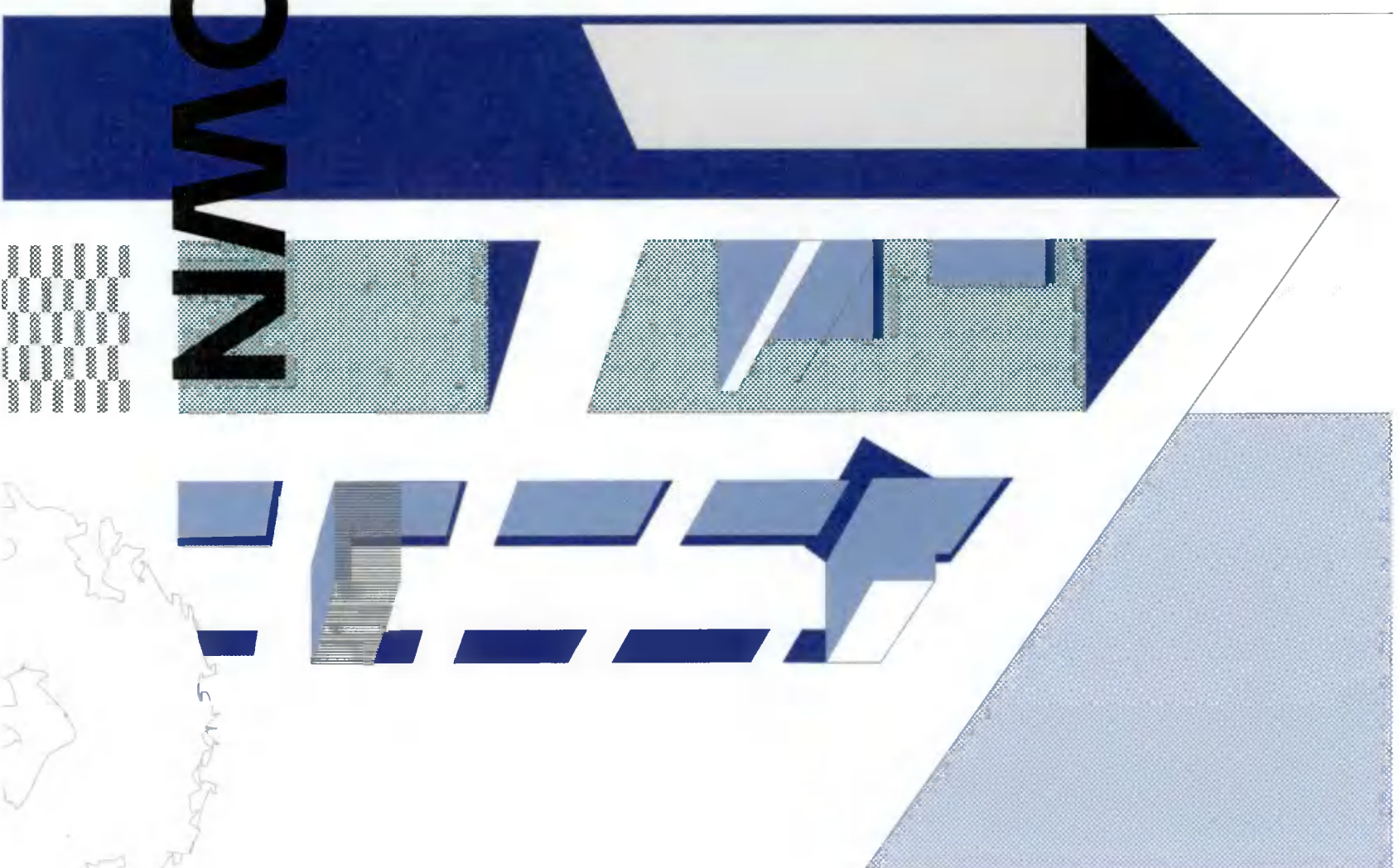


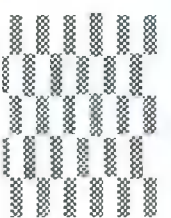
Henry J Lyons

Adamstown Station District Centre, Co Dublin  
Masterplan - Phase II - Block G

Application for Amendments to Block G  
REQUEST FOR FURTHER INFORMATION | FEBRUARY 2022



**ADAMSTOWN**  
**BLOCK G**



Client



QUINTAIN

ADAMSTOWN STATION BLOCK G  
Design Team

P04

REQUEST FOR FURTHER INFORMATION

07.02.2022

Architects

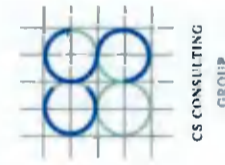
Henry J Lyons

**SLA** | Stephen Little & Associates

Planning Consultant

Civil and Structural Engineers

Services Consultant



Landscape Architect

**AECOM**

Traffic Consultant

**ATKINS**

Quantity Surveyor

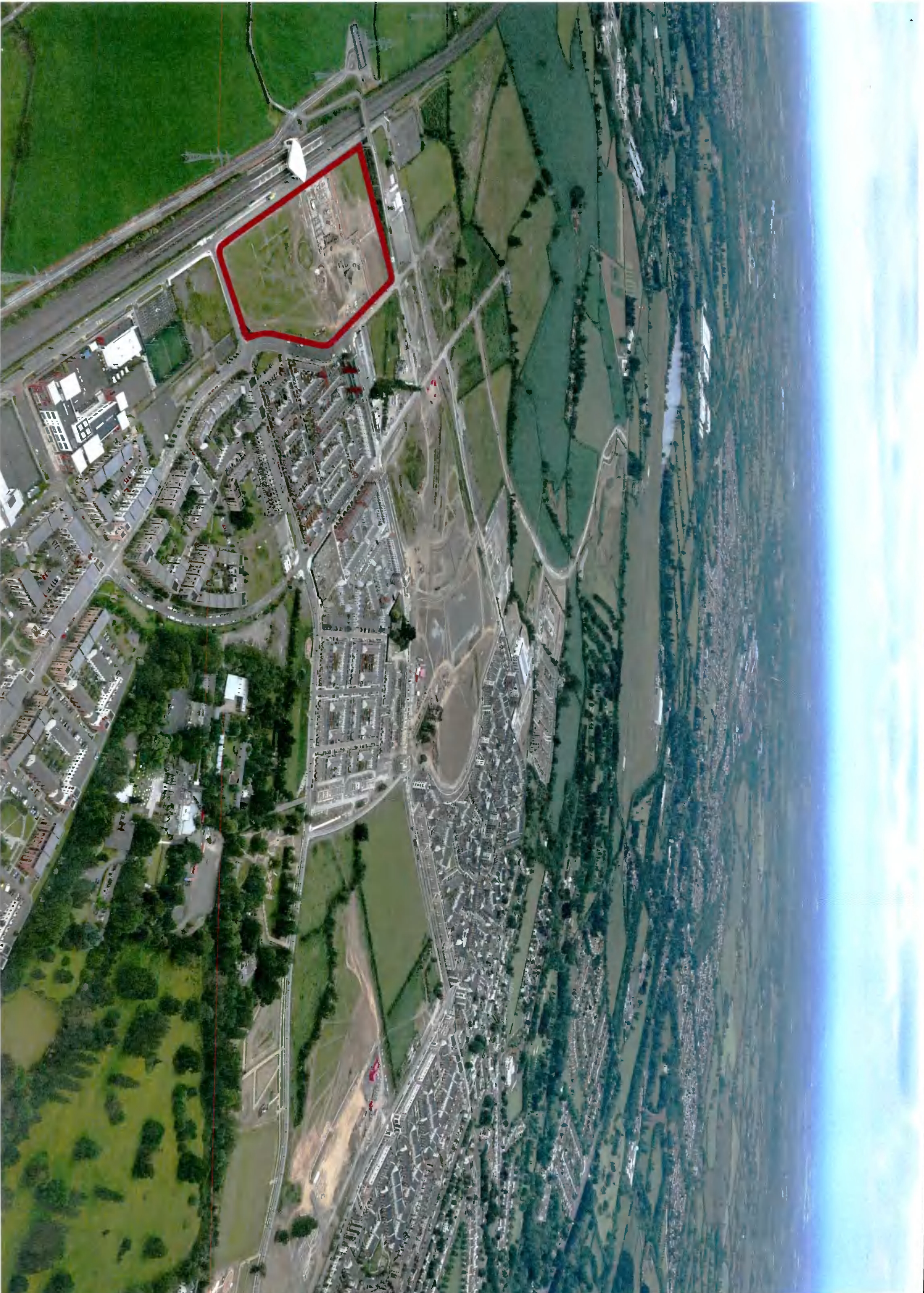
**Linesight**

Fire Consultant



Access Consultant





# 00 INTRODUCTION

# CONTENTS

Reg. Ref: SDZ21A/0020

In preparing our response to this Request for Further Information, the project Design team met with Eoin Burke, Tracy McGibbon, John McGee, Yasir Kahn and Graham Murphy of SDCC on 13/01/2021.

The amendments the applicant is proposing in this submission in response to the Request for Further Information were discussed in detail with SDCC and incorporate their very welcome advice and direction. The without prejudice nature of this pre-submission discussions are acknowledged.

00	Introduction
01	Response to RFI No.1
02	Response to RFI No.3
03	Response to RFI No.4

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@dublincoco.ie](mailto:planning.dept@dublincoco.ie)

Stephen Little & Associates  
26/27, Pembroke Street Upper  
Dublin 2  
D02 X361

## PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1618	Date of Decision: 15-Dec-2021
Register Reference: SDZ21A/0020	Registration Date: 21-Oct-2021

**Applicant:** Quintain Developments Ireland Limited

**Development:**

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).

**Location:** Townlands of Gollierstown, Adamstown, Lucan, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-Oct-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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 provide as much 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.
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.

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 overlaid 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 south-west 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 north-south 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.

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.

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.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

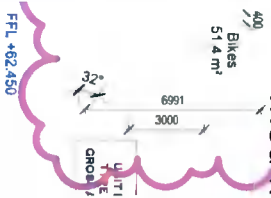
RFI no. 1.

RFI no. 1. (a) & (d)

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 C 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.

**RESPONSE:**

A key reference has been provided on submitted floor plans and elevations indicating a breakdown summary of modifications to residential units.



1. (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.

**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

removed and  
 communal garden,  
 residential units,  
 1 waste stores



RFI no. 1.

