

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1031	<b>Date of Decision:</b> 28-Jul-2021
<b>Register Reference:</b> SDZ21A/0014	<b>Registration Date:</b> 03-Jun-2021

**Applicant:** Quintain Developments Ireland Ltd.

**Development:** Development of 227 dwellings (24,513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; 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, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.

**Location:** Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Jun-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. (1) The proposed 64 perpendicular in-curtilage car parking spaces located off Linear Park Road do not appear to be compliant with the Planning Scheme and the Roads Section have raised concerns in relation to traffic hazard. 'Linear Park Road' is identified in the planning scheme as an 'Avenue', the Adamstown Street Design Guide and the Planning Scheme defines as Avenue as:  
'...Link Streets that provide the main means of access and circulation for public transport services, pedestrians, cyclists and motor vehicles within the SDZ area. The character of these streets will be defined by higher levels of activity, particularly around local centres, nodes and places of civic importance.'  
Section 6.2 of the Design Guide gives clear guidance on how an Avenue should be designed and constructed. The applicant is requested to demonstrate how the proposed parking complies with the Planning Scheme and the Adamstown Street Design Guide and submit revised proposals to incorporate parallel parking provision along the eastern boundary of the subject site. The Planning Authority understands that this will significantly reduce the parking provision at this location but considers that as the proposed parking provision is at the maximum that is required there is scope to reduce car parking across the Phase 2 lands. Furthermore, there is scope to incorporate more parallel car-parking along the southern boundary at Adamstown Way, similar to the two spaces already proposed in the Parking Strategy.
- (2) The applicant is requested to submit a rationale for the following and submit revised proposals to address the Planning Authority's concerns:
  - (a) Location of the proposed Disabled Parking: The Planning Authority considers that the majority of the 8 proposed parking spaces should be located centrally within the Home Zones where off-curtilage car parking is provided.
  - (b) Location of the proposed EV charging parking locations: The Planning Authority considers that the majority of the EVC parking spaces should be located centrally within the Home Zones where off-curtilage car parking is provided.
  - (c) The provision of both in- and off- curtilage parking at Side Streets 1 and 4. The Planning Authority seeks an understanding of the parking proposals for Side Streets 1 and 4 as indicated on the 'Parking Strategy' Drawing, where in- and off-curtilage parking are identified in the same bays. It is not clear how the 'off-curtilage' car parking space can be identified once constructed and how this will be managed.
- (3) The applicant is requested to submit:
  - (a) A Road Safety Audit for the entire site.
  - (b) A Traffic and Transport Assessment (TTA).

(c) A Mobility Management Plan.

(4) A revised roads layout to include details plans showing the following (demonstrated to be in compliance with the Adamstown Street Design Guide):

(a) Junction radii dimensions which are a minimum of 4.5m within the development and a minimum of 6.0m at the junction of Airlie Park Road, Adamstown Way and Celbridge Link Road in accordance with recommended DMURS design.

(b) Sightlines with shown dimensions of 2.0m x 23m internally within the site and sightlines of 2.4m x 49m at the junctions with Airlie Park Road, Adamstown Way and Celbridge Link Road. Sightlines must be clear and unobstructed, and it must be demonstrated that planting or car parking will not obstruct any part of the visibility splay.

(c) The transitions between road and homezone at (3, 6, 12 and 13) should be revised to omit the protruding kerb line at the junction which may result in vehicles over-running the corner and will result in a traffic hazard for pedestrians.

2. 1. The applicant is advised that the Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the Planning Scheme and with best practice guidelines. The Planning Authority and Public Realm appreciate the high level of engagement on the issue of street trees. The following further information is required:

(a) Location of Street Trees-Linear Park Road

In accordance with Item No.1, street trees along Linear Park Road to be provided fully in Public Areas and not between private or management company driveways.

All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features. They should also incorporate root deflectors to ensure roots do not lift driveways and measures to ensure trees cannot be hit by vehicles entering or exiting parking bays. Suitable tree grilles should also be proposed. Full details of these measures are required to be submitted.

(b) Location of street trees Home zone 1,2,3.

All proposed street trees in these areas to be planted in SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The applicant is requested to submit full details of these measures.

(c) Location of Street Trees Side Street 2 and 3 and 4.

