

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

Date : 31-Mar-2023

**Reg. Ref. :** SDZ22A/0006/C21  
**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 21; Amendments.**

**Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-**

- (a) Omit Units A3-1 to A3-6 inclusive (6 no. units in total) and this area incorporated into any forthcoming application for the remaining lands of Development Area No. 6 Tandy's Lane Village.**
  - (b) The private amenity spaces for Units A1-4 to A1-9 inclusive (6 no. units in total) shall be increased in size to provide for the minimum private amenity space requirement of 70sq.m for a four bedroom house under the Adamstown Strategic Development Zone Planning Scheme 2014 (as amended).**
  - (c) The southern east-west pedestrian connection revised to include cyclist access to Adamstown Boulevard from the site.**
  - (d) House types C1.2 and D3.2 revised to include further window fenestration on the upper floors. Opaque glazing may be used to non-habitable rooms where appropriate.**
  - (e) The private amenity spaces of the ground floor duplex units in Block A2 shall be enlarged, to adequately compensate for no provision of semi-private amenity space, and a privacy strip provided outside the boundary of these with the public footpath. The proposed railings along the rear boundary of all the upper floor duplex unit roof terraces shall be revised to provide a more appropriate boundary that avoids overlooking into the private amenity space directly below, and allows for passive surveillance of the park (in the case of the units facing the northern pocket park).**
  - (f) Details shall be provided of landscaping to screen the proposed ESB substations.**
- REASON: To protect the amenities of**

**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 21 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 satisfactory.

Yours faithfully,

M.C.

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*for* **Senior Planner**