

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

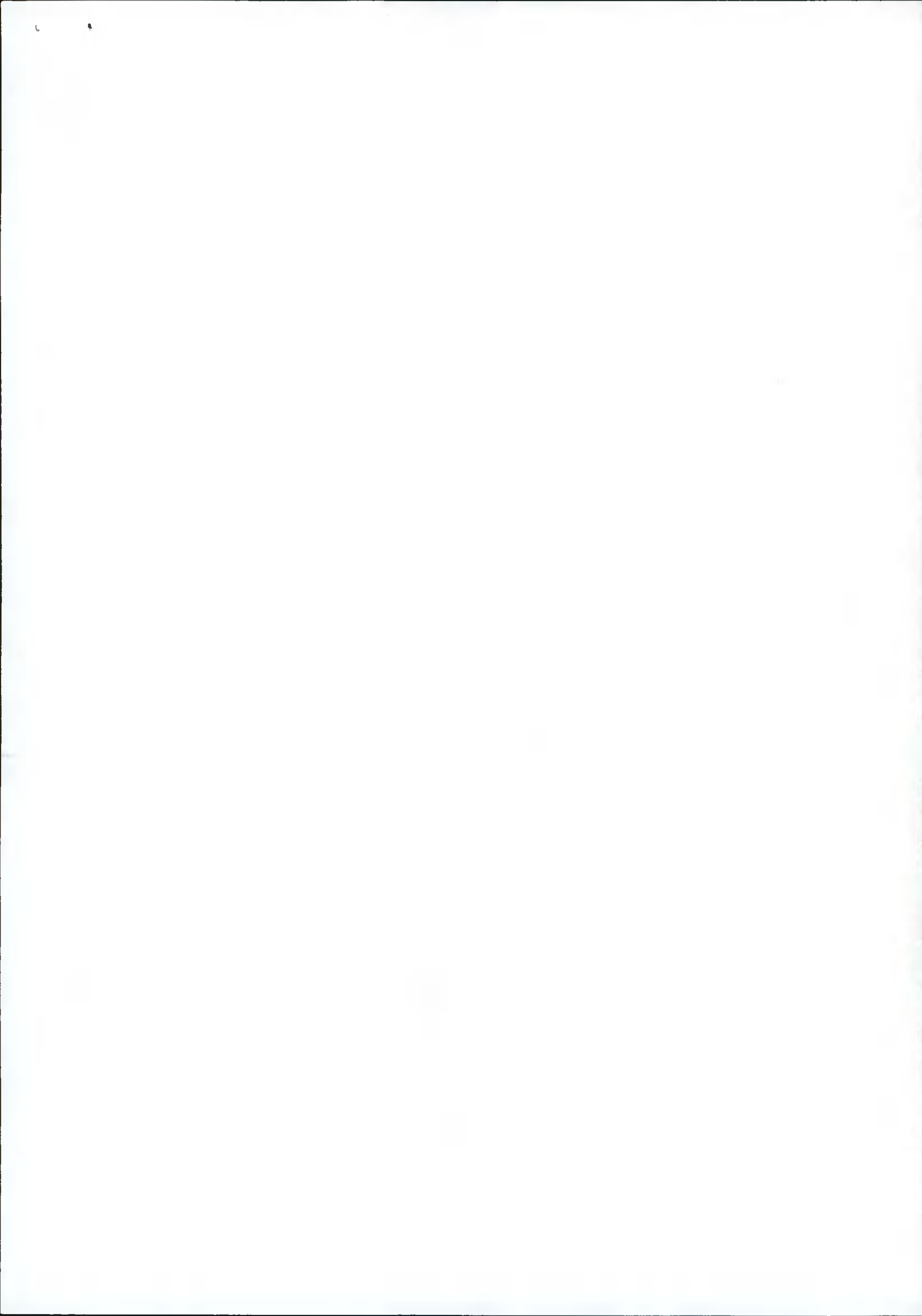
**Chartered Town  
Planners and  
Development  
Consultants**

Address:

10000 ...  
... ..

Contact:

... ..  
... ..



