

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

Date : 10-May-2024

**Reg. Ref. :** SDZ22A/0007/C10  
**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 10:**

**NTA.**

**The existing bus turning circle shall be maintained until the proposed new bus turning circle is fully operational. The applicant shall liaise with the Local Authority and the NTA to agree the exact design of bus facilities proposed as part of the application, in particular the number, location and design of bus stops required to serve the proposed development. The applicant shall submit these details, for the written agreement of the Planning Authority, prior to the commencement of development.**

**REASON: In the interests of sustainable transport.**

**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 15-Mar-2024 to comply with Condition No 10 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 this compliance submission:

- Cover letter prepared by Stephen Little & Associates stating that the developer is actively engaged with SDCC, NTA and Dublin Bus and there was a meeting with SDCC and Dublin Bus on 14 March 2024. The cover letter states that Dublin Bus has in principle approved the proposals. It also states that the turning circle decommissioning is wrapped up with Adamstown Park and Ride (SDCC Reg. Ref. SDZ23A/0036) and that the Station Road needs to be constructed in the first instance to ensure the road infrastructure is linked.
- Drawing No. 21-074-P1110 ‘Proposed Roads & Levels Layout - Sheet 1 of 2’, prepared by Waterman Moylan Engineering Consultants
- Drawing No 21-074-P1111 ‘Proposed Roads & Levels Layout - Sheet 2 of 2’, prepared by Waterman Moylan Engineering Consultants

### **Planner’s response**

The Roads Department has reviewed the compliance submission and recommend that the compliance submission is not agreed. The Roads Department state the following in their report:

*The applicant is requested to supply a layout showing the bus stops only. One of the stops has been altered by another planning application that has not been approved, this should be confirmed prior to agreeing the condition. The applicant is also requested to submit the confirmation from the NTA and Dublin Bus.*

The Planning Authority would concur that a lack of information has been submitted demonstrating that the NTA (and Dublin Bus as necessary) agree with the exact design of bus facilities proposed as part of the application, in particular the number, location and design of bus stops required to serve the proposed development. As the Roads Department have raised in their report, one of the bus stops has been amended to be provided as part of a separate planning application, which is not yet permitted.

It is therefore considered that the submission **not** in compliance with Condition 10.

### **Conclusion**

The submission **not** in compliance with Condition 10. “

Yours faithfully,

M.C.

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*for Senior Planner*