

Henry J Lyons

Adamstown Station District Centre, Co Dublin
Masterplan - Phase III - Blocks A, C & D

DESIGN STATEMENT Blocks A, C & D
REQUEST FOR FURTHER INFORMATION | SEPTEMBER 2022

ADAMSTOWN - Phase III





INTRODUCTION

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie



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

01 RFI RESPONSE

RFI CONDITION No. 1. (a)

(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.

RESPONSE:

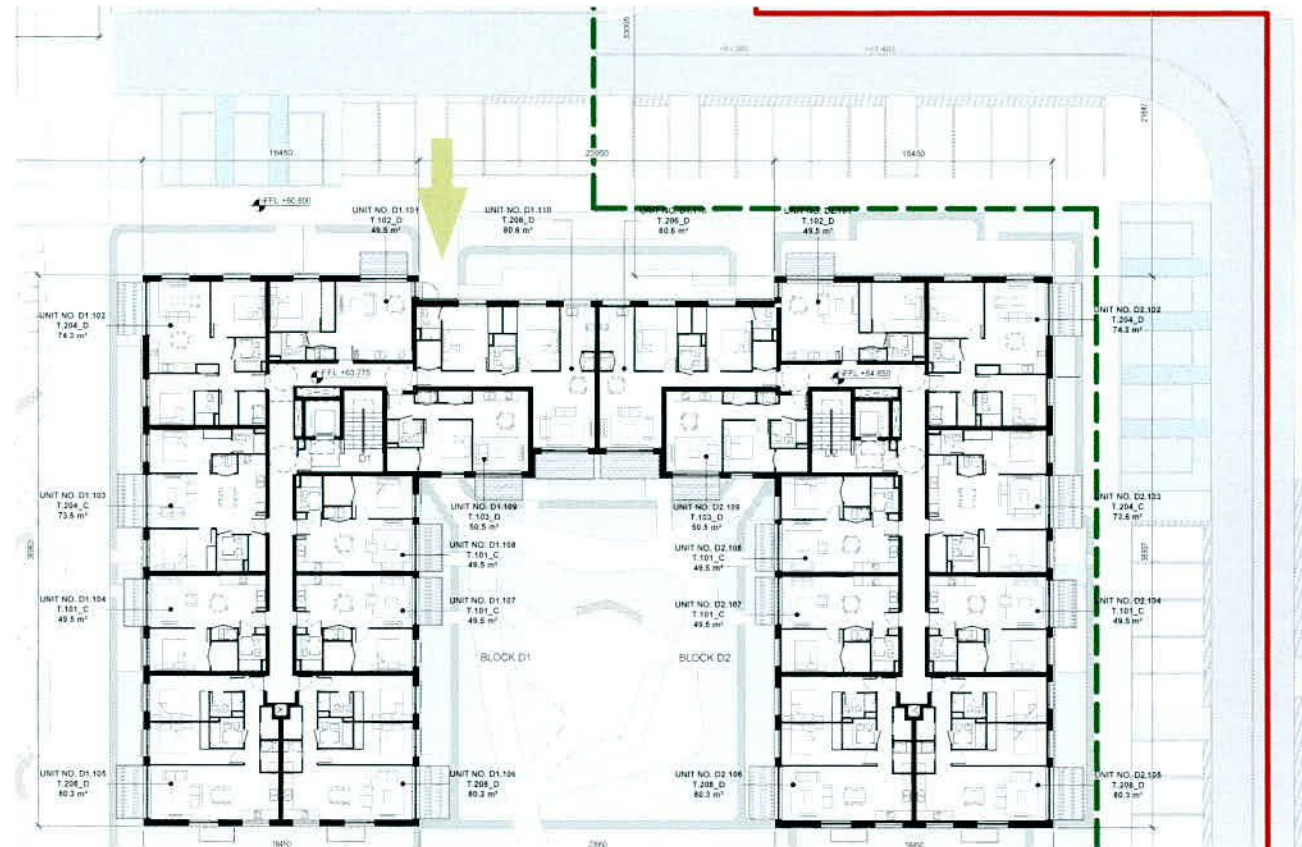
Block D North

Design and layout changes to the Core D1 & D2 and to the entrance hall facing Great Western Way updated to accommodate new apartment type T.301_D at Ground Floor and revised apartment type T.102_D as dual aspect unit on the Upper Floors.

01 RFI RESPONSE

RFI CONDITION No. 1. (a)

BLOCK D FIRST FLOOR PLAN - PLANNING

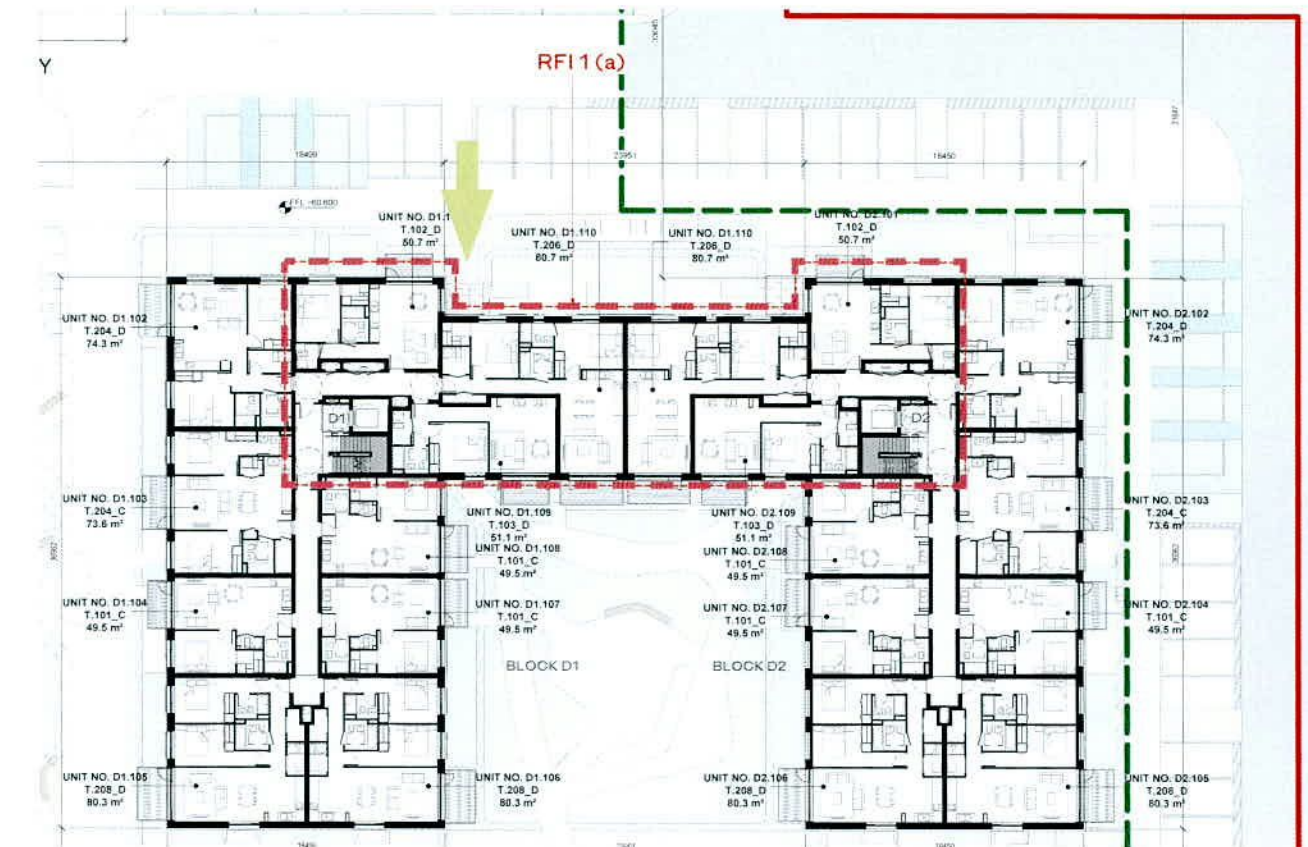


BLOCK D FIRST FLOOR PLAN - PLANNING

BLOCK D FIRST FLOOR PLAN - RFI PROPOSAL



BLOCK D FIRST FLOOR PLAN - RFI PROPOSAL



THE RED DASH LINE INDICATES THE CHANGES TO THE PREVIOUS DESIGN WHERE THREE UNIT TYPES HAVE CHANGED FOLLOWING THE FAÇADE REALIGNMENT (1.6 M TO 2.7M SET BACK) TOGETHER WITH THE STAIR CORE REALIGNMENT AT GROUND FLOOR. THE CHANGES ARE SUMMARISED AS FOLLOWS (DETAILED KEY ON TYPICAL FLOOR PLAN);

ORANGE- UNIT T102_D, REVISED FLOOR AREA OF 50.7 SQ M (PREVIOUS 49.5 SQM); LARGER WINDOW INTRODUCED TO THE CORNER OF THE APARTMENT
 BLUE - UNIT T206_D, REVISED FLOOR AREA OF 80.7 SQ M (PREVIOUS 80.6 SQ M); REMOVAL OF THE SET BACK BALCONY TO CREATE FLUSH FAÇADE LINE, CHANGE TO THE NORTH ELEVATION (MIDDLE WINDOW) FOLLOWING A REVISED INTERNAL LAYOUT
 GREEN - UNIT T103_D, REVISED FLOOR AREA OF 51.1 SQ M (PREVIOUS 50.5 SQM); INTERNAL CONFIGURATION CHANGE FROM STAIR CORE REALIGNMENT

- RFI 1 (A) BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D

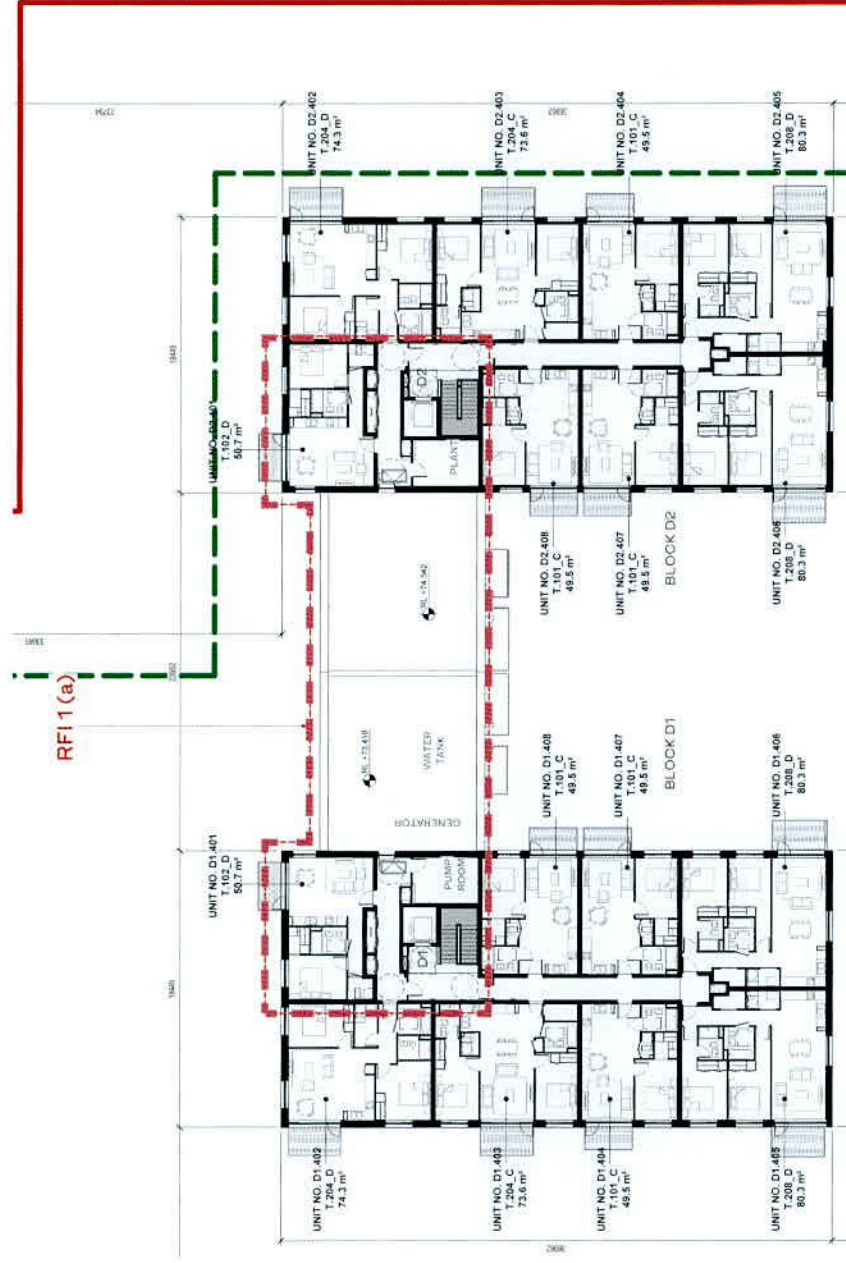
O1 RFI RESPONSE

RFI CONDITION No. 1. (a)

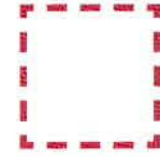
BLOCK D FOURTH FLOOR PLAN - PLANNING



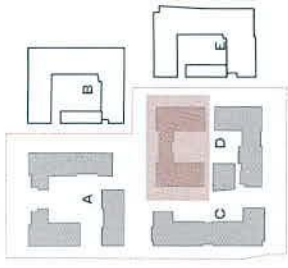
BLOCK D FOURTH FLOOR PLAN - RFI PROPOSAL



RFI 1 (A)



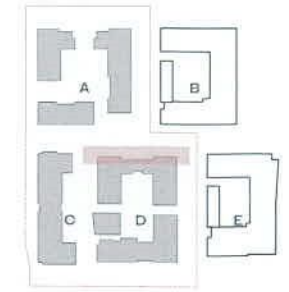
BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING
 GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW
 APARTMENT TYPE T.301.D REVISED APARTMENT TYPE T.102.D



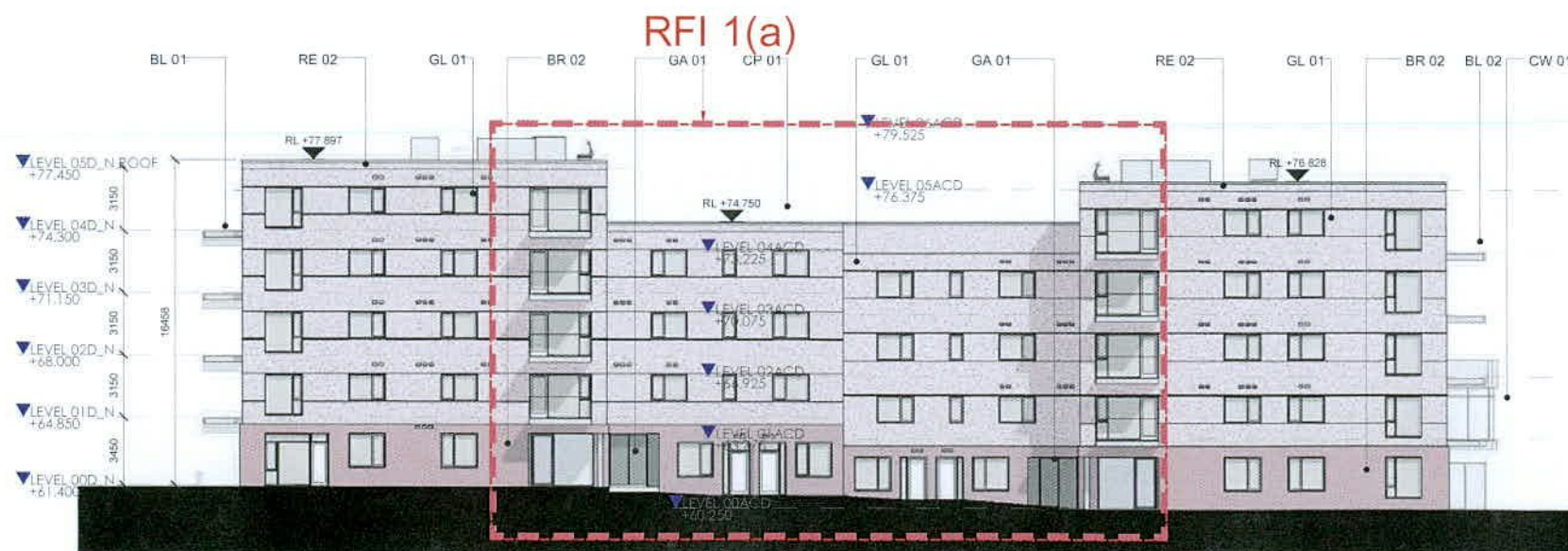
01 RFI RESPONSE

RFI CONDITION No. 1. (a)

BLOCK D NORTH ELEVATION - PLANNING



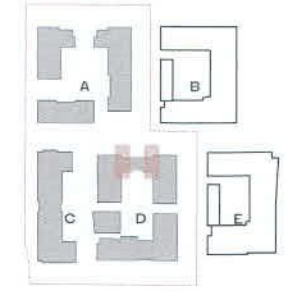
BLOCK D NORTH ELEVATION - RFI PROPOSAL



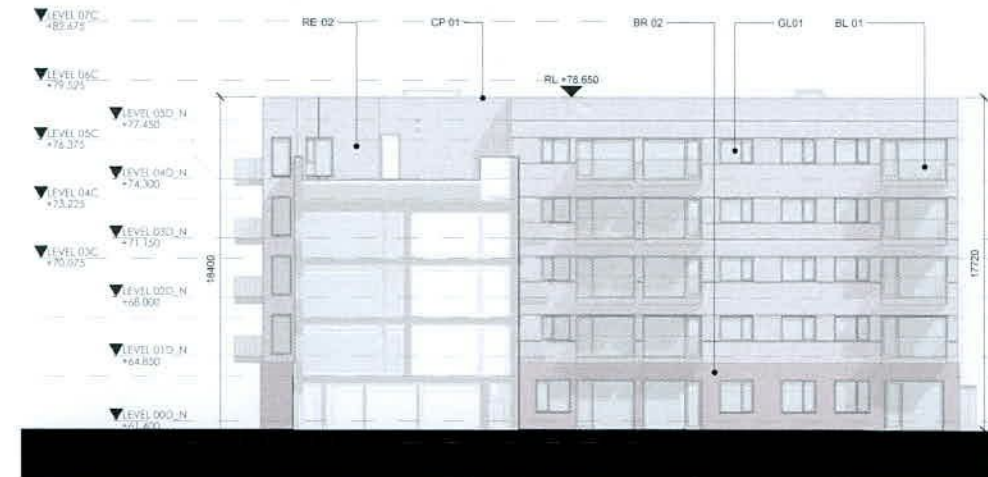
- RFI 1(A)**
- BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING
- GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW
- APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D

01 RFI RESPONSE

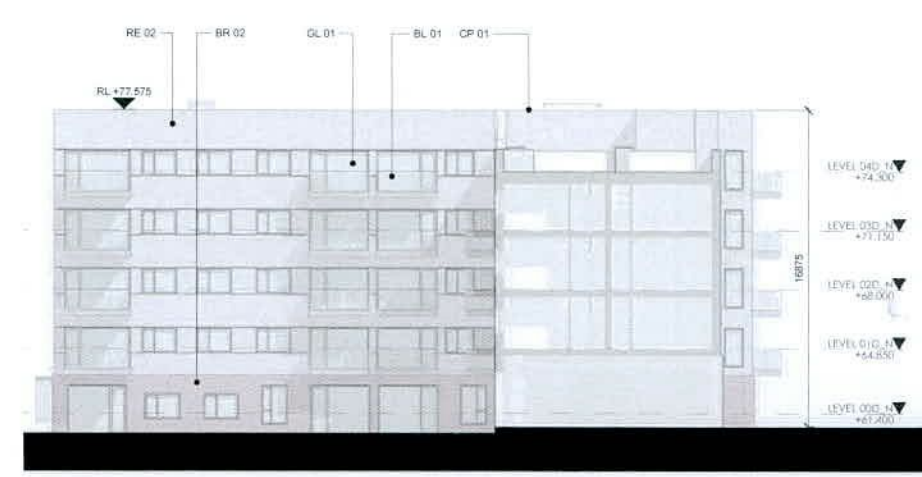
RFI CONDITION No. 1. (a)



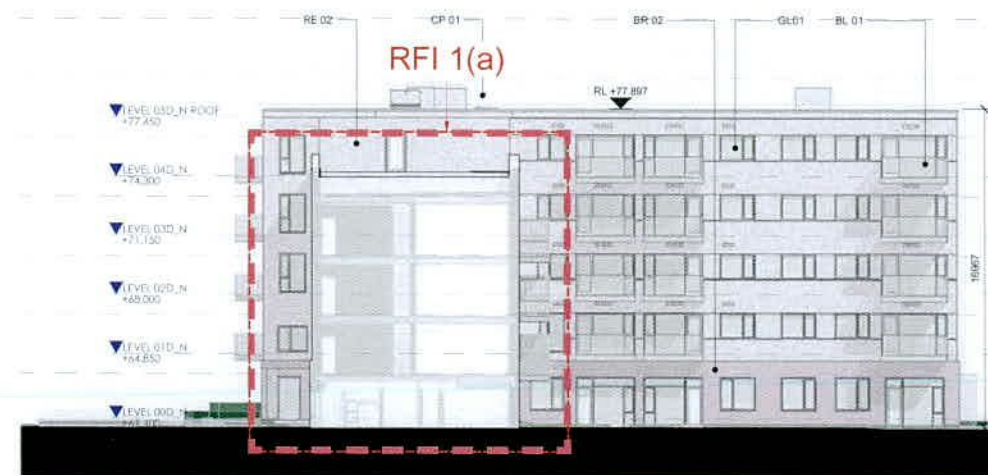
BLOCK D COURTYARD ELEVATION WEST - PLANNING



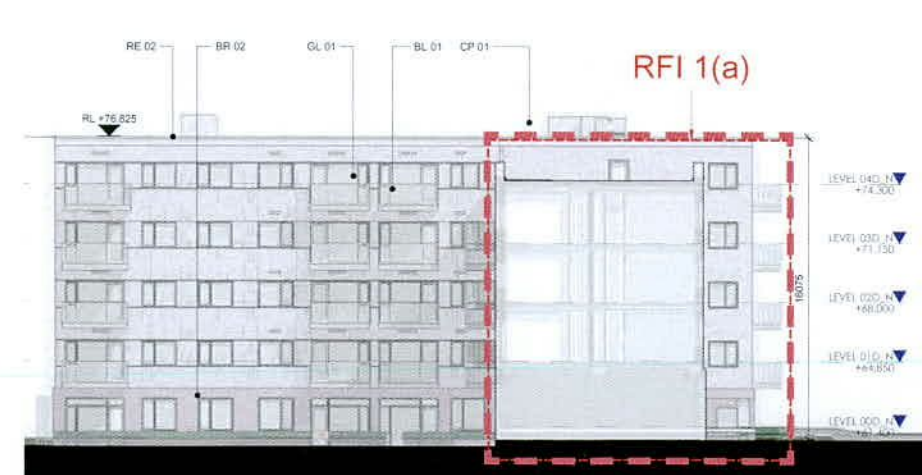
BLOCK D COURTYARD ELEVATION EAST - PLANNING



