



John Spain Associates

Planning & Development Consultants
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South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

20th December 2021

Dear Sir/ Madam,

RE: PLANNING APPLICATION FOR A PROPOSED PHASE 3 RESIDENTIAL DEVELOPMENT AT TUBBER LANE, ADAMSTOWN SDZ, ADAMSTOWN, LUCAN, CO DUBLIN

On behalf of the applicants, Hugh McGreevy & Sons Ltd and Tierra Ltd, please find enclosed a planning application for a proposed Phase 3 residential development at Tubber Lane, Adamstown SDZ, Adamstown, Lucan, Co Dublin.

The subject site is located in the north-west section of Adamstown SDZ (Strategic Development Zone) at Tubber Lane, Adamstown and forms part of the Tubber Lane Development Area (Area 5) within the Adamstown SDZ.

The following documentation is submitted in support of the proposed development:

Application Particulars:

- 1 no. planning fee cheque for the amount of €29,655;
- 1 no. completed planning application form;
- 1 no. copy of site notice;
- 1 no. original copy of newspaper notice;
- 6 no. copies of the Part V proposals including Part V drawing and schedule prepared by Davey Smith Architects, a Part V Cover Letter prepared by John Spain Associates, a Part V Estimate of Costs prepared by the Applicant and SDCC Part Validation Letter;

Planning Reports:

- 6 no. copies of a Planning Report (Statement of Consistency with the SDZ Planning Scheme) prepared by John Spain Associates (JSA);

Architecture:

- 6 no. copies of Architectural Design Statement prepared by Davey & Smith Architects;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MSc FERM MAT&CP Dip FIA Mgmt. MIPI,
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- 6 no. copies of Architectural drawings and drawing schedule prepared by Davey & Smith Architects;

Engineering:

- 6 no. copies of Engineering Drawings and Drawing Schedule prepared by POGA Consulting Engineers;
- 6 no. copies of Engineering and Services Report prepared by POGA Consulting Engineers;
- 6 no. copies of the Construction Waste and Environmental Management Plan prepared by POGA Consulting Engineers;
- 6 no. copies of the Stage 1 Road Safety Audit prepared by Traffico.

Landscape:

- 6 no. copies of Landscape Drawings and Drawing Schedule prepared by RMDA Landscape Architects;
- 6 no. copies of Landscape Design Statement prepared by prepared by RMDA Landscape Architects;
- 6 no. copies of an Arboricultural Impact Assessment Report and drawings prepared by Arborist Associates;

Mechanical and Electrical:

- 6 no. copies of Sustainability Statement and E-Parking Drawings / Details prepared by McElligott Consulting Engineers;
- 6 no. copies of Public Lighting Drawings and Report prepared by McElligott Consulting Engineers;

Environmental Reports:

- 6 no. copies of Screening Report for Appropriate Assessment prepared by Faith Wilson Ecological Consultant;
- 6 no. copies of Ecology Report prepared by Faith Wilson Ecological Consultant.

The contents of this planning application have been the subject of discussions with the Planning Department and we trust that it meets the requirements of the Planning and Development Regulations 2001, as amended. Please note, in addition to the proposed Site Layout Plans submitted at 1:500 scale, supplementary Taking in Charge and Phasing drawings are provided at the reduced scale of 1:2000 as agreed with the Planning Authority.

Planning Fee

The planning application fee was calculated from the figures set out in the South Dublin County Council Planning Fees guide and agreed with David McIntyre, SDCC Planning Department, and is calculated as follows:

- Class 1: 455 dwelling units X €65 per unit = €29,575
- Class 13: ancillary development, incl substations, bin stores, etc = €80
- Total = €29,655

Site Notices

3 no. site notices have been erected at the site boundaries which front onto public roads, 2 no. to the north of the site along Tubber Lane and 1 no. to the entrance to the site from Shackleton Drive to the eastern site boundary in accordance with Section 19(1) of the Planning and Development Regulations 2001 as amended.

Please do not hesitate to contact us if you require any additional information or clarification on the documentation submitted.

Yours faithfully,



John Spain Associates