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

Our Ref. 20025

13 April 2022

**RE: PLANNING APPLICATION FOR THE PROVISION OF 436NO. DWELLINGS (UP TO A MAXIMUM OF C. 37,402M<sup>2</sup> GFA INCLUDING CAR PARKING) IN A MIXTURE OF APARTMENTS IN DEVELOPMENT AREA 11 – ADAMSTOWN STATION**

Dear Sir/Madam,

We are instructed by our client, Quintain Developments Ireland Limited, 6<sup>th</sup> Floor, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, to lodge this planning application for the development outlined above and described in the plans and particulars that accompany this planning application.

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

Enclosed herewith are the following documents:

1. Completed Application Form
2. Newspaper Notice published in the Irish Daily Star on 13 April 2022 (1 no. copy of the original newspaper notice)
3. Site Notice erected at 4no. locations on 13 April 2022 (1 no. copy enclosed)
4. Letter of Consent from Adamstown Infrastructure Designated Activity Company
5. Letter of Consent from Adamstown Station 1 Limited
6. Letter of Consent from Adamstown Station & Boulevard Limited.
7. Receipt for Planning Fee paid by Electronic Fund Transfers to South Dublin County Council
8. Part V Validation Letter issued by South Dublin County Council
9. Part V Proposal Letter

6no. copies of the following documents and drawings:

10. Planning Application Report, prepared by Stephen Little & Associates.
11. Planning Drawings, prepared by Henry J Lyons Architects (Please refer to enclosed drawing schedule)
12. Architectural Design Statement including Housing Quality Assessment prepared by Henry J Lyons Architects
13. Engineering Drawings, prepared by CS Consulting Engineers (Please refer to enclosed drawing schedule)

14. Engineering Services Report, prepared by CS Consulting Engineers
15. Specific Flood Risk Assessment, prepared by CS Consulting Engineers
16. Roads Engineering Drawings, prepared by Atkins Consulting Engineers (please refer to enclosed drawing schedule)
17. Roads Design Report, prepared by Atkins Consulting Engineers
18. Transport Statement, prepared by Atkins Consulting Engineers
19. Design Stage Traffic Management Plan, prepared by Atkins Consulting Engineers
20. Stage 1 Road Safety Audit, prepared by Atkins Consulting Engineers
21. Outline Residential Mobility Management Plan, prepared by Atkins Consulting Engineers
22. Landscape Urban Design Statement, prepared by Camlins Landscape Architects
23. Landscape Drawings, prepared by Camlins Landscape Architects (please refer to enclosed drawing schedule)
24. Electrical Site Lighting Layout Block A, C, D Drawing No: DR /E /0001, prepared by OCSC Consulting Engineers
25. Public Lighting Report, prepared by OCSC Consulting Engineers
26. Building Life Cycle Report, prepared by OCSC Consulting Engineers
27. Pedestrian Wind Comfort Study, prepared by OCSC Consulting Engineers
28. Daylight Sunlight Report, prepared by OCSC Consulting Engineers
29. Energy & Sustainability Report, prepared by OCSC Consulting Engineers
30. Resource Waste Management Plan, prepared by Awn Consultants
31. Operational Waste Management Plan, prepared by AWN Consultants
32. Construction Environmental Management Plan, prepared by AWN Consultants
33. Ecological Appraisal, prepared by Brady Shipman Martin
34. Appropriate Assessment Screening Report, prepared by Brady Shipman Martin
35. Acoustic Report, prepared by iAcoustics Integrated Acoustic Solutions
36. CGI's and Photomontages, prepared by Red Vertex
37. Universal Access Statement, prepared by O'Herlihy Access Consultancy
38. Obstacle Limitation Surfaces Assessment, prepared by Cyrrus

We trust that everything is in order and we look forward to receiving a favourable decision from the Planning Authority in due course.

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.

