

Water Services Planning Report

Register Reference: SDZ22A/0014

Development: Development on 2 sites separated by the permitted Celbridge Link Road with a total area of 6.36 Ha; The south-western site (5.39 Ha) is generally bound to the east by Celbridge Link Road, to the south and west by undeveloped land and an electrical substation and to the north by the Tubber Lane Development Area. The north-eastern site (0.97 Ha) is generally bound to the east by the undeveloped Primary School site and Aderrig Park Avenue, to the south by Airlie Park Road West and the undeveloped Primary School site, to the west by Celbridge Link Road and the Tubber Lane Development Area and to the north by the Tubbermaclugg Village Development Area.

This application is being made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to a proposed development within the Aderrig Development Area of the Adamstown Strategic Development Zone; The proposed development will principally consist of: the demolition and removal of derelict hardstanding and walls; and the construction of 207 residential units (64 two bed, 127 three bed and 16 four bed), ranging in height from 2 storeys to 4 storeys, comprising 75 houses (59 three bed and 16 four bed) and 132 duplexes (64 town bed and 68 three bed); The development will also include: vehicular junctions to access the development from Celbridge Link Road (2 No.) and Adamstown Way (3No.); internal road, cycle and footpath network; 314 car parking spaces; cycle parking; bin storage areas; public, communal and private open space areas, with balconies and terraces facing all aspects; hard and soft landscaped areas; boundary treatments; public lighting; 2 sub-stations; and all associated site and development works above and below ground.

Location: In the townland of Aderrig, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Limited

App. Type: Permission

Report Date: 5th Dec 2022

Surface Water Report:

No Objection Subject to:

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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Flood Risk Report:

No Objection

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____