

Stephen Little & Associates  
26/27, Pembroke Street Upper  
Dublin 2  
D02 X361

Date : 20-Jun-2024

**Reg. Ref. :** sdz23a/0004/C23  
**Proposal :** 385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: 0, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartments units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq.m); Areas of public open space (1.45Ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water

services (wastewater, surface water and water supply) and connections to permitted cycle/ pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

**Condition 23:**

**Roads.**

- 1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total car parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5**
- 2. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.**
- 3. 10% of Bike Parking spaces from the overall provision shall be equipped with Electrical charging points.**
- 4. All items and areas for taking in 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.**
- 5. Prior to commencement of development a developed CEMP shall be agreed in writing with the roads department. The agreed plans, along with the written agreement of**

the roads department shall be lodged to the planning file.

The written commitment of the developer to implement the agreed plans shall also be lodged to the file.

**6. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.**

**7. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.**

**8. South Dublin County Council reserve the right to extend the Green Way through the landscaped area to the north west of this site, for the lifetime of this permission, should**

**this be required. Any extension of the route shall be undertaken by the applicant / owner and constructed to the specifications required by SDCC.**

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

**Location :** In the townland of Adamstown, Lucan, Co. Dublin  
**Applicant :** Clear Real Estate Holdings Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 24-Apr-2024 to comply with Condition No 23 of Grant of Permission No. SDZ23A/0004, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

**“Compliance submission:**

Submission received on the 24/04/24 from Stephen Little Associates, on behalf of Quintain Development Ireland Limited, have retained Waterman Moylan and BKD Architects 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. 23.

- Cover Letter W./ planning context, prepared by Stephen Little & Associates.
- Letter Re: Condition 23(4), prepared by Waterman Moylan Consulting Engineers.
- Dwg. 21-055-CP1010 Road Markings & Signage Compliance Layout and Dwg. 21-055-CP1120 Road Details Compliance Layout, prepared by Waterman Moylan Consulting Engineers.
- Drawing No. 6265-P-005 Rev. 02 Taking in Charge Layout Plan, prepared by BKD Architects.
- Construction & Environmental Management Plan, prepared by Quintain Developments Ireland Ltd.

**Recommendation from Roads Department:**

Report from Roads Department, SDCC – Roads Department are **satisfied** that Condition 23 is being complied with. The Roads report received with regard to the proposed development stated the following:

*“All elements as listed under condition 23 have been addressed to the satisfaction of the Roads Department.”*

**Assessment/Planners Response:**

Notwithstanding the report from the Roads Department, it is noted that the parts of this condition that are for written agreement are parts 4 (taking in charge), 5 (CEMP), 6 (MMP) and 7 (public lighting).

In relation to parts 4 (taking in charge) and 5 (CEMP), the Roads Department have advised that these items have been satisfactorily addressed. The Planning Authority concurs with this assessment.

In relation to part 6 (Mobility Management Plan), the applicant/agent states in the cover letter that a Mobility Management Plan will be submitted under separate cover within six months of the opening of the development. This part of the condition is therefore yet to be discharged.

In relation to part 7 (public lighting), the Planning Authority notes that this item has been satisfactorily addressed and previously deemed compliant under SDZ23A/0004/C19.

Therefore, having regard to the above, it is considered that the submission is compliant with parts 4, 5 and 7 of Condition 23 and not compliant with part 6 of Condition 23. In relation to part 6, a Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

The submission is therefore considered to partially comply with Condition 23.

**Conclusion**

The submission is considered to **partially** comply with Condition 23. “

Yours faithfully,

M.C.

---

*for Senior Planner*