

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin.

Our Ref. 20083

8 November 2022

**RE: PLANNING PERMISSION REG. REF. SDZ21A/0020
MINOR AMMENDMENTS TO THE DEVELOPMENT PERMITTED UNDER SDZ21A/0007.**

COMPLIANCE SUBMISSION - CONDITION NO. 3

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Developments Ireland Limited, to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 3 of Planning Reg. Ref. SDZ21A/0020

Compliance material associated with the response to this Condition are enclosed herewith for the Planning Authority's attention.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Conor Auld

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ21A/0020- CONDITION 3

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 3 followed by the Applicant's compliance response.

CONDITION 3: ROADS

a) Prior to the commencement of development, the applicant shall submit the following:

(i) A full detailed colour coded drawing of the entire Block F car parking layout, showing the allocation of parking spaces across the entire Station Roads SDZ tile (Block A - block B - Block G etc.).

(ii) A detailed drawing – cross section showing that all public footpaths shall be a minimum of 2.0m in width.

(b) The proposed development shall make provision for the charging of electric vehicles. A total of 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points. A total of 10% of car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(c) 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.

(d) Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority.

(e) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed in writing with the Planning Authority.

(f) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.

(g) A total of 5% mobility impaired spaces should be provided at the development.

REASON: In the interest of sustainable transport.

Applicant's Response:

(a) (i) We refer the Planning Authority to the enclosed Drawing No. 5150924/HTR/08/SK/039 'Car Park Block F Allocation Plan', prepared by Atkins, which details the allocation of carparking for Block F.

(ii) We refer the Planning Authority to the enclosed Drawing No. ADB3-ACM-00-ZZ-DR-LA-1002, prepared by Aecom, which provides dimensions of public footpaths.

(b) We refer the Planning Authority to the enclosed Drawing No. 5150924/HTR/07/DR/0114 'Parking Allocation Layout', prepared by Atkins, which details the location of EV charging parks.

We additionally refer the Planning Authority to the enclosed 'Facilities for Charging Electric Vehicles Report', prepared by OCSC, which details the EV Charging provisioning strategy and equipment strategy.

(c) We refer the Planning Authority to the enclosed Drawing No. LL591-150-0005 'GA Taken in Charge, prepared by Camlins, which provides details of the construction areas to be taken in charge.

- (d) We refer the Planning Authority to the enclosed Construction Traffic Management Plan, prepared by Elliot Building and Civil Engineering.
- (e) The requirements of this condition are noted, and a Mobility Management Plan is to be completed within 6 months of opening of the development.
- (f) We refer the Planning Authority to the enclosed Drawing No. Q066-OCSC-BG-XX-DR-E-0001 'Electrical Site Lighting Layout – Block G Level 00 – Ground Floor Plan', prepared by OCSC, which details the site lighting layout.

We additionally refer the Planning Authority to the enclosed Outdoor Lighting Report, prepared by Lighting Reality.

- (g) The requirements of this condition are noted, and have been incorporated into the design.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

8 November 2022

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 3:

1. Drawing No. 5150924/HTR/08/SK/039 'Car Park Block F Allocation Plan', prepared by Atkins.
2. Drawing No. ADB3-ACM-00-ZZ-DR-LA-1002, prepared by Aecom.
3. Drawing No. 5150924/HTR/07/DR/0114 'Parking Allocation Layout', prepared by Atkins.
4. Facilities for Charging Electric Vehicles Report, prepared by OCSC
5. Drawing No. LL591-150-0005 'GA Taken in Charge, prepared by Camlins.
6. Traffic Management Plan, prepared by Elliot Building and Civil Engineering.
7. Drawing No. Q066-OCSC-BG-XX-DR-E-0001 'Electrical Site Lighting Layout – Block G Level 00 – Ground Floor Plan', prepared by OCSC.
8. Outdoor Lighting Report, prepared by Lighting Reality.

Document Control: -

Author	Checked by	Purpose	Date
KH	CA	Draft	07.11.2022
	CA	Final for Submission	08.11.2022