

**BMA Planning  
Taney Hall  
Eglinton Terrace  
Dundrum  
Dublin 14**

**Date : 21-Feb-2023**

**Reg. Ref. : SDZ21A/0014/C6**  
**Proposal :** Development of 227 dwellings (24, 513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.

#### **Condition 6: Roads**

*“(1) The proposed development shall make provision for the charging of electric vehicles. In the case of on-curtilage/driveway parking, 100% of spaces must be provided with electrical*

*connections, to allow for the provision of future charging points. In the case of surface car parking spaces, 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface 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.*

*(2) Prior to the commencement of development, the number and positions of the uncontrolled pedestrian crossings shall be agreed with the Roads department.*

*(3) Prior to the commencement of development, the applicant shall submit a Stage 2 Road Safety Audit.*

*(4) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. The public lighting scheme shall clearly integrate with any ecological mitigation measures proposed. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.*

*(5) A total of 168 secure bicycle parking spaces shall be provided for the apartment/duplex owners.*

*(6) Prior to the commencement of development, a developed Construction Management Plan and a Construction Traffic Management Plan, shall be agreed in writing with the roads department.*

*(7) A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.*

*(8) All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard. Prior to the commencement of development, the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.*

*(9) Any roads item for Taking in Charge must be in accordance with Appendix 6 of the SDCC Taking in Charge standards.*

*(10) Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

*REASON: In the interest of sustainable transport'.*

**Location :** Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin  
**Applicant :** Quintain Developments Ireland Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 16-Dec-2022 to comply with Condition No 6 of Grant of Permission No. SDZ21A/0014, 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. 6:

- Cover Letter prepared by BMA Planning dated 16<sup>th</sup> December 2022.
- Drawing No. 5150924/HTR/06/SK/0002 – Junction Layouts prepared by Atkins.
- Stage 2 Road Safety Audit prepared by Atkins.
- Mobility Management Plan prepared by Atkins.
- Method Statement, Risk Assessment and Traffic Management Plan prepared by BC Building Contractors.

- Drawing No. E1008 – Electrical/Mechanical Engineering Services Site Utilities Proposed E-Car Charge Spaces prepared by Waterman Moylan Engineering Consultants.
- Electric Car Charging Policy prepared by Waterman Moylan Engineering Consultants.
- Outdoor Lighting Report prepared by Sabre Electrical Services Limited.
- Drawing No. SES 07521 – Public Lighting Layout prepared by Sabre Electrical Services Limited.
- Drawing No. 6259-P-004 – Take in Charge Drawing prepared by BKD Architects.

**Assessment:**

The documents provided by the Applicant have been assessed by the Roads Department, with their Report providing the following assessment of the Applicant's Response to each item contained within Condition No. 6:

1. The Applicant's submission is compliant.
2. The Applicant's submission is compliant.
3. The Road Safety Audit provided partially complies as the applicant has not complied with paragraph 2.5 of the Road Safety Audit which notes that the Design Team should ensure that all landscaping elements do not block visibility to traffic signals at the junction at the North East corner of the site.
4. The Public Lighting Layout and Calculations must be agreed in writing with the Public Lighting Department.
5. The Applicant's submission is compliant.
6. Partially compliant as the Applicant should submit contact details for the site management team along with site operation times.
7. The Applicant's submission is compliant.
8. Partially compliant as the applicant has included the perpendicular parking bays along Celbridge Link Road within the Taking In Charge Area. These bays should be excluded from the Taking In Charge Area as per the other public parking areas.
9. The Applicant's submission is compliant.
10. The Applicant's submission is compliant.

The Public Lighting Department have assessed the Public Lighting Layout and Calculations prepared by Sabre Electrical Services Limited, with an email dated 16<sup>th</sup> February 2023 noting that the layout and calculations are compliant with the requirements of Condition 6(4).

**Conclusion:**

Having regard to the requirements laid out in Condition No. 6, the documents provided by the Applicant and the Reports of the Roads Department and the Public Lighting Department, the Planning Authority consider that Condition No. 6 has been partially complied with, and the Applicant should be informed that in order to achieve compliance the Applicant should provide a further submission to demonstrate the following:

- Compliance with paragraph 2.5 of the Road Safety Audit which notes that the Design Team should ensure that all landscaping elements do not block visibility to traffic signals at the junction at the North East corner of the site.
- Provide contact details for the site management team along with site operation times.
- Exclude perpendicular parking bays from the Taking in Charge Area along the Cellbridge Link Road.

The Applicant should be informed that their submission is deemed to be in partial compliance with Condition No. 6 until such time as the above outlined information has been provided. “

Yours faithfully,

M.C.

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*for Senior Planner*