

Senior Administrative Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

Our Ref. 20025

19 September 2023

**RE: PLANNING PERMISSION REG. REF. SDZ22A/0005**

**PLANNING APPLICATION FOR PHASE 3 OF THE ADAMSTOWN DISTRICT CENTRE**

**COMPLIANCE SUBMISSION - CONDITION NO. 4 OF REG. REF. SDZ22A/0005 – PHASING**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 4 of Planning Reg. Ref SDZ22A/0005.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson

**STEPHEN LITTLE & ASSOCIATES**

## COMPLIANCE - PLANNING REG REF. SDZ22A/0005- CONDITION 4 – PHASING

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 4 followed by the Applicant's compliance response.

### **CONDITION 4 – PHASING**

***A total of 436 residential units comprising apartments is hereby permitted. In accordance with the details submitted the following shall apply:***

***(a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.***

***(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.***

***(c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority.***

***REASON: In the interest of clarity and to ensure that development occurs at a pace whereby it is supported by the necessary infrastructure in accordance with the requirements of the Adamstown SDZ Planning Scheme 2014, as amended.***

### **Applicant's Response:**

- (a) We refer the Planning Authority to the enclosed letter, prepared by Goodrock Project Management, dated 15 March 2023 which details the phasing status of Adamstown SDZ Planning Scheme. Additionally, we refer to Drawing No. C753-D44, prepared by OCSC Multidisciplinary Consulting.
- (b) We refer the Planning Authority to enclosed Adamstown Station Blocks ACD- Phasing Plan, prepared by Quintain Developments Ireland Limited.
- (c) Part (c) of this Condition is noted.

## CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

### STEPHEN LITTLE & ASSOCIATES

19 September 2023

### ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 4:

1. Letter, prepared by Goodrock Project Management, dated 15 March.
2. Drawing No. C753-D44, prepared by OCSC Multidisciplinary Consulting Engineers
3. Adamstown Station Blocks ACD- Phasing Plan, prepared by Quintain Developments Ireland Limited