

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

Our Ref. 21080

26 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 – CASH DEPOSIT/BOND**

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 a South Dublin County Council Chief Executive's Order dated 24 January 2023, regarding amendment under Section 146A of the Planning and Development Act 2000 (as amended) in respect of Register Reference 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

**STEPHEN LITTLE & ASSOCIATES**

## COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CASH DEPOSIT/BOND

For the convenience of the Planning Authority, this compliance submission sets out below the text of the South Dublin County Council Chief Executive's Order dated 24 January 2023, regarding amendment under Section 146A of the Planning and Development Act 2000 (as amended) in respect of Register Reference SDZ22A/0007.

### **CONDITION 33 On-Site Tree Protection.**

*It is recommended that no development shall be commenced until (A) Lodgement of a cash deposit of €865,946.00 (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or (B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €995,679.00 (nine hundred and seventy four thousand one hundred and forty nine euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development. This is to ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.*

### **Applicant's Response:**

We can confirm that the Developer (Quintain Ireland) is in discussions with South Dublin County Council regarding a payment structure for the bonds.

## CONCLUSION

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

**STEPHEN LITTLE & ASSOCIATES**

26 March 2024

## Document Control: -

Author	Checked by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Draft	26.03.2024
	<i>Niamh Robinson</i>	Final for Submission	26.03.2024