

## TO FIND OUT MORE AND HAVE YOUR SAY

### ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) PLANNING SCHEME

SOUTH DUBLIN COUNTY COUNCIL HAS COMMENCED A REVIEW  
OF THE ADAMSTOWN SDZ PLANNING SCHEME, 2003.

#### Information

An information leaflet and posters can be viewed on the Council's website at [www.sdcc.ie](http://www.sdcc.ie). Information can be viewed at Lucan Library, Superquinn Centre, Lucan, the Civic Offices Clondalkin and County Hall Tallaght, during normal opening hours (excluding public holidays).

#### Public Consultation Workshops

Members of the public, local groups and stakeholders are invited to participate in community consultation workshops at Finnstown Country House Hotel, Lucan on

**Thursday 11th April 2013, 7.30pm to 9.30pm**  
and  
**Monday 15th April 2013 7.30pm to 9.30pm.**  
Registration from 7.15pm.

Advanced notice of attendance would be appreciated, where possible, for event planning purposes. (Phone 01 4149000 ext. no. 2313/2386 or email [adamstownreview@sdublincoco.ie](mailto:adamstownreview@sdublincoco.ie))

#### HAVE YOUR SAY

Submissions and observations can be made in writing to the addresses below from Monday 25th March 2013 to 4.00pm on Monday 22nd April 2013 inclusive. Submissions and observations should state the name, address, and where relevant, the body represented.

By Email: [adamstownreview@sdublincoco.ie](mailto:adamstownreview@sdublincoco.ie)  
By Post: Administrative Officer, Projects and Forward Planning,  
Development Economic & Transport Planning Department,  
South Dublin County Council, County Hall, Tallaght, Dublin 24.

Contact Details:  
For further information please contact a Member of the Adamstown Review Team on 01 4149000 ext. no. 2313/2386.

#### PRE PLAN CONSULTATION 25th MARCH - 22nd APRIL



Adamstown

# ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) PLANNING SCHEME PRE DRAFT CONSULTATION

## CONTEXT

- In 2001, the Government designated Adamstown as a Strategic Development Zone, for the purpose of delivering residential development and associated infrastructure and facilities.
- To date, the delivery of housing and facilities has focused in the north of Adamstown, at The Paddocks and to the south, at Adamstown Square and Adamstown Castle, with 1,249 new homes now occupied.
- Over €100 million has been spent on infrastructure and facilities that directly support Adamstown, including a new railway station, 2 primary schools, a post-primary school, a crèche, a neighbourhood park, local retail facilities, a new sewerage pumping station, water supply and surface water drainage infrastructure, an electrical transformer station, an internal road network and upgrades to adjoining road network. Much of this investment has come from the Adamstown Developers.
- The Adamstown SDZ Planning Scheme, 2003, sets out a detailed Masterplan for the site. The scheme specifies the type and extent of development that is permissible, together with requirements for the phased delivery of supporting infrastructure and facilities.
- Over the 10 year period since scheme approval the economic and policy context with in which the Planning Scheme operates has changed. It is now time to review and update the approved Planning Scheme to take account of this changed context, whilst maintaining its core principles.
- During the review process South Dublin County Council intends to re-examine the types and extent of development that are permissible within the site and phasing and implementation requirements. Given the strategic nature of the site, significant public and private investment to date and the long term nature of the vision for the area, it is envisaged that the overall plan structure will remain largely unchanged.

## SDZ PLANNING SCHEME

The Adamstown SDZ Planning Scheme, 2003, consists of a written statement and a plan. The scheme sets out the types and extent of development that is permissible within Adamstown and requirements for the overall design of the area. The approved scheme facilitates up to 10,150 new homes and 125,000 sq. metres of non-residential development, including community, shopping, leisure and employment uses together with a new transport interchange, a minimum of five schools and four major parks, all on a phased basis. The applicable residential density range in Adamstown is between 35 and 90 dwellings per hectare with the highest densities located around the rail station in the south of the area.