BLOCK D COURTYARD ELEVATION WEST - RFI PROPOSAL



BLOCK D COURTYARD ELEVATION EAST - RFI PROPOSAL

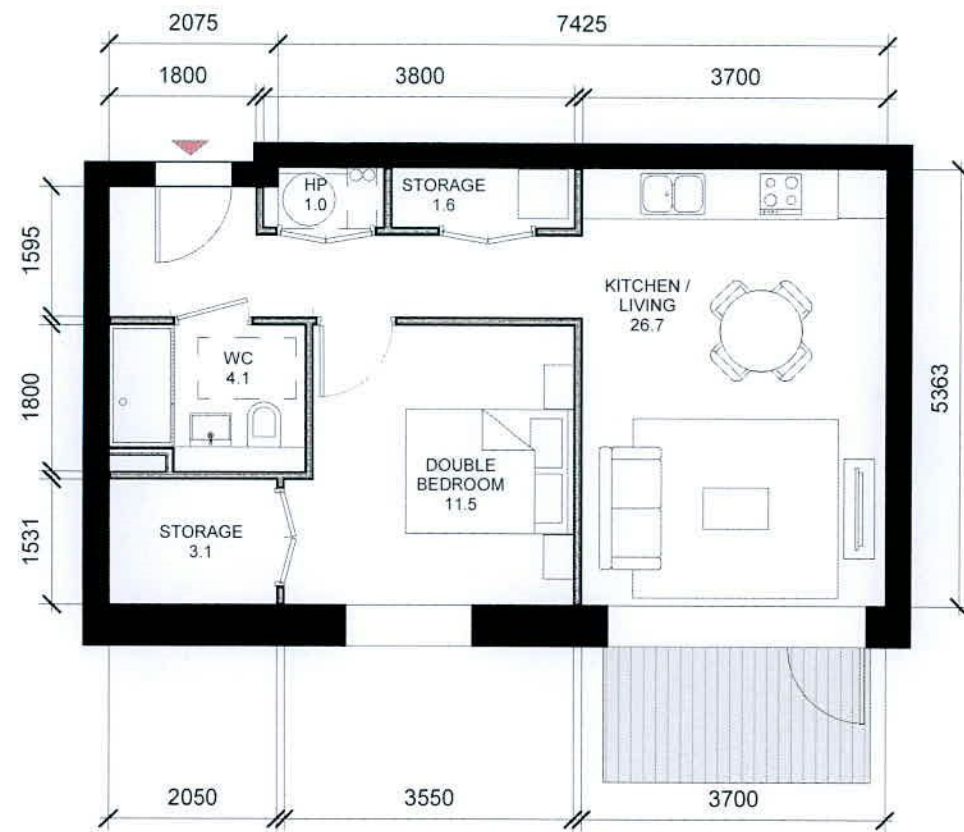


- RFI 1(A) **RFI 1(A)**
- BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING
- GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW
- APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D

01 RFI RESPONSE

RFI CONDITION No. 1. (a)

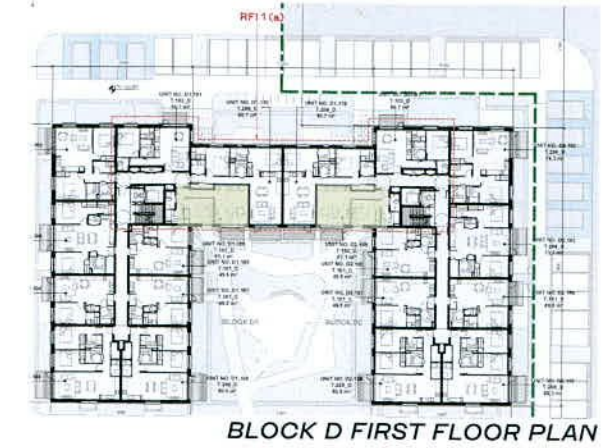
T.103_D - PLANNING



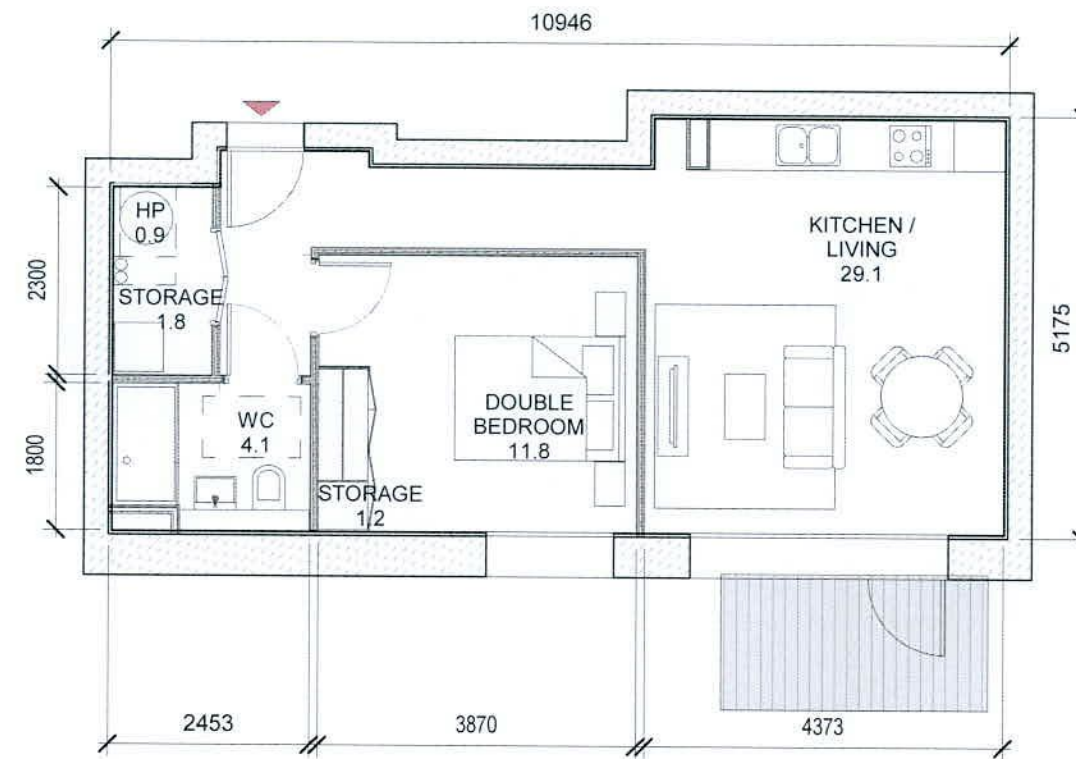
11 T.103_D
1 : 100

T.103_D SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
50.5 m ²	45.0 m ²	Yes	26.7 m ²	23.0 m ²	Yes	11.5 m ²	11.4 m ²	Yes	4.7 m ²	3.0 m ²	Yes	1.0 m ²

T.103_D - RFI RESPONSE



BLOCK D FIRST FLOOR PLAN



11 T.103_D
1 : 100

T.103_D SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
51.0 m ²	45.0 m ²	Yes	29.1 m ²	23.0 m ²	Yes	11.8 m ²	11.4 m ²	Yes	3.0 m ²	3.0 m ²	Yes	0.9 m ²

REFER TO DRAWING P8002, T.103_D

01 RFI RESPONSE

RFI CONDITION No. 1. (b)

(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.

RESPONSE:

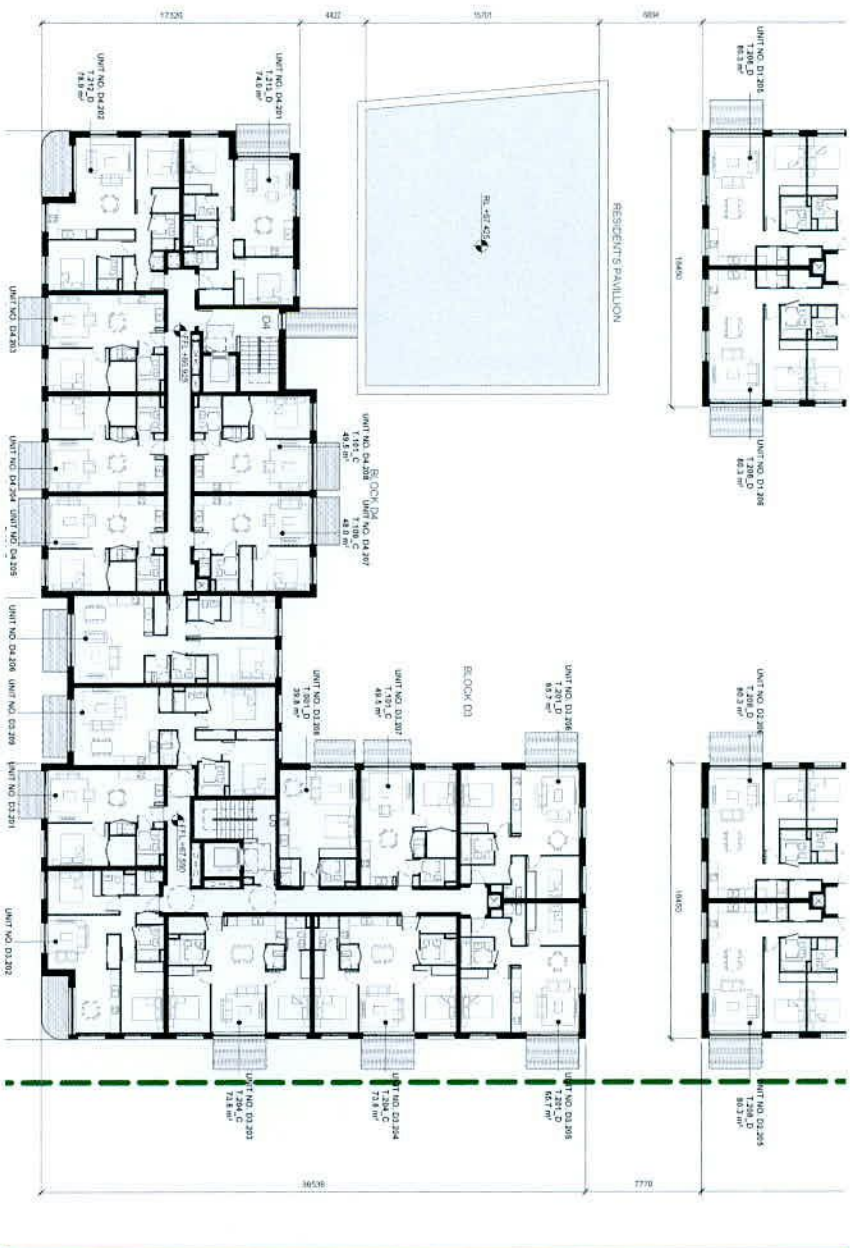
Block D South

Design and layout changes to apartment type T.202_D on Ground Floor and T.201_D on the Upper Floors to overcome privacy issues between Blocks D2 & D3. Apartment type T.202_D living spaces reorientated to minimize overlooking concern between Blocks D2 & D3

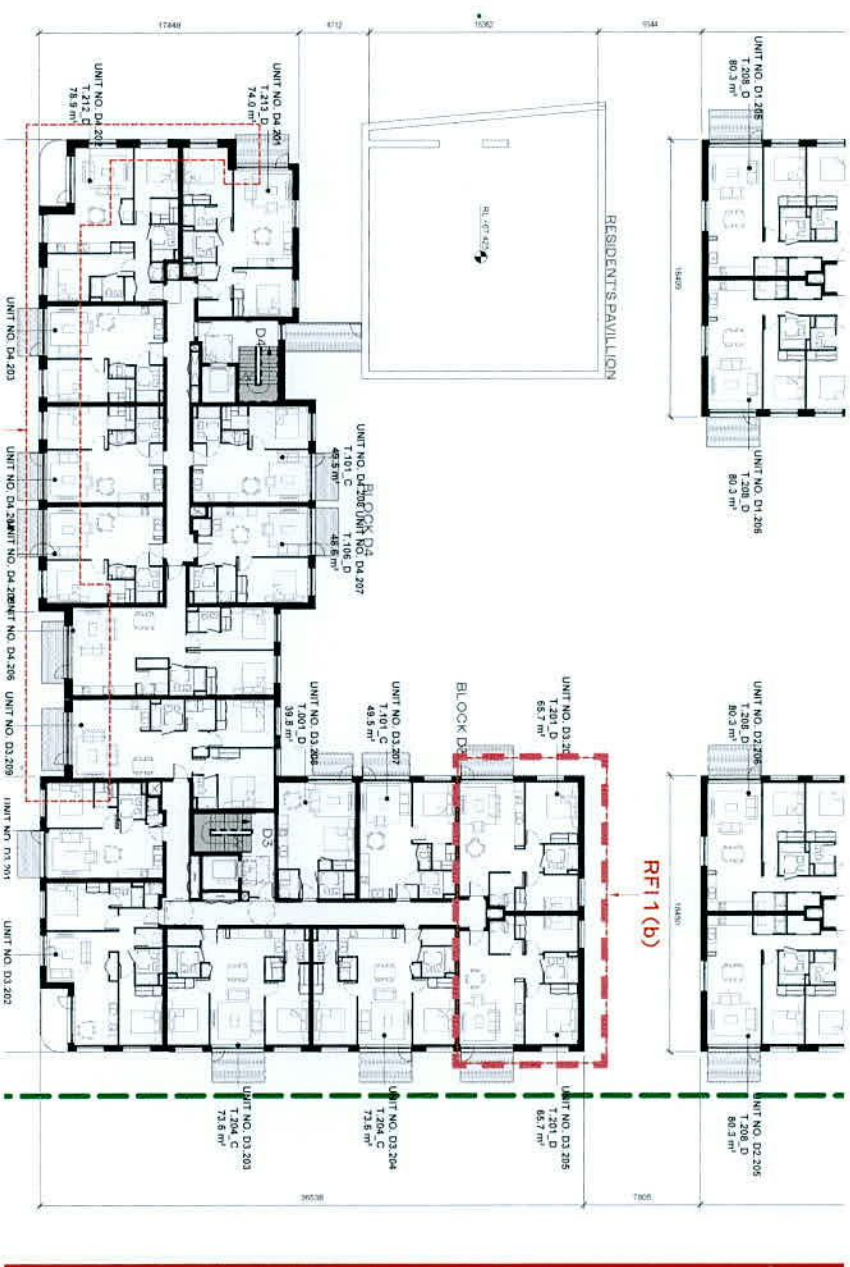
O1 RFI RESPONSE

RFI CONDITION No. 1. (b)

BLOCK D TYPICAL FLOOR PLAN - PLANNING



BLOCK D TYPICAL FLOOR PLAN - RFI PROPOSAL



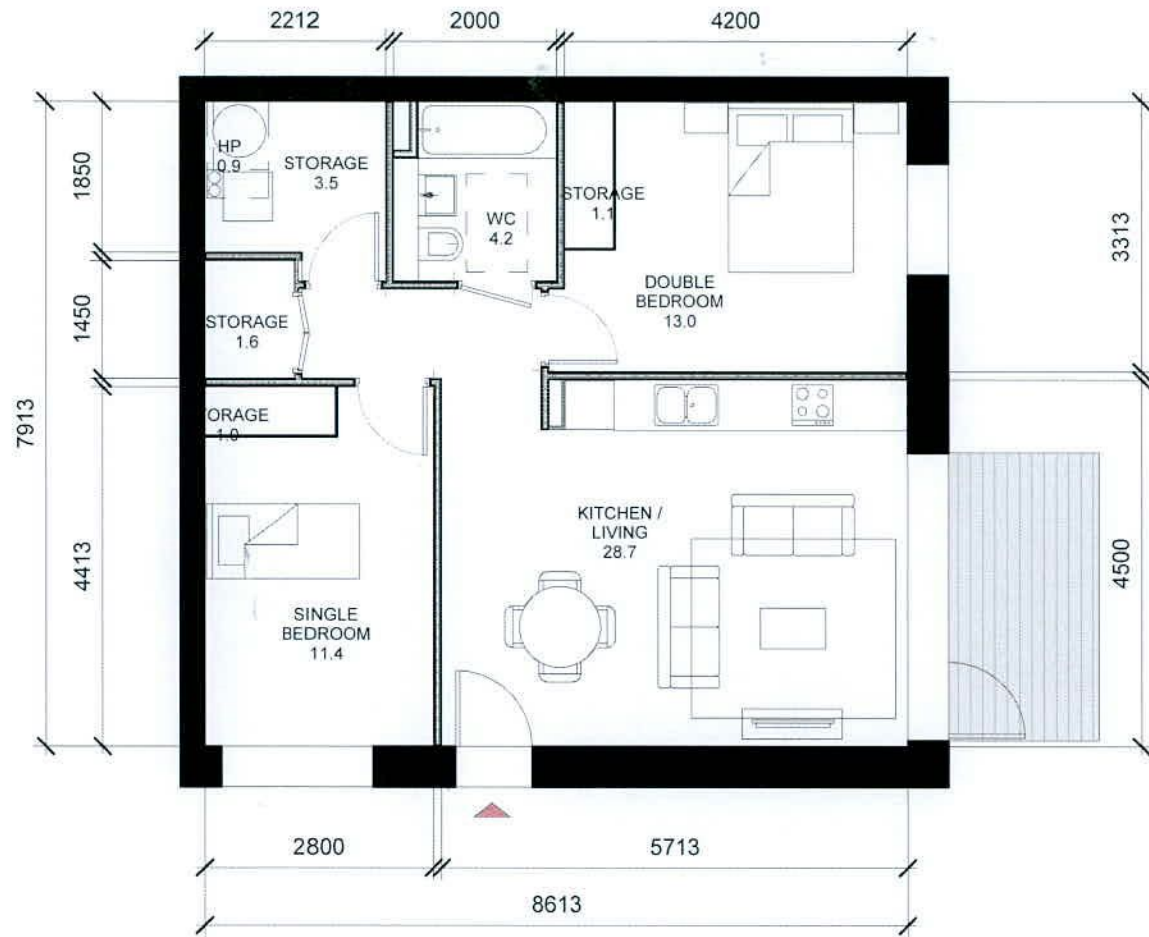
RFI 1(B)

BLOCK D SOUTH - CHANGES TO APARTMENT TYPE T.201_D AND T.202_D TO OVERCOME PRIVACY/OVERLOOKING ISSUES

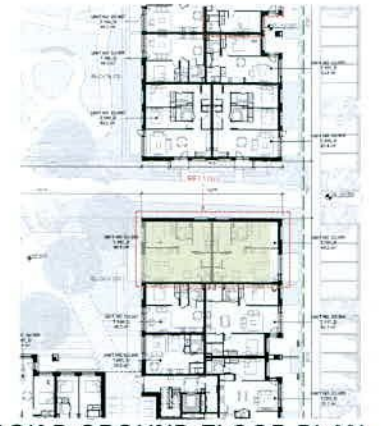
01 RFI RESPONSE

RFI CONDITION No. 1. (b)

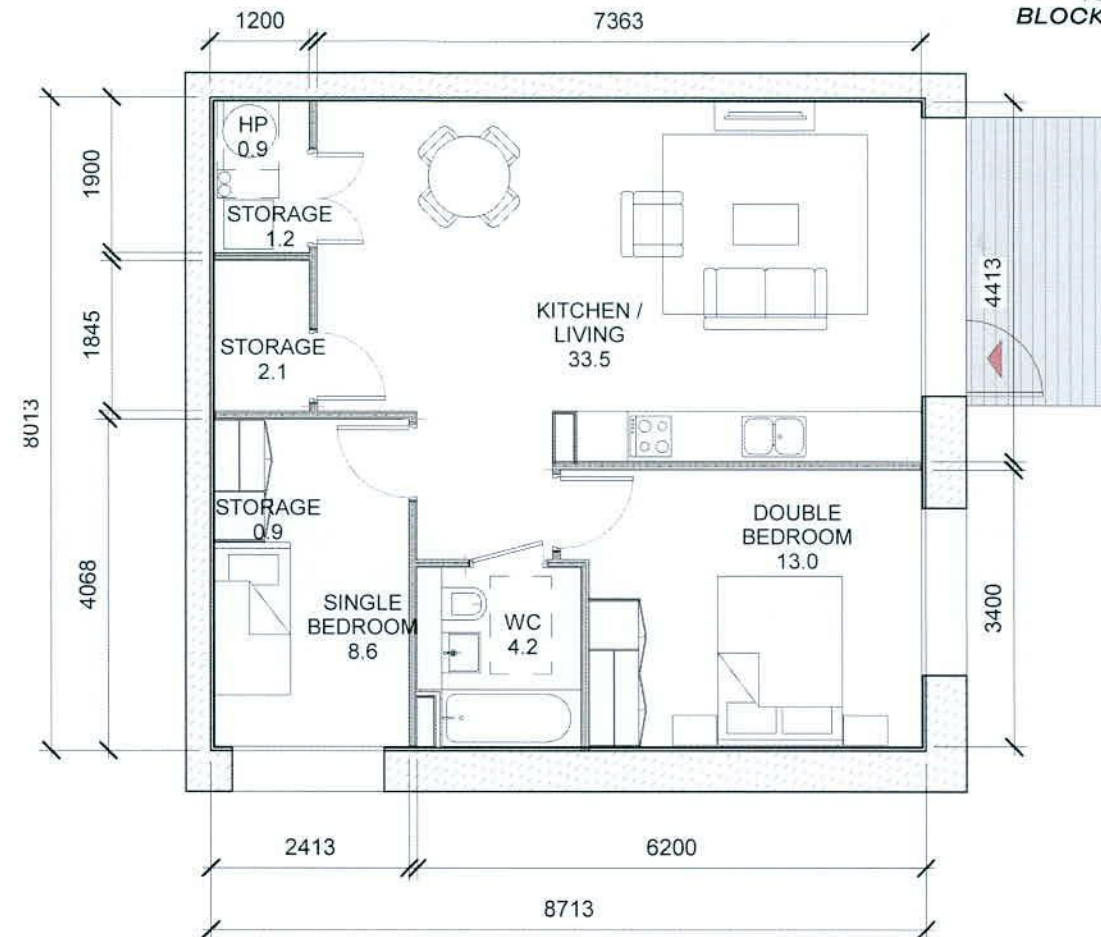
T.202_D - PLANNING



T.202_D - RFI RESPONSE



BLOCK D GROUND FLOOR PLAN



4 T.202_D
1 : 100

T.202_D_SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
68.2 m ²	63.0 m ²	Yes	28.7 m ²	28.0 m ²	Yes	24.4 m ²	20.1 m ²	Yes	7.2 m ²	5.0 m ²	Yes	0.9 m ²

4 T.202_D
1 : 100

T.202_D_SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
68.2 m ²	63.0 m ²	Yes	33.5 m ²	28.0 m ²	Yes	21.6 m ²	20.1 m ²	Yes	5.3 m ²	5.0 m ²	Yes	0.9 m ²

REFER TO DRAWING P8003, T.202_D

01 RFI RESPONSE

RFI CONDITION No. 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.

