

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

Monday, 6th March 2023

Dear Sir/Madam,

Re: Compliance Submission in respect of a Permission for the Construction of 347 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. SDZ22A/0006

Compliance Submission – Condition 28

1.0 Introduction

This compliance submission is being submitted by Thornton O'Connor Town Planning in conjunction with MOLA Architecture 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 No. 28** of the permission which states:

"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."

A compliance submission in relation to Condition 28 was submitted to South Dublin County Council (SDCC) on 27th October 2022. SDCC issued feedback on 14th December 2022 which acknowledged the high-quality of the materials proposed in the scheme, but required further details in order to deem the submission as compliant. The feedback received from SDCC stated the following:

"With regard to condition 28, the applicant submitted the following:

- Cover Letter from Thornton O'Connor Town Planning*
- Tandy's Lane Phase 2 – Materiality (Document) from Mola Architecture*

The materials submitted by the applicant for the development are generally of high quality which is appreciated.

Notwithstanding this, the applicant has provided insufficient information in terms of elevations and examples where the proposed materials will be utilized and identifying how the development will look contextually. The applicant should provide a more detailed design report including elevations and contextual elevations indicating the design concept. Furthermore, it is noted that the consented development includes two landmark buildings which incorporate metal cladding elements, the details of which have not been provided."

2.0 Response

MOLA Architecture have prepared a response to the feedback received from South Dublin County Council in relation to Condition No. 28. Please see the enclosed booklet which includes elevations and contextual elevations as requested, in addition to further details on the landmark buildings.

3.0 Conclusion

We trust that the attached is sufficient to address Condition No. 28 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



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning
 Encl.