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 With Technical Amendment (T/A)

Red dashed line indicates extent of amendments to proposal from previous planning application SDZ21A0007

Pink bubble supersedes planning amendment application and relates to RFI Reg Ref: SDZ21A0020

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, layout widths or lengths reset due to a modified structural grid

RFI no. 1. (d)

A Residential Unit introduced



AsL Drawing Number as previously lodged planning application  
 ADD-HUL-C-DR-A-1011 Revision (P02)

ISSUED FOR FURTHER INFORMATION	
DATE	20/01/2021
BY	ADD-HUL-C-DR-A-1011
FOR	ADD-HUL-C-DR-A-1011
REVISION	ADD-HUL-C-DR-A-1011
DATE	20/01/2021
BY	ADD-HUL-C-DR-A-1011
FOR	ADD-HUL-C-DR-A-1011
REVISION	ADD-HUL-C-DR-A-1011

CLIENT: CURTAIN REELAND LTD.  
 PROJECT: ADAMSTOWN STATION BLOCK G  
 GENERAL ARRANGEMENT - LEVEL B0 - GROUND FLOOR PLAN  
 PROJECT NUMBER: 20/01/2021  
 DATE: 20/01/2021  
 BY: ADD-HUL-C-DR-A-1011  
 FOR: ADD-HUL-C-DR-A-1011  
 REVISION: ADD-HUL-C-DR-A-1011  
 AT: ADD-HUL-C-DR-A-1011

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Legend:  
 With Technical Amendment (T/A)  
 With Technical Amendment (T/A)  
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 With Technical Amendment (T/A)

Red dashed line indicates extent of amendments to proposal from previous planning application SDZ21A0007

Pink bubble supersedes planning amendment application and relates to RFI Reg Ref: SDZ21A0020

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, layout widths or lengths reset due to a modified structural grid

RFI no. 1. (d)

A Residential Unit introduced



AsL Drawing Number as previously lodged planning application  
 ADD-HUL-C-DR-A-1011 Revision (P02)

ISSUED FOR FURTHER INFORMATION	
DATE	20/01/2021
BY	ADD-HUL-C-DR-A-1011
FOR	ADD-HUL-C-DR-A-1011
REVISION	ADD-HUL-C-DR-A-1011
DATE	20/01/2021
BY	ADD-HUL-C-DR-A-1011
FOR	ADD-HUL-C-DR-A-1011
REVISION	ADD-HUL-C-DR-A-1011

CLIENT: CURTAIN REELAND LTD.  
 PROJECT: ADAMSTOWN STATION BLOCK G  
 GENERAL ARRANGEMENT - LEVEL B1 - FIRST FLOOR PLAN  
 PROJECT NUMBER: 20/01/2021  
 DATE: 20/01/2021  
 BY: ADD-HUL-C-DR-A-1011  
 FOR: ADD-HUL-C-DR-A-1011  
 REVISION: ADD-HUL-C-DR-A-1011  
 AT: ADD-HUL-C-DR-A-1011



As submitted to the Council on 11th November 2021  
 Approved by the Council on 11th November 2021  
 Planning Ref: SDZ21/A00020

**Legend:**  
 Red dashed line  
 Indicates extent of amendments to proposal from previous planning application SDZ21/A00007

Pink bubble supersedes planning amendment RFI Reg Ref: SDZ21/A00020



**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, including width of layout widths or lengths reset due to a modified structural grid
- RFI no. 1. (d)  
A Residential Unit introduced



**ISSUED FOR FURTHER INFORMATION**

NO.	REVISION	DATE	BY	FOR
1	ISSUED FOR FURTHER INFORMATION	11/11/2021	...	...

**CLIENT:** QUINCY ISLAND LTD.  
**PROJECT:** ADRIANSTOWN STATION BLOCK G  
**GENERAL ARRANGEMENT - LEVEL B3 - SECOND FLOOR PLAN**

**PROJECT NUMBER:** 2021/001  
**DATE:** 11/11/2021  
**SCALE:** 1:500  
**PROJECT LOCATION:** QUINCY ISLAND LTD.  
**PROJECT ADDRESS:** QUINCY ISLAND LTD.  
**PROJECT REFERENCE:** 2021/001

As submitted to the Council on 11th November 2021  
 Approved by the Council on 11th November 2021  
 Planning Ref: SDZ21/A00020

**Legend:**  
 Red dashed line  
 Indicates extent of amendments to proposal from previous planning application SDZ21/A00007

Pink bubble supersedes planning amendment RFI Reg Ref: SDZ21/A00020



**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, including width of layout widths or lengths reset due to a modified structural grid
- RFI no. 1. (d)  
A Residential Unit introduced



**ISSUED FOR FURTHER INFORMATION**

NO.	REVISION	DATE	BY	FOR
1	ISSUED FOR FURTHER INFORMATION	11/11/2021	...	...

**CLIENT:** QUINCY ISLAND LTD.  
**PROJECT:** ADRIANSTOWN STATION BLOCK G  
**GENERAL ARRANGEMENT - LEVEL B3 - THIRD FLOOR PLAN**

**PROJECT NUMBER:** 2021/001  
**DATE:** 11/11/2021  
**SCALE:** 1:500  
**PROJECT LOCATION:** QUINCY ISLAND LTD.  
**PROJECT ADDRESS:** QUINCY ISLAND LTD.  
**PROJECT REFERENCE:** 2021/001



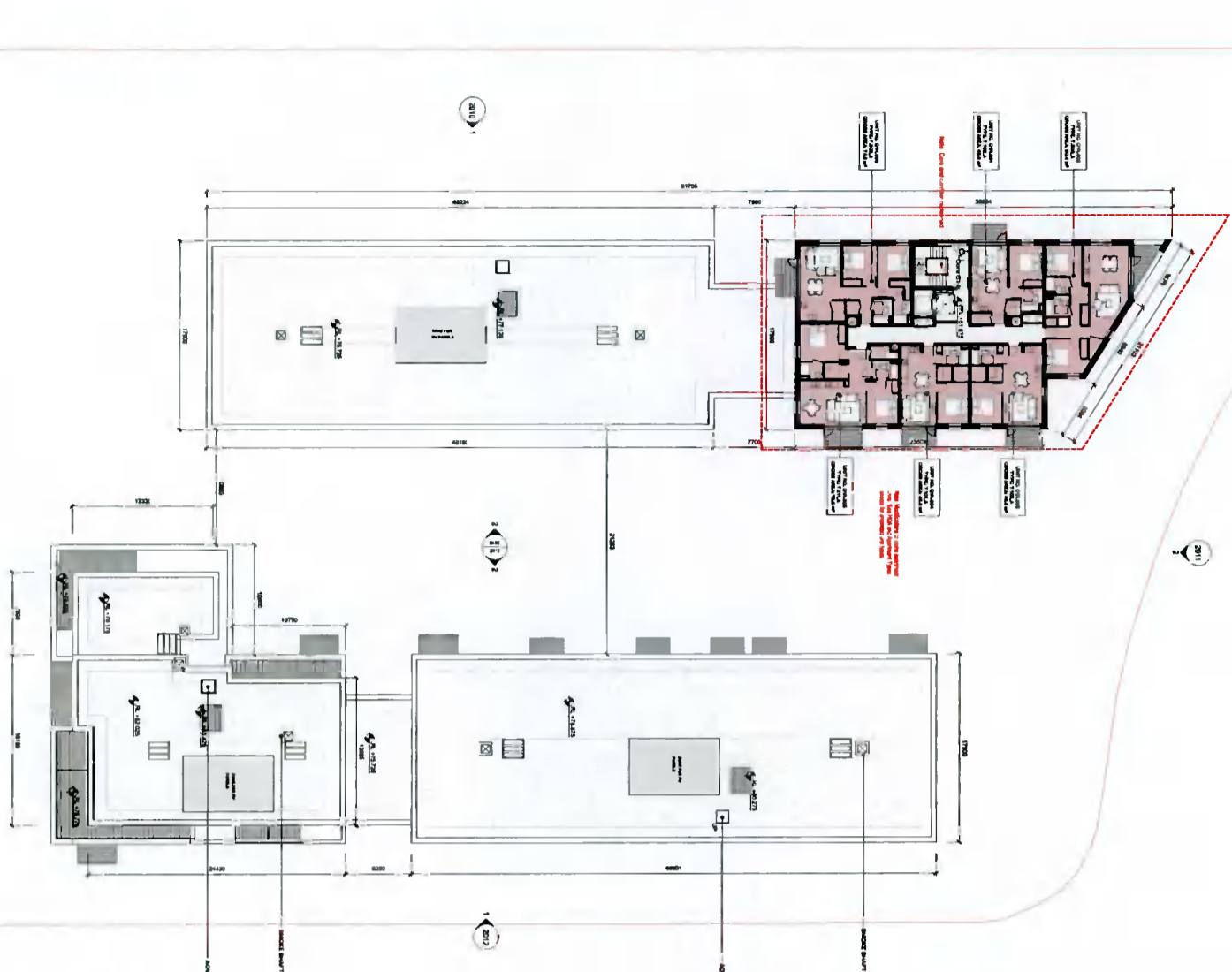
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**Legend:**  
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 indicates extent of amendments to proposal from previous planning application SDZ21/A00007

Pink bubble supercedes planning amendment application and relates to SDZ21/A00020

**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:**  
 Minor adjustments to unit layouts 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



**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR FURTHER INFORMATION	15/05/2024

**CLIENT:** QUINCY BELAND LTD.  
**PROJECT:** ADAMSTOWN STATION BLOCK 6  
**GENERAL ARRANGEMENT - LEVEL 16 - NORTH-FLOOR PLAN**

**DATE:** 15/05/2024  
**SCALE:** 1:500  
**PROJECT NO.:** ADCHL-C06-2024-100  
**ISSUED FOR FURTHER INFORMATION**

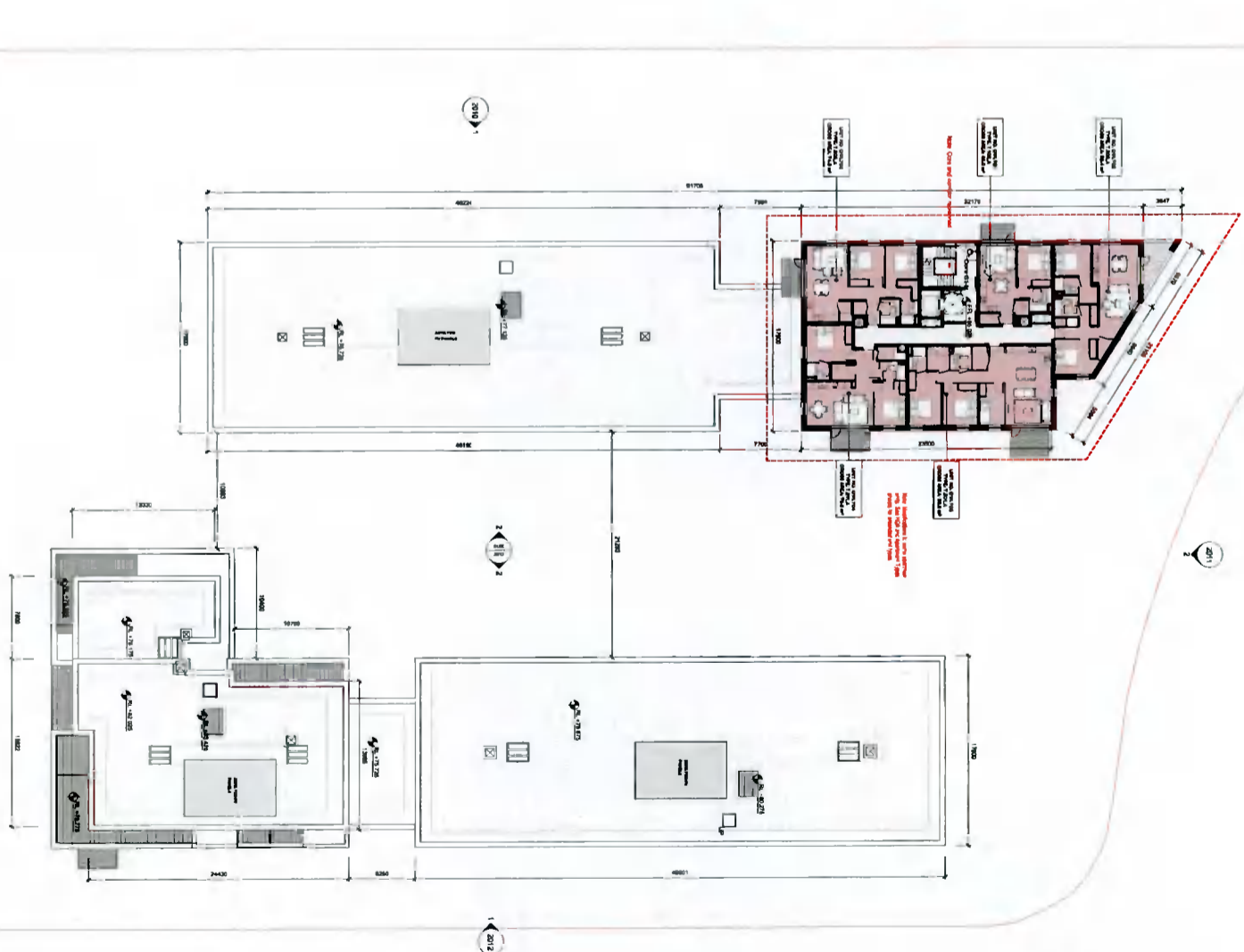
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**Legend:**  
 Red dashed line  
 indicates extent of amendments to proposal from previous planning application SDZ21/A00007

