

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Quintain Developments Ireland Limited

Intends to Apply for **Permission** on this site (approx. 2.43Ha.):

In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin

on lands generally bounded by Adamstown Avenue to the north, to the east by undeveloped lands which benefit from planning permission Reg. Ref. SDZ20A/0008 (as amended by SDZ20A/0016, SDZ20A/0018 and SDZ21A/0017), to the south by Station Road, the railway line and train station and to the west by the railway overpass and its approach road, known locally as 'the farmer's bridge'.

The proposed development comprises Phase Three of the Adamstown District Centre and consists of 37,402sq. m (gross floor area including car parking and storage) of residential development to be constructed in 3no. blocks ranging in height from 2 to 9 storeys. There is a total of 436no. apartments, comprising 9no. studio apartments, 204no. 1-bedroom apartments, 213no. 2-bedroom apartments and 10no. 3-bedroom apartment. An ancillary resident's pavilion building (2 storey) is linked to Block D, ancillary resident's amenity rooms and facilities are also provided at ground floor level of Block A. All apartments are provided with private open space in the form of balconies or gardens. The proposed block description is as follows:

Block A (c. 11,821sq. m gross floor area): 4 - 5 storeys in height, with a total of 143no. apartments (70no. 1-bedroom apartments, 67no. 2-bedroom 4 person apartments and 6no. 3-bedroom apartments). A resident's only podium level, courtyard is provided within Block A. Ancillary plant, storage, waste, and internal bicycle parking rooms provided at ground floor level.

Block C (c. 9,680sq. m gross floor area): 4 - 9 storeys in height, with a total of 124no. apartments (60no. 1-bedroom apartments, 5no. 2-bedroom 3person apartments, 55no. 2-bedroom 4person apartments and 4no. 3-bedroom apartments). Communal open space is provided within 2no. parcels of land to the east of Block C between Block C and Block D. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level.

Block D (c.12,757sq. m gross floor area): 2 - 5 storeys in height, together with linked ancillary resident's pavilion building (2 storey). Block D comprises a total of 169no. apartments (9no. studio apartments, 74no. 1-bedroom apartments, 11no. 2-bedroom 3person apartments, and 75no. 2-bedroom 4person apartments). Communal open space is provided within 2no. parcels of land within Block D. Ancillary plant, amenity rooms and internal bicycle parking rooms provided at ground floor level. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level.

The development provides a total of 3,138 sq. m landscaped public open space. A total of 3,281 sq. m resident's communal open space is provided at ground floor level and at first floor level on a podium above the car parking area. A total of 220no. car parking spaces are provided for this development, with 60no. at street level, 88no. beneath the podium and a further 72no. within the Block F multi-storey car park. 526no. bicycle parking spaces are provided, including 416no. covered, stacked bicycle parking spaces and 110no. Sheffield Stands in the public realm. Photovoltaic panels are provided on the roof of Blocks A, C and D, as well as lift over runs and plant at roof level. The development also includes the provision of ancillary site development, boundary treatments and landscape works.

This proposal is in part amending the extents of boundary of development permitted under Phase 1 Planning Permission Reg. Ref. SDZ20A/0008, as amended by SDZ20A/0016 SDZ20A/0018 and SDZ21A/0017.

The application site incorporates elements of the Adamstown Station Development Areas within the Adamstown Strategic Development Zone. This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

This planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of South Dublin County Council, Planning Department, County Hall, Tallaght, Dublin 24, during normal office hours (Monday to Friday 9.00 am to 4.00 pm excluding bank holidays), and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within a period of 5 weeks, beginning on the date of receipt by the Planning Authority of the Application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.



Signed:

Stephen Little, Stephen Little & Associates, Chartered Town Planners and Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, D02 X361

Date: 13 April 2022