

Planning Department
South Dublin County Council
County Hall
Tallaght
Co. Dublin

Thursday, 20th October 2022

Dear Sir/Madam,

Re: Compliance Submission in respect of a Permission for the Construction of 348 No. Residential Units and all Associated Site Development Works at Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2)

SDCC Reg. Ref. SDCC SDZ22A/0006

**Compliance Submission –
Conditions 4 & 17**

1.0 Introduction

This compliance submission is being submitted by Thornton O'Connor Town Planning in conjunction with MOLA Architecture¹ and Doyle & O'Troithigh Landscape Architecture² on behalf of Quintain Developments Ireland Ltd in respect of a permitted residential development within the Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2).

The submission relates to a Decision to Grant Permission issued by South Dublin County Council on the 28th of September 2022.

The purpose of this submission is to provide a summary of compliance information provided, in accordance with **Condition Nos. 4 and 17** of the permission.

Please see the below summary table detailing the pre-commencement conditions pertaining to the grant of permission and their status (red – outstanding and orange – subject to this submission).

¹ 2 Donnybrook Road, Donnybrook, Dublin 4

² Pembroke House, Nos. 28-32 Upper Pembroke Street, Dublin 2

4.	<p>Street Naming and Dwelling Numbering.</p> <p>Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:</p> <p>(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority’s policy and requirements for such schemes, along with associated proposed signage for the scheme.</p> <p>The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority’s requirements.</p> <p>The development name should:</p> <ol style="list-style-type: none"> 1. Avoid any duplication within the county of existing names, and 2. Reflect the local and historical context of the approved development, and 3. Comply with; <ol style="list-style-type: none"> (a) Development Plan policy, and (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and Preferably make exclusive use of the Irish language. <p>Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.</p> <p>The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.</p>	
5 A.	<p>Phasing.</p> <p>A total of 348 residential units comprising houses and duplex apartments is hereby permitted. In accordance with the details submitted the following shall apply:</p> <p>(a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.</p>	
5 B.	<p>Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.</p>	

6.	<p>Council Housing Strategy.</p> <p>That the applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997:</p> <ul style="list-style-type: none"> (i) enter into an agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 (as amended) as referred to in the South Dublin County Council Development Plan 2016-2022, providing, in accordance with that section, for the matters referred to in paragraph (a) or (b) of subsection (3) of section 96, and (ii) when the agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 is finalised to the satisfaction of the Housing Authority, a certified copy of the agreement shall be lodged with the Planning Authority. 	
7.	<p>A. Prior to the commencement of development the applicant/owner shall submit the following for the written agreement of the Planning Authority:</p> <ul style="list-style-type: none"> (i) A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and; (ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents. <p>The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.</p>	
7 C.	<p>No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority:</p> <ul style="list-style-type: none"> i. A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above 	
8.	<p>Irish Water Connection Agreement.</p> <p>Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.</p>	
10 A.	<p>Regulation of Institutional Investment in Housing - Mixed unit-type development.</p>	

	(a) Prior to the commencement of any house in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000 (as amended), that restricts all houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing	
13 A.	<p>Roads</p> <p>(a) Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority and SDCC's Roads Department revised drawings that include the following:</p> <ol style="list-style-type: none"> i. The northern east-west vehicular connection designed to be in accordance with DMURS. ii. A revised plan layout showing all homezones with perpendicular parking having a turning length of 6.0m behind the parking spaces for safe access and egress from the parking bays. iii. A revised plan layout showing the cross sections of the different road types, identifying footpath widths, cycle lanes and carriageway dimensions. iv. Layout plan(s) of all access junctions including any alterations to the existing roads layout to make two way turning possible. The north-westernmost junction to Adamstown Drive (L1030) shall be amended to allow turning in both directions. v. Details of refuse collection areas as raised in the submitted Road Safety Audit and any other safety issues raised. Car parking space no. 408 shall be revised so that it would be easier to access. vi. Details of a the in-curtilage parking spaces to be within the boundary of private areas. 	
13 D.	Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.	
13 E.	Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.	
13 F.	All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.	
14.	<p>Financial Contribution.</p> <p>The developer shall pay to the Planning Authority a financial contribution of €3,756,692.14 (Three million seven hundred fifty-six thousand six hundred ninety-two euros and fourteen cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 -</p>	

