

**Declan Brassil & Co Ltd  
Lincoln House  
Phoenix Street  
Smithfield  
Dublin 7**

**Date:** 24-Sep-2024

**Notification of decision regarding compliance submission SD22A/0299/C5(c)-2**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22A/0299/C5(c)-2

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

<b>Part A: To be completed by the Planning Compliance Section</b>	
<b>Planning Reference TP: An Bord Pleanála Ref:</b>	SD22A/0299/C5( c) -2
<b>Development Address:</b>	Citywest Shopping Centre, Fortunestown, Dublin 24

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

<b>Condition No. &amp; Description:</b>	The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to
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	<p>provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm}, ESB substation (13.6 sqm), a Generator Room (21.82 sqm}, and a Low Voltage (L V} switchroom (13.71 sqm}. These works require the removal of existing windows and doors at the permitted retail unit. At Block F it is proposed to provide 18 no. photovoltaic panels arranged in 2 no. rows. These, and all associated site works including landscaping at a site of 2.9 hectares.</p> <p><b>Condition C5 (c):</b> Drainage - Irish Water Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing to clarify where proposed sub-station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.</p>
<p><b>Date Compliance Details Received:</b></p>	

<p><b>Part B: To be completed by Internal Referee / Planner</b></p>	
<p><b>Is the compliance submission deemed compliant?</b></p>	<p>Yes <input checked="" type="checkbox"/>            No <input type="checkbox"/>            Partially Compliant            By Default</p>

<b>If no or partially non-compliant please state reason:</b>	
<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>	Brian Harkin
<b>Position:</b>	Engineer, Water Services
<b>Endorsed By (if applicable):</b>	
<b>Date:</b>	19.09.24
<b>Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons</b>	
<b>Position:</b>	Deirdre McGennis, Assistant Planner
<b>Endorsed by:</b>	Aisling Kelly, Senior Executive Planner
<b>Date</b>	20.09.24

To confirm, the outcome of this submission is as follows: - APPROVE THE COMPLIANCE SUBMISSION

Yours faithfully,  
M.C.

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*for Senior Planner*