

# Adamstown SDZ - Aderrig (Phase 2)

227 dwellings and associated site and  
development works

Quintain Developments Ireland Ltd (Applicant)



## PLANNING APPLICATION REPORT

June 2021

**BMA** PLANNING

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## 1.0 INTRODUCTION

### 1.1 Purpose of Report

This Planning Application Report has been prepared in association with the submission of a planning application by *Quintain Developments Ireland Ltd.* to South Dublin County Council (SDCC) for a proposed development on lands located in the townland of Aderrig, Adamstown, Lucan, Co. Dublin.

The development is located within Adamstown SDZ - Aderrig (Development Area 8).

The project is a residential development (227 units) and is part of the Adamstown Strategic Development Zone (SDZ) Planning Scheme. The proposed development is referred to as **Aderrig Phase 2** and is described in Section 2.0 below. (Note: Aderrig Phase 1 is a separate planning application – Reg. Ref.: SDZ20A/0017).

In accordance with the procedures introduced under Part IX of the Planning and Development Act 2000 (as amended) where development proposals are consistent with the provisions of the Planning Scheme, planning permission must be granted by SDCC. In this context, the purpose of this report is to provide background information on the site and the proposed development and to provide the planning context to support a grant of planning permission for the proposal.

### 1.2 Pre-Planning Consultation

The application has been prepared following a pre-planning consultation with South Dublin County Council.

A virtual pre-planning meeting was held with the Planning Authority on the 14<sup>th</sup> January 2021 and a follow up meeting was held on the 4<sup>th</sup> March 2021. A number of subsequent meetings were also held in relation to street design. The issues discussed at these meetings have been incorporated into the proposed development.

In summary, the following changes have been made following the feedback from SDCC:

- Three storey terraced houses have been provided along the eastern boundary;
- Four storey landmark duplex buildings are proposed to the North Eastern and South Eastern corners;
- A three storey landmark building is provided to the North Western corner;
- Three storey terraced duplex units address Adamstown Way to the south;
- A greater variety of two and three storey buildings address the Celbridge Link Road to the west, providing interest and articulation;
- The landscape proposal has been revised to provide a 'green street', which links the pocket park in the centre of the development to the linear park to the east; and

- The landscape architects have worked closely with the SDCC Parks and Planning Departments to address their concerns regarding the provision and location of street trees.

### 1.3 Supporting Reports

This Planning Report should be read in conjunction with the drawings and other technical reports submitted with this application listed below:

1. Design Rationale	BKD Architects
2. Landscape Design Development Report	Doyle & O' Troithigh Landscape Architects
3. Engineering Assessment Report <i>Includes:</i> <ul style="list-style-type: none"> <li>• <i>Ground Investigation Report</i></li> <li>• <i>Subsoil Assessment Report (Ground Investigations Ireland)</i></li> </ul>	Waterman Moylan
4. Flood Risk Assessment	Waterman Moylan
5. Construction Management Plan	Waterman Moylan
6. Construction Demolition Waste Management Plan	Waterman Moylan
7. Energy Statement	Waterman Moylan
8. Street Design Report	Atkins
9. Road Safety Audit	Atkins
10. Outdoor Lighting Report	Sabre Lighting
11. Appropriate Assessment Screening	Brady Shipman Martin
12. Ecological Appraisal <i>Including:</i> <ul style="list-style-type: none"> <li>• <i>Hedgerow Survey Report</i></li> <li>• <i>Bird Survey Report (John Fox)</i></li> <li>• <i>Bat Survey Report (Dr. Tina Aughney)</i></li> </ul>	Brady Shipman Martin
13. Operational Waste Management Plan	AWN Consulting
14. Building Lifecycle & Management Report	SCD Consulting
15. Tree Survey Report	Independent Tree Surveys

## 2.0 PROPOSED DEVELOPMENT

### 2.1 Site Context

The application relates to part of the lands within the Adamstown SDZ Planning Scheme (2014) in the Aderrig Development Area (Development Area 8).

