

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

30th September 2021

REG. REF. SDZ21A/0014 - RESPONSE TO FURTHER INFORMATION REQUEST

**RE: PROPOSED RESIDENTIAL DEVELOPMENT (227 UNITS) 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,

This Further Information Response has been prepared on behalf of Quintain Developments Ireland Limited in relation to a planning application (Reg. Ref. SDZ21A/0014) for 227 dwellings and associated site and development works at "Development Area 8 – Aderrig", Adamstown, Lucan, Co. Dublin.

A meeting to discuss this response was held on 15/09/2021 with the Applicant / Design Team and SDCC and the feedback from this meeting was taken on board in formulating this response.

South Dublin County Council (SDCC) issued a Request for Further Information on the 28th July 2021. The Further Information (FI) Request contained 3no. items and this response is presented in the following responses enclosed and prepared by relevant Design Team members. 6no. copies are enclosed.

SUMMARY OF RESPONSE

The following is a summary of each response item, full details are found in the corresponding consultants' reports/drawings.

RESPONSE TO ITEM 1 (ROADS & TRAFFIC)

Refer to *Further Information Response Item 1 – Parking & Roads (Atkins)* enclosed.

Item 1 (1)- Perpendicular Parking on Linear Park Road

As discussed at the recent meeting, the Atkins Response addresses how the north-south road referred to as 'Linear Park Road' is consistent with the road hierarchy 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' (ASDG) and in consultation with SDCC Roads Department. The Planning Scheme also recognises that the 'ASDG is intended to be an evolving document and as new typologies and standards are accepted they will be incorporated into the document'. This indicates a flexibility in the application of the Planning Scheme at detailed design stage.

As was discussed between Atkins and the SDCC Roads Department, upon review of the Adamstown VISSUM Traffic Model, produced by Atkins on behalf of Adamstown Infrastructure DAC for the entire of Adamstown SDZ, it is apparent that traffic flows along Linear Park Road are anticipated to be light in comparison to the road network surrounding it and specifically in relation to other avenues. Full details of this are found in the accompanying Atkins Report.

As the definition of "Avenue" in Section 2.3.23 provides, *'The character of these streets will be defined by higher levels of activity, particularly around local centres, nodes and places of civic importance.* Based on the particular characteristics of the Aderrig Development Area, Atkins propose the design approach to Linear Park Road that reflects (a) the character of the street and (b) the anticipated level of activity. On this basis it was felt that the perpendicular parking approach proposed in this application was deemed to be consistent with the function of this road and therefore, the applicants' preference is to retain the perpendicular parking as proposed

The review of this item and the discussions with the Roads Department were informed by precedent in Adamstown where streets identified as "avenues" in the Planning Scheme, some of which have successfully provided perpendicular parking to better reflect the specific street environment, land uses and vehicle traffic flows. By way of example, Tandy's Lane Village Indicative Layout Drawing shows that the street network includes a number of "avenue" type streets, one heading north-south connecting up to a Local Centre and another traversing the tile in an east -west direction.

On this basis, we trust that the response is acceptable.

Item (2) – Parking

Item 1(2)(a)- Location of Disabled Parking

Adjustments have been made to the location of the disabled parking spaces to address the Councils concerns. See BKD Architects Drg **6259 -P-006**.

Item 1(2)(b)- EV charging parking locations

Adjustments have been made to the location of EV charging spaces to provide more charging points in the Home Zones. See BKD Architects Drg **6259 -P-006**.

Item 1 (2)(c)- Provision of both in- and off- curtilage parking at Side Streets 1 and 4

The parking arrangements proposed at Side Streets 1 and 4 are now more clearly shown in BKD Architects Drg No. **6259-P-010** and BKD Drg No. **6259-P-011**.

Item 1(3)- Additional Traffic/Mobility Reports

As per the Further Information request, a Stage 1 Road Safety Audit for the entire site is attached with the Atkins response.

