

COMHAIRLE CONTAE ÁTHA CLIATH THEAS

South Dublin County Council

Record of Executive Business and Chief Executive's Orders

Land Use Planning and Transportation

Transfer of phasing requirement for the provision of a Civic Centre/Library building from Phase 6 to Phase 7 of the Adamstown Planning Scheme 2014 (as amended).

The Adamstown Planning Scheme 2024 includes a phasing requirement in Phase 6 for the 'provision of a Civic Centre/ Library Building.' The 2023 Non-Material Amendment to the Adamstown SDZ was approved by An Bord Pleanála in 2024. Amendment 5 of the approved 2023 Non-Material Amendment allows for flexibility around phasing requirements, subject to compliance with criteria.

For clarity the four criteria set out in Section 4.3.11 of the amended Planning Scheme are detailed as follows:


- A. The phasing requirement in question shall not in itself be required for the increased population from residential unit occupations in the specific phase.*
- B. A clear rational and justification for the delay in the delivery of the phasing requirement is provided including timelines of actions to date, written input from relevant stakeholders and a programme outlining future delivery, where feasible. The Development Agency will generally not consider the transfer of a phasing requirement in the absence of a robust and feasible delivery programme, where necessary and appropriate.*
- C. A clear demonstration of the impact of transferring / not transferring the phasing requirement on the delivery of residential units.*
- D. The cumulative impact of the proposed transfer of phasing and any previously approved transfers will have no significant detrimental impact on residential amenity or overall social infrastructure provision in the SDZ and will not adversely impact on the sequential build out of development areas or the proper planning and sustainable development of the SDZ area.*

The Planning Scheme (as amended) states that the Development Agency may transfer a phasing requirement in a particular phase of the Planning Scheme to the next immediate phase where it is considered and demonstrated that the transfer has no detrimental impact on current or future residents' amenity.

A request for the transfer of the phasing requirement for the provision of the Adamstown Civic Centre/Library building from Phase 6 to Phase 7 of the Adamstown Planning Scheme (as amended) was submitted to SDCC by Goodrock Project Management (GPM) on behalf of the current Adamstown landowners.

The Planning Section has comprehensively reviewed and assessed the request and concluded that the request has sufficiently met the criteria detailed under Section 4.3.11 of the Planning Scheme.

I recommend that the phasing requirement for the provision of the Adamstown Civic Centre/Library building be transferred from Phase 6 of the Adamstown Strategic Development Zone Planning Scheme 2014 (as amended) to Phase 7.



Senior Executive Planner

ORDER:

Approve the transfer of the phasing requirement for the provision of the Adamstown Civic Centre/Library Building from Phase 6 of the Adamstown Strategic Development Zone Planning Scheme 2014 (as amended) to Phase 7.



Date: 23/5/2025

Director of Services, Land Use, Planning and Transportation

To whom the appropriate powers have been delegated by the order number DELG (1225) of the Chief Executive of South Dublin County Council