



## Board Direction

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**Ref: 06S.ZF.2002**

### ***Preamble***

This case was considered at a series of Board meetings, comprising all available board members, held on the following dates: 16<sup>th</sup>, 23<sup>rd</sup> October and 12<sup>th</sup> and 18<sup>th</sup> November 2014.

At these meetings the board considered the material on file, submissions made by the parties in writing and to the oral hearing, additional information submitted to the oral hearing (incl. further information from SDCC received by ABP on 27<sup>th</sup> June 2014), and the Inspector's report.

The board members also visited the area, accompanied by the reporting inspector, on 4<sup>th</sup> November 2014.

At a further board meeting held on 25<sup>th</sup> November 2014 the board agreed the following Direction in relation to the proposed amendments to the Adamstown SDZ Planning Scheme 2003.

The appeals in this case are against the amendments (49 No. in total, 20 No. of which are identified as *material amendments* (MA) by the Planning Authority) adopted by the Planning Authority by Council Decision on 10<sup>th</sup> February 2014. The Board generally confined its deliberations to the amendments concerned, but in doing so had regard to the overall scope and content of the current Adamstown Planning Scheme 2003, to Government Order SI 272/2001 which designated the Strategic Development Zone, and to the overall proper planning and sustainable development of the area.

Format of the Board Direction:

1. The main matters addressed by the Board are set out in the Decision, Reasons and Consideration, and Modifications set out below.
2. Schedule 1 of the Order notes the outcome of board deliberations for each of the amendments made by the Planning Authority (with respect to the SDCC Council Decision of February 2014)

3. Some commentary is included by the Board in this Direction Sheet in relation to further matters related to the decision.

## ***Decision, Reasons & Considerations and Modifications***

### **Decision**

The Board decided to approve the amendments generally, subject to certain modifications, as set out below. The Board is satisfied that the modifications made are minor in nature, and would not be likely to have significant effects on the environment or adversely affect the integrity of a European site.

### **Reasons and Considerations**

Having regard to:-

- a) the provisions of Part IX of the Planning and Development Act 2000, as amended,
- b) the designation by the government of this area as a Strategic Development Zone by Government Order S.I. 272 of 2001, Planning and Development Act, 2000 (Designation of Strategic Development Zone – Adamstown, Lucan) Order, 2001.
- c) the Adamstown Strategic Development Zone Planning Scheme September 2003,
- d) national policy as set out in the
  - National Spatial Strategy for Ireland 2002 – 2020,
  - “Smarter Travel a Sustainable Transport Future – a New Transport Policy for Ireland 2009 – 2020” issued by the Department of Transport,
  - regional policy and guidelines, as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022,
  - the “Greater Dublin Area Draft Transport Strategy 2011 – 2030” issued by the National Transport Authority,
  - Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009,
  - Sustainable Urban Housing: Design Standards for new Apartments – Guidelines for Planning Authorities 2007,
  - Design Manual for Urban Roads and Streets 2013,
  - LAP Guidelines 2013,
  - Development Contributions Guidelines 2013,
  - Action Plan for Jobs and Construction 2020 Government Publications of 2014, and
  - the Planning and Development of Large Scale Rail Focussed Areas in Dublin Draft Integrated Implementation Plan 2013 – 2018; *(full titles)*
- e) the provisions of the South Dublin County Council County Development Plan 2010 – 2017 including the housing strategy and Policy H22 of the said Plan;

- f) the residential development carried out to date in the Adamstown SDZ area, which it is considered largely achieves an attractive residential environment with a successful approach to urban design, quality of public realm, connectivity and dwelling mix,
- g) the infrastructure completed to date in the area (including community services, transport, and utilities) and the deficits identified during consultation and at the oral hearing,
- h) the documentation and submissions on file, and
- i) the report and recommendations of the Inspector, who conducted an oral hearing,

It is considered that, subject to the modifications set out below, the amendments proposed to the Planning Scheme will;

- provide a reasonable balance between facilitating recommencement of building in the area in a difficult economic climate, while maintaining the overall quality and vision of the Adamstown Planning Scheme as an exemplar of high quality plan-led development;
- address the existing concerns in relation to the provision of certain community facilities in the short term without diminishing the long term vision for the area;
- update the Planning Scheme generally in relation to the evolution of planning legislation and policy in the period since adoption of the 2003 scheme.

