

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

Date: 05-Nov-2024

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

Register Reference: SDZ22A/0012/C2

Development: Change of Use from existing four-storey Office building to a Health Centre, including associated minor internal layout revisions (2, 987sq.m GFA); Amendments to elements of existing external facade of building including removal of glazed facade at ground, first and second floor level and replace with part clad/part glazed facade and replacement of ground floor timber cladding on eastern ground floor elevation with cladding; A new single storey bin store (c. 30 sq.m GFA); 21 surface level bicycle parking spaces; Alterations to the existing Adamstown Boulevard road consisting of relocation of cycle lane and footpath to allow for the creation of emergency vehicle set down and layby area associated with the Health Centre; All associated and ancillary site development and landscape works On lands generally bounded by Adamstown Boulevard to the west; Adamstown Avenue to the south; residential units in the Stratton development to the north and Stratton Way to the east; 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 2:

Roads and Car Parking

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department if needed, the following:

- (a) A Mobility Management Plan detailing how any overspill into neighbouring residential areas would be avoided or mitigated.
- (b) Unless otherwise agreed, a revised Car Parking provision within Block F with reference to the pre-agreed rate of 60% of the Maximum Car Parking Rate in Table 12.25 of the SDCC Development Plan 2022-2028.
- (c) A detailed parking strategy which addresses how mobility impaired patients will be accommodated and how the ambulance layby parking will be managed. This shall include an examination of the scope for providing mobility impaired car parking spaces on the subject site, in close proximity to the health centre. This might involve amending the

existing car parking spaces on Adamstown Avenue, in proximity to the building, to mobility impaired spaces.

(d) A revised parking layout showing the location and number of mobility impaired parking spaces and EV parking spaces to be provided for the development.

(e) A Road Safety Audit which specifically examines the proposed ambulance lay-by and associated cycle lane re-alignment.

(f) A revised layout of not less than 1:200 scale showing the location and number of bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates – from the SDCC County Development Plan 2022-2028. All on-surface parking spaces shall be covered/sheltered.

(g) A Construction Traffic Management Plan.

Thereafter, the development shall be implemented in accordance with the agreed details.

REASON: In the interests of traffic safety and appropriately managing car and bicycle parking.

Location: 1, Adamstown Boulevard, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Limited 6th Floor, 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 2 of the above planning permission, received on 25-Oct-2024.

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

Yours faithfully,

M Furney
for **Senior Planner**