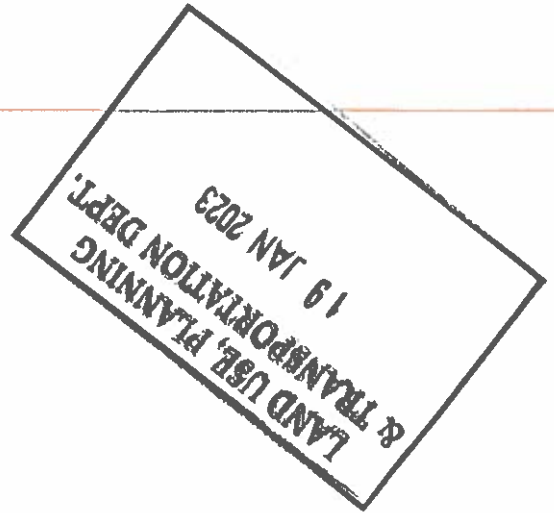




January 2023

Land Use Planning and Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



Re:

Planning Permission for a Residential Development at Gordon Park, Kingswood, Dublin

24

COMPLIANCE WITH CONDITIONS

REG. REF. SD21A/0327

Dear Sirs/Madam,

On behalf of our client Greenwalk Development Ltd, we wish to submit the following compliance with the conditions attached to a grant of Permission under Reg. Ref. **SD21A/0327**, for the following development:

Condition No. 18 – Taking in Charge

"Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

A plan indicating any part of the development, as approved, intended to be offered for Taking-in-Charge to the Planning Authority, such areas shall be fully consistent with the Planning Authority's Taking-in-Charge policy and requirements. The plan shall make provision for all of the following:

- (a) All drainage and service ducts including accessories are fully located in, and accessible from, areas to be offered for Taking-in-Charge.*
- (b) Where applicable any wayleaves in favour of SDCC shall be fully executed prior to being offered for Taking-in-Charge.*
- (c) Site features to be retained and protected within any part of the approved development intended to be offered for Taking-in-Charge*
- (d) Any external common areas of the development as approved that it is intended to be retained in private ownership. "*

Response:

In response to condition no. 18 "Taking in Charge" of the grant of permission received, we submit the following details prepared by CS Consulting Group, a letter Ref. G104 responding to Condition 18(a). This should be read along with drawing no. G104-CSC-ZZ-XX-DR-C-0004 "Proposed Drainage Sheet 1 of 2" and drawing no. G104-CSC-ZZ-XX-DR-C-0005 "Proposed Drainage Sheet 2 of 2" which illustrate the location of manholes, AJ's etc for the development. CS Consulting Group provides drawing no. G104-CSC-ZZ-XX-DR-C-0008 "Proposed Road Layout" which illustrates a detailed plan for the proposed development including taking in charge area.

We trust that all of the above details and associated enclosures are satisfactory. We look forward to receiving confirmation of same from the Planning Authority, however, if there are any further details required, please do not hesitate to contact us.

Yours Sincerely,

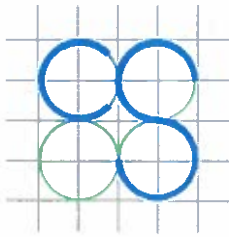


Alison Nash BSc, MUDP
Planner
Armstrong Fenton Associates.

List of Enclosures

Please find enclosed a list of enclosures prepared for this compliance:

Dwg no /Doc no.	Title	Scale
G104-CSC-ZZ-XX-DR-C-0004	Proposed Drainage Sheet 1 of 2	1:250 @ A1
G104-CSC-ZZ-XX-DR-C-0005	Proposed Drainage Sheet 2 of 2	1:250 @ A1
G104-CSC-ZZ-XX-DR-C-0008	Proposed Road Layout	1:500 @ A1



CS CONSULTING
GROUP

CS CONSULTING GROUP

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

Sent By: Email

Job Ref: G104

A - FB

Date: 15-Dec-22

RE: Compliance Response in relation to Reg Ref SD21A/0327 at Gordon Park, Old Naas Road, Kingswood, Dublin 22.

Introduction

This compliance response document has been prepared by Cronin & Sutton Consulting Engineers (CS Consulting) on behalf of the applicant Greenwalk Development Limited in relation to Reg Ref SD21A/0327 at Gordon Park, Old Naas Road, Kingswood, Dublin 22.

This document addresses item **18 (a)** of the compliance issued on the 30th June 2022 by South Dublin County Council (SDCC) in respect of the above development application, and should be read in conjunction with the following drawings that accompany it;

ITEM 18 OF THE COMPLIANCE

Condition 18. Taking in Charge.

"Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

A plan indicating any part of the development, as approved, intended to be offered for Taking-in-Charge to the Planning Authority, such areas shall be fully consistent with the Planning Authority's Taking-in-Charge policy and requirements. The plan shall make provision for all of the following:

(a) All drainage and service ducts including accessories are fully located in, and accessible from, areas to be offered for Taking-in-Charge.

KP & Associates Consulting Engineers Ltd. T/A Cronin & Sutton Consulting
Company No. 505303 | Registered Office: 19-22 Dame Street, Dublin 2, Ireland
Directors: N. Barrett, C. Barry, D. Byrne, R. Fitzmaurice, M. McEntee,
L. McNamee, O. Sullivan (Managing), C. Sutton-Smith, E. Sutton,
P. Sutton (Chairman), C. Twomey | Associates: G. Lindsay

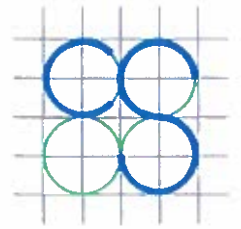
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REASON: In the interest of the proper planning and sustainable development of the area and to provide clarity on the nature and extent of areas intended to be offered for Taking-in-Charge to the Planning Authority."

IN RESPONSE TO ITEM 18 (a) OF THE COMPLIANCE

Please refer to drawings no. **G104-CSC-ZZ-XX-DR-C-0004_Proposed Drainage Sheet 1 of 2** and **G104-CSC-ZZ-XX-DR-C-0005_Proposed Drainage** which contain fully detailed plans for the development including the location of all manholes, AJs etc. which accords with the requirements of the Council's Water Services Section and or Irish Water located with the TIC area.

Please refer to drawings no. **G104-CSC-ZZ-XX-DR-C-0008_Proposed Rod Layout** which contain a fully detailed plan for the proposed development including in the taking in charge area.

The purpose of the plans submitted as labelled above is to identify the roads and drainage in the Taking in Charge Area. We confirm that the applicant has received compliance from the local authority on the roads and drainage conditions 4, 9(5) and 17 respectively under separate submissions.

Owen Sullivan

MD Cronin & Sutton Consulting