	<p>2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.</p>	
15.	<p>Retention of Arboricultural Consultant The developer shall engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity. This is to ensure the protection of trees to be retained adjacent to the site within Phase 1 Development, the applicant shall confirm this in writing to SDCC.</p>	
17.	<p>Retention of Landscape Architect</p> <ul style="list-style-type: none"> i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement. ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals. iii) Installation of attenuation tree pits shall be supervised by the project landscape architect. 	
18.	<p>Landscape Plan A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged with the Planning Authority and agreed with the Planning Authority and Public Realm Section of South Dublin County Council: A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape plan shall incorporate:</p> <ul style="list-style-type: none"> i. Street trees that are in line with the requirements set out in the Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019. at a minimum 18-20cmg at planting. The applicant/developer shall liaise with the Public Realm Section as to where further street trees are required dashed. This may require significant reorientation of parking to achieve. ii. All SuDS proposals including swales, ensuring consistency with Engineers Drawings/proposals. iii. Details of all street tree planting pits to include SUDs measures in urban tree pits that allow surface water runoff to be directed to the top of the soil profile and percolate through. 	

	<ul style="list-style-type: none"> iv. The geotextile layers within the tree pits to be taken in charge to be removed. v. All lighting to be clearly shown on landscape plans to ensure there is no conflict with street tree planting. vi. Planting detail for areas to be taken in charge to be agreed with Public Realm. vii. Implementation timetables. viii. Detailed proposals for the future maintenance/management of all landscaped areas. 	
21 A.	<p>Amendments.</p> <p>Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:</p> <p>10</p> <p>Revised plans that incorporate all of the following amendments-</p> <p>(a) Omit Units A3-1 to A3-6 inclusive (6 no. units in total) and this area incorporated into any forthcoming application for the remaining lands of Development Area No. 6 Tandy's Lane Village.</p>	
21 B.	The private amenity spaces for Units A1-4 to A1-9 inclusive (6 no. units in total) shall be increased in size to provide for the minimum private amenity space requirement of 70sq.m for a four-bedroom house under the Adamstown Strategic Development Zone Planning Scheme 2014 (as amended).	
21 C.	The southern east-west pedestrian connection revised to include cyclist access to Adamstown Boulevard from the site.	
21 D.	House types C1.2 and D3.2 revised to include further window fenestration on the upper floors. Opaque glazing may be used to non-habitable rooms where appropriate.	
21 E.	The private amenity spaces of the ground floor duplex units in Block A2 shall be enlarged, to adequately compensate for no provision of semi-private amenity space, and a privacy strip provided outside the boundary of these with the public footpath. The proposed railings along the rear boundary of all the upper floor duplex unit roof terraces shall be revised to provide a more appropriate boundary that avoids overlooking into the private amenity space directly below, and allows for passive surveillance of the park (in the case of the units facing the northern pocket park).	
21 F	Details shall be provided of landscaping to screen the proposed ESB substations.	
22.	<p>Aviation</p> <p>The applicant/developer shall notify Weston Airport and the Authority of the intention to commence crane operations with at least 30 days prior notification of the erection.</p>	
25 A.	<p>Construction Consultation and Local Liaison</p> <ul style="list-style-type: none"> a) Prior to the commencement of development, the applicant/owner shall submit the following to the Planning Authority: <ul style="list-style-type: none"> (i) the names, job functions and phone numbers (both fixed line and mobile numbers) of all key personnel for the construction of the development 	

	as approved. Subsequently all changes in these personnel or particulars in the course of construction must also be notified to the Council as soon as they occur.	
27.	Construction and Demolition Waste Management Plan Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a detailed Construction and Demolition Waste Management Plan.	
28.	Materials and Finishes Prior to the commencement of development the applicant/developer shall submitted materials and finishes of the development for the written agreement of the Planning Authority.	

