

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

Our Ref. 21086

09 August 2024

RE: PLANNING PERMISSION REG. REF. SDZ23A/0004

DEVELOPMENT FOR 385NO. UNITS COMPRISING 139NO. HOUSES, 70NO. BUILD-TO-RENT DUPLEX APARTMENTS, 72NO. DUPLEXE / APARTMENTS AND 104NO. APARTMENTS IN 2NO. BLOCKS RANGING IN HEIGHT FROM 2 TO 6 STOREYS, A SINGLE STOREY TENANT AMENITY BUILDING, AREAS OF PUBLIC OPEN SPACE, CAR AND BICYCLE PARKING, BIN AND BICYCLE STORES, ESB SUBSTATIONS, DEMOLITION OF REMAINING WALLS AND HARDSTANDING ASSOCIATED WITH THE FORMER AGRICULTURAL BUILDING AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURAL, HARD AND SOFT LANDSCAPING AND BOUNDARY TREATMENT WORKS. THE DEVELOPMENT PROPOSED INCLUDES MINOR REVISIONS TO AN ATTENUATION, CONNECTIONS TO WATER SERVICES (WASTEWATER, SURFACEWATER AND WATER SUPPLY) AND CONNECTIONS TO PERMITTED CYCLE / PEDESTRIAN PATHS ON A SITE (C. 8.94 HA) IN THE TOWNLAND OF ADAMSTOWN, WITHIN THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE (ADAMSTOWN EXTENSION)

COMPLIANCE SUBMISSION - CONDITION NO.11: NAMING & NUMBERING

Dear Sir / Madam,

We are instructed by our Client, (the Developer), Quintain Developments Ireland Limited to lodge this compliance submission in relation to the development outlined above.

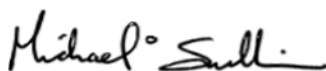
This compliance submission refers to Condition 11 of Planning Reg. Ref. SDZ23A/0004.

Compliance material associated with the response to this Condition are enclosed herewith for the Planning Authority's attention.

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,



Michael O'Sullivan
STEPHEN LITTLE & ASSOCIATES

COMPLIANCE SUBMISSION

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 11 followed by the Applicant's compliance response.

CONDITION 11: NAMING & NUMBERING

Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme. The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements. The development name should:

1. Avoid any duplication within the county of existing names, and
2. Reflect the local and historical context of the approved development, and
3. Comply with; (a) Development Plan policy, and (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and (d) Preferably make exclusive use of the Irish language. Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site. The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with the South Dublin County Council's Development Plan.

Applicant's Response:

We refer the Planning Authority to the Naming & Numbering Drawing & Schedule, prepared by BKD Architects and an Irish Translation Certificate, prepared by DCU Language Services for details relating to the naming and numbering.

Local Context

We refer the Planning Authority to the enclosed Ecological Impact Assessment Report, prepared by Brady Shipman Martin Built Environment Consultants.

The proposed estate name (Herons Lock) is associated with the Grey Heron, a bird species found and recorded on the site.

The naming 'Lock' is associated with the Grand Canal located c. 95m to the site. The Grand Canal, built as an important trade route, was used until as recently as 1960. The Grand Canal has developed from a vital distribution network to an idyllic public amenity. The 12th Lock on the Royal Canal is also located near the site and is the largest lock on the canal. Blanchardstown Mill was the 4th mill built at the 12th lock in 1822.

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 11: -

1. Dwg. No. 6268-P-004B Rev. 02 - Naming and Numbering, prepared by BKD Architects.

2. Naming and Numbering Schedule, prepared by BKD Architects.
3. Irish Translation Certificate, prepared by DCU Language Services
4. Ecological Impact Assessment Report, prepared by Brady Shipman Martin Built Environment Consultants.

Document Control: -

Author	Approved by	Purpose	Date
<i>Josephine Curran</i>	<i>Michael Sulli</i>	Final for Submission	09.08.2024