

Nov 11th

MCORM

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

Ref: 18025.2

11th November 2022

Re: Planning Permission Reg Ref: ABP-3105857-19 & ABP-312275-21

COMPLIANCE SUBMISSION

Dear Sir/Madam,

On behalf of our clients, we wish to make the following compliance submission in respect of the Grant of Permissions listed above and as follows:

Condition 11(b) of Reg Ref ABP-3105857-19 states:

(b) A final Stage 2 (detailed design) and post construction (Stage 3) independent Quality Audit (which should include a Road Safety Audit, Access Audit, Walking Audit and a Cycle Audit) shall be carried out at the developer's expense for the development in accordance with the Design Manual for Urban Roads & Streets (DMURS) guidance and Transport Infrastructure Ireland standards. The Quality Audit team shall be approved by the planning authority and all measures recommended by the auditor should be undertaken unless the planning authority approves any departure in writing. A feedback report should also be submitted providing a response to each of the items.

Response:

Please see Section 2.0 of attached Traffic Report prepared by TPS M Moran & Associates.

Condition 9 of Reg Ref ABP-312275-21 states:

Prior to the occupation of the residential units, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

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MCORM Ltd Registered in Ireland No. 389137.
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Response:

Please see Section 3.0 of attached Traffic Report prepared by TPS M Moran & Associates.

Condition 10 of Reg Ref ABP-312275-21 states:

The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Response:

Please see Section 4.0 of attached Traffic Report prepared by TPS M Moran & Associates.

Condition 22 of Reg Ref ABP-312275-21 states:

The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces and communal areas shall be submitted to, and agreed with, the planning authority prior to occupation of the development.

Response:

Please see attached letter from Moykerr Limited the owner of the site. The development in its entirety is to be sold to a single purchaser. As such there is no legal requirement to form a management company. The purchaser is a residential property operating specialist. The development will be maintained and managed by the purchaser. This includes all apartments, common areas, landscaping, parking areas and ancillary spaces within the site boundaries. The area of landscaping to the east of the buildings that is within the planning permission red line but outside the ownership of the developer is all ready in the charge of South Dublin County Council. No additional management is proposed for this area.

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

Yours faithfully



David Ledwith
McCossan O'Rourke Manning Architects

CC Moykerr Ltd,

Encl.

3 copies each of the following planning compliance documents -

- **Traffic Report prepared by TPS M Moran & Associates**
- **Letter from Moykerr Limited**