



## SOUTH DUBLIN COUNTY COUNCIL

### SITE NOTICE

THIS APPLICATION INCLUDES DEVELOPMENT WITHIN THE ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) AND IS SUBJECT TO THE ADAMSTOWN PLANNING SCHEME 2014, AS AMENDED.

Quintain Developments Ireland Ltd intend to apply for permission for development at this site in the townland of Aderrig, Adamstown, Lucan, Co. Dublin. The current application site (4.9ha) is located within Development Area 8 – Aderrig of the Adamstown SDZ Planning Scheme, 2014, as amended.

The proposed development (24,513.8sq.m gross floor area) will consist of 227 dwellings and will comprise the following:

- 95no. 3 bed 2 storey terraced houses and associated gardens;
- 28no. 4 bed 3 storey terraced houses and associated gardens;
- 48no. 3 bed two storey duplex apartments over 48no. 2 bed apartments (ie. 3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; and
- 4no. 3 bed two storey duplex apartments over 4no. 3 bed two storey duplex apartments (ie. 4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space.

A section of the East-West Avenue Road (referred to in this application as Airlie Park Road) along the northern boundary of the site is included in the current application and two access points are proposed to this road. Otherwise, the development is accessed from roads already approved or under construction. The road to the south (referred to in this and previous planning applications as Adamstown Way) was permitted under Reg Ref SDZ06A/5 and bounds the site to the south and 1no. access point is proposed to this road. 4no access points are proposed to the east and west (i.e. 2no. each). The Celbridge Link Road permitted under Reg Ref SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to in this application as Linear Park Road) was permitted under "Aderrig Phase 1" (Reg Ref SDZ20A/0017).

Permission is also sought for all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2no. ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. It is noted that 17no. spaces were permitted along the Celbridge Link Road under SDZ17A/0009, providing a total of 378no. spaces for this development.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm, and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie). A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

*Keava Connolly*

Signed: ·

Date of erection of site notice: 2<sup>nd</sup> June 2021

Agent: BMA Planning, Taney Hall, Eglinton Terrace, Dundrum, Dublin 14