Pink bubble supercedes planning amendment application and relates to SDZ21/A00020

**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:**  
 Minor adjustments to unit layouts 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



**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR FURTHER INFORMATION	15/05/2024

**CLIENT:** QUINCY BELAND LTD.  
**PROJECT:** ADAMSTOWN STATION BLOCK 6  
**GENERAL ARRANGEMENT - LEVEL 16 - NORTH-FLOOR PLAN**

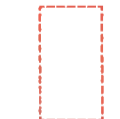
**DATE:** 15/05/2024  
**SCALE:** 1:500  
**PROJECT NO.:** ADCHL-C06-2024-100  
**ISSUED FOR FURTHER INFORMATION**



**RFI no. 1. (d)**  
 A Residential Unit  
 Introduced



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



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

ALL DIMENSIONS TO BE CHECKED ON SITE  
 NO DIMENSIONS TO BE CHECKED FROM PLANNING DRAWINGS  
 DRAWING IS TO BE USED IN CONNECTION WITH RELEVANT CDM/CLINT'S DRAWINGS  
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 Main Transport Material (T/M)  
 DBL Revised No: 150146077



1 GA - ELEVATION - WEST - G1 - PLANNING  
 1 : 200

**RFI no. 3.**

Modifications to perfor screen and screen doors advised

**RFI no. 3. (2)(b)**

Options of car park entrance layout and material with increased accessibility and pedestrian link to communal garden

Have Road (have) proposed and ground floor units advised

**ELEVATION MATERIAL LEGEND**

- BC 01 SELECTED BICYCLE STORE RAILING
- BL 01 BALCONY SYSTEM WITH PPG METAL RAILING
- BL 02 BALCONY SYSTEM WITH GLAZED BALUSTRADE
- BR 01 SELECTED LIGHT COLOURED BRICK
- BR 02 SELECTED DARK COLOURED BRICK
- BR 03 SELECTED GLAZED BRICK
- BR 04 SELECTED HIT AND MISS BRICK
- BR 05 SELECTED GLAZED HIT AND MISS BRICK
- CW 01 SELECTED CURTAIN WALL GLAZING SYSTEM
- DR 01 SELECTED GLAZED ENTRANCE DOOR AND SIGNAGE
- ES 01 ESB DOORS
- CL 01 SELECTED DOUBLE GLAZED WINDOW SYSTEM
- RE 01 EXTERNAL INSULATED RENDER FINISH
- RL 01 SELECTED RAILING SYSTEM
- RS 01 SELECTED METAL RAINSCREEN CLADDING



2 GA - ELEVATION - EAST - G1 - PLANNING  
 1 : 200

**RFI no. 3. (2)(b)**

Options of car park entrance layout and material with increased accessibility and pedestrian link to communal garden

**RFI no. 4.**

External light items provided with communal garden

H/L Drawing Number on previously issued planning application:  
 ADC-HUL-G-ZZ-DR-A-2010 Revision (P02)

**ISSUED FOR FURTHER INFORMATION**

NO.	DATE	BY	FOR
1	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
2	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
3	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
4	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
5	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
6	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
7	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
8	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
9	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION
10	15/07/2021	AD	ISSUED FOR FURTHER INFORMATION

CLIENT: QUINTAIN IRELAND LTD  
 PROJECT: ADAMSTOWN STATION BLOCK G  
 DRAWING: BLOCK G1 - GENERAL ARRANGEMENT - EAST & WEST ELEVATIONS  
 PROJECT NUMBER: ADC-HUL-G-ZZ-DR-A-2010  
 DRAWING NUMBER: P02  
 STATUS CODE: A1  
 DESIGNER: Henry J Lyons  
 CHECKER: PM

**Henry J Lyons**  
 Architects + Interiors  
 51-54 Parnass Street  
 Dublin D02 X488  
 +353 1 588 3333  
 info@henryjlyons.com

# RFI no. 1.

RFI no. 1. (d)

A Residential Unit introduced

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

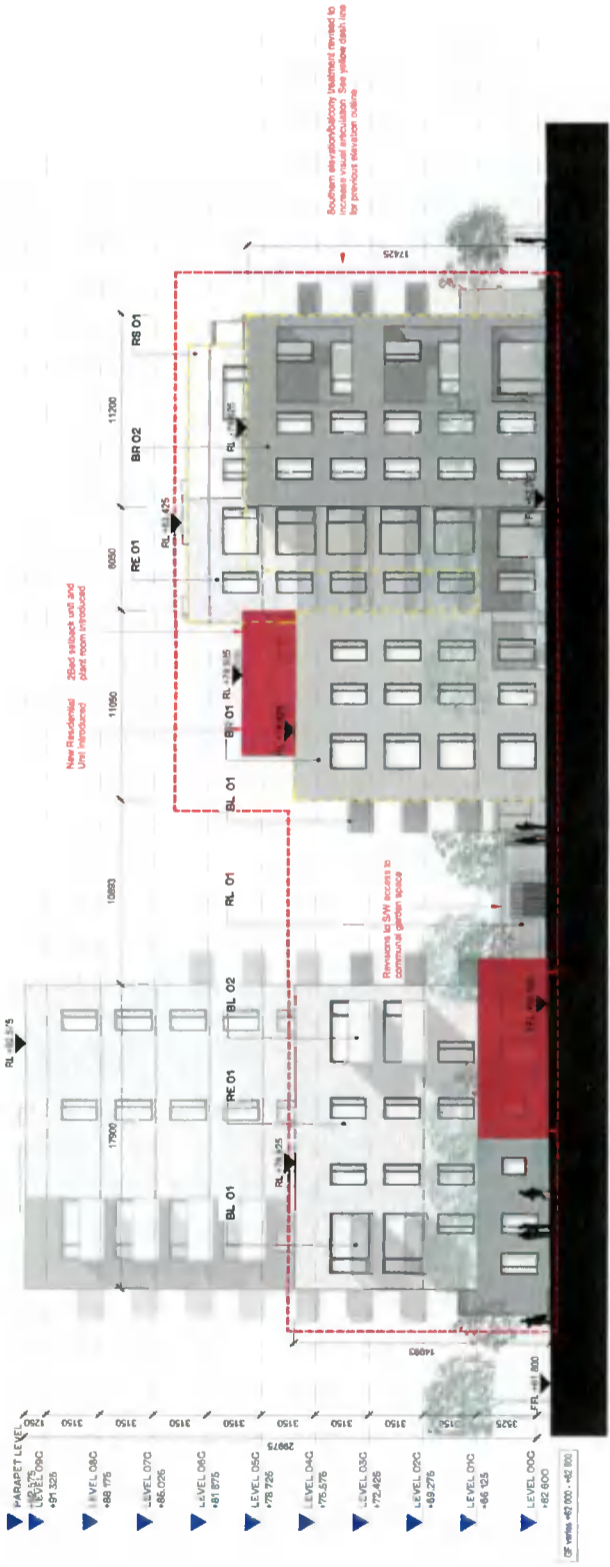
Red dashed line indicates extent of amendments to proposal from previous planning application SDZ21A/0007

ALL DIMENSIONS TO BE CHECKED ON SITE AND DIMENSIONS TO BE CALLED OUT IN DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

Legend:

Irish Transports Manuals (ITM) MAIN HEAD LEVELING DATUM OSB Licence No.: 150145277

Yellow dash line indicates previous elevation outline



1 GA - ELEVATION - SOUTH - PLANNING  
1:200



2 GA - ELEVATION - NORTH - PLANNING  
1:200

## ELEVATION MATERIAL LEGEND

- BC 01 SELECTED BICYCLE STORE RAILING
- BL 01 BALCONY SYSTEM WITH PPC METAL RAILING
- BL 02 BALCONY SYSTEM WITH CLAZED BALUSTRADE
- BR 01 SELECTED LIGHT COLOURED BRICK
- BR 02 SELECTED DARK COLOURED BRICK
- BR 03 SELECTED CLAZED BRICK
- BR 04 SELECTED HIT AND MISS BRICK
- BR 05 SELECTED CLAZED HIT AND MISS BRICK
- CW 01 SELECTED CURTAIN WALL GLAZING SYSTEM
- DR 01 SELECTED CLAZED ENTRANCE DOOR AND SIGNAGE
- ES 01 ESB DOORS
- CL 01 SELECTED DOUBLE CLAZED WINDOW SYSTEM
- RE 01 EXTERNAL INSULATED RENDER FINISH
- RL 01 SELECTED RAILING SYSTEM
- RS 01 SELECTED METAL RAINSCREEN CLADDING

REV	DATE	DESCRIPTION	BY	CHK
01	13/06/21	ISSUED FOR PERMITTING	MJ	ML
02	13/06/21	ISSUED FOR PLANNING APPROVAL	MJ	ML
03	13/06/21	ISSUED FOR FURTHER INFORMATION	MJ	ML
04	13/06/21	ISSUED FOR PLANNING APPROVAL	MJ	ML
05	13/06/21	ISSUED FOR FURTHER INFORMATION	MJ	ML
06	13/06/21	ISSUED FOR PLANNING APPROVAL	MJ	ML
07	13/06/21	ISSUED FOR FURTHER INFORMATION	MJ	ML
08	13/06/21	ISSUED FOR PLANNING APPROVAL	MJ	ML

## ISSUED FOR FURTHER INFORMATION

CLIENT	QUINTAIN IRELAND LTD.
PROJECT	ADAMSTOWN STATION BLOCK G
DRAWING	BLOCK G - GENERAL ARRANGEMENT - NORTH & SOUTH ELEVATIONS
PROJECT NUMBER	130621
SCALE	As detailed
DRAWN	MJ
CHECKED	ML
DATE	13/06/21
STATUS	FOR FURTHER INFORMATION
DRAWING NUMBER	ACC-HUL-G-ZZ-DR-A-2011
REVISION	P04

**Henry J Lyons**  
Architects + Interiors  
150, 158, 1333  
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info@henryjlyons.com