The Board noted the Strategic Environmental Assessment process followed in the making of the Amendments to the Planning Scheme and noted the content of the Environmental Report (and further assessment accompanying the Managers report to Elected Members dated February 2014). The Board took the foregoing into account in considering the amendments and is satisfied that the relevant requirements of the Planning & Development Acts and Planning & Development Regulations have been fulfilled with regard to the SEA process.

The Board noted the Habitats Directive Assessment (Screening Report) carried out by South Dublin County Council during preparation of the proposed amendments. Having considered the submissions on file (including at the oral hearing) and the report of the inspector, the Board was satisfied that conclusions of the screening report were appropriate, and that no further 'appropriate assessment' issues arise. The Board was also satisfied that any modification made by An Bord Pleanála to the amendments would not have any implications for the above conclusions.

## Modifications

**Material Amendment 8** (Amendment 14): The following modifications are made to Table 2.7.

	<b>Development Area</b>	<b>Residential Yield (dwellings per hectare)</b>	<b>Area Character Type</b>
<b>1</b>	Adamstown Castle (Total)	46 - 47	Mainly Developed
	Adamstown Castle (Developed)	47	Developed
	Adamstown Castle (Remaining)	13-47	Low Density
<b>2</b>	Somerton	35 - 42	Low density
<b>3</b>	Airlie Stud (Total)	44 – 47	Part Developed
	Airlie Stud (Developed)	52	Developed
	Airlie Stud (Remaining)	35-42	Low Density
<b>4</b>	Tobermaclugg Village	<del>38-46</del> <b>40-50</b>	Low Density
<b>5</b>	Tubber Lane	<del>35-42</del> <b>35-45</b>	Low density
<b>6</b>	Tandy's Lane Village	<del>40-48</del> <b>40-55</b>	Medium Density
<b>7</b>	St. Helen's	<del>41-49</del> <b>52-65</b>	Medium Density
<b>8</b>	Aderrig	<del>43-52</del> <b>52-65</b>	Medium Density
<b>9</b>	Adamstown Square (Total)	<del>59-60</del> Note 1	Part Developed
	Adamstown Square (Developed)	59	Developed
	Adamstown Square (Remaining)	<del>58-69</del> <b>58-75</b>	High Density
<b>10</b>	Adamstown Boulevard	<del>60-72</del> <b>60-75</b>	High density
<b>11</b>	Adamstown Station	75-90	High density
	<b>Overall</b>	<del>44-51</del> Note 1	<b>Medium Density</b>

**Table 2.7 Min-Max Development Density and Residential Yield by Net Development Area (ABP Modification in black font)**

Note 1 – SDCC to include updated figures (resulting from the modifications made by ABP) in published scheme.

**Reason for Modification:**

While recognising the current concerns regarding economic conditions, viability of construction and property market preferences, the Board considered that some of the reductions in density proposed would be excessive and would erode the long term potential for delivery of a high quality urban environment at an overall medium to high density. For certain of the individual development areas (identified in the table above) the Board approved a reduction in density compared with the original (2003) Planning Scheme, but not to the extent adopted in the SDCC decision of February 2014. The Board considered that notwithstanding these modifications, opportunities are available to enable residential development at low to medium density to proceed on the site, which will satisfy the relevant guidance from the National Transport Authority/ Department of Environment Community and Local Government aimed at ‘kick-starting’ development in strategic rail-focussed areas, while maintaining the long term objectives for Adamstown as originally conceived.

Note: following from the above modification to residential development density, the Board gave consideration to adjusting the requirements in relation to *minimum childcare spaces* and quantum of *minimum non-residential development areas*. However it was considered that such amendments were not necessary and that the flexibility provided in the scheme (as amended) would address any need arising for additional childcare or commercial/ retail space.

Figure 2.13 and Figure 2.4 will also fall to be revised by the Development Agency to incorporate the above modification to MA8.

**Modify Amendment No. 24 (Suburban rail)**

Delete the text of proposed paragraph 2.4.8 and replace it with the text set down below.

