

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

Date : 09-Aug-2024

**Reg. Ref. :** SDZ22A/0007/C28-1  
**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 28:**

**Management Company.**

**A. Prior to the commencement of development the applicant/owner shall submit the following for the written agreement of the Planning Authority.**

- (i) A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and,**
- (ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents.**

**The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall**

**instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.**

**B. Continued membership of an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011 shall be compulsory for all owners for the time being of property within the development.**

**C. No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority.**

**(i) A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above.**

**D. Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith.**

**E. The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.  
REASON: To ensure a proper standard of residential development and maintenance of the private areas within the development and compliance with the South Dublin County Council Development Plan.**

**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 17-Jun-2024 to comply with Condition No 28 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 satisfactory.

Comments:

**“Compliance submission:**

Submission received on the 17/06/24 from Stephen Little & Associates, on behalf of the applicant 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. 28-1.

- Cover Letter W./ planning context, prepared by Stephen Little & Associates.
- Drawing No. 1238-MDO-ZZ-XX-DR-A-05003, ‘Proposed Site Layout Plan - Taking in Charge’, prepared by Mc Cauley Daye O’Connell Architects.
- Certificate of Incorporation.

**Recommendation:**

Report from Roads Department, SDCC – Roads Department are **satisfied** that Condition 28-1 is being complied with. The report received with regard to the proposed development stated the following:

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

*The roads department is satisfied with the drawing submitted*

**Recommendation:**

*Agree Compliance Submission.*

Report from Parks Department, SDCC – Parks Department are **satisfied** that Condition 28-1 is being complied with.

**Assessment/Planners Response:**

Having regard to Item A(i) - The submitted cover letter and details, outlines the external common areas of the development, to be retained in private ownership by an owners’ management company. The areas of the development, to be transferred in ownership and management of the Planning Authority are clearly delineated and are respective of other conditions and compliances agreed to date. The Roads and Parks Departments have advised that the layout is acceptable in terms of taken in charge.

Having regard to Item A(ii) – The proposed development, as detailed, does not provide for apartment units and thus a building lifecycle report is not required.

Having regard to Item C(i) – A copy of the Certificate of Incorporation has been submitted.

It is considered that the compliance submitted for condition 28-1, in regard to the items for written agreement, is compliant by way of clarity and completeness for the proposed development.

**Conclusion**

The submission is considered to **Comply** with Condition 28-1.”

Yours faithfully,

M.C.

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*for* **Senior Planner**