RESPONSE:

Block D South

Design revised to replace Block D render facade material with brick along Station Road. Brick introduced to the facade on Block D upper floor levels.

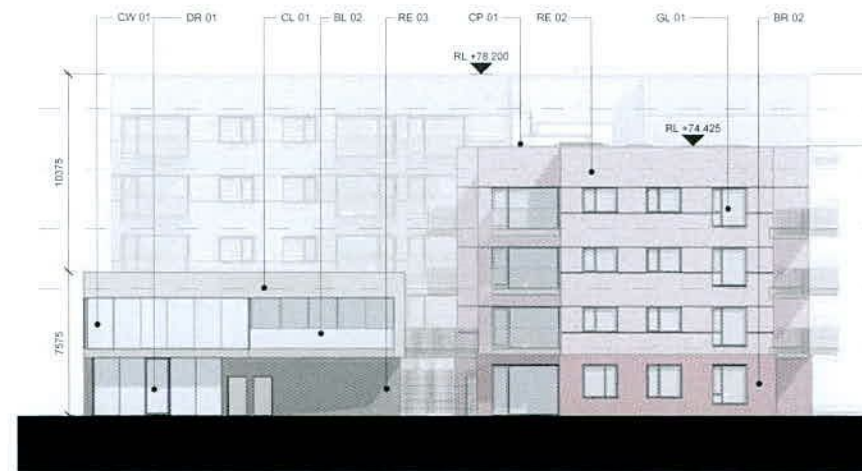
01 RFI RESPONSE

RFI CONDITION No. 2.

BLOCK D COURTYARD ELEVATION SOUTH - PLANNING



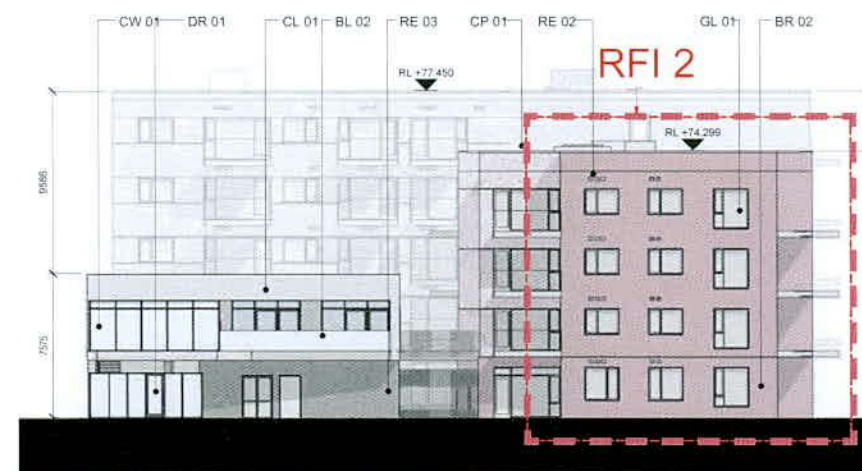
BLOCK D COURTYARD ELEVATION WEST - PLANNING



BLOCK D COURTYARD ELEVATION SOUTH - RFI PROPOSAL



BLOCK D COURTYARD ELEVATION WEST - RFI PROPOSAL



RFI 2
 BLOCK D SOUTH - CHANGES TO FACADE MATERIAL TO BRICK ON THE UPPER FLOOR LEVELS

02 DETAILED DESIGN & STATUTORY CHANGES

SUMMARY OF CHANGES

Detailed design and statutory changes are indicated as the following 'non rfi' related changes;

DETAILED DESIGN CHANGES

BLOCK A

- Core A1 & A2 layout changes due to detailed design development
- Basement layout changes due to M&E design development
- Basement bike storage layout changes due to design development
- Redundant plant room changed to bike store at core A4
- T.207_A unit type updated due to design development.
- Windows moved - Elevation affected
- L01 Podium landscaping updated due to design development - Car Park Vents moved
- ESB & Switch Room positions swapped due to statutory ESB requirements

BLOCK C

- Core C1 layout changes due to M&E design development
- Core C2 layout changes due to M&E design development
- Structural walls added within apartments (east of core C2, Upper Floors)
- Bicycle store and generator rooms swapped (Core C1 & C2 Ground Floor)

BLOCK D

- Core D4 M&E layout changes due to design development (Upper Floors)
- Core D3 entrance door layout changes due to design development
- Unit layout design changes (south of core D3, Upper Floors)
- Core D3 roof area layout changes due to design development
- Windows updated due to design development (south of core D1 & D2, Upper Floors)

RESIDENTIAL PAVILION

- Removal of green roof
- Total floor area reduced
- Parapet and overall height reduced & fall arrest system introduced
- Elevation design changes with windows and materials amended
- Bicycle parking reduced and a number of bikes relocated to Blocks D1 & D2

Refer to the key where items are called up in **green** to represent the detailed design changes and **blue** to represent the statutory changes.

GENERAL NOTES:

01
ALL INTERNAL APARTMENT LAYOUTS HAVE BEEN AMENDED DUE TO DESIGN DEVELOPMENT AND CO-ORDINATION WITH OTHER DISCIPLINES. THE INDIVIDUAL UNITS MAINTAIN THE SPACE REQUIREMENT GUIDELINES AS PER THE ORIGINAL PLANNING SUBMISSION

02
MINOR AMENDMENTS TO M&E AND SE LAYOUTS DUE TO DESIGN DEVELOPMENT & TO ACCOMMODATE COMPLIANCE WITH STATUTORY REQUIREMENTS

03
REDUCED PARAPET HEIGHT & FALL ARREST SYSTEM INTRODUCED TO BLOCKS A,C,D AND RESIDENT PAVILION BUILDINGS DUE TO MAINTENANCE. PARAPET HEIGHT OF TOWER ELEMENT OF BLOCK C1 RETAINED AS PER ORIGINAL PLANNING APPLICATION

STATUTORY CHANGES

BLOCK A

- Basement accessible car parking relocated due to DAC requirements
- Ground floor level own door units mirrored to satisfy DAC requirements (east of core A2)

BLOCK C

- Core C1 corridor updated to satisfy Fire requirements (Upper Floors)

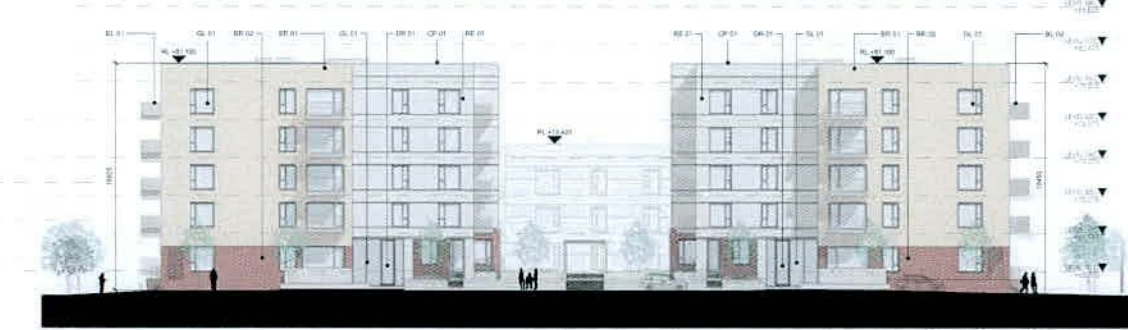
BLOCK D

- Unit layout design changes to satisfy DAC & Fire requirements (east of core D4, Upper Floors)
- Core D1 & D2 corridors updated to satisfy Fire requirements

