

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. 4: MATERIALS & FINISHES**

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 4 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 4 followed by the Applicant's compliance response.

### **CONDITION 4: MATERIALS & FINISHES**

**Prior to the commencement of development the applicant/developer shall submit materials and finishes of the development for the written agreement of the Planning Authority. The amount of render fronting the link street and the R120 shall be reduced and more durable materials proposed.**

**REASON: in the interests of visual amenity.**

### **Applicant's Response**

We refer the Planning Authority to the Planning Compliance Submission and Street Elevation Drawings, prepared by BKD Architects which sets out the materials and finishes proposed across the development.

## 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 4:

1. Planning Compliance Submission, prepared by BKD Architects.
2. Dwg. No. 6286-P050 Contiguous Elevation A – A, prepared by BKD Architects.
3. Dwg. No. 6286-P051 Contiguous Elevation B – B, prepared by BKD Architects.
4. Dwg. No. 6286-P052 Contiguous Elevation C – C Part 2, prepared by BKD Architects.
5. Dwg. No. 6286-P053 Contiguous Elevation C – C Part 1, prepared by BKD Architects.
6. Dwg. No. 6286-P054 Contiguous Elevation D – D, prepared by BKD Architects.
7. Dwg. No. 6286-P055 Contiguous Elevation D – D, prepared by BKD Architects.

### Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024