In relation to the requested Traffic and Transport Assessment and Mobility Management Plan, Atkins had a discussion with South Dublin County Council Traffic Roads Forward Planning Team (John Joe Hegarty and Yasir Khan) and it was confirmed that as with other applications in the SDZ, the TTA and MMP are not required, as these elements have already been dealt through the development of the Planning Scheme that included a strategic transport assessment that covers the work of the TTA.

Item 1(4)- Revision to Roads/Junctions

Item 1(4)(a)

For details of junction radii please refer to Atkins Drawings:

- 5150924/HTR/06/DR/0102 Rev _
- 5150924/HTR/06/DR/0103 Rev _

Item 1(4)(b)

For details of sightlines please refer to Atkins Drawings:

- 5150924/HTR/06/DR/0107 Rev _
- 5150924/HTR/06/DR/0108 Rev _
- 5150924/HTR/06/DR/0109 Rev _

Item 1(4)(c)

Drawings have been updated to reflect revised transitions between road and homezone at (3, 6, 12 and 13). See Atkins Drawings:

- 5150924/HTR/06/DR/0102 Rev _
- 5150924/HTR/06/DR/0103 Rev _

RESPONSE TO ITEM 2 (LANDSCAPING)

Refer to *Further Information Response Item 2 – Street Trees (Doyle + O’Troithigh)* enclosed.

Item 2(1)(a-c)- Location of Street Trees and Provision of Tree Pits

In response to Item 2, Doyle + O’Troithigh have prepared drawings: -

- 17-064 RFI LD-01-FI
- 17-064 RFI LD-02-FI

These drawings provide details on the required tree pits within the paved areas and soft landscape islands between the parking spaces to the home zone and side street.

These details were sent to South Dublin County Council Public Realm Section for review, on 24/09/21 September and Doyle + O’Troithigh had a review meeting with South Dublin County Council Public Realm to review the draft drawings. Alterations were agreed and made. These alterations discussed as part of this meeting are illustrated on the attached drawings which we trust are acceptable.

In response to item 2.1(a) (b) and (c) on the location of street trees, the competing requirements of housing typology, parking, underground services and planting limit the scope to change the site layout plan. However, it is considered that the incorporation of the technical details in relation to tree pits and protection measures as outlined will enable the street trees to be successful and for their ongoing maintenance as the development matures.

In terms of the management and maintenance of the street trees, as stated in the Doyle + O’Troithigh Response enclosed, it is considered that in all case the trees are easily accessible and maintainable. Where trees may oversail “private” lands, in all cases the “private” lands are accessible to the public. There will be no demarcation of these verges, footpaths and parking spaces which will be within management company areas. Therefore, the intention in this instance is that these street trees are offered to taking-in-charge by the Local Authority. However, if this is not acceptable, the trees can and will be held and maintained by the Management Company responsible for the overall development.

Item 2(2)- SUDs

The tree pits in the public realm which have been proposed as bio retention tree pits are illustrated in Landscape Plan *17-064 LP-01-PP*, enclosed.

Item 2(3)- Play Areas

As part of the review meeting with South Dublin County Council -Public Realm Section (20/09/21) the provision of play/amenity areas was discussed. It was agreed that a plan detailing the location of the play / amenity areas proposed for Aderrig Phase 1 and 2 along with the items of equipment being proposed would be included on one drawing. See attached plan *17-064 OPM-01-FI* and detail drawing *17-064 OPM-02-FI*.

RESPONSE TO ITEM 3 (ARCHITECTURAL DETAILS- REVISIONS)

Items 3(1-4) are dealt with comprehensively in the BKD Architects - *Further Information Response Item 3 – Architectural Details- Revisions (BKD Architects)* enclosed.

All revisions to house types, individual sites and privacy/landscaping stripes, where required are dealt with in that report and accompanying BKD Architects Drawings:-

- **6259-P-003**
- **6259-P-004**
- **6259-P-006**
- **6259-P-010**
- **6259-P-011**

CONCLUSION

On the basis of the above and the contents enclosed, a grant of permission is sought. We look forward to receiving your decision in due course.

Yours sincerely,



BMA Planning
September 2021