02 DETAILED DESIGN & STATUTORY CHANGES



1 Block A - South Elevation
1:200



2 Block A - North Elevation
1:200



3 Block A - West Elevation
1:200



4 Block A - East Elevation
1:200



1 Block A - South Elevation
1:200



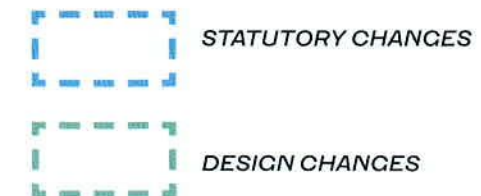
2 Block A - North Elevation
1:200



3 Block A - West Elevation
1:200

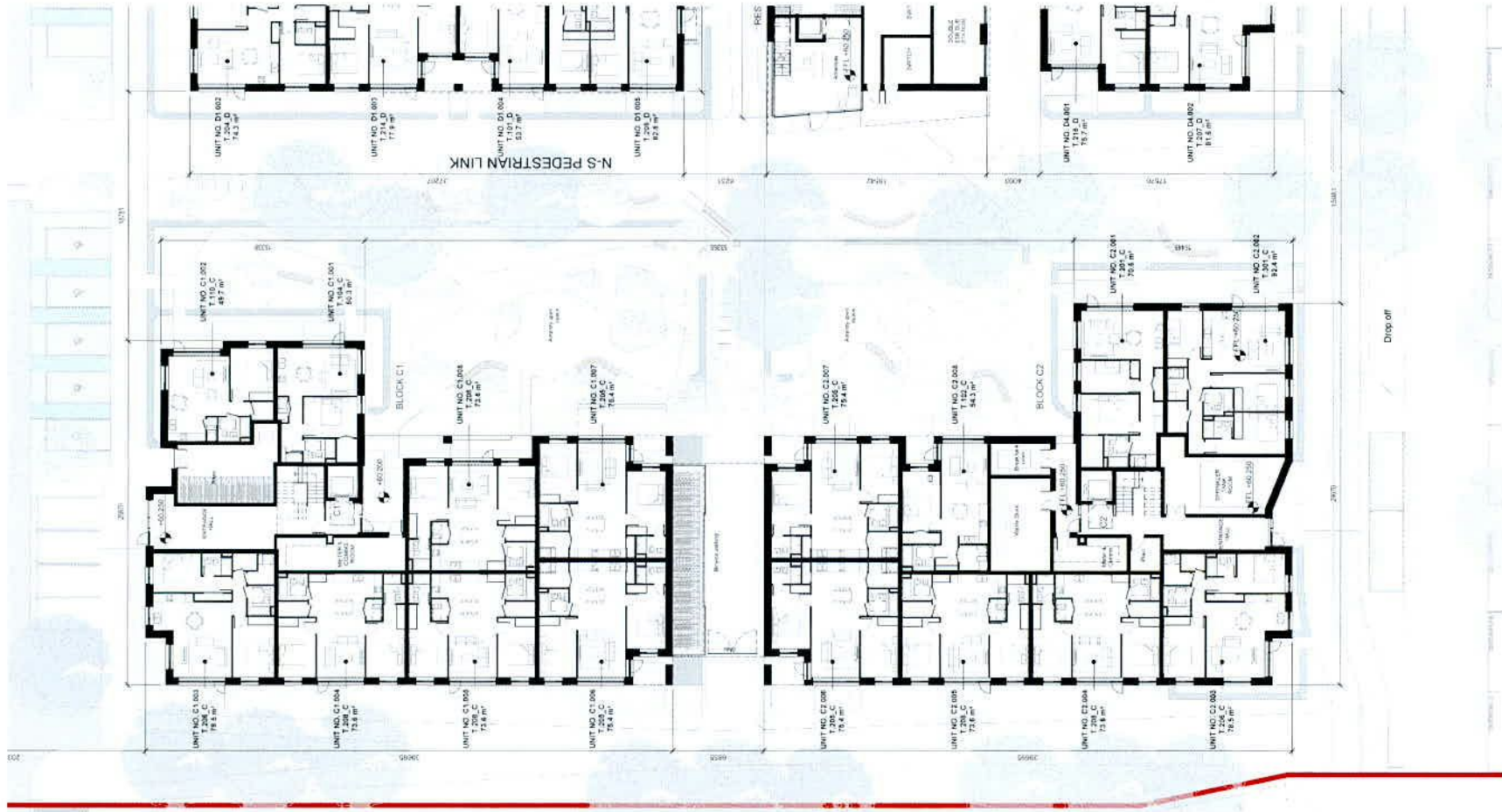


4 Block A - East Elevation
1:200

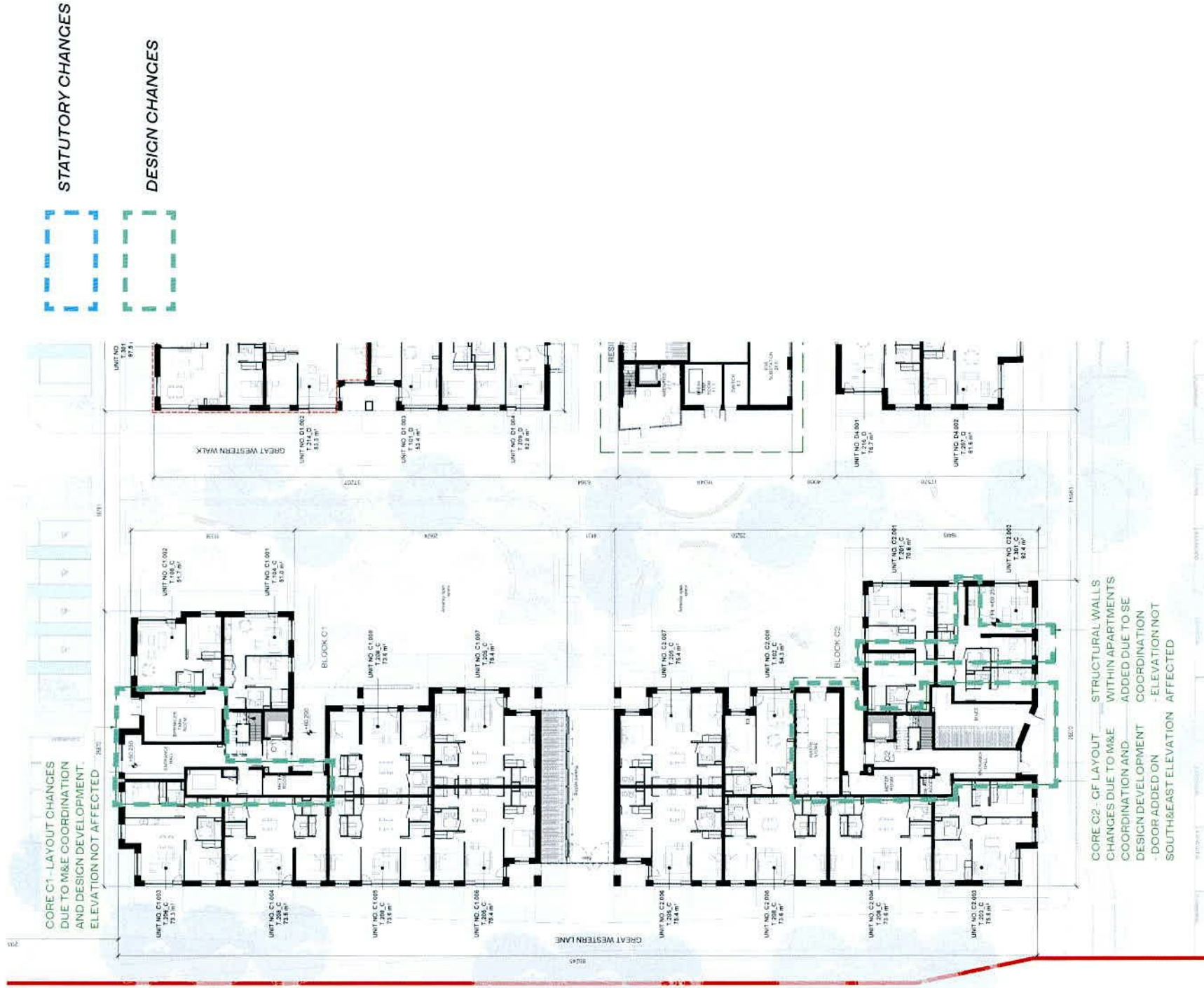


O2 DETAILED DESIGN & STATUTORY CHANGES

BLOCK C GROUND FLOOR PLAN - PLANNING



BLOCK C GROUND FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES



O2 DETAILED DESIGN & STATUTORY CHANGES

BLOCK D TYPICAL FLOOR PLAN - PLANNING

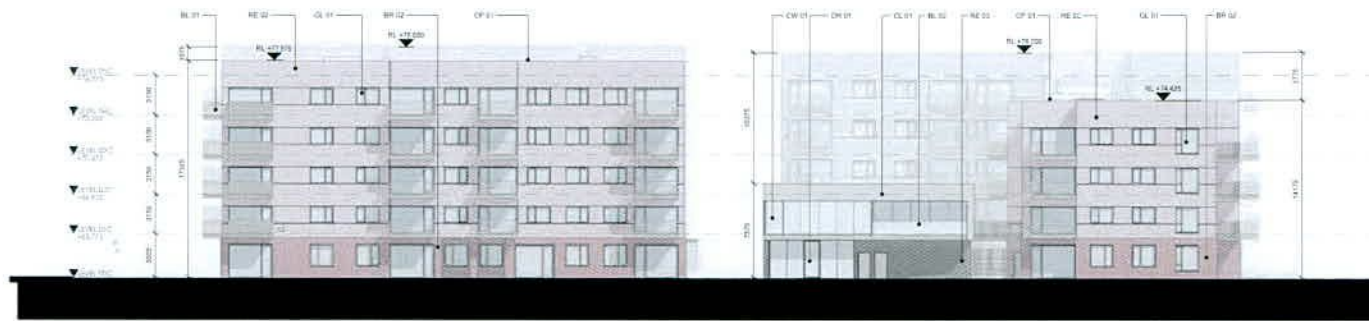


BLOCK D TYPICAL FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES

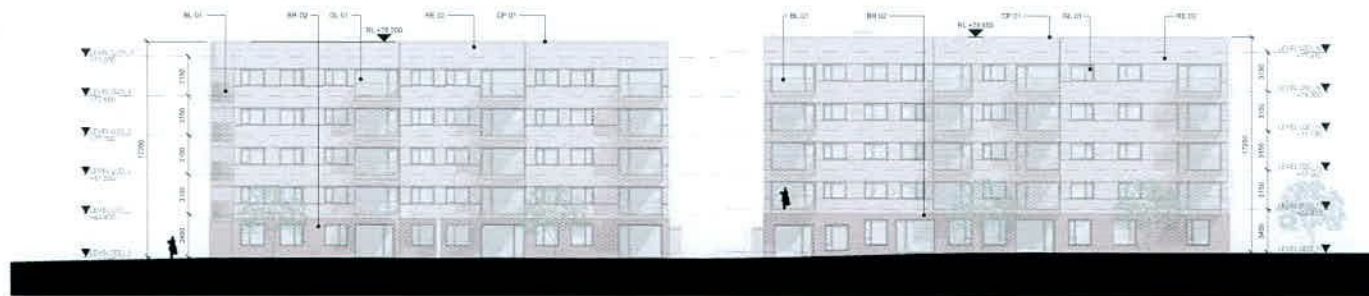


-  STATUTORY CHANGES
-  DESIGN CHANGES

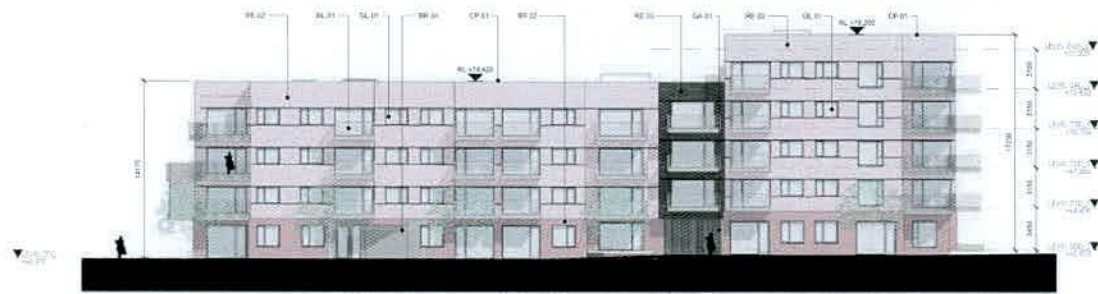
02 DETAILED DESIGN & STATUTORY CHANGES



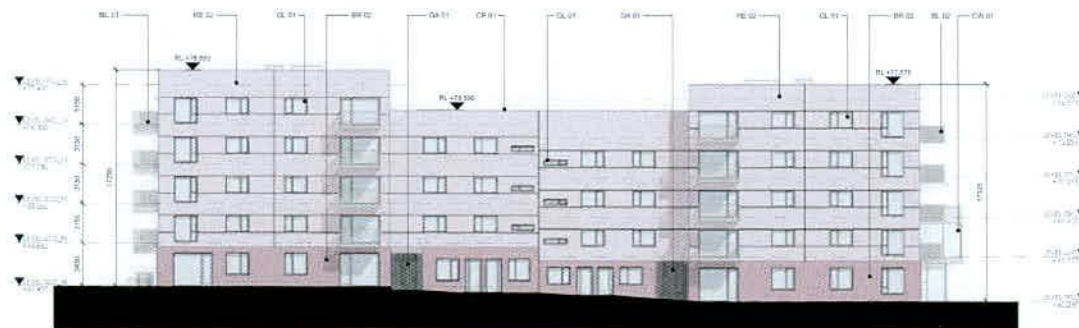
1 Block D - West Elevation
1:200



2 Block D - East Elevation
1:200



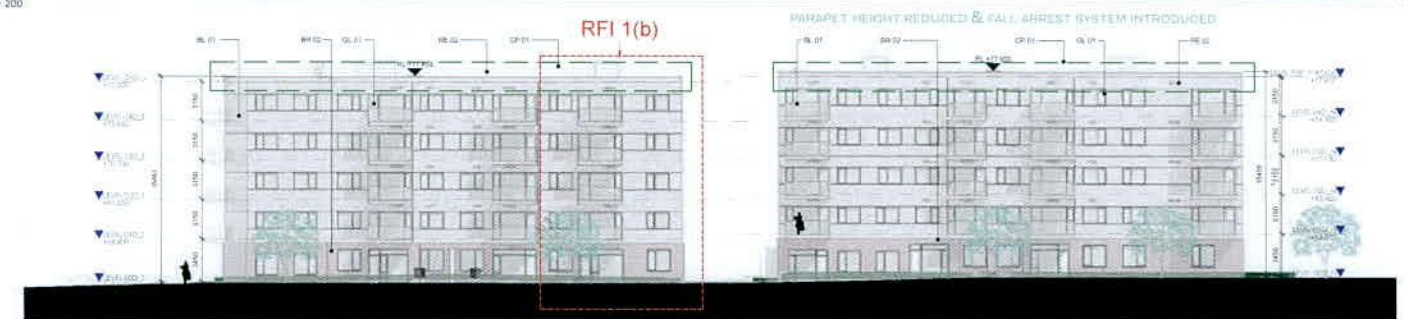
3 Block D - South Elevation
1:200



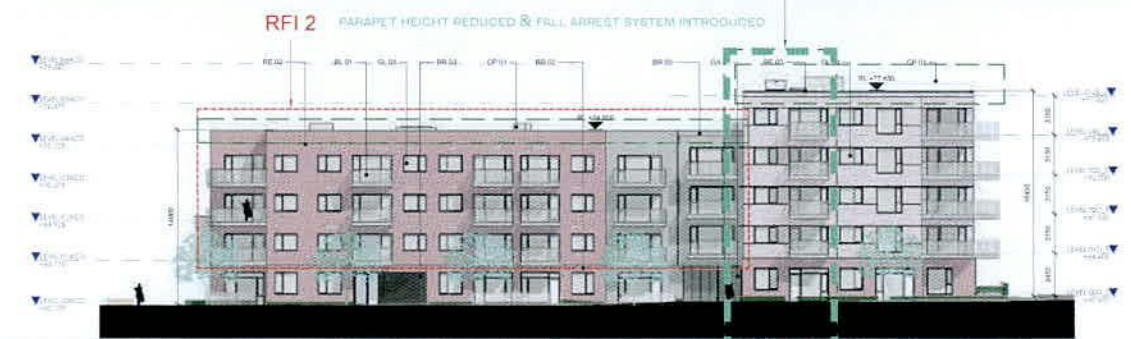
4 Block D - North Elevation
1:200



1 Block D - West Elevation
1:200



2 Block D - East Elevation
1:200



3 Block D - South Elevation
1:200



4 Block D - North Elevation
1:200



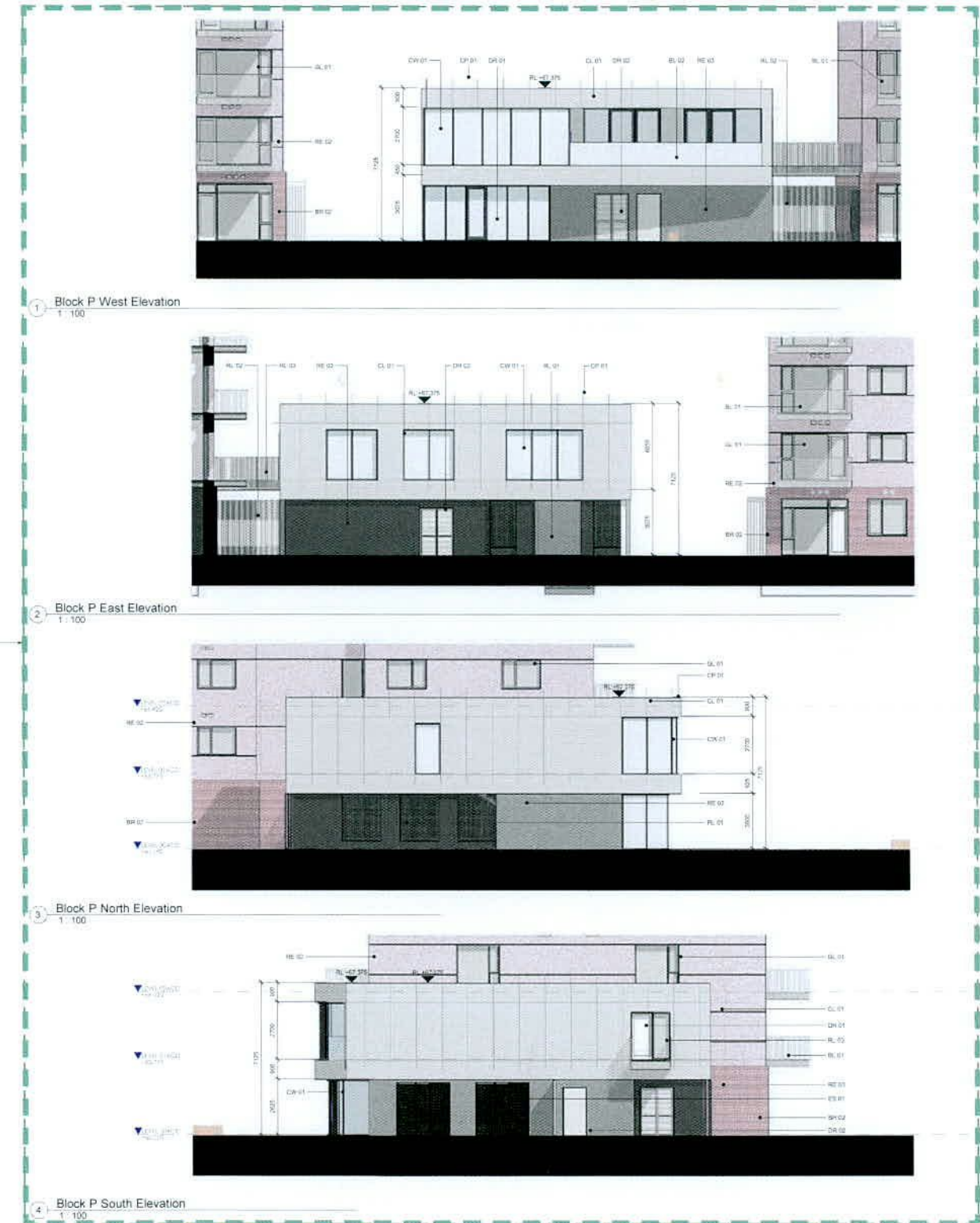
02 DETAILED DESIGN & STATUTORY CHANGES

RESIDENTIAL PAVILLION DESIGN

DESIGN CHANGES



PAVILLION DESIGN LAYOUT CHANGES DUE TO DESIGN DEVELOPMENT



RESIDENTIAL PAVILLION DESIGN CHANGES

- Removal of green roof
- Total floor area reduced
- Parapet and overall height reduced & fall arrest system introduced
- Elevation design changes with windows and materials amended
- Bicycle parking reduced and a number of bikes relocated to Blocks D1 & D2

03 SUMMARY OF HQA

PLANNING APPLICATION HQA - ALL BLOCKS

Job Name: 950747
 Schedule: Adamstown District Centre - BLOCKS A,C & D
 Revision: 2 Summary Schedule by Block
 PLANNING APPLICATION 08.04.2022

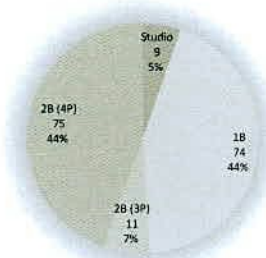
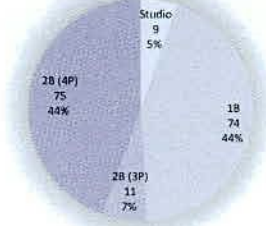
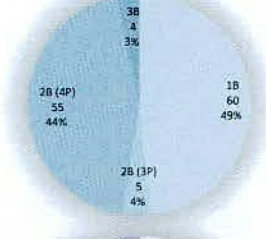
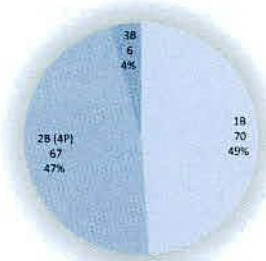
Henry J Lyons

Apts	Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G
A	Studio						
	1B	70	49%	50	3491		
	2B (3P)						
	2B (4P)	67	47%	76	5078		
	3B	6	4%	93	560		
	Residential				9128	11083	82.4%
	Amenities				162		
	Plant					421	
	Ancillary / waste stores					156	
	Total	143	100%	65	9290	11821	78.6%
C	Studio						
	1B	60	48%	50	2996		
	2B (3P)	5	4%	69	346		
	2B (4P)	55	44%	74	4087		
	3B	4	3%	92	370		
	Residential				7798	9546	81.7%
	Amenities						
	Plant					102	
	Ancillary / waste stores					33	
	Total	124	100%	63	7798	9680	80.6%
D	Studio	9	5%	39	355		
	1B	74	44%	50	3678		
	2B (3P)	11	7%	67	734		
	2B (4P)	75	44%	78	5818		
	3B						
	Residential				10585	12568	84.2%
	Amenities						
	Plant					149	
	Ancillary / waste stores					40	
	Total	169	100%	63	10585	12757	83.0%

SUMMARY (excludes pavillion)

Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G
Studio	9	2%	39	355		
1B	204	47%	50	10164		
2B (3P)	16	4%	67	1080		
2B (4P)	197	45%	76	14983		
3B	10	2%	93	929		
Residential				27511	33197	82.9%
Amenities (*)	-			162		
Ancillary (*)					229	
Plant (*)					672	
Total	436	100%	63	27673	34259	80.8%

(*) Amenities considered 100%Nett
 Plant & ancillary accommodation within building footprint included in GIFA
 Plant & ancillary located on outbuildings and/or rooftop excluded from GIFA



RFI RESPONSE HQA - ALL BLOCKS

Job Name: 950747
 Schedule: Adamstown District Centre - BLOCKS A,C & D
 Revision: 2 Summary Schedule by Block
 REQUEST FOR FURTHER INFORMATION 06/09/2022

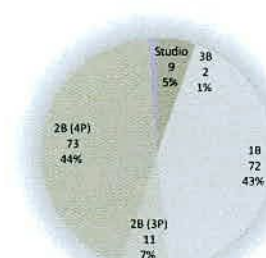
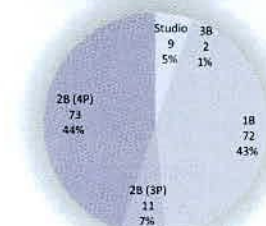
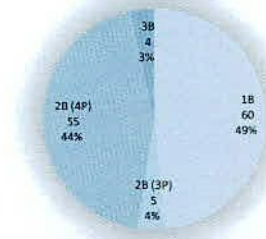
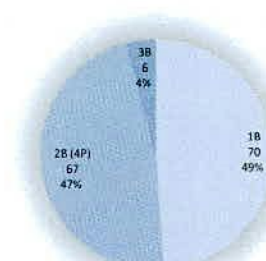
Henry J Lyons

Apts	Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G
A	Studio						
	1B	70	49%	50	3489		
	2B (3P)						
	2B (4P)	67	47%	76	5080		
	3B	6	4%	93	560		
	Residential				9129	11096	82.3%
	Amenities				159	159	
	Plant					390	
	Ancillary / waste stores					138	
	Total	143	100%	65	9288	11782	78.8%
C	Studio						
	1B	60	48%	50	3001		
	2B (3P)	5	4%	69	346		
	2B (4P)	55	44%	74	4079		
	3B	4	3%	92	370		
	Residential				7796	9535	81.8%
	Amenities						
	Plant					94	
	Ancillary / waste stores					43	
	Total	124	100%	63	7796	9671	80.6%
D	Studio	9	5%	41	367		
	1B	72	43%	50	3587		
	2B (3P)	11	7%	67	734		
	2B (4P)	73	44%	78	5694		
	3B	2	1%	98	195		
	Residential				10576	12558	84.2%
	Amenities						
	Plant					122	
	Ancillary / waste stores					42	
	Total	167	100%	63	10576	12722	83.1%

SUMMARY (excludes pavillion)

Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G
Studio	9	2%	41	367		
1B	202	47%	50	10077		
2B (3P)	16	4%	67	1080		
2B (4P)	195	45%	76	14853		
3B	12	3%	94	1124		
Residential				27501	33189	82.9%
Amenities (*)	-			159	159	
Ancillary (*)					222	
Plant (*)					605	
Total	434	100%	64	27659	34175	80.9%

(*) Amenities considered 100%Nett
 Plant & ancillary accommodation within building footprint included in GIFA
 Plant & ancillary located on outbuildings and/or rooftop excluded from GIFA



03 SUMMARY OF HQA

PLANNING APPLICATION HQA - SUMMARY

Job No. 950747
 Job Name: Adamstown District Centre - BLOCKS A, C & D
 Schedule: 1 SUMMARY SCHEDULE
 Revision: PLANNING APPLICATION 08.04.2022

SUMMARY OF AREAS			
Blocks A, C & D	Nett	Gross	N/G
RESIDENTIAL NETT	27,511		
RESIDENTIAL GROSS		33,197	83%
Resident Amenities	162	162	
Ancillary & waste stores		229	
Plant		672	
Subtotal GFA blocks A, C & D	27,673	34,259	81%

ANCILLARY BUILDINGS			
Resident's Pavilion	Nett	Gross	
Pavillion Building (**)	336	480	
Subtotal blocks A, C & D + pavillion	28,009	34,739	
(**) excludes bicycle parking			
Carpark		2,332	
Bicycle parking (incl. pavillion)		331	
TOTAL (incl. Carpark)		37,402	

INDICATORS			
GIA	Site area		
PLOT RATIO	24,739 /	24,265 =	1.43
DENSITY	436 /	2.43 =	180 (un/Ha.)

CARPARKING (*)					
	Podium	On street	MSCP	Subtotal	Ratio
Block A	36	16		72	50.3%
Block C	32	30		62	50.0%
Block D		12	72	84	46.7%
Visitor		2		2	0.9%
Total	68	60	72	220	50.5%

(*) Disabled carpark allocation 5% / Electric vehicle provision 10%, included in totals

BICYCLE PARKING				
Requirement: 1 per Residents:	436	Visitors@20%:	87	90
PROVIDED SPACES				
Block A	144			100.7%
Block C	124			100.0%
Block D	148	32		100.6%
Visitor		88		20.7%
Total	416	110		120.6%

UNIT MIX					
	Blk A	Blk C	Blk D	Total	%
Studio			9	9	2%
1B	70	60	74	204	47%
2B (3P)		5	11	16	4%
2B (4P)	67	55	75	197	45%
3B	6	4		10	2%
Total	143	124	169	436	

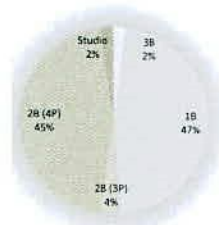
Dual Aspect Provision					
	Total	Single	Dual		%
Studio	9	5	4		3%
1B	204	134	70		16%
2B (3P)	16	1	15		3%
2B (4P)	197	78	119		27%
3B	10	0	10		2%
Total	436	218	218		50%

Oversized units (+10%)					
	Total	Avg area	Area	Min.	+10%
Studio	9	39.5	355	9	0
1B	204	49.8	10,164	15	189
2B (3P)	16	67.5	1,080	11	5
2B (4P)	197	76.1	14,983	158	39
3B	10	92.9	929	10	0
Total	436	63.1	27,511	203	233

OPEN SPACE (*)			
	Provided	Required	
OS1 Private Open Space (**)	4,453	2,621	
OS2 Communal Amenity Open Space	3,281	2,621	
OS3 Public Open Space	3,138	-	

(*) Refer to Camlins landscape architect drawings

(**) includes private open space on Level 0 & Level 1 and balconies



RFI RESPONSE HQA - SUMMARY

Job No. 950747
 Job Name: Adamstown District Centre - BLOCKS A, C & D
 Schedule: 1 SUMMARY SCHEDULE
 Revision: REQUEST FOR FURTHER INFORMATION 06/09/2022

SUMMARY OF AREAS			
Blocks A, C & D	Nett	Gross	N/G
RESIDENTIAL NETT	27,501		
RESIDENTIAL GROSS		33,189	83%
Resident Amenities	159	159	
Ancillary & waste stores		222	
Plant		605	
Subtotal GFA blocks A, C & D	27,659	34,175	81%

ANCILLARY BUILDINGS			
Resident's Pavilion	Nett	Gross	
Pavillion Building (**)	2406	422	
Roof plant A,C,D		63	
Subtotal blocks A, C & D + pavillion	30,065	34,660	
(**) excludes bicycle parking			
Carpark		2,406	
Bicycle parking (incl. pavillion)		277	
TOTAL (incl. Carpark)		37,342	

INDICATORS			
GIA	Site area		
PLOT RATIO	34,660 /	24,265 =	1.43
DENSITY	434 /	2.43 =	179 (un/Ha.)

CARPARKING (*)					
	Podium	On street	MSCP	Subtotal	Ratio
Block A	60	12		72	50.3%
Block C	28	33		62	50.0%
Block D		10	72	82	49.1%
Visitor		4		4	1.8%
Total	88	59	72	220	50.7%

(*) Disabled carpark allocation 5% / Electric vehicle provision 10%, included in totals

BICYCLE PARKING				
Requirement: 1 per Residents:	434	Visitors@20%:	87	521
PROVIDED SPACES				
Block A	144			100.7%
Block C	120	4		100.0%
Block D	136	32		100.6%
Visitor		88		20.3%
Total	400	124		120.7%

UNIT MIX					
	Blk A	Blk C	Blk D	Total	%
Studio			9	9	2%
1B	70	60	72	202	47%
2B (3P)		5	11	16	4%
2B (4P)	67	55	73	195	45%
3B	6	4	2	12	3%
Total	143	124	167	434	

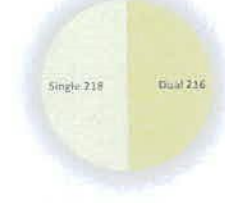
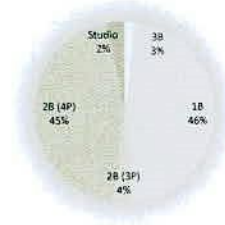
Dual Aspect Provision					
	Total	Single	Dual		%
Studio	9	5	4		1%
1B	202	134	68		16%
2B (3P)	16	1	15		3%
2B (4P)	195	78	117		27%
3B	12	0	12		3%
Total	434	218	216		50%

Oversized units (+10%)					
	Total	Avg area	Area	Min.	+10%
Studio	9	40.7	367	5	4
1B	202	49.9	10,077	19	183
2B (3P)	16	67.5	1,080	11	5
2B (4P)	195	76.2	14,853	151	44
3B	12	93.7	1,124	12	0
Total	434	63.4	27,501	196	236

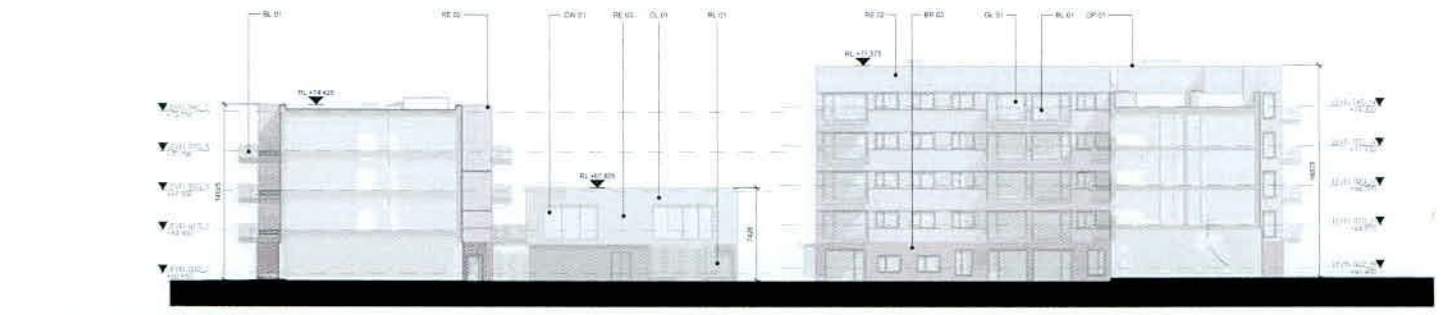
OPEN SPACE (*)			
	Provided	Required	
OS1 Private Open Space (**)	2,615	2,615	
OS2 Communal Amenity Open Space	3,281	2,615	
OS3 Public Open Space	3,138	-	

(*) Refer to Camlins landscape architect drawings

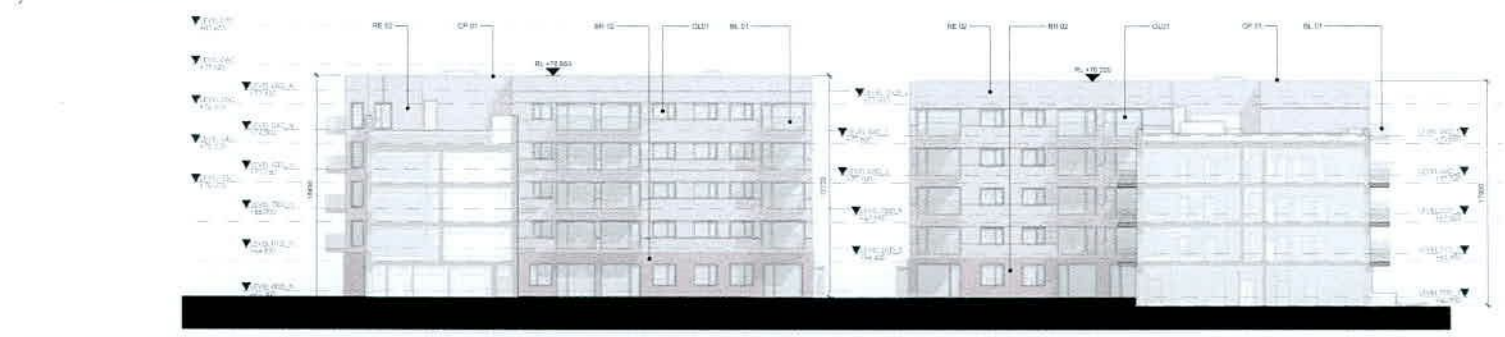
(**) includes private open space on Level 0 & Level 1 and balconies



