

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Quintain Developments Ireland Limited

Intends to Apply for **Permission** on this site (approx. 1.05Ha.):

In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin

on lands bounded generally by Adamstown Avenue, and the Stratton housing development to the North, by Station Road, Adamstown Train Station and the Dublin to Kildare railway line to the South, by Adamstown Park to the East and to the West by lands currently underdeveloped but benefitting from Planning Permission Reg. Ref. SDZ20A/0008, as amended by Reg. Ref. SDZ20A/0016 and SDZ20A/0018.

Permission is sought for the following proposed development consisting of minor amendments to the development permitted under Planning Permission Reg. Ref. SDZ21A/0007 comprising the following:

- Repositioning of landscaped communal courtyard of Block G from first floor podium level to ground floor level due to removal of podium parking at Level 0, and the consequential relocation of 83no. car parking spaces to within the Block F multi-storey car park (as permitted under Reg. Ref SDZ20A/0008, amended by SDZ20A/0018 and as further amended under a concurrent application under Reg. Ref SDZ21A/0017) and to on-street locations immediately adjacent to Block G; all including ancillary site development and landscape works.
- Modification of 174no. apartments (74no. 1-bedroom units, 98no. 2-bedroom units and 2no. 3-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard.
- Adjustments to Block G2 consisting of a minor reduction to the footprint of the Block by 0.6m and the removal of the setback floor on the northern half of the block (level 5).
- The reduction in height (1 floor) to the northern half of Block G2 (now 5 storey)
- A minor reduction to the overall provision of residential units from 185 to 184no. apartment units.
- A minor reduction to the overall provision of car parking spaces from 93 to 92no. spaces.
- A minor reduction to the overall provision of bicycle parking spaces from 225 to 224no. spaces.
- The introduction of 9no. ground floor units, facilitated by the removal of the podium from the core.
- The introduction of an additional apartment unit on Level 1.
- Adjustments to the location of the bicycle, plant, and waste stores serving Block G, including the provision of bicycle storage structures in the courtyard.

The development now proposed in Block G comprises of 184 apartments, in a mix of 83 no. 1 bedroom units, 99 no. 2 bedroom units, 2 no. 3 bedroom units, in two blocks (Block G1 ranges in height from 4 to 9 storeys in height and Block G2 ranges in height from 4-6 storeys; both including set back floors).

The application site incorporates elements of Adamstown Square and Adamstown Station Development Areas within the Adamstown Strategic Development Zone. This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

This planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of South Dublin County Council, Planning Department, County Hall, Tallaght, Dublin 24, during normal office hours (Monday to Friday 9.00 am to 4.00 pm excluding bank holidays), and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within a period of 5 weeks, beginning on the date of receipt by the Planning Authority of the Application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:


Stephen Little, Stephen Little & Associates, Chartered Town Planners and Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, D02 X361
Date: 21 October 2021