



18th July 2024

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 21 of
Grant of Permission Ref. SDZ22A/0010.
Permitted development in the
Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 21 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.



1.4. The subject compliance submission relates to **Condition No. 21** of the grant of permission received i.e., the submitted SDZ phasing for the permitted development. The details of our compliance submission in relation to **Condition No. 21** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.

2.0. Compliance Submission

Subject Condition (Condition No. 21)

2.1. Condition No. 21 of the grant of permission received relates to submitted SDZ phasing for the permitted development. Condition No. 21 reads as follows:

Prior to the commencement of development, or as otherwise agreed in writing with the Planning Authority, the developer/landowner shall submit the following for written agreement of the Planning Authority;

(a) The total no. of units permitted and the designation of these units to a phase(s) of the Planning Scheme,

(b) Subject to (a), occupation of units cannot proceed until the minimum delivery in the relevant preceding phase as per Table 4.3 Phasing Table (or as otherwise amended by the Development Agency) in the Planning Scheme is agreed in writing by the Planning Authority as delivered or otherwise agreed in writing with the Planning Authority having regard to the Planning Scheme.

(c) The designation in part a) shall provide cumulative details for the occupied units in the SDZ per Phase including written agreement of relevant landowners in the SDZ or landowner representative to the designation proposed;

Compliance Submission for Condition No. 21

In compliance with Condition No. 21 of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to the submitted drawings for full details - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

2.2. In compliance with **Condition No. 21** of the grant of permission received, we submit the following response letter in compliance with condition no. 21 (a) & (b) prepared by Kelland Homes dated 12th July 2024.

In compliance with condition 21 c), we submit the following letter prepared by Clonburris Infrastructure Ireland which provides details for the occupied unit in the SDZ per Phase 0, Phase 1 and Phase 1B including written agreement of relevant landowners in the SDZ or landowner representative to the designation proposed.

Please refer to enclosed letter prepared by Senior Planner of SDCC in compliance with condition no. 21 of the grant of permission received.



3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted SDZ phasing details showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted SDZ phasing details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted SDZ phasing details are acceptable and in compliance with **Condition No. 21** of the grant of permission received.

Yours Sincerely,

Alison Nash

Planner

Armstrong Fenton Associates



Appendix A: Full List of Enclosures

Drawing no.	Title	Scale
N/A	Compliance Condition No. 21 Cover Letter	A4 Letter
N/A	Letter by Clonburris Infrastructure Limited	A4 Letter
N/A	Letter by SDCC Land use Planning and Transportation Directorate	A4 Letter
N/A	Letter by Kelland Homes	A4 Letter