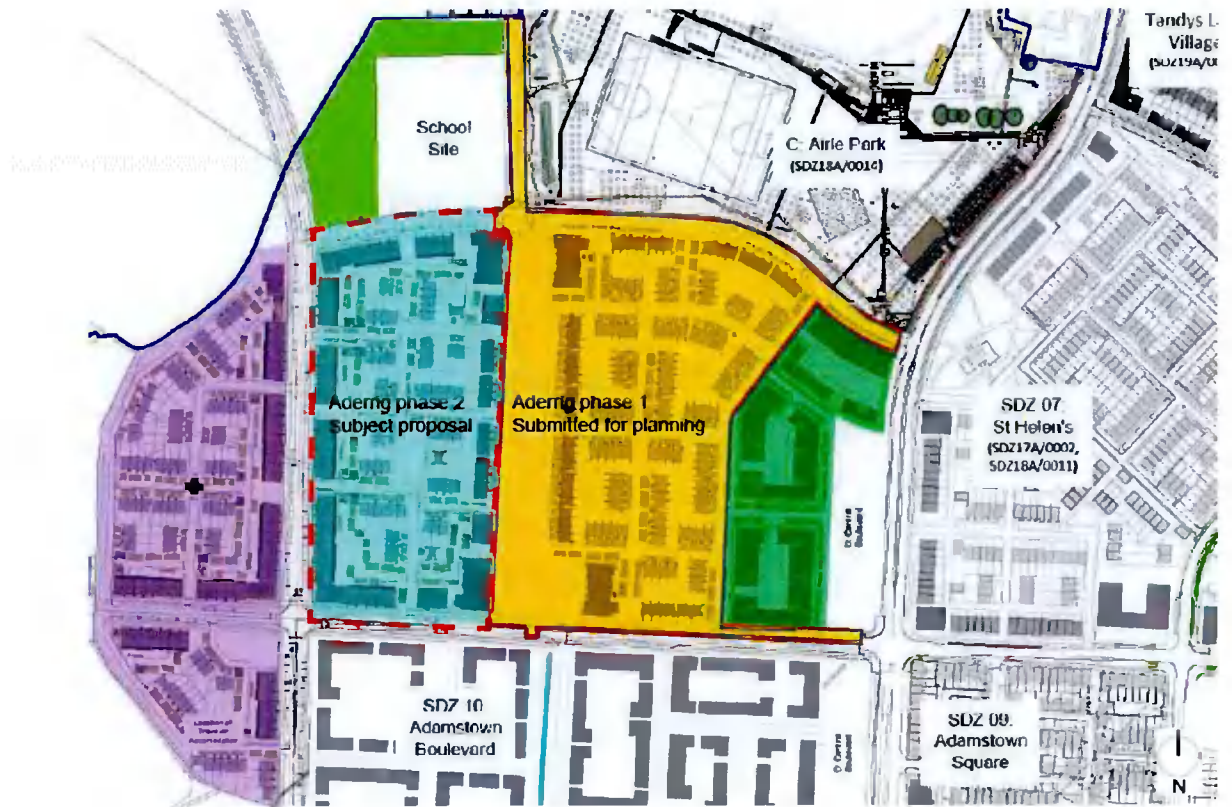
The site comprises land known as Phase 2 and the overall area of the current application site is 4.9 hectares. The site is bounded by the proposed primary school to the north, Airlie Park to the north east, Phase 1 of the Aderrig development to the east, future residential development in Development Area 10 to the south and Phase 3 of Aderrig to the west and south west.

Phase 1 of Aderrig, which relates to 235 dwelling units is located to the east of the subject site and south of Airlie Park. It includes the provision of 0.89ha of open space in the form of a linear park. Permission was granted by South Dublin County Council on 3<sup>rd</sup> March 2021 and the current application has had due regard to this permission.

The roads to the west (Celbridge Link Road), south (Adamstown Way) and east (referred to as Linear Park Road and included in Aderrig 1) are existing or permitted and therefore are not included in the current application site boundary.

The road on the northern side of the plot (referred to as Airlie Park Road) is included in the current application and this means that the plot is entirely surrounded by the roads envisaged in the Planning Scheme.

The proposed development within the plot itself is described in Section 2.2 below.



**LEGEND**

<p><b>Phase 1</b> 235 units (Recently granted)</p> <p><b>Phase 2</b> 227 units (Subject proposal)</p> <p><b>Phase 3</b> 216 units</p> <p><b>Phase 4</b> 311 units</p>	<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></div> <div> <p><b>Aderrig - all phases</b> Net development area 17.8 hectares Total number of units- 989 52.4 units per hectare</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></div> <div> <p><b>Aderrig phase 2</b> Net development area 4.24 hectares Total number of units- 227 53.5 units per hectare</p> </div> </div>
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*Figure 1: Aderrig Phasing Plan (Duignan Dooley Architects)*

## 2.2 Development Description

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 (i.e. 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 (i.e. 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.

## 2.3 Schedule of Accommodation

A detailed schedule of unit numbers and types is provided in the enclosed schedule prepared by **BKD Architects**.

A summary schedule of unit numbers and types is provided in Table 1 below:

Table 1 – Schedule of Accommodation – Summary

Type	1 Bed	2 Bed	3 Bed	4 Bed	4 Bed +	Total
Houses			95	28		123
Duplexes			56			56
Apartments		48				48
Total		48	151	28		227

#### 2.4 Design Rationale

The architectural *Design Rationale* by *BKD Architects* enclosed with this application provides a detailed analysis of the design concept and layout of the scheme. The project has also been designed in accordance with development standards of the South Dublin County Development Plan, the Adamstown SDZ Planning Scheme and the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DoECLG March 2018*.

#### 2.5 Housing Quality Assessment

The *Housing Quality Assessment* by *BKD Architects* enclosed with this application provides a detailed analysis of the scheme with reference to the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DoECLG March 2018*.

#### 2.6 Landscape, Open Space and Street Trees

The *Landscape Design Development Report* prepared by *Doyle & O' Troithigh Landscape Architects* enclosed with this application provides a design rationale and context for the landscaping works proposed as part of the application. The landscape strategy for the development, providing strong and direct connections to Airlie Park, the linear park in Aderrig Phase 1 and Central Boulevard, together with the creation of homezones and a pocket park within the site, has been informed by the design principles of the Planning Scheme, in collaboration with the Parks department of SDCC.

