

**Thornton O'Connor Town Planning**  
**1, Kilmacud Road Upper**  
**Dundrum**  
**Dublin 14**

**Date:** 17-Sep-2024

**Notification of decision regarding compliance submission SDZ22A/0014/C19**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0014/C19

Please note that this submission has been 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/0014/C19
<b>Development Address:</b>	In the townland of Aderrig, Adamstown, Lucan, Co. Dublin

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

<b>Condition No. &amp; Description:</b>	<p><b>SDZ22A/0014/C19</b></p> <p>Development on 2 sites separated by the permitted Celbridge Link Road with a total area of 6.36 Ha; The south-western site (5.39 Ha) is generally bound to the east by Celbridge Link Road, to the south and west by undeveloped land and an electrical substation and to the north by the Tubber Lane Development Area. The north-eastern site (0.97 Ha) is generally bound to the east by the undeveloped Primary School site and Aderrig Park Avenue, to the south by Airlie Park Road West and the undeveloped Primary School site, to the west by Celbridge Link Road and the Tubber Lane Development Area and to the north by the Tubbermaclugg Village Development Area.</p> <p>This application is being made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to a proposed development within the Aderrig Development Area of the Adamstown Strategic Development Zone; The proposed development will principally consist of: the demolition and</p>
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removal of derelict hardstanding and walls; and the construction of 207 residential units (64 two bed, 127 three bed and 16 four bed), ranging in height from 2 storeys to 4 storeys, comprising 75 houses (59 three bed and 16 four bed) and 132 duplexes (64 town bed and 68 three bed); The development will also include: vehicular junctions to access the development from Celbridge Link Road (2 No.) and Adamstown Way (3No.); internal road, cycle and footpath network; 314 car parking spaces; cycle parking; bin storage areas; public, communal and private open space areas, with balconies and terraces facing all aspects; hard and soft landscaped areas; boundary treatments; public lighting; 2 sub-stations; and all associated site and development works above and below ground.

**Condition 19:**

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.
<b>Date Compliance Details Received:</b>	23 <sup>rd</sup> July 2024

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

<b>Is the compliance submission deemed compliant?</b>	Partially Compliant <input checked="" type="checkbox"/> (Public Realm Report received)
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**If no or partially non-compliant please state reason:**

Condition 19

A (i) **Not compliant** The SDCC Public Realm Section have reviewed the plan identifying external common areas to be retained in private ownership by an owners' management company and have raised concerns with the south-western corner of the site proposed to be taken in charge. The Public Realm Section advise that they would not be able to access this area for maintenance. This was discussed with the landscape architect and agreed that this was an error. This area will need to be under management company maintenance.



(ii) **Compliant**

B The submitted cover letter states that this is noted. This does not form part of the compliance submission.

C (i) **Compliant**

D The submitted cover letter states that this is noted. This does not form part of the compliance submission.

E The submitted cover letter states that this is noted. This does not form part of the compliance submission.

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:	16/09/24

**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 PARTLY APPROVED

Yours faithfully,  
M.C

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*for Senior Planner*