

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

Date : 12-Mar-2024

**Reg. Ref. :** SDZ22A/0012/C4  
**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 4:**

**Drainage & Services**

(a) Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with SDCC's Water Services Department if needed, details that show additional SUDS measures incorporated having regard to the scope of works being undertaken to the existing building and its curtilage for written agreement of the Planning Authority. This may

**include permeable paving, channel rills, green roofs, planter boxes and other such SuDS.**

**Following agreement, these agreed details shall be implemented as part of the permission.**

**(b) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.**

**(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.**

**(d) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.**

**REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.**

**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 4 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 satisfactory.

Comments:

“SDCC’s Water Services has reviewed the response and confirmed that the response is acceptable. The applicant has therefore demonstrated to the satisfaction of the Local Authority that the requirements of condition 4(a) have been met.

Whilst the applicant’s comments in relation to condition 4 (b), (c) and (d) are noted, as these requirements are not pre-commencement conditions, they have not been included in this assessment.”

Yours faithfully,

M.C.

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*for* **Senior Planner**