

Our Ref: 20773.20240426.SO.2

SOUTH DUBLIN COUNTY COUNCIL
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**Response to An Bord Pleanála Decision (Board Order ABP-314272-22)
Compliance Submission**

26th April 2024

Dear Sir/Madam

Directors
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Company Reg No: 241564
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**RE: Planning Ref: SD21A/0359 – Residential Development at Haydens Lane,
Adamstown, Lucan, Co. Dublin
Response to Condition No. 2**

We refer to the above decision with regard to the planning application for “a residential development comprising three, three to five storey blocks of 74 apartments (20 one-bed, 48 two-bed and six three-bed) all with associated private balconies/ terraces to the north/south/east/west elevations; vehicular and pedestrian access from Haydens lane to the north west of the site and closure of the second existing vehicular entrance at south and west of site; pedestrian access from Griffeen park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works at Haydens Lane, Adamstown, Lucan, County Dublin.”

This submission relates to the following conditions:

2a, 2b,2c and 2d, which require submission prior to commencement of this development.

Condition 2

Prior to the commencement of development, the developer shall submit revised plans for the written agreement of the planning authority incorporating the following amendments:

Condition 2a

Privacy screens on the balcony of apartment number 19 in Block 2 and balconies at the northeast corner of Block 3 and southwest corner of Block

Attached please find drawing Nos:

20773-OPP-01-ZZ-DR-A-9014-PP-P03,

20773-OPP-01-ZZ-DR-A-9007-PP-P02,

20773-OPP-01-ZZ-DR-A-9006-PP-P02,

20773-OPP-01-ZZ-DR-A-9010-PP-P03

20773-OPP-01-ZZ-DR-A-9013-PP-P03, and

20773-OPP-01-ZZ-DR-A-9016-PP-P03

which indicates the incorporation of privacy screens as requested.



Condition 2b

Revised drawings of Block 1 with correct labels for the elevational drawings, window fenestration accurately shown on the elevational drawings and no internal bedroom store covering windows

Attached please find drawing Nos. 20773-OPP-01-ZZ-DR-A-9001-PP-P03 and 20773-OPP-01-ZZ-DR-A-9003-PP-P03 indicating the requested corrections and revisions. Please note that the original submission (reiterated in this submission) did not indicate "Internal Bedroom Store Covering Windows" – a solid brickwork recess was what was actually planned there.

Condition 2c

Brick recesses and window reveals to be a minimum of a full brick length

The requested for a full brick recess is acknowledged and the development will be implemented accordingly.

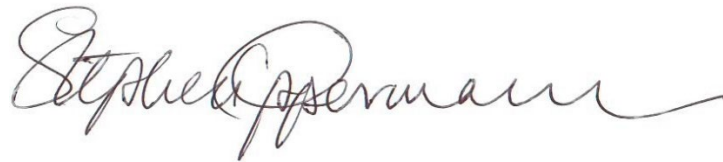
Condition 2d

Windows on the top floor level on the eastern elevation of Block 2 full length to match the windows on the below floors"

Attached please find drawing No. 20773-OPP-01-ZZ-DR-A-9010-PP-P03, which now indicate full length window matching the windows on the floors below as requested.

We look forward to receiving your favourable approval. If you have any questions, please revert.

Yours faithfully



Stephen Oppermann
OPPERMANN ASSOCIATES

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