Multi-Drawing Number on previously lodged planning application  
(SDZ21A/0007)  
ADC-HUL-C-ZZ-DR-A-2011 Revision (P02)

**RFI no. 1. (d)**  
 A Residential Unit  
 Introduced



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



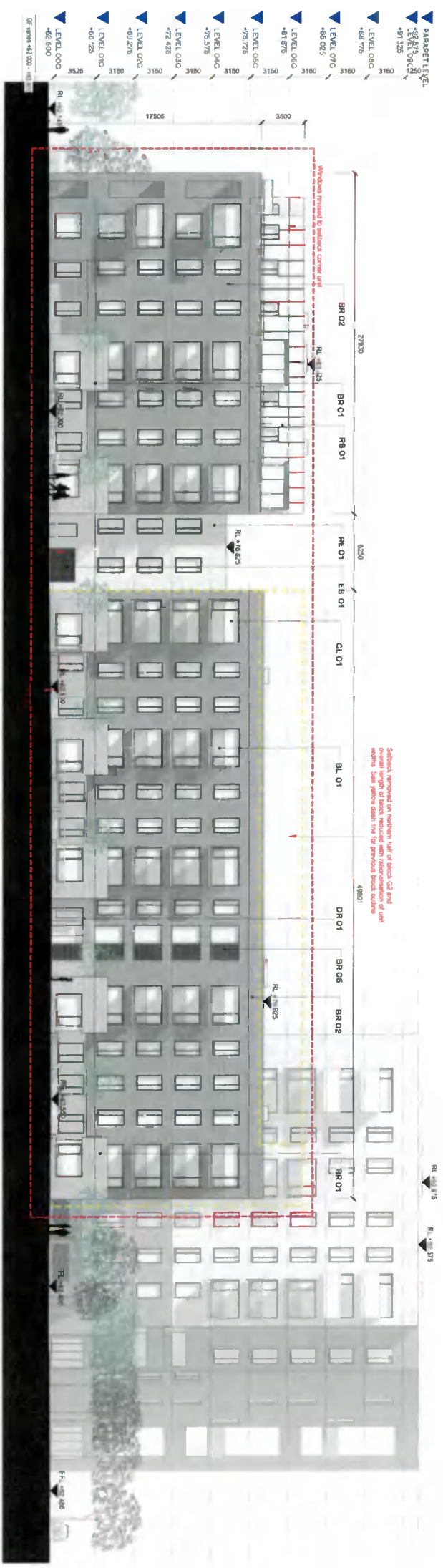
Red dashed line indicates extent of amendments to proposal from previous planning application SDZ21A/0007

ALL DRAWINGS TO BE CHECKED ON SITE  
 DRAWING IS TO BE READ IN CONJUNCTION WITH RELATED CONSULTING DRAWINGS

**Legend:**

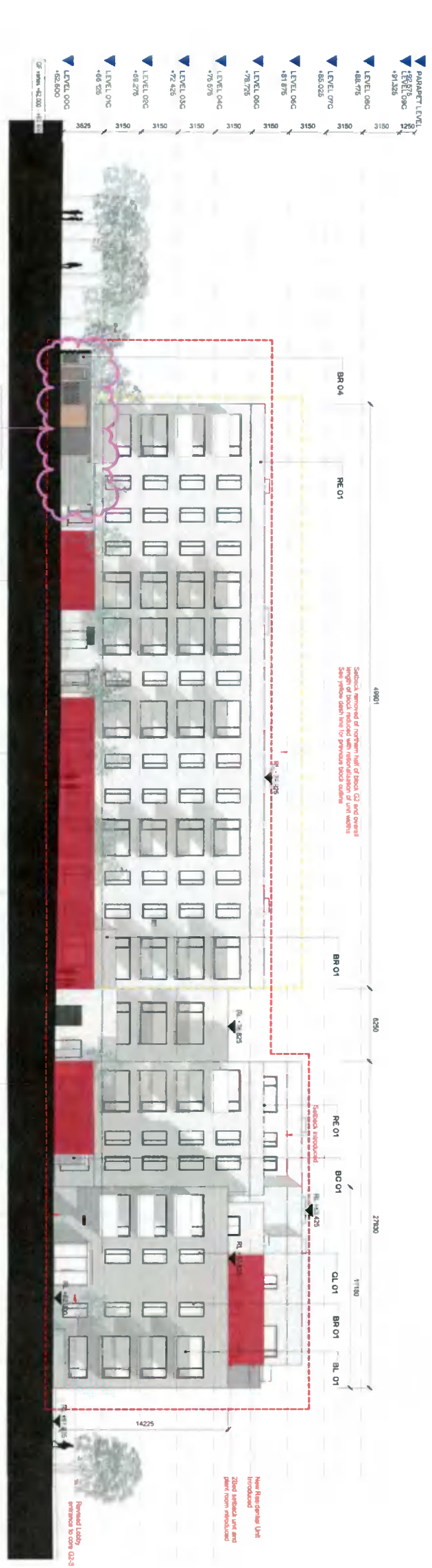
- Value shown in a red circle indicates a proposed level change
- Value shown in a yellow circle indicates a proposed level change

John Thompson Architects (TMA)  
 MAIN HEAD OFFICE: 100, MAIN STREET, DUBLIN 1  
 CBS License No.: 16046077



1 GA - ELEVATION - EAST - G2 - PLANNING  
 1 : 200

- ELEVATION MATERIAL LEGEND**
- BC 01 SELECTED BICYCLE STORE RAILING
  - BL 01 BALCONY SYSTEM WITH PPC METAL RAILING
  - BL 02 BALCONY SYSTEM WITH GLAZED BALUSTRADE
  - BR 01 SELECTED LIGHT COLOURED BRICK
  - BR 02 SELECTED DARK COLOURED BRICK
  - BR 03 SELECTED GLAZED BRICK
  - BR 04 SELECTED HIT AND MISS BRICK
  - BR 05 SELECTED GLAZED HIT AND MISS BRICK
  - CW 01 SELECTED CURTAIN WALL GLAZING SYSTEM
  - DR 01 SELECTED DOUBLE ENTRANCE DOOR AND SIGNAGE
  - ES 01 ESB DOORS
  - CL 01 SELECTED DOUBLE GLAZED WINDOW SYSTEM
  - RL 01 EXTERNAL INSULATED RENDER FINISH
  - RS 01 SELECTED METAL RAINSCREEN CLADDING



2 GA - ELEVATION - WEST - G2 - PLANNING  
 1 : 200

**RFI no. 4.**

New Residential Unit Introduced

New Residential Unit Introduced

New Residential Unit Introduced

New Residential Unit Introduced

New Residential Unit Introduced

**ISSUED FOR FURTHER INFORMATION**

REV	DATE	DESCRIPTION	BY	CHK	APP
01	10/02/22	ISSUED FOR FURTHER INFORMATION	RL	RL	RL
02	11/03/22	SELECTED FOR PLANNING APPLICATION	RL	RL	RL
03	12/06/22	SELECTED FOR PLANNING APPLICATION	RL	RL	RL
04	12/06/22	SELECTED FOR PLANNING APPLICATION	RL	RL	RL
05	12/06/22	SELECTED FOR PLANNING APPLICATION	RL	RL	RL

Full Drawing Number or previously issued planning application:  
 ADC-HLL-G-ZZ-DR-A-2012 Revision (P02)

**Henry J Lyons**  
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PROJECT NUMBER: 130621  
 DRAWING CODE: RL/08  
 STATUS CODE: A1  
 DRAWING NUMBER: ADC-HLL-G-ZZ-DR-A-2012  
 REGION: PM

RFI no. 1.

RFI no. 1. (b)

1. (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.*

RESPONSE:

Drawing ADC-HJL-G-ZZ-DR-A-195 (Rev P03) Open Space Schedule has been corrected.

No less than the minimum required private amenity space is provided for all residential units within Block G.



ALL DIMENSIONS TO BE CHECKED ON SITE  
 NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING  
 DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

**Area Name**

OS1	OS2a	OS2b	OS2c
OS3	OS3a	OS3b	OS3c
OS4	OS4a	OS4b	OS4c
OS5	OS5a	OS5b	OS5c

**EXTERNAL AREAS**

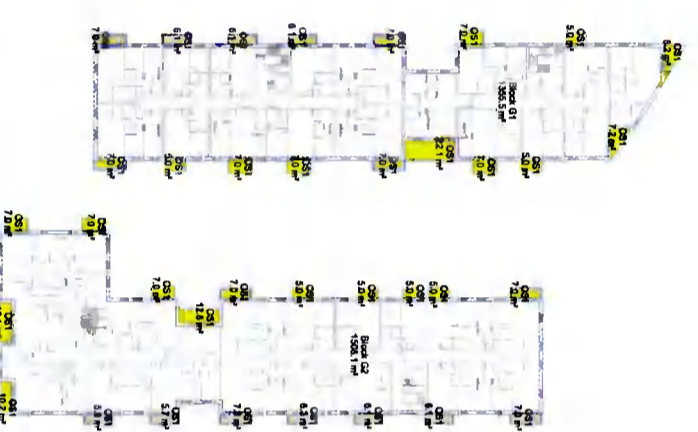
Area Name	Level	Area	Area (sqm)
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OS2a	LEVEL: 000	OS2a	259.0
OS2b	LEVEL: 000	OS2b	212.3
OS2c	LEVEL: 000	OS2c	481.3
OS3	LEVEL: 000	OS3	481.3
OS3a	LEVEL: 000	OS3a	481.3
OS3b	LEVEL: 000	OS3b	481.3
OS3c	LEVEL: 000	OS3c	481.3
OS4	LEVEL: 000	OS4	481.3
OS4a	LEVEL: 000	OS4a	481.3
OS4b	LEVEL: 000	OS4b	481.3
OS4c	LEVEL: 000	OS4c	481.3
OS5	LEVEL: 000	OS5	481.3
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OS5b	LEVEL: 000	OS5b	481.3
OS5c	LEVEL: 000	OS5c	481.3
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OS6a	LEVEL: 000	OS6a	481.3
OS6b	LEVEL: 000	OS6b	481.3
OS6c	LEVEL: 000	OS6c	481.3
OS7	LEVEL: 000	OS7	481.3
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OS7b	LEVEL: 000	OS7b	481.3
OS7c	LEVEL: 000	OS7c	481.3
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OS8a	LEVEL: 000	OS8a	481.3
OS8b	LEVEL: 000	OS8b	481.3
OS8c	LEVEL: 000	OS8c	481.3
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OS17b	LEVEL: 000	OS17b	481.3
OS17c	LEVEL: 000	OS17c	481.3
OS18	LEVEL: 000	OS18	481.3
OS18a	LEVEL: 000	OS18a	481.3
OS18b	LEVEL: 000	OS18b	481.3
OS18c	LEVEL: 000	OS18c	481.3
OS19	LEVEL: 000	OS19	481.3
OS19a	LEVEL: 000	OS19a	481.3
OS19b	LEVEL: 000	OS19b	481.3
OS19c	LEVEL: 000	OS19c	481.3
OS20	LEVEL: 000	OS20	481.3
OS20a	LEVEL: 000	OS20a	481.3
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OS20c	LEVEL: 000	OS20c	481.3

