

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. 24: INSTITUTIONAL INVESTMENT IN HOUSING**

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.

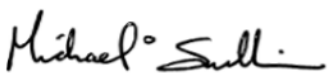
This compliance submission refers to Condition 24 of Planning Reg. Ref. SDZ23A/0004

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 24 followed by the Applicant’s compliance response.

**CONDITION 24: INSTITUTIONAL INVESTMENT IN HOUSING**

**Regulation of Institutional Investment in Housing – Mixed unit-type development.**

(a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000 (as amended), that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

**Applicant’s Response**

We refer the Planning Authority to the Draft Section 47 Agreement for review by South Dublin County Council in advance of agreeing the final terms of the Section 47 Agreement between South Dublin County Council and Quintain Developments Ireland Limited.

**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 24:

1. Draft Section 47 Agreement.

Document Control: -

Author	Checked by	Purpose	Date
CMG		Final for Submission	26.03.2024