

**David Campbell,
Riverside Projects Ltd.
8, Herbert Place
Dublin 2
D02 Y162**

Date: 11-Nov-2024

Notification of decision regarding compliance submission SD22A/0342/C14

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22A/0342/C14

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

Part A: To be completed by the Planning Compliance Section	
Planning Reference TP: An Bord Pleanála Ref:	SD22A/0342/C14
Development Address:	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

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

Condition No. & Description:	Condition 14: 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
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	<p>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.</p> <p>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.</p> <p>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:</p> <p>(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.</p> <p>D. Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith.</p> <p>E. The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.</p> <p>REASON: To ensure a proper standard of residential development and maintenance of the private areas within the development and compliance with the South Dublin County Council Development Plan 2022 - 2028.</p>
<p>Date Compliance Details Received:</p>	<p>20th September 2024</p>

<p align="center">Part B: To be completed by Internal Referee / Planner</p>	
<p>Is the compliance submission deemed compliant?</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Partially Compliant <input type="checkbox"/></p> <p>By Default <input type="checkbox"/></p>
<p>If no or partially non-compliant please state reason:</p>	
<p>If partially compliant, please specify the discrete part thereof.</p>	
<p>Part(s) Compliant e.g. A, B</p>	
<p>Part(s) Non-Compliant e.g. C</p>	

Report issued by:	Ciara Shevlin
Position:	Assistant Planner
Endorsed By (if applicable):	Aisling Kelly, Senior Executive Planner
Date:	8/11/24

Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons	
It is noted that the Applicant has provided sufficient details outlining that Cluid Housing Associated will acquire the entire Development and will be responsible for the management of the Development. This is considered satisfactory to the Planning Authority.	
Position:	
Endorsed by:	
Date	

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

Yours faithfully,
M.C.

for Senior Planner