

Stephen Little & Associates
26/27, Pembroke Street Upper
Dublin 2
D02 X361

Date : 16-Jan-2023

Reg. Ref. : SDZ21A/0020/C3
Proposal : Minor amendments to the development permitted under Planning Permission Ref SDZ21A/0007 comprising the following: repositioning of landscaped communal courtyard of Block G from first floor podium level to ground floor level due to removal of podium parking at Level 0, and the consequential relocation of 83 car parking spaces within the Block F multi-storey car park (as permitted under Ref SDZ20A/0008, amended by SDZ20A/0018 and as further amended under a concurrent application under Ref SDZ21A/0017) and to on-street locations immediately adjacent to Block G, all including ancillary site development and landscape works; modification of 174 apartments (74 one-bedroom units, 98 two-bedroom units and 2 three-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard; adjustments to Block G2 consisting of a minor reduction to the footprint of the Block by 0.6m and the removal of the setback floor on the northern half of the block (level 5), the reduction in height (1 floor) to the northern half of Block G2 (now 5 storey), a minor reduction to the overall provision of residential units from 185 to 184 apartment units, a minor reduction to the overall provision of car parking spaces from 93 to 92 spaces, a minor reduction to the overall provision of bicycle parking spaces from 225 to 224 spaces, the introduction of 9 ground floor units, facilitated by the removal of the podium from the core, the introduction of an additional apartment unit on Level 1, adjustments to the location of the bicycle, plant, and waste stores serving Block G, including the provision of bicycle storage structures in the courtyard; the development now proposed in Block G comprises of 184 apartments in a mix of 83 one-bedroom units, 99 two-bedroom units, 2 three-bedroom units, in two blocks (Block G1 ranges in height from 4 to 9 storeys and Block G2 ranges in height from 4 to 6 storeys; both including set back floors).
Condition 3 Roads

- “(a) Prior to the commencement of development, the applicant shall submit the following:
- (i) A full detailed colour coded drawing of the entire Block F car parking layout, showing the allocation of parking spaces across the entire Station Roads SDZ site (Block A - block B - Block G etc.).
 - (ii) A detailed drawing – cross section showing that all public footpaths shall be a minimum of 2.0m in width.
- (b) The proposed development shall make provision for the charging of electric vehicles. A total of 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points. A total of 10% of car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (c) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge.
- (d) Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority.
- (e) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed in writing with the Planning Authority.
- (f) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.

(g) A total of 5% mobility impaired spaces should be provided at the development. “

Location : Townlands of Gollierstown, Adamstown, Lucan, Co. Dublin
Applicant : Quintain Developments Ireland Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 08-Nov-2022 to comply with Condition No 3 of Grant of Permission No. SDZ21A/0020, in connection with the above.

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

Comments:

“Assessment:

The Roads Department have assessed the Applicant’s Compliance Submission in relation to Condition No. 3, with their Report noting that the Submission should be deemed partially compliant, pending the agreement of the Public Lighting Department in relation to Item (f).

The Public Lighting Department have assessed the Applicant’s submission, with an email dated 12th January 2023 indicating that the submission *‘contains insufficient information to consider it compliant with the Condition Requirements. There is no electrical or civil information included, no co-ordination with existing lighting at boundary areas, no coordination with landscaping shown’*.

Having regard to the Reports of the Roads Department and the Public Lighting Department it is considered that the submission is partially compliant with Condition No. 3, with the information provided being insufficient to address item (f) of the condition.

Conclusion:

Having regard to the requirements laid out in Condition No. 3 and the documents submitted by the Applicant, the Report of the Roads Department and the correspondence from the Public Lighting Department, the Planning Authority consider that Condition No. 3 has been partially complied with. The Applicant should be informed that additional information is required to demonstrate compliance with part (f) of the condition.”

Yours faithfully,

M.C.

for Senior Planner