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26/27, Upper Pembroke Street
Dublin 2

Date : 07-Feb-2024

Reg. Ref. : SDZ22A/0005/C4(b)
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 4(b):

Phasing.

A total of 436 residential units comprising apartments is hereby permitted. In accordance with the details submitted the following shall apply:

(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 : 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 06-Dec-2023 to comply with Condition No 4 (b) 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:

Condition 4 states:

Phasing.

A total of 436 residential units comprising apartments is hereby permitted. In accordance with the details submitted the following shall apply:

(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.

(c) No unit in the development hereby approved, shall be occupied until the required facilities and infrastructure in the previous development phase have been completed to the satisfaction of the Planning Authority.

REASON: In the interest of clarity and to ensure that development occurs at a pace whereby it is supported by the necessary infrastructure in accordance with the requirements of the Adamstown SDZ Planning Scheme 2014, as amended.

“Compliance submission:

Previous compliance submission for this condition that was found compliant with 4(a).

“With regard to the details submitted including;

- Blocks A, C, D phasing plan
- Cover letter Goodrock Project Management
- Cover letter, SLA

The submission is considered to be: Part compliant with condition 4

a. The Phasing plan indicates Block D will be Phase 1 (delivered December 2025), Block A will be Phase 2, delivered April 2026 and block C will be in Phase 3, delivered June 2026. The applicant has provided details of units granted as of 30/12/22 and units occupied as of 31/12/22. Detail on each phasing requirement, i.e. whether or not completed, for each item of infrastructure to be delivered in Phases 5 and 6 is provided. The information submitted is acceptable.

b. This requires details to be submitted following the written agreement of Part A and should include details on the units completed at each stage. Not compliant at this point.

c. Does not require details to be submitted.

Recommendation: Part compliant with Condition 4

I recommend that the applicant be informed as set out in the above report.

“Complies with Part A only.”

The applicant/agent has submitted a cover letter and phasing plan.

Planner’s response:

Part (b) of Condition 4 requires the applicant/developer to submit details on the units completed at each stage. These details shall be submitted following the completion of units at each stage. Part (b) of Condition 4 is **not a prior to commencement** element of the condition and is not required to be discharged prior to commencement. Condition 4(b) shall be discharged following completion of units in each phase (phases agreed under 4(a)). Phase 1 units are yet to be completed. The submission is therefore not compliant in this instance.

Conclusion

The submission is **not** in compliance with Condition 4(b). “

Yours faithfully,

M.C.

for **Senior Planner**