

Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
Dublin 14

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0713	Date of Decision: 07-Jun-2022
Register Reference: SDZ22A/0006	Registration Date: 13-Apr-2022

Applicant: Quintain Developments Ireland Limited

Development: 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.

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

Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 13-Apr-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. Section 2.2(ii) Social Housing of the Planning Scheme states that social housing provision must include at least four traveller accommodation sites within the scheme lands. While Figure 2.4 does not indicate a Traveller Accommodation Site within the Tandy's Lane Village Development Area, under SDZ19A/0011 (Phase 1 of the Tandy's Lane Village Development Area) the planner's report stated that the traveller accommodation site in Somerton Development Area would be moved to the Tandy's Lane Village Development Area in order to be closer to the proposed primary school and local centre. This was indicated for the north western portion of the Development Area, within which the site of the subject application is located. The applicant is requested to liaise with the Housing Section in relation to typology and confirm how this would be addressed.
2. One of the key parameters for Development Area No. 6 Tandy's Lane Village is a minimum of 100 no. childcare places and 1,620sq.m retail/retail services. 1,650sq.m of non-residential floorspace has been indicated for the Local Centre in Phase 3. However, there is no indication how the 100 no. childcare places would be provided for. The applicant is requested to clarify how this would be provided for. The applicant is advised that the Planning Authority would welcome the delivery of the childcare places as part of this phase of Tandy Lane.
3. The following is requested in relation to the layout and design of the proposed development:
 - (a) The east-west links should be better provided for in the proposed development. While the northern east-west link is somewhat restricted by the permitted Phase 1, this should be facilitated in the subject site if provided for under Phase 3. The southern east-west link should be revised to provide better connectivity, in particular for pedestrians and cyclists.
 - (b) It is not considered that sufficient passive surveillance of public footpaths where they run between the sides of houses is provided for. Further windows to habitable rooms on the side elevations (including at ground floor) of these house types should be provided.
 - (c) The Planning Authority does not consider the proposed landmark buildings to be discernible enough for wayfinding. The height and form of the buildings would not be so different to adjacent houses. Further consideration needs to be given to revising these buildings to act as landmarks. The height does not necessarily need to be increased. However, the design quality of the buildings does need to be significantly enhanced so that they are clearly discernible from adjacent buildings. The applicant is therefore requested to submit a revised proposal for the landmark buildings. Revised drawings and other relevant documentation should be submitted.
 - (d) The proposed northern park is significantly smaller than what is indicated in the Planning Scheme and not considered to be of a high quality. The applicant is requested to revise this park in terms of

size and layout. The applicant might consider moving this space should a east west link be facilitated to Phase 1 via Phase 3.

4. While the subject application (Phase 2) would provide a residential density that meets the density requirement for the Tandy's Lane Village Development Area, in combination with Phase 1 it would be approx. 39 dwellings per ha. It would therefore have to avail of the 20% above or below the density range, that is subject to the applicant demonstrating that the required density for the overall development area can be met through future development proposals. Phase 3 is the remainder of the lands in the Tandy's Lane Village Development Area and would therefore have to provide for the required density for the overall development area. The applicant is requested to clarify if this can be achieved through Phase 3.
5. The applicant is requested to submit the following in relation to roads:
 - (a) A revised plan layout showing all homezones with perpendicular parking having a turning length of 6.0m behind the parking spaces for safe access and egress from the parking bays.
 - (b) A revised plan layout showing the cross sections of the different road types, identifying footpath widths, cycle lanes and carriageway dimensions.
 - (c) Details of the layout of all access junctions particularly along the north.
 - (d) Details of compliance with the Transport Infrastructure Ireland request for road traffic audit and road safety audit.
 - (e) Details of the in-curtilage parking spaces to be within the boundary of private areas.
 - (f) Accurate plans demonstrating the provision of a visibility splay in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
 - (g) Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site.
6. The subject application proposes the removal of all the existing hedgerows on the site. It is not considered that the full consideration of the retention of these hedgerows, in particular the north-south hedgerow, has been clearly set out in the subject application. The applicant is requested to provide additional information in this respect. The applicant should also consider incorporating this hedgerow into the layout, in particular public open spaces, where possible.
7. The applicant is requested to submit revised landscaping and engineering proposals incorporating:
 - (a) Street trees that are in line with the requirements set out in the Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019. at a minimum 18-20cmg at planting.
 - (b) Sustainable Urban Drainage System (SUDS) measures including swales, permeable paving, tree pits, water butts etc., ensuring consistency with Engineers Drawings/proposals.
 - (c) Details of street tree planting pits to include SUDs measures in urban tree pits that allow surface water runoff to be directed to the top of the soil profile and percolate through. The geotextile layers within the tree pit should be removed (apart from that around the collector drain). This to prevent waterlogging in case of blockage.
 - (d) All lighting to be clearly shown on landscape plans to ensure there is no conflict with street tree planting and the public open space dark zone in Phase 1.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

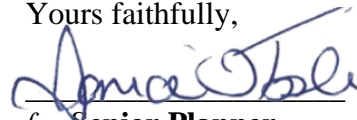
Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SDZ22A/0006

Date: 10-Jun-2022

Yours faithfully,



for **Senior Planner**