

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

Our Ref. 20025

10 July 2024

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

COMPLIANCE SUBMISSION - CONDITION NO. 8 OF REG. REF. SDZ22A/0005 – STREET LIGHTING

Dear Sir/Madam,

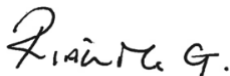
We are instructed by our client, (the Developer), Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 8 of Planning Reg. Ref SDZ22A/0005.

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,



Rian McGrattan

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0005- CONDITION 8 – STREET LIGHTING

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 8 followed by the Applicant's compliance response.

CONDITION 8 – STREET LIGHTING

“A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority for written agreement:

A Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 2013 or the latest NSAI (National Standards Authority of Ireland) versions approved, and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016.

Completed Lighting Design and Electrical designs to serve the entire development including details of the overall height of all proposed equipment shall be lodged with the Public Lighting Scheme. The public lighting scheme shall be contained within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company.

Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas.

The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from residential properties. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council's Parks section in this regard.

In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development.

The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan for agreement.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of proper planning and sustainable development of the area.”

Applicant's Response:

We refer the Planning Authority to the enclosed Public Lighting Plan, Luminaire Schedule and Reports, prepared by IN2.

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

10 July 2024

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 8:

1. Drawing No. ACD3-IN2-ACD-00-DR-E-0101, prepared by IN2.
2. Drawing No. ACD3-IN2-ACD-00-DR-E-0102, prepared by IN2.
3. Drawing No. ACD3-IN2-ACD-00-DR-E-0103, prepared by IN2.
4. Drawing No. ACD3-IN2-ACD-00-DR-E-0104, prepared by IN2.
5. Outdoor Lighting Report, prepared by IN2.
6. Site Lighting Report, prepared by IN2.
7. Site Lighting Luminaire Schedule, prepared by IN2.