

**Oppermann Associates
Unit D1
The Steel Works
Foley Street
Dublin 1**

Date : 21-Jun-2024

**Reg. Ref. : SD21A/0359/C2
Proposal : Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south 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, landscaping, boundary treatments and other servicing works.**

**Condition 2 of Appeal Decision
/ ABP Ref 314272-22**

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

- (a) Privacy screens on the balcony of apartment number 19 in Block 3 and balconies at the northeast corner of Block 3 and southwest corner of Block 2.**
- (b) 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.**
- (c) Brick recesses and window reveals to be a minimum of a full brick length.**

(d) Windows on the top floor level on the eastern elevation of Block 2 full length to match the windows on the below floors.

Location : Hayden's Lane, Adamstown, Lucan, Co. Dublin
Applicant : Jackie Greene Construction Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 26-Apr-2024 to comply with Condition No 2 of Grant of Permission No. SD21A/0359 (An Bord Pleanála Ref: ABP-314272-22), 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 26/04/24 from Oppermann Associates, on behalf of Jackie Greene Construction, 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. 2.

- Cover Letter W./ planning context, prepared by Oppermann Associates.
- Letter Re: Planning Ref: SD21A/0359 – Residential Development at Haydens Lane, Adamstown, Lucan, Co. Dublin
- Dwg. 20773-OPP-01-ZZ-DR-A-9001-PP-P03 Proposed Block 1 Floor Plans
- Dwg. 20773-OPP-01-ZZ-DR-A-9003-PP-P03 Proposed Block 1 Elevations, prepared by Oppermann Associates.
- Dwg. 20773-OPP-01-ZZ-DR-A-9006-PP-P02, Proposed Block 2 Ground & First Floor Plans, prepared by Oppermann Associates.
- Dwg. 20773-OPP-01-ZZ-DR-A-9007-PP-P02 Proposed Block 2 Second & Third Floor Plans, prepared by Oppermann Associates.
- Dwg. 20773-OPP-01-ZZ-DR-A-9010-PP-P03 Proposed Block 2 Elevations, prepared by Oppermann Associates.
- Dwg. 20773-OPP-01-ZZ-DR-A-9013-PP-P03 Proposed Block 3 Ground & First Floor Plans, prepared by Oppermann Associates.
- Dwg. 20773-OPP-03-ZZ-DR-A-9014-PP-P03 Proposed Block 3 Second & Third Floor Plans, prepared by Oppermann Associates.
- Dwg. 20773-OPP-01-ZZ-DR-A-9016-PP-P03 Proposed Block 2 Elevations, prepared by Oppermann Associates.

Assessment/Planners Response:

Having regard to condition 2(a), the applicant has submitted drawings and details that demonstrate the introduction of privacy screens at the specified locations in Block 2 and Block 3. The drawings state that the colour and finish of the privacy screens are to be confirmed. It is therefore considered that insufficient information has been submitted to fully address 2(a).

Having regard to condition 2(b), the applicant has submitted drawings and details in full that demonstrates revised drawings for Block 1. The labels of the elevation drawings have been revised along with the accurate window fenestration. As per plans submitted, there is no store in front of the windows of the bedrooms. Therefore, it is considered that this item has been satisfactorily addressed.

Having regard to condition 2(c), the applicant has submitted drawings and details that demonstrate that the brick recess and window reveals would be at least one length brick behind the wall face. Therefore, it is considered that this item has been satisfactorily addressed.

Having regard to condition 2(d), the applicant has submitted drawings and details that demonstrate that the windows have been redesigned to match windows on the below floors, resulting in uniformed building design. Therefore, it is considered that this item has been satisfactorily addressed.

Overall, it is considered it all parts of Condition 2 apart from (a) have been fully addressed. Further details in relation to the proposed privacy screens should be submitted (i.e. colour, finish, heights) to address (a).

It is therefore considered that the submission is **partially** in compliance with Condition 2.

Conclusion

The submission is considered to be **partially** in compliance with Condition 2.”

Yours faithfully,

M.C.

for Senior Planner