

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

Date : 03-May-2024

Reg. Ref. : SDZ22A/0007/C7
Proposal : **Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38, 768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted**

under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; 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:

Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) Revised details, as set out in 'Architectural Brochure', received on 6 September 2022, unless otherwise agreed in writing

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Location : In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin
Applicant : Adamstown Station & Boulevard Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 14-Mar-2024 to comply with Condition No 7 of Grant of Permission No. SDZ22A/0007, 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 the following documentation with the compliance submission:

- a cover letter prepared by Stephen Little & Associates, and
- an Architectural Booklet titled ‘Adamstown Boulevard Phase 1 Grant Ref: SDZ22A/0007 Applicant: Adamstown Station & Boulevard Ltd’, prepared by McCauley Daye O’Connell Architects and dated March 2024.

Planner’s response:

The context to this condition is that an Architectural Booklet titled ‘Design Development Adamstown Boulevard Phase 1’, prepared by McCauley Daye O’Connell Architects and dated August 2022, was submitted to SDCC on the 6th of September 2022 with the additional information response to Reg. Ref. SDZ22A/0007. This booklet set out amendments that were made as a result of design development post-planning submission.

These amendments related to unit types H2AB/AC/AD, H3BA, H3AC2 and H4AD only. These amendments primarily related to the external appearance of units, but some internal layout changes were also made. These changes arose from a design development process that had progressed. The amendments were considered acceptable by the Planning Authority. However, it was noted that these amendments had not been fully incorporated across the application drawings. The subject Condition 7 was therefore attached requiring that these amendments be fully incorporated into the application material.

As part of the subject compliance submission the applicant/agent has submitted an Architectural Booklet titled ‘Adamstown Boulevard Phase 1 Grant Ref: SDZ22A/0007 Applicant: Adamstown Station & Boulevard Ltd’, prepared by McCauley Daye O’Connell Architects and dated March 2024. This document outlines materials and finishes for the character areas and amendments to a number of house types beyond those amendments and house types included in the initial Architectural Booklet dated August 2022. It is therefore considered that the submission is outside the scope of Condition 7.

Condition 7 requires the submission of revised architectural drawings incorporating the amendments proposed in the Architectural Booklet titled ‘Design Development Adamstown Boulevard Phase 1’, prepared by McCauley Daye O’Connell Architects and dated August 2022, unless these amendments are no longer deemed necessary.

It is therefore considered that the submission **not** in compliance with Condition 7.

Conclusion

The submission **not** in compliance with Condition 7. “

Yours faithfully,

M.C.

for **Senior Planner**