

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)**

**BMA Planning  
Taney Hall  
Eglinton Terrace  
Dundrum  
Dublin 14**

**Date:** 22-Mar-2022

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

**Register Reference:** SDZ21A/0014/C20

**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.

Condition 20 Play Provision. (a) Prior to the commencement of any landscaping works on site the applicant, owner or developer shall have lodged for written 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

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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.

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

**Applicant:** Quintain Developments Ireland Ltd. Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 14-Mar-2022.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Z.McAuley  
*for Senior Planner*