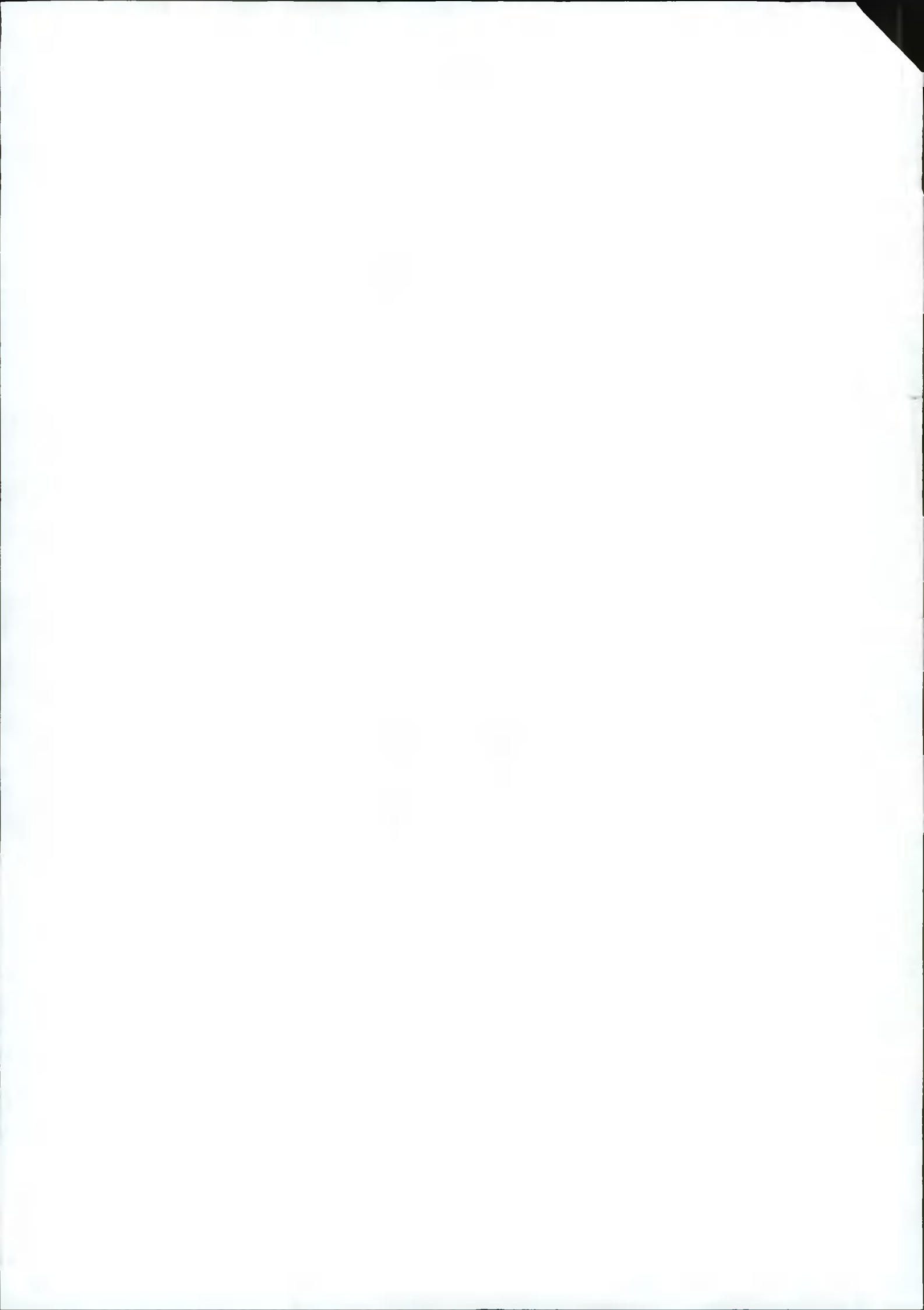
Yours faithfully,



Eoghan Nolan

**STEPHEN LITTLE & ASSOCIATES**

CLIENT					JOB NO		Issued for Planning				
QUINTAIN IRELAND LTD.					950747		Issued for Planning				
Project Name					DAY	08	12				
ADAMSTOWN STATION - BLOCKS A, C, D					MONTH	04	04				
					YEAR	2022	2022				
DRAWING No.		DRAWING TITLE			SCALE	SIZE					
Code	Orig	Zone	Lvl	Type	Role	No.					
<b>0000 SITE</b>											
ADC3	HJL	ACD	00	DR	A	P0001	SITE LOCATION MAP	1:5000	A1	P01	P01
ADC3	HJL	ACD	00	DR	A	P0002	SITE LOCATION MAP	1:1000	A1	P01	P01
ADC3	HJL	ACD	00	DR	A	P0010	SITE LAYOUT PLAN	1:500	A1	P01	P01
<b>1000 GENERAL ARRANGEMENTS</b>											
ADC3	HJL	ACD	00	DR	A	P1010	GENERAL ARRANGEMENT - LEVEL 00 - GROUND FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	01	DR	A	P1011	GENERAL ARRANGEMENT - LEVEL 01 - FIRST FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	02	DR	A	P1012	GENERAL ARRANGEMENT - LEVEL 02 - SECOND FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	03	DR	A	P1013	GENERAL ARRANGEMENT - LEVEL 03 - THIRD FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	04	DR	A	P1014	GENERAL ARRANGEMENT - LEVEL 04 - FOURTH FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	05	DR	A	P1015	GENERAL ARRANGEMENT - LEVEL 05 - FIFTH FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	06	DR	A	P1016	GENERAL ARRANGEMENT - LEVEL 06 - SIXTH FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	07	DR	A	P1017	GENERAL ARRANGEMENT - LEVEL 07 - SEVENTH FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	08	DR	A	P1018	GENERAL ARRANGEMENT - LEVEL 08 - EIGHTH FLOOR PLAN	1:200	A0	P01	P01
ADC3	HJL	ACD	RF	DR	A	P1019	GENERAL ARRANGEMENT - LEVEL 09 - ROOF PLAN	1:200	A0	P01	P01
<b>2000 ELEVATIONS</b>											
ADC3	HJL	ACD	ZZ	DR	A	P2001	CONTEXTUAL ELEVATIONS	1:500	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2010	BLOCK A ELEVATIONS	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2011	BLOCK A ELEVATIONS PODIUM	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2012	BLOCK C ELEVATIONS	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2014	BLOCK D ELEVATIONS	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2015	BLOCK D ELEVATIONS - COURTYARD	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P2020	RESIDENTS PAVILLION ELEVATIONS	1:100	A1	P01	P01
