

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

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

Decision Order Number: 0723	Date of Decision: 08-Jun-2022
Register Reference: SDZ22A/0005	Registration Date: 14-Apr-2022

Applicant: Quintain Developments Ireland Limited

Development: 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 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 apartment; 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; All apartments are provided with private open space in the form of balconies or gardens; The proposed block description is as follows: Block A (c. 11,821sq.m gross floor area): 4 - 5 storeys in height, with a total of 143 apartments (70 one bedroom apartments, 67 two bedroom 4 person apartments and Gno. 3-bedroom apartments); A resident's only podium level, courtyard is provided within Block A; Ancillary plant, storage, waste, and internal bicycle parking rooms provided at ground floor level; Block C (c. 9,680sq.m gross floor area): 4 - 9 storeys in height, with a total of 124 apartments { 60 one bedroom apartments, 5 two bedroom 3 person apartments, 55 two bedroom 4 person apartments and 4 three bedroom apartments). Communal open space is provided within 2 parcels of land to the east of Block C between Block C and Block D. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; Block D (c.12,757sq.m gross floor area): 2 - 5 storeys in height, together with linked ancillary resident's pavilion building (2 storey). Block D comprises a total of 169 apartments (9 studio apartments, 74 one bedroom apartments, 11 two bedroom 3 person apartments, and 75 two bedroom 4 person apartments); Communal open space is provided within 2 parcels of land within Block D; Ancillary plant, amenity rooms and internal bicycle parking rooms provided at ground floor level. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; on lands generally bounded by Adamstown Avenue to the north, to the east by undeveloped lands which benefit from planning permission Reg. Ref. SDZ20A/0008 (as amended by SDZ20A/0016, SDZ20A/0018 and

SDZ21A/0017), to the south by Station Road, the railway line and train station and to the west by the railway overpass and its approach road, known locally as the farmer's bridge.

Location: In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin

Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 14-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. (a) The following apartments are north facing and single aspect, however, the Housing Quality Assessment states that they are dual aspect:
D1.001 (T.102_D)
D2.002 (T.102_D)
These units front onto Great Western Way and it is not apparent that they overlook any significant amenity areas directly. The applicant is, therefore, requested to submit a separate schedule and plan indicating all single aspect north facing apartment detailing compliance with Paragraph 3.18 of the Apartment Guidelines. Any single aspect north facing apartments that do not meet the requirements of the Apartment Guidelines should be omitted.
Any resultant change in the percentage of overall dual aspect apartments should also be set out
(b) In general, a good degree of separation is maintained. The exception to this is Blocks D2 and D3, where the separation distance between opposing windows is 7.77m. The Planning Authority is concerned that the living spaces are provided at the closest points, therefore increasing the risk of overlooking. Given the proximity of the apartment in D2 and D3, it would be preferable for the living spaces to be reorientated so bedrooms / bathrooms were opposing rather than living rooms. The applicant is requested to provide a rationale for the proposal or consider revised plans indicating the reorganisation as set out above.
2. The materials and finishes proposed for Blocks A, C and D are considered generally acceptable. However, it is noted that render is provided along Station Road, and it is considered that, given the prominence of this location, brick should be provided.
The applicant is requested to provide details of revised materials along Station Road frontages.
3.
 - a. The applicant is requested to submit a revised layout not less than 1:200 scale showing the minimum width of footpaths at 2.0m wide.
 - b. The applicant is requested to submit a revised layout not less than 1:200 scale showing a turning location at the dead end in the car park of Block A, as per road safety audit.
 - c. The applicant is requested to submit a revised layout not less than 1:200 scale showing pedestrian crossing locations along the West Street, as per road safety audit.
 - d. The applicant is requested to submit a revised layout not less than 1:200 showing 7no. assigned car parking spaces on the south side of the Adamstown station Road as unassigned set-down parking spaces for use at the train station.
 - e. The applicant is requested to provide details of how the cycle lanes are compliant with the NTA

cycle design guide

f. The applicant is requested to provide details of how car parking in Block F (on all floors) is allocated as a whole, including:

- o Provision for retail facilities
- o Provision for each apartment development
- o Provision for all other non-residential parking allocations indicated as part of all previous planning applications and car parking strategies submitted.

g. The applicant is requested to provide details of bus set down areas.

4. The applicant is requested to engage with the licensee of Weston Aerodrome, to review the potential impact of the proposed development and the related construction methodology to be adopted on the safety of aviation activities at the Aerodrome. The IAA has raised concerns that, based upon the information provided in the planning submission, there is a penetration of the obstacle limitation surfaces established at Weston Aerodrome. As such, following consultation with the aerodrome, the applicant is requested to engage a specialist aviation consultant to undertake an aeronautical study to review the potential impact on the obstacle limitation surfaces, flight procedures, circuit traffic patterns and visual holding at the Aerodrome. This study should seek to identify whether the development currently proposed can be safely permitted or whether a resulting in height is necessary to ensure no penetration of the obstacle limitation surfaces. The study should also incorporate an assessment of the use of cranes required during the construction works, in the context of their potential impact on aviation activities at the Aerodrome.

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.

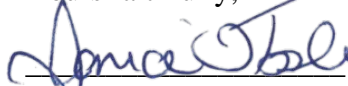
Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SDZ22A/0005

Date: 10-Jun-2022

Yours faithfully,


for **Senior Planner**