Pink bubble supercedes planning amendment application and relates to SZ21 A0020

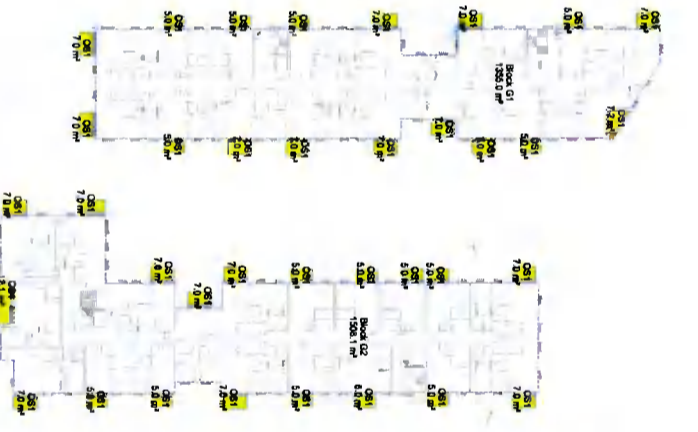
RFI no. 1 (b)  
 Full compliance with minimum private open space area requirements



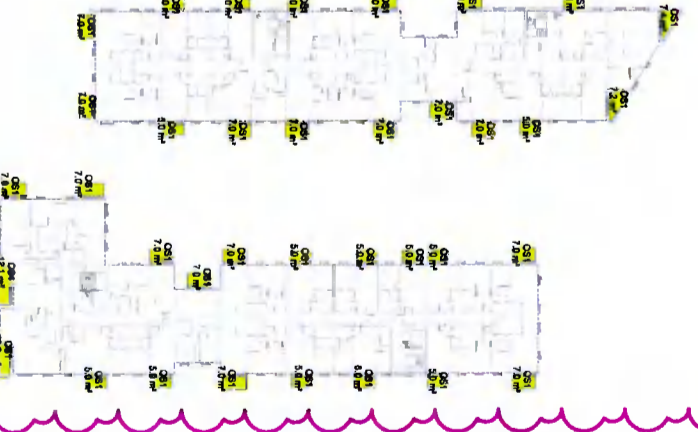
0 LEVEL 00 OPEN SPACE  
 1:500



1 LEVEL 01 OPEN SPACE  
 1:500



2 LEVEL 02 OPEN SPACE  
 1:500



3 LEVEL 03 OPEN SPACE  
 1:500



4 LEVEL 04 OPEN SPACE  
 1:500



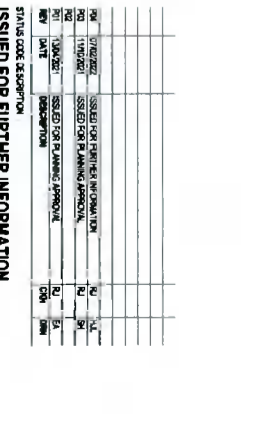
5 LEVEL 05 OPEN SPACE  
 1:500



6 LEVEL 06 OPEN SPACE  
 1:500



7 LEVEL 07 OPEN SPACE  
 1:500



8 LEVEL 08 OPEN SPACE  
 1:500

**ISSUED FOR FURTHER INFORMATION**

CLIENT	QUINTAIN IRELAND LTD.
PROJECT	ADAMSTOWN STATION BLOCK G
DRAWING	OPEN SPACE SCHEDULE
PROJECT NUMBER	AD-CHL-G-ZZ-DR-A-1930
DATE	19/01/2020
DRAWN/CHECKED	KL/DB
REVISION	P04

**Henry J Lyons**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958,

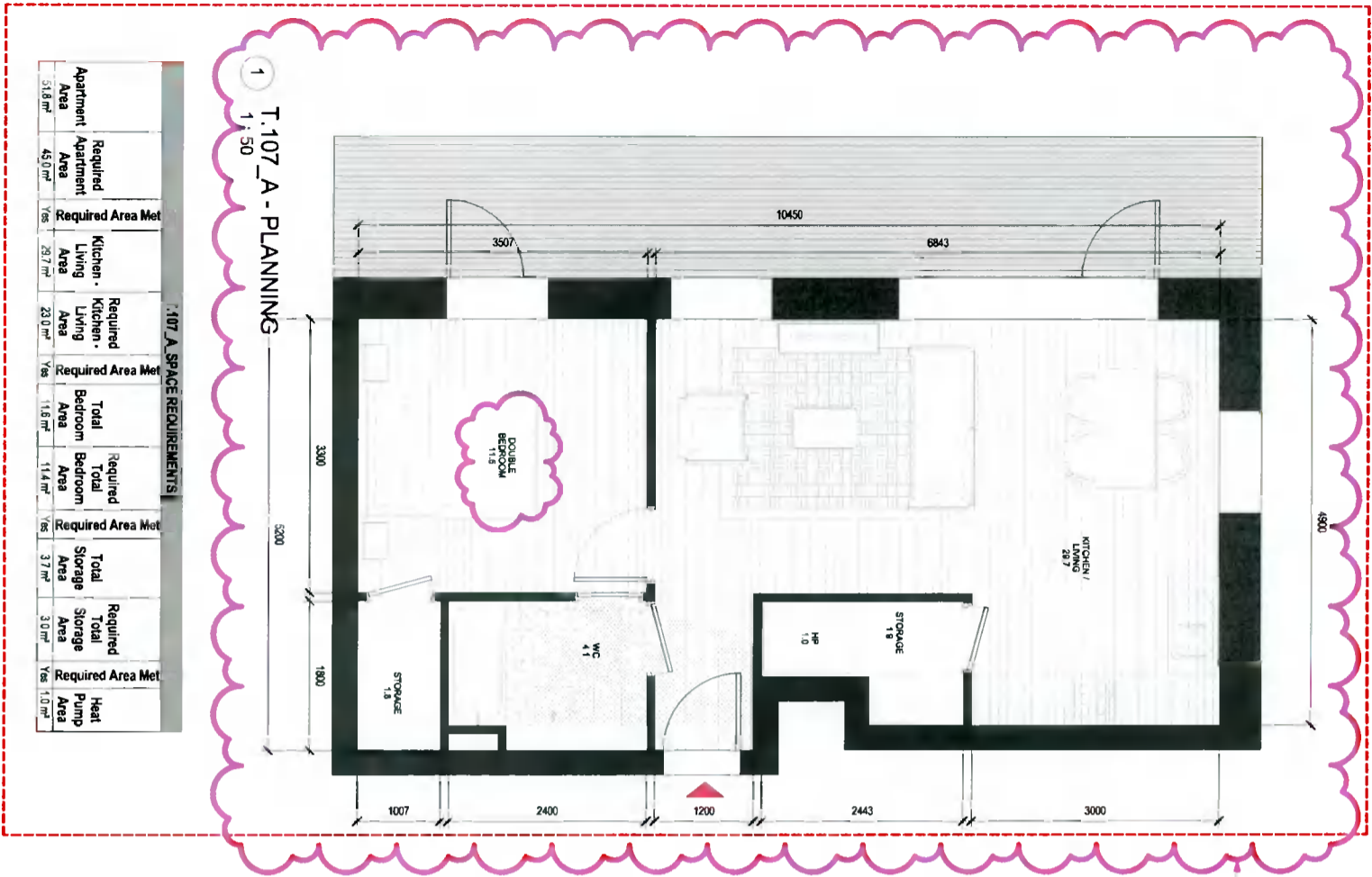
RFI no. 1.

RFI no. 1. (c)

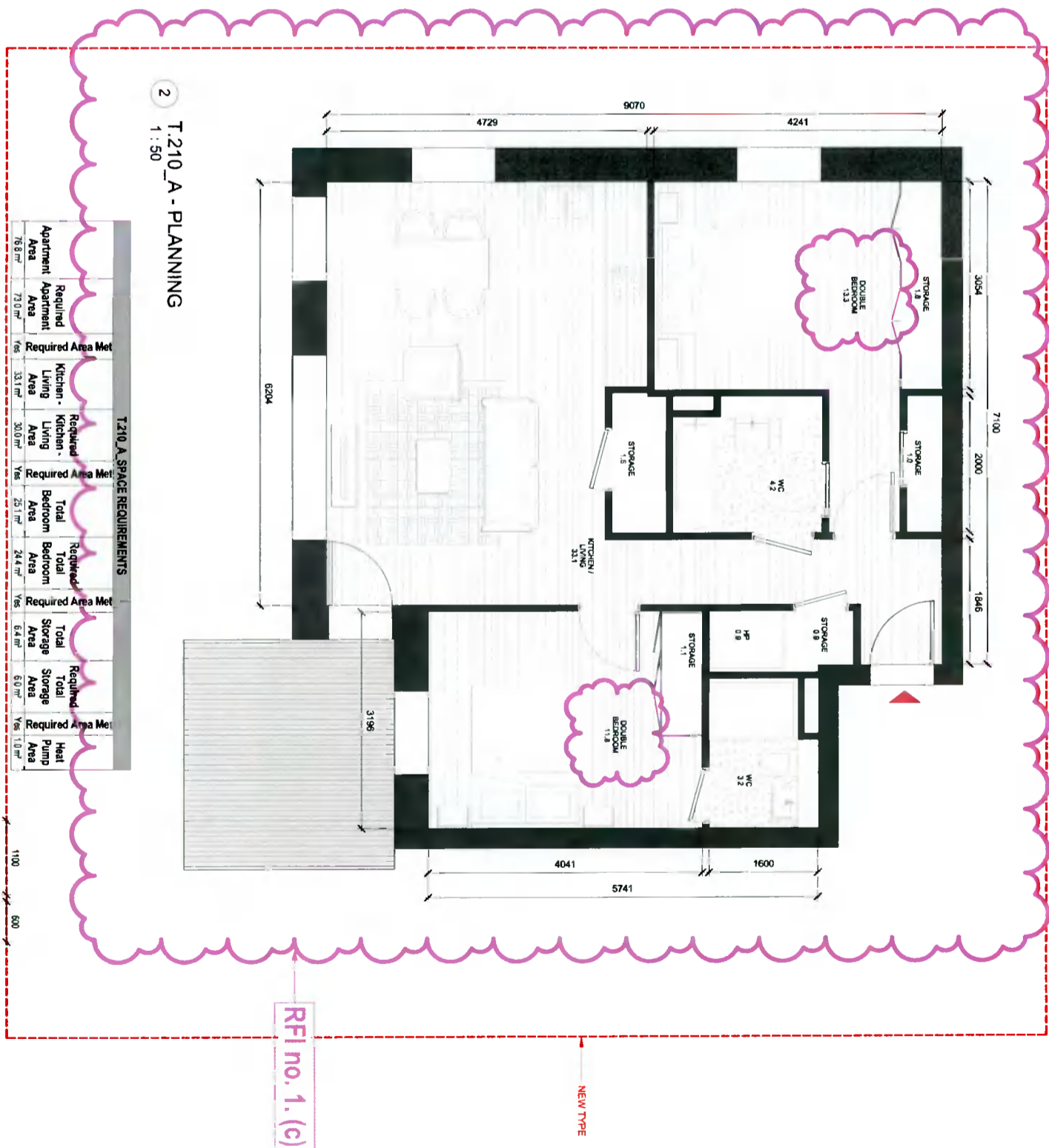
1. (c) Resizing of five apartments proposed at fifth floor level in Block G2 (G2S.501 and G2S.505). The apartment schedule indicates that these meet the minimum aggregate areas and it is apparent that they meet the minimum widths for living areas and bedrooms. Apartment no. 501 is a 1 bed 2 person apartment and 505 is a 2 bed 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).

