



16<sup>th</sup> March 2023

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

**Re:**

**Compliance with Planning Conditions  
Planning Reg. Ref. SD22A/0356  
Condition No. 3**

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Dear Sirs,

- 1.1.** On behalf of our clients, Capami Ltd, we wish to submit compliance with planning **Condition No. 3** of South Dublin County Council grant of permission **Reg. Ref. SD22A/0356**.
- 1.2.** A final grant of permission under Reg. Ref. SD22A/0356 was issued by South Dublin County Council on 6<sup>th</sup> March 2023. The permitted development resulted in amendments to an extant permission granted under South Dublin County Council Reg.Ref. SD17A/0468.
- 1.3.** Condition No. 3 of grant of permission Reg.Ref. SD22A/0356 reads as follows:

*"In order to ensure that residential development satisfies the Ballycullen/Oldcourt Local Area Plan and the South Dublin County Development Plan 2022 - 2028 to be sympathetic to the character of the area, including specific landscape characteristics, no two-storey dwellings shall be permitted on the upper slope lands. Prior to the commencement of development the applicant, owner or developer shall submit the following*



for the written agreement of the planning authority in relation to house types permitted on the eastern portion of land:

*Revised plans that incorporate all of the following amendments-*

*(a) The D house type unit shall be replaced with 1 no. C house type unit, orientated appropriately to maximise frontage onto The Close and The View (b) The 6 no. A houses shall be replaced with 6 no. B houses.*

*(c) The E house type shall be replaced with a C house type, or appropriate dwelling given the sites larger plot and corner location."*

## **2.0. Compliance Submission**

**2.1.** In compliance with Condition No. 3 of grant of permission Reg.Ref. SD22A/0356 we enclose the following drawings prepared by Davey + Smith Architects for the approval of the Planning Authority.

- Drawing No. 2205-CM-101 "*Permitted Site Layout*"
- Drawing No. 2205-CM-PH01 "*House Type C3 – 4Bed – Plans, Section, Elevations*"
- Drawing No. 2205-CM-PH03 "*House Type B – 2B – Plans, Section, Elevations*"
- Drawing No. 2205-CM-PH04 "*House Type C – 3Bed – Plans, Section, Elevations*"

**2.2.** As detailed on the submitted site layout plan prepared by Davey + Smith Architects, in compliance with Condition No. 3 of grant of permission Reg.Ref. SD22A/0356, the D house type unit has been replaced with a C house type unit with the C house type orientated appropriately to maximise frontage onto The Close and The View i.e., front door and 2 no. windows facing onto The View and sitting room window facing onto The Close. For clarity, we confirm that this unit is numbered on the submitted site layout plan as No. 10 The View.

**2.3.** As detailed on the submitted site layout plan prepared by Davey + Smith Architects, in compliance with Condition No. 3 of grant of permission Reg.Ref. SD22A/0356, the 6 no. A houses have been replaced with 6 no. B houses. For convenience, we submit the permitted plans for the B house type with this compliance submission. For clarity, we confirm that these units are numbered on the submitted site layout plan as No.'s 23-33 (odd numbers only) The Close.

**2.4.** As detailed on the submitted site layout plan prepared by Davey + Smith Architects, in compliance with Condition No. 3 of grant of permission Reg.Ref. SD22A/0356, the E house type has been replaced with a new appropriate dwelling labelled as a "C3" house type.

As indicated on the grant of permission received, it is fully considered that this "C3" house type is appropriate given the site's larger plot and corner location. This "C3" house type is a one storey dwelling so the dwelling satisfies the Ballycullen/Oldcourt Local Area Plan and the South Dublin County Development Plan 2022 – 2028, is sympathetic to the character of the area, including specific landscape characteristics, and is not a two-storey dwelling. As detailed on the submitted site layout plan, the dwelling's future occupant will benefit from an ample provision of private amenity



space. As detailed on the submitted "C3" house type plans, the proposed dwelling provides for windows and doors facing onto both The View and The Close in order to maximise frontage.

### 3.0. Conclusions

3.1. We trust all the above and enclosed is in order and we look forward to hearing back from the Planning Authority that the subject compliance submission for Condition No. 3 of grant of permission Reg.Ref. SD22A/0356 is acceptable so that development on site can progress in an efficient manner.

Should you require any further details please do not hesitate to contact us.

Yours sincerely,

Alan Fenton

**Armstrong Fenton Associates**  
**Planning & Development Consultants**

### Enclosures:

As per telephone call with the planning section of South Dublin County Council we enclosed **2 no. copies** of the following:

- Subject compliance cover letter prepared by Armstrong Fenton Associates.
- The following drawings prepared by Davey + Smith Architects:
  - Drawing No. 2205-CM-101 "*Permitted Site Layout*"
  - Drawing No. 2205-CM-PH01 "*House Type C3 – 4Bed – Plans, Section, Elevations*"
  - Drawing No. 2205-CM-PH03 "*House Type B – 2B – Plans, Section, Elevations*"
  - Drawing No. 2205-CM-PH04 "*House Type C – 3Bed – Plans, Section, Elevations*"

