



24th October 2023

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

Re:

**Compliance with Planning Condition No. 2 (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. 2 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. 2 (c)** of the grant of permission received i.e., the revised boundary plan and boundary treatment for the permitted development. The details of our compliance submission in relation to **Condition No. 2 (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. 2 (c))

2.1. Condition No. 2 (c) of the grant of permission received relates to submitted revised boundary plan and boundary treatment for the permitted development. Condition No. 2 reads as follows:

“Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Unless otherwise agreed revised plans that incorporate all of the following amendments-

- (a) *The reconfiguration/omission of House Nos. 127 to 142 (inclusive) and replacement with house/duplex types that increase the density of this area. The residential density shall be increased so that Clonburris South East Sub Sector 1 (CSE-S1) meets the Average Net Density - Low Margin (-5dph) outlined in Table 2.13.1 of the Clonburris SDZ Planning Scheme 2019. The applicant shall confirm the total no. of units.*
- (b) *A revised design for Block K so that the 2 no. duplex units are omitted and replaced with commercial/retail floorspace.*
- (c) ***Revised boundary plan clearly showing the proposed boundary treatments for the scheme. The northern and eastern boundaries should be revised so that any boundary walls along these boundaries are no more than 1.0m in height. Planting and landscaping shall be reduced in height and/or provide for adequate passive surveillance.***
- (d) *The bin storage areas shall include green roofs / walls, where feasible.”*

Compliance Submission for Condition No. 2 (c)

In compliance with Condition No. 2 (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. 2 (c)** of the grant of permission received, we refer the planning authority to the enclosed Landscape Rationale Compliance Response prepared by Ronan Mc Diarmada + Associates (RMDA), which provides a compliance response for condition no. 2 (c). This should be read in conjunction with Drawing no. 02 B.P. prepared by RMDA which demonstrates the boundary plan and treatment for Phase K1 of the permitted development.

3.0. Conclusions & Enclosures

3.1. We fully consider the submitted boundary treatment amendments 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 boundary treatment amendments 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 boundary treatment amendments are acceptable and in compliance with **Condition No. 2 (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/ Doc no.	Title	Scale
N/A	Compliance Condition No. 2 (c) Cover Letter	A4 Letter

Prepared by Ronan Mac Diarmada + Associates Ltd:

Drawing / Doc no.	Title	Scale
02 B.P.	Boundary Plan	1:1000 @ A1
1577-Rev C	Landscape Rationale	A3 Document

