



Wednesday, February 15, 2023

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

By: Email

Planning Ref No.: **SD22A/0335**

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ARCHITECTURE
INTERIOR DESIGN
PLANNING
PROJECT MANAGEMENT
URBANISM

RE: Compliance with Planning Conditions

Modifications to the Primary Healthcare Centre as permitted under Reg. SD11A/0135 (An Bord Pleanála Ref. PL06S.239890) and SD20A/0054 comprising of relocation of existing bus shelter on Boot Road (Bus Stop No. 3465) by c.75m northwards and construction of a new stainless steel and glass bus shelter including a double-sized internally illuminated advertising panel; Construction of an external stair core from the basement car park to surface level with associated changes to car parking layout.

At: Site at Boot Road / Convent Road, Fonthill Road and St. John's Road, Clondalkin, Dublin 22

Dear Sir/ Madam,

We refer to the attached planning Conditions (04 no. in total), dated 24th November 2022, as set down by South Dublin County Council and comment as follows:



● Offices in:
London, Dublin, Cork, Sligo,
Kilkenny, Belfast, Bucharest
and Warsaw.

Associated Offices in:
Abu Dhabi, Riyadh and Miami.

Reddy O'Riordan Staehli Ltd.
Registered in Ireland, Reg. No. 380628.
Registered Office: Schoolhouse Studio,
Carrigaline Road, Douglas, Cork, Ireland.

Directors:
Anthony Reddy Chairman,
Aidan Healy, Sean Kearns, Directors

Group Directors:
John Crawford, Ronan Kelleher, Mark Kennedy,
Robert Keane, Terence McCaw, Calbhac O'Carroll.

Associates:
Paul Mulligan, Pádraig Hyde,
John Leane, Tom Phelan

No: **Condition:**

RE: T.P. SD22A/0335

1. *Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 03/11/2022, save as may be required by the other conditions attached hereto.*

Reason: *To ensure that the development shall be in accordance with the permission, and that effective control be maintained.*

Response:

We confirm that all works will be carried out in accordance with plans, particulars and specifications issued

2. *Pedestrian Crossing
Prior to the commencement of development, the following details shall be submitted to the Planning Authority for written agreement:
a) Drawings showing a painted crossing point to the building entrance shall be provided to indicate to cars that pedestrians may cross at this location and such agreed details shall be implemented on site by the applicant within one month of agreement by the Planning Authority.
This is required because the stair core opens out onto the surface level car park and there is a lack of dedicated pedestrian infrastructure here and the door would be hidden from view from cars driving into the car park.*

Reason: *To ensure pedestrian safety.*

Response:

Refer to attached drawing 3002 indicating pedestrians' crossings as requested

3. *Street Bin
A street bin shall be provided alongside the bus shelter, with details to be agreed with the Planning Authority.*

Reason: *In accordance with Policy SM3 Objective 18 of the South Dublin County Development Plan 2022 - 2028*

Response:

Refer to attached drawing 3002 indicating street bin as requested

4. *Sustainable Urban Drainage Systems
The applicant is required to incorporate SuDS where appropriate within the development. The roof of the stair core shall be implemented as a green roof.*

Reason: *To ensure the provision of SuDS.*

Response:

Refer to attached drawing 3002 indicating roof of the stair core as a green roof as requested

We trust these responses are in order and should you require clarification of any points contained herein or require any further information please do not hesitate to contact us.

We will proceed with the commencement of this development on the basis that we are in compliance with the conditions as outlined above.

Yours sincerely,



Niall Chisholm MRIAI

Associate Director, Senior Architect

For Reddy Architecture + Urbanism