

Planning Compliance  
Land Use, Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

By Email  
16<sup>th</sup> September 2024

Dear Sir/Madam,

**Re: CONDITION 20 – DEVELOPMENT OF 58 AGE FRIENDLY RESIDENTIAL UNITS AT LANDS LOCATED TO THE EAST OF TAY LANE, NEWCASTLE ROAD, RATHCOOLE, DUBLIN 24- REF SD22A/0342**

I write on behalf of Riverside Projects Ltd in respect of Ref SD22A/0342.

We wish to confirm that Riverside Projects Ltd propose to commence the development permitted under REF SD22A/0342 and to discharge the following condition as required prior to commencement.

**Condition 20**

**Public Lighting**

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority:

- i) A Public Lighting Scheme including all electrical design, for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to the current editions of both the European Lighting Standard ISEN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: along with:
- ii) Written confirmation from the Council's Public Lighting Section that the scheme is fully in compliance with the above standards applicable
- iii) A written commitment to implement the agreed Public Lighting Scheme in full, and maintain it to taking in charge standards in perpetuity or until taken in charge by the Council
- iv) All the above requirements have been acknowledged in writing as acceptable by the Planning Authority. The public lighting scheme shall be contained exclusively within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company. Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas. The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from residential properties, public roads and any bat roosts or areas with bat activity. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design

consultants should consult with the Council's Public Realm section in this regard. In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development. The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan to them for agreement.

**Response:**

- (i) & (ii) Please find enclosed a design lighting report and lighting layout for the residential scheme as prepared by McElligott Consulting Engineers. A response from the Council's Public Lighting Section is pending and we will forward this to the planning department on receipt of a response.
  
- (iii) The lighting installation proposals will be contained within the site boundaries and will be the sole management responsibility of the site owner. As a result, the lighting proposals are not intended to be offered for or to be taken in charge by South Dublin County Council.
  
- (iv) As above, the lighting installation proposals will be contained within the site boundaries and will be the sole management responsibility of the site owner. As a result, the lighting proposals are not intended to be offered for or to be taken in charge by South Dublin County Council.

We trust the information provided is satisfactory to discharge this condition.

Yours sincerely,



David Campbell  
Project Manager

**Riverside Projects Ltd**