

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Adamstown Station and Boulevard Ltd.

Intends to Apply for **Permission and Outline Permission** on this site

In the townlands of Gollierstown and Aderrig, Adamstown, Lucan, Co. Dublin

on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands.

The proposed development comprises Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21 sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423no. residential units proposed in total (of which 166no. units are subject to the application for outline permission). The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75no. 2-bedroom units, 113no. 3-bedroom units and 69no. 4-bedroom units, ranging from 2 to 3-storeys in height. Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9-storeys in height and comprises 11no. studio units, 76no. 1-bedroom units and 79no. 2-bedroom units. All residential units are provided with private open space, in the form of private rear gardens or balconies. The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488no. car parking spaces are proposed in total. 433no. of these are allocated to the housing element of the development, and 55no. are allocated to the apartments. A total of 52no. visitor spaces are provided across the site. A total of 6no. disabled spaces and 6no. EV spaces are proposed. 40no. secure bicycle parking spaces are provided in 4no. locations throughout the site. 3no. ESB Substations are also provided. Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road. The development includes the provision of ancillary site development works, boundary treatments and landscape works. This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021).

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: 5 May 2022