

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

Date : 03-Apr-2023

**Reg. Ref. :** SDZ22A/0006/C18  
**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 18; Landscape Plan**

**A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged with the Planning Authority and agreed with the Planning Authority and Public Realm Section of South Dublin County Council:**

**A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape plan shall incorporate:**

- i. Street trees that are in line with the requirements set out in the Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019. at a minimum 18-20cmg at planting. The applicant/developer shall liaise with the Public Realm Section as to where further street trees are required dashed. This may require significant reorientation of parking to achieve.**
- ii. All SuDS proposals including swales, ensuring consistency with Engineers Drawings/proposals.**
- iii. Details of all street tree planting pits to include SUDs measures in urban tree pits that allow surface water runoff to be directed to the top of the soil profile and percolate through.**
- iv. The geotextile layers within the tree pits to be taken in charge to be removed.**
- v. All lighting to be clearly shown on landscape plans to ensure there is no conflict with street tree planting.**
- vi. Planting detail for areas to be taken in charge to be agreed with Public Realm.**
- vii. Implementation timetables.**
- viii. Detailed proposals for the future maintenance/management of all landscaped areas.**

**REASON: To ensure the provision of a reasonable standard of landscape in accordance with the Planning Scheme.**

**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 18 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**