The Scheme is supported by the key objectives of national rail investment policy including the development of the “Phoenix Park Tunnel Link” and the “Dart Underground” and related works and facilities. These projects, although desirable for the enhancement of public transport facilities, linkages and services at Adamstown in the medium and long term, are of

such a scale in capacity terms that the development of Adamstown is not dependent on their completion.

Delete paragraph 2.4.9

**Reason for modification:** in the interests of practical and orderly development, as per Inspector's report.

#### Modify **Amendment No. 26 (Transport Interchange)**

In proposed paragraph 2.4.15 delete the final words at the end of the paragraph: "...and will provide for QBC/BRT/LRT and local bus services to Lucan and Liffey Valley".

**Reason for modification:** in the interests of practical and orderly development, as per Inspector's report.

#### Modify **MA No. 16 (Amendment No. 38)**

Amend paragraph 2.6.20 so that it reads as follows:

**Community Centre facilities are required as a priority. Two alternative options are available for the early delivery of same, as follows:**

- **Option 1: one community centre with a minimum floor area of 1,200 square metres shall be provided at Adamstown in phase 2. This facility shall incorporate a community sports hall (33 metres by 18 metres), 4 no. multi-purpose meeting rooms, a kitchenette and toilet facilities.**
- **Option 2: a school sports hall (minimum 600 square metres) shall be provide in phase 2 and this shall provide for community use, and in addition a 600 square metres community centre (4 no. multi-purpose meeting rooms, toilet facilities and kitchenette) shall also be delivered in phase 2.**

**The need for further community facilities will be reviewed at the mid-term review in Phase 6, having regard to the physical**

**adequacy and operational experience of community facilities then in place.**

**Reason for Modification:** In the interests of clarity, and to encourage early delivery of necessary community facilities and to enable a review of longer term requirements at an appropriate time.

**Modify Amendment No. 46 (Development and Amenity Areas)**

Each of the Development Area tables in section 3.2 of the planning scheme requires to be updated to take into consideration (a) the increase in residential units resulting from the modification to residential density required under MA8. The Board's modification under MA8 affects the number of dwelling units, min-max total residential development area, and min-max dwellings per hectare. The quantum of non-residential development and the number of childcare spaces does not require to be updated. The 'percentage of total development' requires to be updated in the row 'max non-residential development'. Courtyard and perimeter building height to be aligned with amendments to Figure 2.13 (see MA8).

The entry in relation to social and affordable housing should be modified to read "To be negotiated in accordance with relevant legislation and SDCC Housing policy" and reference to "15%" deleted.

**Reason for modification:** in the interests of orderly development (see MA8) and in the interests of clarity.

**Modify MA No. 19 (Amendment No. 47), Phasing & Implementation so that:**

- Each phase of development has 800 units.
- the "Roll-Over" facility in paragraph 4.2.2 is reduced to 200 dwellings as proposed by South Dublin County Council.
- Delete the following text from Phase 4 :**Construction of a Leisure Centre with a swimming pool (The requirement for a Leisure Centre with a swimming pool may be met by the provision of a similar public facility in the Lucan area i.e. St Helens, Lucan Heights and Esker DED's)**
- Insert the following text into Phase 7: Construction of a Leisure Centre with a swimming pool.

**Reason for Modification:** the Board generally agreed with the Inspector's recommendation that the phasing controls included in the 2003 Planning Scheme, based on completion of 800 houses per phase, comprise a pragmatic approach to ensuring delivery of infrastructure in parallel with growth in population. It was considered that reducing the phasing bands to 600 houses per phase would be counterproductive to the recommencement of development in the area.

The Board did not consider that the advancement of the Leisure centre/ Swimming Pool to Phase 4 was a practical requirement and also did not agree that providing a facility in an alternative location outside of the scheme area would be in the interests of the proper planning and sustainable development of the SDZ area.

Note: the amendment of phasing bands from 600 per phase (as adopted by SDCC in February 2014) to 800 per phase requires the text and tables in section 4.2 of the Scheme to be updated. This update also needs to take into account the modification by An Bord Pleanála under MA8 above. The related figures in section 4 of the scheme also require updating, including Figure 4.13.

