

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5



2<sup>nd</sup> June 2021

**PLANNING APPLICATION – ADAMSTOWN SDZ**

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT ADERRIG - PHASE 2 (DEVELOPMENT AREA 8), AT ADERRIG, WITHIN ADAMSTOWN SDZ LANDS, ADAMSTOWN, LUCAN, CO. DUBLIN.**

**APPLICANT: QUINTAIN DEVELOPMENTS IRELAND LTD**

Dear Sir / Madam.

On behalf of Quintain Developments Ireland Ltd, please find enclosed a planning application in respect of a proposed residential development on lands at Aderrig, Development Area 8, within Adamstown SDZ lands, (Aderrig townland) Adamstown, Lucan, Co. Dublin.

**Proposed Development**

The development is referred to as "Aderrig Phase 2" or "Aderrig 2" in this application.

The proposed development involves the construction of a 227 dwellings 123 houses and 104 duplex type units on a site of 4.9 hectares resulting in a residential density of c.53.5 units per hectare.

The following is a brief description as it is intended to appear on the statutory public notices:-

*"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."

See Schedule of Accommodation enclosed for further details.

### **Planning Application Report**

The **Planning Application Report** (BMA Planning) contains a more detailed description of the proposed development and contains an overview of compliance with the Adamstown Planning Scheme 2014.

- Number of Units
- Density
- Building Height/ Landmark Buildings
- Open Space
- Roads
- Infrastructure

### **Pre-Planning Consultation**

A pre-planning consultation virtual meeting was held with South Dublin County Council on 14th January and the 4th March 2021. The feedback from the Planning Authority has been taken into account in the revised scheme now submitted.

The main revisions can be summarised as follows:

- The building height along the eastern, southern, western and northern boundaries has been revised in accordance with the Planning Scheme, which requires 3-5 storeys;
- Variety and articulation has been provided to the buildings along the northern, western and southern boundaries;
- A green link has been provided between the linear park and the functional park in phase 2, through the provision of a 'green street'; and
- The landscape architects have worked closely with the SDCC Parks Departments to address their concerns regarding the provision and location of street trees.

**Part V**

A separate Part V Proposal letter is enclosed (BMA Planning).

**Enclosures / Supporting Information**

A schedule of enclosures is contained at the end of this cover letter.

It is considered that the plans and particulars contained within this application comply with the requirements set out in the Planning & Development Regulations 2001, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents.

**Fee**

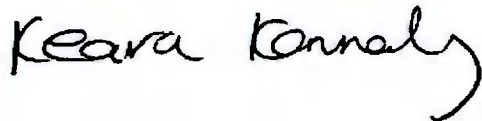
The planning fee has been transferred to SDCC by Quintain (Clear Real Estate Holdings Ltd.) and is as follows:- Class 1: €65 x 227: €14,755.

Confirmation of this transfer is enclosed.

**Conclusion**

I trust the enclosed is in order and look forward to receiving your decision in due course. Any other queries in relation to this submission can be directed to 01 6764522 or by email to [info@bmaplanning.ie](mailto:info@bmaplanning.ie).

Yours sincerely,



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BMA PLANNING

**PLANNING APPLICATION CONTENTS**

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT ADERRIG - PHASE 2 (DEVELOPMENT AREA 8), WITHIN ADAMSTOWN SDZ LANDS, GOLLIERSTOWN & FINNSTOWN, ADAMSTOWN, LUCAN CO. DUBLIN

APPLICANT: QUINTAIN DEVELOPMENTS IRELAND LTD

PLANNING PARTICULARS	BY
1. Cover Letter (including Application Fee)	BMA Planning
2. Application Form	BMA Planning
3. Schedule of Accommodation	BKD Architects
4. Site Notice	BMA Planning
5. Newspaper Notice	BMA Planning
6. Part V Proposal	BMA Planning
<b>DRAWINGS</b>	<b>BY</b>
Site Location Plan (1:1000)	BKD Architects
Site Layout Plan (1:500)	BKD Architects
Architects Drawings (Incl. Drawing Schedule)	BKD Architects
Landscape Architects (Incl. Drawing Schedule)	Doyle & O' Troithigh Landscape Architects (incl. Arborist Drawings – Independent Tree Surveys)
Engineering Drawings (Incl. Drawing Schedule)	Waterman Moylan
Road Drawings (Incl. Drawing Schedule)	Atkins
<b>REPORTS</b>	
1. Planning Application Report	BMA Planning
2. Design Rationale	BKD Architects
3. Landscape Design Development Report <i>Includes:</i> <ul style="list-style-type: none"> <li>• <i>Outline Landscape Specification and General Maintenance</i></li> <li>• <i>Tree Survey Report</i></li> </ul>	Doyle & O' Troithigh Landscape Architects  Independent Tree Surveys
4. Engineering Assessment Report <i>Includes:</i> <ul style="list-style-type: none"> <li>• <i>Adamstown SDZ Surface Water Drainage Engineering Assessment Report</i></li> <li>• <i>Ground Investigation Report</i></li> <li>• <i>Subsoil Assessment Report</i></li> </ul>	Waterman Moylan  Ground Investigations Ireland
5. Flood Risk Assessment	Waterman Moylan
6. Construction Management Plan	Waterman Moylan
7. Construction Development Waste Management Plan	Waterman Moylan
8. Energy Statement	Waterman Moylan
9. Street Design Report	Atkins
10. Road Safety Audit	Atkins
11. Outdoor Lighting Report	Sabre
12. Appropriate Assessment Screening	Brady Shipman Martin

13. Ecological Appraisal <i>Includes:</i> <ul style="list-style-type: none"> <li>• <i>Hedgerow Survey Report</i></li> <li>• <i>Bird Survey Report</i></li> <li>• <i>Bat Survey Report</i></li> </ul>	Brady Shipman Martin  John Fox Dr. Tina Aughney
14. Operational Waste Management Plan	AWN Consulting
15. Building Lifecycle & Management Report	SCD Consulting
<b>DISTRIBUTION</b>	
South Dublin County Council – 6 Copies	