

**BMA Planning  
Taney Hall  
Eglinton Terrace  
Dundrum  
Dublin 14**

**Date : 27-Oct-2022**

**Reg. Ref. : SDZ21A/0014/C17**

**Proposal :** **Development of 227 dwellings (24,513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.**

**Condition 17; Prevention of Spillage or Deposit of Debris on Adjoining Public Roads During Construction Works.**

**Prior to the commencement development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:**

(i) a site specific plan making provision as set out below for the prevention of spillage or deposit of clay, rubble or other debris on adjoining public roads during the course of any construction works that fully complies with all of the requirements of the Council's Roads Maintenance, Traffic Management, and Waste Enforcement Sections as appropriate, The agreed plan shall provide for all of the following:

(a) The agreed number, location, type and use of suitable facilities for vehicle cleansing and wheel washing provided on site to contain all clay, rubble or other debris within the site prior to commencing of construction, such facilities to be maintained in a satisfactorily operational condition during all periods of construction.

(b) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.

(c) Provision for dust suppression measures in periods of extended dry weather.

(d) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.

(e) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

(f) Storage of construction materials is not permitted on any public road or footpath unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

**REASON:** In the interest of protecting the amenities of the area and in the interest of public safety and the sustainable maintenance of adjoining roads and footpaths

**Location :** Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin  
**Applicant :** Quintain Developments Ireland Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 31-Aug-2022 to comply with Condition No 17 of Grant of Permission SDZ21A/0014, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

“Further to the submission received by the South Dublin County Council Planning Department and the input from the Roads Department and the Waste Management Section, the majority of Condition 17 has been complied with, however, the applicant should resubmit information in satisfaction of Condition 17 (e). “

Yours faithfully,

M.C

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*for Senior Planner*