

13th December 2023

**Re: ADAMSTOWN DISTRICT CENTRE (THE CROSSINGS) PHASE 3
PLANNING PERMISSION CONDITION 26 SDZ22A/0005 as amended by
SDZ23A/0025**

Further to grant of Planning Permission SDZ22A/0005 and subsequent amendment SDZ23A/0025, we are communicating now in relation to Condition 26 therein:

Condition 26. Sample External Material Finishes

Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing by the Planning Authority.

A panel of the proposed finishes is to be placed on-site to enable the planning authority to adjudicate on the proposals. Any proposed render finish to be self-finish in a suitable colour and shall not require painting. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and high maintenance detailing shall be avoided.

On behalf of our client Quintain Ireland, we wish to confirm that a building contractor will be appointed within the next few months to commence construction of the residential blocks A, C & D.

As architects for delivery of the scheme, we are keen to gather physical samples of all materials proposed to be used in the construction of the project, and we note the provision of sample materials and panels by the appointed contractor for inspection by the local authority Planning Department, the Developer, Quintain Ireland and ourselves, Henry J Lyons, is an obligation written in to the building procurement contract.

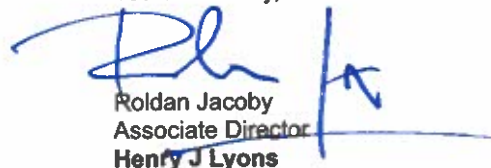
Commencement of the works on site are proposed to start in Q1 2024 and we propose that the samples of all external finishing materials (roof, wall, window, door, boundary walls, bin stores, guttering, and drainpipes) and including details of RAL colours, shall be agreed and sample panels of the materials shall be erected on site at an accessible location within 6 months of the mobilization of a contractor on site and prior to commencement of the installation of any of the relevant finishes.

We would therefore envisage notifying the local authority in writing of the presence and location of the external finishing materials sample panels for inspection, in accordance with Condition no 26 of the planning permission in the following sequence:

1. Site mobilisation - January 2024
2. Samples available for inspection - Mid July 2024

We confirm that once approved by the Planning Authority, the samples will be retained in good condition for the duration of development for quality control purposes. The development as approved shall be carried out in accordance with the approved samples. We trust the above is acceptable,

Yours sincerely,



Roldan Jacoby
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