#### **Modify MA No. 20 (Amendment No. 49)**

Amend the final proposed sentence of proposed paragraph 4.4.2 so that it reads as set down below.

**Each phase will comprise 800 units per phase. The roll-out of housing will be reviewed under the aegis of the mid-term review at Phase 6. Facility for 'roll-over' is restricted to 200 units per phase.**

**Reason for Modification:** As per MA 19 above and in accordance with the Inspector's recommendation.

## ***Notes on Decision***

(for Board Direction only)

### **Modifications recommended by the Inspector but not adopted by the Board.**

#### *MA 4 (Amendment 7) ; Landmark Buildings*

The Board considered the text of the amendment as approved by SDCC was appropriate and that no further modification was necessary.

#### *MA6 (Amendment 10) Social and Affordable Housing*

The Board considered that the Amendments adopted by SDCC in the decision of February 2014 were generally acceptable. While the submission from SDCC received by ABP in June 2014 suggested further amendments, the Board did not consider that these should be included as a modification, given that adequate flexibility is already provided to adapt to changing legislation or housing strategies. It was considered appropriate to update the tables in section 3.2 to align the text with the amended policy (see Amendment 46 above).

#### *Park & Ride (Amendment 26)*

The Board considered that the scheme phasing requirements in relation to the Park & Ride (section 2.4.16) should not be modified.

#### *Amendment 27 (Pedestrian & Cycle Routes), and MA No. 12 (active recreational facilities)*

The Board considered that the policies did not require any further clarity or flexibility to be introduced, and matters of detail will fall to the planning authority to guide when streets and parks are being developed.

#### *MA No. 17 (Amendment No. 39) Retail Services*

The Board considered that the minimum levels of retail services identified in the amendments had been carefully selected and that further flexibility would not be necessary in the interests of the amenities of future residents or the coherent delivery of the scheme.

#### *Amendment 48: see note below 'Section 48 Development Contributions'*

Recommendation regarding (paragraph 16.3 of Report) "Funding and Implementation Schedule – Adamstown SDZ Planning Scheme 2014": while this document (submitted to ABP on June 27<sup>th</sup> 2014) and the accompanying table setting out the position with regard to 'outstanding infrastructure' were beneficial to the Board in its considerations, it was not considered necessary to include the schedule as a formal element of the planning scheme.

Recommendation for a review after 5 years (Addendum to Inspector's Report). It was not considered necessary to require a review of the scheme within a 5 year period. The option of carrying out a review and suggesting amendments is open to the Development Agency in the normal course of events and the Planning Scheme already includes a requirement for a review as part of Phase 6 of implementation.

### **Section 48 Development Contributions**

The Board noted the concerns of the landowners regarding development contribution scheme matters, including:

- The significant amount of contributions paid to date for development carried out in Adamstown,
- The potential for contributions to be applied in developing public amenities and community facilities in Adamstown, and
- The absence of any specific incentive or allowance in the current Development Contribution Scheme to support the strategic development zone.

The Board also noted the *Development Contribution Guidelines* (DECLG, 2013), which specifically encourage local authorities to appropriately promote priority development areas when preparing the development contribution schemes, in order to incentivise activity into such areas.

The Board gave consideration to the proposed additional text recommended by the inspector (section 14.27 of his report), and also to proposing a requirement that parks and community facilities in the SDZ area be partly funded from development contribution funds. However the making setting of a development contribution scheme and decisions on where funds should be appropriately spent are not matters that fall to the board to determine, and therefore the board considered it was not in a position to make any modifications to the SDZ planning scheme in this regard. The matter falls to be addressed by SDCC.

### **Completion of the Planning Scheme Document**

The modifications made by the Board require certain tables and text to be updated in the final published scheme. These are generally alluded to in the modifications set out and also in Schedule 1. It is considered these updates are generally mechanical in nature. The Board was satisfied that the completion of the necessary details were matters that fell to the Development Agency to complete and did not require any further Board input or to be circulated to the parties.

