

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

Our Ref. 21065

20 March 2024

**RE: PLANNING PERMISSION REG. REF. SDZ22A/0012**

**PLANNING APPLICATION FOR THE CHANGE OF USE FROM EXISTING FOUR – STOREY OFFICE BUILDING TO A HEALTH CENTRE, INCLUDING MINOR INTERNAL LAYOUT REVISIONS AND ASSOCIATED WORKS.**

**COMPLIANCE SUBMISSION – PLANNING REG REF. SDZ22A/0012 – CONDITION 7: BOUNDARY TREATMENT**

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 7 of Planning Reg. Ref SDZ22A/0012 and the associated letter from South Dublin County Council dated 11 March 2024.

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/0012 – CONDITION 7: BOUNDARY TREATMENT

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 7 and the associated letter from South Dublin County Council dated 11 March 2024, followed by the Applicant's compliance response.

### CONDITION 7 – BOUNDARY TREATMENT

*Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, a plan showing the full details of the specific locations and extent of proposed boundary treatments.*

**REASON:** *In the interest of visual amenity and to uphold the Council's policies set out in the South Dublin County Council Development Plan.*

### LETTER FROM SOUTH DUBLIN COUNTY COUNCIL DATED 11 MARCH 2024

*Fencing would be provided along the northern and eastern site boundaries (noted that northern point is incorrect on submitted Landscape Plan). The fencing type would consist of an approx. 0.55m high brick plinth wall and on top of that an approx. 1.2m high railing (total height approx. 1.75m), except at the southern end of the eastern boundary, which would consist of only an approx. 1.2m high railing.*

*The drawings state that the brick would match that of the adjoining St Helens development. The railing would consist of mild steel flat bars. This type of boundary treatment is acceptable in that it would help create a passive interface. Given that the site adjoins residential development it considered visually appropriate that the steel railings be coloured appropriately to help assimilate it into this residential location and avoid a commercial/industrial type of finish. It is therefore considered that the submission is not fully in compliance with Condition 7.*

### Applicant's Response

We refer the Planning Authority to enclosed Drawing No. LD-03-CE, prepared by Doyle O'Troithigh Landscape Architects, enclosed with this submission: -

## CONCLUSION

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

**STEPHEN LITTLE & ASSOCIATES**

20 March 2024

## ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 7:

1. Drawing No. LD-03-CE, prepared by Doyle O'Troithigh Landscape Architects

**Document Control: -**

| <b>Author</b> | <b>Approved by</b>    | <b>Purpose</b> | <b>Date</b> |
|---------------|-----------------------|----------------|-------------|
| KH            | <i>Niamh Robinson</i> | Draft          | 19.03.2024  |
|               | <i>Niamh Robinson</i> | Final          | 20.03.2024  |