

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

Date: 03-Sep-2024

Notification of decision regarding compliance submission SDZ22A/0005/C8

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0005/C8

Please note that this submission has assessed as set out in the report below:

Part A: To be completed by the Planning Compliance Section	
To:	«Mailing_Name»
Planning Reference TP: An Bord Pleanála Ref:	SDZ22A/0005/C8
Development Address:	In the townland of Gollierstown, Adamstown, Lucan, Co. Dublin

Scanned into iDocs is a copy of the application for the above development

Condition No. & Description:	<p>SDZ22A/0005/C8</p> <p>Phase Three of the Adamstown District Centre and consists of 37,402sq.m (gross floor area including car parking and storage) of residential development to be constructed in 3 blocks ranging in height from 2 to 9 storeys; There is a total of 436 apartments, comprising 9 studio apartments, 204 one bedroom apartments, 213 two bedroom apartments and 10 three bedroom apartment; An ancillary resident's pavilion building (2 storey) is linked to Block D, ancillary resident's amenity rooms and facilities are also provided at ground floor level of Block A; All apartments are provided with private open space in the form of balconies or gardens; The proposed block description is as follows: Block A (c. 11,821sq.m gross floor area): 4 - 5 storeys in height, with a total of 143 apartments (70 one bedroom apartments, 67 two bedroom 4 person apartments and 6 no. 3-bedroom apartments); A resident's only podium level, courtyard is provided within Block A; Ancillary plant, storage, waste, and internal bicycle parking rooms provided at ground floor level; Block C (c. 9,680sq.m gross floor area): 4 - 9</p>
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storeys in height, with a total of 124 apartments (60 one bedroom apartments, 5 two bedroom 3 person apartments, 55 two bedroom 4 person apartments and 4 three bedroom apartments). Communal open space is provided within 2 parcels of land to the east of Block C between Block C and Block D. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; Block D (c.12,757sq.m gross floor area): 2 - 5 storeys in height, together with linked ancillary resident's pavilion building (2 storey). Block D comprises a total of 169 apartments (9 studio apartments, 74 one bedroom apartments, 11 two bedroom 3 person apartments, and 75 two bedroom 4 person apartments); Communal open space is provided within 2 parcels of land within Block D; Ancillary plant, amenity rooms and internal bicycle parking rooms provided at ground floor level. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level; on lands generally bounded by Adamstown Avenue to the north, to the east by undeveloped lands which benefit from planning permission Reg. Ref. SDZ20A/0008 (as amended by SDZ20A/0016, SDZ20A/0018 and SDZ21A/0017), to the south by Station Road, the railway line and train station and to the west by the railway overpass and its approach road, known locally as the farmer's bridge.

Condition 8:

Street Lighting

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority for written agreement: A Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 2013 or the latest NSAI (National Standards Authority of Ireland) versions approved, and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016. Completed Lighting Design and Electrical designs to serve the entire development including details of the overall height of all proposed equipment shall be lodged with the Public Lighting Scheme. The public lighting scheme shall be contained within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company. Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas. The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowled away from residential properties. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council's Parks section in this regard. In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully

	<p>in accordance with the agreed Public Lighting Scheme for the overall development. The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan for agreement.</p> <p>REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.</p>
Date Compliance Details Received:	10 th July 2024

Part B: To be completed by Internal Referee / Planner

Is the compliance submission deemed compliant?	No <input checked="" type="checkbox"/>
If no or partially non-compliant please state reason:	
<p>Report from Public Lighting – Public lighting are not satisfied that Condition 8 is being complied with. The report received with regard to the proposed development stated the following:</p> <p><i>The light level calculation is not satisfactory. As far as I can see, it has focussed on the TIC areas in isolation, without considering the overall street. We need to see the calculation that covers the entire street.</i></p> <p>Having regard to the above and consideration of SDZ22A/0005/C7(c) (the same development site), it is considered compliance submitted for SDZ22A/0005/C8 is not satisfactory by way of clarity and scale.</p> <p>Endorsed by Patrick Redmond, Ext Consult – Redmond Analytical Management Services</p>	
If partially compliant, please specify the discrete part thereof.	
Part(s) Compliant e.g. A, B	
Part(s) Non-Compliant e.g. C	
Report issued by:	Jack Madden
Position:	Assistant Planner
Endorsed By (if applicable):	Caitlin O'Shea, A/Senior Executive Planner
Date:	29/08/24

Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons

N/A	
Position:	N/A
Endorsed by:	N/A
Date	N/A

To confirm, the outcome of this submission is as follows: - COMPLIANCE NOT ACCEPTABLE

Yours faithfully,
M.C.

for Senior Planner