

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

Decision Order Number: 1428	Date of Decision: 03-Nov-2021
Register Reference: SDZ21A/0014	Date: 06-Oct-2021

Applicant: Quintain Developments Ireland Ltd.
Application Type: Additional Information
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

Dear Sir /Madam,

With reference to your planning application, additional information received on 06-Oct-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Planning Authority, including the Roads Section, is not satisfied with the response to Item 1 of the Additional Information request and the justification of the design approach for the Linear Park Street Avenue.
 - (1) It is clear from the design typology of an Avenue as detailed in the Adamstown Street Design Guide (ASDG) that parallel parking should be provided along avenues, along with intermittent street trees (every 2-3 spaces). Footpaths should be provided on the inside of these car parking spaces. The ASDG also sets out a number of other requirements that should be adhered to when designing avenues, this includes design speed, street reserve width & carriageway width. The applicant is therefore requested to provide clarification, as follows:
 - (i) a revised proposal providing an Avenue, this should provide parking at a rate of c1.5 spaces per dwelling or as otherwise agreed. If this cannot be accommodated on the avenue, to the front of the dwellings, then other solutions, such as utilising currently unallocated spaces on the side streets, close to the dwellings in question or perhaps amending some house designs to provide for 'wider' frontages, should be considered. Please note that the Planning Authority are of the opinion that the proposed development should be in accordance with the Planning Scheme, unless it is otherwise demonstrated that there is adequate justification for deviation.
 - (2) The submitted parking strategy, which indicates 'off-curtilage' spaces within the curtilage of dwellings on side streets 1 and 4, is considered to be inappropriate and it is unclear how this can actually operate on the ground. The applicant is requested to provide a revised parking strategy which addresses this matter, the parking should either be all off-curtilage or all on-curtilage (unless it can be clearly demonstrated how both on and off can operate alongside each other).
2. The Planning Authority is not satisfied with the response to Item 2 of the Additional Information request:
 - (1) The provision of Street trees along Linear Park Road (Avenue), integral to the street, has not been achieved and the response to the AI request is not satisfactory. In order to achieve street trees that are integral to the street, the applicant is requested to provide the following:
 - (a) Additional space for tree planting integral to the street;
 - (b) Move the footpath to the rear of the car parking so street trees can be integral to the street;
 - (c) Provide parallel parking along Linear Park Road (Avenue) with integrated street trees every two or three car parking spaces.The applicant is requested to provide revised plans in accordance with the above.
 - (2) The applicant is requested to set out the details of the SuDS measures to address water quality, amenity and biodiversity and to show what attenuation capacity is provided by SUDS. SuDS tree pits should be provided.
 - (3) The details provided for the play spaces are unclear. The proposed items are not consistent with what was requested. The applicant is requested to provide details of unstructured plan, as well as details of how play items are to be landscaped into the scheme.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,



for **Senior Planner**

04-Nov-2021