

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

Our Ref. 21080

13 March 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 5 – PHASING

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland., 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 5 of Planning Reg. Ref. SDZ22A/0007.

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

Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 5

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 5 followed by the Applicant's compliance response.

CONDITION 5: PHASING

A total of 423 residential units is hereby permitted comprising of 11 studio units, 76 one-bedroom units, 154 two-bedroom units and 113 three-bedroom units, 69 four-bedroom units in a mix of apartments and houses. In accordance with the details and phasing schedule submitted the following applies;

- 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***

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:

We refer the Planning Authority to the following materials, which accompany this submission: -

- (a) We refer the Planning Authority to the enclosed letter, prepared by Goodrock Project Management dated 19 October 2023 which addresses the phasing in Adamstown generally. Additionally, we refer the Planning Authority to the enclosed letter from Mr. E Burke, Senior Planner at South Dublin County Council, which confirms that the physical infrastructure, services, land uses, school site and amenity requirements, set out in the Adamstown SDZ Planning Scheme, have been satisfactorily addressed up to and including Phase 5.
- (b) Part (b) of this condition is noted. Following written agreement of Part (a), a plan will also be submitted identifying the units completed at each stage of development
- (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

13 March 2024

ENCLOSURES

1. Cover Letter, prepared by Goodrock Project Management dated 19 October 2023
2. Letter from Mr. E Burke, Senior Planner at South Dublin County Council, dated 20 December 2023

Document Control: -

| Author | Approved by | Purpose | Date |
|--------|-----------------------|----------------------|------------|
| CMcG | <i>Niamh Robinson</i> | Draft | 13.03.2024 |
| | <i>Niamh Robinson</i> | Final for Submission | 13.03.2024 |