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

Decision Order Number: 0832	Date of Decision: 30-Jun-2022
Register Reference: SDZ22A/0007	Registration Date: 06-May-2022

Applicant: Adamstown Station & Boulevard Ltd.

Development: Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 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 75 two bedroom units, 113 three bedroom units and 69 four 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 11 studio units, 76 one bedroom units and 79 two 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. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 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) 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; 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.

Location: In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin
Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 06-May-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. The applicant is requested to provide:
 - a. A revised layout of not less than 1:200 showing a turning area at the end of Homezones adjacent to the linear park, or an autotrack showing vehicle manoeuvres to allow safe turning.
 - b. A revised layout of not less than 1:200 showing the road layout for the vehicle access at the northern end with Adamstown Way.
2. The Environmental Health Department request the application to submit a Traffic Noise Impact Assessment to include:
 1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the nearby railway line on the propose development. The investigation must include, but not be necessarily limited to, the following:
 - (a) The identification and cumulative assessment of all sources of traffic noise on the proposed development.
 - (b) An assessment of the existing background (LA90,15 min) and ambient (LAeq,15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.
 - (c) Distances between the proposed development and the nearest noise sources (i.e. traffic noise) and the predicted level of noise (Laeq, 15min) from these noise sources when assessed at the boundary of the proposed development.
 - (e) A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed houses and/or site to ensure the use will not create adverse noise impacts on the occupiers. This should include parameters for walls,

glazing, doors and ventilation for the proposed development

3. a. The applicant is requested to increase openings on the following end of terrace dwellings to increase passive surveillance:
 - H3AA
 - H3DA
- b. The applicant is requested to provide revised boundary treatment details / landscaping details for the boundary of the properties close to the hedgerow to the west.
- c. The applicant is requested to provide further details of each landmark structure, excluding the structure contained within the apartment complex. In this regard, the applicant should demonstrate that each building would be of significant design quality, so that they are clearly discernible from adjacent buildings.
4. The NTA has requested that the temporary park and ride on the subject site be retained until such times as a permanent park and ride is available. The applicant is requested to provide a response to the concerns raised by the NTA in this regard.
5. Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the Planning Authority is not satisfied from the information submitted that the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. The application form states that the site area is 10.14ha. Under Schedule 5, Part 2 (10) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
The applicant is requested to address the requirement for EIAR.
6. While it is noted that the applicant has indicated that the proposed public open space provision would significantly exceed the minimum quantum required by the Planning Scheme, for this tile, concerns are maintained that areas to the south (adjacent to Station Road) and to the west of the site (areas which contain the existing hedge row) may not be usable public open space. The applicant is therefore requested to provide further information in relation to the usability of these spaces.

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/0007

Date: 01-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**