

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. 16: PUBLIC ROADS

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.

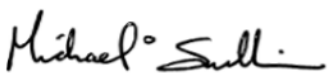
This compliance submission refers to Condition 16 of Planning Reg. Ref. SDZ23A/0004.

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 16 followed by the Applicant's compliance response.

CONDITION 16: PUBLIC ROADS

Prevention of Spillage or Deposit of Debris on Adjoining Public Roads During Construction Works. Prior to the commencement development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

(i) a site specific plan making provision as set out below for the prevention of spillage or deposit of clay, rubble or other debris on adjoining public roads during the course of any construction works that fully complies with all of the requirements of the Council's Roads Maintenance, Traffic Management, and Waste Enforcement Sections as appropriate, The agreed plan shall provide for all of the following:

- (a) The agreed number, location, type and use of suitable facilities for vehicle cleansing and wheel washing provided on site to contain all clay, rubble or other debris within the site prior to commencing of construction, such facilities to be maintained in a satisfactorily operational condition during all periods of construction.
- (b) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.
- (c) Provision for dust suppression measures in periods of extended dry weather.
- (d) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
- (e) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (f) Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interest of protecting the amenities of the area and in the interest of public safety and the sustainable maintenance of adjoining roads and footpaths.

Applicant's Response

In the first instance, we refer the Planning Authority to the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.

- a) We refer the Planning Authority to Section 8.2.2 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.
- b) (We refer the Planning Authority to Section 6.2 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.
- c) We refer the Planning Authority to Section 8.2.2 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.
- d) We refer the Planning Authority to Section 8.2.2 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.
- e) We refer the Planning Authority to Section 6.5 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.
- f) We refer the Planning Authority to Section 6.5 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.

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 16:

1. Construction & Environmental Management Plan, prepared by Quintin Construction Company

Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024