

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

Our Ref. 21080

04 July 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. 7 – AMENDMENTS

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 7 of Planning Reg. Ref. SDZ22A/0007 and the associated letter from South Dublin County Council dated 03 May 2024 confirming that the submission made on 14 March 2024 was deemed not 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 7

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 7 and the associated letter from South Dublin County Council dated 03 May 2024 followed by the Applicant's compliance response.

CONDITION 7: AMENDMENTS

Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

- a) ***Revised details, as set out in 'Architectural Brochure', received on 6 September 2022, unless otherwise agreed in writing.***

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Letter from South Dublin County Council dated 03 May 2024- Planners Response

The context to this condition is that an Architectural Booklet titled 'Design Development Adamstown Boulevard Phase 1', prepared by McCauley Daye O'Connell Architects and dated August 2022, was submitted to SDCC on the 6th of September 2022 with the additional information response to Reg. Ref. SDZ22A/0007. This booklet set out amendments that were made as a result of design development post-planning submission.

These amendments related to unit types H2AB/AC/AD, H3BA, H3AC2 and H4AD only. These amendments primarily related to the external appearance of units, but some internal layout changes were also made. These changes arose from a design development process that had progressed. The amendments were considered acceptable by the Planning Authority. However, it was noted that these amendments had not been fully incorporated across the application drawings. The subject Condition 7 was therefore attached requiring that these amendments be fully incorporated into the application material.

As part of the subject compliance submission the applicant/agent has submitted an Architectural Booklet titled 'Adamstown Boulevard Phase 1 Grant Ref: SDZ22A/0007 Applicant: Adamstown Station & Boulevard Ltd', prepared by McCauley Daye O'Connell Architects and dated March 2024.

This document outlines materials and finishes for the character areas and amendments to a number of house types beyond those amendments and house types included in the initial Architectural Booklet dated August 2022. It is therefore considered that the submission is outside the scope of Condition 7.

Condition 7 requires the submission of revised architectural drawings incorporating the amendments proposed in the Architectural Booklet titled 'Design Development Adamstown Boulevard Phase 1', prepared by McCauley Daye O'Connell Architects and dated August 2022, unless these amendments are no longer deemed necessary.

Response:

This submission is being made in response to the Not in Compliance decision made by the Planning Authority, as noted above.

The Condition in this case stipulates that

Revised plans that incorporate all of the following amendments-

Revised details, as set out in 'Architectural Brochure', received on 6 September 2022, unless otherwise agreed in writing.

At the outset, we draw the Planning Authority's attention to the fact that page 4 of the Architectural Brochure in question highlights very clearly that what is contained in the Brochure is not exhaustive, rather it is an indication of the nature of changes envisaged. In that regard, page 4 states that: -

*"The following are **examples** of amendments that have been made as a result of design development post-planning submission" (SLA emphasis added)*

We respectfully submit that it would appear to us to be within the gift of the Planning Authority to accept this as enabling them to consider changes to other external treatments to House Types as part of a design development process, given the wording of the Condition specifically refers to the details as set out in the Architectural Brochure; where it is clear that what is presented are just examples, and not an exhaustive list.

Even were the Planning Authority not to accept that position, we would consider that the use of the term “*unless otherwise agreed in writing*” in the wording of the Condition itself provides the Planning Authority with the latitude to arrive at the same conclusion.

Notwithstanding the above and wholly without prejudice to same, this submission restricts itself to providing the Planning Authority with revised architects drawings incorporating the nature of amendments detailed in *Architectural Booklets titled ‘Design Development Adamstown Boulevard Phase 1’ and ‘Request for Additional Information’*, prepared by McCauley Daye O’Connell Architects dated August 2022.

In that regard, we confirm that a drawing is included of each House Type in this case (showing plan, section and elevations), together with a series of Contextual Elevations that enable the Planning Authority to understand the consequence of these design revisions in context and to approve same. For clarity, the following drawings prepared by McCauley Daye O’Connell, Architects accompany this submission: -

Drg. No.	Title
1238-MDO-H2AB-ZZ-DR-A-07001	House Type H2AB-Plans, Section, Elevations & Schedules
1238-MDO-H2AC-ZZ-DR-A-07001	House Type H2AC-Plans, Section, Elevations & Schedules
1238-MDO-H2AD-ZZ-DR-A-07001	House Type H2AD-Plans, Section, Elevations & Schedules
1238-MDO-H3AC2-ZZ-DR-A-07001	House Type H3AC2-Plans, Section, Elevations & Schedules
1238-MDO-H3BA-ZZ-DR-A-07001	House Type H3BA-Plans, Section, Elevations & Schedules
1238-MDO-H4AD-ZZ-DR-A-07001	House Type H4AD-Plans, Section, Elevations & Schedules
1238-MDO-Z1-ZZ-DR-A-08001	Zone 1 Contextual Elevations – Avenues
1238-MDO-Z1-ZZ-DR-A-08002	Zone 1 Contextual Elevations – Inner Streets
1238-MDO-Z2-ZZ-DR-A-008003	Zone 2 Contextual Elevations - Avenues
1238-MDO-Z2-ZZ-DR-A-008004	Zone 2 Contextual Elevations – Home Zones

In summary, we refer the Planning Authority to the enclosed drawing pack, prepared by McCauley Daye O’Connell Architects which details only the amendments included within the initial Architectural Booklet dated August 2022.

CONCLUSION

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

We would be grateful also for written confirmation that the proposals are acceptable and in accordance with Condition 7 in this case.

STEPHEN LITTLE & ASSOCIATES

04 July 2024

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 7:

1. Updated Drawing Pack prepared by McCauley Daye O’Connell Architects (refer to enclosed schedule).

Document Control: -

Author	Approved by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Draft	28.06.2024
<i>Niamh Robinson</i>	<i>Stephen Little</i>	Final	28.06.2024

