



2nd August 2024

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

Re:

**Compliance with Planning Condition No. 17 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. 17 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. 17** of the grant of permission received i.e., the submitted Whitton Avenue details for the permitted development. The details of our compliance submission in relation to **Condition No. 17** 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. 17)

2.1. Condition No. 17 of the grant of permission received relates to submitted Whitton Avenue details for the permitted development. Condition No.17 reads as follows:

“Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, revised plans/drawings for the end of the street adjacent to Whitton Avenue showing the layout that will be in place prior to the connection to Whitton Avenue being facilitated on the adjacent lands. Unless otherwise agreed, the plans/drawings shall include:

(a) The omission of car parking spaces number 25 to 28 (inclusive) and provision for turning at the end of the street (site boundary) for vehicles including a refuse collection vehicle.

(b) A swept path analysis (Autotrack or similar) to demonstrate turning movements.

(c) The plans shall provide for green infrastructure/landscaping to improve the link between the southern hedgerow and the central north-south hedgerow.

(d) No ransom strip shall be left between the end of the street and the site boundary.”

Compliance Submission for Condition No. 17

In compliance with Condition No. 17 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.

We received non-compliance from the Planning Authority dated 9th February 2024 stating that submission for condition no. 17 was not compliant with the requirements of condition 17.

2.2. We wish to submit the following in compliance with **condition no. 17 (a)**. We enclose Drawing No. 2004- PL 006 “Proposed Site Plan” REV B4, prepared by Davey + Smith Architects which demonstrates the overall layout of the permitted development. The enclosed drawing shows the omission of car parking spaces 25- 28 inclusive. A hammerhead is provided for refuse collection vehicles and / or fire tender vehicles.

2.3. In relation to **condition no. 17 (b)**, we enclose updated Drawing No. P200306-PIN-XX-DR-D-0007-SI Rev 04 “General Layout Whitton Avenue” prepared by Pinnacle Consulting Engineers which illustrates a swept path analysis to demonstrate turning movements of refuse vehicles and fire tender auto track for permitted road located near existing Whitton Avenue. We refer the Planning Authority to the enclosed updated drawing in compliance with Condition No. 17 (b).

2.4. In compliance with **condition no. 17 (c)**, we refer the Planning Authority to the enclosed compliance response Drawing No.s 01 “Landscape Plan” Rev P, prepared by Ronan Mac Diarmada Associates (RMDA). This drawing demonstrates the provision of native hedge mix which will be planted to mitigate any loss to existing hedgerows and wildflower meadows. Please also refer to the enclosed RMDA Drawing no. 05(VII) “Landscape Details (vi) Rev P which provides details of swales, urban tree pits etc.

2.5. In compliance with **condition no. 17(d)**, we ensure that no ransom strip will be left between the end of the street and site boundary.



3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted Whitton Avenue 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 Whitton Avenue 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 Whitton Avenue details are acceptable and in compliance with **Condition No. 17** of the grant of permission received.

Yours Sincerely,

Alison Nash

Planner

Armstrong Fenton Associates

**Appendix A:****Full List of Enclosures****Prepared by Armstrong Fenton Associates:**

Drawing no.	Title
N/A	Compliance Condition No. 17 Cover Letter

Prepared by Davey + Smith Architects:

Drawing no.	Title
2004-PL-006	Proposed Site Plan REV B4

Prepared by Pinnacle Consulting Engineers:

Drawing no.	Title	Scale
P200306-PIN-XX-DR-D-0007-SI Rev 04	General Layout Whitton Avenue	1:200

Prepared by Ronan Mac Diarmada Associates:

Drawing no.	Title	Scale
01 – Rev P	Landscape Plan	As shown
05 – Rev P	Landscape Details	As shown

A