2.0 Condition No. 4

Condition No. 4 states the following:

'Street Naming and Dwelling Numbering.

Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme.

The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in

both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements.

- 1. The development name should: Avoid any duplication within the county of existing names, and*
- 2. Reflect the local and historical context of the approved development, and*
- 3. Comply with;*
 - (a) Development Plan policy, and*
 - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and*
 - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and*
 - (d) Preferably make exclusive use of the Irish language. Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site. The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.*

Reason: *In the interests of proper planning and sustainable development of the area and compliance with the South Dublin's County Council Development Plan.'*

2.1 Response

Please see the enclosed street naming and numbering strategy prepared by MOLA Architecture in conjunction with Quintain Developments Limited and Dublin City University Language Services as set out in the following drawings, which are separately enclosed:

Drawing No.	Drawing Title	Scale	
TL ₂ -ZZ-XX-SW-DR-MOLA-AR-0115	PROPOSED NUMBERING AND NAMING LAYOUT- KEY PLAN	1:1000	A0
TL ₂ -ZZ-XX-SW-DR-MOLA-AR-0115 - A	PROPOSED NUMBERING AND NAMING LAYOUT- TILE A	1:500	A0
TL ₂ -ZZ-XX-SW-DR-MOLA-AR-0115 - B	PROPOSED NUMBERING AND NAMING LAYOUT- TILE B	1:500	A0

