

Lucan Pitch & Putt Club  
c/o Hugh Rooney  
12th Lock  
Newcastle Road  
Co. Dublin  
K78 ET27

Date: 12-Apr-2023

Dear Sir/Madam,

Register Reference: SDZ23A/0004

**Development:** 385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: O, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartments units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq.m); Areas of public open space (1.45Ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surface water and water supply) and connections to permitted cycle/ pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

**Location:** In the townland of Adamstown, Lucan, Co. Dublin  
**Applicant:** Clear Real Estate Holdings Limited  
**App. Type:** SDZ Application  
**Date Rec'd:** 10-Feb-2023

I wish to inform you that by Order No. 0371 dated 06-Apr-2023 it was decided to **REQUEST ADDITIONAL INFORMATION** for the above proposal.

This decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning and development Act 2000 (as amended).

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry.

Yours faithfully,

*M. Crowley*  
for Senior Planner

**Mr. Peter Anderson**  
**4 Finnstown Fairways**  
**Lucan**  
**Co.Dublin**

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*M. Crowley*  
for Senior Planner

Cllr F. Timmons

South Dublin County Council

Date: 12-Apr-2023

**Register Reference  
Development**

SDZ23A/0004

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**Land Use, Planning & Transportation Department**

**Telephone: 01 414 9000**

**Location**

**Applicant**

**Application Type**

**Date Received**

**Fax: 01 414 9104**

In the townland of Adamstown, Lucan, Co. Dublin

Clear Real Estate Holdings Limited

SDZ Application

10-Feb-2023

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Email: [planningsubmissions@southdublincoco.ie](mailto:planningsubmissions@southdublincoco.ie)**

South Dublin County Council

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**For Senior Planner**