

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

Date : 10-Feb-2023

Reg. Ref. : SDZ22A/0006/C5A+B
Proposal : Construction of 352 residential units (terraced, semidetached and detached) comprising 253 two storey houses (15 two bed units and 238 three bed units ranging in size from c. 86sq.m to c. 118sq.m) and 99 three storey houses (18 three bed units and 81 four bed units and ranging in size from c. 147sq.m to c. 189sq.m); The total gross floor area of the development is c. 43, 272sq.m; The development will also comprise the provision of 2 vehicular accesses from Adamstown Boulevard, 1 vehicular access from Adamstown Drive (L1030), 2 vehicular accesses from Adamstown Park Road and 2 vehicular accesses from Tandy's Lane; vehicular connections will also be provided to permitted roads in Tandy's Lane Phase 1; internal routes; 535 car parking spaces including on-curtilage and off-curtilage spaces; bicycle parking; bin storage; plant; ESB Substations; boundary treatments; lighting; hard and soft landscaping; and all other associated site works; on 2 No. sites separated by the permitted Tandy's Lane Phase 1 Development (SDCC Reg. Ref. SDZ19A/0011) with a total site area of c. 10.24 hectares at Tandy's Lane, in the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin. The western site (8.06 hectares) is generally bounded to the west by Adamstown Boulevard, to the north by Adamstown Drive (L1030), to the east by the Tandy's Lane Phase 1 Development which is currently under construction (SDCC Reg. Ref. SDZ19A/0011) and undeveloped lands, and to the south by Tandy's Lane which links Adamstown Boulevard with Adamstown Park Road. The eastern site (2.18 hectares) is generally bounded to the west / north-west by the permitted Tandy's Lane Phase 1 Development, to the east by Adamstown Park Road and to the south by Tandy's Lane; This application is being made in accordance with the Adamstown Planning Scheme 20141 (as amended) and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme. The lands are located within the Tandy's Lane Village Development Area.

Condition 5; (a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.

(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development

Location : Tandy's Lane, In the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin
Applicant : Quintain Developments Ireland Limited
Application Type: Compliance with Conditions

Condition 5 Phasing:

“A total of 348 residential units comprising houses and duplex apartments is hereby permitted. In accordance with the details submitted the following shall apply:

- (a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.
- (b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.
- (c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority. “

Dear Sir/Madam,

I refer to your submission received on 06-Dec-2022 to comply with Condition No 5a and 5 b of Grant of Permission No. SDZ22A/0006, in connection with the above.

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

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 5a and 5b:

- Cover Letter prepared by Thornton O’Connor Town Planning dated 6th December 2022.
- Letter from Goodrock Project Management dated 8th November 2022.
- Drawing No. TL-2-02-SW-XX-DR-MOLA-AR-0107 – Proposed Site Layout Plan – Phasing prepared by MOLA Architecture.
- Drawing No. C753-D44 – Node and Phasing Reference prepared by OCSC Multidisciplinary Consulting Engineers.

Assessment:

The Cover Letter prepared by Thornton O’Connor Town Planning outlines that the subject development represents Phase 2 of the Tandy’s Lane Tile of the Adamstown Strategic Development Zone. It is stated that Phase 2 is comprised of 348 No. units and that Phase 1 is comprised of 245 No. units and Phase 3 will be comprised of 92 No. units (subject to a future Planning Application). Drawing No. TL-2-02-SW-XX-DR-MOLA-AR-0107 – Proposed Site Layout Plan – Phasing prepared by MOLA Architecture.

While the applicant has submitted a phasing schedule which details specific to the proposed development but did not specify the number of units in the context of the overall SDZ. Accordingly, the applicant has not demonstrated compliance with part (a) and (b) of the condition.

The Letter prepared by Goodrock Project Management in relation to infrastructure required by phasing is acknowledged as part of Condition 5(c) however, it is noted that the Applicant has not provided sufficient detail to demonstrate compliance in full with Conditions 5(a) and 5(b), as such the condition cannot be fully discharged.

Conclusion:

Having regard to the requirements laid out in Condition No. 5a and 5b and the documents provided, the Planning Authority consider that Condition No. 5a and 5b has not been complied with, and the Applicant should be informed accordingly. “

Yours faithfully,

M.C.

for Senior Planner