

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. 3: PHASING

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 3 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 3 followed by the Applicant’s compliance response.

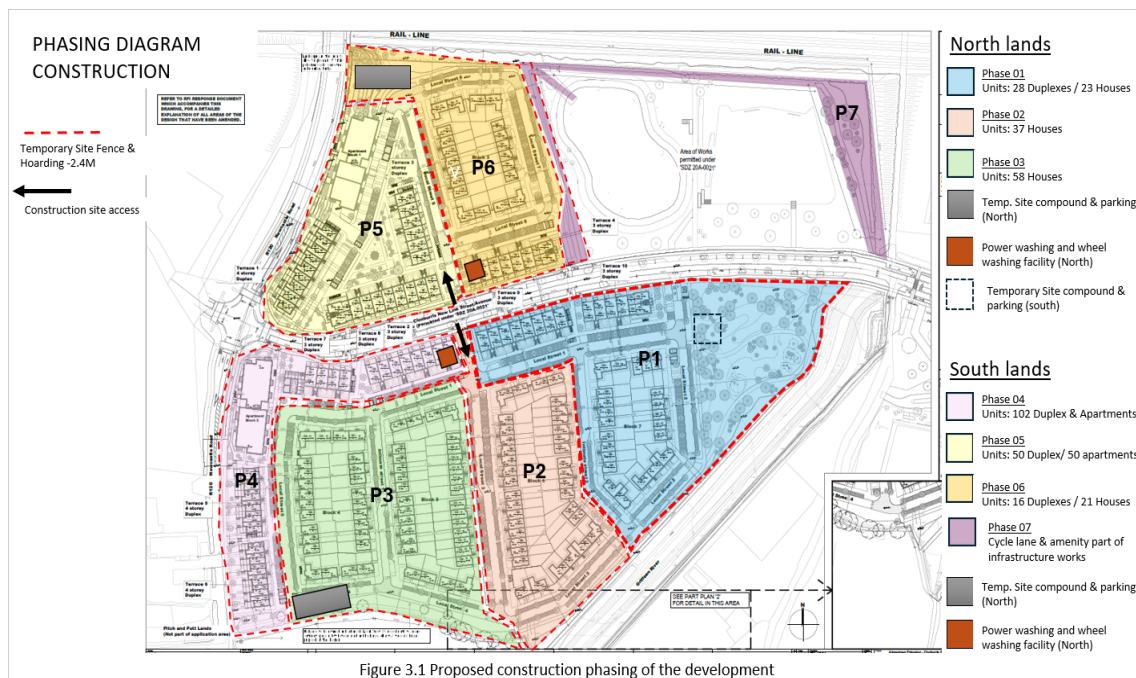
CONDITION 3: PHASING

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a detailed phasing programme for the approved development that fully accords with the requirements of the Planning Authority. The phasing plan shall include details on decommissioning the 220kV power line and development in the impacted area.

REASON: To ensure the orderly implementation and proper planning and sustainable development.

Applicant’s Response

We refer the Planning Authority to the phasing diagram below which illustrates the phased construction of the development.



The development's construction will be executed in one phase, spanning approximately 48 months for demolition, construction, and commissioning before full operations begin.

- Construction for **P1, P2, and P3**, comprising 146no. units at the southern end of the site, is expected to start in the Q2 2024.
- Construction for **P4, P5, P6, and P7** comprising 249no. units are scheduled to commence in January 2026 and expected to take 28 months to complete.

Quintain Developments Ireland Limited have been advised by the Regional Manager for ESB Networks who oversees the 220kV power lines are programmed for removal between October 2024 and January 2025. The proposed development in Sub-sector 1 has been set back from the northern boundary of the application site to avoid conflict with the undergrounded powerlines.

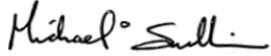
The phasing of the development has been designed to facilitate pylon decommissioning (scheduled for 2024) without affecting the delivery of residential units (Phase 5, 6 & 7 to commence in January 2026).

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024