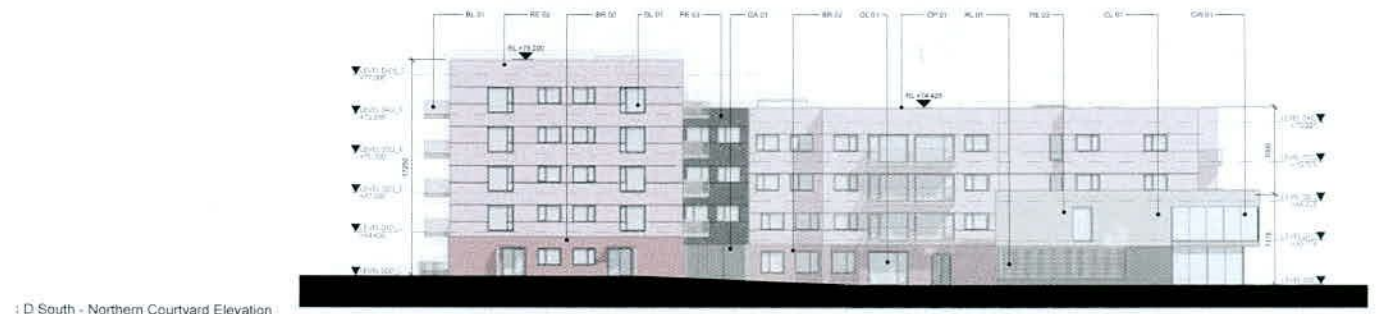
02 DETAILED DESIGN & STATUTORY CHANGES



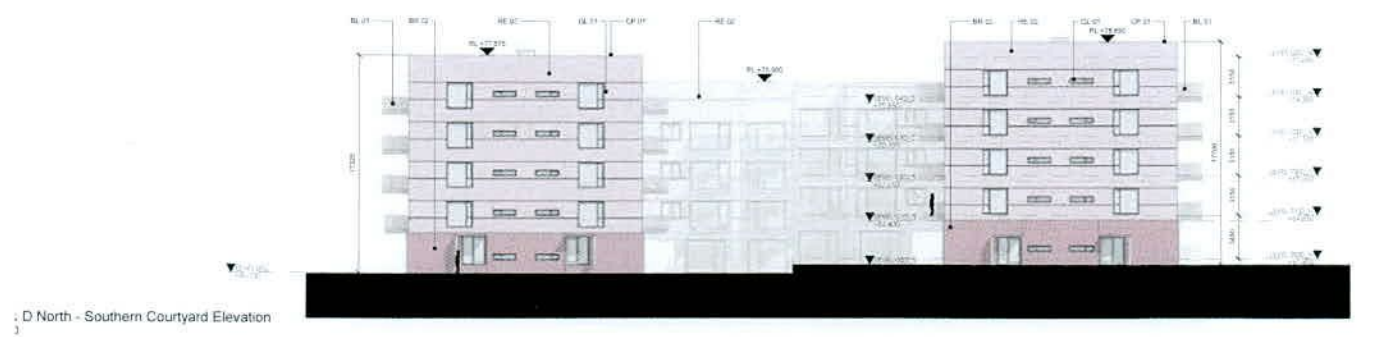
D Courtyard Elevation East



D Courtyard Elevation West



D South - Northern Courtyard Elevation



D North - Southern Courtyard Elevation



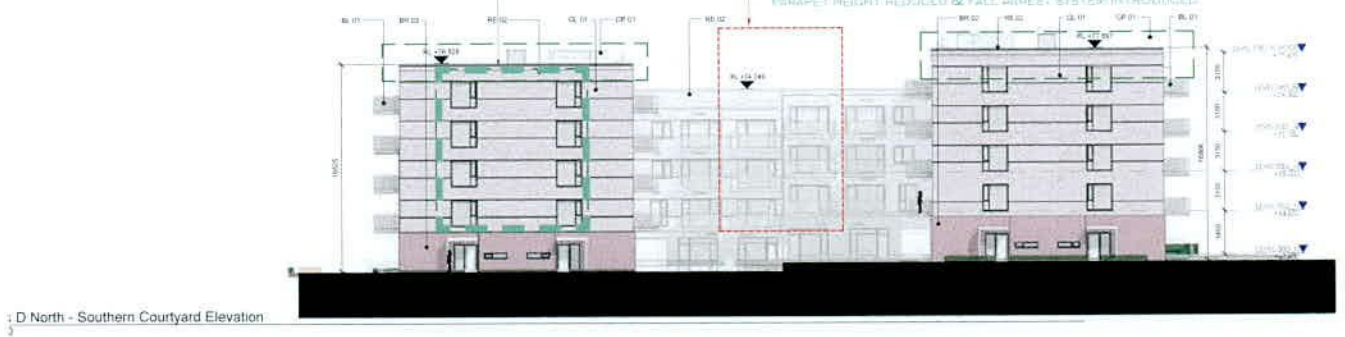
D Courtyard Elevation East



D Courtyard Elevation West



D South - Northern Courtyard Elevation

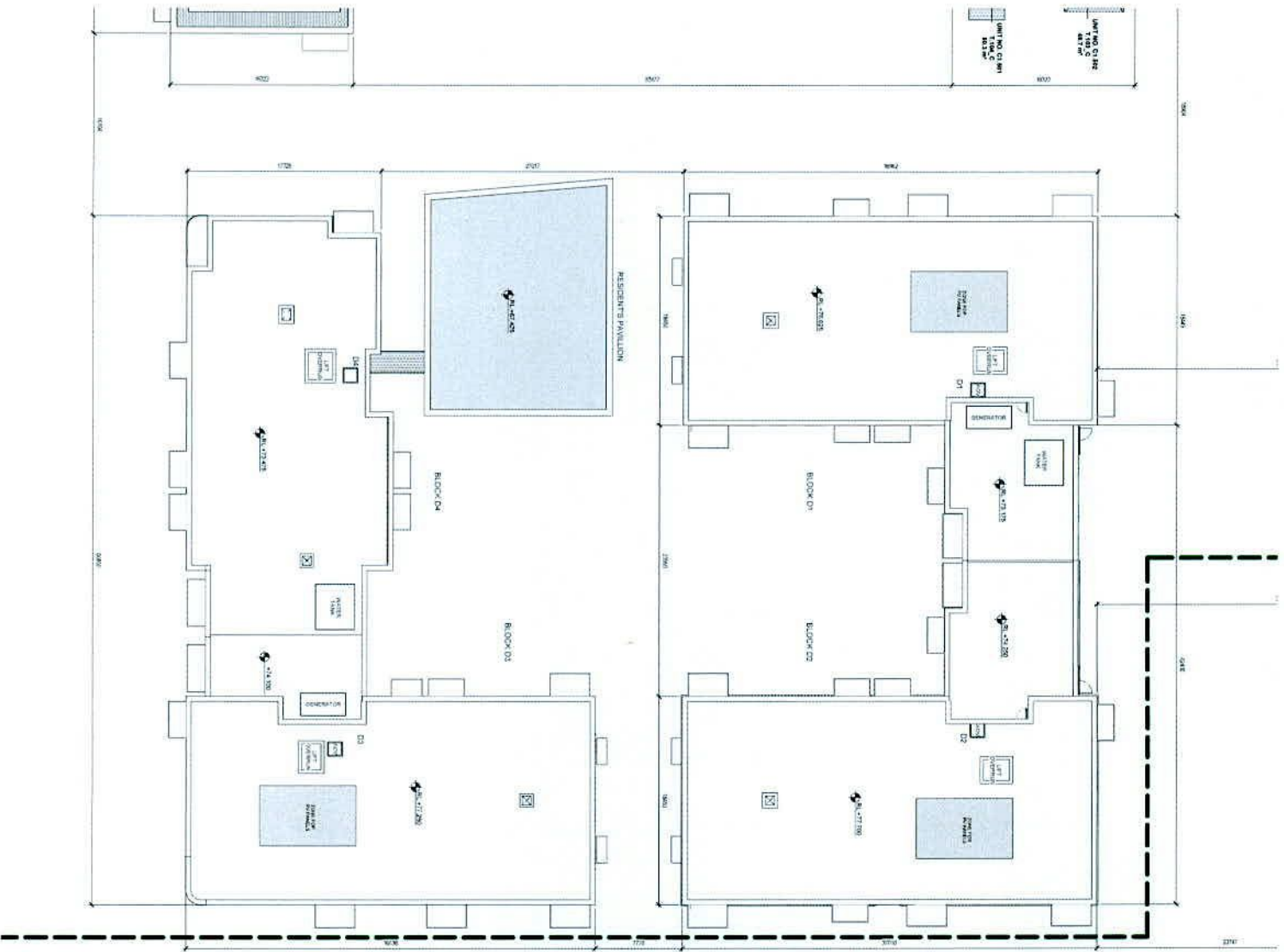


D North - Southern Courtyard Elevation

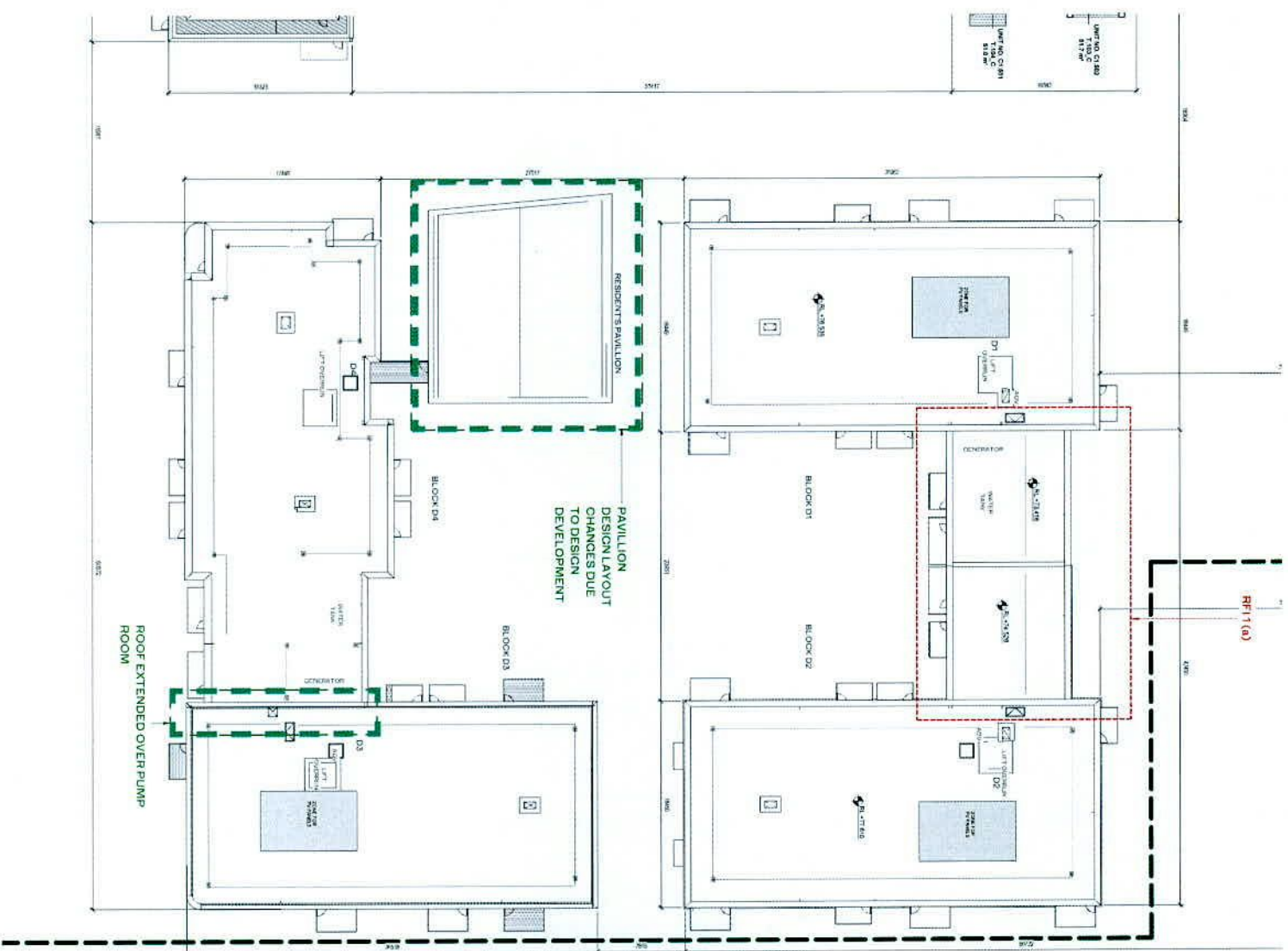


02 DETAILED DESIGN & STATUTORY CHANGES

BLOCK D ROOF FLOOR PLAN - PLANNING



BLOCK D ROOF FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES



STATUTORY CHANGES

DESIGN CHANGES

02 DETAILED DESIGN & STATUTORY CHANGES

BLOCK D GROUND FLOOR PLAN - PLANNING



BLOCK D GROUND FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES



02 DETAILED DESIGN & STATUTORY CHANGES

BLOCK C TYPICAL FLOOR PLAN - PLANNING

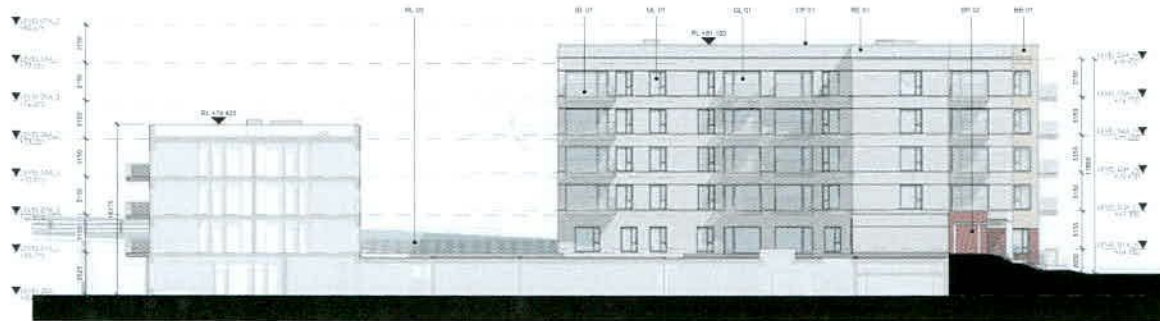


BLOCK C TYPICAL FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES

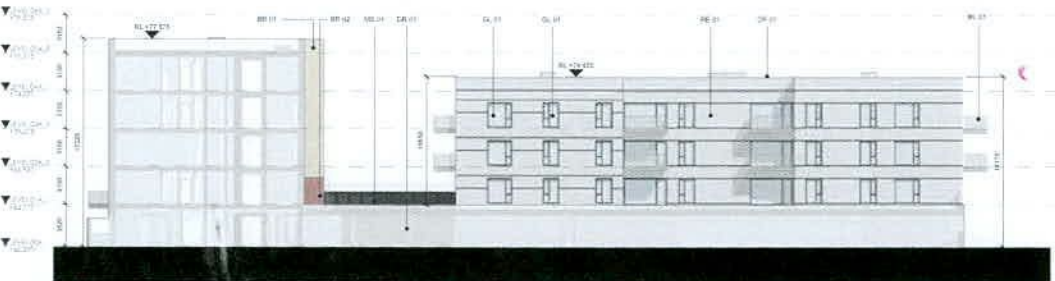


02 DETAILED DESIGN & STATUTORY CHANGES

1 Block A - East Elevation Podium
1:200



2 Block A - North Elevation Podium
1:200



3 Block A - South Elevation Podium
1:200



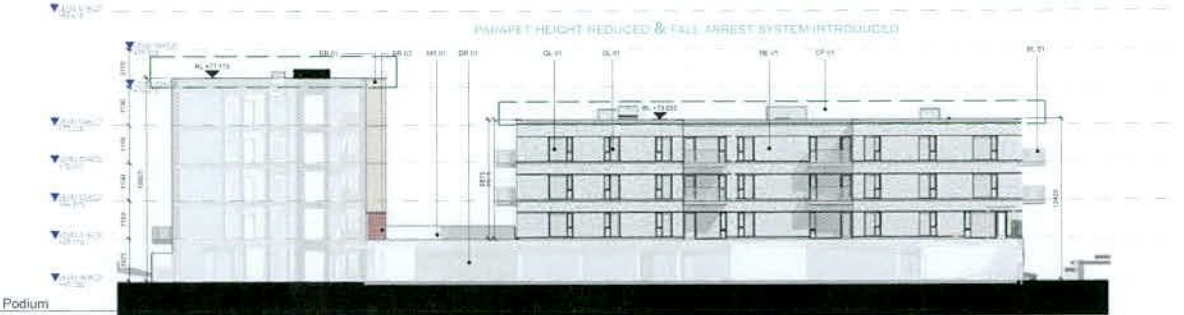
4 Block A - West Elevation Podium
1:200



1 Block A - East Elevation Podium
1:200



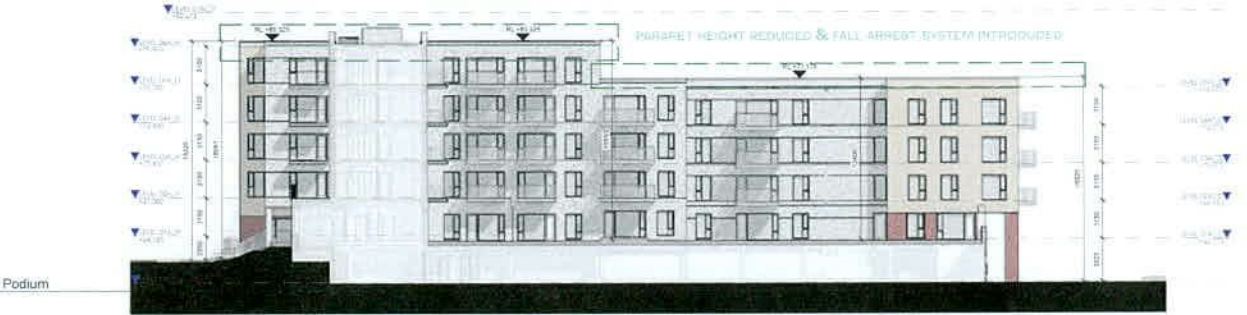
2 Block A - North Elevation Podium
1:200



3 Block A - South Elevation Podium
1:200



4 Block A - West Elevation Podium
1:200

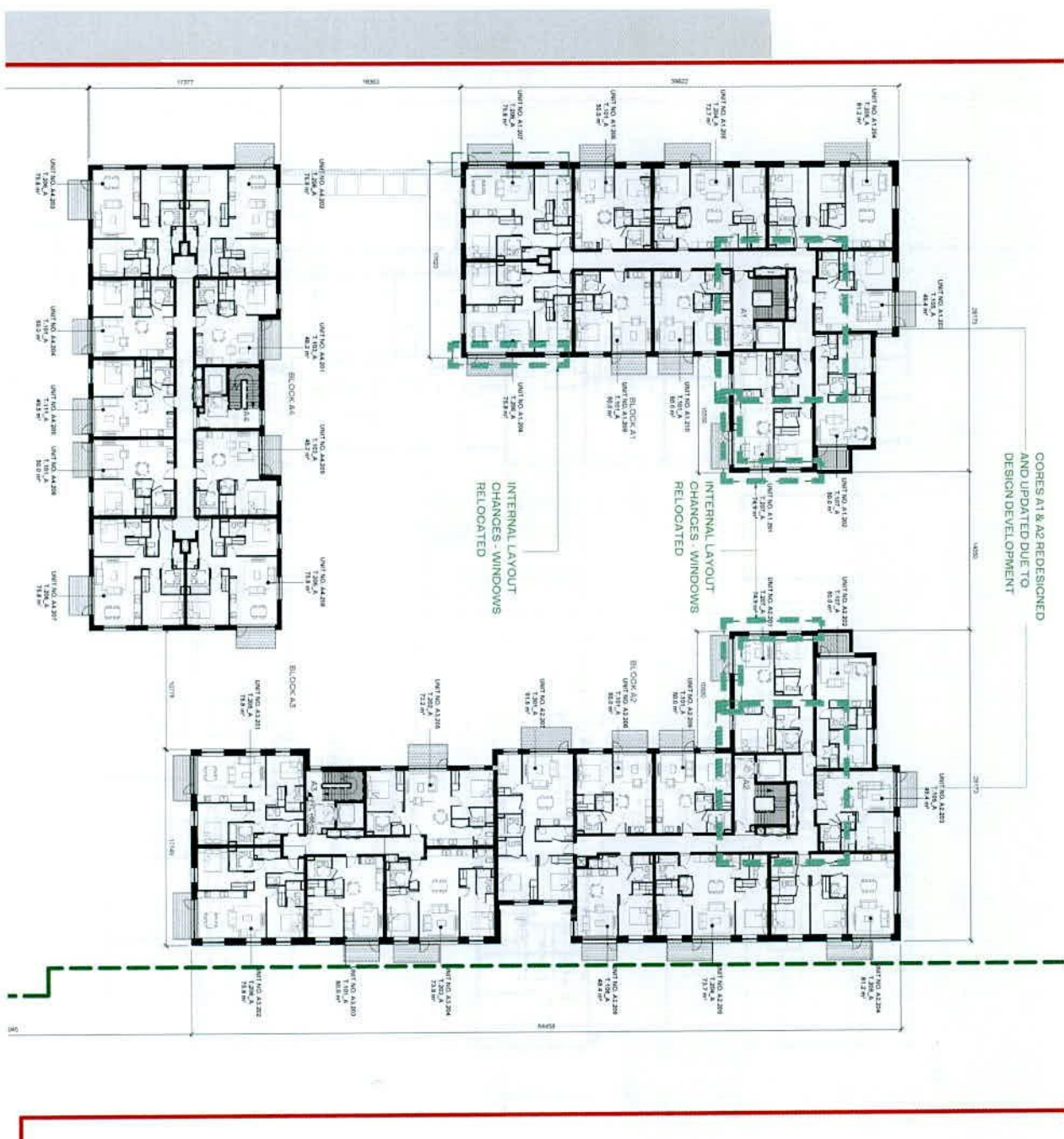


02 DETAILED DESIGN & STATUTORY CHANGES

BLOCK A TYPICAL FLOOR PLAN - PLANNING



BLOCK A TYPICAL FLOOR PLAN - DETAILED DESIGN AND STATUTORY CHANGES



01 RFI RESPONSE



CONCEPTUAL 3D VISUALS OF BLOCK D
BLOCK D SOUTH RENDER FACADE MATERIAL REPLACED WITH BRICK ALONG STATION ROAD. BRICK INTRODUCED TO THE FACADE ON THE UPPER FLOOR LEVELS GIVEN THE PROMINENCE OF THIS FACADE LOCATION.

RENDER AT CORNER JUNCTION MAINTAINED TO FOLLOW ARCHITECTURAL TREATMENT OF BLOCK E (GRANTED AND UNDER CONSTRUCTION).

