

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

Our Ref. 22052

10 September 2024

**RE: PLANNING APPLICATION FOR THE PROVISION OF 205 NO. UNITS IN ST HELENS, ADAMSTOWN  
CASTLE AND ADAMSTOWN SQUARE DEVELOPMENT AREA OF THE ADAMSTOWN SDZ.**

**REG. REF. SDZ23A/0012**

**COMPLIANCE SUBMISSION – CONDITION 12**

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, are instructed by our Client, Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this Compliance Application in respect of the development outlined above.

This compliance submission refers to Condition 12 of Planning Reg. Ref. SDZ23A/0012.

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 faithfully,



Ana Jovanović  
**STEPHEN LITTLE & ASSOCIATES**

**COMPLIANCE - PLANNING REG REF. SDZ23A/0012 – Condition 12**

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 12 followed by the Applicant's compliance response.

**Condition 12 – Management Company**

**(a) Prior to the commencement of development the applicant/owner shall submit the following for the written agreement of the Planning Authority:**

**(i) A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and;**

**(ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents.**

**The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.**

**(b) Continued membership of an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011 shall be compulsory for all owners for the time being of property within the development.**

**(c) No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority:**

**(i) A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above.**

**(d) Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith.**

**(e) The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.**

**Applicants Response**

In relation to Condition 12(a)(i), we refer the Planning Authority to enclosed Drawing No. 1318-MDO-XX-ZZ-DR-A-05004 'Proposed Site Layout Plan- Taking In Charge', prepared by McCauley Daye O'Connell Architects Ltd.

In relation to Condition 12(a)(ii), please refer to the enclosed Building Life Cycle Report as prepared by Quintain Developments Ireland Ltd.

Parts (b), (d) and (e) of Condition 12 are noted.

We refer the Planning Authority to the enclosed Certificate of Incorporation.

**CONCLUSION**

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





**STEPHEN LITTLE & ASSOCIATES**

09 September 2024

**ENCLOSURES**

1. Drawing No. 1318-MDO-XX-ZZ-DR-A-05004 'Proposed Site Layout Plan- Taking In Charge', prepared by McCauley Daye O'Connell Architects Ltd.
2. Building Life Cycle Report as prepared by Quintain Developments Ireland Ltd.

**Document Control: -**

Author	Approved by	Purpose	Date
		Draft	09.09.2024
		Final for Submission	10.09.2024