

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

Our Ref. 21080

17 June 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 36 VII – TAKING IN CHARGE.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 6th Floor, 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 36 (vii) of Planning Reg. Ref. SDZ22A/0007 and the associated letter from South Dublin County Council dated 16 May 2024 confirming that the submission made on 21 March 2024 was deemed partially in compliance.

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

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007 - CONDITION 36 (vii)

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 36 (vii) and the associated letter from South Dublin County Council dated 16 May 2024 followed by the Applicants response.

CONDITION 36 (VII)- Taking in Charge

All items and areas for taking in charge including areas currently in SDCC's 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.

Letter From South Dublin County Council Dated 16 May 2024.

Roads Department, SDCC

Report from Roads Department, SDCC – Roads Department are satisfied that Condition 36(vii) is being complied with. The Roads report received with regards to the proposed development stated the following:

“Assessment of Compliance Submission for Compliance with Condition:

The areas of road and footpath that will be offered are to the satisfaction of the roads department.

Note: SDCC PR (Parks) should be consulted regarding the landscaped areas that are being offered for TIC”

Parks & Public Realm Department, SDCC Report from Parks & Public Realm Department, SDCC – Parks Department are Partially satisfied that Condition 36(vii) is being complied with. The Parks report received with regards to the proposed development stated the following:

“This is partially compliant and one small change is required. Accepting the tree planting areas between the front gardens would set an unhelpful precedent for SDCC. The map should be changed to take these areas out of the TIC area. The trees should still be planted in these locations.”

Applicant's Response:

We refer the Planning Authority to the enclosed Drawing number 1238-MDO-ZZ-XX-DR-A-05003 prepared by McCauley Daye O'Connell Architects.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

17 June 2024

ENCLOSURES:

1. Drawing number 1238-MDO-ZZ-XX-DR-A-05003 prepared by McCauley Daye O'Connell Architects

Document Control: -

Author	Approved by	Purpose	Date
CMcG	<i>Miamh Robinson</i>	Draft	11.06.2024
	<i>Miamh Robinson</i>	Final for Submission	17.06.2024