



23rd May 2023

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

LAND USE, PLANNING
& TRANSPORTATION DEPT.

24 MAY 2023

Re:

**Additional Compliance Details Relating to
Condition No. 3 (a)
of Planning Ref. SD22A/0356**

Dear Sirs,

- 1.1. On behalf of our clients, Capami Ltd., we wish to submit additional compliance details relating to planning **Condition No. 3 (a)** of South Dublin County Council grant of permission **Ref. SD22A/0356**.
- 1.2. A final grant of permission under 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 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."

1.4. A previous compliance submission relating to the entirety of Condition No. 3 of the grant of permission was made to South Dublin County Council by Armstrong Fenton Associates in our letter of 16th March 2023. Subsequently, South Dublin County Council issued a letter dated 3rd May 2023 (under Ref.SD22A/0356/C3) stating that Condition No. 3 had been deemed partially compliant i.e., Condition No.'s 3 (b) and (c) have been deemed in compliance with the grant of permission received. **The subject compliance submission therefore relates to Condition No. 3 (a) only.**

2.0. Compliance Submission

2.1. In compliance with Condition No. 3 (a) of grant of permission 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-COHT-PH-05 "House Type C.1-A-2B- Plans, Section, Elevations"

2.2. We note the contents of South Dublin County Council's letter of 3rd May 2023 (under Ref.SD22A/0356/C3) which suggested a "C1" type unit replace the "D" house type and, as such, the enclosed site layout plan and house type drawing prepared by Davey + Smith Architects puts forward a C1 type unit for the approval of the Planning Authority.

The unit is orientated to ensure all living and bedroom areas are an appropriate distance from boundary walls. The proposed unit provides for frontage / passive surveillance onto The View while passive surveillance onto the The Close is ensured by permitted unit no.'s 38 & 40. The private amenity space for the unit has been revised, as requested, to consider the building line along The Close. The car parking arrangement has also been revised, as requested.

We implore the Planning Authority to consider the context of the plot area available and assess the subject compliance submission in a judicious manner so development of much need housing can continue in an efficient manner.

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 (a) of grant of permission 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,

A handwritten signature in black ink, appearing to read 'Alan Fenton', written over a horizontal line.

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
- Drawing No. 2205-CM-101 "*Permitted Site Layout*"
- Drawing No. 2205-COHT-PH-05 "*House Type C.1-A-2B- Plans, Section, Elevations*"

