

**Thornton O'Connor Town Planning**  
**1, Kilmacud Road Upper**  
**Dundrum**  
**Dublin 14**

**Date:** 20-Sep-2024

**Notification of decision regarding compliance submission SDZ22A/0014/C3**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0014/C3

Please note that this submission has been assessed as set out in the report below:

**Part A: To be completed by the Planning Compliance Section**

<b>Planning Reference TP:</b> <b>An Bord Pleanála Ref:</b>	SDZ22A/0014
<b>Development Address:</b>	In the townland of Aderrig, Adamstown, Lucan, Co. Dublin

**Scanned into iDocs is a copy of the application for the above development**

<b>Condition No. &amp; Description:</b>	<p>3. Phasing</p> <p>A total of 207 residential units comprising houses and apartments is hereby permitted. In accordance with the details submitted the following shall apply:</p> <p>(a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.</p>
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	<p>(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.</p> <p>(c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority.</p>
<b>Date Compliance Details Received:</b>	26 July 2024

**Part B: To be completed by Internal Referee / Planner**

<b>Is the compliance submission deemed compliant?</b>	No <input checked="" type="checkbox"/>
<b>If no or partially non-compliant please state reason:</b>	
<p>(a) The applicant has submitted an Adamstown SDZ Planning Scheme Phasing Status letter prepared by Goodrock Project Management. This letter is dated the 19<sup>th</sup> of October 2023 and appears to provide a status update for up to the 30<sup>th</sup> of June 2023. The Planning Authority would have concerns with the date of this status update given the progress in Adamstown SDZ since June 2023. It is considered that a more up to date phasing schedule should be provided for agreement.</p> <p>(b) It is considered that a more up to date phasing schedule should be provided to be agreed with the Planning Authority.</p> <p>It is also noted that this part of the condition (b) is not restricted to being agreed prior to the commencement of development and it relates to units completed.</p> <p>(c) The applicant states in their cover letter that part (c) is noted.</p>	
<b>If partially compliant, please specify the discrete part thereof.</b>	
<b>Part(s) Compliant e.g. A, B</b>	
<b>Part(s) Non-Compliant e.g. C</b>	
<b>Report issued by:</b>	Dean Middleton
<b>Position:</b>	Graduate Planner
<b>Endorsed By (if applicable):</b>	Caitlin O'Shea, A/Senior Executive Planner

<b>Date:</b>	18/09/2024
<b>Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons</b>	
N/A	
<b>Position:</b>	N/A
<b>Endorsed by:</b>	N/A
<b>Date</b>	N/A

To confirm, the outcome of this submission is as follows: - COMPLIANCE NOT ACCEPTABLE for Condition 3.

Yours faithfully,  
M.C

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*for Senior Planner*