

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. 10 – NTA.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland., 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 10 of Planning Reg. Ref. SDZ22A/0007 and the associated letter from South Dublin County Council dated 10 May 2024 confirming that the submission made on 15 March 2024 was deemed Not in Compliance.

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

Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 10

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 10 and associated letter from South Dublin County Council dated 10 May 2024 followed by the Applicant's compliance response.

CONDITION 10: NTA

The existing bus turning circle shall be maintained until the proposed new bus turning circle is fully operational. The applicant shall liaise with the Local Authority and the NTA to agree the exact design of bus facilities proposed as part of the application, in particular the number, location and design of bus stops required to serve the proposed development. The applicant shall submit these details, for the written agreement of the Planning Authority, prior to the commencement of development.

REASON: *In the interests of sustainable transport.*

Letter From South Dublin County Council Dated 10 May 2024

The Roads Department has reviewed the compliance submission and recommend that the compliance submission is not agreed. The Roads Department state the following in their report:

"The applicant is requested to supply a layout showing the bus stops only. One of the stops has been altered by another planning application that has not been approved, this should be confirmed prior to agreeing the condition. The applicant is also requested to submit the confirmation from the NTA and Dublin Bus".

The Planning Authority would concur that a lack of information has been submitted demonstrating that the NTA (and Dublin Bus as necessary) agree with the exact design of bus facilities proposed as part of the application, in particular the number, location and design of bus stops required to serve the proposed development. As the Roads Department have raised in their report, one of the bus stops has been amended to be provided as part of a separate planning application, which is not yet permitted.

Applicant's Response:

Our Client, the developer, is actively engaged with South Dublin County Council, the National Transport Authority and Dublin Bus in respect of development in Adamstown generally. An on-site meeting with Quintain Ireland, GoAhead and Dublin Bus took place on 4 July 2024 to facilitate coordination with the service providers.

Quintain Ireland also attended a meeting with the National Transport Authority on 12 August 2024 to agree the exact design of bus facilities proposed as part of the application. Please see attached email correspondence from the NTA dated 23 August 2024 which provides direction from the NTA which has now been incorporated into the design.

We note that Dublin Bus have approved the proposals for the turning circle, laybys and bus shelter locations per the enclosed drawings via email correspondence dated 25 July 2024 (enclosed).

We refer the Planning Authority to the following drawings which accompany this submission: -

1. Drawing No. XXXXXXX-ATK-XX-XX-DR-CE-902001, prepared by Atkins.
2. Email correspondence from Dublin Bus and GoAhead dated 25 July 2024
3. Email correspondence from NTA dated 23 August 2024
4. Email correspondence from NTA dated 23 August 2024

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. Drawing No. XXXXXXXX-ATK-XX-XX-DR-CE-902001, prepared by Atkins.
2. Email correspondence from Dublin Bus and GoAhead dated 25 July 2024
3. Email correspondence from NTA dated 23 August 2024
4. Email correspondence from NTA dated 23 August 2024

Document Control: -

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