

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

Date : 13-May-2024

Reg. Ref. : SDZ22A/0007/C36(v)
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 36(v):

(v) Prior to commencement, a developed Construction Management Plan and a Construction Traffic Management Plan, shall be agreed in writing with the Planning Authority.

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 21-Mar-2024 to comply with Condition No 36(v) of Grant of Permission SDZ22A/0007, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **Not Compliant**.

Comments:

“Submission received on the 21/03/24 from Stephen Little Associates on behalf of Quintain Development Ireland Limited.

The submission comprises the following documents:

- Cover Letter (SLA), dated 21 March 2024
- Construction Management Plan, Issue 1, March 2024
- Traffic Management Plan, March 2024

Recommendation:

Report from Roads Department, SDCC – Roads Department are **not satisfied** that Condition 36(v) is being complied with. The Roads report received with regards to the proposed development stated the following:

“The applicant shall submit both plans ensuring that all of the points below have been addressed.

- (ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;*
- (iii) Provision for dust suppression measures in periods of extended dry weather, and;*
- (iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;*
- (v) Location of materials compound and site huts, and;*
- (vi) Details of security fencing, and;*
- (vii) Name and contact details for site manager, and;*
- (viii) Methodology for the use and control of spoil on site during construction, and;*
- (ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc.*
- (x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out, and;*
- (xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,*
- (xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works;”*

Planners Comments:

Having regard to the Roads report, it is considered that compliance submitted for condition 36(v) with regards to the Construction Management Plan and the Construction Traffic Management Plan are not satisfactory for the proposed development.

Conclusion

The submission is considered to **not comply** with Condition 36(v).”

Yours faithfully,

CB

for Senior Planner