

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

Monday, 22<sup>nd</sup> May 2023

Dear Sir/Madam,

**Re: COMPLIANCE SUBMISSION IN RESPECT OF A PLANNING PERMISSION FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AT ADERRIG (PHASE 3) IN THE ADAMSTOWN SDZ**

**SDCC Reg. Ref. SDZ22A/0014**

**Compliance Submission – Condition Nos. 2(d), 11 and 18**

**1.0 Introduction**

This compliance submission is being made by Thornton O'Connor Town Planning<sup>1</sup> in conjunction with BKD Architects<sup>2</sup> on behalf of Quintain Developments Ireland Limited<sup>3</sup> (Quintain) in respect of a permitted residential development at Aderrig (Phase 3) in the Adamstown SDZ.

The submission relates to a decision to Grant Planning Permission made by South Dublin County Council on 19<sup>th</sup> April 2022.

The purpose of this submission is to address **Condition Nos. 2(d), 11 and 18** of the Grant.

**2.0 Condition No. 2(d)**

Condition No. 2(d) states:

*"One of the ground floor units incorporate key features of universal design to be suitable for candidates on the Councils medical priority housing list."*

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<sup>1</sup> No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

<sup>2</sup> Nos. 6/7 Harcourt Terrace, Dublin 2

<sup>3</sup> Fitzwilliam Court, Lesson Close, Dublin 2

### 2.1 Submission in Response to Condition 2(d)

In response to this Condition, the Council is first directed to the enclosed drawings:

File Name	Drawing Name	Drawing Number	Scale
6259A-P-005-C2(d)	<i>Proposed Universal Design Unit</i>	6259A-P-005-C2(d)	1:500@A0
6259A-P-211-C2(d)	<i>Duplex Type G3 (end terrace) UD Layout-Plans, Elevation, Section</i>	6259A-P-211-C2(d)	1:100@A1

Quintain have proposed Unit No. 59 to meet this Condition; a ground floor level, Type G3 unit, located adjacent to a mobility impaired car parking space. It was also identified as being one of the proposed Part V units.

Examples of the universal design features incorporated into the unit include:

#### Internal layout adjusted to provide:

- 1800mm x 1800mm turning areas within Kitchen area, Bathroom area and Bedroom 1;
- 1200mm circulation areas;
- 800mm clear opening door widths;
- Adjusted door swings to allow for 300mm clear leading edge;
- Universal access shower room in compliance with Dia. 21 TGD M; and
- Omission of ensuite and conversion of area to accessible storage.

#### External layout adjusted to provide:

- Level thresholds at main entry and terrace entry; and
- 1200mm circulation area at bike store.

### 3.0 Condition No. 11

Condition No. 11 states:

*"Archaeology.*

*a. Prior to the commencement of development, the applicant shall engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by the Department of Housing, Local Government and Heritage. Any such assessment should be submitted for the written agreement of the Planning Authority.*

