

Comhairle Chontae Atha Cliath Theas

PR/0074/23

Record of Executive Business and Chief Executive's Order

Re: Amendment under Section 146A of the Planning and Development Act 2000 (as amended) – Register Reference SDZ22A/0007.

Planning permission was applied for under Register Reference **SDZ22A/0007** for the following:

Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

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Permission and outline permission was granted for this development as appropriate.

The condition relating to the Bond was omitted from decision order PR/1245/22 in error. The purpose of the bond is to facilitate the operation of the planning permission by ensuring the satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development.

The bond calculation is as follows:

Dwellings	NO OF UNIT	CASH	BOND
1-20	20	€6,994	€8,043
21-50	30	€4,896	€5,630
51+	207	€2,798	€3,217
TOTAL DWELLING	257	€865,946.00	€995,679.00
Apartments	NO OF UNIT	CASH	BOND
1-20	0	€4,969	€5,715
21-50	0	€3,478	€4,000
51+	0	€1,988	€2,286
TOTAL DWELLING	0	€0.00	€0.00
TOTAL SECURITY CALCULATION		€865,946.00	€995,679.00
ASSESSMENT NOTES	Excludes outline permission, Should permission ultimately be granted for the Apartment units, a relevant Bond shall apply.		

Under Section 146A of the Planning & Development Act, 2000 (as amended), a planning authority may amend a planning permission granted by it for the purposes of –

- (i) Correcting any clerical error therein,
- (ii) facilitating the doing of anything pursuant to the permission or decision where the doing of that thing may reasonably be regarded as having been contemplated by a particular provision of the permission or decision or the terms of the permission or decision taken as a whole, but which was not expressly provided for in the permission or decision, or
- (iii) otherwise facilitating the operation of the permission or decision.'

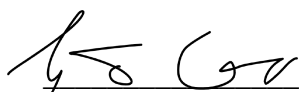
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It is recommended that no development shall be commenced until (A) Lodgement of a cash deposit of **€865,946.00** (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or (B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of **€995,679.00** (nine hundred and seventy four thousand one hundred and forty nine euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development. This is to ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

And that the subject permission be amended accordingly pursuant to s. 146A(1)(iii) to facilitate the operation of the permission and without any material alterations to how the development will be expressed on-site.



✓Gormla O'Corrain,
Senior Planner

ORDER: That that no development shall be commenced until (A) Lodgement of a cash deposit of **€865,946.00** (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or

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(B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of **€995,679.00** (nine hundred and seventy four thousand one hundred and forty nine euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided ,completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development. This is to ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

And that the subject permission be amended accordingly pursuant to s. 146A(1)(iii) to facilitate the operation of the permission and without any material alterations to how the development will be expressed on-site.

Date: 24 Jan 2023



Mick Mulhern
Director of Planning, Land Use and
Transportation