RESPONSE:

Confirmation of the minimum set bedroom areas achieved in the bedrooms highlighted is outlined on the subsequent page.



APT Q2S.501 IS T.107\_A - HQA STATES 11.6SQM AND DRAWING 8002 STATES 11.6 SQM - REFER TO DRAWING 8002, T.107\_A



APT Q2S.505 IS T.210\_A - HQA STATES 25.1 SQM COMBINED BEDROOM AREA (COMPLIANT) AND DRAWING 8005 STATES 13.3 SQM FOR MAIN BEDROOM AND 11.8 SQM FOR SECOND BEDROOM - REFER TO DRAWING 8005, T.210\_A

RFI no. 3. / 3. (1) / 3. (2)(a) / 3. (2)(b)

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 C1 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 C1 and C2). 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 looked 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 C1 and C2. 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 overlaid 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 south-west 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 C1. Of significant concern is the vehicular access to Block F, which appears to be situated at an important movement pathway that links Blocks C 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 C1) connecting the north-south 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 C1 should be significantly redesigned, to provide for a much-widened pedestrian connection or alternatively should be fully relocated.

RESPONSE:

Significant redesign to the ground floor configuration of the northern half of Block C1 has resulted in a more highly functional and permeable layout.

Now serving as the primary external entrance to the courtyard, the east-west pedestrian access is repositioned to align with the western movement pathway connecting Block C to Block F pedestrian lift cores, and to the heart of 'The Crossings' tile beyond.

In it's proposed location, the passage will serve as a highly active and communal through-way. It becomes an efficient multi-use feature allowing residents to flow freely and gain direct access to Core C1-N, the concierge, amenity space, communal garden and Block G2. At this intersection, an opportunity for a secondary outdoor amenity space is created within the northern half of the courtyard. Here, residents can avail of a south facing landscaped space adjacent the residential amenities.

Large sections of curtain wall glazing provide visibility and connection to the external pedestrian undercroft. These expanses of glass are paired with walls of glazed green brick. The chosen materiality and signage increases the legibility and prominence of the passageway while simultaneously creating a greater sense of arrival and welcome to Block C.

The external area allocated to the previously proposed, narrow, east-west pedestrian access is reclaimed and utilised to provide an additional bicycle store within Block C1. The area of the most northerly located bicycle store is therefore reduced and the surplus space apportioned to the landscaped communal garden.

This bicycle store will be screened by a perforated brick wall and accessed through a sliding gate off the communal garden. Planting and soft landscaping will help to mask the waste store from view along the western north-south street.





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

Lands to be developed in future planning application



- PRIMARY DESIRE LINE BETWEEN BLOCK F CARPARK & BLOCK G
- - - PEDESTRIAN ROUTE ACCESS FROM BLOCK G1 & G2 CORES VIA COURTYARD
- - - PRIMARY PEDESTRIAN ROUTE ACCESS FROM COURTYARD SIDE OWN DOOR UNITS

NO	DATE	DESCRIPTION	BY	CHK
1	2022/02/22	SELECT FOR TENDER FOR DEMOLITION	AL	ML
2	2022/02/22	REVISED FOR TENDER FOR DEMOLITION	AL	ML
3	2022/02/22	REVISED FOR TENDER FOR DEMOLITION	AL	ML

ISSUED FOR FURTHER INFORMATION

CLIENT: QUINTEAN IRELAND LTD.

PROJECT: ADAMSTOWN STATION BLOCK G

DRAWING: EASTWEST PEDESTRIAN ACCESS DESIRE LINES

PROJECT NUMBER	DATE
ADZ21A/0020	2022/02/22
SCALE	DRAWN/ENGINEER
A1	AL/ML
STATUS CODE	DRAWING NUMBER
A1	ADZ-HL-GD-DRA-0802
REVISION	NO
	P04

**Henry J Lyons**

Architects + Planners  
 35/1, 35/3, 35/5  
 Henry Jones Lane  
 Dublin, D02 XA86

RFI no 3 (1)  
 TRUE DESIRE LINE FROM BLOCK G TO THE CROSSINGS

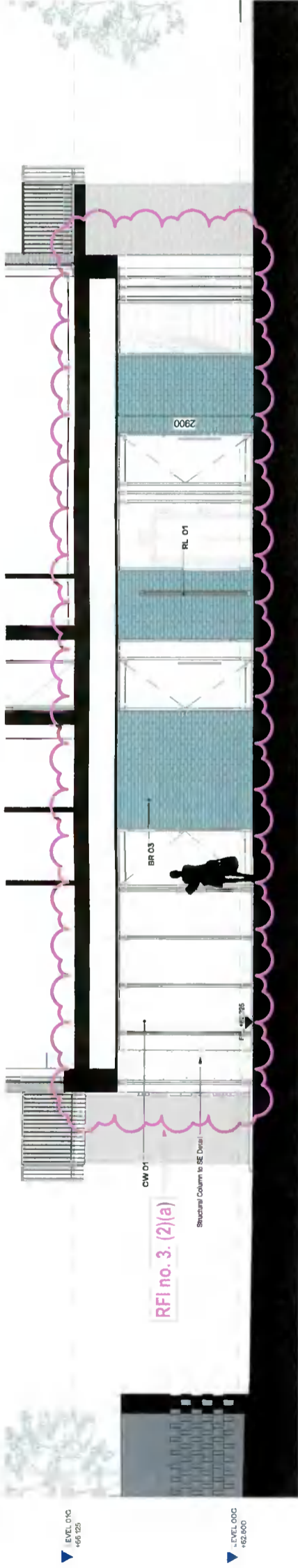
RFI no 3 (1)  
 DEDICATED SECURE PEDESTRIAN LIFT TO RESIDENTIAL CARPARKING SPACES IN BLOCK F

RFI no 3 (1)  
 ON STREET CAR PARKING PROVIDED FOR STREET FRONTING OWN DOOR UNITS

RFI no 3 (1)  
 PRIMARY DESIRE LINE IS ACCESSIBLE FROM VARIOUS LOCATIONS WITHIN G1 & G2 VIA COMMUNAL COURTYARD (CORES G1 & G2), G1-N, G2-S, G2-N AND COURTYARD SIDE OWN DOOR UNITS

Permitted Block F under Reg. Ref: SDZ20A/0008 and amended by SDZ20A/0018

# RFI no. 3.



East-West Pedestrian Access - Section A-A  
1 : 50



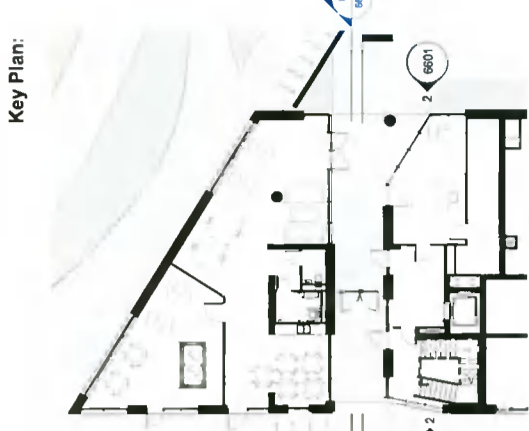
East-West Pedestrian Access - Street Elevation  
1 : 50



East-West Pedestrian Access - Approach from Western-North-South Street

DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

Pink bubble supercedes planning amendment application and relates to RFI Reg.Ref. SDZ21A0020



Key Plan:

## ELEVATION MATERIAL LEGEND

- BC 01 SELECTED BICYCLE STORE RAILING
- BL 01 BALCONY SYSTEM WITH PPC METAL RAILING
- BL 02 BALCONY SYSTEM WITH CLAZED BALUSTRADE
- BR 01 SELECTED LIGHT COLOURED BRICK
- BR 02 SELECTED DARK COLOURED BRICK
- BR 03 SELECTED CLAZED BRICK
- BR 04 SELECTED HIT AND MISS BRICK
- BR 05 SELECTED CLAZED HIT AND MISS BRICK
- CW 01 SELECTED CURTAIN WALL GLAZING SYSTEM
- DR 01 SELECTED CLAZED ENTRANCE DOOR AND SIGNAGE
- ES 01 ESB DOORS
- GL 01 SELECTED DOUBLE CLAZED WINDOW SYSTEM
- RE 01 EXTERNAL INSULATED RENDER FINISH
- RL 01 SELECTED RAILING SYSTEM
- RS 01 SELECTED METAL RAINSCREEN CLADDING

REV	DATE	DESCRIPTION	BY	CHK
01	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
02	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
03	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
04	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
05	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
06	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
07	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
08	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
09	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
10	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
11	01/04/22	ISSUED FOR FURTHER INFORMATION	RJ	TAL
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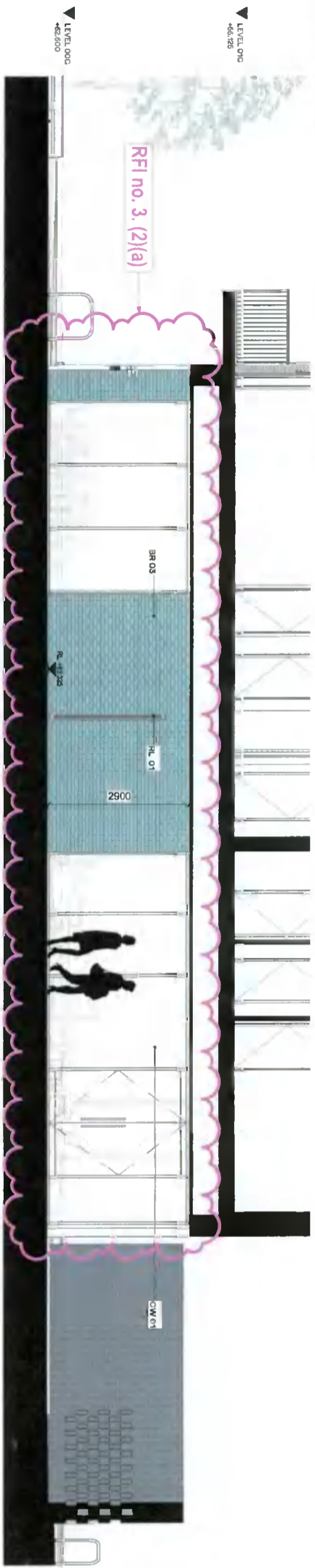
## ISSUED FOR FURTHER INFORMATION

CLIENT	QUINTAIN IRELAND LTD.
PROJECT	ADAMSTOWN STATION BLOCK G
DRAWING	EAST-WEST PEDESTRIAN ACCESS SHEET 01
PROJECT NUMBER	50748
DATE	01/04/22
SCALE	A1
DRAWN	BY: N.J.
CHECKED	BY: N.J.
STATUS CODE	ADC-HJ-CXX-DR-A-600
DRAWING NUMBER	P04
REVISION	P04

