



Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.  
D24 YNN5

Our Ref. 21097

08 February 2022

**RE: MINOR AMENDMENTS TO THE DEVELOPMENT PERMITTED UNDER PLANNING PERMISSION REF SDZ21A/0007 COMPRISING THE FOLLOWING: REPOSITIONING OF LANDSCAPED COMMUNAL COURTYARD OF BLOCK G FROM FIRST FLOOR PODIUM LEVEL TO GROUND FLOOR LEVEL DUE TO REMOVAL OF PODIUM PARKING AT LEVEL 0, AND THE CONSEQUENTIAL RELOCATION OF 83 CAR PARKING SPACES WITHIN THE BLOCK F MULTI-STOREY CAR PARK (AS PERMITTED UNDER REF SDZ20A/0008, AMENDED BY SDZ20A/0018 AND AS FURTHER AMENDED UNDER A CONCURRENT APPLICATION UNDER REF SDZ21A/0017) AND TO ON-STREET LOCATIONS IMMEDIATELY ADJACENT TO BLOCK G, ALL INCLUDING ANCILLARY SITE DEVELOPMENT AND LANDSCAPE WORKS; MODIFICATION OF 174 APARTMENTS (74 ONE-BEDROOM UNITS, 98 TWO-BEDROOM UNITS AND 2 THREE-BEDROOM UNITS) ARISING FROM ADJUSTMENTS TO STRUCTURAL GRIDS IN BLOCK G CONSEQUENT TO REPOSITIONING OF THE CAR PARKING AND THE LANDSCAPED COURTYARD; ADJUSTMENTS TO BLOCK G2 CONSISTING OF A MINOR REDUCTION TO THE FOOTPRINT OF THE BLOCK BY 0.6M AND THE REMOVAL OF THE SETBACK FLOOR ON THE NORTHERN HALF OF THE BLOCK (LEVEL 5), THE REDUCTION IN HEIGHT (1 FLOOR) TO THE NORTHERN HALF OF BLOCK G2 (NOW 5 STOREY), A MINOR REDUCTION TO THE OVERALL PROVISION OF RESIDENTIAL UNITS FROM 185 TO 184 APARTMENT UNITS, A MINOR REDUCTION TO THE OVERALL PROVISION OF CAR PARKING SPACES FROM 93 TO 92 SPACES, A MINOR REDUCTION TO THE OVERALL PROVISION OF BICYCLE PARKING SPACES FROM 225 TO 224 SPACES, THE INTRODUCTION OF 9 GROUND FLOOR UNITS, FACILITATED BY THE REMOVAL OF THE PODIUM FROM THE CORE, THE INTRODUCTION OF AN ADDITIONAL APARTMENT UNIT ON LEVEL 1, ADJUSTMENTS TO THE LOCATION OF THE BICYCLE, PLANT, AND WASTE STORES SERVING BLOCK G, INCLUDING THE PROVISION OF BICYCLE STORAGE STRUCTURES IN THE COURTYARD; THE DEVELOPMENT NOW PROPOSED IN BLOCK G COMPRISES OF 184 APARTMENTS IN A MIX OF 83 ONE-BEDROOM UNITS, 99 TWO-BEDROOM UNITS, 2 THREE-BEDROOM UNITS, IN TWO BLOCKS (BLOCK G1 RANGES IN HEIGHT FROM 4 TO 9 STOREYS AND BLOCK G2 RANGES IN HEIGHT FROM 4 TO 6 STOREYS; BOTH INCLUDING SET BACK FLOORS).**

SDCC REG. REF. SDZ21A/0020

**RESPONSE TO REQUEST FOR FURTHER INFORMATION**

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed by our client, Quintain Developments Ireland Limited, 6<sup>th</sup> Floor, Fitzwilliam Court, Leeson Close, Dublin 2 to submit this response to the Further Information request issued by South Dublin County Council on 15 December 2021.

This Further Information response has been prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants with significant inputs from the following consultants:

- Henry J Lyons Architects,
- Atkins Engineering Consultants,
- AECOM Landscape Architects

- CS Consulting Engineers

The Applicant's formal response comprises this letter and the accompanying Further Information plans and particulars enclosed herewith. A list of enclosures is provided at the end of this letter.

6no. copies of the Further Information material are submitted in accordance with the requirements set out in the Request for Further Information dated received 15 December 2021.

