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

Decision Order Number: 0981	Date of Decision: 02-Aug-2022
Register Reference: SDZ21A/0023	Date: 05-Jul-2022

Applicant: **Hugh McGreevy & Sons Ltd.**
Application Type: Additional Information
Development: 455 residential units (including a mixture of 2 and 3 storey semi-detached and terraced houses, and duplex units and apartments in 3 and 4 storey blocks), new internal roads and footpaths, site access, public open space, car parking, cycle stores, landscaping, bin stores, foul and surface water drainage, boundary walls and fences, ESB substations and all associated site development works. Private and semi-private open space to serve the proposed units will be provided in the form of balconies, terraces and gardens; including revisions to the permitted / under construction Celbridge Link Road (part of Loop Road 3), permitted under Reg. Ref SDZ17A/0009, associated with the provision of access to the development, parallel parking bays, and public lighting; 58 two bed, two storey, terraced houses (Type E1, E2, E3, J1 & J2); 6 three bed, two storey, semi-detached houses (Type 11); 190 three bed, two storey, terraced houses (Type A 1, A2, A3, B1, 82, C1, C2, C3, D1, D2, F1, F2, 11 & 12); 5 three bed, three storey, terraced houses (Type H); 6 four bed, two storey, terraced houses (Type K1, K2); 7 apartment Blocks (Blocks B, D, E, G, H, I & K) containing 111 apartments/duplexes including 32 one bed apartments, 22 two bed and 57 three bed duplex apartments over 3 storeys; 4 apartment Blocks (Blocks A, C, J & L) containing 37 apartments/duplexes including 8 no. one bed apartments, 29 three bed duplex apartments over 4 storeys; 1 apartment Block (Block F) containing 42 apartments including 2 one bed apartments and 40 two bed apartments over 4 storeys on a site located to the south of Tubber Lane, in the north-west of the Adamstown SDZ lands and to the west and south-west of the permitted/under construction Tubber Lane Phase 2 development (Reg. Ref: SDZ19A/0008, as amended under Reg. Ref: SDZ20A/0014).

Location: **Tubber Lane, Adamstown, Lucan, Co. Dublin.**

Dear Sir /Madam,

With reference to your planning application, additional information received on 05-Jul-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. At Further Information stage, the applicant was requested to make contact with the Housing Department regarding Part V. The Housing Department has raised concerns regarding the submission with regards TAU obligations. It is noted that 6 units are proposed, however, the preference is for detached units. The applicant is requested to engage further with the SDCC Housing Department and address this.

The applicant is requested to provide an updated schedule of accommodation, reflecting any changes.

2. The applicant is requested to clarify and address the following.
 - (a) There is concern that the dwellings to the north east corner, fronting the park are highlighted as perimeter and the applicant is only proposing 2 storey. In order to achieve compliance with the Planning Scheme, building heights should be increased to 3 storey.
 - (b) The location of the bin store is not acceptable, beside No449 (now 447). The applicant is requested to relocate it to the rear of Block K, adjacent to car spaces 30/31. The tree proposed in this location shall be relocated (not omitted). Noted all bin stores are now brick with landscaping.
 - (c) House types.
 - C1, D1, E3 – first floor windows should be provided
 - J1, I1 – bay window should be removed and it should be dual aspect at ground floor and first floor
 - K1 -more windows could be provided on the dwelling at the north end of the terrace (it is noted that this house type may alter significantly as a result of Item 1).
 - The building line of house no 448 will adversely impact on the residential amenity of no. 449. Amendment required.
 - (d) The applicant has proposed redesign of turning heads and junctions to screen the on-street parking. The addition of 2.5m x 5m deep strip of planting at proximity to the road junctions and footpaths may result in reduced driver visibility resulting in a hazard. The recommended height for objects at or close to junctions is 0.9m. The applicant is requested to provide revised details which address this issue.
 - (e) The cross section submitted by the applicant somewhat matches the ASDG. The buffer zone is wider by 700mm, and the footpath is narrower by 100mm. the 'typical housing estate – cross section' does not confirm to the ASDG. The applicant is requested to apply the street hierarchy, submitted in drawing Figure 8 and show all types of street cross sections.
 - (f) The applicant has submitted an overall road hierarchy plan, the plan identifies the location and type of road for the development, however it identifies them as boulevard, avenue, back street and side street. But the cross sections provided only identify the Celbridge Link Road and a typical housing estate – cross section which does not comply with the layouts within the Planning Scheme. Avenue footpaths are 2.4m wide but should be a minimum of 2.5m to comply with the Planning Scheme widths. Cross sections should be submitted for Side Streets and Back streets which conform to Planning Scheme widths.
3. (a) The applicant shall submit information which confirms that the road cross sections confirm to the SDZ guidelines for road types, particularly when perpendicular parking is proposed, there

must be a minimum of 6.0m reversing space behind or an increased parking bay width.

(b) The applicant has submitted details of the refuse vehicle Autotrack movements. The kerb collection points for the apartment blocks are also identified on the plans, as shown in Figure 11. The location of large refuse containers on the public footpath or road carriage way for collection must be avoided, particularly if 1100Ltr containers are in use. The applicant shall identify collection points for the apartment blocks off the public areas or road carriageway.

4. (a) The applicant is requested to clarify the following and update the relevant plans.
- There are still large areas without street trees. Trees in front driveways are not street trees. Street tree plan is still to be agreed. Street tree plans should identify Suds tree pits.
 - Suds design is still lacking in detail. Please consult SDCC Suds guidance document and show treatment train, demonstrate amenity and biodiversity value of proposals.
 - Infilling of ditches is identified on ecological report as a threat to bats. However, despite this being flagged this scheme still proposes infilling of ditches to construct a swale. The swale can be constructed outside the ditch in the space previously occupied by the cycle lane.
 - Play proposals are not satisfactory. Response states that play proposals are predominantly natural playground type but this is not shown on plans. No contact was made with public realm as requested in FI request. Play proposals should be designed by a play company with experience in natural play as this proposal is not addressing what is requested.
- (b) The applicant is requested to clarify the following regarding Public Lighting and make changes to the scheme as necessary.
- The Public Lighting submission for SDZ21A/0023 shows Public Lighting assets in areas that are not included for TIC on the TIC layout drawing also submitted under this application. This is not acceptable.
 - The Public Lighting report shows 5m columns. The minimum height acceptable for TIC is 6m.
 - The Public Lighting submission and the landscape drawings do not seem to be co-ordinated. The lighting design does not seem to take account of the shadowing effect of trees planted in front of the columns
- (c) It is noted that the applicant has retained the perimeter cycle path to the east of the site. It is noted the layout indicates the infrastructure as permitted under SDZ21A/0003. The applicant is requested to remove the cycle path in the open space as it appears to duplicate the permitted cycle infrastructure to the east of the site.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,



for Senior Planner

04-Aug-2022