

Planning  
Application  
Report


New Signage at Block  
F for permitted  
development under  
SDZ20A/008 (Parent  
permission as  
amended by  
SDZ20A/0016  
,SDZ20A/0018 and  
SDZ21A/0017)

At Adamstown Station  
(Phase 1), Adamstown  
SDZ

For Quintain  
Developments Ireland  
Ltd

**MAY 2022**

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## 1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planning & Development Consultants, 26/27 Upper Pembroke Street Dublin 2, have been instructed by our client, Quintain Developments Ireland Ltd, 6<sup>th</sup> Floor, Fitzwilliam Court, Leeson Close, Dublin 2, to lodge this planning application for the development outlined below and described in the plans and particulars that accompany this planning application.

The Applicant is seeking planning permission for new signage at Block F as permitted under parent reference SDZ20A/0008 the parent permission and as amended by SDZ20A/0016 ,SDZ20A/0018 and SDZ21A/0017. The site is outlined in red on the enclosed Site Location Map and Site Layout Plan prepared by Henry J Lyons Architects.

This Report has been prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants, should be read in conjunction with the Planning Application plans and particulars submitted with this application. A list of the various accompanying application material is outlined in the enclosures list at the end of this report.

## 2 SITE DESCRIPTION & CONTEXT

The development lands are located within the Adamstown Strategic Development Zone (SDZ) and comprise of amendments to the first phase of development at Adamstown Station (Development Area 11). The site is generally bound by the existing 'Alderlie' development and Adamstown Avenue to the north, to the west by undeveloped lands, to the south by Station Road, the railway line and train station and to the east by Adamstown Park and Adamstown Community Centre.

The proposed development consists of amendments to Blocks F, (site outlined in red in Figure 1), in the eastern half of a development permitted under SDCC Reg. Ref. SDZ20A/0008 which was on an overall site of 3.77Ha. The overall permitted development under that permission comprised of a commercial element of the development consisting of 1 no. supermarket unit, plus 20no. retail, or retail/café/restaurant units comprising of an overall total of c.9,653m<sup>2</sup> of net floor space. This application was amended by SDZ20A/0018 this application consisted of adjustments to the configuration of the footprint of Block F to provide for 2no. supermarket units and a multi-story car park at first and second level. Permission has been recently granted under SDZ21A/0017 for further amendments to Block F including an additional level of car parking now over first, second and third floors and minor amendments to the floor layouts.

The residential element of the proposal comprised the provision of a total of 278 residential units, consisting of 16no. studio units, 66no. 1-bedroom units, 151no. 2-bedroom units and 45no. 3-bedroom units in a mix of apartments and duplexes. We refer the Planning Authority to section 3.1.1 below for details of this 'parent permission'.



**Figure 1:** Subject site at Adamstown Station (Phase 1), Adamstown, Co. Dublin, with approximate site boundary for development Phase 1 outlined in red and Amendment Application in dashed red (Googlemaps with SLA overlay). Refer to Architectural Plans for definitive site boundary.

### 3 RELEVANT PLANNING HISTORY

#### 3.1 Subject Site

##### 3.1.1 SDCC Ref. SDZ20A/0008 (Adamstown Station Phase 1 – the ‘Parent Permission’)

A planning application was submitted to South Dublin County Council for the first phase of mixed-use town centre development in the Adamstown Station Development Area of the Adamstown SDZ. The permission comprised of a mixed use commercial and residential development with associated site development works to be constructed in 3 building blocks ranging in height from 4 - 9 storeys on a site area of c.3.77ha in total. The development provides for 1 no. supermarket unit, plus 20no. retail or retail/café/restaurant units, 278 apartments all set with approximately 1.6Ha of public realm, including a new civic square around which the three blocks of development are placed. The development also consists of 278no. residential units in a mix of apartments (16no. studios, 66no. 1-bed, 151no. 2-bed and 45no. 3-bed apartments).

