



31st July 2023

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

Re:

**Compliance with Planning Condition No. 16 (c) 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. 16 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. 16** of the grant of permission received i.e., the submitted road details for the permitted development. The details of our compliance submission in relation to **Condition No. 16 (c)** 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. 16)

2.1. Condition No. 16 of the grant of permission received relates to submitted road details for the permitted development. Condition No.16 reads as follows:

“Prior to the commencement of development, the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with the Roads Department where necessary, the following, unless otherwise agreed:

(a) A revised design and layout for the westernmost local street in CUC-S4 which currently has perpendicular parking on both sides of the street. The street shall conform to the planning scheme providing perpendicular parking opposite any parallel parking for local streets.

(b) A revised design and layout for the proposed southern walkway to the canal corridor that aligns with the layout permitted under Reg. Ref. SDZ21A/0006.

(c) A revised scheme demonstrating that all pedestrian and cycle routes shall be designed to be safe and accessible in accordance with DMURS, Building Regulations and the NTA’s National Cycle Manual (2011). Footpaths provided with width corresponding to expected footfall and activity. Footpaths must be a minimum 2 metres in width.

(d) All items and areas for taking in charge shall be undertaken to a taking in charge standard (Appendix 6 of the SDCC Taking in Charge standards). Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

(c) A Construction Traffic Management Plan. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

(d) A public lighting schemes.

(e) Details of the intimate local street/home zone including no on curtilage car parking spaces. Road sections of this street shall be submitted for approval.

(f) A plan showing identifying the car parking spaces in the scheme, differentiating on street and on curtilage car parking spaces.”

Compliance Submission for Condition No. 16 (c)

In compliance with Condition No. 16 (c) 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. 16 (c)** of the grant of permission received, we refer the planning authority to Drawing No. 2004- PL-004 prepared by Davey + Smith Architects which demonstrates pedestrian and cycling routes on the permitted main access road running from west to east. The plan includes 2 metre width footpaths and off road cycle routes located along the permitted main access road in accordance with DMURS, Building Regulations and the NTA’s National Cycle Manual (2011). This is to ensure pedestrians and cyclist have safe and accessible transport infrastructure where continuous footfall and activity is expected. It should be noted by the council that we submit these details in relation to phase 1 of the construction development, “Phase K1”.

3.0. Conclusions & Enclosures

3.1. We fully consider the submitted taking in charge 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 pedestrian and cycle route 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 pedestrian and cycle route details are acceptable and in compliance with **Condition No. 16 (c)** 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. 16 (C) Cover Letter	A4 Letter

Prepared by Davey + Smith Architects:

Drawing no.	Title	Scale
2004-PL-004	Proposed Site Plan – Phase K1	1:000 / 1:500