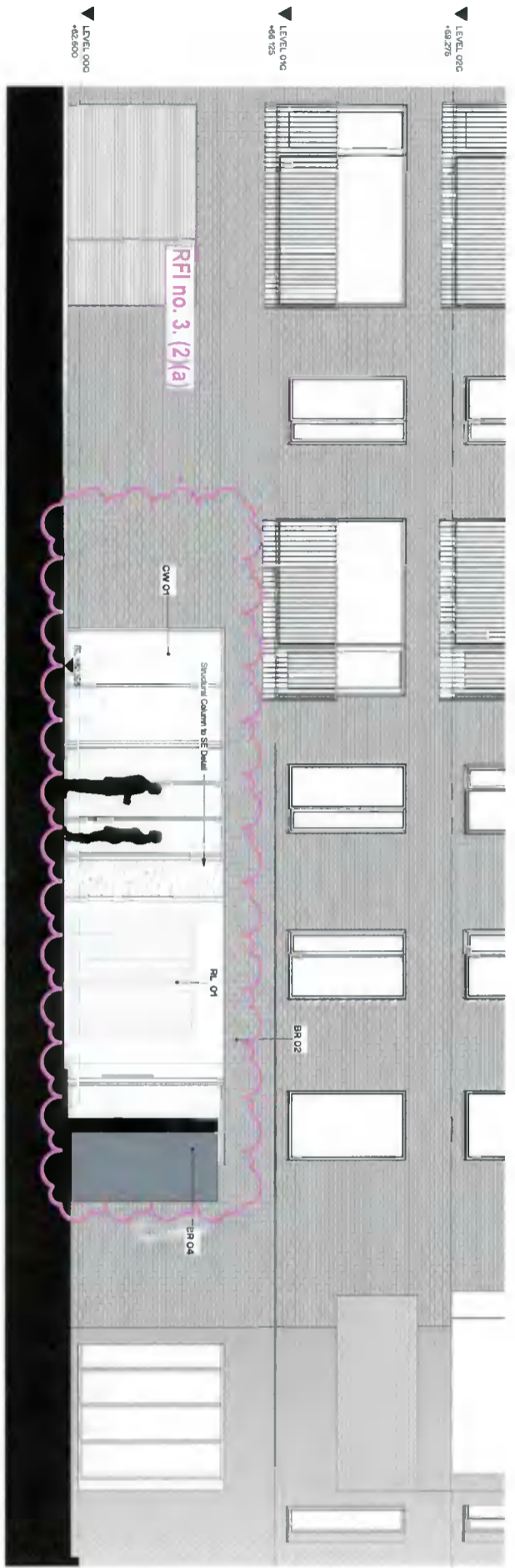
**Henry J Lyons**  
 Architects + Interiors  
 51-53 Pearse Street  
 Dublin D02 X068  
 h.j.lyons@hjl.com  
 +353 1 888 3333



# RFI no. 3.



**B** East-West Pedestrian Access - Section B-B  
1 : 50



**2** East-West Pedestrian Access - Courtyard Elevation  
1 : 50



*Indicative Landscape Layout*

East-West Pedestrian Access - Approach from Communal Open Space

DRIVING TO THE SCALE IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

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

**Key Plan:**



- ELEVATION MATERIAL LEGEND**
- BC 01 SELECTED BICYCLE STORE RAILING
  - BL 01 BALCONY SYSTEM WITH PPC METAL RAILING
  - BL 02 BALCONY SYSTEM WITH GLAZED BALUSTRADE
  - BR 01 SELECTED LIGHT COLOURED BRICK
  - BR 02 SELECTED DARK COLOURED BRICK
  - BR 03 SELECTED GLAZED BRICK
  - BR 04 SELECTED HIT AND MISS BRICK
  - BR 05 SELECTED CLAZED HIT AND MISS BRICK
  - CW 01 SELECTED CURTAIN WALL GLAZING SYSTEM
  - DR 01 SELECTED GLAZED ENTRANCE DOOR AND SIGNAGE
  - ES 01 ESB DOORS
  - CL 01 SELECTED DOUBLE GLAZED WINDOW SYSTEM
  - RE 01 EXTERNAL INSULATED RENDER FINISH
  - RL 01 SELECTED RAILING SYSTEM
  - RS 01 SELECTED METAL RAINSCREEN CLADDING

ISSUED FOR FURTHER INFORMATION

REV	DATE	DESCRIPTION	CHK	TWN

CLIENT	QUINTAIN IRELAND LTD.
PROJECT	ADAMSTOWN STATION BLOCK G
DRAWING	EAST-WEST PEDESTRIAN ACCESS SHEET 02
PROJECT MANAGER	DATE
DRAWN	DATE
SCALE @ A1	DRAWN/CHECKED
AS PERFORMED	BY / NO
STATUS CODE	DRAWING NUMBER
A1	ADC-HL-G-XX-DR-A-6601
	REVISION
	PM

**Henry J Lyons**

Architectural Services  
1031, 11, 1031, 11  
hjl@henryjlyons.com Date: 001/14/20

RFI no. 4.

RFI no. 4.

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.*

RESPONSE:

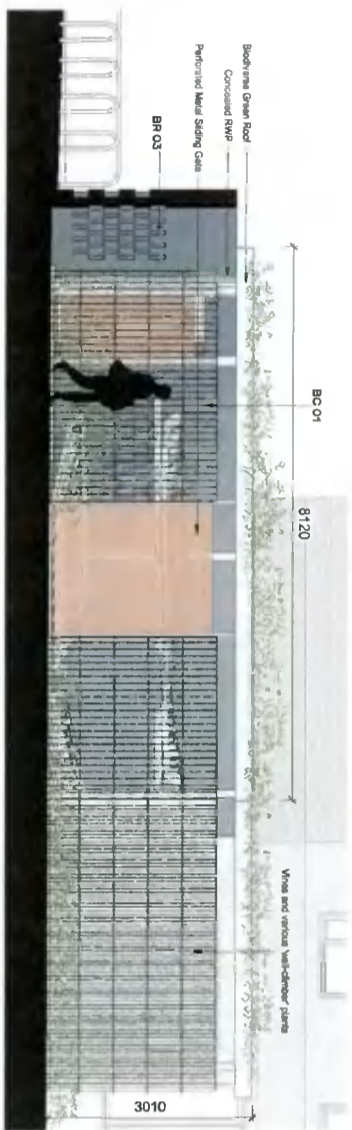
Rearrangement of the east-west external link has allowed for the inclusion of a bicycle store within the built fabric of the building.

Combined with the marginal increase in size to the southern bicycle store, the bicycle shelter to the north of the courtyard is now greatly reduced by 37%, totalling an area of only 51sqm.

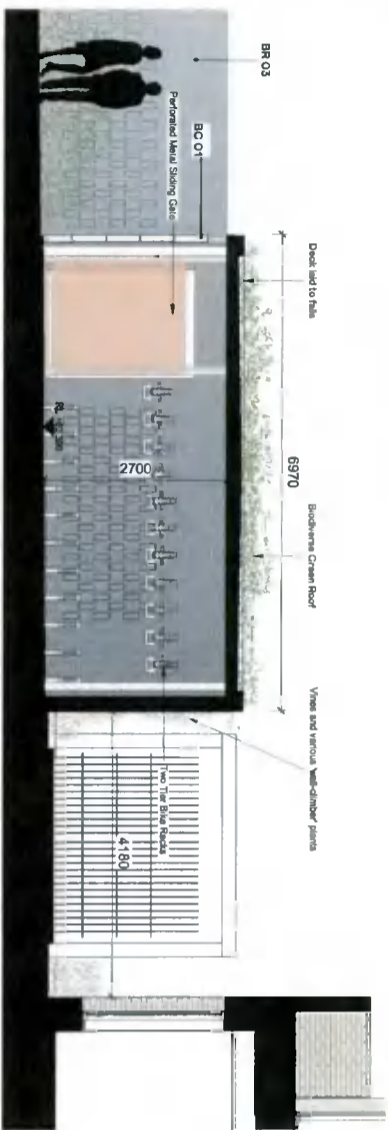
This new store is folded into the fabric of the courtyard perimeter, tucking itself into the angled brick garden wall and therefore apportioning more usable space to the landscape proposal.

A 'green' bike shelter is proposed for all three stores. Vines, shrubs and wall climbing plants help to soften the structures and blend them within the communal garden.

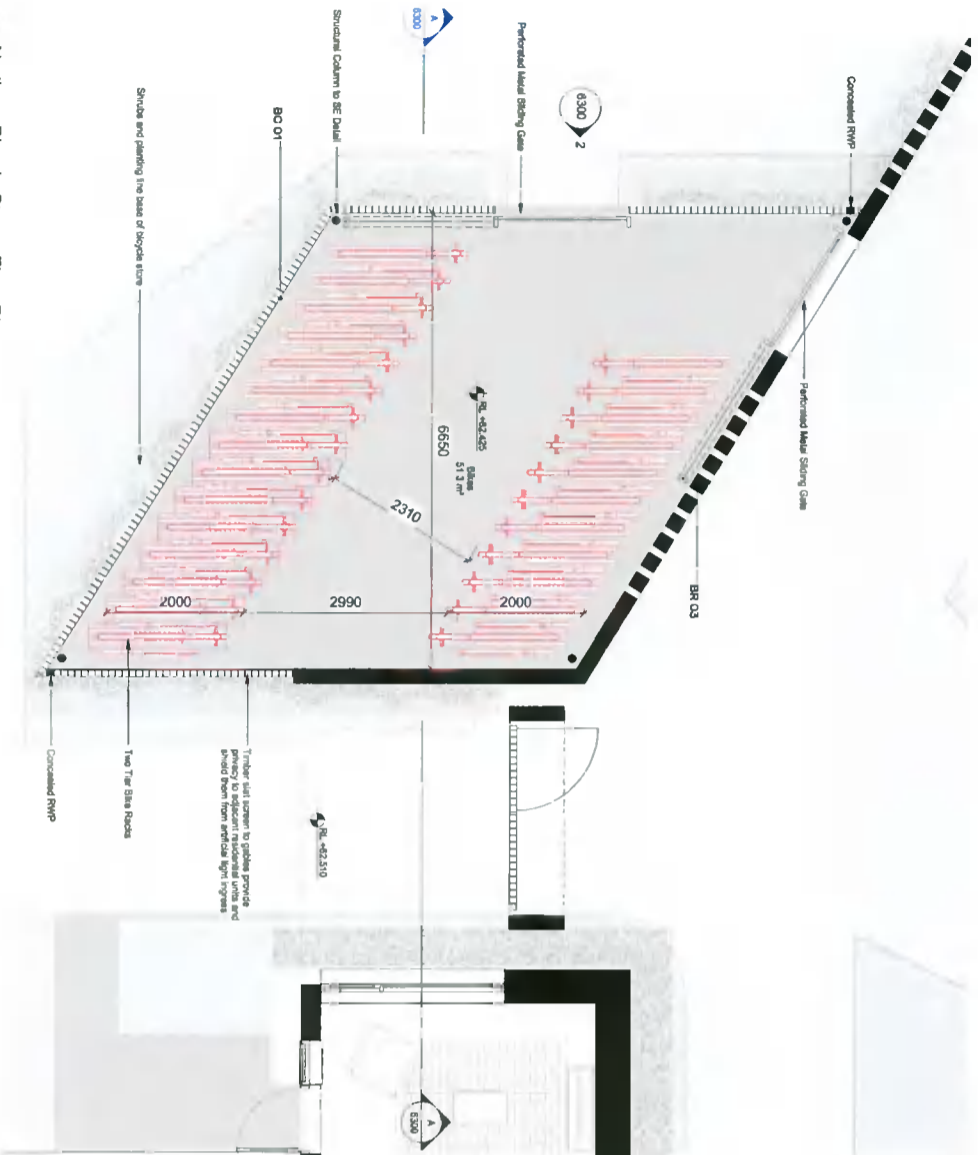
Other sustainability and aesthetic considerations have also been incorporated via the inclusion of a pollinator friendly, biodiverse green roof finish proposed to the roof decks of the 2 external bike stores.



