

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. 23: 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.

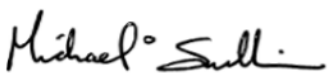
This compliance submission refers to Condition 23 of Planning Reg. Ref. SDZ23A/0004.

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 23 followed by the Applicant's compliance response.

CONDITION 23: ROADS

1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total car parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5
2. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.
3. 10% of Bike Parking spaces from the overall provision shall be equipped with Electrical charging points.
4. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
5. Prior to commencement of development a developed CEMP shall be agreed in writing with the roads department. The agreed plans, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plans shall also be lodged to the file.
6. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
7. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.
8. South Dublin County Council reserve the right to extend the Green Way through the landscaped area to the north west of this site, for the lifetime of this permission, should this be required. Any extension of the route shall be undertaken by the applicant / owner and constructed to the specifications required by SDCC.

Reason: In the interest of sustainable transport.

Applicant's Response:

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

- 1) Part 1 of Condition 23 is noted.
- 2) Part 2 of Condition 23 is noted.
- 3) Part 3 of Condition 23 is noted.
- 4) We refer the Planning Authority to the Taking in Charge Plan, prepared by BKD Architects. We also refer to Letter, Dwg. 21-055-CP1010 Road Markings & Signage Compliance Layout and Dwg. 21-055-CP1120 Road Details Compliance Layout, prepared by Waterman Moylan Consulting Engineers.
- 5) We refer the Planning Authority to the Construction & Environmental Management plan, prepared by Quintain Developments Ireland Limited.
- 6) A Mobility Management Plan will be submitted under separate cover within six months of the opening of the development.
- 7) Part 7 of Condition 23 is noted. This is addressed under Condition 19: Public Lighting of the grant of permission.
- 8) Part 8 of Condition 23 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 23:

1. Letter Re: Condition 24(4), prepared by Waterman Moylan Consulting Engineers.
2. Dwg. 21-055-CP1010 Road Markings & Signage Compliance Layout and Dwg. 21-055-CP1120 Road Details Compliance Layout, prepared by Waterman Moylan Consulting Engineers.
3. Drawing No. 6265-P-005 Rev. 02 Taking in Charge Layout Plan, prepared by BKD Architects.
4. Construction & Environmental Management Plan, prepared by Quintain Developments Ireland Ltd.

Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	28.03.2024