The provision of trees within areas which will be taken in charge has been discussed at length during the preplanning process. The Planning Scheme does not contain a definition of street trees or any stipulation as to the number of trees that must be provided. Notwithstanding this, care has been taken by the applicant to ensure that there is an above average provision of street trees across the development in both taking in charge and management company areas. Given the densities required in this development coupled with the limited space remaining once below ground services are provided for, a combined approach results in a greater number of street trees being provided for in the development.

At preplanning discussions the local authority adopted the approach that street trees which are not contained within taking in charge areas are not included in the overall number of street trees being provided for in the development. Despite the applicant not being in agreement with this



perspective, the following steps have been taken in recognition of the local authority's preference and accordingly to increase the number of street trees in taking in charge areas.

1. Provision of a 1.2m TIC strip on Side Streets which can accommodate street trees
2. Provision of Street Trees in clearly defined 'islands' throughout the scheme

Where possible, trees have been provided in public areas to be taken in charge by the Local Authority. Where this is not possible due to the location of services, the street trees are located in areas which will remain under the control of a management company. This is discussed in further detail in the *Landscape Design Development Report (Doyle & O' Troithigh Landscape Architects)*.

## 2.7 Part V

The applicant proposes to provide 10% of the proposed units on site in order to comply with Part V, Section 96 (3)(b)(i) of the Act. The proposed application consists of the proposed development of 227 residential units and 23 units are proposed to be provided as Part V housing, which equates to 10% of the housing provision.

The applicant has engaged with SDCC in respect of discharging Part V obligations. A schedule of the 23 units with costings is enclosed with the application.

## 2.8 Roads

Access to the site will be provided from the Celbridge Link Road to the west, Adamstown Way to the south, the north-south road (referred to in this application as Linear Park Road) to the east and the east west avenue (referred to in this application as Airlie Park Road) to the north. Part of the east west avenue to the north is included in this application.

Refer to the *Street Design Report* by *Atkins* for further details.

## 2.9 Car Parking

Table 2.12 of the Planning Scheme (extract below) establishes the car parking standards for residential development within the SDZ lands.

Table 2.12 Car Parking Standards	
Development Type	Car Parking Standard
<b>Residential</b>	
Dwelling with 1 bedroom	1 space per dwelling
Dwelling with 2 bedrooms	1.5 spaces per dwelling
Dwelling with 3 or more bedrooms	2 spaces per dwelling
<b>Commercial</b>	
Convenience retail	1 space per 15 square metres gross
Comparison retail/retail services	1 space per 30 square metres gross
Office/high tech industry (employment)	1 space per 45 square metres gross
<b>Community/Leisure*</b>	
Schools	1 space per 1.25 classrooms
Major Parks	1 space per 0.2 hectares
Creches/Community Centres	1 space per 30 square metres gross

\* Minimum Car Parking Standard

The current application proposes a total of 378no. car parking spaces in compliance with the Planning Scheme, including the 17no. spaces permitted along the Celbridge Link Road (SDZ17A/0009). In accordance with the Planning Scheme, a minimum of 227no. spaces are required and a maximum of 430no. spaces are to be provided, therefore the proposed development falls in between the minimum and maximum requirement.

This is outlined further in the *Parking Strategy Drawing No. 6259-P-006 (BKD Architects)* and the *Street Design Report (Atkins)* which indicates the following:

- 192no. in curtilage spaces;
- 156no. off curtilage spaces (including the 17no. spaces permitted under Reg Ref SDZ17A/0009);
- 22no. visitor parking spaces;
- 8no. accessible spaces; and
- 20no. electrical charging spaces.

## 2.10 Cycle Parking

The Planning Scheme requires 130 bicycle parking spaces for the apartments and duplexes and 168no. spaces are provided, which exceeds the requirements of the Planning Scheme.

This is outlined further in the *Street Design Report (Atkins)*.

## 2.11 Water Services

Details of Water Supply is provided in the within the *Engineering Assessment Report* prepared by *Waterman Moylan*.

A pre-connection enquiry has been submitted to Irish Water by Waterman Moylan and a response was received confirming that a connection to the Irish Water network can be facilitated. A copy of the response to the pre-connection enquiry from Irish Water is included within the *Engineering Assessment Report (Waterman Moylan)*.

## 2.12 Foul Drainage

Details of the foul water drainage is included within the *Engineering Assessment Report* prepared by *Waterman Moylan* which confirms that foul drainage from the proposed development will be discharged to the Tobermaclugg Pumping Station through existing foul sewers in the road network.

This is further outlined in Table 4 below.

## 2.13 Surface Water

Details of surface water drainage is provided within the *Engineering Assessment Report* prepared by *Waterman Moylan*.

The surface water drainage strategy contained in the application and described below has been discussed and agreed with SDCC (Brian Harkin and Ronan Toft) at preplanning stage.

As per the Planning Scheme, 5,000m<sup>3</sup> of stormwater attenuation is proposed for the Tobermaclugg surface water catchment areas. Aderrig – Development Area 8 of the Planning Scheme lies within the Tobermaclugg drainage sub-catchment and therefore no additional attenuation / storage is required for the proposed development.

SuDS features and components incorporated into the development include treepits and swales.

The *Doyle and O'Troithigh Landscape Plan (Drawing no.LP-01-PP)* provides details of the soft landscaping features.

## 2.14 Flood Risk Assessment

In accordance with the Planning System and Flood Risk Management Guidelines, a *Flood Risk Assessment* (FRA) has been prepared for the current application by *Waterman Moylan* and is enclosed.