### **Strategic Environmental Assessment (SEA) Statement**

The content of the Environmental Report (October 2013) and the supplementary Environmental Assessment Report (February 2014) were considered and noted by the Board. Notwithstanding the modifications made by the Board - with regard to residential development density (see MA8, whereby a slightly higher density is required by the modification) and phasing bands (see MA 19, MA 20: the 800 house phasing band, which formed the basis of the 2003 scheme, is retained) - it is considered that the amended scheme now approved by the Board remains within the scope of the Scenario 2 Alternative “Adjusted Medium Density Approach” that formed the basis of the detailed assessment in the Environmental Report. It is considered that the modifications made by ABP do not introduce a significant departure from the analysis or evaluation of the environmental reports to date, and there are no significant implications for the identified Strategic Environmental Objectives, or additional mitigation measures required or alteration to monitoring proposals. A summary table is included below to advise in relation to the completion of the SEA Statement by SDCC.

Summary Table of updates needed in SEA statement:

<b>Amendment</b>	<b>Modification by ABP</b>	<b>Updates required in SEA statement</b>
14 (MA 8)	Adjustment of residential densities in certain development areas (allowing less reduction in density than proposed by SDCC)	Update the Table in section 8.1, in column 3 ‘Description’ to document the modification of densities by ABP in certain development areas. The evaluation (Column 4 ‘Evaluation of Proposed Amendments’) is not considered to require any changes.
24	Suburban Rail – clarification in relation to phoenix park tunnel etc.	No implications
26	Transport Interchange – clarification in relation to scope, or services	No implications
38 (MA 16)	Community Buildings – clarification of policy and defer consideration of final community building requirement to Phase 6 review	No implications
46	Development and Amenity Area tables – updating to reflect changes to MA8, MA 19/ MA20 and in relation to social housing.	No Implications for evaluation (addressed under MA8 and MA19/ MA20).

47 (MA 19) & 49 (MA 20)	Phasing bands to remain at 800 houses per phase (rather than 600 proposed by SDCC)	Update the Table in section 8.1, in column 3 'Description' to document the modification of phasing by ABP. The evaluation (Column 4 'Evaluation of Proposed Amendments') is not considered to require any changes, given that carefully developed phasing requirements, encompassing infrastructure and environmental protection as well as community facilities and amenities, still apply.
Generally	Update 'Description' column in Table (section 8.1) where appropriate to reflect the modifications made by ABP.	Minor changes to description do not have any implications for the evaluation.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> November 2014  
**Conall Boland**

Please issue a copy of this Direction with the Order.

**06S.ZF2002 Schedule 1 of An Bord Pleanála Decision (to form part of Board Order).**

<b>No.</b>	<b>Section</b>	<b>Description</b>	<b>ABP Decision</b>
1	1.3 Background and Process	Insert additional Sections 1.3.9 and 1.3.10 advising of current process and relocation of text to facilitate additions	Approved
2	1.6 Planning Context	Amendments to Sections 1.6.1-1.6.6 to reflect relevant, updated and new national, regional and local guidance. Insert figure reflecting these changes.  Regional Planning Guidelines 2010-2022, Retail Strategy for the Greater Dublin Area 2008-2016  Greater Dublin Area Draft Transport Strategy 2011-2030  South Dublin County Development Plan 2010-2016  Design Manual for Urban Roads and Streets 2013  National Transport Strategy 2012-2030 (Ch 9 Walking and Cycling)  School Travel Toolkit Smarter Travel Workplaces: A Guide for Implementers National Cycle Manual 2013  Planning and Development of Large Scale, Rail Focussed Areas in Dublin Draft Integrated Implementation Plan 2013-2018	Approved
3 MA1	1.7 Area Characterisation	Section 1.7.3 and Table 1.1 updated to reflect adjustments to net development areas and density bands.	Approved
4	2.1 Types of Development	Amend text and Table 2.1 to reflect the type of development which may be permitted with development areas.	Approved
5 MA2	2.2 Extent of Development	Amend Table 2.3 to reflect proposed changes in Minimum and Maximum extent of development.	Approved (Note 1)
6 MA3	2.2(ii) Breakdown of Total Extent	Replace section title 'Breakdown of Total Extent' with 'Total Extent of Residential Development' and amend Table 2.2 to reflect up-dated residential figures: Min	Approved (Note 2)
7 MA4	2.2 Landmark Buildings	Amend Section 2.2.8 and 2.2.9 to reflect proposed provision for landmark buildings.	Approved
8 MA5	2.2 Additional Employment	Insert new section to reflect proposed future provision of employment use within the site in lieu of a certain number of residential units.	Approved
9	2.2 School Sites	Remove Section 2.2 to reflect development which has occurred to date.	Approved

