

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

Date : 14-Feb-2024

**Reg. Ref. :** SDZ22A/0005/C26  
**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 26:**

**Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing by the Planning Authority.**

**A panel of the proposed finishes is to be placed on-site to enable the planning authority to adjudicate on the proposals. Any proposed render finish to be self-finish in a suitable colour and shall not require painting. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and high maintenance detailing shall be avoided.**

**REASON: In the interests of orderly development and the visual amenities of the area.**

**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 13-Dec-2023 to comply with Condition No 26 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:

The applicant/agent has submitted a cover letter and letter from the architect.

The architect’s letter states that commencement of the works on site are proposed to start in Q1 2024 and they propose that the samples of all external finishes shall be agreed and sample panels of the

materials shall be erected on site at an accessible location within 6 months of the mobilisation of a contractor on site and prior to commencement of the installation of any of the relevant finishes. They would therefore envisage notifying the local authority in writing of the presence and location of the sample panels for inspection in the following sequence: site mobilisation January 2024 and samples available for inspection mid-July 2024.

Planner's response:

While the response is noted no information in relation to the details of the materials, colours and textures of all the external finishes to the proposed development have been submitted. It is therefore considered that the submission is not fully in compliance with Condition 26.

**Conclusion**

The submission is **not** in compliance with Condition 26.”

Yours faithfully,

M.C.

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*for Senior Planner*