534no. car parking spaces are provided through on-street parking, podium parking under Blocks B and E and in the multi storey car park in the upper levels of Block F to cater for both residential and commercial demand. 2 no. bus bays are provided to the north and south of Station Road in the vicinity of Adamstown Station. 8no taxi/set down spaces are provided, 6no on Station Road and 2no. south of Block B. In addition, the removal of 2no. car parking spaces along Adamstown Avenue currently serving the Alderlie development for provision of a bus set down area.

A total of 702no cycle parking spaces (provided as 271no double stands in Block B and E and 80 no. Sheffield stands in the public space) are provided throughout the development, to cater for both residential and commercial demand. The 50no. Sheffield bike stands at Adamstown Station are to be retained.

The development will contain c.16,000sqm of public realm space, including significant civic spaces at the heart of the District Centre.

Further information was requested by the Planning Authority on 17 July 2020. Following receipt of further information, a decision from South Dublin County Council was made on 21 August 2020 to grant permission subject to 49 conditions.

### **3.1.2 SDZ20A/0016 (Block B&E Amendment)**

A planning application for revisions to SDZ20A/0008 was lodged with South Dublin County Council on 6 October 2020. The proposed revisions included amendments to Blocks B and E, with removal of undercroft parking areas beneath courtyard podia of Blocks B and E, and reconfiguration of car parking arrangements. Changes to some apartment types were also proposed.

A decision to grant permission was made by South Dublin County Council on 30 November 2020.

### **3.1.3 SDZ20A/0018 (Block F Amendment)**

A planning application for revisions to SDZ20A/0008 (as amended SDZ20A/0016) was lodged with South Dublin County Council on 11 December 2020. The proposed revisions included amendments to the configuration of the footprint of Block F now over 3 levels, including revised facade treatment, including canopies and signage zones. Relocation of entrance to multi story car park and revised location of Adamstown Avenue were also proposed.

A decision to grant permission was made by South Dublin County Council on 15 February 2021.

### **3.1.4 SDZ21A/0017 (Block F Extra Floor)**

A planning application for revisions to SDZ20A/0008 (as amended by SDZ20A/0016 and SDZ20A/0018) was lodged with South Dublin County Council on 10 September 2021. The proposed revision includes the provision of an additional level of car parking to be inserted into the recently permitted multi-story car park (Block F) under Reg. Ref. SDZ20A/0018. With these additions, Block F will be 4 storeys in height, with an additional setback plantroom on the roof.

Car parking is provided at first, second and third floors. A total of 673 car parking spaces to now be provided within Block F, with 230 spaces allocated to residential use and 443 spaces associated with the supermarket units and other non-residential uses in the district centre.

Permission was granted on 4 November 2021.

### **3.1.5 SDZ21A/0007 (Adamstown Station Phase 2 - Block G)**

Quintain Developments Ireland Limited applied for permission on 21 April 2021 for phase two of the Adamstown District Centre. The applications consists of 17,764 sq. m (gross floor area, including car park and storage) of residential development to be constructed in 2no. buildings ranging in height from 4 to 9 storeys and a total of 185no. apartments. Additional Information was requested for this application and a response was submitted on 17 August 2021.

A decision to grant permission was made by South Dublin County Council on 13 September 2021.

### **3.1.6 SDZ21A/0020 (Block G Amendments)**

A planning application for revisions to SDZ21A/0007 was lodged with South Dublin County Council on 21 October 2021. The amendments include repositioning of landscaped courtyards of Block G, re-arrangement of car parking, modification of 174no. apartments, minor adjustments to the footprint of the permitted Block G2, the reduction in height to the northern half of Block G2, and adjustments to the location of the bicycle, plant, and waste stores serving Block G, including the provision of bicycle storage structures in the courtyard. Permission was granted on 07 March 2022.

