

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Belgard Square North,  
Tallaght,  
Co. Dublin.

Our Ref. 20083

26 May 2023

**RE: PLANNING PERMISSION REG. REF. SDZ21A/0020  
MINOR AMMENDMENTS TO THE DEVELOPMENT PERMITTED UNDER SDZ21A/0007.**

**COMPLIANCE SUBMISSION - CONDITION NO. 3**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Developments Ireland Limited, to lodge this compliance submission in relation to the development outlined above.

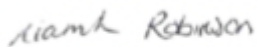
This compliance submission refers to Condition 3 of Planning Reg. Ref. SDZ21A/0020 and the associated letter from South Dublin County Council dated 16 January 2023 confirming that the condition has been partially complied with.

Compliance material associated with the response to this Condition are enclosed herewith for the Planning Authority's attention.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson

**STEPHEN LITTLE & ASSOCIATES**

**COMPLIANCE - PLANNING REG REF. SDZ21A/0020- CONDITION 3**

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 3 and the associated letter from South Dublin County Council dated 16 January 2023, followed by the Applicant's compliance response.

**CONDITION 3: ROADS**

**a) Prior to the commencement of development, the applicant shall submit the following:**

**(i) A full detailed colour coded drawing of the entire Block F car parking layout, showing the allocation of parking spaces across the entire Station Roads SDZ tile (Block A - block B - Block G etc.).**

**(ii) A detailed drawing – cross section showing that all public footpaths shall be a minimum of 2.0m in width.**

**(b) The proposed development shall make provision for the charging of electric vehicles. A total of 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points. A total of 10% of car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.**

**(c) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge.**

**(d) Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority.**

**(e) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed in writing with the Planning Authority.**

**(f) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.**

**(g) A total of 5% mobility impaired spaces should be provided at the development.**

**REASON: In the interest of sustainable transport.**

**SOUTH DUBLIN COUNTY COUNCIL LETTER**

**Having regard to the requirements laid out in Condition No. 3 and the documents submitted by the Applicant, the Report of the Roads Department and the correspondence from the Public Lighting Department, the Planning Authority consider that Condition No. 3 has been partially complied with. The Applicant should be informed that additional information is required to demonstrate compliance with part (f) of the condition."**

**Applicant's Response:**

We refer the Planning Authority to the following material accompanying this submission: -

1. Outdoor Lighting Report, prepared by Lighting Reality
2. Drawing No. Q066-OCSC-BG-XX-DR-E-0001 'Electrical Site Lighting Layout- Block G- Level 00- Ground Floor Plan', prepared by O'Connor Sutton Cronin Multidisciplinary Consulting Engineers
3. Philips Lighting Specification Document

4. Email Correspondence between Barry O'Brien and Grainne Mowlds dated 15 May 2023.

We would like to note that the enclosed email correspondence dated 15 May 2023 confirms that Grainne Mowlds at South Dublin County Council is satisfied with the revisions to the Public Lighting Scheme proposed.

## **CONCLUSION**

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

## **STEPHEN LITTLE & ASSOCIATES**

26 May 2023

## **ENCLOSURES**

The following documentation is enclosed with this submission, in compliance with Condition 3: -

1. Outdoor Lighting Report, prepared by Lighting Reality
2. Drawing No. Q066-OCSC-BG-XX-DR-E-0001 'Electrical Site Lighting Layout- Block G- Level 00- Ground Floor Plan', prepared by O'Connor Sutton Cronin Multidisciplinary Consulting Engineers
3. Philips Lighting Specification Document
4. Email Correspondence between Barry O'Brien and Grainne Mowlds dated 15 May 2023.