



19th May 2023

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 9 of
Grant of Permission Ref. SDZ22A/0010.
Permitted development in the
Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 9 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 9** of the grant of permission received i.e., the submitted EV charging details for the permitted development. The details of our compliance submission in relation to **Condition No. 9** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.



2.0. Compliance Submission

Subject Condition (Condition No. 9)

2.1. Condition No. 9 of the grant of permission received relates to submitted EV charging details for the permitted development. Condition No. 9 reads as follows:

“Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

- (i) a revised site layout plan clearly setting out full details of the location of all proposed facilities and equipment in the public realm (whether to be offered for taking in charge or not) for charging electric vehicles, including details of the overall height, design, colour and all safety features of such equipment including isolation of power supply, and measures to provide for suitable pedestrian safety, along with completed Electrical designs to serve the development as approved prepared by competent electrical design consultants all of which have been agreed with the Council’s Roads Section, and*
- (ii) Agreed arrangements for the operation and management of such facilities for charging electric vehicles, along with: All facilities for charging electric vehicles should be clearly marked as being designated for Electric Vehicle charging. Appropriate signage clearly indicating the presence of a Charge Point or Points should also be erected. All Charge Points fitted in publicly accessible areas should be capable of communicating usage data with the National Charge Point Management System and use the latest version of the Open Charge Point Protocol (OCCP). The facilities for charging electric vehicles should also support a user identification system such as Radio Frequency Identification (RFID).”*

Compliance Submission for Condition No. 9

In compliance with Condition No. 9 of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to the submitted drawings for full details - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

2.2. In compliance with **Condition No. 9** of the grant of permission received, we refer the planning authority to Drawing No. CLO-BBSC-DR-SK-E-700300 “ESB” prepared by BBSC provides a detailed layout of EV charging points located throughout the permitted development. In compliance with the above condition, BBSC have prepared drawing no. CLO-BBSC-DR-SK-E-7001 to demonstrates plans and sections of services within the 2.0m width pavements throughout the permitted development.

2.3. Drawing No.’s CLO-BBSC-DR-SK-E-700301 to CLO-BBSC-DR-SK-E-700309 (inclusive) provides in depth details of ESB zones throughout the permitted development marked Zone 1 to Zone 9. BSCC prepared Drawing No. CLO-BBSC-DR-SK-E-700310 demonstrating the provided road markings and signage for Electrical Vehicles Only parking spaces throughout the permitted development. The enclosed drawing also demonstrates EV charging mode 2 and details which will be provided for dwellings and EV charging mode 3 which will be provided for public realm charging. We refer the planning authority to review the EV charging requirements in detail for the permitted development.



3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted EV charging details showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted EV charging details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted EV charging details is acceptable and in compliance with **Condition No. 9** of the grant of permission received.

Yours Sincerely,

Alison Nash
Planner
Armstrong Fenton Associates

**Appendix A: Full List of Enclosures****Prepared by Armstrong Fenton Associates:**

Drawing no.	Title	Scale
N/A	Compliance Condition No. 9 Cover Letter	A4 Letter

Prepared by BBSC Engineers:

Drawing no.	Title	Scale
CLO-BBSC-DR-SK-E-7001	Services in Path 1	1:20 @ A1
CLO-BBSC-DR-SK-E-700300	ESB	As Indicated
CLO-BBSC-DR-SK-E-700301	ESB Zone 1	As Indicated
CLO-BBSC-DR-SK-E-700302	ESB Zone 2	As Indicated
CLO-BBSC-DR-SK-E-700303	ESB Zone 3	As Indicated
CLO-BBSC-DR-SK-E-700305	ESB Zone 5	As Indicated
CLO-BBSC-DR-SK-E-700306	ESB Zone 6	As Indicated
CLO-BBSC-DR-SK-E-700307	ESB Zone 7	As Indicated
CLO-BBSC-DR-SK-E-700308	ESB Zone 8	As Indicated
CLO-BBSC-DR-SK-E-700309	ESB Zone 9	As Indicated
CLO-BBSC-DR-SK-E-700310	EV Charging Requirements	As Indicated