10 MA6	2.2 (iii) New Title Social and Affordable Housing	<p>Replace title Section 2.2(iii) Total Residential Development with 'Social and Affordable Housing'.</p> <p>Amend text to reflect requirements to comply with Part V of the Planning Development Act, 2000 (as amended) and the provisions of the South Dublin County Council Housing Strategy.</p> <p>Text amended to reflect additional traveller accommodation unit.</p> <p>Add additional traveller accommodation site to Figure 2.4.</p>	Approved
11 MA7	2.2(iv) Total Non Residential Development	<p>Relocate 2.2.13 to end of Section 2.2(ii) and amend text to reflect proposed minimum and maximum quantum of residential development</p> <p>Amend text to reflect proposed maximum (125,500q.m) extent of non-residential development and proposed minimum (24,175sq.m) extent of non-residential development. Amend Tables 2.5 and 2.6 to reflect this.</p>	Approved (Note 3)
12	2.3 (i) Design Statement	Amend text 2.3.3 affirming the Adamstown urban design approach which is to move towards a more sustainable, compact and integrated urban format.	Approved
13	2.3 (ii) Layout	Amend text 2.3.4 and 2.3.5 and omit 2.3.6 and 2.3.7 to reflect guidance detailed in the Design Manual for Urban Roads and Streets (DMURS), DoTTs & DoEC&LG 2013, the National Cycle Manual, NTA, 2011 and the Adamstown Street Design Guide (ASDG), SDCC 2009	Approved
14 MA8	2.3(v) Development Density	<p>Amend Section 2.3.20 and table 2.7 to reflect proposed densities</p> <p>Amend Section 2.3.21 to provide for infill development. Clarify density requirements (allowing for development to fall below or above density ranges) with provision made for addressing any shortfall within relevant landholding or development area.</p>	Modified
15	2.3(iv) Residential Yield	Omit Section 2.3.23 (Reference to Adamstown LAP-not relevant)	Approved

16 MA9	2.3 (vii) Road/Street Width	<p>Amend Section (vii) title to 'Road and Street Network'</p> <p>Amend text to reflect guidance detailed in the Design Manual for Urban Roads and Streets (DMURS), DoTTs &amp; DoEC&amp;LG 2013, the National Cycle Manual, NTA, 2011 and the Adamstown Street Design Guide (ASDG), SDCC 2009.</p> <p>Omit Table 2.8. Omit Figures 2.11 and 2.12.</p> <p>Amend Figure 2.10 Road/Street Type Updated to reflect the new layout and system of classification used within the ASDG/DMURS</p> <p>Additional Text to clarify application of DMURS</p>	Approved
17	2.3(x) Building Language & Finishes	<p>Amend section 2.3.46 to reflect DMURS</p> <p>Additional text to reflect provision of design guidance</p>	Approved
18 MA 10	2.3(xi) Dwelling Size	<p>Amend text to reflect the <i>Sustainable Urban Housing: Design Standards for New Apartments (2007)</i> and <i>Quality Housing for Sustainable Communities (2007)</i>. The Scheme is referenced in both of these documents.</p> <p>Amend Table 2.11 to reflect provisions of these documents.</p>	Approved
19	2.3(xii) Dwelling Type	<p>Amend text to reflect requirements of <i>Quality Housing for Sustainable Communities (DoEHLG, 2007)</i> guidelines.</p> <p>Omit text 2.3.55. Reference not relevant. Provisions of SDCC Housing Strategy Apply</p>	Approved
20	2.3(xiii) Private Amenity Space	<p>Amend text to reflect provisions of <i>Sustainable Urban Housing: Design Standards for New Apartments (2007)</i> and <i>Quality Housing for Sustainable Communities (2007)</i>.</p>	Approved
21	2.3 (xv) Electricity Supply	<p>Text amended to reflect diversion of 200kv line which traversed site and granting of permission for 110kv Transformer Station within the SDZ lands.</p>	Approved
22	2.4(i) Road Network	<p>Sections 2.4.1-2.4.4 Text amended to reflect updated modelling exercise carried by NTA as part of Scheme review</p> <p>Additional text in relation to the review of traffic and public transport in Lucan as part of Lucan Movement Framework</p>	Approved
23	2.4(ii) Road Improvements	<p>Sections 2.4.5-2.4.8 amended to reflect upgrades to road network since 2003. ORR, Adamstown Line Road and improvements to M50 and N4. Text also reflects existing road infrastructure within the SDZ completed</p>	Approved

