

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. 13: MANAGEMENT COMPANY**

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 13 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 13 followed by the Applicant's compliance response.

### **CONDITION 13: MANAGEMENT COMPANY**

**A. Prior to the commencement of development the applicant/owner shall submit the following for the written agreement of the Planning Authority:**

(i) A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and;

(ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents. The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.

**B. Continued membership of an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011 shall be compulsory for all owners for the time being of property within the development.**

**C. No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority: (i) A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above.**

**D. Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith.**

**E. The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.**

**REASON: To ensure a proper standard of residential development and maintenance of the private areas within the development and compliance with the South Dublin County Council Development Plan.**

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

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

- a)
  - i) We refer the Planning Authority to the enclosed Taking in Charge Layout Plan, prepared by BKD Architects.
  - ii) We refer the Planning Authority to the Building Life Cycle Report prepared by SCD Consulting.
- b) Part B of Condition 13 is noted.
- c) A Certificate of Incorporation is currently being obtained by the Developer, please see enclosed Application Form submitted to the Companies Registration Office. Once the Certificate is obtained, a copy of same will be submitted to South Dublin County Council.
- d) Part D of Condition 13 is noted.
- e) Part E of Condition 13 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

## ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 13:

1. Drawing No. 6265-P-005 Rev. 02 Taking in Charge Layout Plan, prepared by BKD Architects.
2. Building Life Cycle Report prepared by SCD Consulting.
3. Companies Registration Office Application Form.

### Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024