

Thornton O'Connor Town
Planning 1, Kilmacud Road Upper
Dundrum
Dublin 14

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

Decision Order Number: 1610	Date of Decision: 16-Dec-2022
Register Reference: SDZ22A/0014	Registration Date: 26-Oct-2022

Applicant: Quintain Developments Ireland Limited

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

Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 26-Oct-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. The Applicant's proposal regarding density may be acceptable. In order to determine this, the applicant is requested to provide the following information:
 - a. an indicative layout for Phase 4 that:
 - Is in keeping with the height requirements of the scheme,
 - Sets out the number of units and density (% of 1bed apartments should also be set out)
 - Provides details of the density of Phases 1 and 4 as a single development site (if changed)
 - Provides details of the overall density for the development area (if changed)
 - b. The applicant is also requested to provide a plan indicating Net development area for the current proposal and for the wider Aderrig area. This should be annotated with areas in sq.m / ha, as relevant.
2.
 - a. There is no indication in the relevant guidelines that the attic space is considered 'storage', in terms of dwelling design. The applicant is requested to reconsider the storage for impacted units and provide revised floorplans and elevations, where relevant.
 - b. passive surveillance could be increased by making properties dual frontage. It is noted that doors have been provided to the side of some properties. Dual frontage / passive surveillance should be increased on the following house types:
 - A2
 - E2
 - K1

It should be ensured that additional first floor windows are only provided where the separation distance is 22m minimum.

 - c. There are concerns regarding the interface with the linear park on the western boundary, particularly the area to the north of Road 2 and dwelling type C2. There is no parking adjacent to these units, and access can only be gained via the park. It is noted that there is a desire to provide active frontage to the park, however the current design approach is not acceptable. The applicant is requested to re-consider the block layout at this location.
 - d. There are concerns regarding the layout of Homezone 1 and Homezone 2. These are taken to correspond to the 'Back Street' typology. The applicant is requested to redesign these areas in accordance with the Adamstown Street Design Guide.
 - e. It is noted that car parking is provided around the open space to the south east. The applicant is requested to remove the car parking to the south and west of this park.
 - f. In terms of communal open space, it is noted that 3 areas are provided. The applicant states in their Planning Statement that it was not possible to provide dedicated communal open spaces in all instances. In these cases larger private open spaces are provided. There are concerns regarding the functionality of some of the communal spaces spaces, particularly those at Unit Type J and F. These areas are linear with areas of planting and hardstanding. The applicant is requested to provide a clear plan indicating which properties benefit from the additional private amenity areas and also which properties are intended to avail of the communal open spaces.

3. a) The applicant is requested to submit a revised layout showing perpendicular parking only being provided on one side of the street at any point. The applicant should also demonstrate a minimum distance of 6m behind each perpendicular parking space.
- b) The applicant is requested to submit a revised layout not less than 1:200 scale showing the cross sections of the roads confirming the layouts as described in the SDZ planning scheme.
- c) The applicant is requested to demonstrate that the omission of a 2nd northbound vehicular connection from Adamstown Way would not result in the significant traffic queuing at the junction of Road 5 and Adamstown Way.
- d) The applicant I requested to the provide a pedestrian and cycle link from the South West corner of development to the Local Park, in lieu of the liner area of communal open space that runs between Road 9 and Homezone 1.
- e) The applicant should provide clarification on how and where pedestrians and cyclists will cross the Celbridge Link Road.
- f) The applicant shall submit a revised Stage 1 Road Safety Audit.
- g) The applicant should supply the additional bus stops on the Celbridge Link Road as requested by the NTA.

The applicant should note that all roads should be designed in accordance with the Adamstown Street Design Guide. The applicant is requested in the additional information submission to set out the road typology and design parameters used that are in accordance with the ASDG.

