

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5

18<sup>th</sup> January, 2022

**REG. REF. SDZ21A/0014 - RESPONSE TO CLARIFICATION OF FURTHER INFORMATION REQUEST**

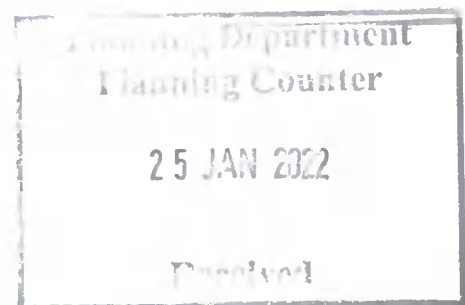
**RE: PROPOSED RESIDENTIAL DEVELOPMENT (227 UNITS) AT ADERRIG - PHASE 2 (DEVELOPMENT AREA 8), AT ADERRIG, WITHIN ADAMSTOWN SDZ LANDS, ADAMSTOWN, LUCAN, CO. DUBLIN.**

**APPLICANT: QUINTAIN DEVELOPMENTS IRELAND LTD**

Dear Sir / Madam,

This Clarification of Further Information Response has been prepared on behalf of Quintain Developments Ireland Limited in relation to a planning application (Reg. Ref. SDZ21A/0014) for 227 dwellings and associated site and development works at "Development Area 8 – Aderrig", Adamstown, Lucan, Co. Dublin.

SDCC issued a Request for Clarification of Further Information (CFI) on the 3<sup>rd</sup> November, 2021, see below. The CFI Request contained 2no. items and this cover letter summarises each response prepared by the relevant Design Team members. 6no. copies are enclosed.





## OVERVIEW OF RESPONSE

The following is a summary of each response Item, full details are found in the corresponding consultants' reports/drawings enclosed.

BKD ARCHITECTS	<ul style="list-style-type: none"> <li>• <i>Response to Clarification of Further Information- SDZ21A/0014- Architectural Comments</i> (BKD -Architects).</li> <li>• <i>Drg 6259-P-003-Proposed Site Layout Plan</i> (BKD Architects)</li> <li>• <i>Drg 6259-9-004-Taking in Charge</i> (BKD Architects)</li> <li>• <i>Drg 6259-P-006-Parking Strategy</i> (BKD Architects)</li> <li>• <i>Overall Schedule of Area</i> (BKD Architects)</li> </ul>
ATKINS	<ul style="list-style-type: none"> <li>• <i>CFI Transport Response</i> (Atkins).</li> </ul>
DOYLE O TROITHIGH	<ul style="list-style-type: none"> <li>• <i>Clarification of Additional Information</i> (Doyle &amp; O'Troithigh Landscape Architects)</li> <li>• <i>Drg LD- 01-CFI</i> (Doyle &amp; O'Troithigh Landscape Architects)</li> <li>• <i>Drg LD -02-CFI</i> (Doyle &amp; O'Troithigh Landscape Architects)</li> <li>• <i>Drg LP- 01-CFI</i> (Doyle &amp; O'Troithigh Landscape Architects)</li> <li>• <i>Drg LP -02-CFI</i> (Doyle &amp; O'Troithigh Landscape Architects)</li> </ul>
WATERMAN MOYLAN	<ul style="list-style-type: none"> <li>• <i>Civils Technical Summary</i> (Waterman Moylan)</li> <li>• <i>Drawing № 20-108-P217</i> (Waterman Moylan)</li> </ul>

### 1. ITEM 1 - LINEAR PARK STREET

#### Response to CFI Item 1(1)(a)

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:*
    - (a) *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.*

A number of meetings have taken place between SDCC and the Design Team and the approach to the response to the CFI has been informed by these discussions.

As detailed in the BKD Response enclosed, In response to this item and to resolve the issue of the design of the 'avenue', the parking and tree planting arrangements along the Linear Park Road (Avenue) on the eastern site boundary has been reconfigured so that all parking on this road is now located adjacent to the road with the footpath located between the parking bays and the dwellings.

The parking bays have been reconfigured to provide 2/3 parking spaces (with a maximum of 3 parking spaces) between landscaped islands for the provision of street trees along the length of the road.

Each tree planting zone will be between 3.5m and 4.4m wide depending on location. The parking bays are configured in a perpendicular rather than a parallel format in order to provide adequate parking to the 4 bed dwellings along Linear Park Road.

The overall parking numbers on site have been reduced by 16 spaces from 375 spaces to 359 spaces. This total falls within the mid-range of the Adamstown SDZ parking requirements. The reconfigured parking to the units along the Linear Park Road is now provided at a rate of 1.47 spaces per unit. The overall parking rate for the site is provided at 1.6 spaces per unit which aligns with other developments in the SDZ. All parking spaces along the road will be under the control of the Owners Management Company.

