

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

Our Ref. 21080

02 September 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 36 III – ROAD SAFETY AUDIT.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 6th Floor, 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 36 (iii) of Planning Reg. Ref. SDZ22A/0007 and the associated letter from South Dublin County Council dated 12 August 2024 confirming that the submission made on 21 June 2024 was deemed not compliant.

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,



Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007 - CONDITION 36 (iii)

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 36 (iii) and the associated letter from South Dublin County Council dated 7 May 2024 followed by the compliance response.

CONDITION 36 (III)- ROAD SAFETY AUDIT

Prior to commencement the applicant shall submit a Stage 1 Road Safety Audit. The Road Safety Audit shall be agreed in writing with the Planning Authority prior to the commencement of development.

LETTER FROM SOUTH DUBLIN COUNTY COUNCIL DATED 7 MAY 2024

Report from Roads Department, SDCC – Roads Department are not satisfied that Condition 36(iii) is being complied with. The report received with regard to the proposed development stated the following:

“The road safety audit feedback form does not note the problem 2.3. it is not clear if the issue of parking beside a grass verge has been accepted.

Do not agree compliance submission.

The applicant should submit a road safety audit where the designer has completed the feedback form”.

Response:

Client confirms that the problem identified in No. 2.3 has been accepted and solution has been addressed with landscaping removed and a hard surface has been added to facilitate movement of people between car parking bays and adjoining footpath.

We refer the Planning Authority to the following enclosures: -

1. Adamstown Boulevard Phase 1 Road Safety Audit prepared by Atkins.
2. Drawing No. L1-100-6, prepared by NNP Landscape Architects.
3. Drawing No. 21-074-C111, prepared by Waterman Moylan Consulting Engineers.

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

02 September 2024

ENCLOSURES:

1. Adamstown Boulevard Phase 1 Road Safety Audit prepared by Atkins.
2. Drawing No. L1-100-6, prepared by NNP Landscape Architects.
3. Drawing No. 21-074-C111, prepared by Waterman Moylan Consulting Engineers.

Document Control: -

Author	Approved by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Final	02.09.2024