

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### HOUSING DEPARTMENT

16<sup>th</sup> May 2022

*Michael Mulhern*

*Director of Land Use, Planning and Transportation*

*Dept. of Development, Economic & Transport Planning*

**FAO: Caitlin O'Shea**

**Re: Reg Ref: SDZ22A/0006**

**Location: Tandy's Lane, In the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin**

**Applicant: Quintain Developments Ireland Limited**

**Proposal:** *Construction of 352 residential units (terraced, semi-detached and detached) comprising 253 two storey houses (15 two bed units and 238 three bed units ranging in size from c. 86sq.m to c. 118sq.m) and 99 three storey houses (18 three bed units and 81 four bed units and ranging in size from c. 147sq.m to c. 189sq.m); The total gross floor area of the development is c. 43,272sq.m; The development will also comprise the provision of 2 vehicular accesses from Adamstown Boulevard, 1 vehicular access from Adamstown Drive (L1030), 2 vehicular accesses from Adamstown Park Road and 2 vehicular accesses from Tandy's Lane; vehicular connections will also be provided to permitted roads in Tandy's Lane Phase 1; internal routes; 535 car parking spaces including on-curtilage and off-curtilage spaces; bicycle parking; bin storage; plant; ESB Substations; boundary treatments; lighting; hard and soft landscaping; and all other associated site works; on 2 No. sites separated by the permitted Tandy's Lane Phase 1 Development (SDCC Reg. Ref. SDZ19A/0011) with a total site area of c. 10.24 hectares at Tandy's Lane, in the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin. The western site (8.06 hectares) is generally bounded to the west by Adamstown Boulevard, to the north by Adamstown Drive (L1030), to the east by the Tandy's Lane Phase 1 Development which is currently under construction (SDCC Reg. Ref. SDZ19A/0011) and undeveloped lands, and to the south by Tandy's Lane which links Adamstown Boulevard with Adamstown Park Road. The eastern site (2.18 hectares) is generally bounded to the west / north-west by the permitted Tandy's Lane Phase 1 Development, to the east by Adamstown Park Road and to the south by Tandy's Lane; This application is being made in accordance with the Adamstown Planning Scheme 20141 (as amended) and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme. The lands are located within the Tandy's Lane Village Development Area.*

I refer to the above application for planning permission, SDZ22A/0006 for the development of 352 units at Tandy's Lane Phase 2 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The Part V submission lodged with this planning application is noted, the developer intends on fulfilling its Part V obligation by providing, a total of 35 units consisting of 8

x 4 Bed, 23 x 3 Bed and 4 x 2 Bed Houses on site. It is South Dublin County Councils preference to **acquire a mixture of units on site**. Further proposals are subject to review and consideration by the Housing Department & planning approval. Proof of Date of ownership of the site is required from the applicant to determine their Part V Percentage liability.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,

**Edel Dempsey**  
**Senior Staff Officer**  
**Housing Procurement Section**