We note that street lighting for the Linear Park Road will be provided on the Eastern side of the road as part of the Aderrig Phase 1 works. Locations for the lighting are clearly set out on the landscape Architects Drawings.

This approach was discussed with SDCC at a meeting with the Applicant and members of the Design Team 14/01/2022. The content of the response is reflective of the agreed approach which is in line with the objectives and aims of the Planning Scheme and is in accordance with best practice guidance such as Design Manual for Urban Streets (DMURS).

Refer to the enclosed technical responses: -

- ***Response to Clarification of Further Information- SDZ21A/0014- Architectural Comments*** (BKD -Architects).



- **CFI Transport Response** (Atkins).

Full details of the revised proposals arising from this Item can be found in: -

- **Drg 6259-P-003-Proposed Site Layout Plan** (BKD Architects)
- **Drg 6259-P-006-Parking Strategy** (BKD Architects)
- **Drg LD-01-CFI**. (Doyle & O'Troithigh Landscape Architects)

As discussed and agreed with SDCC, the parking bays are configured in a perpendicular rather than parallel format and the rationale for this was presented and deemed acceptable to the Council. For the reasons outlined in the BKD Response and supported by the Atkins Response on roads engineering considerations, it is submitted that the proposals are consistent with the typology of an 'Avenue' as detailed in the Adamstown Planning Scheme and the Adamstown Street Design Guide (ASDG).

Section 1.5.2 of the ADSG facilitates such a flexible approach and allows SDCC to grant permission for design solutions other than those presented, as long as the approach accords with the objectives of the document '*particularly where they represent up-to-date design philosophies and/or are more environmentally sustainable solutions*'.

#### **Response to CFI Item 1(2)**

- (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).*

All of the parking spaces on the eastern side of Side Streets 1 and 4 are now shown off curtilage and under the control of the Development Management company to address the Councils concerns.

Refer also to **Drg 6259-P-004-Take in Charge** (BKD Architects)





## **2. ITEM 2 – TREE PLANTING**

### **2.1 Response to CFI Item 2(1)**

*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.*

This item is associated with CFI Item 1. Full details of this response can be found in: -

- *BKD Architects drawing 6259-P-003-Proposed Site Layout Plan*
- *Doyle & O'Troithigh Landscape Architects Drawing LD-01-CFI*
- *Doyle & O'Troithigh Landscape Architects Clarification of Additional Information*

In summary to Item 2 (1)(a)(b), the number of parking spaces to the Linear Park Road has been reduced allowing for the provision of large islands with a width of 3500-4400mm and depth of 4800mm. Coupled with this the public pathway has been relocated to the rear of the planted islands and parking bays.

See *Doyle & O'Troithigh Landscape Architects Drawing LD-01-CFI* for details. The revised layout is also illustrated on *Drawing LD-01-CFI*.

In response to item 2.1 (c), this has been dealt with in the response to Item 1 above and is taken as read.

### **2.2 Response to CFI Item 2 (2)**

*(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.*

In response to this item *Waterman Moylan* have prepared: -



- ***Civils Technical Summary*** (Waterman Moylan)
- ***Drawing No 20-108-P217*** (Waterman Moylan)

In summary, it is proposed to provide the following Sustainable Urban Drainage Systems (SuDS) measures within the site to address water quality, amenity, biodiversity and capacity: -

- Waterbutts in back gardens – 200ℓ capacity each;
- Bio-retention tree pits – to be connected to the main surface water network;
- Swales within open green space areas throughout the site where practically possible.

The attributes and benefits of these SuDS measures are shown in the table included in *the Civils Technical Summary*. For further typical details of these three SUDs measures please refer to the enclosed ***Drawing No 20-108-P217*** (Waterman Moylan).

Details of the location of tree pits and swales are contained in: -

- ***Clarification of Additional Information*** (Doyle & O’Troithigh Landscape Architects)
- ***Drg LD- 01-CFI*** (Doyle & O’Troithigh Landscape Architects)
- ***Drg LD -02-CFI*** (Doyle & O’Troithigh Landscape Architects)

### 2.3 Response to CFI Item 2(3)

*(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 play, as well as details of how play items are to be landscaped into the scheme.*

The information presented in the landscape scheme for unstructured play is based on consultation with South Dublin County Council Parks Department, a booklet of information was issued to Doyle + O’Troithigh detailing elements of play which would be acceptable. In line with this, revisions have been made to the layout and type of the play provision in the central open space.

The enclosed Drg ***LP-02-CFI*** (Doyle & O’Troithigh Landscape Architects) and the accompanying technical note- ***Clarification of Additional Information*** (Doyle & O’Troithigh Landscape Architects) provide details of the proposed play spaces and how the play items are absorbed into the landscaping scheme.



3. **CONCLUSION**

On the basis of the above and the contents enclosed, a grant of permission is sought. We look forward to receiving your decision in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to be the initials 'PS'.

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BMA Planning  
January 2022