<b>3000 SECTIONS</b>											
ADC3	HJL	ACD	ZZ	DR	A	P3001	SITE SECTIONS	1:500	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P3010	BLOCK A SECTIONS	1:200	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P3011	BLOCKS C & D SECTIONS	1:200	A1	P01	P01
<b>8000 APARTMENT TYPES</b>											
ADC3	HJL	ACD	ZZ	DR	A	P8000A	APARTMENT TYPES BLOCK A KEY PLAN	1:500	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8000C	APARTMENT TYPES BLOCK C KEY PLAN	1:500	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8000D	APARTMENT TYPES BLOCK D KEY PLAN	1:500	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8001	APARTMENT TYPES - Sheet 1	1:100	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8002	APARTMENT TYPES - Sheet 2	1:100	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8003	APARTMENT TYPES - Sheet 3	1:100	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8004	APARTMENT TYPES - Sheet 4	1:100	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8005	APARTMENT TYPES - Sheet 5	1:100	A1	P01	P01
ADC3	HJL	ACD	ZZ	DR	A	P8006	APARTMENT TYPES - Sheet 6	1:100	A1	P01	P01
<b>9000 MISCELLANEOUS</b>											
ADC3	HJL	ACD	ZZ	DR	A	P9001	PROPOSED PART V ALLOCATION	1:200	A1	P01	P01
<b>REPORTS AND SCHEDULES</b>											
ADC3	HJL	ACD	XX	RE	A	0002	ARCHITECTURAL DESIGN STATEMENT		A3		P01
ADC3	HJL	ACD	XX	RE	A	0002	CGI VISUALS		A3		P01
ADC3	HJL	ACD	XX	SC	A	0001	HQA SUMMARY BLOCK ACD		A3		P01
ADC3	HJL	ACD	XX	SC	A	0002	HQA BLOCK ACD		A3		P01
ADC3	HJL	ACD	XX	SC	A	0003	HQA ALL APARTMENTS		A3		P01
ADC3	HJL	ACD	XX	SC	A	0004	PART V SCHEDULE		A4		P01
<b>CIRCULATION</b>					Issued by	RJ	RJ				
NAME					COMPANY						
Client	Quintain Ireland				QI	Email	X				
Quantity Surveyor	Linesight				LINESIGHT	Email	X				
Planning Consultant	Stephen Little & Associates				SLA	Email	X				
Civil & Structural Engineer	Cronin Sutton Consulting Engineers				CS	Email	X				
Mechanical & Electrical Engineer	O'Connor Sutton Cronin				OCSC	Email	X				
Landscape Architect	Camlins				Camlins	Email	X				
Fire Safety Consultant	Maunce Johnson & Partners				MJP	Email	X				
Accessibility Consultant	O'Hehir Access Consultants				OHAC	Email	X				
FOR Primary(P) Planning(PL) Building Construction(B) Fire Cert(FC) Pre Tender(PT) Tender (T) Construction (C)							(PL)				





