



12<sup>th</sup> July 2024.

South Dublin County Council  
County Hall,  
Belgard Square North,  
Tallaght,  
Co. Dublin.

To Whom It May Concern

**Re: SZD0022A/0010 – Condition 21a & 21b Compliance.**

Condition 21. SDZ Phasing.

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;

REASON: To ensure the orderly implementation and proper planning and sustainable development of the Planning Scheme for Clonburriss.

In response to Condition 21a, Kelland Homes Ltd confirms that the 256 units permitted in SDZ22A/0010 are designated as 109 in Phase 1A and 147 in Phase 1B of the Planning Scheme and outline that less than 1,000 units are occupied to date across the SDZ. Refer to the CIL letter in relation to an agreed approach of the landowners through a Development Agreement to manage the cumulative occupations in accordance with the Planning Scheme requirements.

In response to Condition 21b, Kelland Homes Ltd, consider that Stage 1A units can be occupied as Planning Authority has signed off on prior to commencement phasing requirements and a statement that the 147 in Phase 1B will only be occupied when the sign off of the Stage 1A phasing requirements is completed by Planning Authority.

Yours Faithfully,



Brian Cummins  
Kelland Homes Ltd