

Land Use, Planning & Transportation Department  
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Date : 11-Oct-2022

Dear Sir/Madam,

<b>Register Reference:</b>	SDZ22A/0005
<b>Development:</b>	<p>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 6 no. 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 bridge, to the west by the railway overpass and its approach road and to the north by the railway bridge. The farmer's bridge, the railway line and train bridge, the railway overpass and its approach road and the railway bridge are all situated within the lands described in the above.</p>

<b>Location:</b>	In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin
<b>Applicant:</b>	Quintain Developments Ireland Limited
<b>App. Type:</b>	SDZ Application
<b>Date Rec'd:</b>	09-Sep-2022

I wish to inform you that by Order dated 06-Oct-2022 it was decided to **GRANT PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively the information can be accessed on-line at [www.sdublincoco.ie](http://www.sdublincoco.ie) by selecting “**Planning Applications**” and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

**Note:**

- (1) Under the provisions of Section 170 (3) of the Planning and Development Act 2000 (as amended) there is **NO** facility to appeal the decision of the Planning Authority to An Bord Pleanála.
- (1) Under the provisions of Section 50 of the Planning and Development Act 2000 (as amended) any person wishing to challenge the validity of the decision of the Planning Authority may do so by way of judicial review only. An application for leave to apply for a Judicial Review of the Planning Authority decision shall be made within the period of 8 weeks beginning of the date of the decision.

Yours faithfully,

*M. Crowley*  
**For Senior Planner**