

Planning Department
South Dublin County Council
County Hall
Tallaght
Co. Dublin

Tuesday, 7th May 2023

Dear Sir/Madam,

Re: Compliance Submission in respect of a Permission for the Construction of 347 No. Residential Units and all Associated Site Development Works at Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2)

SDCC Reg. Ref. SDZ22A/0006

Compliance Submission – Condition 7(a)(ii)

1.0 Introduction

This compliance submission is being submitted by Thornton O'Connor Town Planning in conjunction with SCD Consulting on behalf of Quintain Developments Ireland Ltd in respect of a permitted residential development within the Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2).

The submission relates to a Decision to Grant Permission issued by South Dublin County Council on the 28th of September 2022.

The purpose of this submission is to provide a summary of compliance information provided, in accordance with **Condition No. 7(a)(ii)** of the permission which states:

"(ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents.

The said external common areas of the development to be retained in private ownership indicated in the plan required¹ shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for

¹ Condition 7(a)(i) required "a plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council". This plan was signed off by South Dublin County Council via compliance on 11th January 2024.



this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.”

2.0 Response

SCD Consulting have prepared an updated 'Building Life Cycle Report' for the development, which is enclosed separately.

3.0 Conclusion

We trust that the attached is sufficient to address Condition No. 7(a)(ii) of the permission. We would appreciate your confirmation that the information outlined above is in compliance with the permission at your earliest convenience. Thank you for your assistance with this matter.

Yours sincerely

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning
Encl.