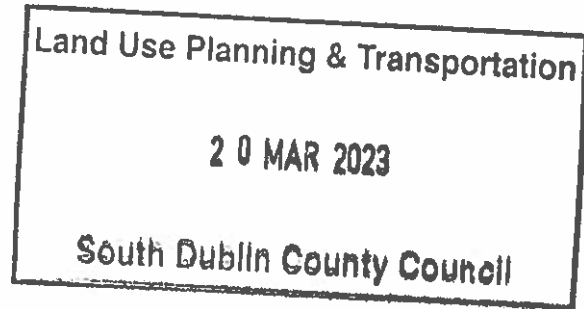




16th March 2023

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. 4**

Dear Sirs,

- 1.1. On behalf of our clients, Capami Ltd, we wish to submit compliance with planning **Condition No. 4** 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 6th 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. 4 of grant of permission Reg.Ref. SD22A/0356 reads as follows:

"The applicant shall submit a revised taking in charge drawing of not less than 1:200 scale which clearly shows all the areas, including the previously omitted area, to be offered for taking in charge to South Dublin County Council. If it is not intended to offer this area for taking in charge then the applicant should clarify the reason for this."



2.0. Compliance Submission

2.1. In compliance with **Condition No. 4** 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-102 "*Proposed Taking in Charge Drawing Area*"

2.2. As detailed on the submitted taking in charge drawing, it is proposed that the Planning Authority take in charge roads and public open spaces. The area to the north-east of the development i.e. The Court caters for apartment dwellings which will be under the ownership of a management company for these permitted 16 no. apartment dwellings.

2.3. It should be noted that grant of permission Reg.Ref. SD22A/0356 was an amendment planning application which amended development previously permitted under Reg.Ref. SD17A/0468 and, as such, the submitted taking in charge drawing details the areas to be taken in charge by the Planning Authority relevant to the red line boundary of Reg.Ref. SD17A/0468.

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. 4 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.
- Drawing No. 2205-CM-102 "*Proposed Taking in Charge Drawing Area*" prepared by Davey + Smith Architects:



