

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

Thursday, 16th March 2023

Dear Sir/Madam,

Re: Compliance Submission in respect of a Permission for the Construction of 348 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. SDCC SDZ22A/0006

**Compliance Submission –
Condition 5 (A) & (B)**

1.0 Introduction

This compliance submission is being submitted by Thornton O'Connor Town Planning in conjunction with Goodrock Project Management Ltd 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. 5 (A) & (B)** of the permission.

A compliance submission in relation to Condition 5 (A) and (B) was submitted to South Dublin County Council (SDCC) on 6th December 2022. SDCC issued feedback on 10th February 2023 which was deemed partially compliant, but required further details in order to deem the submission as compliant. The feedback received from SDCC stated the following:

"The Cover Letter prepared by Thornton O'Connor Town Planning outlines that the subject development represents Phase 2 of the Tandy's Lane Tile of the Adamstown Strategic Development Zone. It is stated that Phase 2 is comprised of 348 No. units and that Phase 1 is comprised of 245 No. units and Phase 3 will be comprised of 92 No. units (subject to a future Planning Application). Drawing No. TL-2-02-SW-XX-DR-MOLA-AR-0107 – Proposed Site Layout Plan – Phasing prepared by MOLA Architecture.

While the applicant has submitted a phasing schedule which details specific to the proposed development but did not specify the number of units in the context of the overall SDZ. Accordingly, the applicant has not demonstrated compliance with part (a) and (b) of the condition.

The Letter prepared by Goodrock Project Management in relation to infrastructure required by phasing is acknowledged as part of Condition 5(c) however, it is noted that the Applicant has not provided sufficient detail to demonstrate compliance in full with Conditions 5(a) and 5(b), as such the condition cannot be fully discharged.”

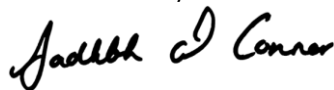
2.0 Response

Please find enclosed document prepared by Goodrock Project Management in response to the SDCC feedback received on 10th February 2023. The letter shows the number of units occupied as of December 2022 on page 2 and the indicative phasing schedule for the entire SDZ on page 6.

3.0 Conclusion

We trust that the attached is sufficient to address Condition No. 5 (A) & (B) 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

A handwritten signature in black ink that reads 'Sadhbh O'Connor'.

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