

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

Wednesday, 8<sup>th</sup> November 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 7(a)(i)  
and Condition 7(c)**

## 1.0 Introduction

This compliance submission is being submitted by Thornton O'Connor Town Planning 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 28<sup>th</sup> of September 2022.

The purpose of this submission is to provide a summary of compliance information provided, in accordance with **Condition No. 7(a)(i) and Condition 7(c)** of the permission which states:

### *Condition 7(a)(i)*

*"A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council."*

### *Condition 7(c)*

*"No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority:"*



*(i) A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above."*

**2.0 Response**

In response to Condition No. 7(a)(i) and Condition 7(c), please find enclosed the Certificate of Incorporation for "Tandys Lane Village Owners' Management Company Limited by Guarantee" (the Owners' Management Company for the development), in addition to accompanying drawings prepared by MOLA Architecture to demonstrate the areas to be managed by the OMC and the areas to be taken-in-charge by South Dublin County Council.

**3.0 Conclusion**

We trust that the attached is sufficient to address Condition No. 7(a)(i) and Condition 7(c) of the permission. 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