

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

Our Ref. 21080

21 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. 34 – MANGEMENT AGREEMENT - WESTERN
BIODIVERSITY AREA**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 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 34 of Planning Reg. Ref. SDZ22A/0007.

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,



Conor Auld

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 34

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 34 followed by the Applicant's compliance response.

CONDITION 34 Management Agreement - Western Biodiversity Area.

Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant, owner or developer shall have lodged with the Planning Authority for agreement with Public Realm section:

A management plan for the biodiversity area to the west of the site that does not negatively affect the residential amenity of houses along this boundary. Houses backing onto hedgerows typically present problems due to overshadowing from the hedgerow and difficulty of access to maintain same.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in the interests of biodiversity, amenity and climate action and in accordance with the relevant green infrastructure, landscape and environmental policies.

Applicant's Response:

We note that compliance for Condition 34 has been agreed with the Planning Authority as per the compliance letter issued by South Dublin County Council on 2 May 2023. Notwithstanding this, the maintenance path has been modified to eliminate the sharp turn for the tractors. The maintenance path has been redirected closer to the gate access that opens onto Adamstown Avenue. A grasscrete system is introduced to preserve the existing planting, and a drop kerb is added to facilitate road access for the tractors.

We refer the Planning Authority to the enclosed Booklet, prepared by Niall Montgomery and Partners for details.

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

June 2024

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 34:

1. Western Biodiversity Area Plan, prepared by Niall Montgomery + Partners

Document Control: -

Author	Approved by	Purpose	Date
TP	<i>Niamh Robinson</i>	Draft	07.06.2024
<i>Niamh Robinson</i>		Final for Submission	21.06.2024