

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

Date : 29-Nov-2023

Reg. Ref. : SDZ22A/0014/C9
Proposal : **Development on 2 sites separated by the permitted Celbridge Link Road with a total area of 6.36 Ha; The south-western site (5.39 Ha) is generally bound to the east by Celbridge Link Road, to the south and west by undeveloped land and an electrical substation and to the north by the Tubber Lane Development Area. The north-eastern site (0.97 Ha) is generally bound to the east by the undeveloped Primary School site and Aderrig Park Avenue, to the south by Airlie Park Road West and the undeveloped Primary School site, to the west by Celbridge Link Road and the Tubber Lane Development Area and to the north by the Tubermaclugg Village Development Area.**
This application is being made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to a proposed development within the Aderrig Development Area of the Adamstown Strategic Development Zone; The proposed development will principally consist of: the demolition and removal of derelict hardstanding and walls; and the construction of 207 residential units (64 two bed, 127 three bed and 16 four bed), ranging in height from 2 storeys to 4 storeys, comprising 75 houses (59 three bed and 16 four bed) and 132 duplexes (64 town bed and 68 three bed); The development will also include: vehicular junctions to access the development from Celbridge Link Road (2 No.) and Adamstown Way (3No.); internal road, cycle and footpath network; 314 car parking spaces; cycle parking; bin storage areas; public, communal and private open space areas, with balconies and terraces facing all aspects; hard and soft landscaped areas; boundary treatments; public lighting; 2 sub-stations; and all associated site and development works above and below ground.

**Condition 9:
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 townland of Aderrig, Adamstown, Lucan, Co. Dublin

Applicant : Quintain Developments Ireland Limited

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received to comply with Condition No 9 of Grant of Permission No. SDZ22A/0014, 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