## **3.2 Adjacent Developments**

### **3.2.1 SDZ22A/0005 (Adamstown Station Phase 3 – Blocks A, C & D)**

Quintain Developments Ireland Limited applied for permission on 14 April 2022 for phase three of the Adamstown District Centre. 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 3 blocks (A, C & D) ranging in height from 2 to 9 storeys. There is a total of 436 apartments, comprising 9 studio apartments, 204 one bedroom apartments, 213 two bedroom apartments and 10 three bedroom apartments. 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.

A decision is due to be made by South Dublin County Council on 8 June 2022.

### **3.2.2 SDZ07A/0002 (Adamstown Community College and Community Centre)**

The Council granted permission on 12 December 2007 for a Post Primary School with capacity for c.1000 pupils, and a community centre, together with ancillary works and an ESB substation, which abuts the current application site. The College was constructed but the community centre was not at this time. This permission has since withered.

### **3.2.3 SDZ07A/0006 (Office Building)**

On 9th July 2007, Castlethorn Construction applied for permission for 4 storey Office building of c.3020m<sup>2</sup> to be used initially as a marketing suite and information centre for the Adamstown District Centre along with a temporary car park facility to cater for 100 cars to serve the information centre / marketing suite. South Dublin County Council granted permission for the above development on 31st August 2007.

### **3.2.4 SDZ08A/0001 (Sports & Leisure Building)**

The Council granted permission on 14 March 2008 for the construction of a Community Centre and All-Weather Pitch (c.6,240sq.m.). The All-Weather pitch was to be delivered pending the delivery of car parking at Adamstown District Centre. A smaller temporary All-Weather Pitch was also applied for until such time as the permanent pitch could be delivered. This application has since withered and due to the economic downturn at the time of its permission, the community centre development was not delivered. The permitted development would have been served by vehicular parking in Adamstown District Centre and along Station Road.

### **3.2.5 SDZ07A/0011 (Adamstown Square)**

The Council granted permission on 9 November 2007 for 319 no. dwellings – consisting of 17 no. 1-bedroom units, 106 no. 2-bedroom units, 183 no. 3-bedroom units and 13 no. 4-bedroom units in a mix of apartments and townhouses, plus 9 live/work units. The application site was the Adamstown Square 3 site, located to the south of the current application site. The permission was not acted upon and has since withered.

### **3.2.6 SDZ10A/0001 - SDZ10A/0001/EP (Adamstown Square)**

This was an application on the same site as above, for 177 no. residential dwellings, comprising of 150 no. houses and 27 no. apartments, and associated public open space. The Council granted permission on 15 February 2011. The permission was extended by a decision of South Dublin County Council on 30

March 2013, for a period of 5 years. This is known as Alderlie and is located immediately to the south of Adamstown Way.

### 3.2.7 SDZ13A/0005 (Adamstown Square)

This was an application for revisions to permission SDZ10A/0001 by Castlethorn Construction, and concerned changes to certain house types. The Council granted the permission on 23 January 2014. This forms part of Alderlie and is located immediately to the south of Adamstown Way.

The Council granted permission on 21 November 2011 to Castlethorn Construction, for additional optional ground level floor layouts for certain house types in Adamstown Square 3, as revisions to permission SDZ10A/0001.

### 3.2.8 SDZ16A/0006 (Adamstown Square)

The Council granted permission on 27 February 2016 to Castlethorn Construction for revisions to permission SDZ10A/0001, consisting of various changes to house types contained within the scheme.

### 3.2.9 Reg. Ref. SDZ16A/0001 (Community Centre with Sports Hall)

The Council granted permission on 25 November 2016 to Adamstown Infrastructure DAC for a Community Building with Sports Hall on Station Road, Adamstown, Lucan, Co. Dublin. The delivery of a community centre is a key requirement for Phase 2 of the Adamstown Planning Scheme. The proposed development fulfils the requirements in terms of size and function for the community centre.

