

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

Date : 11-Mar-2024

Reg. Ref. : SDZ22A/0012/C7
Proposal : Change of Use from existing four-storey Office building to a Health Centre, including associated minor internal layout revisions (2, 987sq.m GFA); Amendments to elements of existing external facade of building including removal of glazed facade at ground, first and second floor level and replace with part clad/part glazed facade and replacement of ground floor timber cladding on eastern ground floor elevation with cladding; A new single storey bin store (c. 30 sq.m GFA); 21 surface level bicycle parking spaces; Alterations to the existing Adamstown Boulevard road consisting of relocation of cycle lane and footpath to allow for the creation of emergency vehicle set down and layby area associated with the Health Centre; All associated and ancillary site development and landscape works On lands generally bounded by Adamstown Boulevard to the west; Adamstown Avenue to the south; residential units in the Stratton development to the north and Stratton Way to the east; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Condition 7:

Boundary Treatment.

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, a plan showing the full details of the specific locations and extent of proposed boundary treatments.

REASON: In the interest of visual amenity and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

Location : 1, Adamstown Boulevard, Adamstown, Lucan, Co. Dublin

Applicant : Quintain Developments Ireland Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 16-Jan-2024 to comply with Condition No 7 of Grant of Permission No. SDZ22A/0012, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter, and Landscape Plan and Boundary details drawings.

Planner’s response:

Fencing would be provided along the northern and eastern site boundaries (noted that northern point is incorrect on submitted Landscape Plan). The fencing type would consist of an approx. 0.55m high brick plinth wall and on top of that an approx. 1.2m high railing (total height approx. 1.75m), except at the southern end of the eastern boundary, which would consist of only an approx. 1.2m high railing.

The drawings state that the brick would match that of the adjoining St Helens development. The railing would consist of mild steel flat bars. This type of boundary treatment is acceptable in that it would help create a passive interface. Given that the site adjoins residential development it considered visually appropriate that the steel railings be coloured appropriately to help assimilate it into this residential location and avoid a commercial/industrial type of finish. It is therefore considered that the submission is not fully in compliance with Condition 7.

Conclusion

The submission is **partially** in compliance with Condition 7. “

Yours faithfully,

M.C.

for Senior Planner