

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

**Date:** 09-Sep-2024

**Notification of decision regarding compliance submission SDZ22A/0007/C35iii-1**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0007/C35iii-1

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

<b>Part A: To be completed by the Planning Compliance Section</b>	
<b>Planning Reference TP: An Bord Pleanála Ref:</b>	SDZ22A/0007/C35iii-1
<b>Development Address:</b>	In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin

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

<b>Condition No. &amp; Description:</b>	<b>SDZ22A/0007/C35iii-1</b> 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
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	<p>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.</p> <p><b>Condition 35 (iii):</b> iii) Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the arborist shall submit a revised Tree Protection Plan and submit photographs and confirmation that fencing for retained trees meets BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations for the written agreement of the Public Realm Section. No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained.</p>
<p><b>Date Compliance Details Received:</b></p>	<p>18<sup>th</sup> July 2024</p>

**Part B: To be completed by Internal Referee / Planner**

<b>Is the compliance submission deemed compliant?</b>	Yes <input checked="" type="checkbox"/> Endorsed by Hannah Johnston, Int Consult – Parks & Public Realm.
<b>If no or partially non-compliant please state reason:</b>	
N/A	
<b>If partially compliant, please specify the discrete part thereof.</b>	
<b>Part(s) Compliant e.g. A, B</b>	
<b>Part(s) Non-Compliant e.g. C</b>	
<b>Report issued by:</b>	Jack Madden
<b>Position:</b>	Assistant Planner
<b>Endorsed By (if applicable):</b>	Caitlin O'Shea, A/Senior Executive Planner
<b>Date:</b>	04/09/24

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

N/A	
<b>Position:</b>	N/A
<b>Endorsed by:</b>	N/A
<b>Date</b>	N/A

To confirm, the outcome of this submission is as follows: - APPROVE THE COMPLIANCE SUBMISSION

Yours faithfully,  
M.C.

*for Senior Planner*

**South Dublin Council  
Planning Registry Section**