

# SOUTH DUBLIN COUNTY COUNCIL

## SITE NOTICE OF FURTHER INFORMATION / REVISED PLANS

CLEAR REAL ESTATE HOLDINGS LIMITED

SDCC Reg. Ref. SDZ23A/0004

Is an Application for **Permission** for a period of **7 years** on this site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension Development Area)

On a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension Development Area). 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.

The development applied for consisted of 385no. dwelling units (139no. houses, 70no. 'Build-to-Rent' duplex / apartments, 72no. duplex / apartments and 104no. apartments), ranging between 2 – 6 storeys in height comprising the following: - Total of 139no. houses consisting of: - 102no. 3-bedroom 2 storey terraced houses (House Type: D, E & F); 11no. 4-bedroom 2 storey terraced houses (House Type: C); 26no. 4-bedroom 3 storey terraced houses (House Type: A & B); Total of 70no. 'Build-to-Rent' duplex / apartment units consisting of: - 35no. 2-bedroom units (House Type: J, L & O); 35no. 3-bedroom units (House Type: K, M & P); Total of 72no. duplex / apartment units consisting of: - 36no. 2-bedroom units (House Type: J, L & O); 36no. 3-bedroom units (House Type: K, M & P); Total of 104no. apartment units accommodated in 2no. blocks ranging from 4 – 6 storeys consisting of: - 48 no. 1-bedroom units (House Type: A1 & A2); 56 no. 2-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); 538no. car parking spaces and 878no. bicycle parking spaces (660no. long-term spaces and 218no. 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; 3no. 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, surfacewater and water supply) and connections to permitted cycle / pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021. 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.

Significant Further Information / Revised Plans have been furnished to the Planning Authority in respect of this proposed development, and are available for inspection or purchase at the offices of the authority during its public opening hours.

The Significant Further Information includes alterations to the number and distribution of dwelling units proposed arising from the further information requested (resulting in an increase from 385no. units to 395no. units) and associated adjustments to building positions, street layouts (including car and bicycle parking provision) and boundary treatments.

A submission or observation in relation to the further information or revised plans may be made in writing to the planning authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation.

Signed: 

Stephen Little & Associates, Chartered Town Planners and Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, D02 X361 (Agent)

Date of Erection of Site Notice: **30 November 2023**