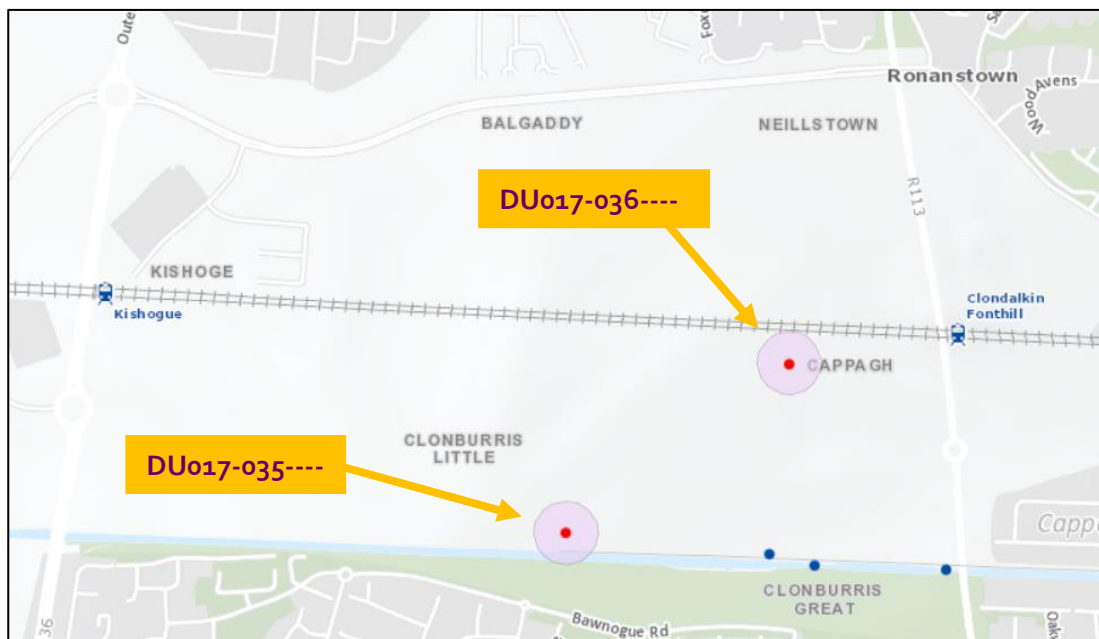
*b. The archaeologist shall carry out any relevant documentary research and inspect the development site. The archaeological assessment shall include the results of a geophysical survey and test trenching that shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service of the Department of*

*Housing, Local Government and Heritage. Buffer zones should be established around recorded monuments DU017-035----Class: Enclosure and DU017-036---- Class: Enclosure.*

*c. Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department of Housing, Local Government and Heritage for their written agreement. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.*

### 3.1 Submission in Response to Condition 11

Quintain wish to bring it to the Council’s attention that Condition No. 11 appears to have been accidentally assigned to the Grant of Planning Permission for SDCC Reg. Ref. SDZ22A/0014. A review of the stated Recorded Monuments reveals that they are located in the Clonburris SDZ area, and not within reasonable distance of the Granted development – see Figure 3.1.



**Figure 3.1:** Location of Recorded Monuments DU017-035---- and DU017-036----

**Source:** Archaeology.ie, annotated by Thornton O'Connor Town Planning (2023)

Therefore, undertaking the proposed archaeology work would not be of relevance or benefit. The Council are kindly requested to confirm that the Condition does not need to be complied with and that Quintain can be discharged of same.

**4.0 Condition No. 18**

*"Street Naming and Dwelling Numbering.*

*Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority,*

*(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme.*

*The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements.*

*The development name should,*

- 1. Avoid any duplication within the county of existing names, and*
- 2. Reflect the local and historical context of the approved development, and*
- 3. Comply with,*
  - (a) Development Plan policy, and*
  - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and*
  - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and*
  - (d) Preferably make exclusive use of the Irish language.*

*Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.*

*The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme."*

**4.1 Submission in Response to Condition 18**

In response to this Condition, the Council is first directed to the enclosed drawings:

<b>File Name</b>	<b>Drawing Name</b>	<b>Drawing Number</b>	<b>Scale</b>
6259A-PC-100-C18	Naming and Numbering [English]	6259A-PC-001	1:500@A0
6259A-PC-100-C18A	Naming and Numbering [Irish]	6259A-PC-002	1:500@A0

In addition, please also refer to the certificate from Michelle Bermingham of DCU Language Services confirming the translation from English to Irish.

The proposed naming and numbering is considered to be reflective of the site's history and context. It should be noted that where numbering does not begin at No. 1, it is because this commenced on an adjacent site.

## 5.0 Conclusion

We trust that the above details and enclosed materials address the Conditions and requirements of the Council.

We would appreciate a confirmation of their receipt and subsequent 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 faithfully,

A handwritten signature in black ink that reads "Sadhbh O'Connor". The signature is written in a cursive style and is positioned above a horizontal line.

**Sadhbh O'Connor**  
**Director**  
**Thornton O'Connor Town Planning**

Encl.