### 3.2.10 SDZ17A/0007 (Loop Road 1)

The Council granted permission on 5 September 2017 to Adamstown Infrastructure DAC for the construction of Loop Road 1, realignment of a section of Tandy's Lane, and works to a portion of Adamstown Drive.

### 3.2.11 SDZ18A/0009 (Adamstown Boulevard Road)

Adamstown Infrastructure DAC applied for permission on 3 August 2018 for c.480m of road known as the Adamstown Boulevard connecting the permitted section of the Boulevard to the north (Reg. Ref. SDZ18A/0002) to its junction at Adamstown Way. The relocation and realignment of 280m of Tandy's Lane was also proposed within the application. Permission for this road was granted on the 25 September 2018.

## 3.3 Infrastructure in Adamstown

The proposed development will benefit from close proximity to a wide range of amenities, including: - primary and secondary schools, a community building, local parks, the train station and a Quality Bus Corridor. The following table is a record of all grants of permission for Adamstown that involve infrastructure to benefit development in the SDZ.

Reg Ref	Description of Infrastructure	Date of Grant
SDZ04A/2	Adamstown Station	25-Feb-2005
SD04A/0964	Adamstown Link Road and R120 Upgrades	29-Jul-2005



SDZ05A/3	Adamstown Castle Park	13-Dec-2005
SDZ06A/1	Adamstown Castle Bus Shelters	10-Mar-2006
SDZ06A/2	Adamstown Castle Primary Schools	2-Jun-2006
SDZ06A/4	Tobermaclugg Pumping Station	18-Jul-2006
SD06A/0497	ESB Substation Western SDZ Boundary	4-Aug-2006
SDZ06A/5	Adamstown SDZ Strategic Roads	15-Aug-2006
SDZ06A/8	Temporary Park and Ride Relocation	22-Sep-2006
SDZ06A/9	Crowley Overbridge	17-Oct-2006
SDZ06A/11	District Centre Strategic Roads	22-Nov-2006
SDZ07A/0002	Adamstown Post Primary School	12-Dec-2007
SDZ07A/0003	District Centre Enabling Works	5-Jun-2007
SDZ10A/0335	Adamstown Primary School No.2	5-Jun-2007
SDZ11A/0001	Adamstown Primary School (Temporary)	28-Jul-2011
SDZ14A/0001	Adamstown Secondary School (Retention)	4-Jul-2014
SDZ16A/0001	Community Building with Sports Hall	25-Nov-2016
SDZ16A/0003	Northern part of Loop Road 2	23-Jan-2017
SDZ17A/0004	All Weather Pitch	18-Jul-2017
SDZ17A/0007	Loop Road 1	05-Sep-2017
SDZ17A/0009	Celbridge Link Road	26-Feb-2018
SDZ18A/0002	Tobermaclugg 2 (including Northern section of Adamstown Boulevard)	15-Mar-2018
SDZ18A/0003	Tandy's Lane Park	4-Apr-2018
SDZ18A/0009	Adamstown Boulevard Road (southern section) and Realigned Tandy's Lane	25-Sept-2018
SDZ18A/0014	Airlie Park	12-Feb-2019
SDZ18A/0015	Tobermaclugg Village Centre	25-Feb-2019
SDZ20A/0005	Tobermaclugg Park	17-Apr-2020
SDZ20A/0008	Adamstown District Centre Phase 1	17-Sept-2020
SDZ21A/0001	Adamstown Primary School at Tandy's Lane	8-June-2021
SDZ21A/0007	Adamstown District Centre Phase 2	13-September- 2021

**Table 1:** Infrastructure Permissions in Adamstown

## 4 PROPOSED DEVELOPMENT

The development proposed seeks permission the incorporation of signage to Block F of the development permitted under SDCC Reg. Ref SDZ20A/0008 (as amended by SDZ20A/0016, SDZ20A/0018 and SDZ21A/0017). The total quantum of proposed signage is c.107.6sqm.