In preparing our response to this Request for Further Information, the project design team met with Eoin Burke, Tracy McGibbon, Sarah Watson, John Joe Hegarty, John McGee, Yasir Kahn and Graham Murphy of the Planning Authority on 13<sup>th</sup> January 2022. The amendments the applicant is proposing in this submission in response to the Request for Further Information were presented and discussed with Planning Authority and incorporate their very welcome advice and direction. The without prejudice nature of these pre-submission discussions are acknowledged.

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 sincerely,



Eoghan Nolan  
**STEPHEN LITTLE & ASSOCIATES**

**FURTHER INFORMATION REQUEST - PLANNING REG REF. SDZ21A/0020**

For the convenience of the Planning Authority, this Further Information Request submission sets out below the text of each item followed by the Applicant's response.

**Further Information Request 1 –**

*(a) The notices state that it is proposed to make modifications to 174 apartments (74 one-bedroom units, 98 two-bedroom units and 2 three-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard, these modifications have not been clearly identified or delineated on the proposed plans, rather a red line has been drawn around the entirety of the two blocks. The applicant is requested to provide as much clarity on significant modifications arising – Specifically, the applicant is requested to clearly delineate on plan the proposed changes at first, fourth and fifth floor levels are requested.*

*(b) The applicant has submitted a 'Quality Housing Assessment' which indicates that all apartments meet the requirements in terms of kitchen/living area, aggregate bedroom area, storage, and private amenity. However, this is contrary to drawing ADC-HJL-G-ZZ-DR-A-1950 (Rev P03) Open Space Schedule, which indicates that less than 5sq.m private amenity would be provided in some instances. The applicant is requested to confirm whether the requirements would be met in all instances or whether there would be deviations from this.*

*(c) Resizing of five apartments proposed at fifth floor level in Block G2 (G2S.501 and G2S.505). The apartment schedule indicates that these meet the minimum aggregate areas and it is apparent that they meet the minimum widths for living areas and bedrooms. Apartment no. 501 is a 1 bed 2 person apartment and 505 is a 2bed 4 person apartment. The applicant is requested to clarify that the bedrooms in these apartments meet the minimum 11.4sq.m requirement for bedroom size (Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space).*

*(d) The Planning Authority also notes that an additional apartment has been provided at 4th floor. The applicant is requested to clearly identify all additional apartments on the floorplans and elevations.*

**Applicants Response:****(A)**

We refer the Planning Authority, in the first instance, to the booklet prepared by Henry J Lyons Architects entitled 'Application for Amendments to Block G Request for Further Information'. This booklet sets out the responses that specifically address Additional Information Item 1 outlined within South Dublin County Council's (SDCC) Request for Additional Information dated 15 December 2021, as well as Items 3 and 4 discussed below.

Also enclosed are the accompanying architectural drawings (see accompanying Drawing Register) prepared by Henry J Lyons Architects which provide additional details in relation to this response.

For clarity, all the above drawings highlight the areas that have been revised from the initial submission of the application by using a bubble graphic to enclose the areas subject to revision and have been annotated on foot of this submission. Whereas at Application stage the application of a red bubble was used to identify where amendments to that permitted was occurring, following discussions with the Planning Officers it was agreed to provide greater detail on this point in order to assist the Planning Authority understand the nature of the changes proposed.

In addition to the use of a red bubble to highlight where changes have occurred to that permitted under Reg. Ref. SDZ21A/0007, a pink bubble is used to highlight where changes have been made in response to this Further Information Response, with a further key used to identify Major Modifications, Minor Modifications and where New Residential Units were introduced, when compared to that permitted under Reg. Ref. SDZ21A/0007. The legend appearing on the drawings prepared by Henry J Lyons depicting this is as follows:-



Red dashed line indicates extent of amendments to proposal from previous planning application SDZ21A/0007



Pink bubble supercedes planning amendment application and relates to RFI Reg.Ref: SDZ21A/0020

### RFI no. 1. (a)



**Major Modifications:**  
Removal of corridor access to podium on first floor and adjustments in size and shape of other residential Units



**Minor Modifications:**  
Marginal adjustments to Unit dimensions and areas, pertaining mostly to unit layout widths or lengths reset due to a modified structural grid

### RFI no. 1. (d)



A Residential Unit introduced

This notation is used on plans and elevations in order to assist the Planning Authority understanding more clearly the nature of amendments now being sought. The booklet prepared by Henry J Lyons Architects provides a useful summary of how Item 1 is responded to. That is supported through the main drawings prepared by the Architects which accompanies this submission.

