



15<sup>th</sup> June 2023

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

**Re:**

**Compliance with Planning Condition No. 10 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).**

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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. 10 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 3<sup>rd</sup> 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. 10** of the grant of permission received i.e., the submitted construction consultation and local liaison details for the permitted development. The details of our compliance submission in relation to **Condition No. 10** 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. 10)

2.1. Condition No. 10 of the grant of permission received relates to submitted construction consultation and local liaison details for the permitted development. Condition No.10 reads as follows:

*“(a) Prior to the commencement of development, the applicant/owner shall submit the following to the Planning Authority:*

*(i) the names, job functions and phone numbers (both fixed line and mobile numbers) of all key personnel for the construction of the development as approved. Subsequently all changes in these personnel or particulars in the course of construction must also be notified to the Council as soon as they occur.*

*(b) The applicant/owner or developer shall provide occupiers of noise sensitive properties within 100 metres of agreed construction access points to the development as approved with appropriate contact details which may be used in the event that any such person wishes to inform the operator of any incident that could give rise to a disruptive aspect of construction activity, or otherwise to make an observation in respect of an aspect of construction activity.*

*(c) A public notice shall be erected and maintained at the agreed construction access points. This notice shall contain the name of the operating company and contact details, including out of hours contact, which may be used in the event that any person wishes to contact the operator in respect of any disruptive aspect of construction activity.”*

### Compliance Submission for Condition No. 10

In compliance with Condition No. 10 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. 10 (a)** of the grant of permission received, we provide the Planning Authority with the following the names, job functions and phone numbers (both fixed line and mobile numbers) of all key personnel for the construction of the permitted development, please refer to table 1 below. For clarity, we ensure that the planning authority will be notified if changes in personnel and particulars occur during the lifetime of the construction phase.

2.3. In compliance to **Condition No. 10 (b)** of the grant of permission received, Kelland Homes Ltd has provided letters to the existing residents of Cappaghmore and Whitten Avenue providing information of the commencement of works for the permitted development. We refer the planning authority to the enclosed letter dated 24<sup>th</sup> May 2023 that has been issued to surrounding residents.

2.4. In compliance with **Condition No. 10 (c)** of the grant of permission received, Kelland Homes Ltd has erected a public notice at the agreed construction access points. Please refer to the enclosed public notice with relevant information provided.

Occupation	Company Name	Name	Address	Number	Email
Architect	Davy + Smith Architects	Ingrid Hegarty Owens	13 The Seapoint Building, 44/45 Clontarf Road, Dublin 3	01 244 7638	<a href="mailto:ingrid@davey-smith.com">ingrid@davey-smith.com</a>
Architect	Davy + Smith Architects	Sara Segedin	13 The Seapoint Building, 44/45 Clontarf Road, Dublin 3	01 244 7638	<a href="mailto:sara@davey-smith.com">sara@davey-smith.com</a>
Civil Engineer	Pinnacle Consulting Engineering	Shaun O'Reilly	Grosvenor Court, 67a Patrick Street, Dun Laoghaire, County Dublin	01 231 1041	<a href="mailto:shaun.oreilly@iepinnacle.com">shaun.oreilly@iepinnacle.com</a>
Structural Engineer	Pinnacle Consulting Engineering	James Mayer	Grosvenor Court, 67a Patrick Street, Dun Laoghaire, County Dublin	01 231 1041	<a href="mailto:james.m@iepinnacle.com">james.m@iepinnacle.com</a>
Health & Safety	PRC	Stephen Baxter	68 Creighan Manor, Ballinagh Rd, Co Cavan	087 412 7603	<a href="mailto:stephen@prc.ie">stephen@prc.ie</a>
Landscape Architects	Ronan McDiarmuida & Associated Ltd	Ronan McDiarmuida	5 Tootenhill, Rathcoole, Co. Dublin	014124476	<a href="mailto:ronan@RMDA.ie">ronan@RMDA.ie</a>
Public Lighting Design	Redmond Analytical Management Services Ltd	Patrick Redmond	Mount Seaton, Camolin, Co. Wexford	086 235 6356	<a href="mailto:info@redmondams.ie">info@redmondams.ie</a>
Insurance	Kearney Insurance	Terry Kearney	30 Lower Leeson St Dublin 2	01 661 8080	<a href="mailto:tk@kib.ie">tk@kib.ie</a>
Insurance	Kearney Insurance	Adam Lambert	30 Lower Leeson St Dublin 2	01 661 8080	<a href="mailto:alambert@kib.ie">alambert@kib.ie</a>
Occupation	Company Name	Name	Address	Number	Email
Quantity Surveyor	Kelland Homes Ltd	Brian Cummins	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:brianc@kellandhomes.ie">brianc@kellandhomes.ie</a>
Quantity Surveyor	Kelland Homes Ltd	Ciaran Smyth	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:ciarans@kellandhomes.ie">ciarans@kellandhomes.ie</a>
Project Manager	Kelland Homes Ltd	Gary Byrne	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:gary@kellandhomes.ie">gary@kellandhomes.ie</a>
Site Manager	Kelland Homes Ltd	David Rushton	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:davidr@kellandhomes.ie">davidr@kellandhomes.ie</a>
Office Manager/ Accounts	Kelland Homes Ltd	Alison Sherlock	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:asherlock@kellandhomes.ie">asherlock@kellandhomes.ie</a>
Director	Kelland Homes Ltd	Patrick Kelly	Russell Square Centre, Unit 5 Fortunestownway, Tallaght Dublin 24	01 463 630	<a href="mailto:pkelly@kellandhomes.ie">pkelly@kellandhomes.ie</a>

**Table 1: Job Personnel for Clonburris SDZ Permitted Development**

### 3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted construction consultation and local liaisons 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 construction consultation and local liaisons 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](mailto: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 construction consultation and local liaisons details is acceptable and in compliance with **Condition No. 10** 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:**

<b>Drawing no.</b>	<b>Title</b>	<b>Scale</b>
N/A	Compliance <b>Condition No. 3</b> Cover Letter	A4 Letter

**Prepared by Kelland Homes Ltd:**

<b>Drawing no.</b>	<b>Title</b>	<b>Scale</b>
N/A	Letter to Cappaghmore & Whitten Avenue Residents	A4 Letter
N/A	Public Notice	A4 Sheet

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