24	2.4(iii) Suburban Rail	Sections 2.4.9-2.4.16 amended to reflect suburban rail upgrades, Adamstown Railway Station, twin tracking of Kildare line.  Additional text in relation to the provision of key infrastructure as part of the NTA's 'Integrated Implementation Plan 2013-2018', including the Phoenix Park Tunnel Link	Modified
25	2.4(iv) Busway/QBC	Section 2.4.17-2.4.22 amended to reflect current QBC and bus provision in Adamstown. QBC provided on opposite sides of Adamstown Link Road. QBC linking Adamstown with N4 and ORR provided.	Approved
26	2.4 (v) Transport Interchange	Section 2.4.23-2.4.28 text amended to reflect works carried out on Transport Interchange since 2003  Additional text in relation to Residential and Schools Travel Planning	Modified
27	2.4(vi) Walking and Cycling	Add Section 2.29 to reflect guidance detailed in the Design Manual for Urban Roads and Streets (DMURS), DoTTs & DoEC&LG 2013, the National Cycle Manual, NTA, 2011 and the Adamstown Street Design Guide (ASDG), SDCC 2009.	Approved
28	2.5(i) Water Supply	Sections 2.4.1-2.5.5 amended to reflect upgrades to update details of service provision	Approved
29	2.5(ii) Surface Water Drainage	Sections 2.5.6-2.5.19 amended to update details of service provision	Approved
30	2.5(iii) Foul Sewerage	Sections 2.5.20-2.5.31 amended to update details of service provision	Approved
31	2.5(iv) Telecoms/ Information Technology	Update Section to reflect current telecommunications infrastructure provision.	Approved
32 MA 11	2.5 Sustainability and Sustainable Design	New Section to reflect the provisions of the National Climate Change Strategy 2007-2012 and the South Dublin Climate Change Strategy 2009-2020.  Text highlights the fact that scheme sets out a coherent framework for sustainable development through consideration of aspect, orientation, location, mix and scale of development.	Approved
33 MA 12	2.6(i) Major Parks and Public Open Spaces	2.6.1-2.6.5 amended in order to specify guidelines for the requirements for active recreational facilities in each Park and to update text where necessary.  Amendments to specify the requirements for the retention of natural features in parks. Amend Table 2.16 to reflect these changes	Approved
34 MA 13	2.6 (ii) Green Infrastructure	Section added to formalise the requirement to protect, enhance and link key assets of public space network	Approved

