

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

Our Ref. 21086

28 March 2024

RE: PLANNING PERMISSION REG. REF. SDZ23A/0004

DEVELOPMENT FOR 385NO. UNITS COMPRISING 139NO. HOUSES, 70NO. BUILD-TO-RENT DUPLEX APARTMENTS, 72NO. DUPLEXE / APARTMENTS AND 104NO. APARTMENTS IN 2NO. BLOCKS RANGING IN HEIGHT FROM 2 TO 6 STOREYS, A SINGLE STOREY TENANT AMENITY BUILDING, AREAS OF PUBLIC OPEN SPACE, CAR AND BICYCLE PARKING, BIN AND BICYCLE STORES, ESB SUBSTATIONS, DEMOLITION OF REMAINING WALLS AND HARDSTANDING ASSOCIATED WITH THE FORMER AGRICULTURAL BUILDING AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURAL, HARD AND SOFT LANDSCAPING AND BOUNDARY TREATMENT WORKS. THE DEVELOPMENT PROPOSED INCLUDES MINOR REVISIONS TO AN ATTENUATION, CONNECTIONS TO WATER SERVICES (WASTEWATER, SURFACEWATER AND WATER SUPPLY) AND CONNECTIONS TO PERMITTED CYCLE / PEDESTRIAN PATHS ON A SITE (C. 8.94 HA) IN THE TOWNLAND OF ADAMSTOWN, WITHIN THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE (ADAMSTOWN EXTENSION)

COMPLIANCE SUBMISSION - CONDITION NO. 6: AMENDMENTS

Dear Sir / Madam,

We are instructed by our Client, (the Developer), Quintain Developments Ireland Limited to lodge this compliance submission in relation to the development outlined above.

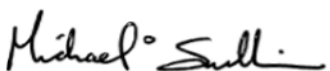
This compliance submission refers to Condition 6 of Planning Reg. Ref. SDZ23A/0004.

Compliance material associated with the response to this Condition are enclosed herewith for the Planning Authority's attention.

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,



Michael O'Sullivan
STEPHEN LITTLE & ASSOCIATES

COMPLIANCE SUBMISSION

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 6 followed by the Applicant's compliance response.

CONDITION 6: Amendments

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-

- (a) increased dual frontage for house types B4 (non handed), F2 (handed) and F2 (non handed);
- (b) revised floor plans for duplex previously indicated as BTR to comply with the requirements of the apartment guidelines (where SPPR7 and SPPR8 of the 2020 Guidelines do not apply)

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Applicant's Response

We refer the Planning Authority to the Planning Compliance Submission, Site Plans and House Type Drawings, prepared by BKD Architects which sets out details of the revised plans proposed.

CONCLUSION

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


STEPHEN LITTLE & ASSOCIATES

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 6:

1. Planning Compliance Submission, prepared by BKD Architects.
2. Dwg. No. 6268-P-004 Rev. 03 - Site Plan As Granted, prepared by BKD Architects.
3. Dwg. No. 6268-P-004A Rev. 01 - Site Plan Compliance Submission, prepared by BKD Architects.
4. Dwg. No. 6268-P-111 Rev. 01 - House Type B4- end – Handed, prepared by BKD Architects.
5. Dwg. No. 6268-P-124 Rev. 01 - House Type F2- end - handed, prepared by BKD Architects.
6. Dwg. No. 6268-P-125 Rev. 01 - House Type F2- end - non-handed, prepared by BKD Architects.

Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024