This follows the approach tabled with the Planning Officers at the pre-planning meeting held in January 2022.

### **(B)**

In response, we attach herewith 'Application for Amendments to Block G Request for Further Information' booklet prepared by Henry J Lyons Architects. This booklet sets out the responses that specifically address Additional Information Items 1, 3 and 4 outlined within South Dublin County Council's (SDCC) Request for Additional Information dated 15 December 2021.

We refer the Planning Authority to Drawing No. ADC-HJL-G-ZZ-DR-A-195 (Rev PO3) "Open Space Schedule" prepared by Henry J Lyons Architects which confirms that all apartments at least meet the minimum requirements for private amenity space.

### **(C)**

We refer the Planning Authority, in the first instance, to the 'Application for Amendments to Block G Request for Further Information' booklet prepared by Henry J Lyons Architects. This booklet sets out the responses that specifically address Additional Information Items 1, 3 and 4 outlined within South Dublin

County Council's (SDCC) Request for Additional Information dated 15 December 2021. This confirms that the bedrooms in question meet the minimum 11.4sq.m requirement for bedroom size in line with the requirements of the Apartment Guidelines (2020).

The following drawings accompany the above document from Henry J Lyons and are part of the Applicant's response which demonstrate compliance with the above: -

- Drawing No. ADC-HJL-G-ZZ-DR-A-8002
- Drawing No. ADC-HJL-G-ZZ-DR-A-8005

**(d)**

We refer the Planning Authority enclosed architectural drawings prepared by Henry J Lyons Architects as part of the Applicant's response (see accompanying Drawing Register).

As noted above in respect of our response to Item 1(a), the legend being used on the Architects drawings specifically highlights in Plan and Elevation where each New Residential Unit is located.

**Further Information Request 2 –**

*(a) The principle of the design, with no car parking provided along the eastern avenue was permitted in the assessment of SDZ21A/0007 and predicated on the provision of on-site car parking. However, the current proposals provide for car parking off-site (located to the west of the site) with no provision for a set-down/drop-off for those living/accessing Block G2 from the east. The applicant is requested to consider a design solution to provide parallel parking/ a set-down/drop-off along the eastern avenue.*

*(b) For clarity, the applicant is requested to: (i) Identify areas of parking within Block F for Block G and clarify the quantum of parking for Block G that is contained with Block F.*

*(c) The Design Statement states 'Increase in N-S road that runs between Blocks F and G has increased in width relative to the Masterplan scheme (Section 02 Site Strategy of the Design Statement) – Section 2 Site Strategy Block G Site Layout, Point 4. It is not apparent from the submitted layout plans that there is any change between the permitted and proposed layout of the street between Blocks F and G. As a minimum, the proposed layout should indicate compliance with Condition 2 of SDZ21A/0007, which states: 'Amendments. Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments- (a) Revised on-street parking layout for the western street to ensure adequate reversing distance behind the on street car parking spaces. REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.' The applicant is requested to clarify the above issue, submitting a detailed cross section and demonstrating compliance with DMURS so that a full assessment can be carried out.*

**Applicants Response:**

We refer the Planning Authority to the enclosed technical note entitled – 'Adamstown Block G Amendment - RFI response' prepared by Atkins Consulting Engineers which details the relevant response to the information requested for Item 2.

The following drawings accompany the above document from Atkins and are part of the Applicant's response and should be read in conjunction with same: -

- 5150924 / HRT / 07 / DR / 0101
- 5150924 / HRT / SK / 07 / 002

**Further Information Request 3 –**



*The ground floor layout for the entirety of the Block G tile has been amended substantially. The under-podium car parking has been relocated to an 'off-site' location. An east-west pedestrian access is proposed through Block G1 via an indistinguishable façade, (narrow and located alongside a waste facility). This link will have the important and crucial role acting as the primary link between the relocated car parking proposed in Block F and the heart of the Tile G (Blocks G1 and G2). The Planning Authority has reservations about this aspect of the proposal. This development will look westward for all its functions and needs. Therefore, any proposed east-west link should be expected to clearly demonstrate a safe, highly functional, well overlooked and comfortable pathway for all users in a westerly direction and be highly legible; it is not considered that this is achieved in the current proposals. The applicant is requested to:*

