

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24
D24 YNNS

Our Ref. 21123

11 November 2021

RE: PROPOSED MINOR CHANGE TO THE EXTERNAL FINISH OF THE NORTHWEST CORNER OF APARTMENT BLOCK 01, NOW KNOWN AS 'AIRLIE PARK VIEW' PERMITTED UNDER SDZ20A/0017.

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361 have been instructed by our client, Quintain Developments Ireland Limited to lodge this planning application for the development outlined above and described in the plans and particulars that accompany this planning application.

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.

The Planning Authority issued a Grant of Permission dated 01 March 2021 for a residential development consisting of 235 no. dwellings (Reg. Ref. SDZ20A/0017 – the parent permission). That development is known as Aderrig Phase I and falls within the Aderrig Development Area (Development Area 8) in Adamstown as part of the Strategic Development Zone.

This amendment, the subject of this instant Planning Application, consists of an alteration only to the external finish of the north-western corner of permitted Apartment Block 01; now known as Airlie View Park. No changes to the permitted layout or unit numbers is proposed as part of this application.

The location of the proposed amendments subject of this application are shown on the various drawings prepared by Conroy Crowe Kelly Architects & Urban Designers by a pink line so as to clearly distinguish where the proposals relate to. Block 01, subject of the proposed development is located in the northwest corner of the Aderrig Phase 1 development, overlooking Airlie Park to the north and a new linear open space (part of the same parent planning permission) to the west.

The proposed amendment relates to the external finish of the northwest corner of apartment Block 01, now known and addressed as 'Airlie Park View' only and is discussed in further detail below.

Proposed Development

Material changes to the northwest corner of Block 01

The proposed amendments consist of a minor change to the external finish of the northwest corner of Apartment Block 01.

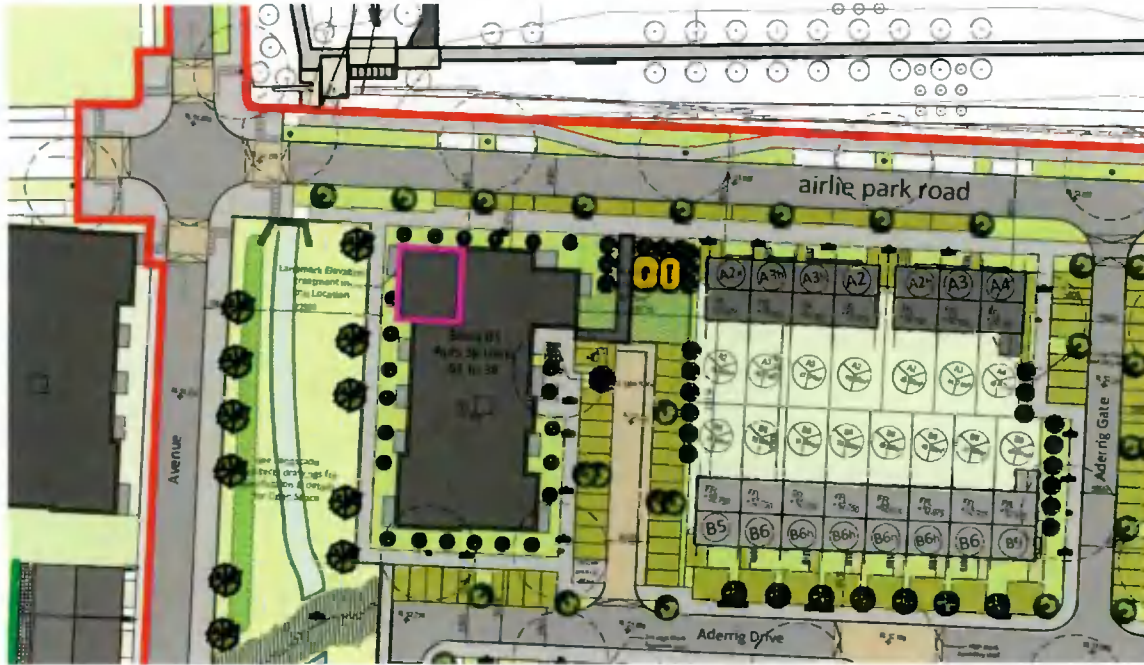


Figure 1: Extract from Drg No. 2012 PA3 APT 03 prepared by Conroy Crowe Kelly Architects & Urban Designers identifying the northwest corner of Apartment Block 01 which are affected by the proposed amendments.