# QUINTAIN

Quintain Developments Ireland Ltd,  
Fitzwilliam Court,  
Leeson Close,  
Dublin, D02 YW24

South Dublin County Council  
Planning Department  
County Hall  
Town Centre  
Tallaght  
Dublin 24

8<sup>th</sup> April 2022

## Subject to Agreement/Without Prejudice

**RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY QUINTAIN DEVELOPMENTS IRELAND LIMITED FOR PERMISSION FOR RESIDENTIAL DEVELOPMENT AT ADAMSTOWN STATION, LUCAN, CO. DUBLIN.**

Dear Sir/Madam,

We write to the Planning Authority regarding the above matter and refer to the above-mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with South Dublin County Council prior to submission of the Commencement Notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

### Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V. The proposals for Block A, C and D comprise 436 units @ 10% equates to 44 units.

### Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority currently is €16,000,769 on the basis of the Council acquiring 44 no. units.

### Identification of Units

In the context of the Block A, C and D development at Adamstown Station as shown in this planning application it is therefore proposed to provide up to 44 units on site in total to comply with Part V of the Act. It is proposed to provide the accommodation in the form of:







# QUINTAIN

Unit Type	No. of units	Unit size Sq m (Avg)	Unit size Sq ft (Avg)
1 bedroom apartment	13	49.69	535
2-bedroom apartment	28	73.46	791
3-bedroom apartment	3	92.4	995
<b>Total</b>	<b>44</b>		

with an estimated cost per unit to the Local Authority as follows:-

- 13 no. 1 bedroom apartment – €3,695,546
- 28 no. 2 bedroom apartment – €10,888,612
- 3 no. 3 bedroom apartment – €1,416,611

The above is subject to change depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal.

### Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs are set out below: -

Unit Type Avg	1 bed Apt	2 bed Apt	3 bed Apt
Size (m <sup>2</sup> )	49.5	70.6	92.4
Construction Cost	131,175	187,090	244,860
Builders Profit	14,113	18,831	23,705
Development Costs	97,458	122,972	139,166
Land Cost	5,000	5,000	5,000
VAT @ 13.5%/ 23%	35,680	40,164	59,472
<b>Total Estimated Costs</b>	<b>283,427</b>	<b>376,275</b>	<b>472,204</b>
<b>Total Number of Units</b>	<b>13</b>	<b>28</b>	<b>3</b>
<b>Subtotal</b>	<b>3,695,546</b>	<b>10,888,612</b>	<b>1,416,611</b>
<b>TOTAL</b>	<b>16,000,769</b>		

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. Furthermore, the costs referenced above are valid at a point in time and will be required to be reviewed given current inflationary pressure in the market. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

*Margo Hogan*

QUINTAIN DEVELOPMENTS IRELAND LTD

QUINTAIN DEVELOPMENTS IRELAND LTD | FITZWILLIAM COURT | LEESON CLOSE | DUBLIN 2 | D02YW24 | IRELAND  
TELEPHONE +353 (01) 5260352 | WEBSITE WWW.QUINTAIN.IE  
QUINTAIN IRELAND BOARD | TIMOTHY BEAULAC (USA) | EDDIE BYRNE | JOHN HENNESSY | MICHAEL HYNES  
MICHAEL JENKINS (AUS) | JEFF JOHNSON | JAMES RIDDELL (UK)  
COMPANY REGISTRATION NUMBER 656280

