

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

Date : 08-May-2024

**Reg. Ref. :** SDZ22A/0007/C35(iii)  
**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 35 (iii):**

**Retention of Arborist/Tree Protection**

**iii) Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the arborist shall submit a revised Tree Protection Plan and submit photographs and confirmation that fencing for retained trees meets BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations for the written agreement of the Public Realm Section. No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained.**

**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 12-Mar-2024 to comply with Condition No 35 (iii) 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:**

Submission received on the 12/03/24 from Stephen Little Associates, on behalf of Quintain Development Ireland Limited, have retained Noel Lane Tree Care Services to address this condition with cover letter, drawings and details now enclosed.

*Documents provided by Applicant:*

The Applicant has provided the following information to demonstrate compliance with Condition No. 35(iii).

- Cover Letter W./ planning context, prepared by Stephen Little & Associates.
- Method Statement/Tree Protection Plan, Prepared by Noel Lane Tree Care Services.

**Recommendation**

SDCC’s Public Realm Team has reviewed the submitted documentation and advised that the submission is **not in compliance** with the condition on the following grounds:

*The fencing photographed does not meet the required standard and would be too easily moved on site. It is also incomplete and there is no signage.*

*It also appears from the photographs that works have already been carried out within the area enclosed by the fencing. The condition specifically asked that this be avoided.*

*Trees shown on Tree protection plan to be removed have been shown need to be retained and protected. The drawings provided do not clearly show the tree protective fencing.*

**Assessment/Planners Response:**

The applicant has submitted a Method Statement/Tree Protection Plan in response to condition No.35(iii).

SDCC’s Parks & Public Realm Department has reviewed the response and confirmed that it **does not satisfy** the condition on the basis of a) the standard of fencing provided, b) the fact that works have already been completed in areas enclosed by protective fencing and c) the information shown on the Tree Protection Plan.

The applicant has therefore failed to demonstrate to the satisfaction of the Local Authority that the requirements of condition 35(iii) have been adequately met.

The applicant is encouraged to contact the SDCC’s Public Realm Department to agree a strategy as to how these items can be addressed.

**Conclusion**

This submission **does not comply** with the requirements of condition 35(iii). “

Yours faithfully,

M.C.

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*for* **Senior Planner**