Figure 2: Extract from Drg. No.2012 PA3 APT 04 prepared by Conroy Crowe Kelly Architects & Urban Designers denoting the North and West Elevations of Block 01 as Permitted under Reg. Ref. SDZ20A/0017.



Figure 3: Extract from Drg. No. 2012 PA3 APT 05 prepared by Conroy Crowe Kelly Architects & Urban Designers denoting the proposed material changes to the North and West Elevations of Block 01 as highlighted in Figure 1.

Figure 1 above highlights the specific area of the Aderrig phase 1 site directly affected by the proposed development as set out in this amendment permission application. Whilst Figures 2 and 3 respectively denote the permitted stone cladding on the northwest corner and the proposed material changes to the external finish to dark grey/black brick on the corner of this landmark apartment block.

Under the previously permitted development apartment Block 01 is designated as a landmark perimeter building, it is 4 storeys in height with stone cladding on its corner elevation.

The proposed amendment seeks to change the permitted stone cladding to dark grey/black brick, as seen in figure 3 above, consisting of either the Lithium or the Livorno type, depending on availability to provide the building corner of Block 01 the landmark status it warrants. We refer the Planning Authority to the enclosed Architect's Report, prepared by Conroy Crowe Kelly Architects which includes technical information sheets of both these brick types as well as of the buff brick type for the rest of the block.

This proposal does not seek to make any further changes to the permitted Aderrig I development other than what has been described previously within this application.

Rationale

The Planning Permission for Aderrig Phase 1 did not provide a condition for the submission and approval of external materials, hence there is no opportunity to propose alternative materials through a planning compliance submission. Following consultation with the Planning Authority the Applicant has been advised that an amendment application to the parent planning permission is required to change the material, and it is on this basis that this planning application is made.

The proposed material changes have been well considered to ensure that Block 01 remains as a landmark building. It is noted that Section 2.3.34 of the Planning Scheme states:

"It is important to note that the significance of these buildings need not be limited to their height and that their presence may be enhanced by changes in building form, colour and construction materials."

It is respectfully considered that, the proposed amendments to the external finish of the northwest corner of Apartment Block 01 allow Block 01 to remain in accordance the Planning Scheme requirements in this regard.

We would again highlight that there are no proposed changes to the site layout, windows of Block 01, unit mix, height or footprint of Block 01 as a result of this application. The changes relate solely to the external finish of the northwest corner of this permitted building.



FACADE TREATMENT OF BLOCK 1 : OPTION A 'LIVORNO' BRICK



FACADE TREATMENT OF BLOCK 1 : OPTION B 'LITHIUM' BRICK

Figure 4: Extract from Drg. No. 2012 PA3 APT 05 prepared by Conroy Crowe Kelly Architects & Urban Designers denoting the proposed material changes Option A 'Livorno' Brick and Option B 'Lithium' Brick.

Fee Calculation

Basis of Fee Calculation: -

Class	Calculation	Amount
1	4no. units x €65 = €260 x 0.25 (Article 161(2) of the Planning and Development Regulations as amended) = €65	€65
Total Planning Application Fee		€65

Proof of EFT payment dated **10 November** 2021 is enclosed as part of this application. We would note that the figure shown is for more than the application fee payable for this proposed development.

Enclosures

The following items are included with this application: -

1. Completed Application Form, signed and dated.
2. The planning application fee of €65 was paid via an electronic fund transfer (evidence attached dated 10 November 2021).
3. Newspaper Notice published in The Irish Daily Star on 11 November 2021 (1no. original copy of the relevant page).
4. Site Notice erected at 5 no. locations on 11 November 2021 (1no. copy enclosed).
5. Letter of Consent from Aderrig 1 Residential Limited dated 1 October 2020

6 no. copies of the plans and particulars form part of this application, which are noted as follows: -

6. Cover Letter / Report, prepared by Stephen Little & Associates
7. Architectural Drawings, prepared by Conroy Crowe Kelly Architects & Urban Designers (refer to enclosed schedule).
8. Architects Report, prepared by Conroy Crowe Kelly Architects & Urban Designers

We trust that everything is in order and we look forward to receiving a favourable decision from the Planning Authority in due course.

We confirm that we act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

Yours faithfully,

STEPHEN LITTLE & ASSOCIATES

Document Control:

Author	Checked by	Purpose	Date
RCS	CA	Draft	05.11.2021
CA	<i>S.Little</i>	Final for Submission	10.11.2021