Block F is currently under construction and the Applicant has secured anchor tenants for the two major retail units located at Ground Floor of this building. These anchors are Tesco and Aldi. The introduction of these two anchors help in making the new town centre of Adamstown a great success. The development of this new town centre is called The Crossings. The naming of this part of Adamstown has already been agreed through the compliance process relating to this development. The signage being proposed in this instance relates to the name of the town centre, The Crossings, and also signage for both the anchor stores Tesco and Aldi.

The development at The Crossings (Block B, E, F) is underway, Block G adjoining Block F has recently been permitted and works are due to commence on this part of the town centre also. As a result, this application seeks to introduce the presence in Adamstown of the new heart to the town through the introduction of high quality signage.

An Urban Design Statement has been prepared by Henry J Lyons Architects which provides design rationale as well as a succinct description of the proposed signage. We refer the Planning Authority to this document and to the Site Layout Plan and related drawings – prepared by Henry J Lyons Architects.

### 4.1 Signage on Block F

As previously stated, the Planning Permission granted under Reg. Ref. SDZ20A/0008 provided a multi-storey car park with 1no. supermarket on the ground floor. Permission was then granted under Reg. Ref. SDZ20A/0018 for amendments to the configuration of the footprint of Block F now over 3 levels, including revised facade treatment. A further permission was then granted under Reg. Ref. SDZ21A/0017 comprising of provision of an additional level of car parking to be inserted into the recently permitted multi-storey car park (Block F) under Reg. Ref. SDZ20A/0018.

The proposed signage is as follows:-

8no. advertising signs are proposed along the upper level façade of Block F. These include:-

- 4no. externally mounted 'Tesco' advertising signs with translucent acrylic face and internal LED lighting affixed to the upper level façade on the North, East and South elevations of the building.
- 4no. externally mounted 'Aldi' advertising sign cases with translucent acrylic face and internal LED lighting affixed to the upper level façade on the North, East and South elevations of the building.

A series of placename signs are also proposed to the upper level façade of Block F. These include:-

- 1no. horizontal, externally mounted '3-D letter' signs for 'The' with translucent acrylic face and internal LED lighting affixed to the upper level façade on south, west and east elevations.
- 5no. vertical, externally mounted '3-D letter' signs for 'The Crossings' with translucent acrylic face and internal LED lighting affixed to the upper level façade on the west elevations.

Furthermore, a number of wayfinding signs are proposed to the east elevation and internally. These include:-

- The provision of 1no. carpark entrance sign with black and white aluminium composite panels and internal LED lighting affixed to the upper level façade on the east elevation.
- The provision of internal carparking level, directional and carpark marking signage at all levels.

Block F is otherwise permitted under Reg. Ref. SDZ20A/0008 (the 'parent permission') and as subsequently amended by SDZ20A/0016 SDZ20A/0018 and SDZ21A/0017.

As Block F was granted with a permitted commercial element, signage would be an expected component of the normal business operations. Wayfinding signs are also vital to the permitted car parking use for ease of navigation. Place name signs also play an important role in the overall branding of the

development. All proposed signage has been carefully designed to fit with the overall design and scale of the previously permitted Block F.

## 5 STATUTORY PLANNING CONTEXT

### 5.1 South Dublin County Development Plan 2016-2022

The application site is designated to be part of the Adamstown SDZ. Section 169(9) of the Planning and Development Act 2000 (as amended) reads as follows:

