

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### Public Realm Planning Report

**Development:** Development of 227 dwellings (24,513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.

**Location:** Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

**Applicant:** Quintain Developments Ireland Ltd.

**Reg. Ref:** SDZ21A/0014  
**Report Date:** 17/02/2022  
**Planning Officer:** Sarah Watson  
**Recommendation:** Grant with Conditions

**Main Concerns:**

1. Play to be universally accessible and comply to relevant safety standards.

**The Public Realm Section has assessed the clarification of additional information for the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines. In the event that the Planning Authority are granting planning permission, the following conditions are recommended:**

**1. Implementation of Landscape Plans**

- a) The landscape plans (doyle + o'troithigh landscape – architecture Drawing No. s LP-01-CFI (14.01.22) LP-02-CFI (18.01.22) and LD-01-CFI (17.01.22) as submitted to the Planning Authority shall be carried out within the first planting season following substantial completion of overall construction works.
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”.
- d) All Planting shall be adequately protected from damage until establishment. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.
- e) The applicant shall retain the services of a suitably qualified Landscape Architect throughout the duration for the site development works.

- f) The applicant's Landscape architect shall provide a certificate of completion with the approved landscape proposals within six months of substantial completion of the development.

**Reason:** In the interests of residential and visual amenity, biodiversity, climate action and sustainable development and in accordance with the relevant green infrastructure and environmental policies and objectives contained within SDCC County Development Plan 2016-2022.

## **2 Play Provision**

a) A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged for agreement with the Planning Authority play space proposals details that incorporate:

- i. A double width slide (for accessible play).
- ii. Steps to double width slide to aid accessibility.
- iii. Engineered woodchip conforming to BS EN 1177 Impact Attenuating Surfacing.
- iv. Tree trunks to be seasoned hardwood, logs to be branched and minimum 4m long
- v. Large (1 tonne) boulders to be placed flat-side up to enable play
- vi. Details of play equipment, and safety surfacing, along with specifications and proof that all play equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground Equipment and Surfacing.
- vii. An indicative Play Map showing typed and age groups catered for.

b) Post installation certification, undertaken by an independent R.P.I.I. accredited (or equivalent) playground inspector is required prior to the Council taking the play area in charge.

**REASON:** To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Children's play, and to provide for the proper planning and sustainable development of the area.

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**Endorsed By: Laurence Colleran**  
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