

Comhairle Chontae Atha Cliath Theas

PR/0013/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SDZ21A/0021 **Application Date:** 12-Nov-2021
Submission Type: New Application **Registration Date:** 12-Nov-2021

Correspondence Name and Address: Stephen Little and Associates 26/27, Pembroke Street Upper, Dublin 2, D02 X361

Proposed Development: Minor amendments to the development granted under ref. SDZ20A/0017; the development proposed comprises of a change to the external finish/treatment of the northwest corner of apartment block 01 now known as 'Airlie Park View'; the development as permitted under ref. SDZ20A/0017 remains otherwise as unchanged.

Location: In the townlands of Aderrig, Gollierstown and Finnstown, Adamstown, Lucan, Co. Dublin

Applicant Name: Quintain Developments Ireland Limited

Application Type: SDZ Application

(TMG and SW)

Description of Site and Surroundings:

Site Description:

The subject site is situated in the central western area of Adamstown SDZ, within Development Area 8- 'Aderrig' under the Adamstown SDZ Planning Scheme Area. The overall Aderrig lands are bounded by agricultural lands to the west which are not included as part of the SDZ Planning Scheme. The subject site forms Phase 1 and is bound to the north by Airlie Park, which is currently under construction, to the south by vacant lands within Development Area 10- Adamstown Station and to the east by Development Area 7- St Helens which is completed.

Site Area:

Overall area of site outlined is stated as 6.77ha

Proposal:

The proposed development comprises:

1. Minor amendments to the development granted under ref. SDZ20A/0017 comprising:
 - a. A change to the external finish/treatment of the northwest corner of apartment block 01 now known as 'Airlie Park View';

Note: The development as permitted under ref. SDZ20A/0017 remains otherwise as unchanged.

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The Planning Application is made in accordance with the Adamstown Planning Scheme 2014 within the Adamstown SDZ Planning Scheme Area as defined by Statutory Instrument No. 272 of 2001.

SEA Sensitivity:

No overlap identified with relevant environmental layers.

Zoning:

This site is situated within Adamstown SDZ and is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2016-2022.

The subject site is located within **Development Area 8- 'Aderrig'** within the Adamstown SDZ Planning Scheme 2003 (as amended).

Consultations:

- *None*

Submissions/Observations /Representations

- Final date for submission: 16th December 2021
- None Received.

Recent Relevant Planning History

The site is located within the Adamstown Strategic Development Zone for which a Planning Scheme was prepared by South Dublin County Council and approved by An Bord Pleanála in September 2003; the Planning Scheme was then amended by South Dublin County Council and approved by An Bord Pleanála in December 2014, with further non material amendments made in 2017 and more recently in October 2020. The planning history associated with Adamstown SDZ is extensive and it is not proposed to provide such an exhaustive list but rather capture the relevant and pertinent applications.

Subject site

SDZ20A/0017 – Planning Permission granted for:

- **235 dwelling units** (up to a maximum of c.23,858.7m2 GFA) in a mixture of **terraced houses and apartments** as follows:
 - **159 houses** comprising 109 2-storey, 3-bedroom houses; 7 3storey, 3-bedroom houses and 43 3-storey, 4 bedroom houses;
 - **76 apartment units** accommodated in **2 4-storey blocks**; to consist of 38 1-bed apartments and 38 2-bed apartments;
- Approximately 0.89ha of public open space in the form of a linear open space located to the west of the residential development proposed;
- Communal open space associated with the apartment buildings of approximately 6.50sq.m;
- Provision of 322 car parking spaces, including visitor spaces, provided as a mix of on-curtilage and on-street spaces;
- 2 ESB substations;
- New north - south avenue located to the west of the proposed linear open space and also part of Airlie Park linking Adamstown Way with the road to

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the north linking with Shackleton Drive already permitted under Reg. Ref. SDZ18A/0015, including a junction with the proposed east-west avenue immediately south of Airlie Park;

- New east-west avenue located immediately south of Airlie Park linking Adamstown Boulevard and the north--south avenue also proposed;
- Vehicular access to serve the development is proposed from the existing Adamstown Way to the south and the new proposed east-west avenue linking with Adamstown Boulevard from the north;
- All ancillary and associated site development and landscape works, including works to and new crossings over an existing water feature.

Relevant Enforcement History

None traced to subject site.

Pre-Planning Consultation

- None in relation to this application.

Assessment

Zoning and Council Policy

The site is situated in an area which is zoned 'SDZ' 'To provide for Strategic Development in accordance with the approved Adamstown Planning Scheme' under the South Dublin County Council Development Plan 2016-2022.

The minor proposals are in compliance with the zoning objective of the lands.

Materials and Finishes

It is proposed to amend the permitted materials for the northwest corner of apartment block 01 from *Kuststeen/Littoral Brick and stone* to either:

- (a) *Livorno brick*, or
- (b) *Lithium brick*

The applicant has stated (a) to be the preference. The Planning Authority agrees with this preference. The proposed *Livorno brick* will help to punctuate the corner of an otherwise simply formed structure and will contribute to waymarking and legibility through the scheme. The proposed modification to the structure is greatly welcomed and is acceptable.

Contributions

No change in floor area. Changes are minor and comprise change of material only.

Conclusion

Having regard to the minor change proposed the Planning Authority, considered that, subject to the conditions attached, the proposed development is generally consistent with the Planning Scheme.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Acts 2000 (as amended), for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and Adamstown Strategic Development Zone Planning Scheme (as amended), and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Conditions
All conditions of parent permission SDZ20A/0017, to which this application will have the effect of creating modifications to shall apply, save as may be required by the other conditions attached hereto.
REASON: In the interest of the proper planning and sustainable development of the area.
3. Materials.
The north west corner of Block 01, as identified on dwg 2012-PA3-APT-05, shall be constructed in Livorno Black Brick, unless otherwise agreed in writing by the Planning Authority.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

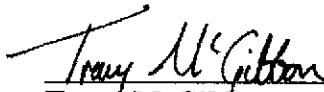
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REG. REF. SDZ21A/0021

**LOCATION: In the townlands of Aderrig, Gollierstown and Finnstown,
Adamstown, Lucan, Co. Dublin**



**Tracy McGibbon,
A/Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

As this proposal is in the Adamstown Strategic Development Zone, in accordance with Section 170 (4) of the Planning & Development Act 2000 (as amended), a Grant of Permission is hereby given on this day.

Dated: _____

10/1/22



Eoin Burke, Senior Planner