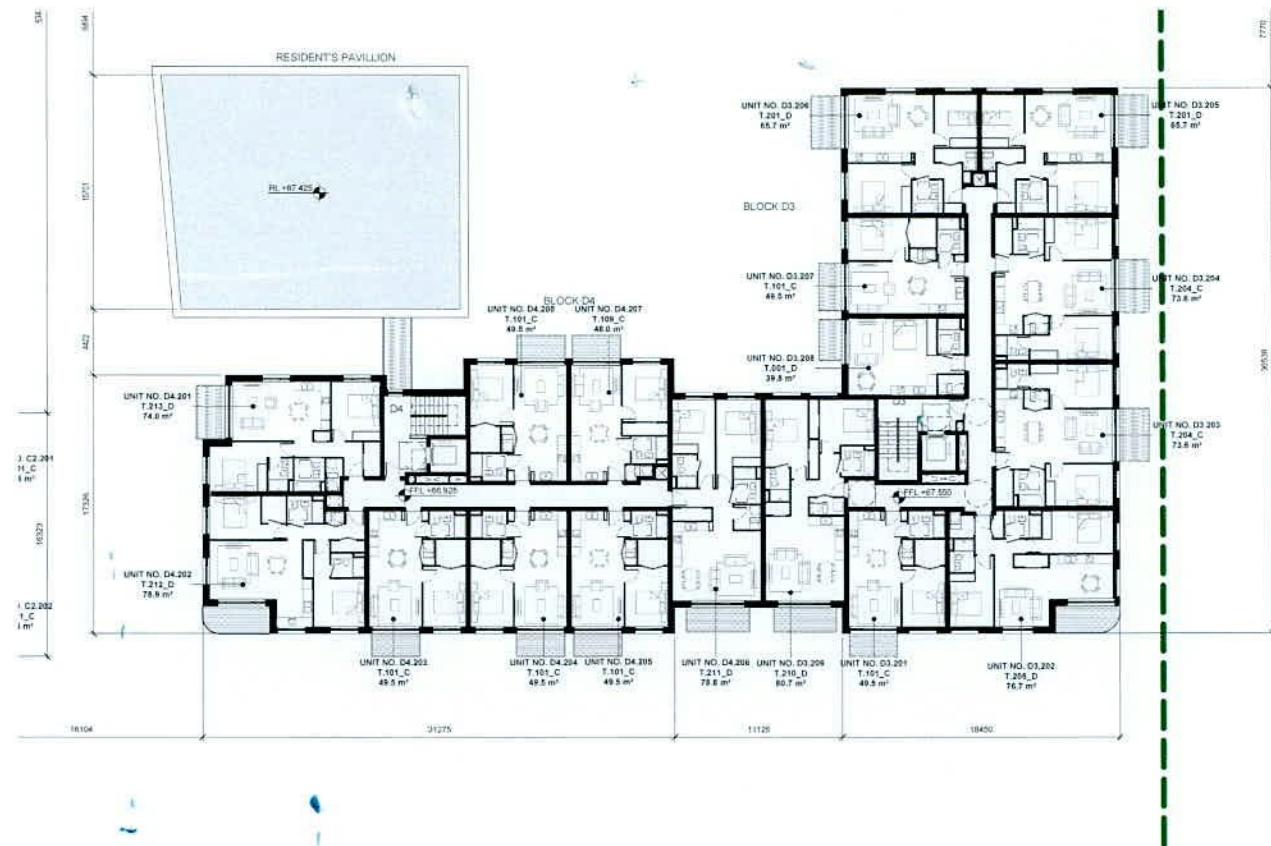


Block D South Planning CGI - Render material to facade at Upper Levels along Station Road

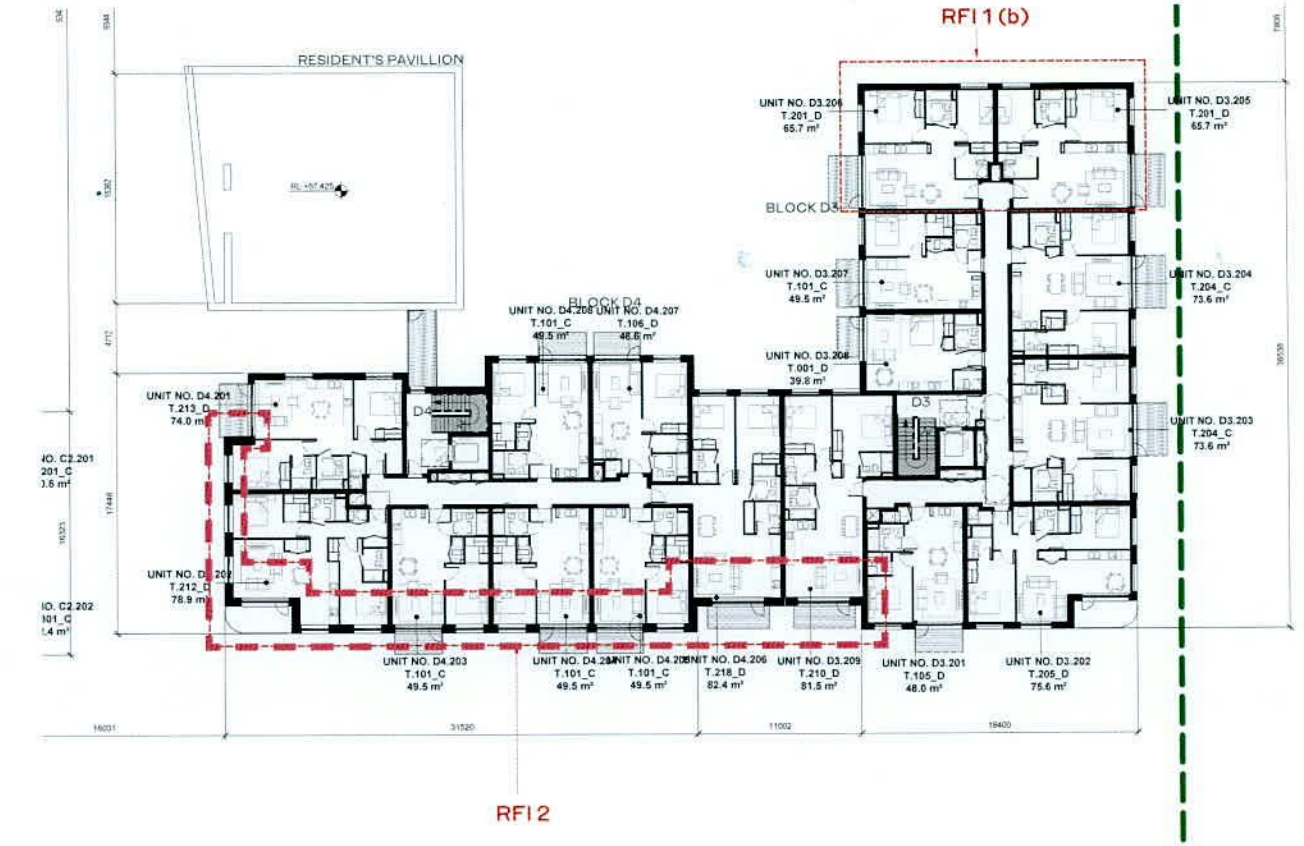
RFI 2
BLOCK D SOUTH - CHANGES TO FACADE MATERIAL TO BRICK ON THE UPPER FLOOR LEVELS

01 RFI RESPONSE
RFI CONDITION No. 2.

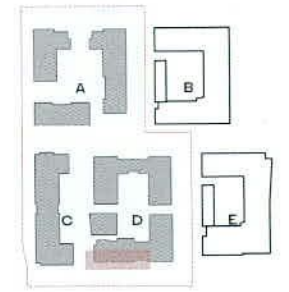
BLOCK D TYPICAL FLOOR PLAN - PLANNING



BLOCK D TYPICAL FLOOR PLAN - RFI PROPOSAL



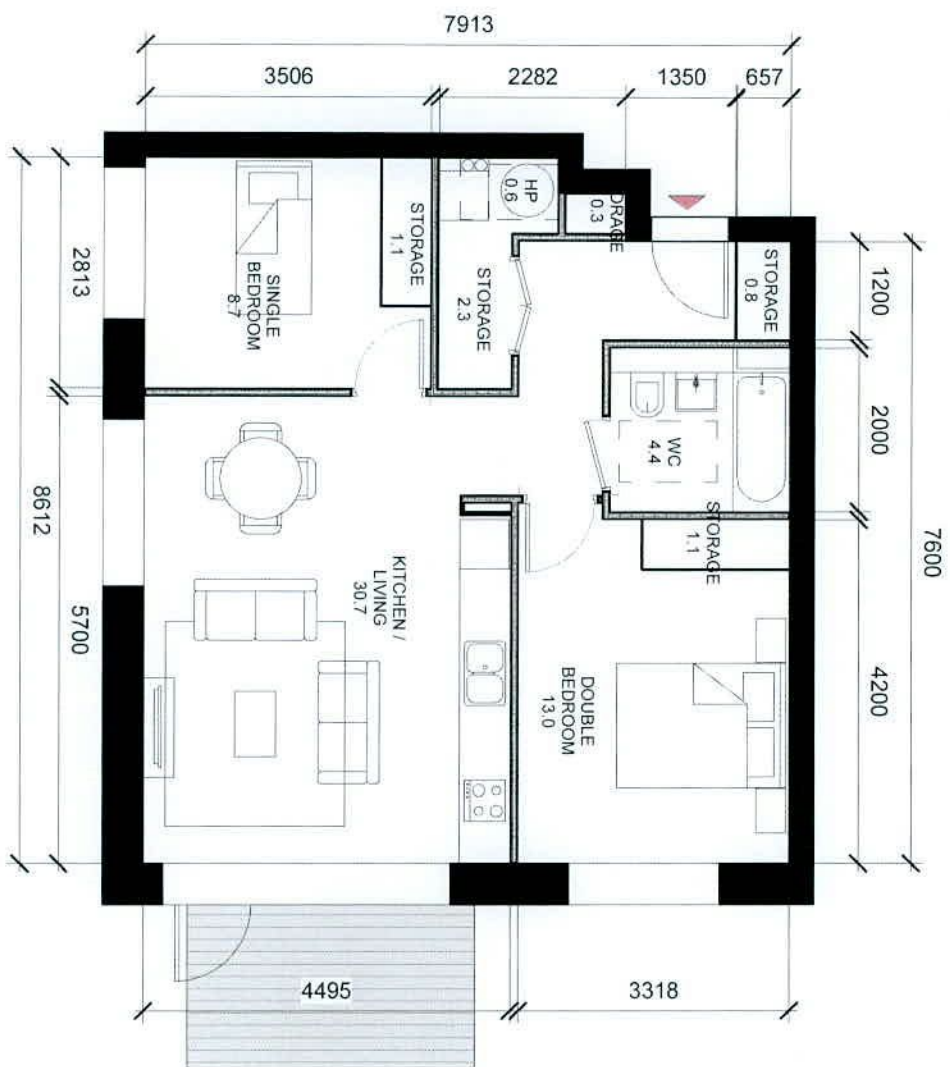
RFI 2
BLOCK D SOUTH - CHANGES TO FACADE MATERIAL TO BRICK ON THE UPPER FLOOR LEVELS



01 RFI RESPONSE

RFI CONDITION No. 1. (b)

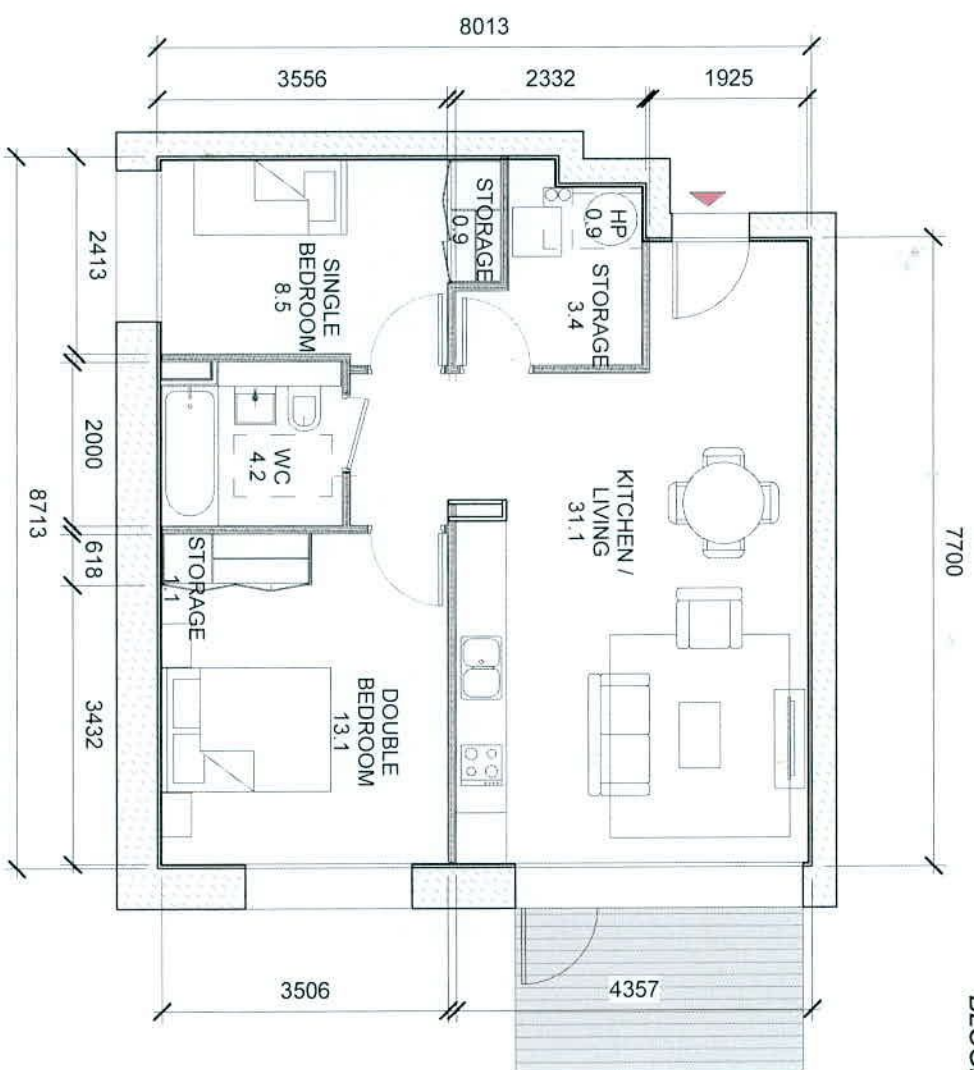
T.201_D - PLANNING



3 T.201_D
1 : 100

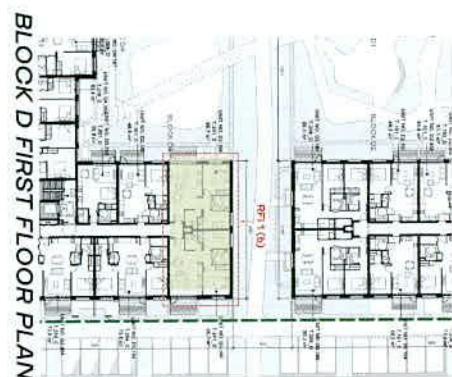
T.201_D SPACE REQUIREMENTS																									
Apartment Area	65.7 m ²	Required Apartment Area	63.0 m ²	Required Area Met	Yes	Kitchen - Living Area	30.7 m ²	Required Kitchen - Living Area	28.0 m ²	Required Area Met	Yes	Total Bedroom Area	21.7 m ²	Required Total Bedroom Area	20.1 m ²	Required Area Met	Yes	Total Storage Area	5.6 m ²	Required Total Storage Area	5.0 m ²	Required Area Met	Yes	Heat Pump Area	0.9 m ²

T.201_D - RFI RESPONSE



3 T.201_D
1 : 100

T.201_D SPACE REQUIREMENTS																									
Apartment Area	65.7 m ²	Required Apartment Area	63.0 m ²	Required Area Met	Yes	Kitchen - Living Area	31.1 m ²	Required Kitchen - Living Area	28.0 m ²	Required Area Met	Yes	Total Bedroom Area	21.6 m ²	Required Total Bedroom Area	20.1 m ²	Required Area Met	Yes	Total Storage Area	5.4 m ²	Required Total Storage Area	5.0 m ²	Required Area Met	Yes	Heat Pump Area	0.9 m ²

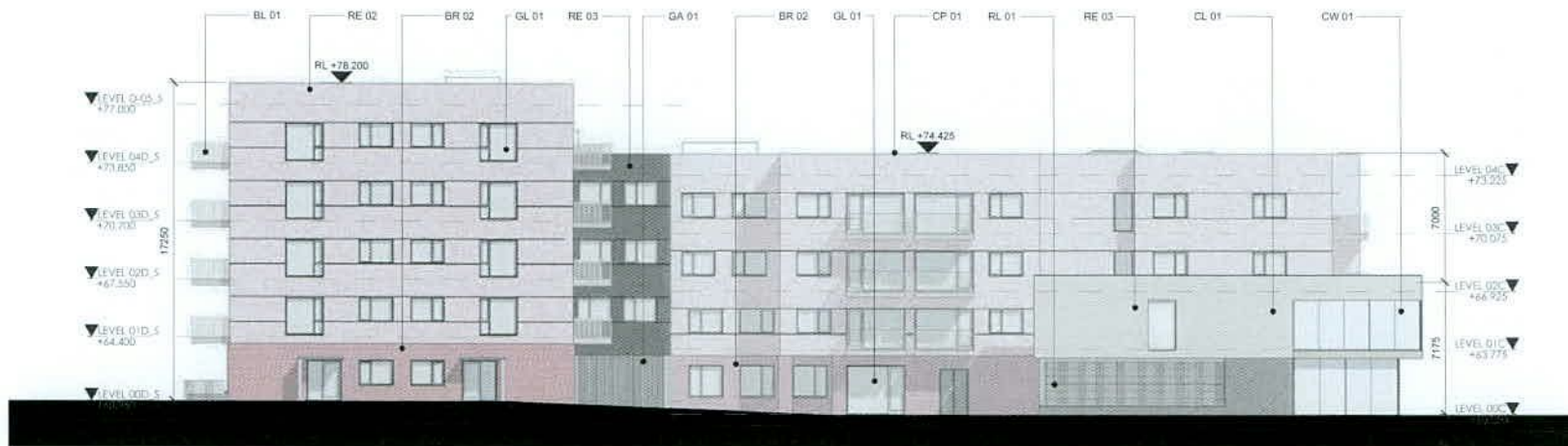


REFER TO DRAWING P8003, T.201_D

01 RFI RESPONSE

RFI CONDITION No. 1. (b)

BLOCK D COURTYARD ELEVATION NORTH - PLANNING



BLOCK D COURTYARD ELEVATION NORTH - RFI PROPOSAL

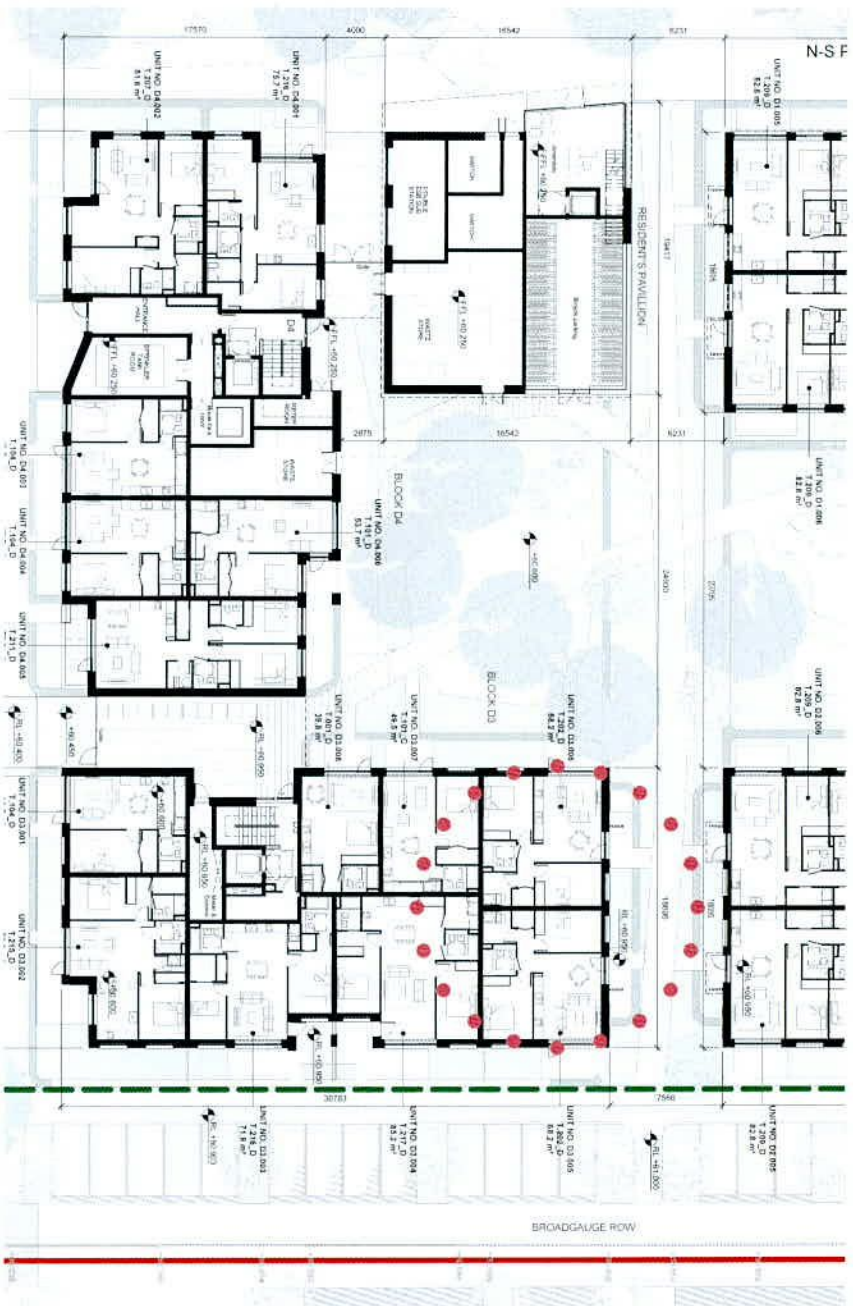


RFI 1(B)
BLOCK D SOUTH - CHANGES TO APARTMENT TYPE T.201_D AND T.202_D TO OVERCOME PRIVACY/OVERLOOKING ISSUES

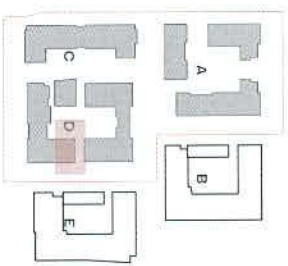
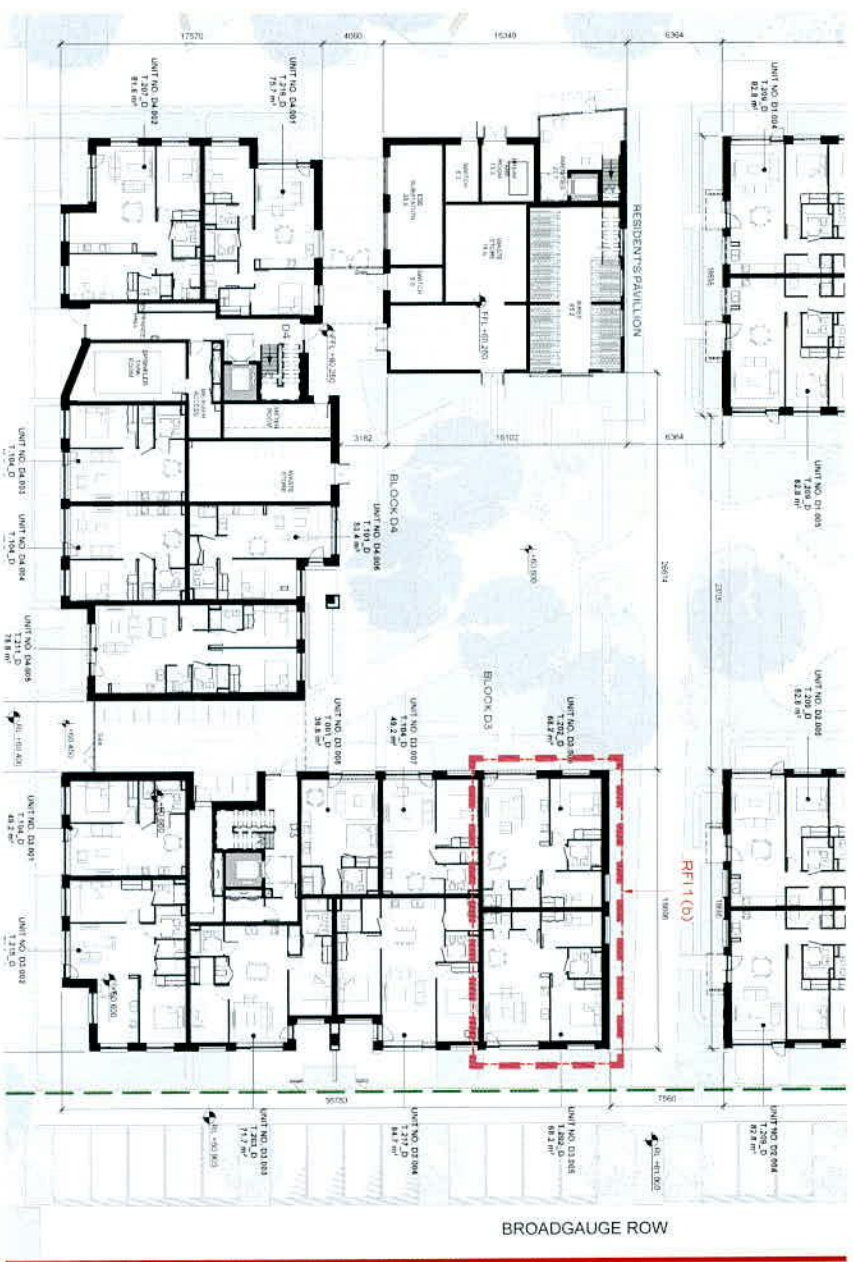
O1 RFI RESPONSE

