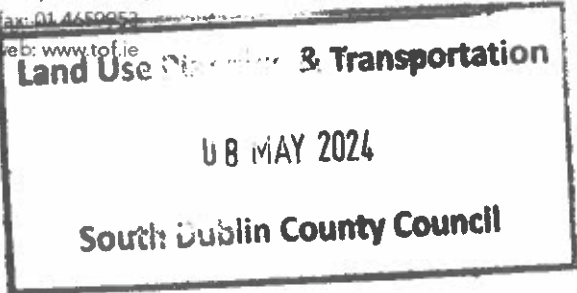




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Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

7th May 2024

**COMPLIANCE SUBMISSION (No. 2)
Condition 2 reg. ref. SD21A/0246**

Re: Proposed development 'Oldchurch, Grangebrook Avenue, Rathfarnham, Dublin 16' comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development and in particular the compliance submission submitted on 15th February 2024 and the subsequent letter dated 11th April 2024 from South Dublin County Council deeming the submission partially compliant.

In this regard and on behalf of our client Beckett Developments Ltd. we submit this further compliance submission in respect of Condition 2 as follows:

Reg. Ref. SD21A/0246 Condition 2 Materials and Finishes.

“Prior to the commencement of development the applicant/developer shall submit the following for the written agreement of the Planning Authority a schedule of materials for the development.”

Response

The South Dublin Co. Co. letter dated 11th April 2024 (deeming partial compliance) stated that *“It is considered that the chosen materials are acceptable and allow for a reasonable response to this house type in the proposed location. The brick and render mix allow for a mixed palette of materials. It is proposed to use PVC windows with a grey finish (RAL 7035) however it is recommended that the window type and colour should be reconsidered to allow for a more sustainable product and a material more in keeping with existing building stock in the Whitechurch area. A darker colour finish would enhance the design and compliment the brick colour proposed”*

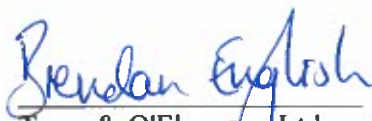
The above comments have been noted and in this regard the applicant is now proposing an alternative darker window colour to that previously proposed in the original compliance submission (15th February 2024), as required by the Local Authority.

The applicant is now proposing to use Munster Joinery Passiv Aluclad windows, colour ‘mouse grey 7005’ on all elevations of all houses 1-8 incl. (see sample colour chart enclosed).

Also enclosed with this submission is a copy of the Munster Joinery ‘Environmental Product Declaration (A4 22 page report)’ detailing the sustainability features of the specific product, which is endorsed by Irish Green Building Council.

We trust the enclosed submission is satisfactory and in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 2 of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.