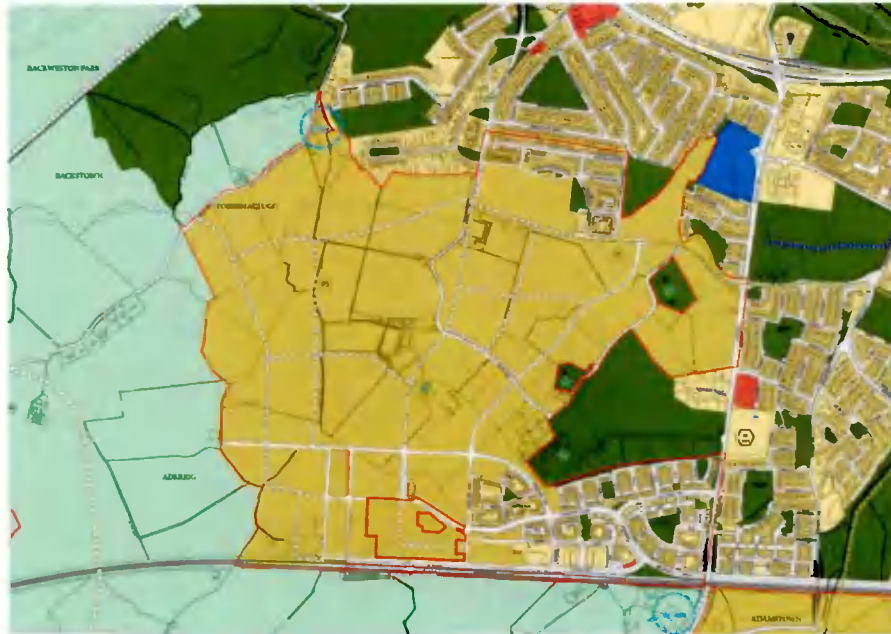
*“(9) A Planning scheme made under this section shall be deemed to form part of any development plan in force in the area of the scheme until the scheme is revoked, and any contrary provisions of the development plan shall be superseded.”*

This report thus examines the proposed development’s compliance with the Adamstown Planning Scheme 2014 primarily. In accordance with the above section of the Act, the Planning Scheme is deemed to form part of the Development Plan.

#### 5.1.1 Land Use Zoning Objective

The application site is zoned ‘SDZ’ in the South Dublin County Development Plan 2016 – 2022, and is designated to be part of the Adamstown Strategic Development Zone. The land-use objective for the SDZ zoning reads,

*“To provide for strategic development in accordance with approved planning schemes.”*



**Figure 2:** Extract SDCC Development Plan 2016-2022 showing zoning of development area with approximate site boundary for development outlined in red. NB. See Site Location Map prepared by Allies & Morrison Architects for definitive red line boundary.

The proposed development is in accordance with the zoning objective of the site.

### 5.1.2 Signage – Advertising, Corporate and Public Information

Section 11.2.8 of the Development Plan deals with Signage for Advertising and it states the following -

Development proposals that include signage should take account of the following:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.
- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.
- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.
- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

Figure 3 below outlining table 11.19 from Development Plan, showing criteria for signage must also be applied.

TYPE OF SIGNS	RESTRICTIONS ON USE	DESIGN CRITERIA
Backlit Signs	Generally appropriate.	Lettering should be no more than 400mm in height.
Bus Shelters	Generally appropriate	The primary purpose of illumination should be to light the shelter.
Digital Signs	Generally not appropriate. May be considered in town centres and/or large retail precincts and at other suitable locations throughout the County. Not permitted on major roads unless signage relates to traffic management and safety	Should make a positive contribution to the public domain, omit no sound, have a minimum dwell period of 30 seconds (with a crossfade), not result in obtrusive light that will create unacceptable glare (adjusting to environmental conditions), have limited hours of operation (esp. at night), not contain dynamic content (i.e. video) and not constitute a traffic hazard.
Fascias and Box Signs	Generally appropriate.	Should not be internally illuminated. Lettering should be no more than 400mm in height.
Public Information Panels	Generally appropriate.	Should not obstruct footpath/cycle paths. Advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area.
Wall Panel/Poster Board Advertisements	Generally appropriate.	Should not exceed 30% of the surface of the wall or screening on which it is mounted.
Window signs	Generally appropriate.	Must not occupy more than 25% of window space.
Free Standing Advertisement Displays	Generally not appropriate. May be considered at the entrances to shopping centres/major commercial premises and service stations	A maximum of 7m in height. Freestanding signs on petrol station forecourts should not extend above the height of the canopy
Projecting Signs	Generally not appropriate.	Must be positioned no lower than 2.4 m above pavement level (but not on upper floors). Maximum of one per unit. Should not be internally illuminated.
Neon Signs	Generally not appropriate.	Should not be displayed in historic village centres.
Signs above Parapet	Not permitted.	
Prismatic/Moving Vane Signs	Not permitted.	
Structures on Public Footpaths and Public Area	Not permitted.	
Sundry Advertising Devices	Not permitted.	includes pavement signs or sandwich boards, spotlights, flags, bunting, banners, neon moving message signs, fly posting and barrage/balloons.

