

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 20025

09 May 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0005
PLANNING APPLICATION FOR PHASE 3 OF THE ADAMSTOWN DISTRICT CENTRE

COMPLIANCE SUBMISSION - CONDITION NO. 26 OF REG. REF. SDZ22A/0005 – MATERIALS AND FINISHES

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 26 of Planning Reg. Ref SDZ22A/0005 and the associated Letter from South Dublin County Council dated 14 February 2024 confirming that the submission made on 13 December 2023 is not compliant.

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,

Niamh Robinson

Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0005- CONDITION 26 – MATERIALS AND FINISHES

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 26 and the associated Letter from South Dublin County Council dated 14 February 2024 followed by the Applicant’s compliance response.

CONDITION 26 – MATERIALS AND FINISHES

Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing by the Planning Authority. A panel of the proposed finishes is to be placed on-site to enable the planning authority to adjudicate on the proposals. Any proposed render finish to be self-finish in a suitable colour and shall not require painting. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and high maintenance detailing shall be avoided.

REASON: In the interests of orderly development and the visual amenities of the area.

LETTER FROM SOUTH DUBLIN COUNTY COUNCIL DATED 14 FEBRUARY 2024

While the response is noted no information in relation to the details of the materials, colours and textures of all the external finishes to the proposed development have been submitted. It is therefore considered that the submission is not fully in compliance with Condition 26

Applicant’s Response:

We refer the Planning Authority to the enclosed Façade Finishes Booklet, prepared by Henry J. Lyons Architects for details relating to the materials and finishes proposed.

The Contractor is currently procuring the materials for the construction of the building and a decision on the external finishes is urgently required to avoid delays in the construction programme.

On-site panels will be in place the week ending 24 May 2024. Our Client, as a matter of urgency, requests the Planning Authority to please confirm its availability to view the panels during that week.

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 26:

- Façade Finishes 26 - SDZ22A/0005 Booklet, prepared by Henry J. Lyons Architects.

Document Control: -

Author	Approved by	Purpose	Date
<i>Niamh Robinson</i>	-	Draft	08.05.2024
<i>Niamh Robinson</i>	<i>Michael Sull</i>	Final for Submission	09.05.2024