

Planning Department
South Dublin County Council
County Hall
Tallaght
Co. Dublin

Friday, 22nd September 2023

Dear Sir/Madam,

Re: Compliance Submission in respect of a Permission for the Construction of 347 No. Residential Units and all Associated Site Development Works at Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2)

SDCC Reg. Ref. SDZ22A/0006

Compliance Submission – Condition 13(a)(iii), 13(a)(v), 13(a)(vi), 13(c), 13(d), and 13(e).

1.0 INTRODUCTION

This compliance submission is being submitted by Thornton O'Connor Town Planning in conjunction with MOLA Architecture on behalf of Quintain Developments Ireland Ltd in respect of a permitted residential development within the Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2).

The submission relates to a Decision to Grant Permission issued by South Dublin County Council on the 28th of September 2022.

A compliance submission in relation to Condition 13 was submitted to South Dublin County Council (SDCC) on 31st January 2023. SDCC issued feedback on 24th March 2023 which required further details in order to deem Condition 13 as fully compliant. The feedback received from SDCC stated the following:

"Having regard to the above, it is considered that the Applicant's submission achieves compliances with Items (a)(i), (a)(ii), (a)(iv), (b), (f) and (g) of Condition No. 13. However, it is considered that further information is required to demonstrate compliance with the remaining items. It is therefore considered that the Applicant's submission is deemed Partially Compliant pending receipt of the following information:

(a)(iii) Provide a drawing demonstrating footpaths with a minimum width of 2m.

(a)(v) Provide a drawing demonstrating the relocation of Car parking space no. 408 to be for easier access.

- (a)(vi) Provide a Taking In Charge drawing showing in-curtilage parking spaces in private domain.
- (c) State clearly the number of EV Charging points and mobility impaired spaces.
- (d) Details of a Public Lighting Scheme.
- (e) A Construction Traffic Management Plan.

The Applicant should be informed that the submission is deemed partially compliant pending receipt of the above information."

2.0 RESPONSE

A response to each item is provided below:

- **13(a)(iii) "Provide a drawing demonstrating footpaths with a minimum width of 2m."**

For clarity, Condition 13(a)(iii) states:

"A revised plan layout showing the cross sections of the different road types, identifying footpath widths, cycle lanes and carriageway dimensions."

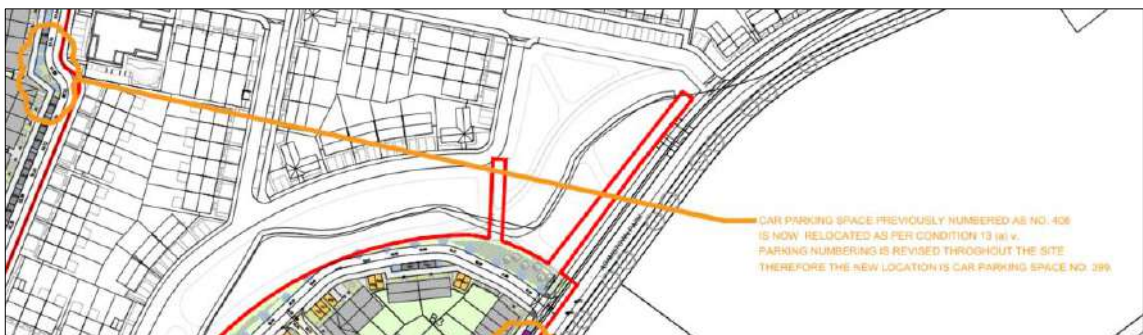
In response, Waterman Moylan have prepared a Cover Letter and drawings (enclosed) demonstrating that all footpaths will be 2 metres in width. The only areas where paths will be less than 2 metres is within private accesses to dwellings (not public paths).

- **13 (a)(v) "Provide a drawing demonstrating the relocation of car parking space No. 408 to be for easier access."**

For clarity, Condition 13 (a)(v) states:

"Details of refuse collection areas as raised in the submitted Road Safety Audit and any other safety issues raised. Car parking space no. 408 shall be revised so that it would be easier to access."

In response, we note that car parking space No. 408 was relocated in the previous submission in comparison on the application layout. We have submitted the Car Parking Strategy by MOLA Architects for clarity. Please see extract from MOLA Architects drawing below:



We have been advised by Waterman Moylan that this parking space does not have any accessibility issues.

- 13(a)(vi) "Provide a Taking In Charge drawing showing in-curtilage parking spaces in private domain."

For clarity, Condition 13 (a)(vi) states:

"Details of the in-curtilage parking spaces to be within the boundary of private areas."

In response, we have been advised by the Applicant that the in-curtilage spaces are intended to be retained in the control of the Management Company. This will allow easier control of the spaces by the Management Company should any maintenance be required for example and avoids any easement issues etc.

- 13(c) State clearly the number of EV Charging points and mobility impaired spaces.

The car parking strategy enclosed by MOLA Architects provides details of EV charging spaces and mobility impaired spaces (including a full schedule).

- 13(d) Details of a Public Lighting Scheme.

In response, Sabre Lighting have provided an *Outdoor Lighting Report* and a Drawing entitled 'Public Lighting Plan'. We understand that Sabre Lighting have agreed the lighting layout with Grainne Mowlds from South Dublin County Council, as per the below email received below dated Thursday, 20th April 2023.

From: Grainne Mowlds <gmowlds@SDUBLINCOCO.ie>
Sent: Thursday, April 20, 2023 2:56 PM
To: Graham <graham@sabrelighting.ie>
Subject: RE: SES 02822 Rev E Design and layout issued to SDCC for comment

Graham,
 That all looks in order. It ties in with earlier lighting installations on the boundary roads, the column positions are clearly within TIC area with due consideration for obstructive light spill. R/Ls are used where appropriate and lanterns complies with our specification.
 I am happy to accept this design as compliant with our requirements.
 Regards,
 Grainne



- 13(e) A Construction Traffic Management Plan.

A Construction Traffic Management Plan was submitted to South Dublin County Council on 24th August 2023.



3.0 CONCLUSION

We trust that the attached is sufficient to address the information requested by South Dublin County Council. We would appreciate your 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 sincerely

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning
Encl.