

Ana Jovanovic,  
Stephen Little & Associates  
26/27, Upper Prembroke Street  
Dublin 2

Date: 24-Sep-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** SDZ23A/0012/C12a&c

**Development:** 205 Residential Units overall (20, 977 sqm GFA), consisting of; - St. Helens Development Area - 153 no. units comprising 1 no. 2 storey 3 bedroom detached house, a total of 108 no. duplex units, all in 3 storey buildings and terraced in a mix of 54 no. 3 bedroom units, 42 no. 2 bedroom units and 12 no. 1 bedroom units and a 5 storey (with undercroft parking) apartment block containing 44 no. units a mix of 13 no. 1 bedroom, 4 no. 2 bedroom (3 person) and 27 no. 2 bedroom (4 person) apartment units. - Adamstown Castle Development Area - 16 no. units comprising 3 no. 2 storey 3 bedroom terraced houses, 1 no. 3 storey 4 bedroom end terrace house, a total of 12 no. duplex units, in a range of 3 - 4 storey buildings in a mix of 8 no. 3 bedroom units and 4 no. 2 bedroom units. - Adamstown Square Development Area - 36 no. units comprising 20 no. 2 storey 3 bedroom terraced houses, 4 no. 2 storey 4 bedroom terraced houses, a total of 12 no. duplex units, all in 3 storey buildings and terraced in a mix of 6 no. 3 bedroom units, 4 no. 2 bedroom units and 2 no. 1 bed units. The development proposes the relocation of an existing ESB substation within and otherwise undeveloped part of the Adamstown Square Development Area and all other ancillary site development and landscape works; including new vehicular access points off Castlegate Grove, Adamstown Park, Adamstown Way, Tandy's Lane and Stratton Heath; public and communal open space; car parking and bicycle parking. The lands are generally bounded by Adamstown Park to the West, Stratton Walk residential units and Adamstown Avenue to the South, Stratton Heath, Finnstown House (a Protected Structure), development permitted under Reg. Ref. SDZ20A/0020 and also Castlegate Grove/Castlegate Close to the east and Adamstown Park and Tandy's Lane (road) and Tandy's Lane Park to the North. Adamstown Way passes between the application site All within the Adamstown Strategic Development Zone.

Management Company:

Condition 12a:

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.

Condition 12c:

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.

**Location:** In the townland of, Finnstown, Adamstown, Lucan, Co. Dublin.

**Applicant:** Quintain Developments Ireland Limited Fitzwilliam Court, Leeson Close, Dublin 2

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 12 a&c of the above planning permission, received on 10-Sep-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

*Michelle Buckley*  
for **Senior Planner**