A high quality of Street Tree planting is required in these areas to strengthen Green Infrastructure links. The Public Realm section and Planning Authority appreciate that an innovative solution has been proposed with an additional strip for tree planting along the public footpath but concerns remain. The tree canopies and roots are still up to 50% on property not taken in charge by the Council which threatens the long term viability of the trees. The trees are also at risk from vehicles using the car parking spaces

To mitigate the concerns, the applicant is requested to show the proposed street trees in their current location incorporating SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The trees proposed for grass margins do not require SuDs tree pits, root deflectors, protection measures or tree grilles.

(2) There is a lack of SUDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant shall show further proposed SUDS features for the development such as swales, retention ponds, detention basins, filter drains and other such SUDS and show what attenuation capacity is provided by such SUDS.

(3) The applicant is requested to provide details on the total number and location of play opportunities in the area; the age range they are appropriate for and whether they are universally accessible. The applicant is requested to engage with the Public Realm section in relation to the masterplan for the Aderrig area and consider providing play proposals as part of the landscape scheme for the proposed development. The applicant shall consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playground(s) and play space(s) for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The applicant should consider the use of engineered woodchip as playground surfacing material.

3. (1) The following anomalies in the layout and design should be addressed by way of Additional Information:
- (a) Slivers of land to the side of a number of dwellings, which ideally should act as privacy strips for the respective dwellings are proposed to be taken in charge. The Planning Authority is of the opinion that the following strips should be rationalised within the design of each of the respective dwellings and demonstrate a clear separation between the public and the private realm. Please note that public realm should not terminate at the gable end of a dwelling unit.
- In this regard, part of the strip of land located directly:
- (i) to the west of dwelling number 017 (house type C2)
  - (ii) to the east of dwelling number 021 (house type C2)
  - (iii) to the west of dwelling number 030 (house type A2Y)
  - (iv) to the east of dwelling number 037 (house type A2Z)
  - (v) to the west of dwelling number 044/045 (house type F2.0/F2.1)
  - (vi) to the south of dwelling number 066 (house type D2)
  - (vii) to the east of dwelling number 069 (house type A2Y)
  - (viii) to the west of dwelling number 075 (house type A4)
  - (ix) to the east of dwelling number 080 (house type A2Z)
  - (x) to the east of dwelling number 087 (house type A2Z)
  - (xi) to the west of dwelling number 092 (house type A5)
  - (xii) to the north of dwelling number 098/099 (house type E2.1/E2.0)
  - (xiii) to the south of dwelling number 117/116 (house type E2.1/E2.0)
  - (xiv) to the west of dwelling number 153 (house type A2Z)
  - (xv) to the east of dwelling number 159 (house type A2Y)
  - (xvi) to the south of dwelling number 166 (house type C2)
  - (xvii) to the south of dwelling number 167 (house type B3)
  - (xviii) to the west of dwelling number 171 (house type A2Y)

- (xix) to the south of dwelling number 185 (house type D2 – as requested in item c. below)  
(xx) to the south of dwelling number 198 (house type C2+ as requested in item d. below)  
to be incorporated into the landownership of each of these dwellings and where appropriate a low wall and railing (maximum height of 1.2m) or similar design measure to be provided to separate the private realm and the public realm and to enclose these required privacy strips along the side elevation of the dwellings. A revised Taking-In-Charge drawing should be submitted.
- (b) Dwelling no. 174 (House Type D2) to be changed to a D2+ House Type (handed) and provided with a similar pathway to the north, as the that proposed for dwelling no. 119.
- (c) Dwelling no. 185 (House Type D3) to be changed to a D2 House Type (handed).
- (d) Dwelling no. 198 (House Type C3) to be changed to a C2+ House Type. To ensure passive surveillance of narrow public walkway
- (e) Amend Dwelling no. 205 to provide a significant privacy strip along its eastern side (minimum of 0.9m). This may require a slight realignment of the southern Duplex block.
- (3) A sliver of land is proposed behind Bicycle Storage at Home Zone 1. This sliver of land should be either incorporated within the garden of dwelling no. 37 or the storage should be relocated eastwards and placed up against the western boundary wall of this dwelling.
- (4) The ESB station, located at the rear garden entrance to house no. 030 is not of a high standard. An alternative location for the ESB should be investigated or the arrangement of the ESB station in close proximity to the rear entrance to be rationalised, in the interests of perceived security.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Date: 29-Jul-2021**

Yours faithfully,

  
for **Senior Planner**