



28th August 2023

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

Re:

**Compliance with Planning Condition No. 13 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. 13 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. 13** of the grant of permission received i.e., the submitted use and occupation details for the permitted development. The details of our compliance submission in relation to **Condition No. 13** can be found in section 2 below.



2.0. Compliance Submission

Subject Condition (Condition No. 13)

2.1. Condition No. 13 of the grant of permission received relates to submitted use and occupation details for the permitted development. Condition No.13 reads as follows:

“Each proposed residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting).”

Compliance Submission for Condition No. 13

In compliance with Condition No. 13 of the grant of permission received, the following sub-subsections refer the reader to the relevant information for each part of the condition of the grant of permission received.

2.2. In compliance with **Condition No. 13** of the grant of permission received, we confirm that each proposed residential unit will be used and occupied as a single dwelling unit for residential purposes and will not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting). For clarity, we confirm that any future use of these spaces will be subject to a separate grant of planning permission to prevent unauthorised development.

3.0. Conclusions & Enclosures

3.1. We fully consider the submitted use and occupation 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 use and occupation 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.

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 use and occupation details are acceptable and in compliance with **Condition No. 13** of the grant of permission received.

Yours Sincerely,

Alison Nash

Planner

Armstrong Fenton Associates