*(1) Clearly show, on plan, the pedestrian link between the car parking on the third floor of Block F to various locations within blocks G1 and G2. This plan should show true desire lines for pedestrians (i.e., lines that pedestrians will take and not those they will be corralled to take) for example show desire lines where they would cross the western north-south street once exiting the exit doors from Block F, and overlay these onto 'Junction - Location Plan'. Once the desire lines have been overlayed onto the 'Junction - Location Plan' the Planning Authority request the design team to modify the proposals and layout to incorporate more direct routes to the Block G development from the District Centre in general and the car parking in Block F specifically (with particular reference to the most direct routes to both the entrances at 1) the east-west penetrator in the western block and 2) the southwest entrance. This may require the relocation of pedestrian crossing/significant raised tables/change in street materials or changes in the location of the proposed pedestrian access in Block G1. Of significant concern is the vehicular access to Block F, which appears to be situated at an important movement pathway that links Blocks G with activities associated with the wider District Centre. In this regard, the red line of the boundary as shown in the Site Layout Plan may need to be increased to incorporate these required works.*

*(2)(a) The east-west penetrator located in the western block (Block G1) connecting the northsouth link street into the communal open space should be redesigned to provide greater legibility and should be strengthened to create a more functional through-way. As a minimum the entrance should be significantly widened and should incorporate design features that will make this important connection point more welcoming and legible.*

*(b) The waste facility room at the east-west penetrator in Block G1 should be significantly redesigned, to provide for a much-widened pedestrian connection or alternatively should be fully relocated.*

#### **Applicants Response:**

We refer the Planning Authority, in the first instance, to the booklet prepared by Henry J Lyons Architects entitled 'Application for Amendments to Block G Request for Further Information'. This report sets out the responses that specifically address Additional Information Item 3 outlined within South Dublin County Council's (SDCC) Request for Additional Information dated 15 December 2021, and also Items 1 and 4 discussed elsewhere in this letter.

We also refer the Planning Authority to the enclosed architectural drawings prepared by Henry J Lyons Architects as part of the Applicant's response (see accompanying Drawing Register).

As requested in the Request for Further Information dated 15 December significant redesign to the ground floor configuration of the northern half of Block G1 has resulted in a more highly functional and permeable layout. The east-west pedestrian access has been repositioned to align with the western movement pathway connecting Block G to Block F pedestrian lift cores, and on to the heart of 'The Crossings' tile beyond. Further revisions have been made to increase the legibility and prominence of the passageway while simultaneously creating a greater sense of arrival and welcome to Block G.

For clarity, all the above drawings highlight the areas that have been revised from the initial submission of the application by using a bubble graphic to enclose the areas subject to revision and have been annotated on foot of this submission.

Further response to Item 3 is provided within the enclosed technical note entitled – 'Adamstown Block G Amendment - RFI response' prepared by Atkins Consulting Engineers. The above can be seen in Drawing 5150924/HTR/07/DR0101 – REV D also prepared by Atkins Consulting Engineers and submitted in support

of this RFI. As highlighted above this is further detailed on Henry J Lyons Architects plans and supporting documents.

#### **Further Information Request 4 –**

*The most northerly located bicycle parking structure (measuring approximately 79.95sq.m) is considered to be substantial and will dominate the northern end of the open/communal space. An alternative location should be sought for this bicycle storage. The applicant should investigate the incorporation of all bicycle storage within the building blocks/built fabric (similar to waste storage) and possibly omit an apartment to accommodate bicycle parking. If this is not possible, the applicant is requested to provide a sustainably ‘greened’ structure incorporating natural planting and green solutions within the design.*

#### **Applicants Response:**

In response, we attach herewith the booklet prepared by Henry J Lyons Architects entitled ‘Application for Amendments to Block G Request for Further Information’. This booklet sets out the responses that specifically address Additional Information Item 4 outlined within South Dublin County Council’s (SDCC) Request for Additional Information dated 15 December 2021, and also Items 1 and 3 detailed elsewhere in this letter.

