

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Monday, 23rd September 2024

Dear Sir/Madam,

Re: **RESUBMISSION OF COMPLIANCE CONDITION DOCUMENTATION RELATED TO A RESIDENTIAL DEVELOPMENT AT ADERRIG (PHASE 3) IN THE ADAMSTOWN SDZ**

SDCC Reg. Ref. SDZ22A/0014

Compliance Submission – Condition No. 19A(i)

1.0 INTRODUCTION

This compliance resubmission is being made by Thornton O'Connor Town Planning¹ (TOC) on behalf of Quintain Developments Ireland Limited² (Quintain) in respect of a permitted residential development at Aderrig (Phase 3) in the Adamstown SDZ.

This is a resubmission relating to Condition No. 19A(i) following a decision by the Council to determine the original submission as non-compliant (letter received dated 17th September 2024).

Its preparation is also informed by a conversation held between Daithi O'Troithigh (Doyle & O'Troithigh Landscape Architecture, appointed Landscape Architects) and Laurence Colleran of the Council.

2.0 CONDITION NO. 19A(I)

Condition No. 19 required:

"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

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² Fitzwilliam Court, Lesson Close, Dublin 2

(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,

2.1 Compliance Submission for Condition No. 19A(i)

The letter from the Council relating to the non-compliance stated the following in relation to 19A(i):

"Not compliant The SDCC Public Realm Section have reviewed the plan identifying external common areas to be retained in private ownership by an owners' management company and have raised concerns with the south-western corner of the site proposed to be taken in charge. The Public Realm Section advise that they would not be able to access this area for maintenance. This was discussed with the landscape architect and agreed that this was an error. This area will need to be under management company maintenance."



In response to the non-compliance decision, please refer to the revised *Taking in Charge Drawing*, prepared by BKD Architects and enclosed under separate cover. As shown in the extract below, the referenced area of open space is now proposed for retention by the Management Company.

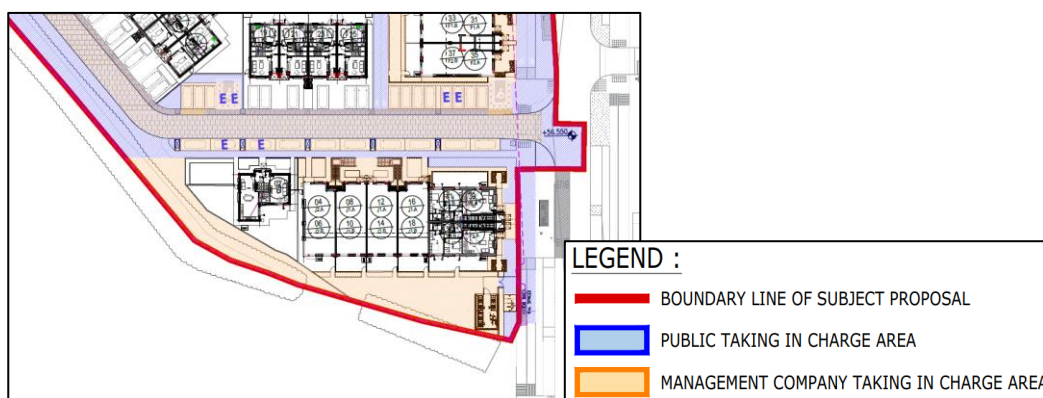


Figure 2.1: Area of the site now proposed for taking in charge by the Management Company

Source: Thornton O'Connor Town Planning (2024)

3.0 CONCLUSION

We trust that the above and enclosed are adequate to address compliance with Condition No. 19A(i).

We would appreciate a confirmation of receipt of this letter and subsequent confirmation that the information outlined above is in compliance with the permission at your earliest convenience. Thank you for your assistance with this matter.

Yours faithfully,

A handwritten signature in black ink that reads "Daniel Moody".

Daniel Moody
Associate
Thornton O'Connor Town Planning