanently omitted and additional trees and or planting be provided. Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the relevant planning authority prior to commencement of development. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanala for determination.

Response:

The proposed development as been amended as per the following:

- (a) Block 3 South Facing Elevation windows serving apartments 11, 12, 17, 18, 23 & 24 have been relocated as per the noted requirements by ABP. Refer to the attached drawings 18025.2-CP200, CP201 & CP204 for further information.
- (b) 1.8m high obscure glazed screen provided at fourth floor level to southern facing parapet of Block 3. Refer to attached drawings 18025.2-CP201 & CP 204 for confirmation.
- (c) Car spaces as noted, namely previously shown numbers 52, 53, 64 & 65 have been removed to allow for additional planting against the northern planning application boundary. Refer to attached drawing 18025.2-Site Plan for further information.

Condition 3 states:

The proposed render finish shall be omitted from the external materials of Blocks 2, 3 and 4. A schedule of all materials to be used in the external treatment of the development to include a variety of high quality finishes, such as brick and stone, roofing materials, windows and doors shall be submitted to and agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Response:

The details of external materials have been previously approved under Ref. ABP-305857-19. We propose the same material for the new apartments as follows except the omission of the render finish to Block's 2,3 and 4 as requested.

Roof: Torch-on felt roof covering with pressed metal trims / cappings with Sedum green roof in selected areas.

Rainwater Goods: Black upvc.

Walls: Combination of Kingscourt Country Manor Hampton Rural Blend red coloured brick, Prefa coloured aluminium or similar metal cladding in selected areas – refer drawing 18025.2-CP700 enclosed.

Windows/Patio doors: Carlson Aluclad or similar in dark grey colour.

Main entrance doors: Composite energy efficient aluminum doors.

Balconies: Painted steel construction with glazed balustrading facing external public areas. Painted steel vertical bar balustrade detail to balconies on internal courtyard side of building.

Render finish has been omitted from the external materials palette of Blocks 2, 3 and 4 as noted in the planning conditions. The previously indicated render panels to the recessed balcony areas in Blocks 2 & 3 has been replaced with brick or metal cladding in selected areas. Refer to external elevation's sheets 18025.2-CP203, CP204 & CP401 for further details

Condition 4 states:

Details of signage relating to the creche unit shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Response:

Refer to attached drawing 18025.2-CP501 for Creche signage details. Note that the final signage details to be confirmed by operator prior to occupancy.

Condition 13 states:

Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development / installation of lighting. Such lighting shall be provided prior to the making available for occupation of any house.

Response:

Refer to included Lighting Design Calculation Report REV-D dated 11th May 2022 and drawing SES 17281 Public Lighting ISOLUX as prepared by Sabre Lighting Limited.

Condition 15 states:

Proposals for an apartment naming and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements or marketing signage relating to the names(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Response:

The naming and numbering for this development has been previously approved under Reg Ref. ABP-305857-19. Refer to attached drawing 18025.2-CP03 for the proposed updated naming and numbering to account for the additional units now permitted.

Condition 17 states:

Prior to commencement of development, the developer shall enter into water and or wastewater connection agreement(s) with Irish Water.

Response:

Development has commenced on site under Reg. Ref. ABP-305857-19 and as part of that permission the applicant has entered into an agreement with Irish Water. This agreement will be updated as required with Irish Water for the additional units.

Condition 20 states:

Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects', published by the Department of the Environment, Heritage and Local Government in July 2006.

Response:

Refer to included Montane Waste Management Plan Rev A dated 02/05/2022.

Condition 21 states:

The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction and demolition waste.

Response:

Refer to included Montane Construction Management Plan Rev A dated 02/03/2022.

We trust this submission is in order and look forward to receipt of acceptable compliance in due course.

Yours faithfully



**Paul O'Rourke
McCrossan O'Rourke Manning Architects**

CC Montane Developments

Encl.

3 copies each of the following planning compliance documents -

- 18025.2-CP02 Site Plan
- 18025.2-CP03 Site Plan-Naming Numbering
- 18025.2-CP200 – Blocks 2&3 Ground First & Second Floor Plans
- 18025.2-CP201 – Blocks 2&3 Third & Fourth Floor Plans
- 18025.2-CP203 – Blocks 2&3 Elevations & Sections
- 18025.2-CP204 – Blocks 2&3 Elevations & Sections
- 18025.2-CP401 – Block 4 Elevations & Section
- 18025.2-CP501 – Block 4 Creche Signage
- 18025.2-CP700 - Finishes
- Kingscourt Country Manor Hampton Rural Blend brick details
- Montane Construction Management Plan Rev-A
- Montane Construction & Demolition Waste Management Plan Rev-A
- Lighting Design Report REV-D by Sabre Lighting Limited
- Public Lighting Isolux REV-D by Sabre Lighting Limited

Document Issue Sheet

3 copies each of the following planning compliance documents -

- i. A1 Drawing No . - *18025.2-CP02 Site Plan*
- ii. A3 Drawing No . - *18025.2-CP03 Site Plan-Naming Numbering*
- iii. A1 Drawing No . - *18025.2-CP200 – Blocks 2&3 Ground First & Second Floor Plans*
- iv. A1 Drawing No . - *18025.2-CP201 – Blocks 2&3 Third & Fourth Floor Plans*
- v. A1 Drawing No . - *18025.2-CP203 – Blocks 2&3 Elevations & Sections*
- vi. A1 Drawing No . - *18025.2-CP204 – Blocks 2&3 Elevations & Sections*
- vii. A1 Drawing No . - *18025.2-CP401 – Block 4 Elevations & Section*
- viii. A1 Drawing No . - *18025.2-CP501 – Block 4 Creche Signage*
- ix. A1 Drawing No . - *18025.2-CP700 - Finishes*
- x. A4 page - *Kingscourt Country Manor Hampton Rural Blend brick details*
- xi. A4 document - *Montane Construction Management Plan Rev-A*
- xii. A4 document - *Montane Construction & Demolition Waste Management Plan Rev-A*
- xiii. A4 document - *Lighting Design Report REV-D by Sabre Lighting Limited*
- xiv. A1 Drawing No. - *Public Lighting Isolux REV-D by Sabre Lighting Limited*