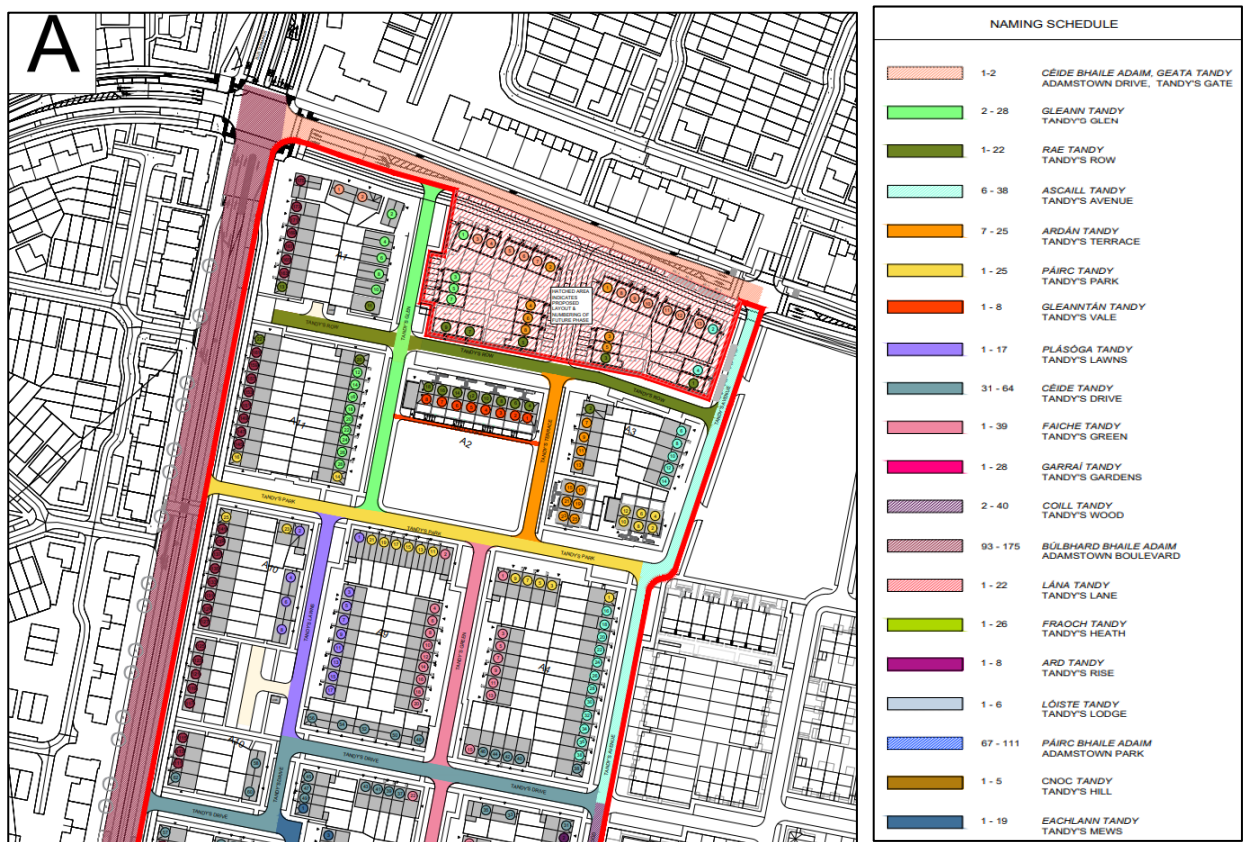


Figure 2.1: Extract from Numbering and Naming Layout for Tile A

Source: Dwg. No. TL₂-ZZ-XX-SW-DR-MOLA-AR-0115 - A prepared by MOLA Architects, 2022



Figure 2.2: Extract from Numbering and Naming Layout for Tile B

Source: Dwg. No. TL2-ZZ-XX-SW-DR-MOLA-AR-0115 - B prepared by MOLA Architects, 2022

As demonstrated in the enclosed drawings, an accurate naming and numbering schedule has been prepared in both English and Irish as required in Condition No. 4. We also separately enclose a copy of the DCU Language Services Certification that the Irish translation provided is a true translation of the original text.

We trust that the above response is sufficient to address Condition No. 4.

3.0 Condition No. 17

Condition No. 17 states the following:

'i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.'

Reason: *In the interest of residential and visual amenity, climate action and to ensure full and verifiable implementation of the approved landscape design'*

3.1 Response

Doyle + O' Troithigh Landscape Architect and Urban Design has been appointed by Quintain Developments Limited to act as the Landscape Consultant, throughout the life of the construction works. Please see enclosed as Appendix A, letter from Doyle + O' Troithigh Landscape Architect which confirms the following:

- **In response to condition 17 i)**

Doyle + O'Troithigh Landscape Architect Ltd have been appointed as Landscape consultants for the duration of the construction works.

- **In response to condition 17 ii)**

Upon the completion of the landscape works to the satisfaction of the Planning Authority, a Certificate of Practical Completion will be prepared and signed off by Doyle + O'Troithigh Landscape Architecture Ltd.

- **In response to Condition 17 iii)**

As part of their appointment under **condition 17 i)**, Doyle + O'Troithigh Landscape Architect Ltd will supervise the installation of the attenuation tree pits.

4.0 Conclusion

We trust that the attached is sufficient to address Condition Nos. 4 and 17 of the permission.

We would appreciate your confirmation that the information outlined above is in compliance with the permission at your earliest convenience.

Thank you for your assistance with this matter.

Yours sincerely

A handwritten signature in black ink that reads 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning



Appendix A: Letter from Doyle + O' Troithigh Landscape Architect

Date: 19th October 2022
Project No: 19-044
Project: Tandy's Lane Village Phase 2
Reg. Ref. SDZ22A/0006
Decision Order Nr. 1221.
Re: Compliance with condition 17(i) (ii) and (iii)

Condition 17 i)

Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

In response to item 17 i), Doyle + O'Troithigh Landscape Architect Ltd have been appointed as Landscape consultants for the duration of the construction works.

Condition 17 ii)

A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

Upon the completion of the landscape works to the satisfaction of the planning authority a certificate of practical completion will be prepared and signed off by Doyle + O'Troithigh Landscape Architecture Ltd.

Condition 17 iii)

Installation of attenuation tree pits shall be supervised by the project landscape architect.

As part of our appointment under condition 17 i), Doyle + O'Troithigh Landscape Architect Ltd will supervise the installation of the attenuation tree pits.

Yours sincerely



Daithi O'Troithigh
doyle + o'troithigh landscape – architecture Ltd.

dublin - kilkenny - wexford

Directors: Linda Doyle + Daithi O'Troithigh

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