35	2.6 (iii) Education /Schools	<p>Sections 2.6.10-2.6.12 amended to provide update on school provision in Adamstown.</p> <p>Schools campus is now developed and incorporates 2 no 16-classroom primary schools and secondary school with capacity for up to 1,000 pupils.</p> <p>Updated Scheme reflects this provision. Also reflects proposals to relocate primary school adjacent to Tandy's Lane Village.</p>	Approved
36 MA 14	2.6 (iv) Childcare Facilities	<p>Section 2.6.13-2.6.16 amended to reflect current thinking on childcare provision.</p> <p>Childcare provision to be linked to development of District and Local Centres and to reflect demand for childcare needs to be met in existing private residential properties or other flexible use buildings.</p>	Approved
37 MA 15	2.6 (vi) Children's Play Facilities	<p>New Section's 2.6.15-2.6.17 and new Table 2.6.18 to reflect SDCC's desire to provide a range of secure outdoor play facilities within appropriate distances of homes to encourage varied physical and active play, reflecting guidelines set out in the County Development Plan.</p>	Approved
38 MA 16	2.6(vii) Community Buildings	<p>Section 2.6.17-2.6.23 amended to reflect current practice in community building provision in SDCC.</p> <p>Pro rata provision not considered appropriate due to delivery and management issues.</p> <p>Alteration to Section 2.6.17 and 2.6.18 to include the option of 2 no. smaller community centres and provide for the delivery of 1 no. community centre (1200sq.m.) in Phase 2 including community sports hall or provision of 600sq m community centre and additional, separate school sports hall in Phase 2 with additional 600sq m community centre in Phase 9.</p> <p>Omit Table 2.18</p> <p>Update Figure 2.38</p>	Modified
39	2.6 (vi) Shopping and Retail	<p>Update Text and Table 2.19 to reflect Minimum and Maximum retail provision resulting from proposed reductions in non-residential floorspace across scheme</p>	Approved
40 MA 18	2.6(viii) Health Emergency/ Religious	<p>Amend Section 2.6.40 to include provision of Primary Health Care Facility as per Amendment No1. Adopted 2006.</p> <p>Amend section 2.6.41 to provide for public worship to be 'open to consideration' in all areas subject to appropriate safeguards including within community buildings</p>	Approved
		<b>Overarching Changes- Reflected in Mapping</b>	
41	Neighbourhood Boundaries	<p>Minor amendments made to Development Area Boundaries within the scheme</p>	Approved
42	Road Layouts	<p>Minor amendments made to the road layout within the scheme</p>	Approved

43	Flexible Use Buildings	Minor amendments made to the distribution of flexible use buildings within the scheme	Approved
44	Open Space	Minor amendments made to the distribution of open space within the scheme  Amend Figure 2.4 to maintain as per existing Planning Scheme i.e. the provision of the reduced height residential buildings in Somerton Development Area on the lands adjoining Westbury Estate to the north. Remove Landmark building status from said buildings.	Approved
45	North Eastern School Site	Relocation of the designated school site in Tandy's Lane Village to the north to facilitate access ahead of development of this area.	Approved
	<b>Section 3</b>	<b>Development and Amenity Areas</b>	
46	Development and Amenity Areas	Update tables setting out statistical and physical parameters to reflect proposed amendments.  Amend Urban Design Characteristics for Somerton Development Area	Modified
	<b>Section 4</b>	<b>Phasing and Implementation</b>	
47 MA 19	4.2 Sequence	Amend Section 4.2.1-4.2.5 to reflect proposed amendments to phasing bands and overall min-max development potential.  Amend phasing tables to reflect proposed amended phasing bands and to reflect current infrastructural developments to date and changing infrastructural requirements in the Scheme.	Modified (Note 4)
48	4.3 Operation	Amend Section 4.3.1-4.3.3 to reflect proposed phasing bands and operation of the Scheme to date.  Amend Section 4.3.9 to reflect willingness of Development Agency to explore all mechanisms to secure funding for delivery of community facilities in Adamstown	Approved (Note 4)
49 MA 20	4.4 Timing	Amend Section 4.4.1-4.4.5 to reflect operation and development of the Scheme to date and the proposed amendments to phasing bands.	Modified (Note 4)

**Note 1:** Table 2.3 requires to be updated on foot of ABP modification under MA8, Row 2 'Total Residential' and Row 3 'Total Dwelling Units'

**Note 2:** Table 2.4 requires to be updated on foot of ABP modification under MA8, This relates to columns 3,4 5 & 6 for the relevant development areas and the Subtotal, and Total (no change to landmark sites, employment transfer). Text 2.2.8 also to be updated on foot of ABP modification under MA8.

**Note 3:** Table 2.5 requires to be updated on foot of ABP modification under MA8: Column 3 “As a % of total floorspace” to be updated only

**Note 4:** The text and tables, including for each of the relevant development phases in section 4 of the scheme, need to be updated to take account of the modification under MA19 to the phasing bands, and under MA8 to the overall number of dwellings.