RFI CONDITION No. 1. (b)

BLOCK D GROUND FLOOR PLAN - PLANNING



BLOCK D GROUND FLOOR PLAN - RFI PROPOSAL

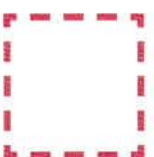


INTERNAL RECONFIGURATION OF LIVING ROOM TO THE SOUTH OF THE UNIT AND BEDROOMS RELOCATED TO THE NORTH AND REMOVAL OF WINDOW TO THE NORTH FAÇADE TO AVOID OVERLOOKING

UNIT TYPE T.202_D THE SUBJECT OF RFI NO.1 (B)



RFI 1 (B)

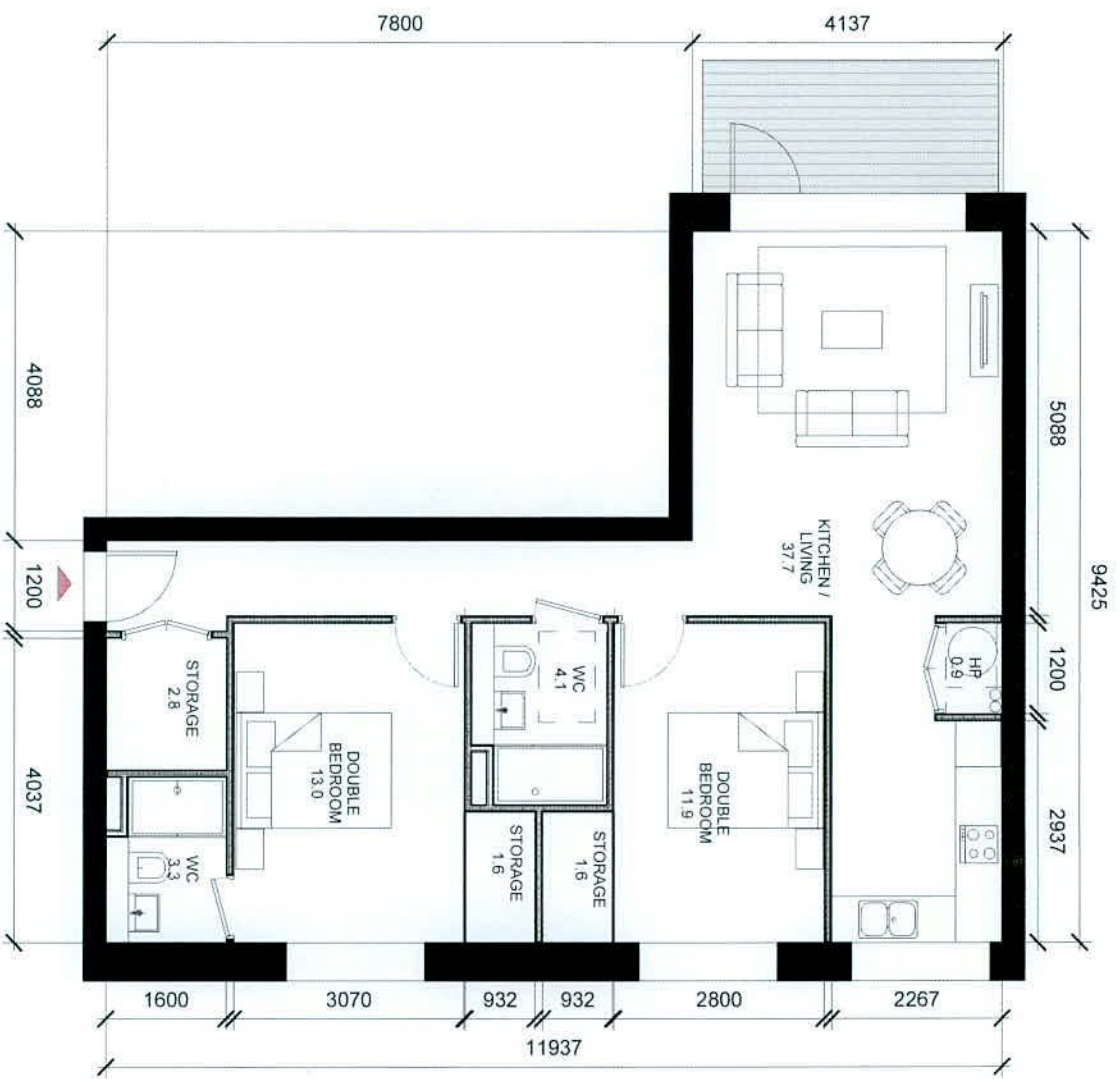


BLOCK D SOUTH - CHANGES TO APARTMENT TYPE T.201_D AND T.202_D TO OVERCOME PRIVACY/OVERLOOKING ISSUES

O1 RFI RESPONSE

RFI CONDITION No. 1. (a)

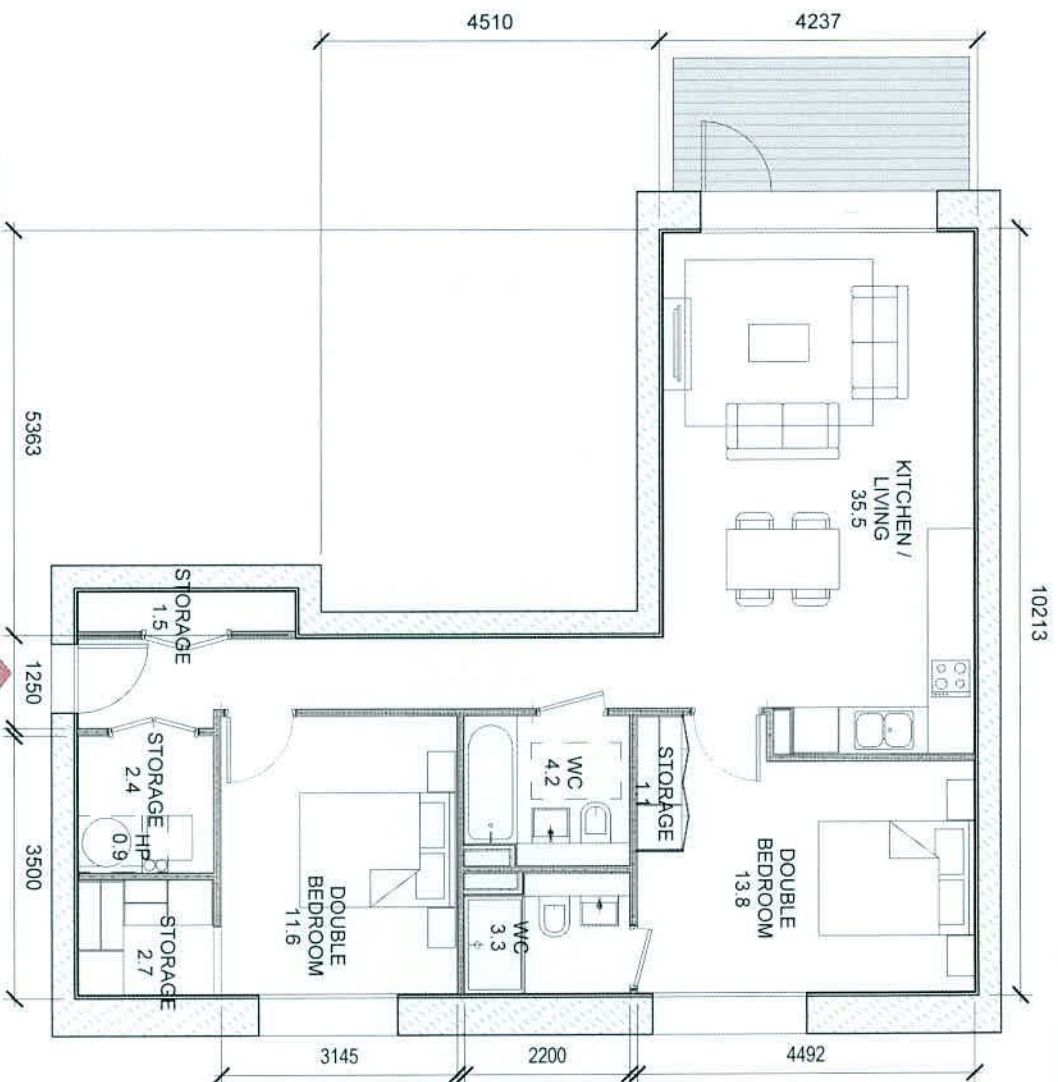
T.206_D - PLANNING



12 T.206_D
1 : 100

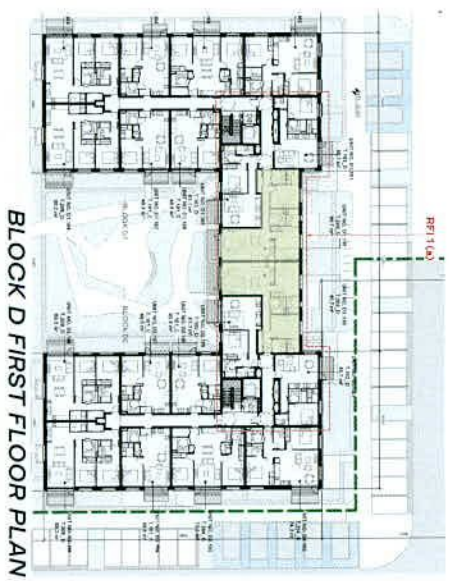
T.206_D SPACE REQUIREMENTS																									
Apartment Area	80.6 m ²	Required Apartment Area	73.0 m ²	Required Area Met	Yes	Kitchen - Living Area	37.7 m ²	Required Kitchen - Living Area	30.0 m ²	Required Area Met	Yes	Total Bedroom Area	24.9 m ²	Required Total Bedroom Area	24.4 m ²	Required Area Met	Yes	Total Storage Area	6.0 m ²	Required Total Storage Area	6.0 m ²	Required Area Met	Yes	Heat Pump Area	0.9 m ²

T.206_D - RFI RESPONSE



12 T.206_D
1 : 100

T.206_D SPACE REQUIREMENTS																									
Apartment Area	80.7 m ²	Required Apartment Area	73.0 m ²	Required Area Met	Yes	Kitchen - Living Area	35.5 m ²	Required Kitchen - Living Area	30.0 m ²	Required Area Met	Yes	Total Bedroom Area	25.4 m ²	Required Total Bedroom Area	24.4 m ²	Required Area Met	Yes	Total Storage Area	7.7 m ²	Required Total Storage Area	6.0 m ²	Required Area Met	Yes	Heat Pump Area	0.9 m ²



BLOCK D FIRST FLOOR PLAN

REFER TO DRAWING P8004, T.206_D

01 RFI RESPONSE

RFI CONDITION No. 1. (a)

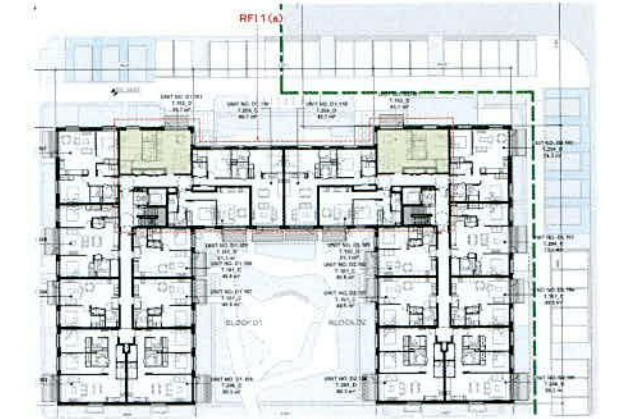
T.102_D - PLANNING



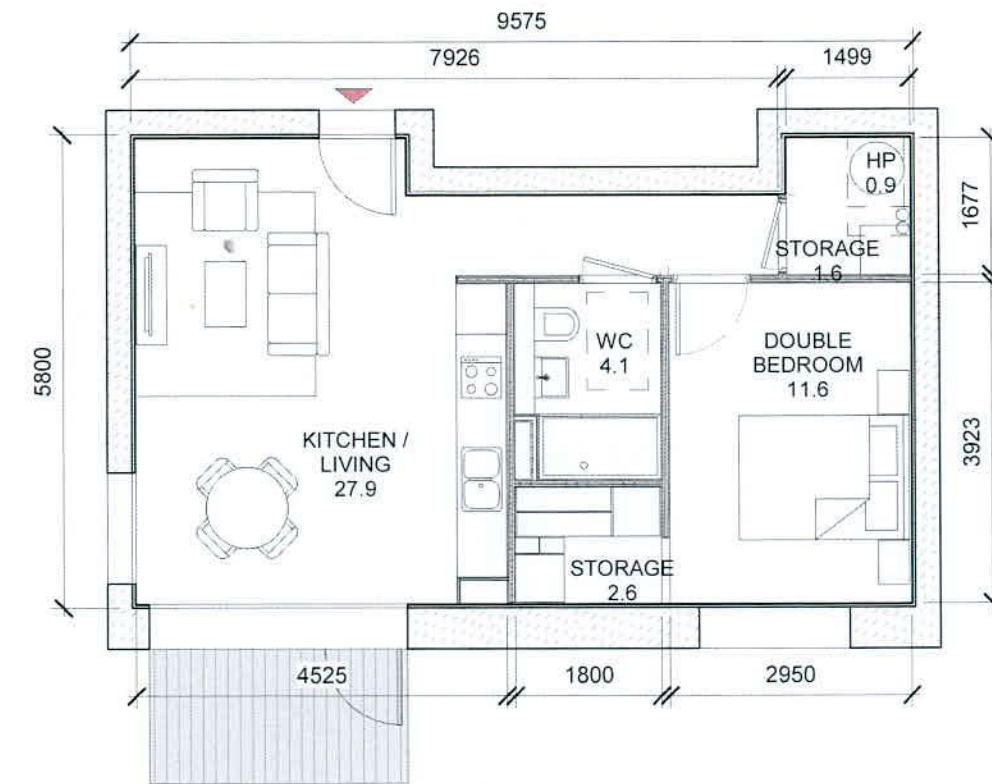
10 T.102_D
1 : 100

T.102_D SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
49.5 m ²	45.0 m ²	Yes	28.2 m ²	23.0 m ²	Yes	11.7 m ²	11.4 m ²	Yes	3.0 m ²	3.0 m ²	Yes	0.9 m ²

T.102_D - RFI RESPONSE



BLOCK D FIRST FLOOR PLAN



10 T.102_D
1 : 100

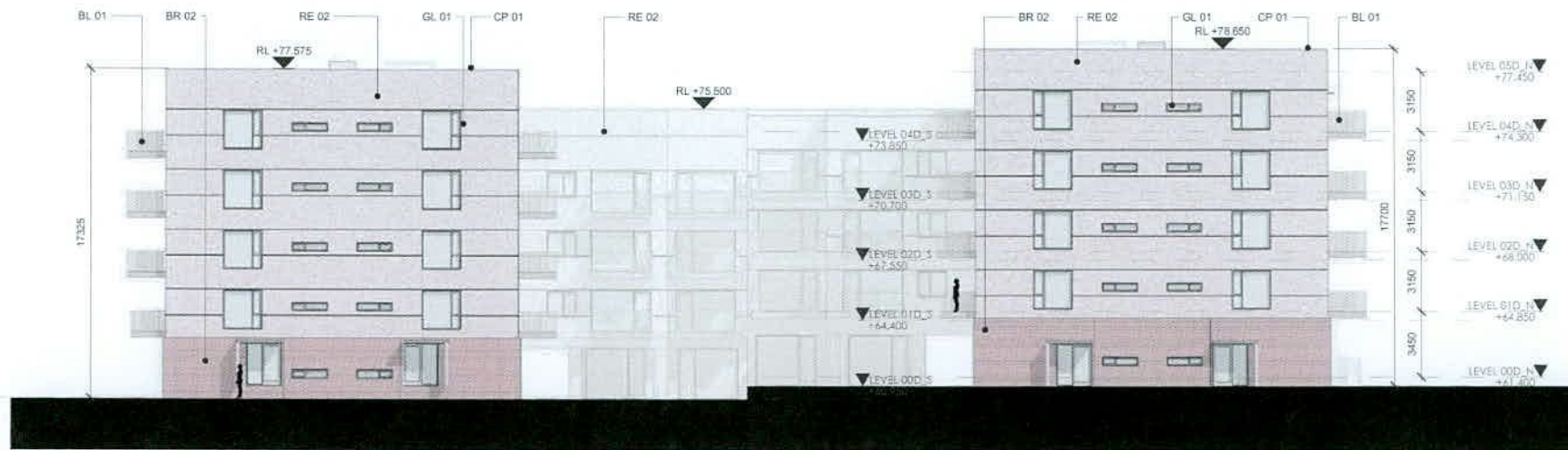
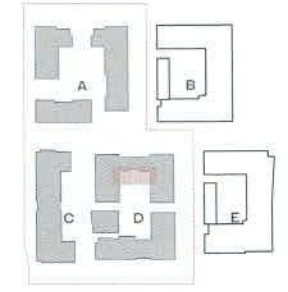
T.102_D SPACE REQUIREMENTS												
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Required Kitchen - Living Area	Required Area Met	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met	Heat Pump Area
50.7 m ²	45.0 m ²	Yes	27.9 m ²	23.0 m ²	Yes	11.6 m ²	11.4 m ²	Yes	4.2 m ²	3.0 m ²	Yes	0.9 m ²

APT D1.001 & D2.002 IS T.102_D - HQA STATES THE UNIT IS DUAL ASPECT - REFER TO DRAWING P8002, T.102_D

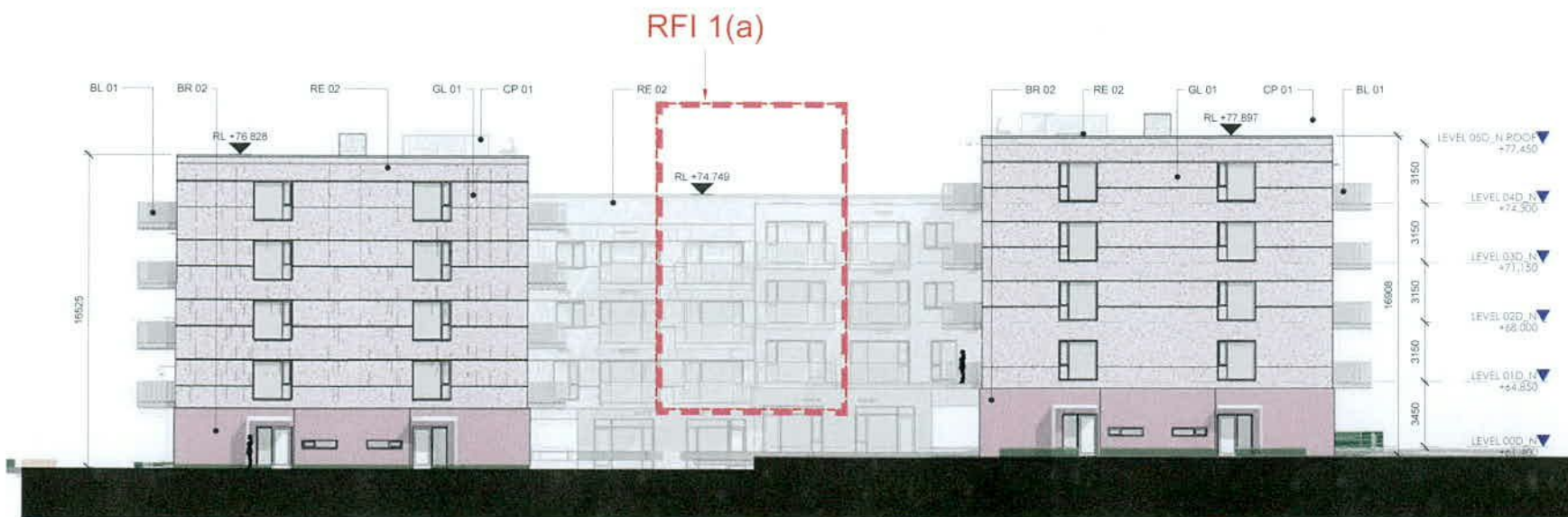
01 RFI RESPONSE

RFI CONDITION No. 1. (a)