The FRA considers the risk of flooding for the proposed development. The report also outlines measures that have been undertaken in the drainage design to ensure flooding in the surrounding watercourses is not exacerbated by the proposed works.

The FRA concludes that the flood risk for the site is considered to be low and any minor risks have been alleviated by the surface water drainage design.

## 2.15 Arboriculture Studies

Drawings and reports have been prepared by *Independent Tree Surveys* comprising of a *Tree Survey, Tree Protection Plan and Tree Survey Report* and are enclosed with this application. The existing trees and hedgerows on site have been recorded and assessed. There are few existing trees within the subject site.

## 2.16 Appropriate Assessment

The requirement for an Appropriate Assessment of the proposed development has been considered. *Brady Shipman Martin* have carried out a Stage 1 Screening to ascertain whether the proposed development will have significant effects on any Natura 2000 sites based on an evaluation of risks. It was determined that a Stage 2 of the Appropriate Assessment Process – a Natura Impact Statement – is not required as the project will not result in any likely significant effects on any Natura 2000 site. The report is enclosed with this application.

An Ecological Appraisal report has also been prepared, which includes a Hedgerow Report, a Bird Survey Report and a Bat Report.

## 2.17 Construction Management Plan / Construction & Development Waste Management Plan

*Waterman Moylan* have prepared a ***Construction Management Plan and Construction and Development Waste Management Plan***, which are enclosed with the application.

Upon appointment of a contractor and prior to commencement of development, a detailed Construction Management Plan / Construction & Development Waste Management Plan will be prepared and submitted to the Planning Authority for agreement.

## 2.18 Outdoor Lighting Report

An ***Outdoor Lighting Report*** and drawings have been prepared by *Sabre*. The lighting plan has been informed by the ***Landscape Plan – Drawing No. LP-01-PP (Doyle & O’Troithigh Landscape Architects)***, ***Taking in Charge Drawing - Drawing No. 6259-P-004 (BKD Architects)*** and the ***Bat Report (Dr. Tina Aughney)***, which is enclosed within the ***Ecological Appraisal*** report (*Brady Shipman Martin*).



Figure 2 Site Layout (BKD Architects)

### 3.0 COMPLIANCE WITH ADAMSTOWN SDZ PLANNING SCHEME

#### 3.1 Overview Of Adamstown Planning Scheme 2014 – Aderrig (Development Area 8)

The subject site is located in Aderrig (Development Area 8) of the Adamstown Planning Scheme 2014, as amended.

An Amendment to the Planning Scheme was approved by An Bord Pleanála on the 8<sup>th</sup> October 2020. The amendments relate to the alignment of the Planning Scheme with National and Regional policy and guidelines. In relation to the Aderrig development area, an increase in unit numbers, density, residential floor area and a location specific increase in building height was approved. The outline of the Planning Scheme below has taken the permitted amendments into consideration.

#### 3.2 Aderrig – Development Area 8

The Aderrig development area is bounded by the proposed Airlie Park to the north east, the existing residential area of St Helens to the east, the Adamstown Square development area to the south east and future development lands to the south and north west and north. The lands to the west are undeveloped and are outside the planning scheme area.

*Figure 3* below is an extract from the Planning Scheme (page 72), which shows an indicative layout for development of the Aderrig Development Area Planning Scheme lands. Page 72 of the Planning Scheme also outlines the key statistical parameters for Aderrig.

Aderrig will provide **925-1246** dwelling units and a primary school. Flexible use buildings are also shown, where non-residential and retail development may be permitted.

A minimum of 0.78 hectares of public open space is required to be provided within the entire development area.

The main road network internal to the development area includes two north-south ‘avenue’ roads, and two east-west ‘avenue’ roads.

The following are the specific ‘Urban Design Characteristics’ for the Aderrig Development Area, outlined on page 73 of the Planning Scheme:

- *The western boulevard shifts at Aderrig road, closing vistas and generating the local park*
- *Landmark buildings edge the Local Park and water feature. These afford opportunities for crèche and flexible use*
- *The school buildings are located on a route generated by the stream*
- *On this route the water takes the form of urban canal, park watercourse and stream*
- *Permeable pedestrian and cyclist network*

The points above relevant to the subject site have informed the proposed development layout.



Figure 3: Indicative Layout of Aderrig Development Area from Planning Scheme (p.72)



Dia 4a\_ Proposed site layout with reference to SDZ requirements- Indicative layout

Dia 4b\_ Adamstown SDZ for Aderrig Phase 2

Figure 4: Extract of Site Layout from Design Rationale (BKD Architects)

### 3.3 Compliance with Aderrig Development Parameters

As outlined in Figure 4.14 of the Planning Scheme, 'SDZ Planning Application process', the consistency of a planning application with the Planning Scheme should be considered in the context of the following:-

#### **Development Area Characteristics**

##### Statistical Parameters:

- Density
- Use

→ See Table 2 below

##### Physical Parameters:

- Access and Movement
- Built Form

→ See Table 3 below

#### **Overall Design Detail**

- Road / Street Width
- Building Type / Height
- Landmark Buildings
- External Finishes
- Dwelling Size
- Dwelling Type
- Private Amenity Space
- Finish of Public Space
- Boundary Treatment
- Car Parking
- Foul Drainage
- Surface Water Drainage
- Water Supply
- I.T. Infrastructure

→ See Table 4 below

#### **Phasing**

- Identify previous SDZ permissions granted, works completed and dwellings completed to date
- Determine Relevant Phase(s)

The following sections address, based on the above, the context under which the proposed development's compliance with the Planning Scheme is considered.