The following drawings accompany the above document from Henry J Lyons and are part of the Applicant’s response: -

- Drawing No. ADC-HJL-G-XX-DR-A-6300
- Drawing No. ADC-HJL-G-XX-DR-A-6301

In addition, we refer the Planning Authority to the ‘RFI Response’ letter prepared by Aecom Landscape Architects which sets out further the responses that specifically address Additional Information Items 4 & 5 outlined within South Dublin County Council’s (SDCC) Request for Additional Information dated 15 December 2021. We would like to highlight for clarity and to avoid any confusion that AECOM are now the appointed landscape architects for Block G, in place of Camlins Landscape Architects as AECOM will be the delivery landscape architect for this project.

As requested within the Request for Further Information dated 15 December the location of the bicycle store has been revised to incorporate the inclusion of a bicycle storage within the envelope of the apartment buildings proposed. Further revisions have been made to the size and position of the northern bicycle shelter located in the courtyard which is now greatly reduced by 37%, totalling an area of only 51sqm. The position of this bike store is on axis with the main entrance to the Block from the west and means that users will be provided with a highly efficient and usable facility. As a consequence of this change, there is now greater communal open space available to the residents.

The drawings referenced above illustrate the proposals now being put forward to the Planning Authority for the parking of bicycles in the scheme. Each bike store provides for a two tier bike parking arrangement in secure enclosures, with the two number external bike stores provided with green roofs. This results in the enclosures functioning as part of the wider SuDS strategy for the area, but also has the benefit of maintaining the landscaped setting of the courtyard when viewed from the upper levels of the development.

#### **Further Information Request 5 –**

*(a) Sustainable Drainage Systems (SuDS) are proposed within the central courtyard area on submitted landscaping plans for the development however these features are not shown on submitted surface water drainage plans. The applicant is requested to submit a revised surface water drainage layout drawing showing the inclusion of SuDS on site including within the central courtyard area. The drawing shall demonstrate how all SuDS features are integrated into the surface water drainage network on site.*

***(b) The applicant is requested to submit cross sectional details of all proposed SuDS features for the development including but not limited to:***

- ***Permeable pavement***
- ***Tree pits***
- ***Swales***
- ***Rain Gardens***
- ***Green/Blue roofs***

***(c) There is an opportunity to seek above ground water attenuation and additional SuDS features within the communal space at ground level. The applicant is requested to revisit this aspect and incorporate green infrastructural items that function in conjunction with SuDS.***

**Applicants Response:**

We refer the Planning Authority to the enclosed 'RFI – Request' letter prepared by CS Consulting Engineers which details the relevant response to the information requested for Item 5.

We also refer the Planning Authority to the enclosed engineering drawings prepared by CS Consulting Engineers as part of the Applicant's response (see accompanying Drawing Register).

In addition, we refer the Planning Authority to the 'RFI Response' letter prepared by Aecom Landscape Architects which sets out the responses that specifically address Additional Information Items 4 & 5 outlined within South Dublin County Council's (SDCC) Request for Additional Information dated 15 December 2021.

The following drawings accompany the above document from Aecom Landscape Architects and are part of the Applicant's response: -

- Drawing No. ADB3-ACM-00-ZZ-DR-LA-1002
- Drawing No. ADB3-ACM-00-ZZ-DR-LA-7200
- Drawing No. ADB3-ACM-00-ZZ-DR-LA-7201

We trust that everything is in order and that the Further Information provided will assist the Planning Authority in its assessment and determination of this application.

**STEPHEN LITTLE & ASSOCIATES**

08 February 2022

**ENCLOSURES**

**6 no. copies** of the Further Information particulars are enclosed as follows: -

- 'Application for Amendments to Block G Request for Further Information' booklet prepared by Henry J Lyons Architects.
- Architectural Drawings prepared by Henry J Lyons Architects (refer to enclosed Drawing Register).
- Adamstown Block G Amendment - RFI response prepared by Atkins Consulting Engineers.
- Engineering Drawings (Drg No. 5150924 / HRT / 07 / DR / 0101 & 5150924 / HRT / SK / 07 / 002), prepared by Atkins Consulting Engineers.
- RFI Response letter prepared by Aecom Landscape Architects.



- Architectural Landscape Drawings, prepared by Aecom Landscape Architects (refer to enclosed Drawing Register).
- RFI – Request Letter prepared, by CS Consulting Engineers.
- Engineering Drawings, prepared by CS Consulting Engineers (refer to enclosed Drawing Register).

