



15th June 2023

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

Re:

**Compliance with Planning Condition No. 20 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. 20 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. 20** of the grant of permission received i.e., the submitted phasing for the permitted development. The details of our compliance submission in relation to **Condition No. 20** 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. 20)

2.1. Condition No. 20 of the grant of permission received relates to submitted phasing for the permitted development. Condition No. 20 reads as follows:

“Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority a detailed phasing programme for the approved development that fully accords with the requirements of the Planning Authority.”

Compliance Submission for Condition No. 20

In compliance with Condition No. 20 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. 20** of the grant of permission received, we refer the planning authority to the enclosed Drawing No. 2004 “Phasing Plan Proposal” prepared by Davey + Smith Architects which demonstrate a detailed phasing scheme for the permitted development. The permitted development will undertake 3 no. phases which is detailed in Table 1 below and will include the following:

Phase	Development
Phase K1	43 no. Housing Units
	Duplex Block A (15 no. units)
	Duplex Block B (15 no. units)
	Duplex Block E (7 no. units)
	Duplex Block F (11 no. units)
	Duplex Block K + Commercial / Retail Unit
	Public Open Spaces, Internal Road Layout + Parking
Phase K2	43 no. Housing Units
	Duplex Block C (11 no. units)
	Duplex Block D (11 no. units)
	Duplex Block G (15 no. units)
	Duplex Block H (11 no. units)
	Duplex Block I (11 no. units)
	Duplex Block J (15 no. units)
	Duplex Block L (11 no. units)
Public Open Spaces, Internal Road Layout + Parking	
Phase K2A	Apartment Block A (38 no. units)
	Commercial/ Retail Unit +Creche
	Communal Open Space + Outdoor Play Area

Table 1: Phasing scheme

In compliance with condition no. 20, the development will be carried out on a phased basis and in accordance with the phasing scheme.



3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted phasing 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 phasing 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 phasing details are acceptable and in compliance with **Condition No. 20** 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. 20 Cover Letter	A4 Letter

Prepared by Davey + Smith Architects:

Drawing no.	Title	Scale
2004	Phasing Plan Proposal	1:1000

