

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

Date : 05-Dec-2023

Reg. Ref. : SDZ22A/0014/C2a-c
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 2a-c:

Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

- (a) A location for a bus stop on both sides of the Celbridge Link Road, within the redline boundary of the application site.**
- (b) The applicant shall submit a revised layout of not less than 1:200 scale, showing minimum cycle track widths of 2.0m as per National Cycle Manual guidelines.**
- (c) 2. The applicant shall submit a revised layout of not less than 1:200 scale, showing segregated footpaths and cycle tracks continued around the bus stops as opposed to a shared surface design. This layout should be designed to NTA standards.**

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 on 11-Oct-2023 to comply with Condition No 2(a) – 2(c) 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