### Statistical Parameters

The following are the key statistical parameters for Aderrig as outlined on page 72 of the Planning Scheme in tabulated form.

Some of these figures have been updated by the Amendment to the Planning Scheme approved by An Bord Pleanála in October 2020. Amendments are shown in bold with the original text/numbers struckthrough.

Building heights are addressed below under 'Overall Design Detail' in accordance with Figure 4.14 of the Planning Scheme.

**Table 2 – Summary of Compliance with Planning Scheme Statistical Parameters**

Planning Scheme Criteria – Aderrig	Proposed Development - Comment on Compliance with Planning Scheme		
	Phase 1 (Reg Ref: SDZ20A/0017)	Current Application (Phase 2)	Overall (Phase 1 & 2)
<i>Gross area 21.7 hectares</i>	6.7 hectares	4.9 hectares	10.6 hectares
<i>Net development area 17.8 hectares</i>	5.56 hectares	4.24 hectares	8 hectares
<i>Min-max total residential development</i> - 97,125 sq.m – <del>121,275</del> <b>130,830</b> sq.m -	23,859sq.m	24,346sq.m	49,660sq.m (38% - 51% of the max and min residential development)
<i>Min-max dwellings per Ha.</i> - 52- <del>65</del> <b>70</b> dwellings per net hectare	42 / ha	53.5 /ha	46 / ha –  Note: As per Figure 1, it is proposed that an overall density of 52.4 /ha will be provided for the overall Aderrig Development Area.
<i>Min-max total dwelling units</i> - 925- <del>1155</del> <b>1246</b>	235 units	227 units	462 dwellings (37% - 50% of the min and

			max no. of dwellings)
<b>Min affordable / social dwellings</b> <i>To be negotiated in accordance with relevant legislation and SDCC Housing Policy</i>	-	23 units provided – See Part V Proposal enclosed	-
<b>1 x Traveller Accommodation Facility</b> <i>(Figure 2.4, Section 2.2.12 and 2.2.13 of the PS)</i>	-	-	To be provided in Phase 3
<b>Max non-residential development</b> <i>4% of total development up to 4,750sq.m</i>	0sq.m	0sq.m	0sq.m
<b>Max retail development</b> <i>10% of total non-residential up to 475sq.m</i>	0sq.m	0sq.m	0sq.m
<b>Min local public open space</b> <i>- 0.78 hectares</i>	0.89ha	0.12 ha	1.01 hectares

### Physical Parameters

The following are the key physical parameters for Aderrig as outlined on page 72 of the Planning Scheme on the 'Indicative Layout' and 'Access and Movement' diagrams and elsewhere in the Planning Scheme (detailed below).

**Table 3 – Summary of Compliance with Planning Scheme Physical Parameters**

Planning Scheme Criteria – Tobermaclugg Village	Proposed Development – Comment on Compliance with Planning Scheme
<b>PHYSICAL PARAMETERS</b>	
<p><b>Main Road Network</b></p> <ul style="list-style-type: none"> <li>- Figure 2.16 PS (pg. 25) outlines main road network</li> </ul>	<p>The site is bounded by the Celbridge Link Road to the west, Adamstown Way to the south, the north south road to the east (referred to in this application as Linear Park Road) and an east-west avenue to the north (referred to in this application as Airlie Park Road). The roads to the west, south and east are under construction or permitted.</p>
<p><b>Local Road Network</b></p> <ul style="list-style-type: none"> <li>- Section 2.3(vii), pg 18, &amp; Figure 2.10 describe the road/street types and hierarchy</li> </ul>	<p>The 'avenues', 'side streets' and 'back streets' internal to the site have been designed by <i>Atkins</i> in accordance with the 'Adamstown Street Design Guide' and <i>DMURS</i> and in consultation with <i>SDCC Roads Department</i>.</p> <p>The <i>Street Design Report (Atkins) and Drawings</i> outline the detailed road design and materials to be used.</p>
<ul style="list-style-type: none"> <li>- Major Pedestrian &amp; Cycle Route - Figure 2.22 &amp; Section 2.4.19</li> </ul>	<p>Major pedestrian and cycles routes are shown on the boundaries of the site and connect to the linear park in Tobermaclugg Village to the north and Airlie Park to the north east.</p> <p>The <i>Street Design Report (Atkins) and Drawings</i> outline the proposed details.</p>
<p><b>Built Form</b></p> <ul style="list-style-type: none"> <li>- Aderrig Indicative Layout, Page 72</li> </ul>	<p>The indicative layout diagram on page 72 of the Planning Scheme informed the layout of the proposed development and the layout is generally in accordance with the Planning Scheme.</p>
<p><b>Open Space Public</b></p> <ul style="list-style-type: none"> <li>- Three areas of local public open space within Aderrig</li> </ul>	<p>A pocket park is provided (0.12ha) and is shown in detail on the <i>Landscape Drawings</i> by <i>Doyle &amp; O' Troithigh Landscape Architects</i>.</p>



