

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Wednesday, 14th June 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(f), 8(i)–(ii) and 24

1.0 Introduction

This compliance submission is being made by Thornton O'Connor Town Planning¹ in conjunction with BKD Architects² (BKD), Doyle + O'Troithigh Landscape Architecture³ (DOT) and IAC Archaeology⁴ (IAC) on behalf of Quintain Developments Ireland Limited⁵ (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 19th April 2023.

The purpose of this submission is to address **Condition Nos. 2(f), 8(i)–(iii) and 24** of the Grant.

2.0 Condition No. 2(f)

Condition No. 2(f) states:

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² Nos. 6/7 Harcourt Terrace, Dublin 2

³ Pembroke House, Nos. 28-32 Upper Pembroke Street, Dublin 2

⁴ Unit G1, Network Enterprise Park, Kilcoole, Co. Wicklow

⁵ Fitzwilliam Court, Lesson Close, Dublin 2

"Amendments.

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

Revised plans that incorporate all of the following amendments...

(f) House Types A2 and K3 shall be amended to be dual frontage."

2.1 Submission in Response to Condition 2(f)

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

Drawing Title	Drawing Number	Scale
House Type A2 (end terrace) Non-handed-Plans,Elevation,Section	6259A-P-102-C2(f)	1:100 @ A1
House Type A2 (end terrace) Handed-Plans,Elevation,Section	6259A-P-103-C2(f)	1:100 @ A1
House Type K1, K2, K3 (detached) - Plans,Elevation,Section	6259A-P-116-C2(f)	1:100 @ A1

In response to Request for Further Information Item 2(a), changes were made to a series of the dwelling types to make them dual frontage / improve their passive surveillance of public areas. This included additional and revised glazing along the ground floor level side elevations, which face public streets. Amongst these dwellings were House Types A2 and K3.

Further alterations to the ground floor levels of A2 and K3 dwellings may jeopardise their quality and privacy, with passive surveillance already achieved by way of the aforementioned changes. Therefore, in response to Condition 2(d), it is proposed to move the location of Bedroom 3 windows in A2 and A2 Handed units and Bedroom 4 windows in K3 units from their rear elevations to their side elevations, fronting public areas.

The result will be greater emphasis on a second frontage and enhanced passive surveillance.

We trust this proposal addresses the requirements of Condition No. 2(f).

3.0 Condition No. 8(i)–(iii)

Condition No. 8(i)–(iii) states:

"Retention of Landscape Architect

i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

REASON: In the interests of residential and visual amenity, climate action and to ensure full and verifiable implementation of the approved landscape design."

3.1 Submission in Response to Condition No. 8(i)–(iii)

In response to Condition No. 8(i)–(iii), please refer to the enclosed letter from Doyle + O'Troithigh, which confirms their appointment as the project's Landscape Architects.

It also notes that a Practical Completion Certificate will be signed off upon completion of the works and that the installation of the attenuation tree pits will be supervised by Doyle + O'Troithigh

4.0 Condition No. 24

Condition No. 24 states:

"Prior to the commencement of any works on site, the following shall be undertaken:

1. The developer shall engage a suitably qualified archaeologist to carry out an AIA [following consultation with this Department] which should include a Geophysical Survey and Archaeological Test Excavation.

2. The AIA and/or Underwater Archaeological Impact Assessment (UAIA), shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/photographic research and fieldwork, the latter to include geophysical survey and archaeological testing (licensed as required under the National Monuments Acts).

3. The archaeologist shall prepare a comprehensive report, including an Archaeological Impact statement and mitigation strategy, to be submitted for the written agreement of the planning authority in advance of any site preparation works, groundworks and/or construction works.

4. Where archaeological remains are shown to be present, preservation in-situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of archaeological remains shall be included in the AIA and/or UAIA. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.

5. The planning authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess."

4.1 Submission in Response to Condition No. 24

In response to this Condition, it is noted that similar wording previously featured as Request for Further Information Item No. 4. In response to this RFI Item, IAC were appointed to undertake surveys and test investigations. These investigations "...did not reveal any archaeological remains." According to IAC's *Archaeological Assessment*, recent investigations in the area also failed to reveal archaeological remains, aligning with the work undertaken at the Aderrig Phase 3 site.

IAC concluded that "...no further archaeological mitigation is recommended."

The IAC Report is resubmitted as part of this compliance condition submission.

We trust that its findings are adequate to address this Condition.

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,



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Encl.