

**Armstrong Fenton Associates
Unit 13, The Seapoint Building
44/45, Clontarf Road
Dublin 3**

Date: 25-Sep-2024

Notification of decision regarding compliance submission SDZ22A/0010/C17-2

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0010/C17-2

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

| Part A: To be completed by the Planning Compliance Section | |
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| | |
| Planning Reference TP: An Bord Pleanála Ref: | SDZ22A/0010 |
| Development Address: | The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train station |

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

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| Condition No. & Description: | 17. Whitton Avenue Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, revised plans/drawings for the end of the street adjacent to Whitton Avenue showing the layout that will be in place prior to the connection to Whitton Avenue being facilitated on the adjacent lands. Unless otherwise agreed, the plans/drawings shall include: (a) The omission of car parking spaces number 25 to 28 (inclusive) and provision for turning at the end of the street (site boundary) for vehicles including a refuse collection vehicle. (b) A swept path analysis (Autotrack or similar) to demonstrate turning movements. |
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| | <p>(c) The plans shall provide for green infrastructure/landscaping to improve the link between the southern hedgerow and the central north-south hedgerow.</p> <p>(d) No ransom strip shall be left between the end of the street and the site boundary.</p> <p>REASON: In the interests of facilitating a connection to Whitton Avenue and to comply with the Clonburris SDZ Planning Scheme 2019.</p> |
| Date Compliance Details Received: | 2 August 2024 |
| | |

| Part B: To be completed by Internal Referee / Planner | |
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| Is the compliance submission deemed compliant? | Yes <input checked="" type="checkbox"/> (Report received from SDCC Roads Department) No <input type="checkbox"/> Partially Compliant <input type="checkbox"/> By Default <input type="checkbox"/> |
| If no or partially non-compliant please state reason: | |
| N/A | |
| If partially compliant, please specify the discrete part thereof. | |
| Part(s) Compliant e.g. A, B | |
| Part(s) Non-Compliant e.g. C | |
| Report issued by: | Jack Madden |
| Position: | Assistant Planner |
| Endorsed By (if applicable): | Caitlin O'Shea, A/Senior Executive Planner |
| Date: | 24/09/2024 |
| Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons | |
| N/A | |
| Position: | N/A |

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| Endorsed by: | N/A |
| Date | N/A |

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

Yours faithfully,
M.C.

for Senior Planner