Figure 5: Building Heights from Adamstown Planning Scheme

3.4 Compliance With Planning Scheme Framework – Overall Design

The following section assesses the proposed development with the following design details set out in the Planning Scheme:

Table 4 – Summary of Compliance with Planning Scheme Framework

Aderrig

Area character type	Medium development density	Min non-residential development	
Gross area	21.7 hectares	Max non-residential development	4% of total development up to 4,750 sq. m.
Net development area	17.8 hectares	Max retail development	10% of total non-residential up to 475 sq. m.
Min-max total residential development	97,125-121,275 sq.m.	Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/feature buildings
Min-max dwellings per Ha.	52 - 65	Min-max perimeter building height	3 - 5 storeys
Min-max total dwelling units	925-1155	Max landmark building height	21 metres (up to 7 storeys approx.)
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1 x traveller accommodation facility	Min local public open space	0.78 hectares

Planning Scheme Criteria	Proposed Development – Comment on Compliance with Planning Scheme
Detailed Design	
<b>PHYSICAL PARAMETERS</b>	
Road / Street Width	<p>The proposed road network included as part of this application comprises ‘Avenues’, ‘Side Streets’ and ‘Back Streets’ as classified in Section 2.3.23 of the Planning Scheme and illustrated on Figure 2.10. The roads and streets have been designed in accordance with ‘DMURS’, the ‘Adamstown Street Design Guide’ and in consultation with SDCC Roads Department.</p> <p>The <i>Street Design Report (Atkins)</i> and <i>Drawings</i> provide details of the road design, width and materials to be used.</p>
Building Types / Heights	<p>The Planning Scheme generally requires the following in terms of building height:</p> <ul style="list-style-type: none"> <li>• 3-5 storeys on the eastern and southern boundaries;</li> <li>• A mix of 2-3 and 3-5 storeys on the western and northern boundaries; and</li> <li>• 2-3 storeys for the remainder of the site.</li> </ul> <p>The proposed development generally comprises:</p> <ul style="list-style-type: none"> <li>• 3 storey buildings to the eastern and southern boundaries;</li> <li>• A mix of 2 and 3 storey buildings to the western and northern boundaries;</li> </ul>

	<ul style="list-style-type: none"> <li>• 4 storeys to the north eastern and south eastern corners; and</li> <li>• A mix of 2 and 3 storeys for the remainder of the site.</li> </ul> <p>Therefore the building heights are in accordance with the building heights as set out on page 72 of the Planning Scheme.</p>
<b>Landmark Buildings</b>	<p>Landmark buildings are located to the north eastern, north western and south eastern corners of the site. The Planning Scheme states that landmark buildings may be up to 7 storeys in height (21m).</p> <p>4 storey landmark buildings are proposed to the north eastern and south eastern corners and a 3 storey landmark building is proposed to the north western corner.</p> <p>The landmark buildings to the north eastern and south eastern corners are double fronted gable buildings. They are own door duplex buildings that will be legible at a local scale when viewed across the linear park and mark the development when approaching it from the north and east.</p> <p>The landmark building to the north western corner comprises a double gabled duplex building, acting as a landmark when approaching from the north and west.</p>
<b>External Finishes</b>	<p>The building materials to be utilised in the proposed development are durable and of a high quality.</p> <p>The external materials and finishes are described in the <i>Design Rationale (BKD Architects)</i> and <i>Architectural Drawings</i>.</p> <p>The external hard and soft landscape treatments are described in the <i>Landscape Design Development Report (Doyle &amp; O'Troithigh Landscape Architects)</i>.</p>
<b>Dwelling Size</b>	<p>The enclosed <i>Schedule of Accommodation</i> and <i>Housing Quality Assessment (BKD Architects)</i> demonstrates compliance with the Planning Scheme standards for house sizes contained in Table 2.10, pg. 23 of the Planning Scheme.</p> <p>For duplex and apartment dwellings, the Schedule of Accommodation demonstrates that all units are in compliance with the standards contained in 'Design Standards for New Apartments Guidelines' (2018), which supersedes the Planning Scheme standards (Table 2.10, pg. 23).</p>

