

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

Date : 24-Mar-2023

Reg. Ref. : SDZ22A/0006/C13
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 13; Roads

- (a) Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority and SDCC's Roads Department revised drawings that include the following:**
- i. The northern east-west vehicular connection designed to be in accordance with DMURS.**
 - ii. A revised plan layout showing all homezones with perpendicular parking having a turning length of 6.0m behind the parking spaces for safe access and egress from the parking bays.**
 - iii. A revised plan layout showing the cross sections of the different road types, identifying footpath widths, cycle lanes and carriageway dimensions.**
 - iv. Layout plan(s) of all access junctions including any alterations to the existing roads layout to make two way turning possible. The north-westernmost junction to Adamstown Drive (L1030) shall be amended to allow turning in both directions.**
 - v. Details of refuse collection areas as raised in the submitted Road Safety Audit and any other safety issues raised. Car parking space no. 408 shall be revised so that it would be easier to access.**
 - vi. Details of a the in-curtilage parking spaces to be within the boundary of private areas.**
- (b) Wheel wash facilities shall be set up on site during construction to ensure that no site debris or dust is carried onto public roads.**
- (c) The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points.**
- (d) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. 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.**
- (e) Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.**

(f) 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. No development shall take place until these items have been agreed.

(g) SLOW ZONES in Residential Estates; All signage within the proposed development is required to comply with the requirements of the Department of Transport Tourism and Sport's Traffic Signs Advice Note for Slow Zones (TSAN-2016-02).

REASON: In the interest of sustainable transport, and traffic, cyclist and pedestrian safety.

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

Dear Sir/Madam,

I refer to your submission received on 01-Feb-2023 to comply with Condition No 13 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. 13:

- Engineering Response prepared by Waterman Moylan Consulting Engineers.
- Drawing No. P100 – General Arrangement and Road Levels prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P190 – Typical Road Construction Details Sheet 1 of 2 prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P191 – Typical Road Construction Details Sheet 2 of 2 prepared by Waterman Moylan Engineering Consultants.

- Drawing No. P192 – Typical Road Cross Sections prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P230 – Drainage Construction Details Sheet 1 of 2 prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P231 – Drainage Construction Details Sheet 2 of 2 prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P1100 – General Arrangement and Road Levels Sheet 1 of 2 prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P1101 – General Arrangement and Road Levels Sheet 2 of 2 prepared by Waterman Moylan Engineering Consultants.
- Drawing No. P1131 – Proposed Refuse Vehicle Swept Path Analysis prepared by Waterman Moylan Engineering Consultants.

Assessment:

The Roads Department have provided the following assessment of the Applicant's Response to each item within Condition No. 13 as follows:

(a)(i) Roads are satisfied with the Applicant's Response. **Agree Compliance Submission.**

(a)(ii) Roads are satisfied with the Applicant's Response. **Agree Compliance Submission.**

(a)(iii) Plans have been provided with cross sections, indicating footpath widths, cycle lanes and carriageway dimensions. SDCC Roads require pedestrian foot paths to be a minimum of 2meters in width. Some footpaths are less than 2 meters in width. Roads deem this item to be in **Partial Compliance**. Footpaths should be a minimum of 2 meters in width.

(a)(iv) The layout plan for the junction to Adamstown Drive (L1030) has been amended to allow for turning left and right (See below Figure 1).



Figure 1: Junction to Adamstown Drive

Agree Compliance Submission.

(a)(v) Swept path analysis is satisfactory. Details of refuse collection are satisfactory. Car parking space no. 408 to be relocated for easier access. **Agree Partial Compliance.** Car parking space no. 408 to be relocated for easier access.

(a)(vi) Parking spaces identified in Figure 2 to be in public domain.



Figure 2: Parking spaces

The applicant to provide a Taking In Charge drawing showing in-curtilage parking spaces in private domain. **Not Compliant.**

(b) Wheel washing facilities are provided. Roads are satisfied with this. **Agree Compliance Submission.**

(c) The applicant to state clearly the number of EV charging points and mobility impaired parking spaces. **Agree Partial Compliance.**

(d) Roads have advised that the Applicant consult with SDCC Public Lighting Department.

It is noted that the Report of the Public Lighting Department in relation to the Applicant's Additional Information Submission indicated no objection to the proposed Public Lighting Layout. However, correspondence has been received from the Public Lighting Department indicating that no formal Public Lighting Compliance Submission appears to have been provided. It is therefore considered that item (d) is **Not Compliant.**

(e) A Construction Traffic Management Plan shall be agreed in writing with the roads department.

(f) Roads as satisfied with this submission. **Agree Compliance Submission.**

(g) Slow Zone signage has been implemented. **Agree Compliance Submission.**

Conclusion:

Having regard to the requirements laid out in Condition No. 13, the documents provided by the Applicant and the Reports of the Roads Department and Public Lighting Department, the decision in relation to each item is as follows:

(a)(i) Agree Compliance Submission.

(a)(ii) Agree Compliance Submission.

(a)(iii) Partial Compliance. [Footpaths should be a minimum of 2 meters in width.](#)

[\(a\)\(iv\)](#) Agree Compliance Submission.

(a)(v) Agree Partial Compliance. Car parking space no. 408 to be relocated for easier access.

(a)(vi) **Not Compliant.** The applicant to provide a Taking In Charge drawing showing in-curtilage parking spaces in private domain.

[\(b\)](#) Agree Compliance Submission.

(c) Agree Partial Compliance. The applicant to state clearly the number of EV charging points and mobility impaired parking spaces.

(d) Not Compliant. Provide details of a Public Lighting Scheme.

(e) Not Compliant. Provide a Construction Traffic Management Plan.

(f) Agree Compliance Submission.

(g) Agree Compliance Submission.

Having regard to the above, it is considered that the Applicant's submission achieves compliances with Items (a)(i), (a)(ii), (a)(iv), (b), (f) and (g) of Condition No. 13. However, it is considered that further information is required to demonstrate compliance with the remaining items.

It is therefore considered that the Applicant's submission is deemed Partially Compliant pending receipt of the following information:

(a)(iii) Provide a drawing demonstrating footpaths with a minimum width of 2m.

(a)(v) Provide a drawing demonstrating the relocation of Car parking space no. 408 to be for easier access.

(a)(vi) Provide a Taking In Charge drawing showing in-curtilage parking spaces in private domain.

(c) State clearly the number of EV Charging points and mobility impaired spaces.

(d) Details of a Public Lighting Scheme.

(e) A Construction Traffic Management Plan.

The Applicant should be informed that the submission is deemed partially compliant pending receipt of the above information. “

Yours faithfully,

M.C.

for **Senior Planner**