

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

Date : 05-May-2023

Reg. Ref. : SDZ22A/0007/C15
Proposal : Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38, 768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by

SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Condition 15:

Landscape Plan/Planting 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:

- a) A fully 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 include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.**
- b) The planting plan shall clearly set out the following:**
 - i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate**
 - ii. Implementation timetables.**
 - iii. Detailed proposals for the future maintenance/management of all landscaped areas**
- c) Issues to be agreed include:**
 - i. Street trees and lighting conflicts (adjust position to ensure number of street trees proposed):**
 - Linear Park (25 No.): position lights on the built (housing) side of the street, not within the linear park and adjoining green areas which act as a green corridor.**
 - Adamstown Avenue: Southern side - 1 No.**
 - North-South Avenue: West side – 1 No.**
 - Side Street 1: East side - 2 No.**

- **Side Street 5: East side - 2 No.**
 - ii. **Taking in charge areas to be low maintenance and not require the use of herbicides.**
 - **The Soft Landscape Outline Specification involves extensive herbicide use for maintenance.**
 - **All footpaths within the linear park to be concrete (compacted gravel path cannot be maintained without spraying).**
 - **Maintenance of swales.**
 - iv. **Swales to be shown on landscape plans (planting and maintenance to be agreed)**
 - iii **SuDS Tree pit details:**
 - **Geotextile wrapping of soil layers to be omitted due to potential for clogging and water logging**
 - **Surface water run-off to be directed to tree pits via overland flow and be allowed to percolate through the soil profile mimicking natural systems. (Remove pipe to the subsurface in tree pit Type A.)**
 - iii. **Planting (and maintenance) for areas to be taken in charge: Woodland planting in pocket park, swales, streetscape planting.**
 - iv. **Natural and Accessible Play:**
 - **The water play unit is designed for use in a sand pit. An enclosed area is required to keep dogs out.**
 - **Play item details (to be agreed)**
 - **Consider a ramp to allow access for wheelchair and ride on mower to access the inside of the oval enclosure within the pocket park.**
- The applicant should contact the Public Realm Department to agree the above Landscape Details.**
REASON: To ensure satisfactory landscape treatment of the site.

Location : In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin

Applicant : Adamstown Station & Boulevard Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 09-Mar-2023 to comply with Condition No 15 of Grant of Permission No. SDZ22A/0007, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for **Senior Planner**