<b>Dwelling Type</b>	<p>As outlined in Section 2.3.48 of the Planning Scheme a detailed breakdown of unit types is not specified. As the second phase of development in Aderrig, which is a medium density character area, the proposed development provides houses, apartments and duplexes ranging from 2 to 4 bed dwelling units, summarised as follows:</p> <p><b>Table 5 – Summary of Dwelling Mix</b></p> <table border="1" data-bbox="598 548 1316 795"> <thead> <tr> <th>Number of</th> <th>2 Bed</th> <th>3 Bed</th> <th>4 Bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Houses</td> <td></td> <td>95</td> <td>28</td> <td>123</td> </tr> <tr> <td>Apartments</td> <td>48</td> <td></td> <td></td> <td>48</td> </tr> <tr> <td>Duplexes</td> <td></td> <td>56</td> <td></td> <td>56</td> </tr> <tr> <td><b>Total</b></td> <td><b>48</b></td> <td><b>151</b></td> <td><b>28</b></td> <td><b>227</b></td> </tr> </tbody> </table>	Number of	2 Bed	3 Bed	4 Bed	Total	Houses		95	28	123	Apartments	48			48	Duplexes		56		56	<b>Total</b>	<b>48</b>	<b>151</b>	<b>28</b>	<b>227</b>
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<b>Private Amenity Space</b>	<p>A detailed breakdown of private amenity space per each unit is outlined in <i>BKD's Housing Quality Assessment</i>. The apartments and duplex units all have private open space provided in the form of balconies or terraces, as outlined in the <i>BKD Design Rationale</i>. The proposed areas of private open space all meet or exceed the requirements of the Planning Scheme (Table 2.11, page 23) and the 'Design Standards for New Apartments Guidelines' (2018).</p>																									
<b>Semi-Private Amenity Space</b>	<p>Communal open space is provided to some of the duplex units, in addition to the private open space. This is outlined in <i>BKD's Housing Quality Assessment</i> and <i>Design Rationale</i>.</p>																									
<b>Finish of Public Open Space</b>	<p>The public open space comprises a central green / neighbourhood park (0.12ha). Refer to the <i>Landscape Design Development Report</i> (Doyle &amp; O'Troithigh Landscape Architects) for further details.</p>																									
<b>Boundary Treatment</b>	<p>The boundary treatment comprises a mix of 2m high rendered blockwork wall, 2m high panel fencing with concrete posts, 2m high brick faced block wall and 450mm high railings.</p> <p>Refer to <i>Boundary Plan - Drawing No. BP-01-PP</i> (Doyle &amp; O'Troithigh Landscape Architects) for further details.</p>																									
<b>Car Parking</b>	<p>Car parking spaces associated with the dwellings are provided for at surface level throughout the scheme. 378no. spaces are provided, which includes 17no. spaces along the Celbridge Link Road, permitted under Reg Ref SDZ17A/0009. Section 2.9 above provides details and justification for how the scheme complies with the provisions of the Planning Scheme (Section</p>																									

	2.4 and Table 2.12) in terms of the approach to layout and the numbers of spaces proposed.
<b>Bicycle Parking</b>	168no. bicycle parking spaces will be provided, in accordance with the Planning Scheme, which requires 130no. spaces to be provided.
<b>Foul Drainage</b>	<p>As per the <i>Engineering Assessment Report (Waterman Moylan)</i>, the lands within the subject sites drains by gravity to the Tobermaclugg Pumping Station through a series of existing foul sewers predominantly within the road network.</p> <p>It is proposed to discharge foul water from the Phase 2 Aderrig development to the existing foul water system. Irish Water have stated that the existing system can accommodate the proposed development in the pre-connection enquiry.</p>
<b>Surface Water Drainage</b>	<p>The site is located within the Tobermaclugg Tributary Surface Water catchment area, which drains to a large surface water outfall (2.4m stormwater pipe) and 5,000m<sup>3</sup> attenuation pond to the north-east of Lucan golf course on the Backstown / Tobermaclugg stream. Waterman Moylan have discussed the proposals with Brian Harkin and Ronan Toft of SDCC.</p> <p>As per the Planning Scheme, the majority of Phase 2 of Aderrig will drain to the existing 1200mm culvert infrastructure on the eastern boundary of the site. The remainder of the surface water run-off will discharge to an existing pipe along the proposed Celbridge Link Road, that runs parallel to the west of the subject site.</p>
<b>Water Supply</b>	It is proposed to connect the subject site into the water network by connecting into the existing 250mm public watermain located along the north south road (referred to in this application as Linear Park Road) located to the east of the development. This was agreed with SDCC in the Overall Adamstown SDZ Watermain Network Strategy and will connect in to the 250mm watermain on the western side of the site, along the Celbridge Link Road.
<b>I.T. Infrastructure</b>	The provision of broadband to the site has been considered and will be provided for throughout the site.





Figure 6: Extract from Figure 2.10 of Planning Scheme (Roads and Street Type)



Figure 7: Extract from Figure 2.22 of Planning Scheme (Pedestrian & Cycle Permeability)

### 3.5 Phasing

The phasing thresholds are triggered by the occupation of units rather than by the granting of planning permissions and therefore is a matter for ongoing monitoring and review by the Development Agency in consultation with the landowners and stakeholders.

Up until the 31<sup>st</sup> December 2020, 2,967 dwellings have been occupied in the Adamstown SDZ, which places the scheme in Phase 4. (Source: Adamstown SDZ Planning Scheme Phasing Status (26<sup>th</sup> March 2021) – Goodrock Project Management )

The Phase 1A, Phase 1B, Phase 2 and Phase 3 infrastructure have been completed and satisfactorily addressed. (Source: Adamstown SDZ Planning Scheme Phasing Status (12<sup>th</sup> October 2020) – Goodrock Project Management )

Tables 5, 6 and 7 below provide an update on the infrastructure requirements for Phases 4, 5 and 6.

It is likely that Phase 2 of Aderrig will require the Phase 5 infrastructure or later to be complete before these units can be occupied, considering the number of dwellings that are permitted and proposed within other development areas of the Adamstown Planning Scheme area.

