

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

Date : 12-May-2023

Reg. Ref. : SDZ22A/0006/C5A+B-2
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 5; (a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a detailed phasing schedule for the lands in their ownership (specifying units numbers and densities) in the context of the delivery of units in the overall SDZ development. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.

(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development

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 16-Mar-2023 to comply with Condition No 5 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:

“Compliance Assessment – Condition No 5 (a) & (b):

Cover letter for compliance for Condition No. 5 (a) & (b) from Thornton O’Connor Town Planning, 15/03/2023. The following has been submitted:

-Letter from Goodrock Project Management Ltd, (15/03/2023) outlining number of units completed as of December 2022:

Planning Permission	Planning Reference	Proposed units	No. of Units Granted 30/12/22	Actual Occupations 31/12/22
Pre 2016 Occupations (pre LIHAF)		1,410	1,410	1,410
Shackleton 1	SDZ16A/0003	267	267	267
Shackleton 2A	SDZ18A/0002	268	268	268
Gandon Park (<i>Páirc Gandon</i>)- <i>Airlie Stud</i>	SDZ18A/0004 & SDZ21A/0018	237	237	237
Shackleton 3B & 3C	SDZ19A/0003	135	135	135
Shackleton 3A	SDZ20A/0011	40	40	40
Shackleton 4	SDZ21A/0003 & 0018	122	122	118
Total Cairn Culmulative		1,069	1,069	1,065
Alderlie Sq 3	SDZ16A/0004	177	177	156
Somerton 1	SDZ16A/0005	246	246	246
St Helens 1	SDZ17A/0002	135	135	135
St Helens 2 (<i>Newpark</i>)	SDZ18A/0011	343	343	269
Tandy's Lane Village	SDZ19A/0011	245	245	108
Somerton II	SDZ19A/0004	237	237	134
Aderrig Phase 1	SDZ20A/0017	235	235	134
Adamstown Station Phase 1	SDZ20A/0008	278	278	
Aderrig Phase 2	SDZ21A/0014	227	227	
Adamstown Station Phase 2 (Block G)	SDZ21A/0007	185	185	
Aderrig 3	SDZ22A/0014	207		
Adamstown Station Phase 3	SDZ22A/0005	436	436	
Boulevard 1	SDZ22A/0007	423	423	
Total Quintain Cumulative		3,374	3,167	1,182
Tubber Lane 1 (<i>Hallwell P1</i>)	SDZ17A/0006	175	175	156
Tubber Lane 2 (<i>Hallwell P2</i>)	SDZ19A/008 & SDZ20A/0014	148	148	57
Ph 3 - under AI (22 Feb '22)	SDZ21A/0023	455	455	
Total H McGreevey&Sons		778	778	213
Total		6,631	6,424	3,870

From Goodrock Project Management (15/03/2023) – Indicative Phasing schedule for entire SDZ (Tandys Lane 2):

Phase	SDZ closings	QI Scheme	Planning Ref	No of Units	Cumulative SDZ Total
Dec-22					3831
4	4,200	Adamsdown Station - Block B&E Adernig 1 Halfwell	SOZ20A0008 SOZ20A0017 17A0006, 19A008, 21A003	279 52 38 369	4200
5	5,000	Adernig 1 Tandy's Lane 1 Adernig 2 Adamsdown Station - Block G Boulevard 1 Halfwell	SOZ20A0017 SOZ19A0011 SOZ21A0014 SOZ21A0007 SOZ22A0007 17A0006, 19A008, 21A003	49 137 227 184 126 83 800	5000
6	5,800	Boulevard 1 Adamsdown Station - Block A, C & D Tandy's Lane 2 Other Landowners	SOZ22A0007 SOZ23A0006 SOZ22A0006 17A0006, 19A008, 21A003	98 434 184 83 800	5800
7	6,500	Adernig 3 St Helens 3 Boulevard 1 Tandy's 2 Somerton 2 Halfwell	SOZ22A0014 SOZ23A0007 SOZ23A0006 SOZ19A0004 17A0006, 19A008, 21A003	98 129 234 163 103 83 800	6500
8	7,400	Boulevard 2 Adernig 3 Quadrant H St Helens 3 St Helens 2 (Phase Block) Halfwell	SOZ22A0014 17A0006, 19A008, 21A003	422 109 78 36 72 83 800	7400
9	8,200	Adernig 4 Tandy's Lane 3 St Helens 3 Other Quintain Halfwell	17A0006, 19A008, 21A003	236 93 40 137 194 800	8200
Total SDZ Units					8200

Noted that Tandy's Lane 2 Scheme has 184 units in Phase 6 and 163 units in Phase 7.

Planners Response:

The applicant has submitted a Phasing Schedule. Condition 5(a) states that:

Condition 5; (a) Prior to the commencement of development, the developer/landowner shall submit for written agreement of the Planning Authority, a **detailed phasing schedule** for the lands in their ownership (specifying units numbers and densities) **in the context of the delivery of units in the overall SDZ development**. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority. Individual blocks shall generally be completed in full as part of a single phase of construction.

The submission has sufficient information in relation to reviewing of the Compliance for Condition 5(a).

Condition 5(b) states:

(b) Following written agreement of a phasing schedule with the Planning Authority, a plan shall also be submitted identifying the units completed at each stage of development.

A plan representing the 'indicative phasing schedule' table – as above- shall be submitted in order to fully discharge this compliance.

Conclusion

Further to the submission received by the South Dublin County Council Planning Department, it is considered that Condition 5 (a) has been complied with and Condition 5(b) **has not been fully complied**

with. A site plan illustrating the units which are allocated within the ‘indicative phasing schedule’ table is required to be submitted in order to fully discharge this compliance.”

Yours faithfully,

M.C.

for Senior Planner