Figure 3: Table 11.19 from development plan showing criteria for signage

The proposed signage is considered to comply with the policies and guidelines identified above for Signage for Advertising. The signage being proposed is of a high quality and is in keeping with the contemporary design of the buildings at The Crossings.

## 5.2 Adamstown Planning Scheme

### 5.2.1 Residential and Non-Residential Development

The Planning Scheme includes ranges of floorspace for both residential and non-residential development which must be adhered to. This planning application does not involve any changes to either residential

or non-residential floor space. These proposals therefore remain compliant with the Planning Scheme in this regard.

### **5.2.2 Building Height**

The planning scheme includes limitations to building height for developments. This planning application does not involve any changes to building height. These proposals therefore remain compliant with the Planning Scheme in this regard.

### **5.3 Overall Design**

In addition to those other aspects that are detailed above, the following guiding principles – set down in section 2.3.2 of the Planning Scheme – have been followed in the design of the proposed development.

#### **5.3.1 Building Language and Finishes**

The materials proposed on Block F are as approved under application Reg Ref SDZ20A/0018. The Urban Design Statement prepared by Henry J Lyons Architects sets out the proposed materials and finishes all signage proposed as part of this application for Block F.

## **6 CONCLUSION**

Planning Permission granted under Reg. Ref. SDZ20A/0008 provided a multi-story car park with 1no. supermarket on the ground floor. Permission was then granted under Reg. Ref. SDZ20A/0018 for amendments to the configuration of the footprint of Block F over 3 levels to now include 2no supermarket units, including revised facade treatment. A further permission was then granted under Reg. Ref. SDZ21A/0017 to re-introduce the additional car parking level.

This planning application now seeks to provide signage associated with the 2no. permitted supermarkets and car park as well as place name signage. The proposed signage is vital to signalise the active use of the proposed building and aid in wayfinding on the overall Adamstown tile as well as internally.

The proposal amounts to signage to an already accepted scheme. The overall layout, open spaces, roads and drainage were already granted under permission Reg. Ref SDZ20A/0008 at the Adamstown Station Site. These will remain unchanged. As such, all of the key structuring principles have already been established, with the high-quality development standards of the parent permission maintained.

## 7 ENCLOSURES

The following items are included with this application: -

1. Completed Application Form, signed and dated.
2. Newspaper Notice published in the Irish Daily Star on 20 May 2022 (1no. original copy of the relevant page).
3. Site Notice erected at 6no. locations on 20 May 2022 (1no. copy enclosed). This notice is in white.
4. Proof of EFT payments for the total sum of €2,152 as the statutory planning fee. Basis of calculation is provided in the enclosed Application Form.
5. Letter of Consent from Adamstown Station 1 Limited.
6. Letter of Consent from Adamstown Infrastructure Designated Activity Company.

6no. copies of the following plans and particulars: -

7. Planning Application Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
8. Architectural Drawings, prepared by Henry J Lyons Architects (refer to enclosed schedule).
9. Design Booklet, prepared by Henry J Lyons Architects.

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.

**STEPHEN LITTLE & ASSOCIATES**

20 May 2022

