



16th October 2024

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 5 of
Grant of Permission Ref. SDZ22A/0010.
Permitted development in the
Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 5 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted 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 and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 5** of the grant of permission received i.e., a proposed street naming and dwelling numbering for the permitted development. The details of our compliance submission in relation to **Condition No. 5** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the remainder of this compliance letter.



2.0. Compliance Submission

Subject Condition (Condition No. 5)

- 2.1. Condition No. 5 of the grant of permission received relates to submitted street naming and dwelling numbering for the permitted development. Condition No. 5 reads as follows:

“Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority’s policy and requirements for such schemes, along with associated proposed signage for the scheme. The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority’s requirements.

The development name should:

- 1. Avoid any duplication within the county of existing names, and*
- 2. Reflect the local and historical context of the approved development, and*
- 3. Comply with;*
 - (a) Development Plan policy, and*
 - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and*
 - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and*
 - (d) Preferably make exclusive use of the Irish language.*

Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.”

Compliance Submission for Condition No. 5

In compliance with Condition No. 5 of the grant of permission received, we wish to submit drawing no. 2004-PL-011 “Street Naming & Dwelling Numbering Ph K1 & K2 -Proposed Signage” prepared by Davey + Smith Architects which demonstrates the proposed signage and its location within the permitted “Keepers Lock” development, located within Clonburris SDZ.

3.0. Conclusion & Enclosures

- 3.1. We fully consider the submitted street naming and dwelling numbering showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition no. 5 of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted street naming and dwelling numbering for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or



by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.

- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted street naming and dwelling numbering are acceptable and in compliance with **Condition No. 5** of the grant of permission received.

Yours sincerely,

Alison Nash
Planner
Armstrong Fenton Associates

Appendix A: Full List of Enclosures

Prepared by Armstrong Fenton Associates:

1 x Compliance Response – Condition No. 5 – Naming and Numbering – signage and location

Prepared by Davey + Smith Architects:

1 X Drawing No. 2004 -PL 011 “Street Naming & Dwelling Numbering Ph K1 & K2 -Proposed Signage” – Scale 1:1000

