

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

Date : 17-Jan-2024

Reg. Ref. : SDZ22A/0005/C2(a)
Proposal : Phase Three of the Adamstown District Centre and consists of 37, 402sq.m (gross floor area including car parking and storage) of residential development to be constructed in 3 blocks ranging in height from 2 to 9 storeys; There is a total of 436 apartments, comprising 9 studio apartments, 204 one bedroom apartments, 213 two bedroom apartments and 10 three bedroom apartment; An ancillary resident's pavilion building (2 storey) is linked to Block D, ancillary resident's amenity rooms and facilities are also provided at ground floor level of Block A; All apartments are provided with private open space in the form of balconies or gardens; The proposed block description is as follows: Block A (c. 11, 821sq.m gross floor area): 4 - 5 storeys in height, with a total of 143 apartments (70 one bedroom apartments, 67 two bedroom 4 person apartments and 6 no. 3-bedroom apartments); A resident's only podium level, courtyard is provided within Block A; Ancillary plant, storage, waste, and internal bicycle parking rooms provided at ground floor level; Block C (c. 9, 680sq.m gross floor area): 4 - 9 storeys in height, with a total of 124 apartments {60 one bedroom apartments, 5 two bedroom 3 person apartments, 55 two bedroom 4 person apartments and 4 three bedroom apartments). Communal open space is provided within 2 parcels of land to the east of Block C between Block C and Block D. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; Block D (c.12, 757sq.m gross floor area): 2 - 5 storeys in height, together with linked ancillary resident's pavilion building (2 storey). Block D comprises a total of 169 apartments (9 studio apartments, 74 one bedroom apartments, 11 two bedroom 3 person apartments, and 75 two bedroom 4 person apartments); Communal open space is provided within 2 parcels of land within Block D; Ancillary plant, amenity rooms and internal bicycle parking rooms provided at ground floor level. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; on lands generally bounded

by Adamstown Avenue to the north, to the east by undeveloped lands which benefit from planning permission Reg. Ref. SDZ20A/0008 (as amended by SDZ20A/0016, SDZ20A/0018 and SDZ21A/0017), to the south by Station Road, the railway line and train station and to the west by the railway overpass and its approach road, known locally as the farmer's bridge.

Condition 2(a):

Drainage.

(a) Prior to the commencement of development, the applicant shall undertake an assessment on the provision of additional SuDS for the written agreement of the Planning Authority. provide details of additional SuDS. In this regard, the applicant shall submit a report and drawing indicating the additional SuDS, including Green Roofs, where viable.

Location : In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin

Applicant : Quintain Developments Ireland Limited

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 14-Nov-2023 to comply with Condition No 2(a) of Grant of Permission No. SDZ22A/0005, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

Submission received on the 14/11/23 from CS Consulting Group stating on behalf of Quintain Developments Ireland Ltd, have retained HJL Architects to monitor the works as outlined in this condition with updated drawings now enclosed, drawing no. D100-103.

Recommendation:

Report from Water Services, SDCC – Water Services are **not satisfied** that Condition 2(a) is being complied with. The Water Services report received with regard to the proposed development stated the following:

1.1 Water Services are ***not satisfied*** that Condition C2(a) planning Reference SDZ22A/0005 has been complied with as no new Sustainable Urban Drainage Features (SUDs) have been provided for the original development. The only SUDs details provided are for a new development/amendment which have been dealt with under planning reference SDZ23A/0025. These are sufficient for the new pavilion building only, and are in no way sufficient for the entire development.

1.2 Recommendations:

Submit a report and drawing showing all SUDs features in plans including the additional SUDs features provided as per planning condition 2A. The original SUDs features and the additional SUDs features should be clearly distinguishable.

Planners Comments:

Having regard to the Water Services report, it is considered that compliance submitted for condition 2(a) in regard to SuDS is not satisfactory by way of clarity and scale for the proposed development.

Conclusion

The submission is considered **not to comply** with Condition 2(a).”

Yours faithfully,

M.C.

for Senior Planner