4. 1. The developer shall engage a suitably qualified archaeologist to carry out an AIA [following consultation with this Department] which should include a Geophysical Survey and Archaeological Test Excavation to respond to this request for Further Information.
2. The AIA and/or Underwater Archaeological Impact Assessment (UAIA), shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/photographic research and fieldwork, the latter to include geophysical survey and archaeological testing (licensed as required under the National Monuments Acts).
3. The archaeologist shall prepare a comprehensive report, including an Archaeological Impact statement and mitigation strategy, to be submitted for the written agreement of the planning authority in advance of any site preparation works, groundworks and/or construction works.
4. Where archaeological remains are shown to be present, preservation in-situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of archaeological remains shall be included in the AIA and/or UAIA. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.
5. The planning authority and this Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

5. 1. Street Trees

A redesign of the streets is required to provide street trees on both sides throughout the development. Trees that are integral to the street need to be in public ownership and comply with the requirements of Adamstown SDZ (2014), Adamstown Street Design Guide (2014) and DMURS (2019):

i. Street trees to be provided on all streets in the public realm, integral to the street, outside the footpath on both sides. Street tree provision is deficient along the following streets:

- Road 1 East side
- Road 2 Northside
- Road 3 North side
- Road 4 South side
- Road 5 East Side (retained vegetation to West is noted)
- Road 6 (one)
- Road 8 East side (retained vegetation to West is noted)
- Road 9 North side
- Homezone 2 Eastside
- Pedestrian link (Links Road 3 to Cellbridge Link Road)

ii. 'Not more than five perpendicular or two parallel car parking spaces... between trees.' (2.4.24 Adamstown SDZ 2014)

iii. Include details of SuDs tree trench with engineered soil to run continuously along the Celbridge Link Road.

iv. Remove geotextile layers from compacted stone layers within the SuDS tree pit due to their tendency to clog and cause water logging of the tree pit. Geotextile can be wrapped around services/collector drains.

v. Confirm that the proposed tree species proposed along the Celbridge Link Road match those previously agreed for SDZ17A/0009.

vi. Street trees to be a minimum 18-20cm girth at planting and to be predominantly native and/or pollinator friendly species.

6. 2. Green Infrastructure Provision

a) Additional information is required to demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

i. In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;

ii. Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);

iii. The characteristics and assets of the proximate GI Core, Corridor or SteppingStone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;

iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;

- v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;
- vi. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.
- b) All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:
 - i. Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
 - ii. Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
 - iii. Indicate how the development proposals link to and enhance the wider GI Network of the County; Proposals are required that recreate the green infrastructure connection severed by the road through the western boundary hedgerow.
 - iv. Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
 - v. Demonstrate habitat connectivity for badgers
 - vi. Continue GI links from adjoining site.
 - vii. Planting proposals that recreate the severed GI connection caused by the roadway through the western hedgerow.
- c) Refer to Chapter 4 of SDCC County Development Plan (2022-2028): Chapter 4 Green Infrastructure and Chapter 12 Implementation and Monitoring.

7. Ecological Mitigation measures:

a) Bats.

An Ecological Impact Assessment (Faith Wilson, 15th December 2021 - page 20) identified potential bat roosts on the northern boundary of the proposed site for which protective measures are required. Revised proposals are required that integrate the recommendations of the ecologist and bat expert into the design proposals.

b) Badgers

The badger is an internationally protected species under the Wildlife Act 1976 (Amended 2000) and the Bern (1982) convention. A badger sett was identified the northern part of the western boundary hedgerow (BSM Ecological Impact Assessment Report Oct 2022). The EcIA (Faith Wilson, 15th December 2021) also identified this sett and proposed remedial measures in the form of an ecological corridor and badger protective fencing. The report also identified other badger setts within the wider area (Fig 12 Page 26) and stated that habitat connectivity between these setts must be protected and enhanced. The applicant is requested to undertake a badger survey; review badger protection measures in the context of adjoining approved development and provide an approach to badger protection both during construction and in the long term to ensure habitat connectivity and protection from people and dogs.

c) Public Lighting

Revised proposals that incorporate the recommendations regarding reduction of light disturbance. There shall be no light spill from the proposed development into the retained areas of linear vegetation. Public lighting proposals to be clearing shown on the landscape plans to also ensure Street tree proposals can be implemented.

8. Additional SuDS

The applicant is requested to provide additional SuDS proposals that include permeable paving and further bioretention tree pits within the requested additional street trees required to comply with the planning scheme.

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/0014

Date: 16-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**