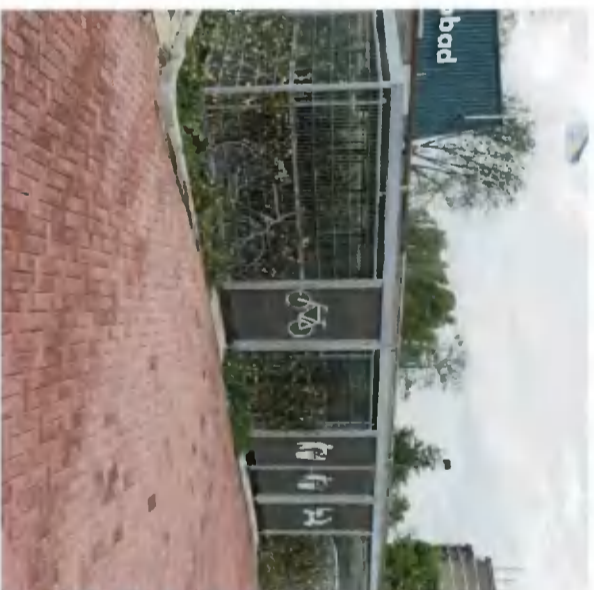
2 Northern Bicycle Store - West Elevation  
1:50



A Northern Bicycle Store - Section A-A  
1:50

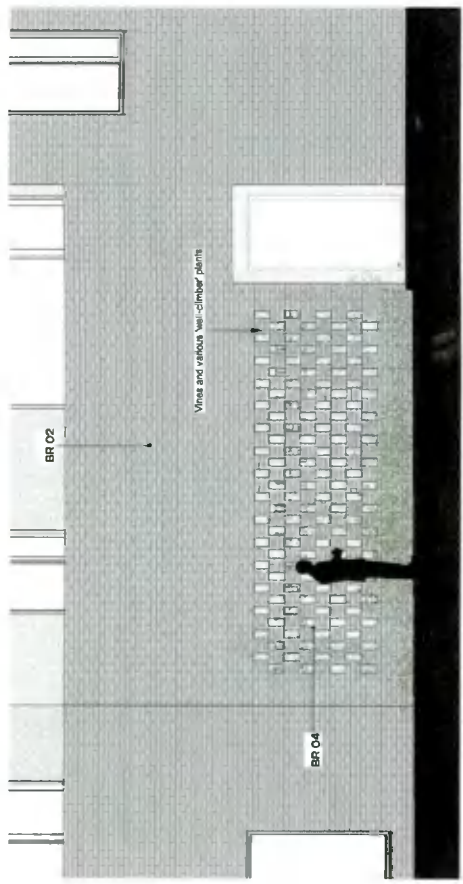


4 Northern Bicycle Store - Floor Plan



REFERENCE IMAGES - PERFORATED METAL GATES AND GRAPHICS

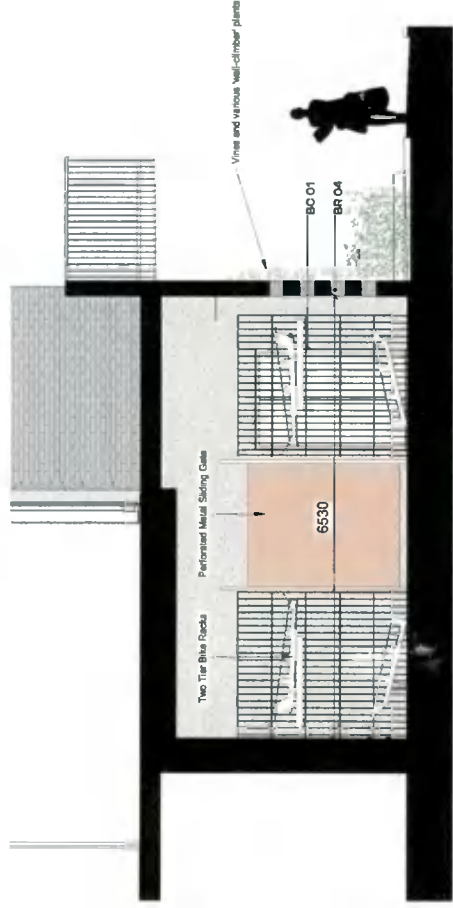




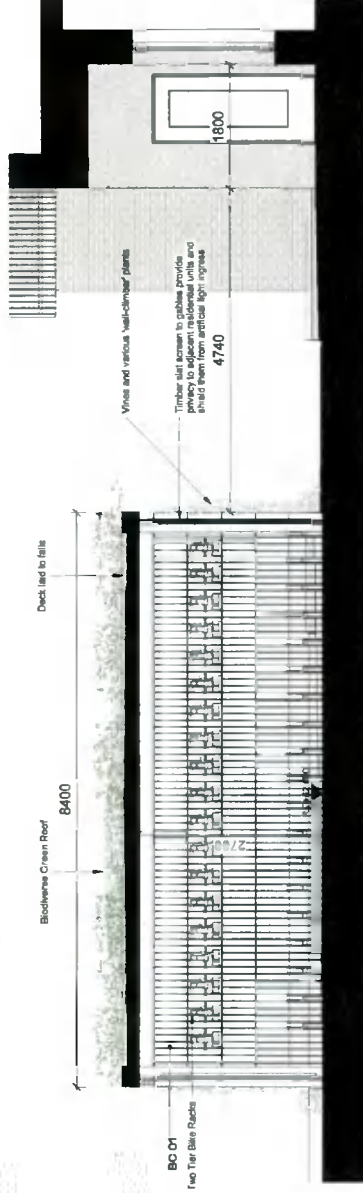
1 Block G1 Bicycle Store - East Elevation  
1 : 50



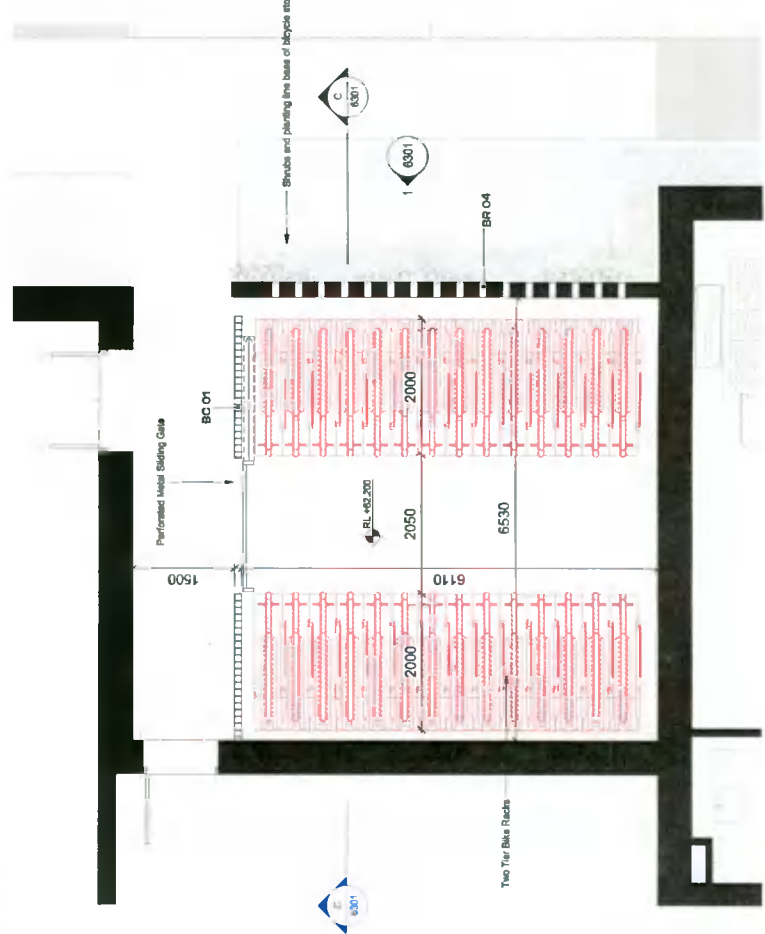
4 Southern Bicycle Store - West Elevation  
1 : 50



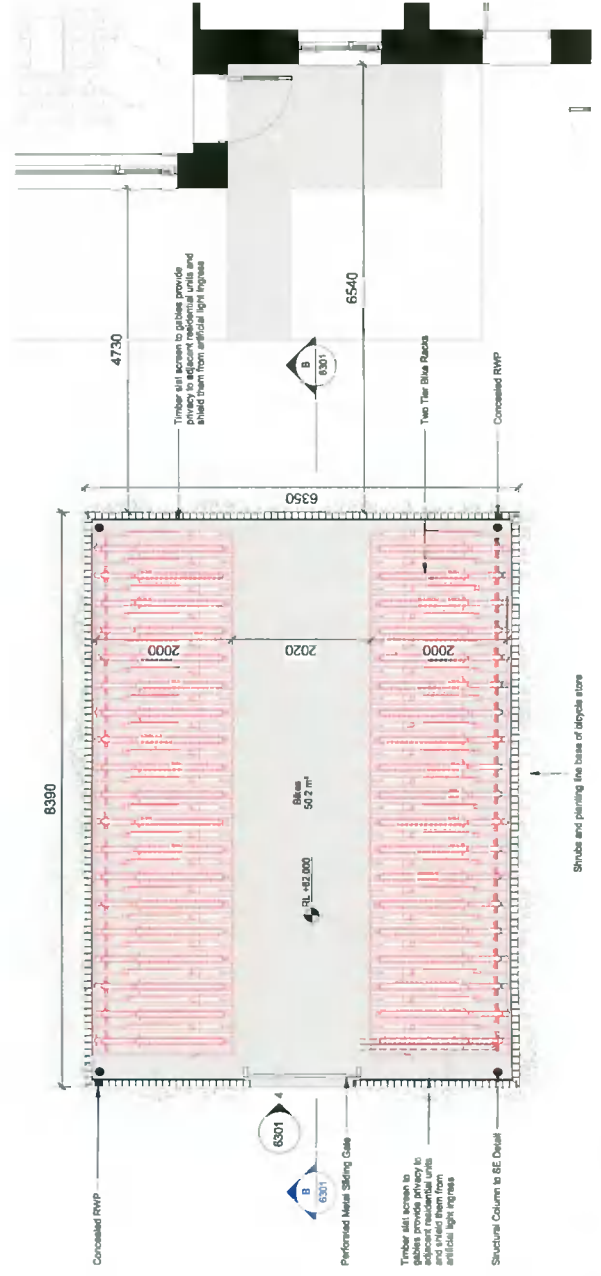
3 Block G1 Bicycle Store - Section C-C  
1 : 50



5 Southern Bicycle Store - Section B-B  
1 : 50



2 Block G1 Bicycle Store - Floor Plan  
1 : 50



6 Southern Bicycle Store - Floor Plan  
1 : 50