**Table 5 – Phase 4 (2,601 – 3,400 Units) Infrastructure Requirements and Status**

Infrastructure, Services, Facilities and Amenities	Status
<ul style="list-style-type: none"> <li>Construction of a Secondary School with a minimum of 12 no. classrooms of permanent construction (illustrated) if not constructed as part of Phase 2, or, construction of Primary School #1 and #2 with a minimum of 8 no. classrooms, of permanent construction. (Primary School #1 and #2 and, Secondary School Complete).</li> </ul>	Complete
<ul style="list-style-type: none"> <li>Completion of Park commenced (Airlie or Tandy's Lane) in Phase 3 including pitches/courts, play facilities, landscaping and footpaths.</li> </ul>	Tandy's Lane Park is due to be completed shortly and construction has commenced at Airlie Park.
<ul style="list-style-type: none"> <li>The Link Road to the rear of the existing Lucan District Centre with pedestrian/cycle or vehicular access to the centre. (not illustrated)</li> </ul>	Discussions between the landlord and SDCC have taken place to facilitate the pedestrian link. A CPO arrangement may be required.
<ul style="list-style-type: none"> <li>The northernmost, central and southernmost sections of the central spine</li> </ul>	Nearing completion.

of Loop Road #2 (Adamstown Boulevard) and provision of a dedicated QBC Busway	
• Part of the northern section of Loop Road #3.	Complete
• Two cross links between Loop Roads #1 and #2, one of which comprises the north eastern section of the Loop Road around Adamstown District Centre.	Complete.
• The provision of surface water drainage on a pro-rata basis. (not illustrated)	Complete

(Source: page 99 of Planning Scheme & Goodrock Project Management review 12<sup>th</sup> October 2020)

**Table 6 – Phase 5 (3,401 – 4,200 Units) Infrastructure Requirements and Status**

Infrastructure, Services, Facilities and Amenities	Status
• Health Centre (not illustrated)	Provision to be made, discussions have commenced with potential provider
• Commencement of Tandy's Lane Park OR Commencement of Airlie Park (whichever has not been provided in phases 3-4).	Tandy's Lane Park is due to be completed in 2021 and Airlie Park is due to be completed in 2021/2022
• Provision of minimum floor space of Tandy's Lane Village OR Tobermaclugg Local Centre (1,620 sq.m or 1,800 sq.m). OR Minimum 3,600 sq.m floorspace provision in the District Centre.	Tobermaclugg Local Centre complete
• The north western section of the Loop Road around Adamstown District Centre.	Has been constructed, finishing works required which will be completed when adjoining residential sites progress
• A District Centre busway loop road adjoining Adamstown Station (if not yet provided).	Complete
• Provision of a minimum of 65 full-time childcare spaces. (not illustrated)	2no. creches are provided in Shackleton 2a and St Helens. Awaiting third party provider to occupy creches.
• Site made available for primary school No. 3 (min 16 classrooms)	Complete
• The doubling of the Dublin-Kildare suburban railway. (Complete)	Complete
• Adamstown Railway Station. (Complete)	Complete
• Further assessment of sewerage works and the works to upgrade the 9B sewer if required at this phase or a later one specified by the Development Agency arising from the assessment.	Complete, pending Irish Water review

<ul style="list-style-type: none"> <li>The provision of surface water drainage on a pro-rata basis. (not illustrated)</li> </ul>	Complete
<ul style="list-style-type: none"> <li>New Junction on the R403 Celbridge Road.</li> </ul>	Currently under construction due to be completed Q4 2021
<ul style="list-style-type: none"> <li>Celbridge Road Link and Remaining Section of Northern Part of Loop Road #3 as haul roads where 400 units or more are provided in the four development areas shown on Figure 4.7a</li> </ul>	Currently under construction due to be completed 2021/2022.

(Source: page 99 of Planning Scheme & Goodrock Project Management review 12<sup>th</sup> October 2020)

**Table 7 – Phase 6 (4,201 – 5,000 Units) Infrastructure Requirements and Status**

Infrastructure, Services, Facilities and Amenities	Status
<ul style="list-style-type: none"> <li>A further cross link road between Loop Roads #1 and #2.</li> </ul>	Under construction.
<ul style="list-style-type: none"> <li>Opening of primary school No. 3 (min 16 classrooms).</li> </ul>	Site selected in Tandys Lane, planning application to be made in Q4 2021
<ul style="list-style-type: none"> <li>Provision of Civic Centre/Library Building. (not illustrated)</li> </ul>	Planning application to be submitted in line with residential development
<ul style="list-style-type: none"> <li>Completion of Park commenced (Airlie or Tandy's Lane) in Phase 5 including pitches/courts, play facilities, landscaping and footpaths.</li> </ul>	Airlie Park has commenced construction and due to be completed in 2021/2022
<ul style="list-style-type: none"> <li>The provision of surface water drainage on a pro-rata basis.(not illustrated)</li> </ul>	Complete
<ul style="list-style-type: none"> <li>Celbridge Road Link and Remaining Section of Northern Part of Loop Road #3 as haul roads (if not already provided) where 400 units or more are provided in the four development areas shown on Figure 4.7a.</li> </ul>	Under construction and due for completion in 2021/2022

(Source: page 100 of Planning Scheme & Goodrock Project Management review 12<sup>th</sup> October 2020)

#### 4.0 CONCLUSION

On the basis that this development has been designed to be consistent with the *Adamstown Planning Scheme 2014*, and in accordance with *Section 170(2) of the Planning and Development Act 2000*, as amended, a grant of permission is sought.

We look forward to your decision in due course.

BMA PLANNING