BLOCK D SOUTHERN COURTYARD ELEVATION - PLANNING



BLOCK D SOUTHERN COURTYARD ELEVATION - RFI PROPOSAL

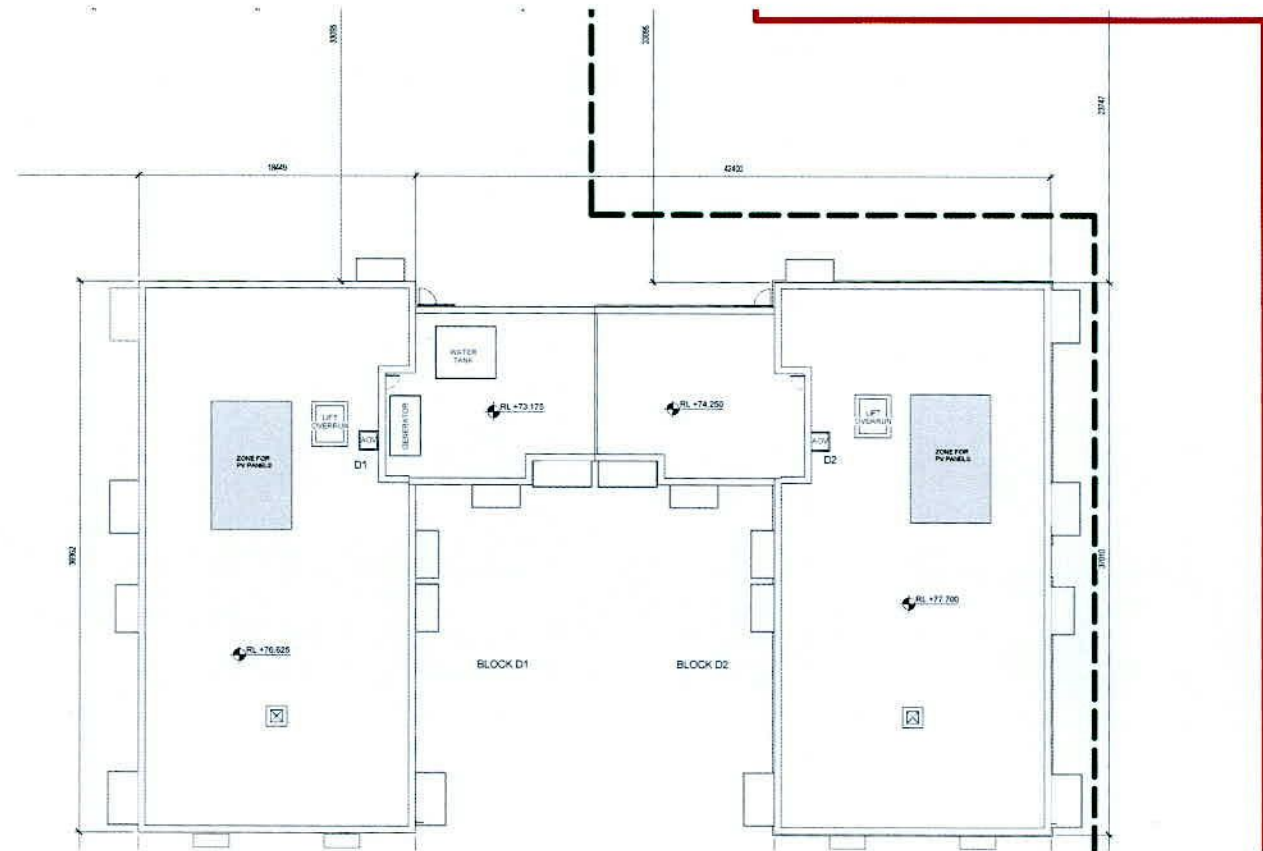


RFI 1(A)
BLOCK D SOUTHERN COURTYARD ELEVATION - REMOVAL OF THE SET BACK BALCONY TO CREATE FLUSH FAÇADE LINE

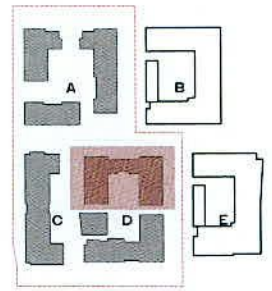
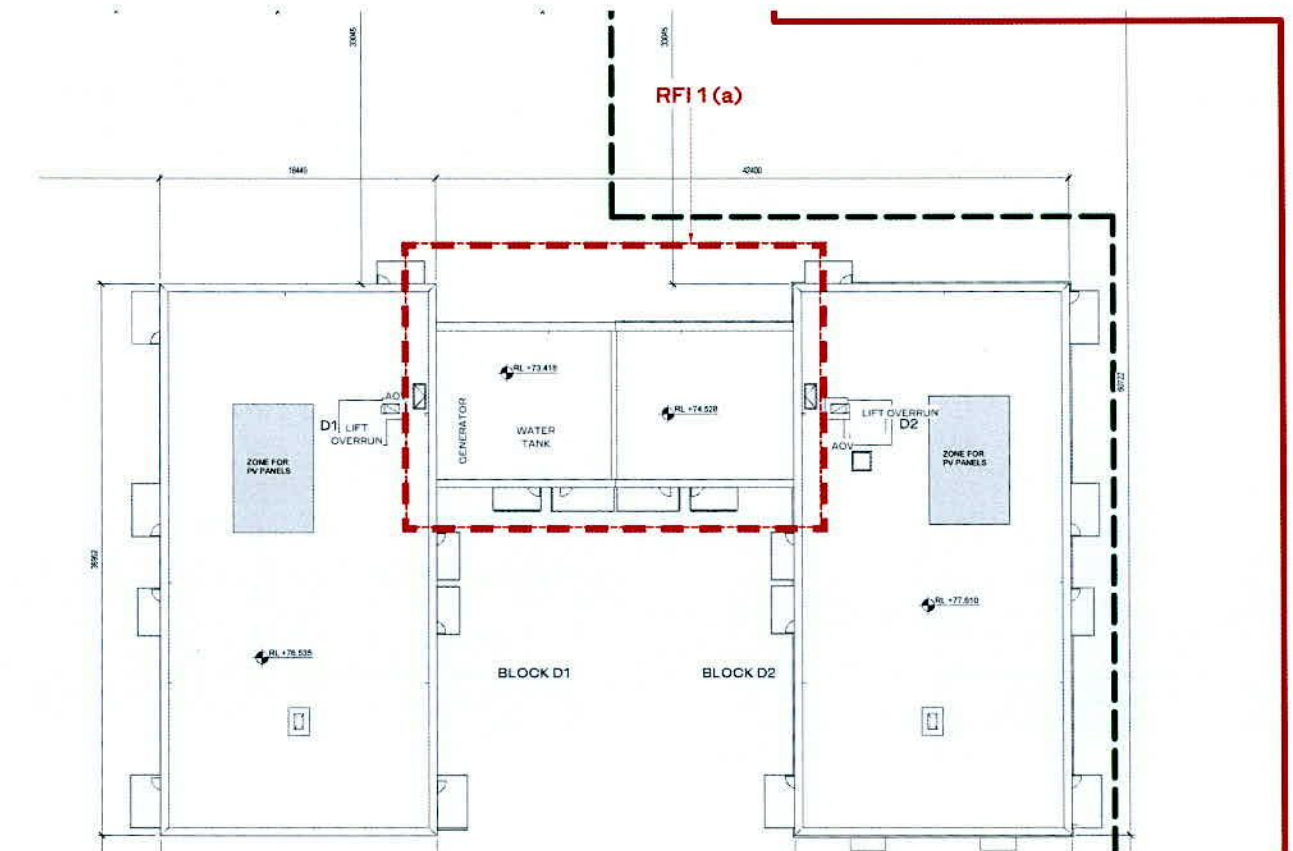
01 RFI RESPONSE

RFI CONDITION No. 1. (a)

BLOCK D FIFTH FLOOR PLAN - PLANNING



BLOCK D FIFTH FLOOR PLAN - RFI PROPOSAL



RFI 1(A)
 BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING
 GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW
 APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D

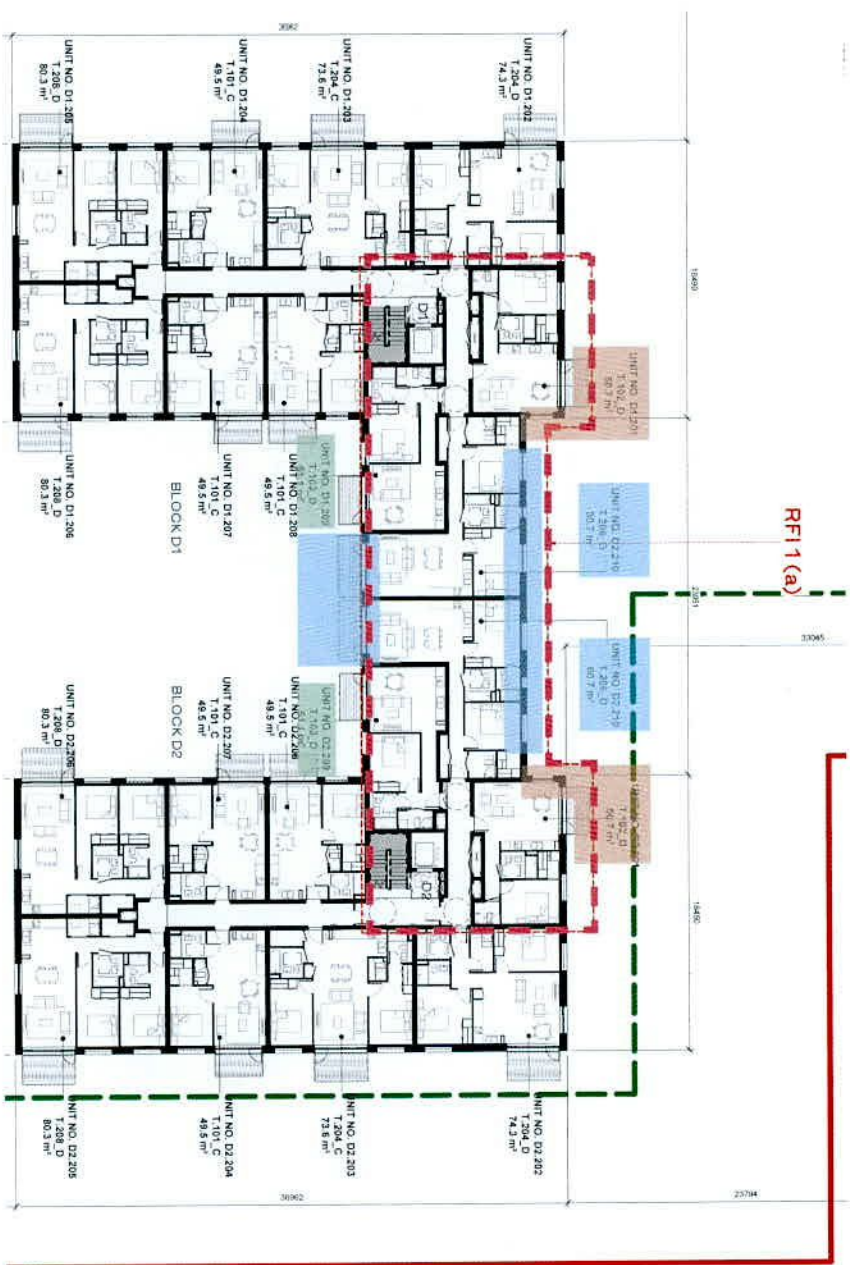
O1 RFI RESPONSE

RFI CONDITION No. 1. (a)

BLOCK D TYPICAL FLOOR PLAN - PLANNING



BLOCK D TYPICAL FLOOR PLAN - RFI PROPOSAL



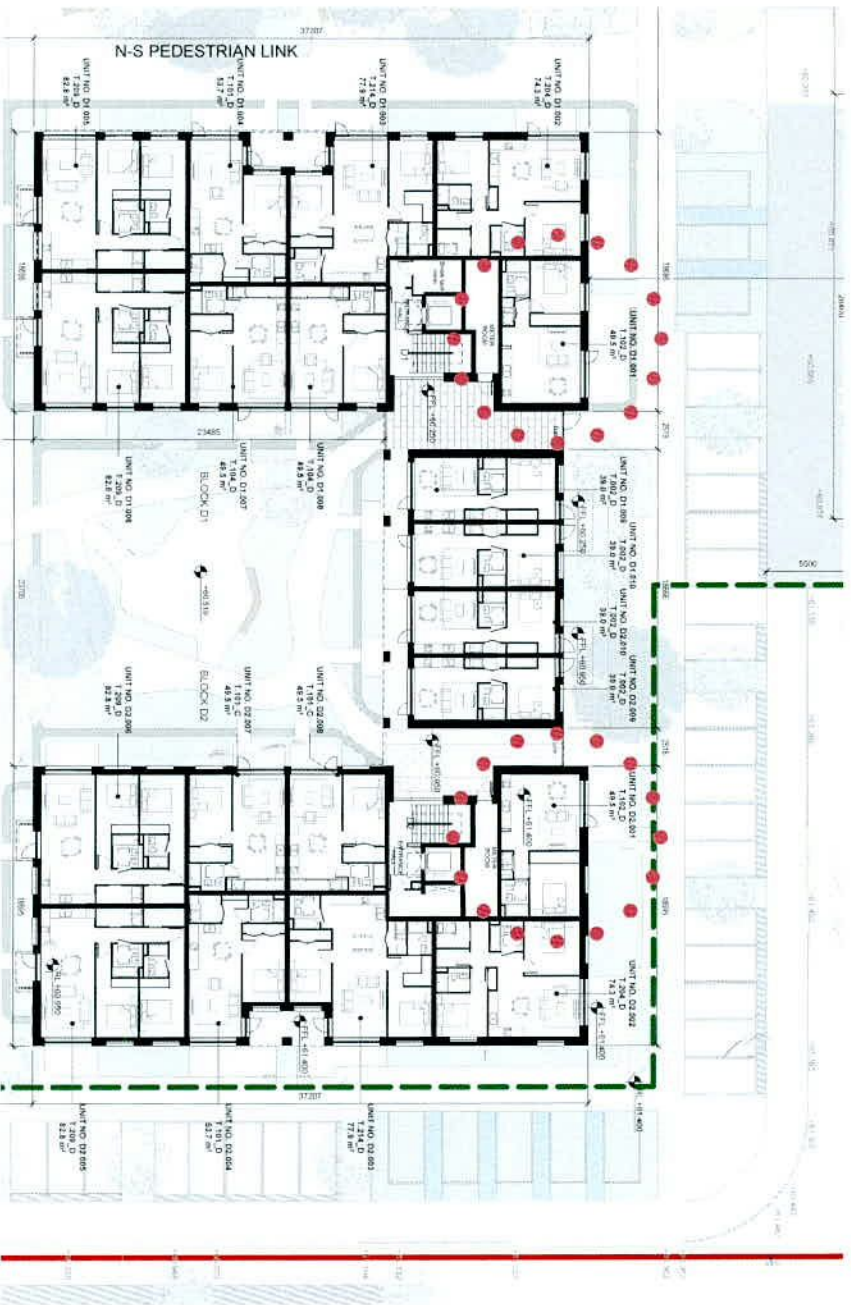
- ORANGE - UNIT T102_D, REVISED FLOOR AREA OF 50.7 SQ M (PREVIOUS 49.5 SQM); LARGER WINDOW INTRODUCED TO THE CORNER OF THE APARTMENT
- BLUE - UNIT T206_D, REVISED FLOOR AREA OF 80.7 SQ M (PREVIOUS 80.6 SQ M); REMOVAL OF THE SET BACK BALCONY TO CREATE FLUSH FAÇADE LINE, CHANGE TO THE NORTH ELEVATION (MIDDLE WINDOW) FOLLOWING A REVISED INTERNAL LAYOUT
- GREEN - UNIT T103_D, REVISED FLOOR AREA OF 51.1 SQ M (PREVIOUS 50.5 SQM); INTERNAL CONFIGURATION CHANGE FROM STAIR CORE REALIGNMENT

RFI 1 (A)
 BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING
 GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW
 APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D

01 RFI RESPONSE

RFI CONDITION No. 1. (a)

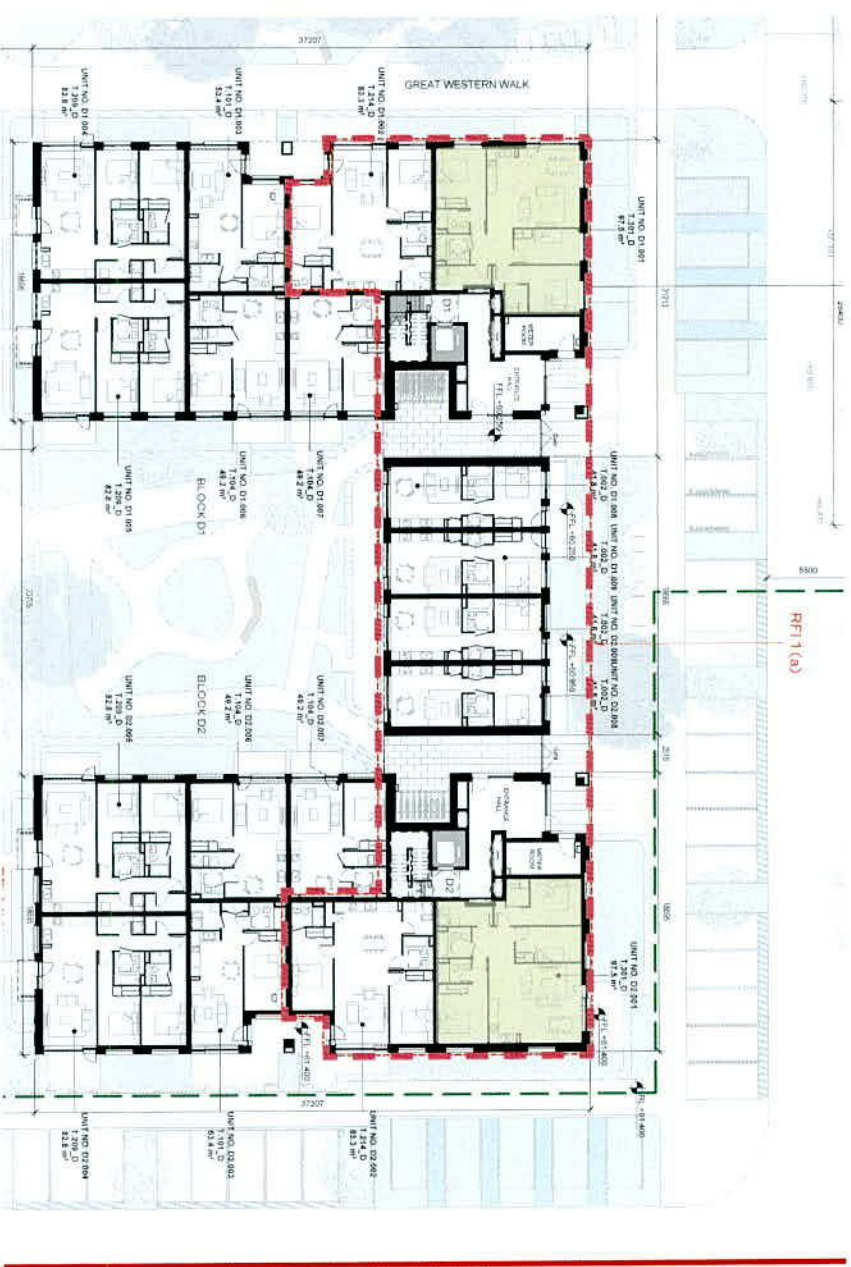
BLOCK D GROUND FLOOR PLAN - PLANNING



UNIT TYPE T.102_D THE SUBJECT OF RFI NO.1 (A)

NOTE: GROUND FLOOR LEVEL SHOWED A WINDOW TO THESE UNITS BUT IT WASN'T EVIDENT IN THE PLANNING DRAWINGS

BLOCK D GROUND FLOOR PLAN - RFI PROPOSAL



THE PREVIOUS TWO UNITS, T.102_D AT GROUND FLOOR HAVE BEEN OMITTED. THE PREVIOUS UNIT TYPE OF T.204_D HAS BEEN REVISED TO CREATE A NEW UNIT TYPE OF T.301_D (HIGHLIGHTED IN YELLOW) FOLLOWING THE ENTRANCE CORE DESIGN CHANGES, UNIT TYPE T.214_D FOOTPRINT AMENDED AS A RESULT THE FACADE HAS BEEN SETBACK BY 2.6M TO ALLOW FOR GREATER WINDOW DEPTH ON THE UPPER FLOORS. PREVIOUS DEPTH OF SET BACK WAS 1.6M

RFI 1 (A)

BLOCK D NORTH - CHANGES TO CORE ENTRANCE HALL FACING GREAT WESTERN WAY UPDATED TO ACCOMMODATE NEW APARTMENT TYPE T.301_D REVISED APARTMENT TYPE T.102_D



INTRODUCTION

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).

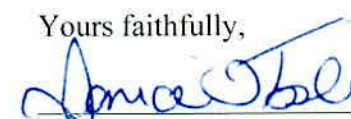
Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

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

INTRODUCTION

Reg. Ref: SDZ22A/0005

In preparing our response to this Request for Further Information, the project Design team met with Colm Harte of SDCC on 12/08/2022.

The amendments the applicant is proposing in this submission in response to the Request for Further Information were discussed in detail with SDCC and incorporate their very welcome advice and direction. The without prejudice nature of this pre-submission discussions are acknowledged.

CONTENTS

00 Introduction

01 RFI Response: Condition 1 and 2

02 Detailed Design & Statutory Changes

03 Summary of HQA

Client



ADAMSTOWN STATION BLOCK ACD
Design Team

P02	REQUEST FOR FURTHER INFORMATION	06.09.2022
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Architects

Henry J Lyons

Planning Consultant



Civil and Structural Engineers



Services Consultant



Landscape Architect

AECOM

Traffic Consultant

ATKINS

Quantity Surveyor



Fire Consultant



Access Consultant

