

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

Date : 16-May-2024

**Reg. Ref. :** SDZ22A/0007/C36(vii)  
**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(vii):**

**All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.**

**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(vii) 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 **partially** compliant.

Comments:

**“Compliance submission:**

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

*Documents provided by Applicant:*

The Applicant has provided the following information to demonstrate compliance with Condition No. 36(vii).

- Cover Letter (Stephen Little & Associates).
- Drawing No. 1238-MOD-ZZ-XX-DR-A-05003, Proposed Site Layout Plan – Taking in Charge, Prepared by McCauley Dave O Donnell Architects.

**Recommendation:**

Roads Department, SDCC

Report from Roads Department, SDCC – Roads Department are **satisfied** that Condition 36(vii) is being complied with. The Roads report received with regards to the proposed development stated the following:

*“Assessment of Compliance Submission for Compliance with Condition:*

*The areas of road and footpath that will be offered are to the satisfaction of the roads department. Note: SDCC PR (Parks) should be consulted regarding the landscaped areas that are being offered for TIC”*

Parks & Public Realm Department, SDCC

Report from Parks & Public Realm Department, SDCC – Parks Department are **Partially satisfied** that Condition 36(vii) is being complied with. The Parks report received with regards to the proposed development stated the following:

*“This is partially compliant and one small change is required. Accepting the tree planting areas between the front gardens would set an unhelpful precedent for SDCC. The map should be changed to take these areas out of the TIC area. The trees should still be planted in these locations.”*

**Assessment/Planners Response:**

Having regard to the Parks & Public Realm report, compliance submitted as part of condition 36(vii) regarding the areas to be taken in charge within six months of the opening of the proposed development is deemed to be **partially compliant**. As advised by the SDCC Parks Department, the applicant is advised to submit an updated plan showing the tree planting areas between the front gardens removed from the areas to be Taken In Charge (TIC).

**Conclusion**

The submission is considered to **Partially - Comply** with Condition 36(vii).”

Yours faithfully,

M.C.

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**for Senior Planner**