

Andrew Lohan Architecture
Space Studio
Link Road
Glasthule
Co Dublin

Date : 20-Aug-2021

Dear Sir/Madam,

Register Reference:	SDZ20A/0020
Development:	Demolition of 3 existing dwelling houses in addition to 9 farm structures and outbuildings and the construction of 113 residential units comprising 70 two storey dwelling houses (comprising 61 three bed units and 9 four bed units ranging in size from 109sq.m to 148sq.m); 30 duplex units (comprising 16 two bed units and 14 three bed units ranging in size from 94sq.m to 110sq.m) and 13 apartments (comprising 8 one bed units and 5 two bed units ranging in size from 50sq.m to 73sq.m); duplexes and apartments will be accommodated in 3 four storey blocks which will include balconies/terraces facing north-west and south-east; the development will consist of the demolition of 4,701sq.m of existing gross floor area (730sq.m habitable and 3,971sq.m non-habitable) and the construction of 11,917sq.m gross floor area; vehicular access from the subject lands to Adamstown Way to the south and to Tandy's Lane to the north; a vehicular connection will also be provided to the north-western boundary of the site to allow for a future vehicular connection to Adamstown Park (pending the future development of adjacent third party lands to the north-west); internal routes including new north-south avenues linking Tandy's Lane with Adamstown Way and an east-west avenue which will link to Adamstown Park (pending the future development of adjacent lands); pedestrian connections from the subject lands to Adamstown Park along Tandy's Lane and to Adamstown Way; 145 car parking spaces including on-curtilage and on-street spaces; bicycle parking; bin storage; plant; sedum roofs; solar/photovoltaic panels; boundary treatments; lighting; hard and soft landscaping including 833sq.m public open space and 737sq.m communal open space; changes in levels and all other associated site works above and below ground on lands on a 2.41 Ha site at Tandy's Lane incorporating the dwelling's Carrig (Eircode K78 D348),

	Coolmore (Eircode K78 XH33) and an unnamed dwelling (Eircode K78 X780) all at Tandy's Lane and are bounded generally to the north-east by Tandy's Lane (with Tandy's Lane Park beyond) to the south-east by Finnstown House Hotel (Protected Structure) and to the south-west and north-west by undeveloped lands; Adamstown Way is located further to the south and Adamstown Park is located further to the west; the application is made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to a proposed development with the Adamstown Strategic Development Zone with lands located within the St. Helen's Development Area.
Location:	Tandy's Lane, Finnstown, Lucan, Co. Dublin
Applicant:	Timothy & Henry Crowley
App. Type:	SDZ Application
Date Rec'd:	16-Jul-2021

I wish to inform you that by Order dated 12-Aug-2021 it was decided to **GRANT PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively the information can be accessed on-line at www.sdublincoco.ie by selecting "**Planning Applications**" and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

Note:

- (1) Under the provisions of Section 170 (3) of the Planning and Development Act 2000 (as amended) there is no facility to appeal the decision of the Planning Authority to An Bord Pleanála.
- (2) Under the provisions of Section 50 of the Planning and Development Act 2000 (as amended) any person wishing to challenge the validity of the decision of the Planning Authority may do so by way of judicial review only. An application for leave to apply for a Judicial Review of the Planning Authority decision shall be made within the period of 8 weeks beginning of the date of the decision.

Yours faithfully,

M. Crowley.
for Senior Planner